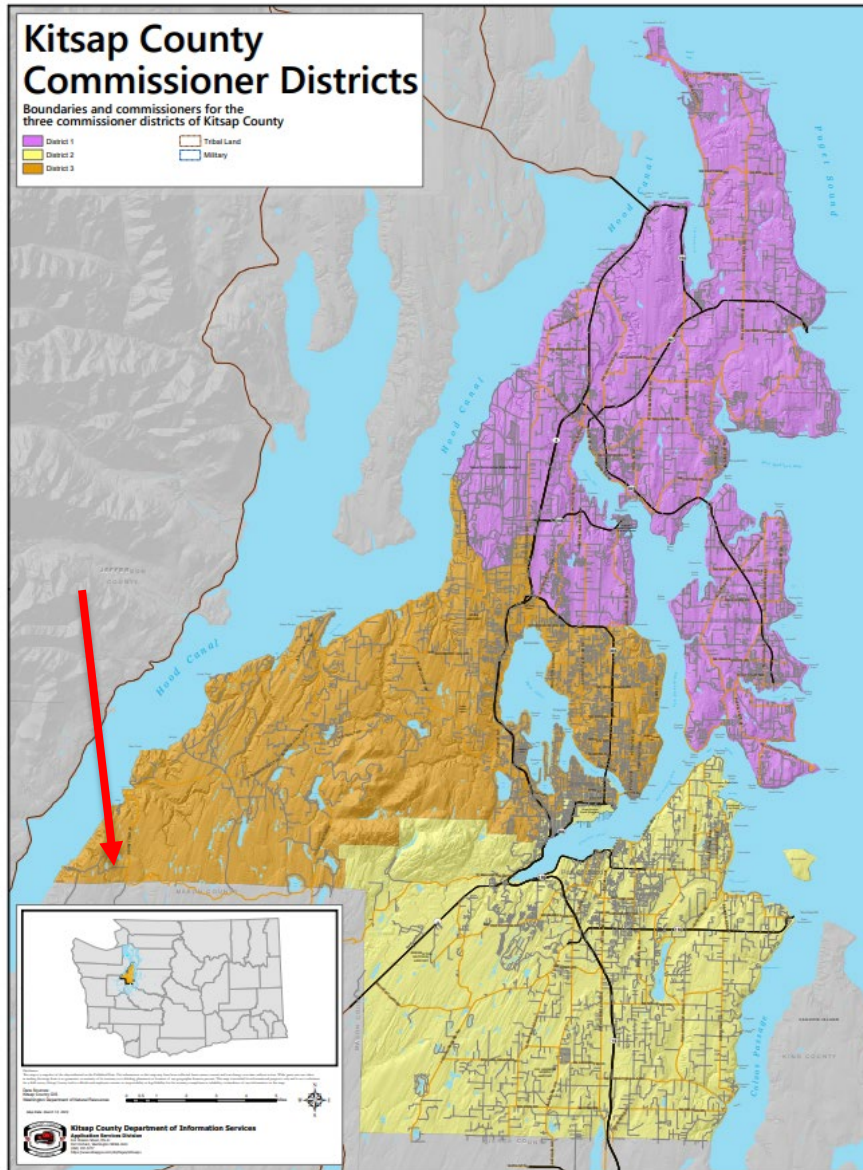

Kitsap County Planning Commission

SIMMONS
Open Space Application
#23-05197

February 6, 2024



SIMMONS Open Space



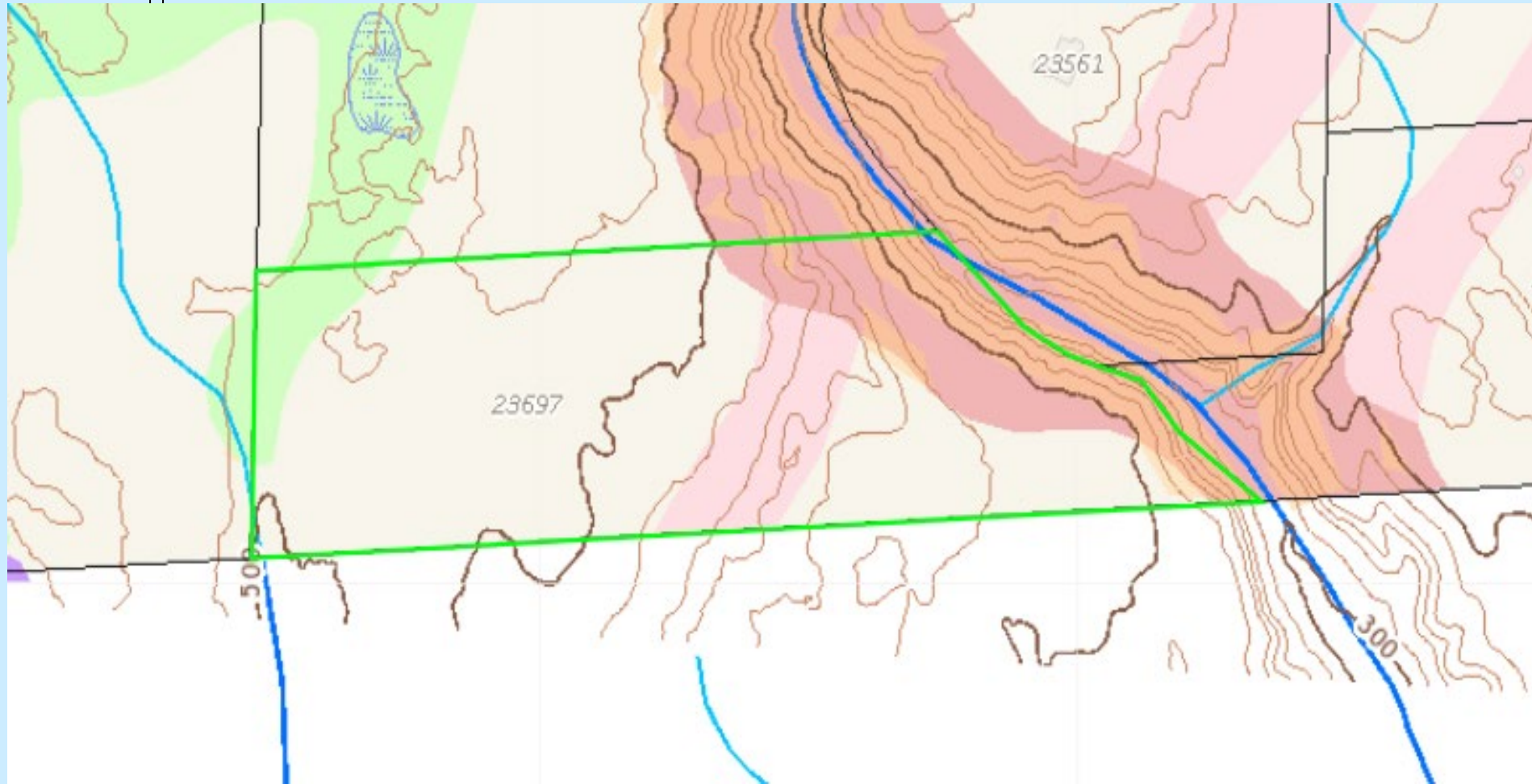
Site location:
23697 W. Ludvick Lake
Dr. Seabeck, WA

Parcel:
312402-3-015-1008

Commissioner District 3
(orange)



SIMMONS Open Space

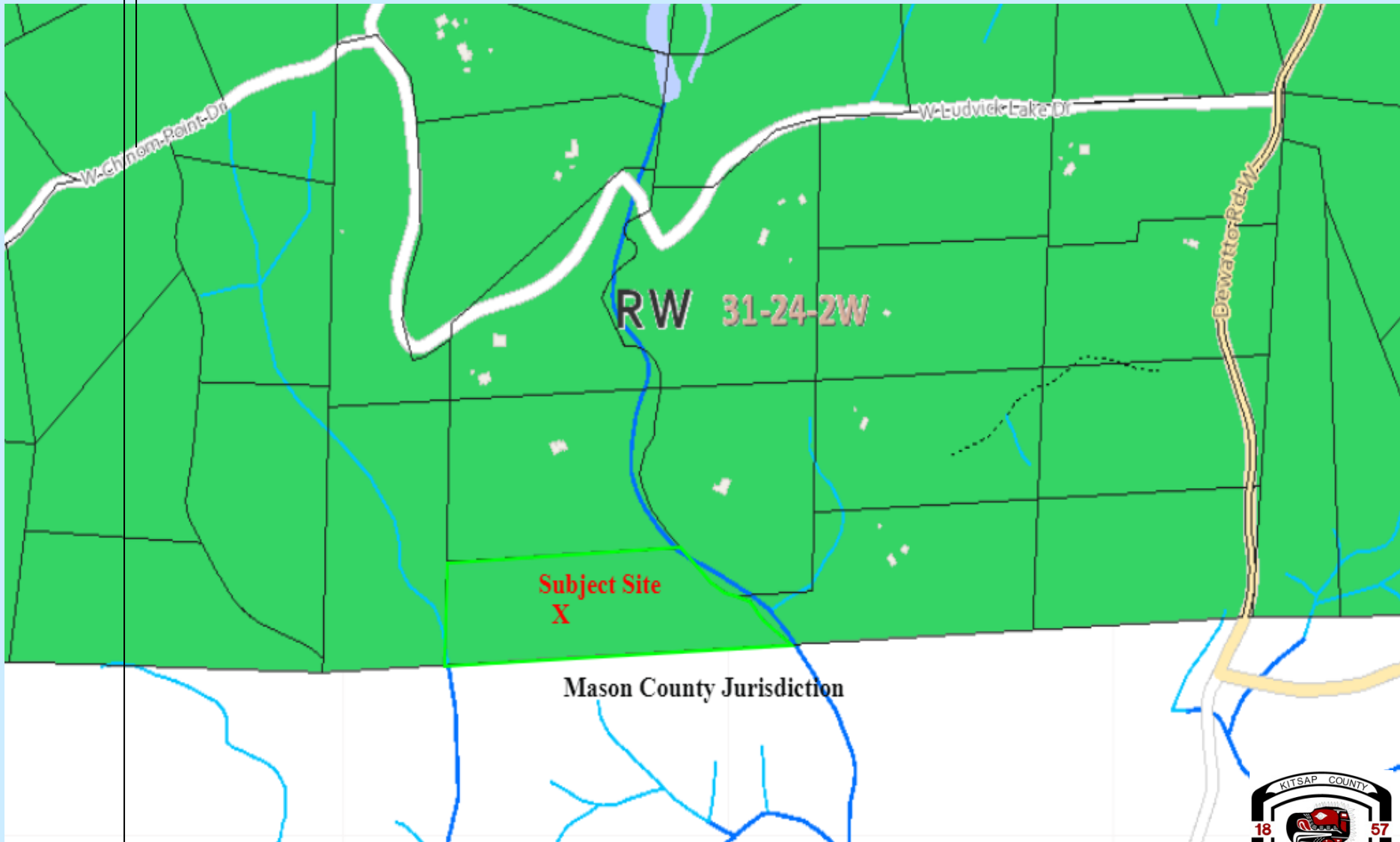


CAO Map



SIMMONS

Rural Wooded (RW) 1 DU/20 acres



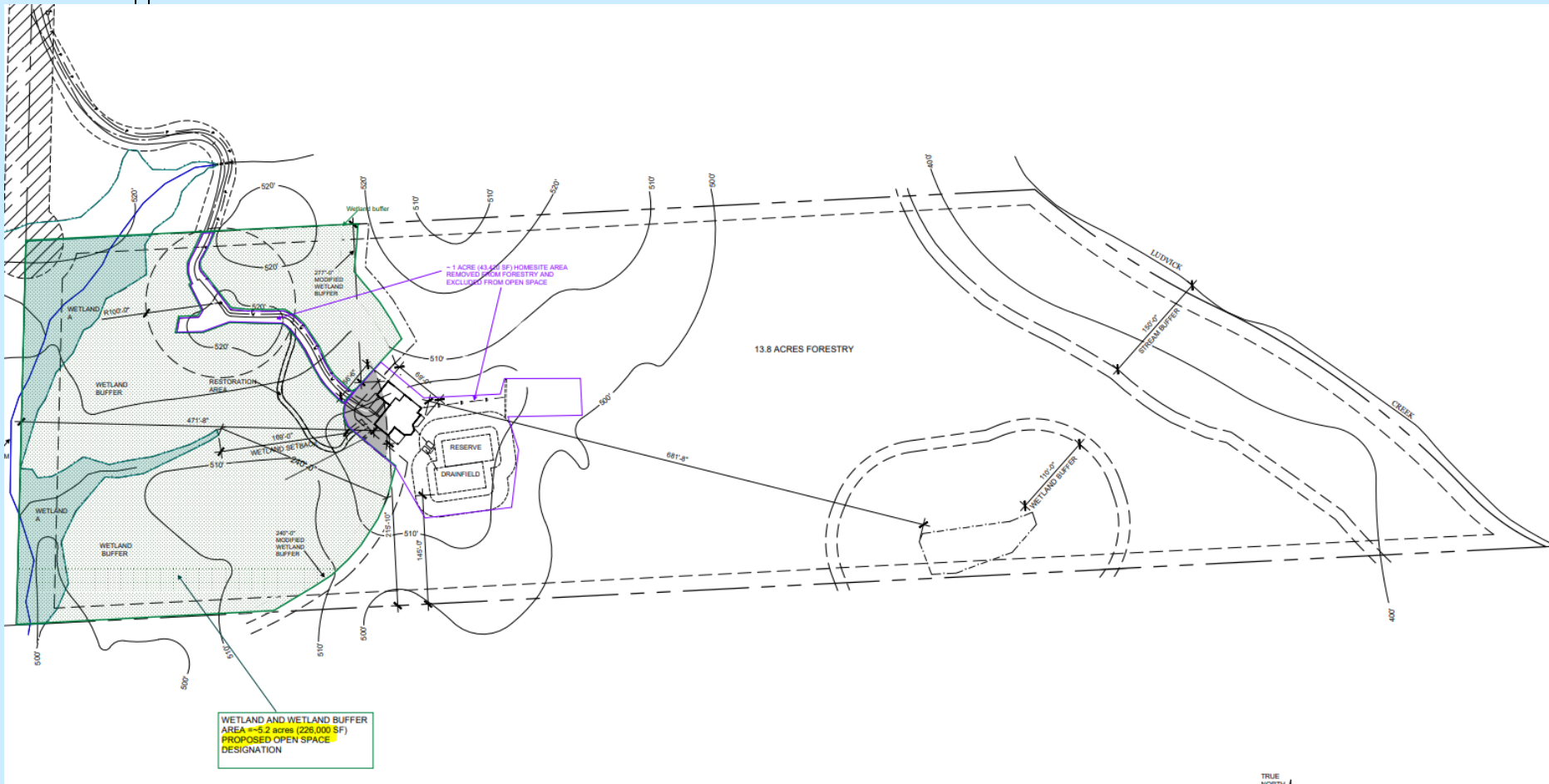
SIMMONS Open Space



Google Earth



SIMMONS Open Space



5.2 ac. CU OS/13.44 ac. DFL/1 ac. Homesite



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High-Priority Resources:

Wetlands, Ponds, Streams

Watersheds

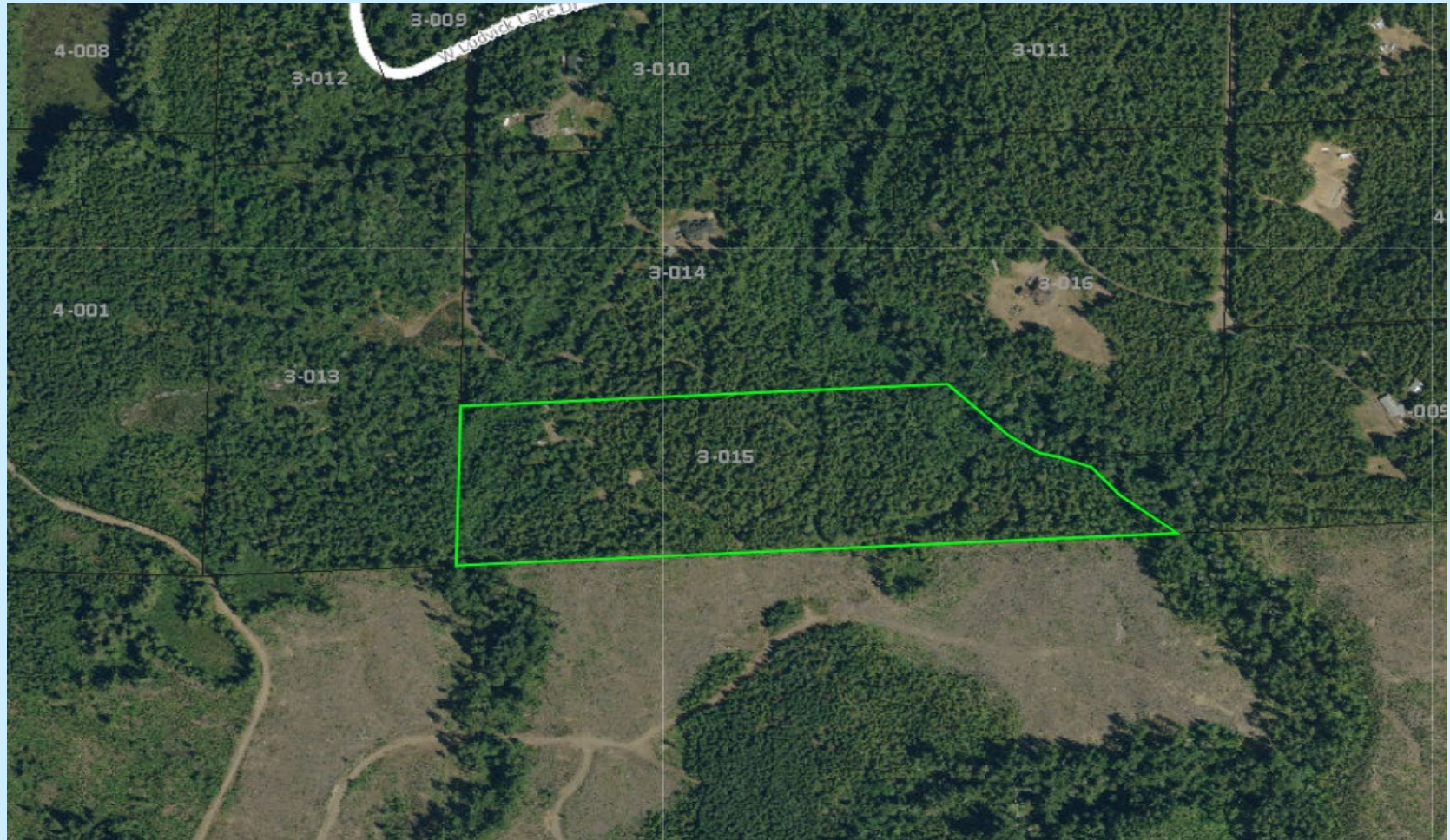
Medium Priority Resources: None

Low-Priority Resources: Steep Slopes

- RCW 84.34 & KCC 18.12
- 50% tax reduction
- Public access option
- Planning Commission recommendation
- BOCC approval



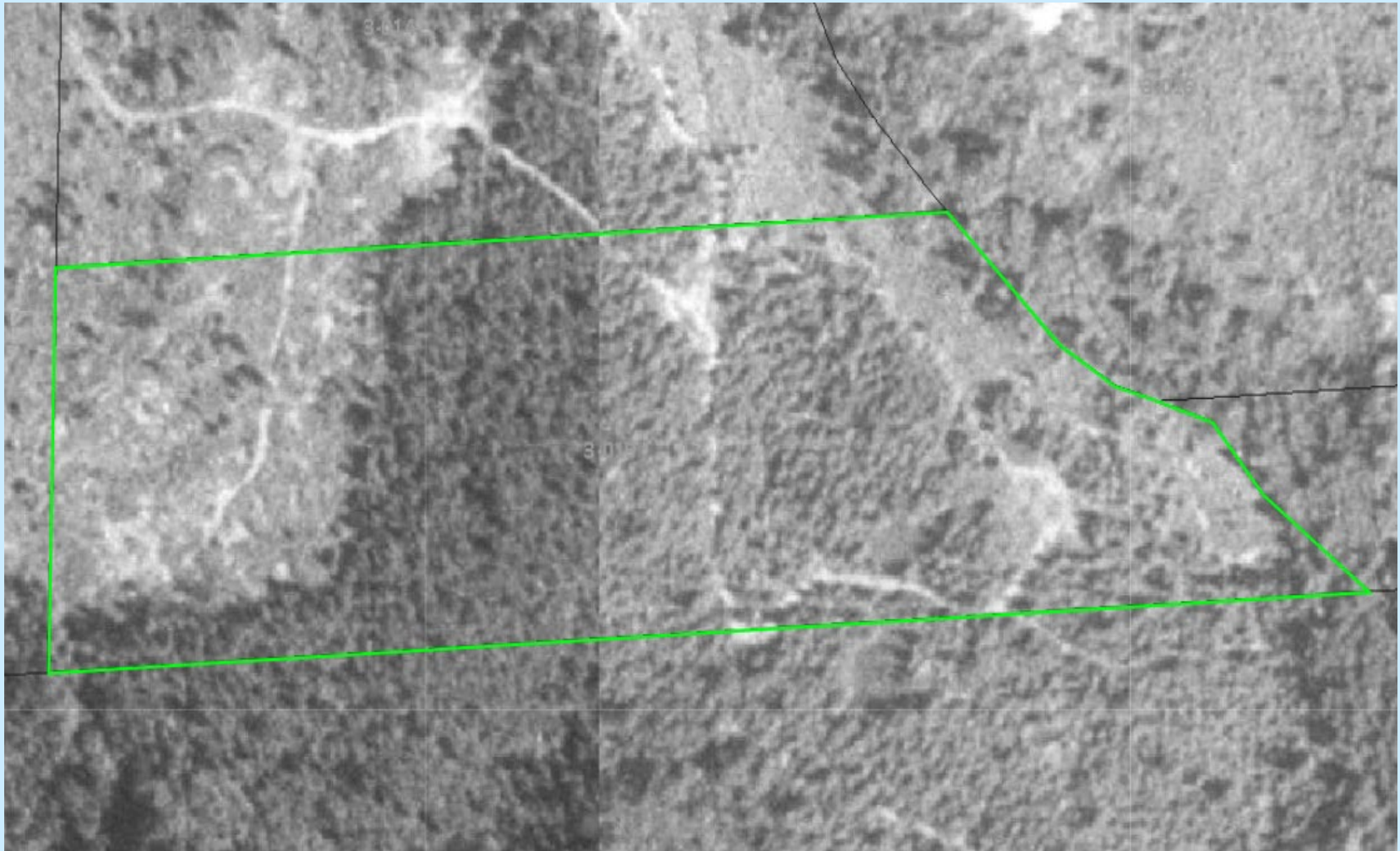
SIMMONS Open Space



Kitsap County Aerial Photo 2021



SIMMONS Open Space



Kitsap County Aerial Photo 1994



SIMMONS Open Space

TAX SHIFT ESTIMATE
SIMMONS ERICH ALAN & JESSICA KELLY
312402-3-015-1008

Currently Classified as Designated Forest Land:

Acres:	5.2
DFL Taxable Value:	770
Rate:	7.727227
Current Taxes:	<u>5.95</u>

If Transfer to Open Space is Approved:

Acres:	5.2
Market Value:	59,100
Rate:	7.727227
Open Space Reduction Factor:	50%
Estimated Taxes:	<u>228.34</u>

Transfer to Open Space Increases Current Taxes By: \$222.39

If No Exemption / Calculated on Full Market Value:

Acres:	5.2
Market Value:	59,100
Rate:	7.727227
Possible Taxes:	<u>456.68</u>

Transfer 5.2 acres from DFL to Open Space
13.44 acres remain in DFL
1 acre home site is fully taxable



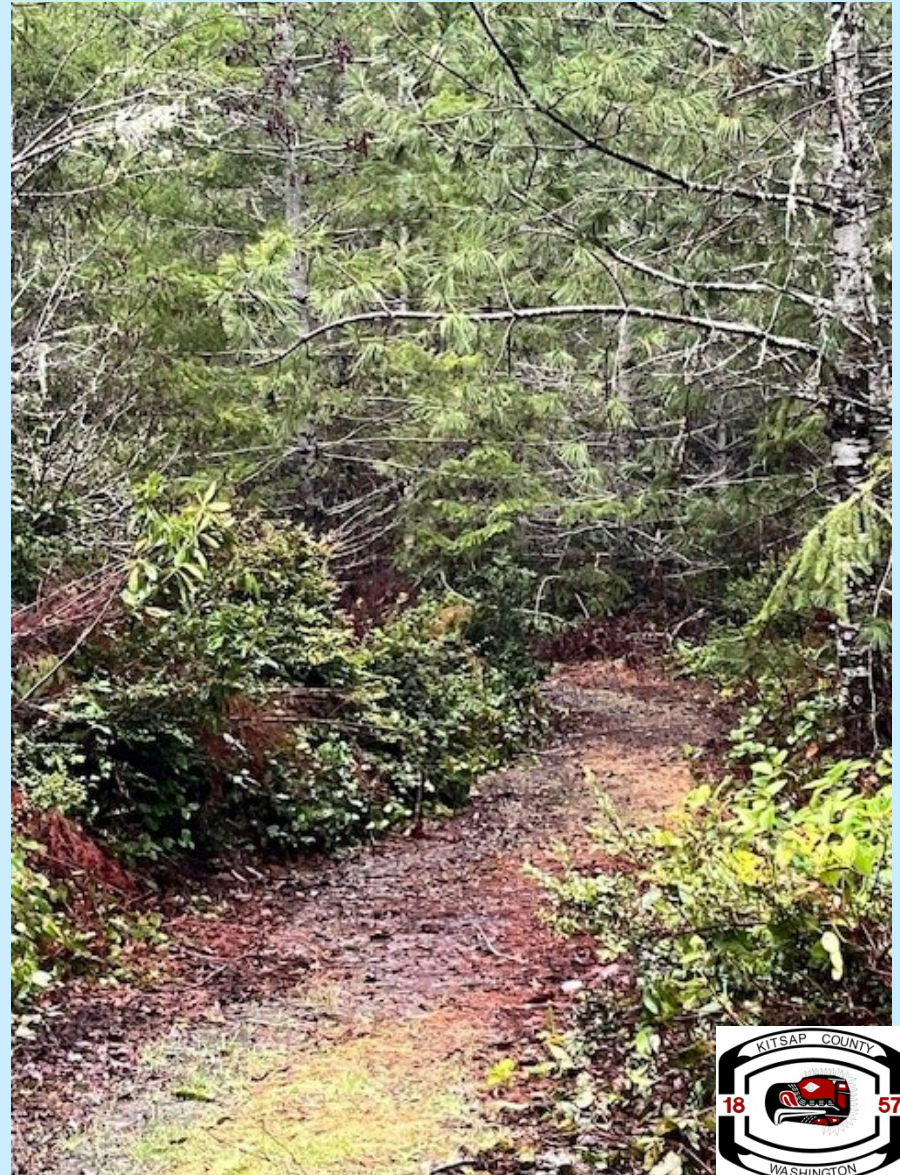
SIMMONS Open Space



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QUESTIONS

Kitsap County Planning Commission

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