Thurston County Open Space Tax Program
2015 Application Process

<table>
<thead>
<tr>
<th>Applicant</th>
<th>Bridget Morris</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address</td>
<td>21608 Hobson Rd. SW, Centralia, WA 98531</td>
</tr>
<tr>
<td>Location of Property</td>
<td>Southwest Thurston County, near Great Wolf Lodge</td>
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<tr>
<td>Acres in Application</td>
<td>9.76 acres (11.05 total acreage)</td>
</tr>
<tr>
<td>Parcel number(s)</td>
<td>12519220100</td>
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A. Site Characteristics & Context
The parcel under consideration totals 11.05 acres with 9.76 acres proposed for the open space –open space tax program. There is a single-family home and several agricultural structures on the property, proposed to be enclosed in a 1.29 acre home site. 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). All surrounding parcels are also zoned RRR 1/5. The Grand Mound Urban Growth Area is located approximately 1 mile 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><strong>TOTAL</strong></td>
<td><strong>3</strong></td>
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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 9.76 acres owned by James and Brigitta Morris as open-space land for current use assessment.

Attachments: 1. Application form
2. Conservation plan (not yet submitted)
3. Site map (not yet submitted)
4. Aerial photo
MASTER APPLICATION

Project: 2014106636 In Date: 09/22/2014
14 123839 VA Open Space

Sub: Open Space-Open Space

Work: Site: 21608 HOBSON RD SW CENTRALIA WA 98531
Parcel: 12519220100
Sanitarian: 3
Applicant: JAMES T & BRIGITTA L MORRIS
Owner: JAMES T & BRIGITTA L MORRIS

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): 12519220100

Subdivision Name (if applicable): Lot #: 

Property Address: 21608 HOBSON RD SW City: CENTRALIA State: WA Zip Code: 98531

Directions to the Property:
Take exit 58 go west on freeway turn left on old Hwy 99, turn left on Hessen Rd, first driveway on left

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
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.

Property Owner(s): Brianna Morris
Mailing Address: 2400 Holson Rd SW
City: Centralia State: WA Zip Code: 98531
Phone #: ___________________ Ext. ___________________ Fax #: ___________________
Cell #: 360-520-1511 E-mail: briannamorris@hotmail.com
Signature:* ___________________ Date: 9/22/14

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)  Brigitte Morris

Mailing Address  22008 Hobson Rd SW
                   Centralia, WA 98531

Day Phone Number(s)  360-580-1811

Tax Parcel Number(s)  125192.20100

General Location of Property

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

2. Total Acreage of Property  11.05

3. Acreage to be Enrolled in Open Space Program

4. What is the Property Currently Used for? Farm - Agriculture

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:

110.5 acres resident home site is 1.25 acres applying for 9.76 acres under farm - agricultural conservation.
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)

# Acres

______ a. Archaeological Sites

9.76 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: 9/22/14  OWNERS: Brigitte More  

SUBSCRIBED and SWORN to before me this 22nd day of September, 2014.

Mandy L. Everett  
Notary Public in and for the State of Washington, residing in Grays Harbor
My property is listed as having 11.05 total acres. Of those 11.05 acres, 1.29 acres is carved out for my homesite and the remaining 9.76 acres is what I am applying for open spaces agriculture conservation.

I have previously put up fences and will maintain those fences if there comes a time when I will have farm animals on my property. Currently there are separate fields divided by those fences which will remain unchanged.

The fields have previously been used as pasture for farm animals, but could also be used to create hay. In order to keep those fields as usable I will periodically remove trees and brush as needed to keep the land clear and able to use for future farm purposes.
Thurston County makes every effort to ensure that this map is a true and accurate representation of the work of County government. However, the County and all related personnel make no warranty, expressed or implied, regarding the accuracy, completeness or convenience of any information disclosed on this map. Nor does the County accept liability for any damage or injury caused by the use of this map.

To the fullest extent permissible pursuant to applicable law, Thurston County disclaims all warranties, express or implied, including, but not limited to, implied warranties of merchantability, data fitness for a particular purpose, and non-infringements of proprietary rights.

Under no circumstances, including, but not limited to, negligence, shall Thurston County be liable for any direct, indirect, incidental, special or consequential damages that result from the use of, or the inability to use, Thurston County materials.

Map Created by NMB 2/26/2015

THURSTON COUNTY
Section 19
Township 15 North
Range 2 West

Parcels Boundaries
12519220100
Sections

1 inch equals 800 feet
Aerial Photography taken July 2012