A. Site Characteristics & Context
The parcel under consideration totals 4.98 acres with 4.39 acres proposed for the open space –open space tax program. There is a paved athletic track on the property, and some recreational facilities (such as a baseball backstop) are currently under construction. The approximately 0.6 acre portion of the property not included in this application is proposed to continue in the Assessor’s Agricultural classification. The entire parcel was previously in the Open Space-Agricultural tax program administered by the Assessor’s office. Presently, only a portion of the parcel is utilized for agricultural use and remains eligible for classification under the Assessor’s program. The remaining portion may qualify for the open space-open space tax program. The property owners are applying for a high priority classification of Private Recreation Area and Urban Growth Area Open Space with partial public access. The zoning of the site is Single Family Residential 4 (R-4). The surrounding properties are also zoned R-4. This property is located within the City of Olympia Urban Growth Area.

B. Public Benefit Rating System
1. For which Priority Resources categories does the property qualify?
   - Urban Growth Area Open Space
   - Private Recreation Areas
2. Which public access category has the property owner agreed to?
   - Partial Access
3. Does a conservation easement or historic easement apply to the property?
   - No conservation or historic easement
4. **Summary of Public Benefit rating:**

<table>
<thead>
<tr>
<th>Category</th>
<th>Points</th>
</tr>
</thead>
<tbody>
<tr>
<td>Private Recreation Areas</td>
<td>3</td>
</tr>
<tr>
<td>Urban Growth Area Open Space</td>
<td>3</td>
</tr>
<tr>
<td>Public Access: Partial Access</td>
<td>1</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>7</strong></td>
</tr>
</tbody>
</table>

5. **Estimated tax shift:**
The property is eligible for 7 points under the Thurston County Public Benefit Rating System, qualifying the property for a 70% 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, for the Urban Growth Area Open Space designation. 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.

D. **Recommendation**
   Staff recommends approval of classification of 4.39 acres owned by Gospel Outreach of Olympia 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
MASTER APPLICATION

Project: 2015100173  
In Date: 01/12/2015  
15 100486 VA Open Space  

Sub: Open Space-Open Space  
Work:  
Site: 2031 SOUTH BAY RD NE OLYMPIA WA 98506  
Parcel: 11807230306  
Sanitarian: 1  
Applicant: GOSPEL OUTREACH OF OLYMPIA  
Owner: GOSPEL OUTREACH OF OLYMPIA  

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>11807230306</th>
</tr>
</thead>
<tbody>
<tr>
<td>Subdivision Name (if applicable):</td>
<td></td>
</tr>
<tr>
<td>Property Address:</td>
<td>2017 South Bay Rd NE</td>
</tr>
<tr>
<td>Directions to the Property:</td>
<td></td>
</tr>
</tbody>
</table>

Property Access Issues (locked gate, code required, dogs or other animals): [ ] No  [ ] Yes  
If yes, Describe: [ ] Please call 360-507-1239 if site visit required.  
OWNER IS RESPONSIBLE FOR SECURING ANIMALS BEFORE SITE VISIT.

DESCRIPTION OF PROJECT PROPOSAL  
Application for classification of 4.39 acres in Urban Growth Area in Open Space Private Recreation.
Thurston County Permit Assistance Center
Master Application
Page 2 of 2

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): Gospel outreach of Olympia, Inc.
Mailing Address: 1925 South Bay Road NE
City: Olympia State: WA Zip Code: 98506
Phone #: 360-507-1239 Ext. Fax #: 
Cell #: E-mail: 
Signature:* Date: 1-9-15

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

Point of Contact: Glenn Martucci, Secretary
Mailing Address: 1925 South Bay Road NE
City: Olympia State: WA Zip Code: 98506
Phone #: 360-507-1239 Ext. Fax #: 
Cell #: E-mail: 
Signature:* Date: 1-9-15

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)  Gospel Outreach of Olympia, Inc.
Mailing Address  1925 South Bay Road NE
                 Olympia, WA 98506
Day Phone Number(s)  360-507-1239
Tax Parcel Number(s)  11807230306
General Location of Property  2017 South Bay Road NE
PTN SW 1/4, NW 1/4, S7, T18N, R1W, W.M.  (Full Legal Description Attached as Exhibit "A")

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

2. Total Acreage of Property  4.98

3. Acreage to be Enrolled in Open Space Program  4.39

4. What is the Property Currently Used for?  Open Space Private Recreation in UGA

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:
The playground/open space area is utilized by students of the Gospel Outreach School and Church members.
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>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>4.39</td>
<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>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>_______</td>
<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>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>_______</td>
<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)).
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: 11/9/15

OWNERS: 

Gospel Outreach of Olympia, Inc.

Vice President

SUBSCRIBED and SWORN to before me this 9th day of January, 2015.

Deanna L. Gonzalez
Notary Public in and for the State of Washington, residing in Thurston County
February 17, 2015

Thurston County Development Services
Resource Stewardship
Attn: Andrew Deffobis
Building #1, 2nd Floor
2000 Lakeridge Drive SW
Olympia, WA 98502-6045

Re: Open Space Application Narrative

Dear Mr. Deffobis:

This office represents Gospel Outreach of Olympia, Inc. in their application for Open Space for tax parcel no. 11807230306 located at 2017 South Bay Road NE, Olympia, Washington. My client has requested I submit to you narrative information related to the application, which is below for your convenience.

Narrative

The City of Olympia 2011-16 Capital Facilities Plan has stated both “the need and challenge” to find land in northeast Thurston County to allow for athletic fields, picnic shelters, and other outdoor amenities to offer people a quality experience to meet their recreational, physical, and social needs.

The 4.39 acres of land in the Olympia Urban Growth Area borders South Bay Rd. to the east and the 20th Avenue Subdivision neighborhood to the west, and has allowed outdoor recreation facilities since 1995. The existing grounds and ball fields have been recently improved and upgraded to provide for the conservation and maximum outdoor recreation potential of this land.

The same firm which designed the grounds for Percival Landing and the Children’s Hands-On Museum in Olympia has designed the landscaping improvements. The design ensures the recreation property is consistent with Thurston County/Olympia UGA values adding both functional and scenic value to the community. Gospel Outreach has established an agreement with the adjacent home owners association to provide neighborhood access through an existing access easement.

Facilities are available for volleyball, baseball, and soccer. A six foot wide paved trail circles the athletic fields and will wind through berms planted with meadow grass and wild flowers.
Deciduous and coniferous trees border the property to partially screen and visually enhance the scenic beauty from the adjacent subdivision neighborhood and South Bay road. A sheltered play area is proposed to allow outdoor activity during winter and a shaded area for summer months.

The goal for the property is to conserve the land into perpetuity as recreational with a natural Pacific Northwest aesthetic scenic value.

Should you have any questions or concerns, please do not hesitate to contact this office.

Sincerely,

[Signature]

Richard G. Phillips, Jr.

Cc: Gospel Outreach of Olympia, Inc.