Thurston County Open Space Tax Program
2015 Application Process

<table>
<thead>
<tr>
<th>Applicant</th>
<th>Calvin and Deanne Dayton</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address</td>
<td>7711 91st Ave. SE, Olympia, WA 98513</td>
</tr>
<tr>
<td>Location of Property</td>
<td>East-Central Thurston County, near Rainier Rd. SE</td>
</tr>
<tr>
<td>Acres in Application</td>
<td>58.15 acres (60.15 total acreage)</td>
</tr>
<tr>
<td>Parcel number(s)</td>
<td>11714310100, 11714320000, 11714310000</td>
</tr>
</tbody>
</table>

A. **Site Characteristics & Context**

The three parcels under consideration total 60.15 acres with 58.15 acres proposed for the open space –open space tax program. There is currently a single family residence and several agricultural structures on APN 11714310100, the largest parcel at 30.57 acres. A two-acre homesite has been reserved on this parcel and includes existing structures. 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 McAllister Geologically Sensitive Area (MGSA). The land to all sides is also zoned MGSA. Joint Base Lewis McChord is located approximately one-quarter mile south of the subject property. The City of Lacey Urban Growth Area is located approximately two miles north 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><strong>TOTAL</strong></td>
<td><strong>3</strong></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, and contribute to the protection of the wetlands, stream 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 58.15 acres owned by Calvin and Deanne Dayton as open-space land for current use assessment.

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

MASTER APPLICATION

Project: 20141000769
In Date: 03/03/2014
14 101959 VA Open Space
Sub: Open Space-Open Space
Work:
Site: 7711 91ST AVE SE OLYMPIA WA 98513
Parcel: 11714310100
Sanitarian: 1
Applicant: CALVIN D & DEANNE DAYTON
Owner: CALVIN D & DEANNE DAYTON

DATE STAMP

THURSTON COUNTY RECEIVED
MAR - 4, 2014
PERMIT ASSISTANCE CENTER

Intake by: ________________________________

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.

Property Tax Parcel Number(s):

11714310000
11714320000
11714310100

Subdivision Name (if applicable):

Property Address: 7711 91ST AVE SE City: OLYMPIA State: WA Zip Code: 98513

Directions to the Property:

81ST AVE SE & RAINIER RD, BETWEEN RAINIER RD & SPURGEON CREEK ROAD.

Property Access Issues (locked gate, code required, dogs or other animals): □ No □ Yes
If yes, Describe:

OWNER IS RESPONSIBLE FOR SECURING ANIMALS BEFORE SITE VISIT.

DESCRIPTION OF PROJECT PROPOSAL

OPEN SPACE
**Property Owner(s):**

Mailing Address: __________________________

City: __________________________ State: ___________ Zip Code: ___________

Phone #: _______________ Ext. ______ Fax #: ______________

Cell #: _______________ E-mail: _______________

Signature:* __________________________ Date: _____

**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.
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)  Calvin D & Sandra D Dayton
Mailing Address  POB 245  East Olympia, WA 98540
                 Day Phone Number(s)  360-493-6348  360-791-2488
Tax Parcel Number(s)  11714320000, 11714310100, 11714310000
General Location of Property  91st Ave SE, Olympia, WA 98513

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

2. Total Acreage of Property  58.60 acres
3. Acreage to be Enrolled in Open Space Program  60 acres
4. What is the Property Currently Used for? Personal Farming, horses & cattle

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:

DaytonFamily 7711 91st@yahoo.com
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. **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>
</tr>
</thead>
<tbody>
<tr>
<td>06</td>
<td>b. Farm and Agricultural Conservation Land (FACL)</td>
</tr>
<tr>
<td>00</td>
<td>c. Fish-Rearing Habitat--Ponds and Streams</td>
</tr>
<tr>
<td></td>
<td>d. Geological and Shoreline Features</td>
</tr>
<tr>
<td></td>
<td>e. Historical Sites</td>
</tr>
<tr>
<td></td>
<td>f. Private Recreation Areas</td>
</tr>
<tr>
<td></td>
<td>g. Rural Open Space Close to Urban or Growth Areas</td>
</tr>
<tr>
<td></td>
<td>h. Significant Wildlife Habitat Areas</td>
</tr>
<tr>
<td></td>
<td>i. Special Plant Sites</td>
</tr>
<tr>
<td></td>
<td>j. Urban or Growth Area Open Space</td>
</tr>
</tbody>
</table>

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

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

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

| # Acres | 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)).
g. Removal of land classified as farm & agricultural land under RCW 84.34.020(2)(e) (farm homesite).

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: 2/27/14

OWNERS: 

Sandra D. Daytie

SUBSCRIBED and SWORN to before me this 27 day of February, 2014.

Notary Public in and for the State of Washington, residing in Thurston County
DAYTON CONSERVATION PROPOSAL
For
Farm and Agricultural Conservation Land

Calvin & Deanne Dayton
7711 91ST AVE SE
Olympia, WA 98513
360-943-6348

Section 14 Township 17 Range IW
Parcel Numbers 11714310000, 11714310100, and 11714320000
Deschutes River Watershed

Zoning: AGR
Flood zone: No
Water body & Wetland Buffers: Yes
Wetlands: Palustrine, Emergent, Farmed;
          Palustrine, Forested,
Ground Water Sensitive Areas: McAllister Springs
Area of Groundwater Concern: No
Shoreline Management Areas: No
Historic Site: No
Current Use: Yes

Elevation: 215 feet
Precipitation: 50 inches yearly
Average Temperature: 50 degrees
Frost Free Days: 150-180 days

FARM MANAGEMENT PLAN

Located southeast of Lacey, WA, these three parcels are a combined 60 acres. Approximately 50 acres is in pasture currently used to graze horses, 9 acres is adjacent to Spurgeon creek which runs through the southeast of the property, and about 1 acre is used as a home site. The home site contains a house and barns. This property was previously enrolled in the Agricultural Open Space Tax Program. The landowners wish to apply for the Farm and Agricultural Conservation Lands designation.

To maintain the viability of this property as future farm and agricultural land, the landowners will manage the condition of the pastures. Grazing by horses will be managed to prevent damage to forage plants and pasture grasses. A recent water test done of the domestic well found that that Coliform and Nitrates were at satisfactory levels. Ground water will be periodically tested to ensure this satisfactory level is maintained. In addition, Scotch Broom present in field currently will be mowed back and chemically controlled in accordance with the Thurston County Integrated Pest Management Prescription for Scotch Broom. Controlling weed pests will minimize interference with forage plant community and help maintain optimal pasture production. With continued
management and protection, these pastures will remain viable for future agricultural activity. This proposal was developed with assistance from the Thurston Conservation District.