STAFF REPORT
APPLICATION FOR OPEN SPACE CLASSIFICATION

<table>
<thead>
<tr>
<th>Date</th>
<th>April 16, 2014</th>
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<tbody>
<tr>
<td>Applicant</td>
<td>Richard and Rita Beckman</td>
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<tr>
<td>Address</td>
<td>8840 Steamboat Island Rd., Olympia, WA 98502</td>
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<tr>
<td>Location of Property</td>
<td>North Thurston County, near Steamboat Island area</td>
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<tr>
<td>Acres in Application</td>
<td>15.59 acres (17.59 total acreage)</td>
</tr>
<tr>
<td>Parcel number(s)</td>
<td>112904310312</td>
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A. Site Characteristics & Context
The two parcels under consideration total 17.59 acres with 15.59 acres proposed for the open space—open space tax program. There are currently no structures on the property which is located in the two-one acre areas excluded from consideration. This area of the property has also been reserved for the placement of future home sites. This property was previously in the Designated Forest Land tax program administered by the assessor’s office. Unfortunately, the applicant was not able to meet the minimum income requirements to remain in that program. However, they do qualify for the open space-open space tax program. The property owners are applying for a high priority Fish-Rearing Habitat-Ponds and Streams, Significant Wildlife Habitat Areas, private recreation areas and special plant species. The property owners are also applying for a medium priority resource classification as providing for public access with substantial access and low priority resources for resource restoration. The zoning of the site is Rural Residential/Resource | unit per 5 acres (RRR 1/5). Surrounding properties are also zoned RRR 1/5.

B. Public Benefit Rating System
1. For which Priority Resources categories does the property qualify?
   - Fish-Rearing Habitat-Ponds and Streams
   - Significant Wildlife Habitat Areas
The subject site is adjacent to over 650-feet of a Type 3 stream with associated floodplain and wetland areas. The eligible area is limited to one acre per 100 feet of shoreline length. The properties also contain Category 2 wetland areas and buffers that contain habitat and species regulated under the Thurston County Critical Areas Ordinance.

Low Priority Resources categories?
The property is reforested under a DNR forest plan and qualifies for one point for resource restoration.

The applicant also applied for consideration of a Private Recreation Areas. The eligibility criteria for this category is defined as an area devoted to facilities and equipment for recreational

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purposes including swimming pools, tennis courts, playgrounds, and other similar uses. Noted examples are Evergreen Sportsman’s Club, Capital Golf Course and Tumwater Valley. The proposal does not meet the eligibility criteria for this category.

2. Which public access category has the property owner agreed to?
   - Substantial Public Access
   Substantial access is making the property available on a year-around basis, and by being available to the public upon special arrangements. The use fee charged to the public should not generally exceed three times the average cost for members in order to qualify for the program. The County may furnish and maintain signage designating the property as part of the open space tax program and stating the conditions of access.

3. Does a conservation easement or historic easement apply to the property?
   - No

4. Summary of Public Benefit rating:

<table>
<thead>
<tr>
<th>Category</th>
<th>Points</th>
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<tbody>
<tr>
<td>Fish-Rearing Habitat-Ponds and Streams</td>
<td>1.5 app.</td>
</tr>
<tr>
<td>Significant Wildlife Habitat Areas</td>
<td>3</td>
</tr>
<tr>
<td>Private Recreation Areas</td>
<td>0</td>
</tr>
<tr>
<td>Public Access-Substantial Access</td>
<td>2</td>
</tr>
<tr>
<td>Resource Restoration</td>
<td>1</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>6.5</strong></td>
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5. Estimated tax shift:
   The property is eligible for 6.5 points under the Thurston County Public Benefit Rating System qualifying the property for a 50% reduction in market value. Due to the property being reclassified from Designated Forest Land to Open Space-Open Space there would be no tax shift associated with this change in designation.

C. Additional Considerations

1. Does the property meet the definition of open space?
   Yes, minimum eligibility requirements ensure that only properties meeting the open space classifications definitions could be classified as open space.

2. Any other factors relevant to the application in weighing the benefits to the public?
   Protecting this property from further development will prevent further potential storm water runoff from impervious surfaces and potential septic tank problems associated with development, and contribute to the protection of wetland areas, flood plain and water quality. The management of the property as open space is consistent with other

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properties in the area.
3. Consideration should be given as to the requirement of the placement of signage for public access lands and the conditions of access.

D. **Recommendation**
Staff recommends approval of classification of 15.59 acres owned by Richard and Rita Beckman of open-space land for current use assessment.

Attachments: 1. Site Maps
Thurston County Map

LOT 3
EXCLUDED 1 AC.
RESIDENCE
8.71 ACRES OPEN-OPEN

LOT 4
EXCLUDED 1 AC.
RESIDENCE
6.88 ACRES OPEN-OPEN

15.59 TOTAL ACRES

PRELIMINARY APPLICATION

8.56 AC.
Open - Open

Excluded 1 AC.
Residence 1 AC.

LEGEND

- Major Roads
- Roads
- Streams
- Contours
- Wetlands
- Wetland Buffers
- Flood Zones
- Water Bodies
- Zoning
- Cities
- Parcels

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