April 16, 2014

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>Joseph Pitz and Linna Wang</td>
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<tr>
<td>Address</td>
<td>8843 Hunter Point Road NW, 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>8.56 acres (9.56 total acreage)</td>
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<tr>
<td>Parcel number(s)</td>
<td>112904310312</td>
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A. Site Characteristics & Context
   The parcel under consideration is 9.56 acres with 8.56 acres proposed for the open space - open space tax program. There an existing accessory structure on the property which is located in the one acre area excluded from consideration. This area of the property has also been reserved for the placement of a future home site. 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 and Private Recreation Area. The property owners are also applying for a medium priority resource classification as providing for public access with substantial access. The zoning of the site is Rural Residential/Resource 1 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

      The subject site contains over 500-feet of a Type 3 stream with associated floodplain and wetland areas.

      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 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

      Pitz & Wang
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>
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<tr>
<th>Category</th>
<th>Points</th>
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<tbody>
<tr>
<td>Fish-Rearing Habitat-Ponds and Streams</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><strong>TOTAL</strong></td>
<td><strong>5</strong></td>
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5. *Estimated tax shift:*
   
The property is eligible for 5 points under the Thurston County Public Benefit Rating System, plus a conservation easement, 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 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 8.56 acres owned by Joseph Pitz and Linna Wang of open-space land for current use assessment.

Attachments: 1. Site Maps
Thurston County Map

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