A. **Site Characteristics & Context**

The parcel under consideration totals 10.15 acres, with the entire property proposed for the open space–open space tax program. There is currently a barn/agricultural structure on the property. This property was previously in the Open Space-Agricultural 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 classification of Farm and Agricultural Conservation Land (FACL) with no public access. The zoning of the site is Rural Residential/Resource 1 unit per 5 acres (RRR 1/5). The land to the north, south, and west are also zoned RRR 1/5. The property to the east is zoned Military Reservation (MR), as this property backs up to Joint Base Lewis McChord. The City of Tumwater Urban Growth Area is located approximately 2.7 miles to the northwest of the subject property, as the crow flies.
B. Public Benefit Rating System

1. For which Priority Resources categories does the property qualify?
   - Farm and Agriculture Conservation Land (FACL)

2. Which public access category has the property owner agreed to?
   - No public access

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

4. Summary of Public Benefit rating:

<table>
<thead>
<tr>
<th>Category</th>
<th>Points</th>
</tr>
</thead>
<tbody>
<tr>
<td>Farm and Agriculture Conservation Land</td>
<td>3</td>
</tr>
<tr>
<td>TOTAL</td>
<td>3</td>
</tr>
</tbody>
</table>

5. Estimated tax shift:

   The property is eligible for 3 points under the Thurston County Public Benefit Rating System, qualifying the property for a 50% reduction in market value. This represents a smaller tax shift than is currently provided under the Assessor’s Agricultural classification, meaning there will be a net gain in total property tax collected by Thurston County.

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. The management of the property as open space is consistent with other properties in the area.

D. Recommendation

Staff recommends approval of classification of 10.15 acres owned by Kaycee Cook as open-space land for current use assessment.

Attachments: 1. Master Application and Open Space Application
              2. Conservation plan
              3. Site map
              4. Aerial photo
# MASTER APPLICATION

**Project:** 2015100488  
**Sub:** Open Space-Open Space  
**Work:**  
**Site:** 9930 STEDMAN RD SE OLYMPIA WA 98503  
**Parcel:** 11721440100  
**Sanitarian:** 3  
**Applicant:** KAYCEE COOK  
**Owner:** KAYCEE COOK

**DATE STAMP**

**Thurston County Permit Assistance Center**  
2000 Lakeridge Dr. SW, Olympia, WA 98502  
(360)786-5490 / (360)754-2939 (Fax)  
TDD Line (360) 754-2933  
Email: permit@co.thurston.wa.us  
www.co.thurston.wa.us/permitting

_Creating Solutions for Our Future_

The Master Application is required for all projects and shall accompany a project-specific supplemental application(s). The Master Application may not be submitted alone.

<table>
<thead>
<tr>
<th>Property Tax Parcel Number(s):</th>
<th>11721440100</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Subdivision Name</strong> (if applicable):</td>
<td>Lot #:</td>
</tr>
<tr>
<td><strong>Property Address:</strong> 9930 Stedman Rd SE</td>
<td><strong>City:</strong> Olympia</td>
</tr>
<tr>
<td><strong>State:</strong> WA</td>
<td><strong>Zip Code:</strong> 98513</td>
</tr>
</tbody>
</table>

**Directions to the Property:**

South on Rainier Road, turn right on Stedman Road SE, drive 1.8 miles, turn left into drive way, follow gravel road to right and up the hill to the left, and property will be straight ahead.

**Property Access Issues** (locked gate, code required, dogs or other animals):  
- [X] No  
- [ ] Yes

If yes, Describe:  

**OWNER IS RESPONSIBLE FOR SECURING ANIMALS BEFORE SITE VISIT.**

## DESCRIPTION OF PROJECT PROPOSAL

Open Space application for 11.95 acres-Farm and Agricultural Conservation Land.
Property Owner(s): Kaycee Cook
Mailing Address: 833 Steele St NE Unit A
City: Olympia State: WA Zip Code: 98506
Phone #: (425) 301-6219 Ext. Fax #:
Cell #: E-mail: kcme0604@aol.com
Signature:* Date: 01/20/15

Applicant (if different than owner):
Mailing Address:
City: State: Zip Code:
Phone #: Ext. Fax #:
Cell #: E-mail:
Signature:* Date:

Point of Contact:
Mailing Address:
City: State: Zip Code:
Phone #: Ext. Fax #:
Cell #: E-mail:
Signature:* Date:

BILLING INVOICES
The base application fee charged at the time of application covers base hours listed on the fee schedule. When the base hours by a Department are used, a monthly billing invoice will be generated for additional hours at the hourly rate listed on the fee schedule. Should review of the project exceed the base hours allotted, billing invoices shall be mailed to:

☑ Owner ☐ Applicant ☐ Point of Contact

*Application is hereby made for a permit or permits to authorize the activities described herein. I certify that I am familiar with the information contained in the application and that to the best of my knowledge and belief, such information is true, complete, and accurate. I further certify that I possess the authority to undertake the proposed activities. I hereby grant to the agencies to which this application is made or forwarded, the right to enter the above-described location to inspect the proposed, in-progress or completed work. I agree to start work only after all necessary permits/approvals have been received.
IMPORTANT: Please read the Instructions, Things to Know, and Eligibility Criteria sheets before completing this form.

Name(s) of Applicant(s)  Kaycee Cook  
Mailing Address  833 Steele St NE Unit A  Olympia, WA 98506  
Tax Parcel Number(s)  11721440100  
Day Phone Number(s)  425-301-6219  
General Location of Property

1. Legal Interest in Property:
   - [ ] Owner
   - [ ] Contract Purchaser
   - [ ] Other (Describe) ____________________________

2. Total Acreage of Property  11.95

3. Acreage to be Enrolled in Open Space Program  11.95

4. What is the Property Currently Used for?  Pasture and Recreation

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:
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. 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>
</tr>
</thead>
<tbody>
<tr>
<td>_____</td>
</tr>
</tbody>
</table>

a. Archaeological Sites
b. Farm and Agricultural Conservation Land (FACL)
c. Fish-Rearing Habitat--Ponds and Streams
d. Geological and Shoreline Features
e. Historical Sites
f. Private Recreation Areas
g. Rural Open Space Close to Urban or Growth Areas
h. Significant Wildlife Habitat Areas
i. Special Plant Sites
j. Urban or Growth Area Open Space

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

<table>
<thead>
<tr>
<th># Acres</th>
</tr>
</thead>
<tbody>
<tr>
<td>_____</td>
</tr>
</tbody>
</table>

a. Public Land Buffers
b. Scenic Vista or Resources

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

<table>
<thead>
<tr>
<th># Acres</th>
</tr>
</thead>
<tbody>
<tr>
<td>_____</td>
</tr>
</tbody>
</table>

a. Resource Restoration
8. **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 qualified under RCW 84.34.210 and 64.04.130 (See RCW 84.34.108(6)(f)).
Thurston County Planning Department
Open Space Classification Application
Page 4 of 4

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

h. Removal of land from classification after enactment of a statutory exemption that qualifies the land for exemption and receipt of notice from the owner to remove the land from classification.

i. The creation, sale, or transfer of forestry riparian easements under RCW 76.13.120.

j. The creation, sale, or transfer of a fee interest or a conservation easement for the riparian open space program under RCW 76.09.040.

k. The sale or transfer of land within two years after the death of the owner of at least a fifty percent interest in the land if the land has been assessed and valued as designated forest land under chapter 84.33 RCW, or classified under this chapter 84.34 RCW continuously since 1993. The date of death shown on the death certificate is the date used.

Removals and withdrawals from the program are processed by the Thurston County Assessor.

I (We) the undersigned, swear under the penalty of perjury, that I (We) am (are) the owner(s) or contract purchaser(s), of the land described above and that the above responses are made truthfully and to the best of my (our) knowledge. I (We) also understand that, should there be willful misrepresentation or willful lack of full disclosure on my (our) part, the granting authority, which may hereafter classify said land under the provisions of Chapter 84.34 RCW, may subsequently remove the classification. In addition, I (we) am (are) aware of the potential tax liability described above.

DATE: 120/2015 OWNERS: \\

________________________________________________________________________

________________________________________________________________________

SUBSCRIBED and SWORN to before me this 20th day of January, 2015.

[Stamp]
Tiffany M. Green, Notary
State of Washington
2-28-15
Notary Public in and for the State of Washington, residing in Thurston County
My 11.95 acres is currently classified as farm and agriculture. I plan on conserving all aspects of the property for use of equine care. I will maintain fences, property lines, and various land upkeep as needed. There will be no residential construction on this property in hopes to preserve current condition of the land. Long Term Viability: with routine maintenance of the fence line this property will have a high long term viability as it is fairly isolated from extraneous variables, there is low traffic, and neighboring properties are also maintaining for equine use.