Thurston County Open Space Tax Program
2015 Application Process

<table>
<thead>
<tr>
<th>Applicant</th>
<th>Dennis and Patricia Welchert</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address</td>
<td>7431 Spurgeon Creek Rd. SE, Olympia 98513</td>
</tr>
<tr>
<td>Location of Property</td>
<td>East-central Thurston County, south of Pattison Lake</td>
</tr>
<tr>
<td>Acres in Application</td>
<td>25.03 acres (26.03 total acreage)</td>
</tr>
<tr>
<td>Parcel number(s)</td>
<td>11711130000 and 11711130100</td>
</tr>
</tbody>
</table>

A. Site Characteristics & Context
The two parcels under consideration total 26.03 acres with 25.03 acres proposed for the open space–open space tax program. There is a single family home, garage, and other accessory structures on a one-acre area proposed to be excluded from open space classification in a designated 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 McAllister Geologically Sensitive Area (MGSA). The surrounding parcels are also zoned MGSA. The City of Lacey Urban Growth Area is located approximately one-half mile to the 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>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 25.03 acres owned by Dennis and Patricia Welchert 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
THURSTON COUNTY
WASHINGTON
SINCE 1852

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

<table>
<thead>
<tr>
<th>Project: 2014102295</th>
<th>Date: 06/02/2014</th>
</tr>
</thead>
<tbody>
<tr>
<td>14 111444 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: 7431 SPURGEON CREEK RD SE OLYMPIA WA 98513</td>
<td></td>
</tr>
<tr>
<td>Parcel: 11711130000,11711130100</td>
<td></td>
</tr>
<tr>
<td>Applicant: DENNIS H &amp; PATRICIA L WELCHERT</td>
<td>Owner: DENNIS H &amp; PATRICIA L WELCHERT</td>
</tr>
</tbody>
</table>

DATE STAMP

THURSTON COUNTY RECEIVED
JUN - 2 2014
DEVELOPMENT SERVICES

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): 11711130000 11711130100

Subdivision Name (if applicable): ________________________________
Lot #: ________________________________

Property Address: 1431 SPURGEON CRK City: OLYMPIA State: WA Zip Code: 98513

Directions to the Property: ________________________________

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 - OPEN SPACE - FARM & AGRICULTURAL CONSERVATION LAND - (FACTL)

Revised 8-13
Form No. MA001
**Property Owner(s):**  
Deann Patty Welchert

**Mailing Address:**  
PO Box 80516

**City:**  
State: WA  
Zip Code: 98516

**Phone #:**  
360 239 4781  
Ext.  
Fax #:  
360 413 0064

**Cell #:**  
E-mail: NWSP Welchert B@WSN.com

**Signature:*  
Deann Welchert  
Date: 6/2/14

**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.

Revised 8-13  
Form No. MA001
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)  
DENNIS + PATTY WELCHERT

Mailing Address  
7431 Spurgeon Ck Rd  
OLYMPIA, WA 98513

Day Phone Number(s)  
360-231-4421  
e.mail-NWSPWelchert8@msn.com

Tax Parcel Number(s)  
171135000  171135000

General Location of Property  
SE Olympia, SW 1/4 of NE 1/4, Section 11, T11N, R. 1W, WM.

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

2. Total Acreage of Property  24.11

3. Acreage to be Enrolled in Open Space Program  24.11

4. What is the Property Currently Used for?  Grazing for livestock

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

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

24.11  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 homsite).

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: 5-12-14

OWNERS:

[Signature]

DATE SUBSCRIBED and SWORN to before me this [22] day of May, 2014.
DENNIS AND PATTY WELCHERT  
7431 SPURGEON CRK RD. SE OLYMPIA 98513

OUR 26.11 ACRES IS IN TWO PARCELS ONE PARCELL IS 10 ACRES THE OTHER PARCELL IS 16.11 ACRES. THE 10 ACRES IS ALL PASTURE WITH SOME TREES ON THE PROPERTY LINE TO THE SOUTH. IT IS ALSO CROSSED FENCED FOR ROTATION OF LIVESTOCK GRAZING.

THE 16.11 ACRES IS MOSTLY PASTURE EXCEPT WHERE THE HOUSE AND OUT BUILDINGS ARE APPROX 2 ACRES. THERE IS A BARN DIRECTLY BELOW THE HOUSE. THE BARN IS USED FOR SHELTER OF ANIMALS AND STORAGE OF HAY. CLOSE TO THE BARN IS A WELL HOUSE FOR WATERING OF PASTURE AND FOR DRINKING WATER FOR THE ANIMALS.

OUT BACK ON THE 16 ACRES IS SHED FOR STORAGE OF TRACTORS, IMPLEMENTS FOR TRACTORS AND WORK AREA FOR REPAIRS ON EQUIPEMENT. THE REMAINDER OF LAND IS PASTURE WITH TREES HERE ANDS THERE.

DENNIS WELCHERT  
PATTY WELCHERT