A. Site Characteristics & Context
The parcel under consideration totals 1.84 acres, all of which is proposed for the open space—open space tax program. There are no existing structures on the property. The property owners are applying for a high priority classification of Significant Wildlife Habitat Areas with partial public access. The zoning of the site is Residential 4-8 (R 4-8). The surrounding parcels are also zoned R 4-8. This property is located within the City of Olympia.

B. Public Benefit Rating System
1. For which Priority Resources categories does the property qualify?
   - Significant Wildlife Habitat Areas
2. Which public access category has the property owner agreed to?
   - Partial 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>Significant Wildlife Habitat Areas</td>
<td>3</td>
</tr>
<tr>
<td>Partial Public Access</td>
<td>1</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>4</strong></td>
</tr>
</tbody>
</table>

5. **Estimated tax shift:**

The property is eligible for 4 points under the Thurston County Public Benefit Rating System, qualifying the property for a 50% reduction in market value. The following estimate shows the existing tax shift under the current tax rate, the proposed tax shift under the Open Space-Open Space Program and the estimated difference:

<table>
<thead>
<tr>
<th>Land Value</th>
<th>102,100</th>
</tr>
</thead>
<tbody>
<tr>
<td>Avg Levy Rate</td>
<td>x 0.01248</td>
</tr>
<tr>
<td><strong>Current Taxes Paid</strong></td>
<td>$1,274.21</td>
</tr>
<tr>
<td>Land Value</td>
<td>$102,100</td>
</tr>
<tr>
<td>Reduction Percent</td>
<td>x 50%</td>
</tr>
<tr>
<td><strong>Assessment With Reduction</strong></td>
<td>$51,050</td>
</tr>
<tr>
<td>Land Value</td>
<td>$102,100</td>
</tr>
<tr>
<td>Reduction</td>
<td>- $51,050</td>
</tr>
<tr>
<td><strong>Land Value under Program</strong></td>
<td>$51,050</td>
</tr>
<tr>
<td>Reduced Value</td>
<td>$51,050</td>
</tr>
<tr>
<td>Avg Levy Rate</td>
<td>x 0.01248</td>
</tr>
<tr>
<td><strong>Tax Paid Under Program</strong></td>
<td>$637.10</td>
</tr>
<tr>
<td>Current Taxes Paid</td>
<td>$1,274.21</td>
</tr>
<tr>
<td>Tax Paid Under Program</td>
<td>- $637.10</td>
</tr>
<tr>
<td><strong>Estimated Tax Shift</strong></td>
<td>$637.11</td>
</tr>
</tbody>
</table>

**Note:** These estimates are based on Thurston County Assessor averages. Actual taxes will vary from year to year as the property’s base market value changes.

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 contribute to the protection of the natural resources onsite.
D. **Recommendation**

Staff recommends approval of classification of 1.84 acres owned by Alicia Elliott as open-space land for current use assessment.

Attachments:
1. Master Application and Open Space form
2. Conservation plan
3. Site map
4. Aerial photo
5. Significant Wildlife Habitat Area documentation
Thurston County Permit Assistance Center  
2000 Lake Drive SW, Olympia, WA 98502  
(360) 786-5490 / (360) 754-2933 (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

<table>
<thead>
<tr>
<th>STAFF USE ONLY</th>
<th>DATE STAMP</th>
</tr>
</thead>
<tbody>
<tr>
<td>Project: 2015101607 In Date: 02/23/2015</td>
<td></td>
</tr>
<tr>
<td>15 104988 VA Open Space</td>
<td></td>
</tr>
<tr>
<td>Sub: Open Space-Open Space</td>
<td></td>
</tr>
<tr>
<td>Work:</td>
<td></td>
</tr>
<tr>
<td>Site: 0 UNKNOWN UNKNOWN WA</td>
<td></td>
</tr>
<tr>
<td>Parcel: 09030002001</td>
<td></td>
</tr>
<tr>
<td>Sanitarian: 2</td>
<td></td>
</tr>
<tr>
<td>Applicant: ALICIA S ELLIOTT</td>
<td></td>
</tr>
<tr>
<td>Owner: ALICIA S ELLIOTT</td>
<td></td>
</tr>
</tbody>
</table>

Intake by: lc / AD

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): | |
|--------------------------------| 09030002001 |

Subdivision Name (if applicable): |
Lot #: |
Property Address: vicinity of 1121 Dickinson  City: Olympia  State: WA  Zip Code: 98502
Directions to the Property: Property is at the east end of Dickinson Ave NW off of Payeers off of Harrison.

Property Access Issues (locked gate, code required, dogs or other animals): □ No □ Yes  
If yes, Describe: Call ahead access restricted due to nesting

OWNER IS RESPONSIBLE FOR SECURING ANIMALS BEFORE SITE VISIT.

DESCRIPTION OF PROJECT PROPOSAL

Open spaces conservation of the 1.84 acres at parcel 09030002001.
Type or Print: Additional property owner sheet can be obtained online at www.co.thurston.wa.us/permitting or copy obtained from the Permit Assistant Center.

<table>
<thead>
<tr>
<th>Property Owner(s):</th>
<th>Alicia Elliott</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mailing Address:</td>
<td>6326 Cedar Fiks</td>
</tr>
<tr>
<td>City:</td>
<td>Olympia</td>
</tr>
<tr>
<td>State:</td>
<td>WA</td>
</tr>
<tr>
<td>Zip Code:</td>
<td>8512</td>
</tr>
<tr>
<td>Phone #:</td>
<td>360-149-1359</td>
</tr>
<tr>
<td>Ext:</td>
<td></td>
</tr>
<tr>
<td>Fax #:</td>
<td></td>
</tr>
<tr>
<td>Cell #:</td>
<td></td>
</tr>
<tr>
<td>E-mail:</td>
<td><a href="mailto:msaicialelliott@gmail.com">msaicialelliott@gmail.com</a></td>
</tr>
<tr>
<td>Signature:*</td>
<td></td>
</tr>
<tr>
<td>Date:</td>
<td>2/23/15</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Applicant (if different than owner):</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mailing Address: Same as above</td>
</tr>
<tr>
<td>City:</td>
</tr>
<tr>
<td>State:</td>
</tr>
<tr>
<td>Zip Code:</td>
</tr>
<tr>
<td>Phone #: Ext. Fax #:</td>
</tr>
<tr>
<td>Cell #: E-mail:</td>
</tr>
<tr>
<td>Signature:* Date:</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Point of Contact:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mailing Address:  Same as above</td>
</tr>
<tr>
<td>City:</td>
</tr>
<tr>
<td>State:</td>
</tr>
<tr>
<td>Zip Code:</td>
</tr>
<tr>
<td>Phone #: Ext. Fax #:</td>
</tr>
<tr>
<td>Cell #: E-mail:</td>
</tr>
<tr>
<td>Signature:* Date:</td>
</tr>
</tbody>
</table>

**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)  
Alicia S Elliott

Mailing Address  
6326 Cedar Flats Rd.  
Olympia, WA 98512

Day Phone Number(s)  
360-489-7359
360-867-1745

Tax Parcel Number(s)  
09030002001

General Location of Property  
Property is situated southeast of the end of Dickinson Ave.

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

2. Total Acreage of Property  
1.84

3. Acreage to be Enrolled in Open Space Program  
1.84

4. What is the Property Currently Used for?  
Underdeveloped land with PG&EHeron nests

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:

Public access will be allowed only seasonally from August to January. The Pacific Great Blue Heron requires the months from February to August to nest and raise their young without human interference. Agents of OCEP and A. Elliott will
6. Do you propose to apply a conservation easement or historic easement to your property?

☐ Yes (type: open space)  
☐ No

Does one exist now?  
☐ Yes (type:  
☐ No

Who will hold (or does hold) the easement?  

Alicia S. Elliott

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)

# Acres

1.84

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)

# Acres

a. Public Land Buffers
b. Scenic Vista or Resources

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: 2/20/15 OWNERS: Al Elliott

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

Thurston County Wa. State
Exp. 10-8-18

Notary Public in and for the State of Washington, residing in Thurston County
Open Spaces Conservation Proposal
Parcel #09030002001

February 20, 2015

At the basis of the proposal to conserve 1.84 acres, at 1121 Dickinson Avenue, Olympia Washington, parcel #09030002001, are the Pacific Great Blue Herons that nest there. Many Pacific Great Blue Herons, members of the species Ardea herodias fannini, have used this acreage for over thirty years to nest and raise their young. I would like to give consideration, respect and protection to the homeland of this native species, under the open spaces conservation classification.

In September, 2014, I, Alicia S. Elliott, purchased the subject property and together with the newly formed Olympia Coalition for Ecosystem Preservation (OCEP), began to restore the habitat. Over the following four months, with the incredible volunteer help of OCEP, the community, Stream Team, the Washington Conservation Corps, and the City, a massive ivy eradication was completed, a protective fence and signage was built and placed on the street side of the Heronry, and over 800 new native tree and shrub species were planted. The City will be entering into a contract with me as the property owner, to help us all continue to mutually steward the habitat in the years to come.
Public Access at the West Bay Woods
Now and In Perpetuity

February, 20,
2015

During the time that the Herons are not nesting, from August to January, the public will be notified by way of signage on the site and possibly through public and local media sources, that the Heronry will be open to the public, for walking and hiking through. No amenities will be provided, or handicap access available, but trails are and will be maintained, and informational brochures about the Herons and the community effort to preserve them, will be available.
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Olympia, WA 98502-6031
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Map Created by NMB 2/20/2015

1 inch equals 800 feet
Aerial Photography taken July 2012

THURSTON COUNTY
Section 10
Township 18 North
Range 2 West

Parcels Boundaries
09030002001
Sections
Great blue heron # 475
WEST BAY

NEST# ZAPPED DESCRIPTION LAST SURVEY LAT/LONG
Legal Desc: T18-0N R2-0W DLC49

Printed: Thursday, February 19, 2015 12:51:36 PM
User ID: blatzgb

Please return form to: Gretchen Blatz, WDFW Wildlife Program, 600 Capital Way N, Olympia WA, 98501
Great blue heron # 475
WEST BAY

<table>
<thead>
<tr>
<th>Date</th>
<th>Sub Site</th>
<th>Total Nests</th>
<th>Accuracy Nests</th>
<th>Active Nests</th>
<th>Accuracy Adult Count</th>
<th>Young Nests</th>
<th>Accuracy All Count</th>
<th>Season Summary</th>
<th>Observer/Affiliation</th>
</tr>
</thead>
<tbody>
<tr>
<td>2014-04</td>
<td>1</td>
<td>8</td>
<td>Approximat 5</td>
<td>Minimum 8</td>
<td>NA</td>
<td>NA</td>
<td>8</td>
<td>Active, breeding confirmed</td>
<td>BLATZ, G./WDFW</td>
</tr>
<tr>
<td>2013-04</td>
<td>1</td>
<td>8</td>
<td>Minimum 8</td>
<td>Minimum 8</td>
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<td>NA</td>
<td>8</td>
<td>Active, breeding confirmed</td>
<td>BLATZ, G./WDFW</td>
</tr>
<tr>
<td>2012-04</td>
<td>1</td>
<td>9</td>
<td>Minimum 5</td>
<td>Minimum 5</td>
<td>NA</td>
<td>NA</td>
<td>5</td>
<td>Active, breeding confirmed</td>
<td>BLATZ, G./WDFW</td>
</tr>
<tr>
<td>2010-03</td>
<td>1</td>
<td>12</td>
<td>Exact 6</td>
<td>Minimum 12</td>
<td>NA</td>
<td>NA</td>
<td>12</td>
<td>Occupied, breeding suspected</td>
<td>BLATZ, G./WDFW</td>
</tr>
<tr>
<td>2010-01</td>
<td>1</td>
<td>12</td>
<td>Exact 6</td>
<td>Approximat NA</td>
<td>NA</td>
<td>NA</td>
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<td>Active, breeding confirmed</td>
<td>BLATZ, G./WDFW</td>
</tr>
<tr>
<td>2009-07</td>
<td>1</td>
<td>3</td>
<td>Minimum 3</td>
<td>Minimum 3</td>
<td>NA</td>
<td>NA</td>
<td>4</td>
<td>Active, breeding confirmed</td>
<td>BLATZ, G./WDFW</td>
</tr>
<tr>
<td>2009-03</td>
<td>1</td>
<td>5</td>
<td>Minimum 5</td>
<td>Minimum 5</td>
<td>NA</td>
<td>NA</td>
<td>8</td>
<td>Occupied, breeding suspected</td>
<td>PERILLO, L./NEIGHBO</td>
</tr>
<tr>
<td>2009-01</td>
<td>1</td>
<td>11</td>
<td>Exact None</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
<td>Occupancy unknown, non-season</td>
<td>BLATZ, G./WDFW/SCHM</td>
</tr>
<tr>
<td>2008-07</td>
<td>1</td>
<td>2</td>
<td>Minimum 1</td>
<td>Minimum 2</td>
<td>NA</td>
<td>NA</td>
<td>1</td>
<td>Active, breeding confirmed</td>
<td>BLATZ, G./WDFW</td>
</tr>
</tbody>
</table>

2015
Occupancy / Productivity Observations

Please use the codes at the bottom of the page to record observations in the spaces below. Blank lines are for new sites. New site locations can be reported using GPS coordinates and datum, or shown on the reverse map or a separate custom map.

<table>
<thead>
<tr>
<th>Site # (MM/DD)</th>
<th>Total Nests</th>
<th>Accuracy</th>
<th>Active Nests</th>
<th>Accuracy</th>
<th>Adult Count</th>
<th>Accuracy</th>
<th>Young Count</th>
<th>Accuracy</th>
<th>OCCOBS</th>
<th>Observer/Affiliation</th>
</tr>
</thead>
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<tr>
<td>475-1</td>
<td></td>
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<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

USE THE FOLLOWING SPACE TO:
(1) Describe new nests or breeding locations (please provide tree species and/or nest type and location, nest height, aspect, landowner information, directions to site, etc.).
(2) Update and expand on descriptions of previously reported nests.
(3) Note other conditions that don't fit into the form, such as occupancy by another species.

Occupy Observation/OCCOBS Code
1. Occupancy unknown (visit during non-breeding season)
2. Occupancy unknown, no animals present but breeding sites are new, newly repaired, or contain signs of occupancy by an understudied species
3. Occupied, breeding suspected (adults present but breeding not confirmed)
4. Occupied, active breeding confirmed (incubation, eggs, or audio/visual of target adult/young sign)
5. Occupied, inactive (adults present but not incubating, no eggs or young heard/seen)
6. Unoccupied (no birds, nest unrepairsd)
7. Destroyed
8. Not located
9. Not checked

Accuracy Code
CA Approximate count
MP Midpoint (e.g. 30-40 breeding sites reported as 35 nests)
MN Minimum (e.g. "at least 100 breeding sites")
Blank = Exact count

Printed: Thursday, February 19, 2015 12:51:22 PM
Please return form to: Gretchen Blatz, WDFW Wildlife Program, 600 Capitol Way N. Olympia, WA 98501