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>Joseph Pitz and Linna Wang</td>
</tr>
<tr>
<td>Address</td>
<td>8843 Hunter Point Road NW, 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>8.56 acres (9.56 total acreage)</td>
</tr>
<tr>
<td>Parcel number(s)</td>
<td>112904310312</td>
</tr>
</tbody>
</table>

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 F stream (fish bearing) 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.

Pitz & Wang
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>
</tr>
</thead>
<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>
</tr>
</tbody>
</table>

5. Estimated tax shift:

The property is eligible for 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 associated with this change in designation that would increase for the property owner. Once the property is assessed based on current market value of the property there will an increase of taxable value of the property.

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. The market value of the property based on the rating system is a 50% reduction.
   This reduction is for properties scoring between 3 to 6 points. The provision to allow for public access is not benefiting the owner with an additional percentage of reduction of the market value. Planning staff recommends that the owner consider removing consideration of public access to the property or consideration by the Planning Commission should be given as to requiring the placement of signage for public access.
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.

Attachment 1  Site Maps
Attachment 2 Application Materials
ATTACHMENT 1
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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
Richard Beckman & Rita Bergman

Mailing Address
8480 Steamboat Island Rd

Day Phone Number(s)
360-666-0570
360-401-9495

Tax Parcel Number(s)
129042 031.3 & 129043 031.4
Lot 3 & 4 of Larac Lot
Subdivision 09-18255

General Location of Property
Steamboat Island Rd @ Hunter Point Rd. (Driveway on Steamboat Island Rd)

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
17.59

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:

\[\text{OPEN ACCESS ALONG STEAMBOAT ISLAND ROAD, PUBLIC ACCESS FOR HIKING AND WILDLIFE WATCHING WILL BE ALLOWED. HUNTING W/PRIOR WRITTEN PERMISSION WILL BE PERMITTED. THE MEMBERSHIP IS COMPRISED OF THE 5 LOT OWNERS OF THE SUBDIVISION.}\]
6. Do you propose to apply a conservation easement or historic easement to your property?

☐ Yes (type: ____________) Does one exist now? ☐ Yes (type: ____________)  
☑ No

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></th>
</tr>
</thead>
<tbody>
<tr>
<td>a. Archaeological Sites</td>
<td></td>
</tr>
<tr>
<td>b. Farm and Agricultural Conservation Land (FAACL)</td>
<td></td>
</tr>
<tr>
<td>c. Fish-Rearing Habitat—Ponds and Streams</td>
<td>20% of 8.71</td>
</tr>
<tr>
<td>d. Geological and Shoreline Features</td>
<td>8.88</td>
</tr>
<tr>
<td>e. Historical Sites</td>
<td></td>
</tr>
<tr>
<td>f. Private Recreation Areas</td>
<td></td>
</tr>
<tr>
<td>g. Rural Open Space Close to Urban or Growth Areas</td>
<td></td>
</tr>
<tr>
<td>h. Significant Wildlife Habitat Areas</td>
<td></td>
</tr>
<tr>
<td>i. Special Plant Sites</td>
<td>T.C. Code</td>
</tr>
<tr>
<td>j. Urban or Growth Area Open Space</td>
<td></td>
</tr>
</tbody>
</table>

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

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

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

<table>
<thead>
<tr>
<th># Acres</th>
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</table>
9. **IMPORTANT! Read all of the following information regarding tax liabilities before signing this application form.**

You will owe to 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 homesite).
Thurston County Map

LOT 3
EXCLUDED 1 ACRE
RESIDENCE
8.71 ACRES OPEN-OPEN

LOT 4
EXCLUDED 1 ACRE
RESIDENCE
6.88 ACRES OPEN-OPEN

15.59 TOTAL ACRES

PREVIEWS APPLICATION
8.56 ACRES OPEN-OPEN

LEGEND

Major Roads
Roads
Streams
Contours
Wetlands
Wetland Buffers

Flood Zones
Water Bodies
Zoning
Cities
Parcels

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Thurston GeoData Center
929 Lakeridge Drive SW, Suite 216, 3rd Floor
Olympia, WA 98502-6031

http://www.gedc.org/geoDataCenter/Services/Manuscripts&Gis
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LEGEND

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

Thurston County GeoData Center
929 Lake Ridge Drive SW, Suite 216, 3rd Floor
Olympia, WA 98502-6031

http://www.geodat.org/grplat/com_coniferan_Frimeran?ServiceName=geostratlay&City
LEGAL DESCRIPTION EXHIBIT
(Paragraph 4 of Schedule A continuation)

PARCEL 2 OF LARGE LOT SUBDIVISION NO. LLS 09 102551 TC, AS RECORDED SEPTEMBER 9, 2010 UNDER AUDITOR’S FILE NO. 4169622 AND 4169623.

IN THURSTON COUNTY, WASHINGTON

PARCEL 3

LLS 09 102551 TC, AUDITOR’S FILE NO. 4169622 AND 4169623

PARCEL 4