May 7, 2014

STAFF REPORT
APPLICATION FOR OPEN SPACE CLASSIFICATION

<table>
<thead>
<tr>
<th>Date</th>
<th>May 7, 2014</th>
</tr>
</thead>
<tbody>
<tr>
<td>Applicant</td>
<td>Dale Wallace (former Beckman application)</td>
</tr>
<tr>
<td>Address</td>
<td>8840 Steamboat Island Rd., Olympia, WA 98502</td>
</tr>
<tr>
<td>Location of Property</td>
<td>North Thurston County, near Steamboat Island area</td>
</tr>
<tr>
<td>Acres in Application</td>
<td>15.59 acres (17.59 total acreage)</td>
</tr>
<tr>
<td>Parcel number(s)</td>
<td>12904310313 and 12904310314</td>
</tr>
</tbody>
</table>

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. Each parcel has reserved a one acre area for a future home site and these areas are excluded from consideration. 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 owner is applying for a high priority Fish-Rearing Habitat-Ponds and Streams, Significant Wildlife Habitat Areas, and resource restoration. 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
   - 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 and thus a portion of the properties qualifies for this benefit. 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.

2. Which public access category has the property owner agreed to?
   - None
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>
</tr>
</thead>
<tbody>
<tr>
<td>Fish-Rearing Habitat-Ponds and Streams</td>
<td>1.5</td>
</tr>
<tr>
<td>Significant Wildlife Habitat Areas</td>
<td>3</td>
</tr>
<tr>
<td>Resource Restoration</td>
<td>1</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>5.5</strong></td>
</tr>
</tbody>
</table>

5. Estimated tax shift:

The property is eligible for 5.5 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 a tax shift based on the reassessment of the current market value of the property. Although there would be a tax shift on the properties, the rate would increase for the property owner due to the change in current use classification.

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.

D. Recommendation

Staff recommends approval of classification of 15.59 acres owned by Dale Wallace of open-space land for current use assessment.

Attachment 1. Site Maps
Attachment 2 Application Materials
Open Space Tax Program

Applicant:
Richard & Rita Beckman

Parcel No:
12904310313 & 12904310314

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ATTACHMENT 2
OPEN SPACE CLASSIFICATION APPLICATION
FOR CURRENT USE-BASED PROPERTY TAX ASSESSMENT

IMPORTANT: Please read the Instructions, Things to Know, and Eligibility Criteria sheets before completing this form.

Name(s) of Applicant(s)  DALE WALLACE

Mailing Address  1840 STeamOAT ISLAND RD

Day Phone Number(s)  360  766  0540

360  407  4495

Tax Parcel Number(s)  129042  031 3 & 129043  031

General Location of Property  Lot 3 & 4 of LAVAC Lot

STEAMOAT ISLAND RD @ HUNTER POINT RD. (DEVELOPMENT ON STEAMOAT ISLAND.)

1. Legal Interest in Property:

☐ Owner  ☐ Contract Purchaser  ☐ Other (Describe) __________________________

2. Total Acreage of Property  17.59

3. Acreage to be Enrolled in Open Space Program  15.59

4. What is the Property Currently Used for?  FORESTRY & TIMBER

5. What kind of public access do you propose?  (Note: Public access is not required for program eligibility.)

☐ None

☐ Partial Access (1 point): Public access on a seasonal basis or access by members of the organization utilizing the facility.

☒ Substantial Access (2 points): Year-round access to members and available to the public upon special arrangement. Any user fees may not exceed three times the average cost for members.

☐ Unlimited Access (4 points): Year-round access to the public without special arrangement.

Please describe or explain:

Open access along Steamboat Island Road. Public access for hiking and wildlife watching will be allowed. Hunting with prior written permission will be permitted. The membership is comprised of the 5 lot owners of the subdivision.
6. Do you propose to apply a conservation easement or historic easement to your property?

☐ Yes (type: ______________)  Does one exist now?  ☐ Yes (type: ______________)  
☒ No  ☐ No

Who will hold (or does hold) the easement? ________________________________

7. Is the open space area dedicated under zoning or subdivision ordinance requirements or used to achieve the maximum development potential under zoning?

☐ Yes  ☒ No

8. Before completing this part of the application, use the blue "Eligibility Criteria Checklist" to determine if your property qualifies for any of the Priority Resource categories. (Property must be eligible for at least one Priority Resource and at least 3 points in order to be classified as open space.) Use the list below to indicate which Priority Resource categories you can document eligibility for. Refer to the gray "Help List" for sources of assistance, if needed.

**HIGH PRIORITY RESOURCES** (3 points each)

<table>
<thead>
<tr>
<th># Acres</th>
<th>a. Archaeological Sites</th>
<th>b. Farm and Agricultural Conservation Land (FACL)</th>
<th>c. Fish-Rearing Habitat–Ponds and Streams</th>
<th>d. Geological and Shoreline Features</th>
<th>e. Historical Sites</th>
<th>f. Private Recreation Areas</th>
<th>g. Rural Open Space Close to Urban or Growth Areas</th>
<th>h. Significant Wildlife Habitat Areas</th>
<th>i. Special Plant Sites</th>
<th>j. Urban or Growth Area Open Space</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.0</td>
<td>☐</td>
<td>☐</td>
<td>☐ 20% of 2.71 8.71</td>
<td>☐ 20% of 6.88</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☐ 15.59</td>
<td>☐</td>
<td>☐ 7.42</td>
</tr>
<tr>
<td>☑ partial</td>
<td>☑</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☐ 7.04</td>
</tr>
</tbody>
</table>

**MEDIUM PRIORITY RESOURCES** (2 points each)

<table>
<thead>
<tr>
<th># Acres</th>
<th>a. Public Land Buffers</th>
<th>b. Scenic Vista or Resources</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>☐</td>
<td>☐</td>
</tr>
</tbody>
</table>

**LOW PRIORITY RESOURCES** (1 point each)

<table>
<thead>
<tr>
<th># Acres</th>
<th>a. Resource Restoration</th>
</tr>
</thead>
<tbody>
<tr>
<td>☑ 1.709</td>
<td>☐ Reforested under DNR Forest Plan</td>
</tr>
</tbody>
</table>
9. **IMPORTANT! Read all of the following information regarding tax liabilities before signing this application form.**

You will owe the County the following additional taxes, interest and penalties when your property is removed or withdrawn from current use classification. The following is a summary of state law. Consult RCW Chapter 84.34 for details.

**STATEMENT OF ADDITIONAL TAX, INTEREST, AND PENALTY DUE UPON REMOVAL OF CLASSIFICATION:**

A. Upon removal of classification, an additional tax shall be imposed which shall be due and payable to the county treasurer 30 days after removal or upon sale or transfer, unless the new owner has signed the Notice of Continuance. The additional tax shall be the sum of the following:

   a. The difference between the property tax paid as "Open Space Land" and the amount of property tax otherwise due and payable for the last seven years had the land not been so classified; plus

   b. Interest upon the amounts of the difference (a), paid at the same statutory rate charged on delinquent property taxes.

   c. A penalty of 20% shall be applied to the additional tax if the classified land is applied to some other use except through compliance with the property owner’s request for withdrawal process, or except as a result of those conditions listed in (B) below.

B. The additional tax, interest, and penalty specified in (8A) above shall not be imposed if removal resulted solely from:

   a. Transfer to a governmental entity in exchange for other land located within the State of Washington.

   b. A taking through the exercise of the power of eminent domain, or sale or transfer to an entity having the power of eminent domain in anticipation of the exercise of such power.

   c. A natural disaster such as a flood, windstorm, earthquake, or other such calamity rather than by virtue of the act of the landowner changing the use of such property.

   d. Official action by an agency of the State of Washington or by the county or city where the land is located disallows the present use of such land.

   e. Transfer of land to a church when such land would qualify for property tax exemption pursuant to RCW 84.36.020.

   f. Acquisition of property interests by State agencies or agencies or organizations classified under RCW 84.34.210 and 64.04.130 (See RCW 84.34.108(6)(f)).

   g. Removal of land classified as farm & agricultural land under RCW 84.34.020(2)(e) (farm homestead).
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

PREVIOUS APPLICATION
8.56 AC.
OPEN - OPEN

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Legend:
- Major Roads
- Roads
- Streams
- Contours
- Wetlands
- Wetland Buffers
- Flood Zones
- Water Bodies
- Zoning
- Cities
- Parcels
CHICAGO TITLE COMPANY
A.I.T.A. COMMITMENT
SCHEDULE A
(Continued)

Order No: 2088207
Your No: BECKFORD/9999

LEGAL DESCRIPTION EXHIBIT
(Paragraph 4 of Schedule A continuation)

PARCEL 1 OF LARGE LOT SUBDIVISION NO. LLS 09 102551 TC, AS RECORDED SEPTEMBER 9, 2010 UNDER AUDITOR'S FILE NOS. 4169622 AND 4169623.

IN THURSTON COUNTY, WASHINGTON

PARCEL 3, LLS 09 102551 TC, AUDITOR'S FILE NOS. 4169622 AND 4169623

PARCEL 4