

REGULAR MEETING AGENDA
PIERCE COUNTY PLANNING COMMISSION
Tuesday, March 26, 2019, 9:30 A.M.
Public Hearing Room, 2401 So. 35th St., Tacoma

I. CALL TO ORDER

II. MINUTES

Adoption of Minutes from February 26, 2019

III. PUBLIC HEARINGS

2019-2024 Transportation Improvement Program

Review of the approved 2019-2024 Transportation Improvement Program (TIP) and 2019 Annual Road Program to consider proposed amendments to the TIP and 2019 Annual Road Program.

Contact: Letticia M. Neal, P.E., Transportation Improvement Manager, 253-798-7041

Current Use Cases

Case No: OS6-18 (Farm & Ag Transfer)

Applicant: LaFaye Napora

Location: 39220 Meridian East, Eatonville vicinity in the NE ¼ of the SE ¼ of Section 4, Township 16N, Range 4E, W.M.

Case No: OS7-18 (Farm & Ag Transfer)

Applicant: Arlene Marguerite

Location: 12105 47th Avenue East, Summit vicinity in the NW ¼ of the SE ¼ of Section 12, Township 19N, Range 3E, W.M.

Case No: OS8-18 (Open Space Re-Rate)

Applicant: David Koroski

Location: 30915 137th Street East, Burnett vicinity in the NE ¼ of the SE ¼ of Section 15, Township 19N, Range 6E, W.M.

Case No: OS10-18 (Open Space Re-Rate)

Applicant: Jerry L. & Susan L. Bourlet

Location: 1608 141st Street Court East, Spanaway vicinity in the NW ¼ of the SW ¼ of Section 17, Township 19N, Range 3E, W.M.

Case No: OS12-18 (Farm & Ag Transfer)

Applicant: Danny F. & Judy A. Zurfluh

Location: 8416 320th Street East, Eatonville vicinity in the NE ¼ of the NE ¼ of Section 17, Township 17N, Range 4E, W.M.

Contact: Chad Williams, PPW Planning Division, 253-798-3683

IV. OTHER BUSINESS

V. ADJOURNMENT

NOTE: The Planning Commission is principally an advisory board to the Pierce County Council. Actions taken by the Planning Commission on almost all agenda items will be forwarded to the County Council as a recommendation for its consideration and final action.

Questions should be directed to the Planning staff at the Pierce County Public Services Building, 2401 So. 35th Street, Tacoma, WA 98409, or by calling 253-798-7156.

How to get information on what is being proposed. A brief staff presentation on the issue precedes most public hearings. Additionally, staff reports and proposed ordinances or resolutions are available in advance of the hearing. If you have questions, use part of your speaking time to ask the question and the Chair will ask staff to respond. Staff members are available before and after the hearing to answer questions or you may call them.

Written comment. Please send or submit your written comments to the Pierce County Planning Commission, 2401 So. 35th Street, Tacoma, WA 98409, or email comments to danica.williams@piercecountywa.gov. If you wish your comments to be distributed to the Commission in advance of a hearing, comments must be received by the Clerk of the Commission in the Planning Office a week before the hearing. If you want to deliver your written comments at the public hearing, please provide ten (10) copies to the Clerk of the Commission.

Sign in. Clearly PRINT your full name, address (ZIP included), and indicate if you wish to speak. People who sign in are called upon first. Please indicate if you are speaking as a representative of a group.

County Council information. For details about testifying before the County Council, please contact that office at 253-798-7777.

**MINUTES OF REGULAR MEETING
PIERCE COUNTY PLANNING COMMISSION**

Tuesday, February 26, 2019, 9:30 A.M.
Public Meeting Room, 2401 So. 35th St., Tacoma

MEMBERS PRESENT

Sharon Benson, Chair
Julie Williams
Jon Higley
Jeff Brown
Sharon Hanek
Kevin Rau

MEMBERS ABSENT

Jon Higley, unexcused

Clerk: Danica Williams, PPW-PALS

CALL TO ORDER

The meeting was called to order at 9:45 a.m. Roll was called and a quorum was present. Copies of all staff reports and related documents under review were made available. No members of the public were in attendance. Two staff from the Assessor Treasurer were present for questions.

Approval of Minutes

A motion was made (Brown/Williams) to adopt the minutes of August 28, 2018, as presented. Motion passed unanimously.

A motion was made (Brown/Williams) to adopt the minutes of January 9, 2019, as presented. Motion passed unanimously.

A motion was made (Brown/Williams) to adopt the minutes of January 16, 2019, as presented. Motion passed unanimously.

A motion was made (Brown/Williams) to adopt the minutes of January 23, 2019, as presented. Motion passed unanimously.

A motion was made (Brown/Williams) to adopt the minutes of January 30, 2019, as presented. Motion passed unanimously.

Current Use Assessment

Chad Williams, Senior Planner, presented staff reports on the following cases.

Case No: OS1-18 (Farm & Ag Transfer), Scott & Sonja Nall

Proposal is to transfer 16.03 acres of a two parcel 17.03-acre site from Current Use Farm & Ag to Current Use Open Space. The site is located at 4305 227th Avenue Court East, Buckley vicinity in Council District 1. The site qualifies with four High Priority Resources. Property qualifies for bonus points as two properties, one to the west and one to the east are in the current use farm and ag program. In addition, the property to the south is in current use open space. Staff recommends a total of 20 points on 17.03-acre site with 1 acre set aside for existing residential uses.

Case No: OS2-18 (Farm & Ag Transfer), Peter & Laura Karlin

Proposal is to transfer 9.14 acres of a 10.14-acre parcel from Current Use Farm & Ag to Current Use Open Space. The site is located at 31919 Webster Road East, Eatonville vicinity in Council District 3. The site qualifies with three High Priority Resources. Qualifies for bonus points with one property to the west in the farm and ag program and one property to the east that is in the current use and open space program. Properties have required resources for continuation of open space corridor. Staff recommends approval of 20 points of the 10.14-acre site with 1 acre set aside for existing residential uses.

Case No: OS4-18 (Farm & Ag Transfer), Austin Summers LLC

The applicant is proposing to transfer 19 acres of a 20-acre parcel from Current Use Farm & Agriculture to Current Use Open Space. The site is located at 26116 126th Avenue East, Graham vicinity in Council District 3. The site qualifies with three High Priority Resources. Open space parcels to the north and south are both enrolled in the farm and ag program. Properties have required resources for continuation of open space corridor. Staff recommends approval with a total of 20 points on the 20-acre site with one acre set aside for existing residential uses.

Case No: OS5-18 (Farm & Ag Transfer), Eatonville 10212 LLC

The applicant is proposing to transfer 5.51 acres of a 9.51-acre parcel from Current Use Farm & Agriculture to Current Use Open Space. The site is located at 10212 Eatonville Highway East, Eatonville vicinity in Council District 3. The site qualifies with three High Priority Resources. Wooded buffer will help allow for separation from increasing density to the east as the city of Eatonville increases. The site is eligible for 15 points on 5.51-acre site with 4 acres set aside for existing residential uses.

Case No: OS3-18 (DFL Transfer), Robert & Patricia Wittner

The applicants are proposing to transfer 4.74 acres of an 8.03-acre site from Designated Forest Land to Current Use Open Space. The site is located at 27713 Lower Burnett Road East, Buckley vicinity in Council District 1. The site qualifies with four High Priority Resources. Bonus category parcel to the north, west, and east are in the designated forest land program. They contain required resources for continuation of open space corridor. Staff recommends approval of 20 points on the 4.74-acre site with 3.29 acres excluded for non-open space uses.

DISCUSSION

- Clarification: Concerns about maintaining ag lands. Is this for tax purposes only? Does it remove them from being ag land? Answer: There is an option to maintain farm conservation land and makes it easier to get back into the program.
- Amend OS5-18 and remove South Creek from the staff report. The qualifier there is the habitat around the wetland and wetland is noted which will get fish and wildlife points. Planner, Chad Williams, will make sure everything is clarified before it goes to council.
- Discussion regarding how taxes and tax breaks work and how to return to farming if necessary or desired.

PUBLIC TESTIMONY

None

MOTION

A motion was made (Brown/Williams) to recommend approval of applications OS1-18, OS2-18, OS3-18, OS4-18, and OS5-18 as presented. Motion passed unanimously.

ELECTION OF OFFICERS

A motion was made (Brown/Williams) to nominate Sharon Benson as Chair. No other nominations. Motion passed unanimously.

A motion was made (Williams/Jerkovich) to nominate Jeffrey Brown as Vice Chair. No other nominations. Motion passed unanimously.

A motion was made (Brown/Hanek) to nominate Julie Williams as Secretary. No other nominations. Motion passed unanimously.

ADJOURN

The meeting adjourned at 10:21.

DRAFT



March 26, 2019

STAFF REPORT

TO: Pierce County Planning Commission
CONTACT: Brian D. Stacy, P.E., County Engineer *BDS*
SUBJECT: Pierce County “2019-2024 Transportation Improvement Program (TIP)”

DESCRIPTION OF PROPOSAL:

The approved 2019-2024 Transportation Improvement Program (TIP) and the 2019 Annual Road Program is a planning and programming document prepared by Pierce County Planning & Public Works that identifies the scope, timing, and funding for public road projects including corridor studies, new construction, signalization, drainage, road widening, lane additions, channelization, rail crossings, and bridge construction.

ACTION REQUESTED OF THE COMMISSION:

1. Recommendation to the County Council to adopt the proposed amendments to the 2019-2024 TIP and the 2019 Annual Road Program as presented in Exhibit A (attachment).

OBJECTIVES OF THE PROPOSAL:

1. To amend the 2019-2024 TIP and the 2019 Annual Road Program to meet legal requirements associated with the programs to assure Pierce County has available current plans for a coordinated transportation improvement effort that includes all projects regardless of the availability of funding.

LEGAL STANDARDS FOR APPROVAL:

1. Pursuant to RCW 36.81, the 2019-2024 Six-Year TIP, and 2019 Annual Road Program have been legally adopted by the Pierce County Council.
2. Pursuant to RCW 36.70.520, the Planning Commission is to review the proposed amendments to 2019-2024 Six-Year TIP, and 2019 Annual Road Program and make recommendations to the County Council concerning these amendments.

SUBJECT: Pierce County Planning & Public Works “2019-2024 Transportation Improvement Program”.

PUBLIC HEARING DATE: March 26, 2019

ISSUES AND ANALYSIS:

1. Environmental Documentation

Pursuant to WAC 197-11-704, adoption of the 2019-2024 TIP is a non-project action. Pursuant to WAC 197-11-800 (15) and (19) [SEPA Rules, Part Nine, Categorical Exceptions], the 2019-2024 TIP is Categorically Exempt from threshold determination and further environmental documentation. Individual projects listed in the 2019-2024 TIP will undergo project-specific environmental review

2. Potential Benefits of the Proposal

Promote and maintain the health, safety, and welfare of the residents of Pierce County by providing, maintaining, and enhancing public roads, bridges, drainage, rail crossings, and facilities in Pierce County.

Canyon Road East is listed as a “Premier” project in the Mid-County Community Plan. This project is critical to the completion of the Canyon Road East corridor that will serve both the Frederickson and Port of Tacoma Regional Manufacturing Industrial Centers. The completion of the corridor will improve safety, increase capacity, and enhance connectivity to the Port of Tacoma and capitalize on the SR 167 Completion or “Gateway” Project.

NOTICE:

A notice of public hearing before the Pierce County Planning Commission was advertised on March 12, 2019, in the “The News Tribune”. This notice meets the requirements for providing public notice under RCW 36.70.

COMMISSION ACTION:

The Planning Commission may recommend that the County Council:

1. **Approve, or**
2. **Approve with Modifications, or**
2. **Reject, any of the amendments, in whole, or in part, based upon findings as to the relationship with applicable provisions of the Pierce County Comprehensive Plan.**

Exhibit “A”



2019-2024 TRANSPORTATION IMPROVEMENT PROGRAM

Project Title: C ST S - ADA IMPROVEMENTS	Project Phase	Prior Expend.	2019 ANNUAL PROGRAM					2020 Future Allocation				2021 Future Allocation				2022- 2024 Future Allocation				2019 - 2024 TOTAL
			Revenue Sources in \$1,000's					Revenue Sources in \$1,000's				Revenue Sources in \$1,000's				Revenue Sources in \$1,000's				
			Local	Federal	State	Other	2019 Total	Local	Federal	State	Other	Local	Federal	State	Other	Local	Federal	State	Other	
Limits: -Wheeler St S to 112 St S Scope Description: -Replace existing curb ramps and construct sidewalk to fill existing gaps Other project information: Priority Group: NM Work Class: 3 CRP: 5860 Est. Total Cost: 580 Map ID: 688 Fully funded: Yes Map Page No.: 5 Council District: 6 Length (miles): 0.60 Elements: G	PE																			
	FE	114																		
	ROW																			
	CON	465	1	CRF		1	CS													2
	Total	579	1			1														2
Project Title: C ST S / TULE LAKE RD S Limits: -Intersection Scope Description: -Install traffic signal and provide turn lane(s). Other project information: Priority Group: TSIP Work Class: 6 CRP: Map ID: 582 Est. Total Cost: TBD Map Page No.: 5 Fully funded: No Council District: 6 Length (miles): 0.10 Elements: F,G,I	PE													1	CRF					1
	FE																			
	ROW																			
	CON																			
	Total														1			1		
Project Title: CANYON RD E Limits: - 72 St E to Pioneer Wy E Scope Description: -Widen and reconstruct roadway to provide additional lane(s). Other project information: Priority Group: CAP Work Class: 2 CRP: 5903 Est. Total Cost: TBD Map ID: 470 Fully funded: No Map Page No.: 4 Council District: 5 Length (miles): 0.96 Elements: A,B,D,F,G,H,J	PE		125	TIF												1	CRF			126
	FE																			
	ROW																			
	CON																			
	Total			125											1			1		



Planning and Public Works

Leticia Neal, P.E.

leticia.neal@piercecountywa.gov, Ext. 7041

Canyon Road East (72 St E to Pioneer Wy E), CRP 5903

Background: Canyon Rd E is a major arterial corridor that serves the Pierce County Community by providing a major access to State Route 512, businesses, high density residential, and to the Frederickson Regional Manufacturing Industrial Center.

Problem: This section of Canyon Rd E is two-lanes with gravel shoulders and open drainage. The illumination is sporadic at best and non-existent in most locations except at the signalized intersection of 72nd St E and Pioneer Way E. This section of Canyon Rd E continues to experience growth. There are planned roadway capacity improvements to Canyon Rd E already underway to the south and north of this project. This section will need to be widened to accommodate future increased traffic.

Solution Strategy: Widen Canyon Rd E from 72nd St E to Pioneer Way E to a five-lane roadway cross section including paved shoulders, non-motorized facilities, roadway illumination, drainage, interconnect to the existing traffic signal system at the intersection of Canyon Rd E and 72 St E and the intersection of Canyon Rd E and Pioneer Way E. This project will complete the gap between planned improvements to the south and the north and is vital to the Canyon Road Northerly Extension project.

Funding Source: Local (Traffic Impact Fees).

Cost Estimate: TBD. **Project Duration:** Preliminary Engineering begins 2019.

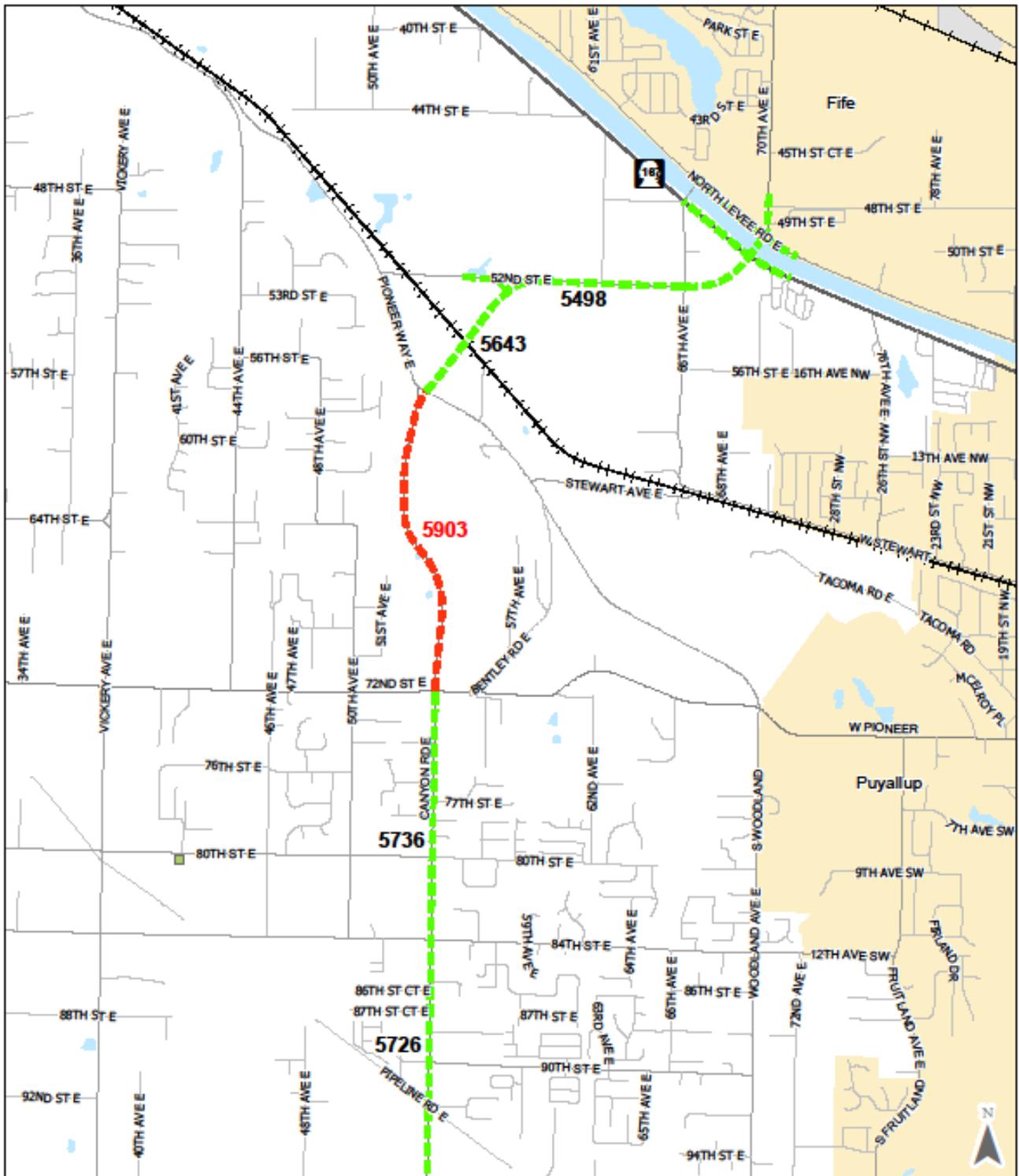


(Canyon Road East, Looking South)



Canyon Road East (72 St E to Pioneer Way E)

CRP 5903





STAFF REPORT

Date: March 26, 2019
To: Pierce County Planning Commission
From: Chad R. Williams, Senior Planner
Subject: Current Use Assessment Case No. OS6-18
Applicant: LaFaye Napora

Summary: The applicant is proposing to transfer 40.0 acres of this parcel from Current Use Farm & Agriculture to Current Use Open Space. The site is located at 39220 Meridian East, Eatonville vicinity in Council District 3. The site qualifies with five High Priority Resources.

Tax Parcel Description: **0416044002**; N 1/2 OF N 1/2 OF SE CURRENT USE RCW 84.34 AGRI 40 ACS 1990 OS 89-000 DC3403CA 4/10/91BO EXC RD

Date of Site Visit: March 1, 2019

Physical Characteristics of Property: The easterly half of this site is relatively flat, contains two ponds and a regulated waterway. The westerly 16 acres is heavily wooded with a combination of evergreens and hardwoods and slopes from west to east. The balance of the property is in pasture with the exception of two small stands of evergreens.

General Characteristics of Surrounding Area: North: Wooded; South: Residential/Wooded; East: Residential; West: Residential/Wooded

Public Benefit Rating System Program Eligibility: Please see Pierce County Code 2.114 for specific requirements.

A review of the submitted application identifies five High Priority Resources: Agricultural Land, Fish & Wildlife Habitat Conservation Areas, Streams, Wetlands and Wooded Areas. A maximum of 15 resource points is allowed for any one application. A review of these resources according to the eligibility criteria follow here.

Eligible Resource Categories:

1. *High Priority Resources*

- a. *Agricultural Lands*** – The United States Department of Agriculture, Soil Conservation Service’s 1979 Soil Survey of Pierce County Area, Washington identifies one prime agricultural soil present on 98% of this site: Kapowsin gravelly loam. Therefore, the property qualifies for five high priority resource points.

- c. *Fish and Wildlife Habitat Conservation Areas*** – This site contains one polygon identified by Pierce County as a habitat conservation area related to the freshwater pond/wetland and regulated stream. Therefore, the site qualifies for five high priority resource points.

- f. *Streams*** – The site contains two unnamed regulated Pierce County waterways. The northerly stream drains to the north and eventually into Tanwax Creek. The southerly stream flows south and eventually into Ohop Creek. Therefore, the site qualifies for five high priority resource points.

Bonus Category:

4. *Provides Linkage of Open Space Parcels.*

- a.** The subject property abuts another parcel which currently provides a high or medium priority resource and when both are left undeveloped, create a corridor.

- b.** The subject parcel must abut a parcel of land which is already in the current use assessment program or is subject to a conservation easement or restrictive covenant as such is defined above.

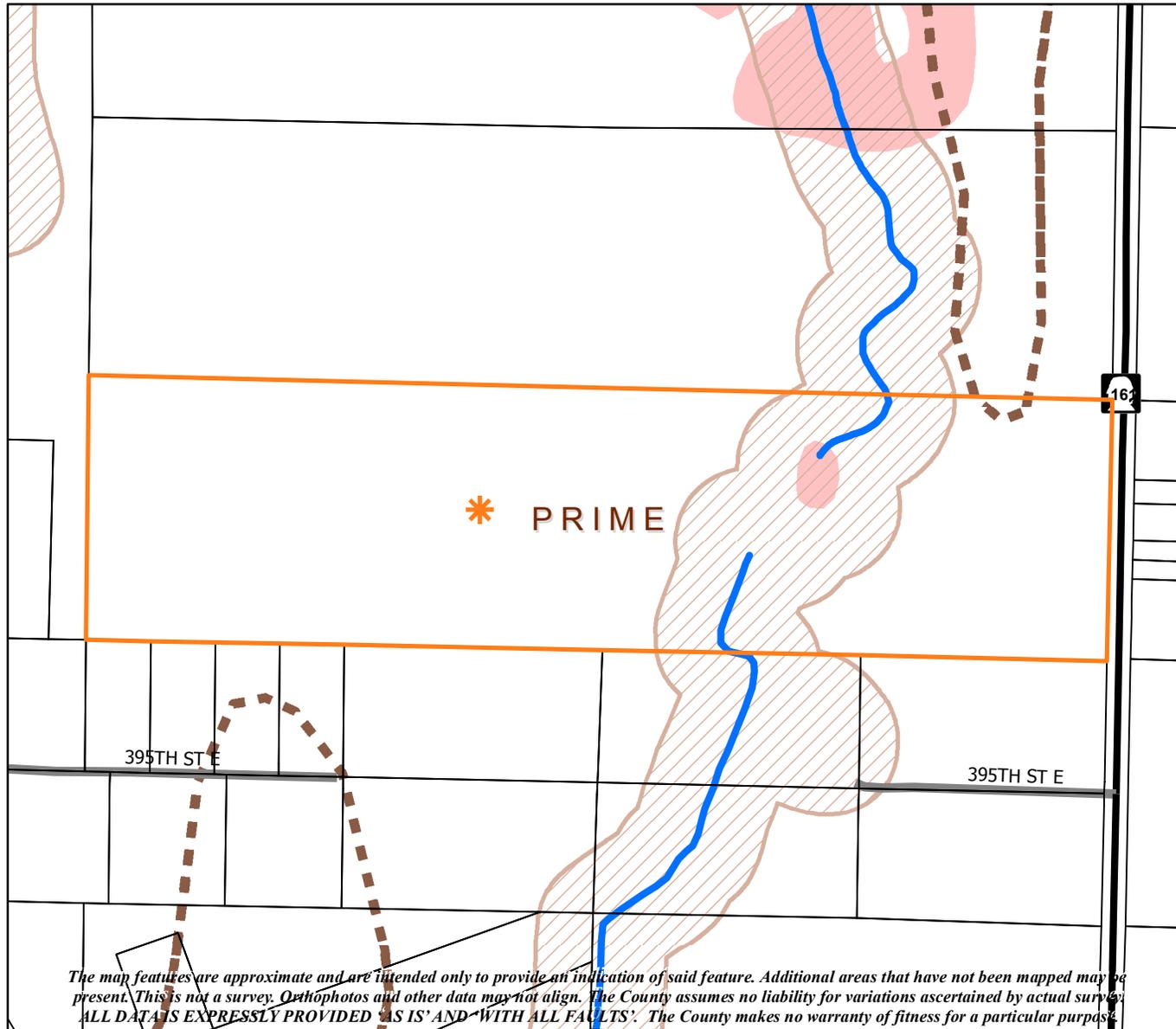
This property abuts a parcel to the north (0416041000) that is presently enrolled in the Designated Forest Land program and a parcel to the west (0416042703) that is in the Current Use Farm & Ag program. These properties contain the required high priority resource to qualify for the continuation of an open space corridor. Therefore, the site qualifies for bonus points.

Attributes Supporting Current Use Assessment: The site is eligible for the maximum allowable Priority Resource points: 15 and the site is eligible for five Bonus points for a total of 20 points on the 40.00-acre site.

CW:dw

N:\Long Range Planning\CUA\Staff Reports\CUOS2018\OS6-18SR.docx

OS6-18 Napora



Map Legend

Subject Parcel

Tax Parcels

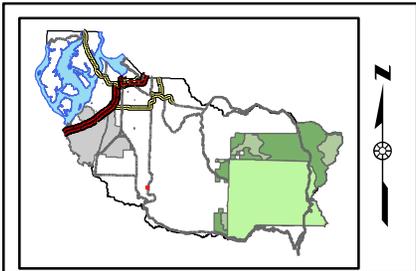
- Base Parcel
- Condominium
- Other

Hydro - Centerlines

- Stream
- Piped Stream Sections
- Possible FW Habitat Areas
- National Wetlands Inventory
- Soils

Map Document:
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Scale 1:5,000

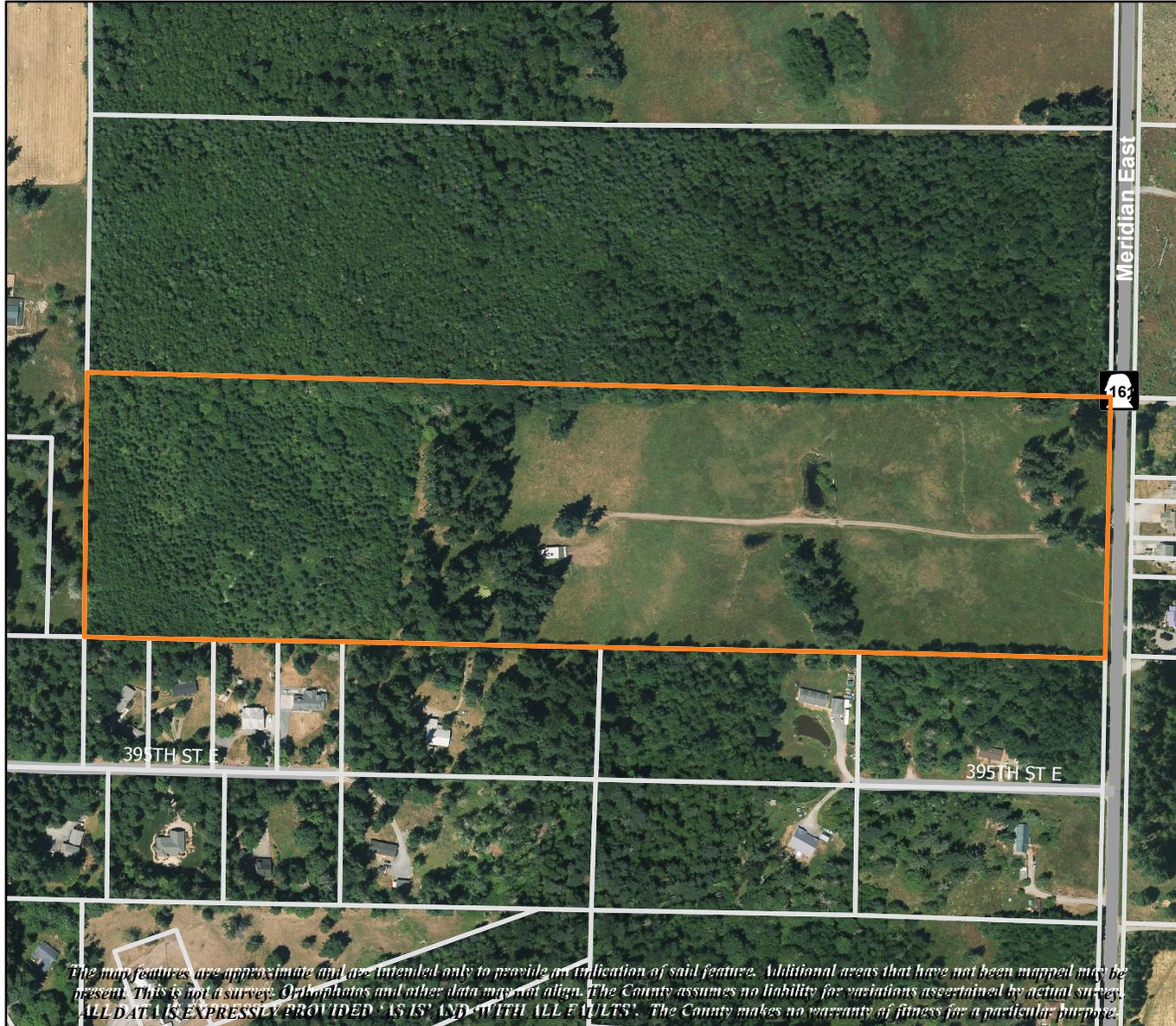


Pierce County

December 12, 2018

The map features are approximate and are intended only to provide an indication of said feature. Additional areas that have not been mapped may be present. This is not a survey. Orthophotos and other data may not align. The County assumes no liability for variations ascertained by actual survey. ALL DATA IS EXPRESSLY PROVIDED 'AS IS' AND 'WITH ALL FAULTS'. The County makes no warranty of fitness for a particular purpose.

OS6-18 Napora



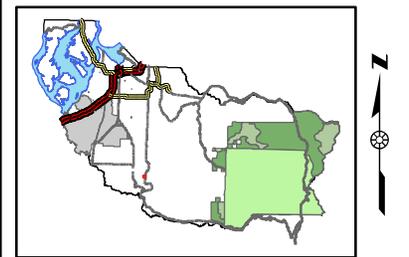
Map Legend

 Subject Parcel

Orthophoto Date: Summer 2017

Map Document:
H:\mxd\williams\CUOS2018\OS6-18_ortho.mxd

Scale 1:5,000



 **Pierce County**

February 27, 2019

The map features are approximate and are intended only to provide an indication of said feature. Additional areas that have not been mapped may be present. This is not a survey. Orthophotos and other data may not align. The County assumes no liability for variations ascertained by actual survey. ALL DATA IS EXPRESSLY PROVIDED 'AS IS' AND 'WITH ALL FAULTS'. The County makes no warranty of fitness for a particular purpose.



056-18

3/1/2019

\$ 1200.00
App. Fee

PIERCE COUNTY
APPLICATION FOR CLASSIFICATION OR RECLASSIFICATION
AS OPEN SPACE FOR CURRENT USE ASSESSMENT
RCW 84.34

056-10 Took Original to
Chad 7-18-18
PIERCE COUNTY PLANNING
& LAND SERVICES

JUL 18 2018

File With the County Legislative Authority

Name of Owner(s) La Faye Napora
Mail Address: 11226 North Clearlake Rd East
Eatonville, WA 98328
E-Mail: None
Is the property gated? If so, provide code: yes (Pad lock)

A site visit must be scheduled for approval
List two phone #s where you can be reached
360 832 4413 253 282 664

Parcel Number(s) 0416044002
Property Location Address: XXX 395th St E Pierce County, WA 98328

- Is the property within city limits? Yes ___ No X If yes, which city? _____
- Legal Description: Sec. 04 Township 16 Range 04 Quarter 41 N 1/2 of N 1/2 of SE Current use
RCW 84.34 AGRIC 40 ACS 1990 OS 89000 DC 3403CA 4/10/91 BO Exe Rd
- Total Acres of Parcel(s) 40 Acres Excluded from Open Space None
- Detailed description of the excluded area (if any)

- Is the land subject to a lease or agreement which permits any other use than its present use? Yes ___ No X

If yes, attach copy of the lease agreement.

- Is the land subject to any easements? Yes ___ No X

If yes, describe the type of easement, the easement restrictions and the length of the easement.

- Describe the present use of the land.
Farming - Raising cattle - cows + calves

- Describe the present improvements located on the land (house, barn, garage, etc)
50 yr old Barn

• If applying for the farm and agricultural conservation land category, provide a detailed description below about the previous use, the current use, and the intended future use of the land.

- Include a map or drawing. See instructions on last page.

- Is this a reclassification (transfer) from another tax classification? If yes, complete the Change form also. (64 0060 or 64 0038) yes

NOTICE:

The county and/or city legislative authorities may require owners to submit additional information regarding the use of the land.

STATEMENT OF ADDITIONAL TAX, INTEREST AND PENALTY DUE UPON REMOVAL OF CLASSIFICATION

1. 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" 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% will be applied to the additional tax and interest if the classified land is applied to some other use except through compliance with the property owner's request for withdrawal as described in RCW 84.34.070(1).
2. The additional tax, interest, and penalty specified in (1) 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 84.34.020.
 - f) Acquisition of property interest 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) (f) (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.
 - l) (i) The discovery that the land was classified under this chapter in error through no fault of the owner.

AFFIRMATION

As owner(s) of the land described in this application, I hereby indicate by my signature that I am aware of the potential tax liability involved when the land ceases to be classified as Open Space under provision of CH 84.34 RCW, and that the Assessor-Treasurer's office may require pertinent data be periodically submitted as to the continued use of the land. I also declare under the penalties for false swearing that this application and any accompanying documents have been examined by me and to the best of my knowledge it is a true, correct, and complete statement.

The agreement to tax according to use of the property is not a contract and can be annulled or canceled at any time by the Legislature (RCW 84.34.070)

Signatures of all Owner(s) or Contract Purchaser(s):

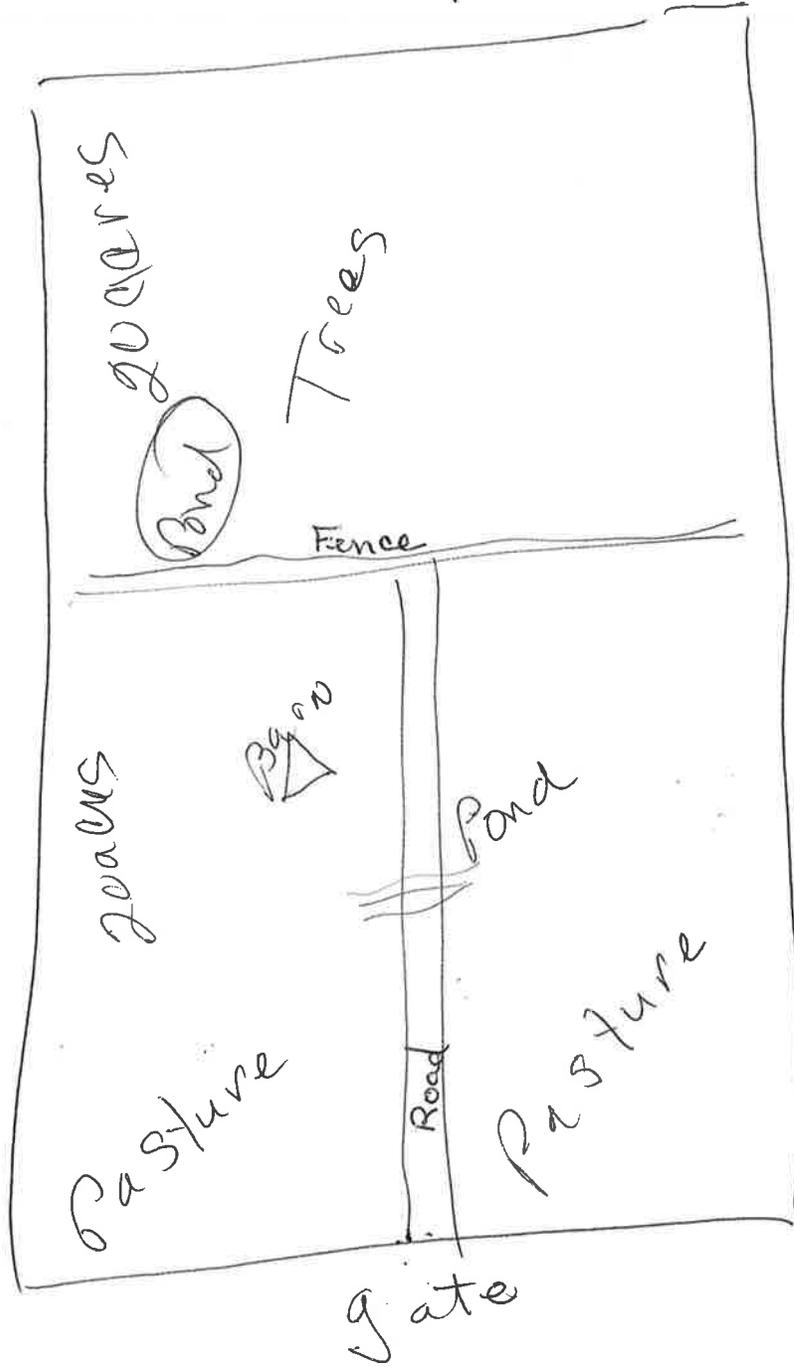
Date:

Sign  Print LaFaye Napora

7-18-18

Sign _____ Print _____

Map



Pierce County instructions and information for 64 0021 Open Space

Open Space is land left in its natural state. No cutting, clearing, building, etc.

Fees: (a) The non-refundable application fee of \$1200.00 in unincorporated or \$1450.00 within city limits, must be submitted with application. If within city limits, contact the city to see if they have any additional application fees.

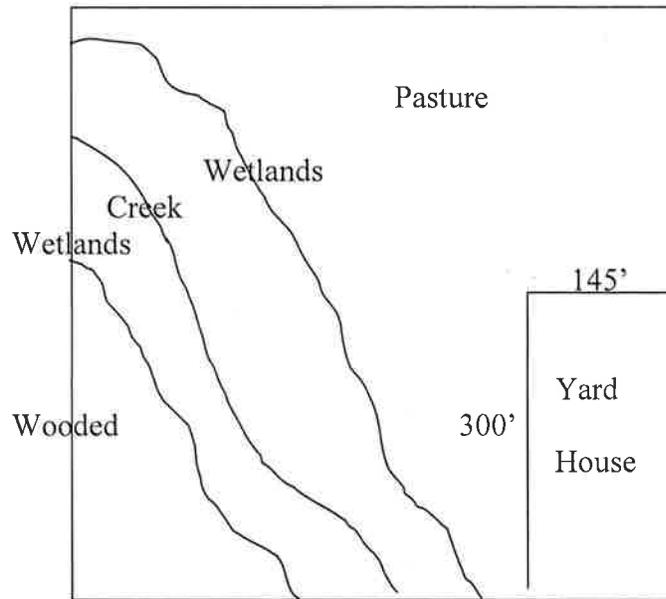
(b) Fee for advertising the final public hearing will be billed and payable prior to recording the final contract. The cost varies depending on length of legal. (Approx. \$50.00)

Excluded area description

Any areas utilized for residential, or uses other than **Open Space**, such as, house, barn, backyard, garage, garden, business, etc., must be excluded in the application. Typically, at least one acre is excluded but could be more. A detailed description must include a drawing of the entire property with the location of the excluded area/s and dimensions shown. Locations and descriptions of the improvements should be included in the drawing. (See the sample drawing below) If applicant chooses, a surveyor's services may be obtained by the applicant.

SAMPLE:

WE ARE OR I AM EXCLUDING 1 ACRE FOR OUR OR MY RESIDENTIAL SITE, APPROXIMATELY 300' x 145' IN THE SOUTHEAST CORNER OF PARCEL AS SHOWN ON DIAGRAM.



Valuation information:

The excluded land and all structures will continue to be valued at market value.

- Applications received
By Dec 31st, this year

If approved, will receive a
reduced value next year

For property tax
due the following year

Submit application, map and fee to: Pierce County Planning and Land Services Development Center
2401 S 35th St Ste 2, Tacoma WA 98409

Change of Classification
(Chapters 84.33 and 84.34 RCW)

Tax Code: _____

County: Pierce

File With County Assessor

Applicant(s) name and address: <u>Lafaye Napora</u> <u>11226 Clearlake North Rd East</u> <u>Eatonville, WA 98328</u> Phone No: <u>3608324413</u> <u>253 208 2664</u> Land subject to this application (legal description):	Assessor's Parcel or Account No: <u>0416044002</u> Auditor's File No. on original application: _____
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Change of Classification
 (Check appropriate box)

The land is currently classified as Farm and Agricultural land under RCW 84.34.020(2) and I hereby request reclassification as:

- Timber land as provided under RCW 84.34.020(3), unless county has merged their timber land classification into their designated forest land program. (Attach completed form REV 64 0109 or 64 0111 and a timber-management plan)
- Open Space land as provided under RCW 84.34.020(1). (Attach completed form REV 64 0021)
- Forest Land classification under Chapter 84.33 RCW. (Attach completed form REV 62 0021 or 62 0110)
- Farm and Agricultural Conservation land as defined in RCW 84.34.020(8)(a). (Attach completed form REV 64 0021)

The land is currently classified as Farm and Agricultural Conservation land under RCW 84.34.020(8)(a) and I hereby request reclassification to:

- Farm and Agricultural land under RCW 84.34.020(2). (Attach completed form REV 64 0024 or 64 0108)

The land is currently classified as Timber land under RCW 84.34.020(3) and I hereby request reclassification as:

- Forest land classification under Chapter 84.33 RCW. (Attach completed form REV 62 0021 or 62 0110)
- Open Space land as provided under RCW 84.34.020(1). (Attach completed form REV 64 0021)
- Farm and Agricultural land as provided under RCW 84.34.020(2). (Attach completed form REV 64 0024 or 64 0108)

NOTE: If request to change classification is approved, no additional tax, interest, and penalty will be imposed.

Requests to transfer from Forest Land designation under provisions of Chapter 84.33 RCW to Current Use classification under Chapter 84.34 RCW should be made on REV 64 0038.

Attachment:

- | | | | |
|---|---|--------------------------------------|--------------------------------------|
| <input type="checkbox"/> REV 62 0021 | <input checked="" type="checkbox"/> REV 64 0021 | <input type="checkbox"/> REV 64 0108 | <input type="checkbox"/> REV 64 0111 |
| <input type="checkbox"/> REV 62 0110 | <input type="checkbox"/> REV 64 0024 | <input type="checkbox"/> REV 64 0109 | |
| <input type="checkbox"/> Timber Management Plan | | | |

General Information

RECLASSIFICATIONS are defined in RCW 84.34.070(2) as follows:

- (2) The following reclassifications are not considered withdrawals or removals and are not subject to additional tax under RCW 84.34.108:
 - (a) Reclassification between lands under RCW 84.34.020(2) and (3);
 - (b) Reclassification of land classified under RCW 84.34.020(2) or (3) or Chapter 84.33 RCW to open space land under RCW 84.34.020(1);
 - (c) Reclassification of land classified under RCW 84.34.020(2) or (3) to forest land classified under Chapter 84.33 RCW; and
 - (d) Reclassification of land classified as open space land under RCW 84.34.020(1)(c) and reclassified to farm and agricultural land under RCW 84.34.020(2) if the land had been previously classified as farm and agricultural land under RCW 84.34.020(2).
- (3) Applications for reclassification shall be subject to applicable provisions of RCW 84.34.035, 84.34.037, 84.34.041, and Chapter 84.33 RCW.
- (4) The income criteria for land classified under RCW 84.34.020(2)(b) and (c) may be deferred for land being reclassified from land classified under RCW 84.34.020(1)(c) or (3), or Chapter 84.33 RCW into RCW 84.34.020(2)(b) or (c) for a period of up to five years from the date of reclassification.

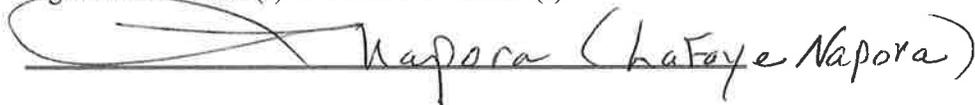
FARM AND AGRICULTURAL CONSERVATION LAND is defined in RCW 84.34.020(8)(a & b) as follows:

- (8) "Farm and agricultural conservation land" means either:
 - (a) Land that was previously classified under RCW 84.34.020(2), that no longer meets the criteria and is reclassified under RCW 84.34.020(1)(c); or
 - (b) Land that is traditional farmland that is not classified under Chapter 84.33 or 84.34 RCW, that has not been irrevocably devoted to a use inconsistent with agricultural uses, and that has a high potential for returning to commercial agriculture.

And also defined in RCW 84.34.037(2)(c) as follows:

- (c) Whether granting the application for land applying under RCW 84.34.020(1)(c) will; (i) preserve land previously classified under RCW 84.34.020(2) or preserve land that is traditional farmland and not classified under Chapter 84.33 or 84.34 RCW; (ii) preserve land with a potential for returning to commercial agriculture; and (iii) affect any other factors relevant in weighing benefits to the general welfare of preserving the current use of property.

Signatures of Owner(s) or Contract Purchaser(s):



Date 7-18-18

Assessor Use Only

If the parcel(s) subject to this document is considered contiguous, as defined in RCW 84.34.020(6), with other parcels having different ownerships, verify all remaining classified parcels with different ownerships are still:

- Adjoining
- Being managed as part of a single operation
- Meeting the definition of "family" as defined in RCW 84.34.020(6)(b)(ii) with the owner of an adjoining parcel

To ask about the availability of this publication in an alternate format for the visually impaired, please call 1-800-647-7706. Teletype (TTY) users may use the Washington Relay Service by calling 711. For tax assistance, call (360) 534-1400.



STAFF REPORT

Date: March 26, 2019

To: Pierce County Planning Commission

From: Chad R. Williams, Senior Planner

Subject: Current Use Assessment Case No. OS7-18

Applicant: Arlene Marguerite

Summary: The applicant is proposing to transfer 9.0 acres of a two parcel 9.68-acre parcel from Current Use Farm & Agriculture to Current Use Open Space. The site is located at 12105 47th Avenue East, Summit vicinity in Council District 5. The site qualifies with four High Priority Resources.

Tax Parcel Descriptions: **0319124001**; BEG 1471.92 FT W OF NE COR OF SE TH W 797.7 FT TH S 306 FT TH E TO A PT 306 FT S OF BEG TH N 306 FT TO BEG SUBJ TO PSPL CO EASE CURRENT USE RCW 84.34 AS AMEND AGRI 1984 5.60 ACS AFN 84-03-06-0186 (DCCHE3-19-84)

0319124700; ADMIN COMB TO RESTORE PARCEL SEGGED FOR TAX PURPOSES ONLY BEG 2269.62 FT W & 306 FT S OF NE COR OF SE TH S 223.92 FT TH E 799 FT TH N 218.84 FT TH W 798.45 FT TO BEG SUBJ TO PSPL CO EASE CURRENT USE RCW 84.34 AS AMEND AGRI 1984 AFN 84-03-06-0186 3.08 ACS/1 AC EXCLUDED COMB OF 4-096 & 4-097 SEG 2007-0451 SD/JU 11/28/06JU

Date of Site Visit: March 1, 2019

Physical Characteristics of Property: The site is flat with drainage north toward the North Fork Clover Creek Tributary #1 located at the north end of the site. The site is a mix of pasture and mature evergreens and some scattered hardwood. Two houses, a barn and other agricultural structures are present on the western portion of the site.

General Characteristics of Surrounding Area: North: Residential/Wooded/Pasture; South: Residential/Pasture; East: Residential/Wooded/ Pasture; West: Residential

Public Benefit Rating System Program Eligibility: Please see Pierce County Code 2.114 for specific requirements.

A review of the submitted application identifies four High Priority Resources: Agricultural Land, Fish & Wildlife Habitat Conservation Areas, Streams, and Wetlands. The site also qualifies for two Medium Priority Resources: Clover/Chambers Creek Aquifer Recharge Areas and Potential Flood Hazards. A maximum of 15 resource points is allowed for any one application. A review of these resources according to the eligibility criteria follow here.

Eligible Resource Categories:

1. *High Priority Resources*

- a. *Agricultural Lands*** – The United States Department of Agriculture, Soil Conservation Service’s 1979 Soil Survey of Pierce County Area, Washington identifies two prime agricultural soils present on 100% of this site: Kapowsin gravelly loam and Dupont Muck. Therefore, the property qualifies for five high priority resource points.

- c. *Fish and Wildlife Habitat Conservation Areas*** – This site contains one polygon identified by Pierce County as a habitat conservation area related to the North Fork Clover Creek and one conservation habitat polygon identified by Washington State Department of Fish & Wildlife as Pothole Wetlands in South Puyallup Area. Therefore, the site qualifies for five high priority resource points.

- f. *Streams*** – The site contains the North Fork of Clover Creek Tributary #1, a regulated Pierce County waterway. Therefore, the site qualifies for five high priority resource points.

Bonus Category:

4. *Provides Linkage of Open Space Parcels.*

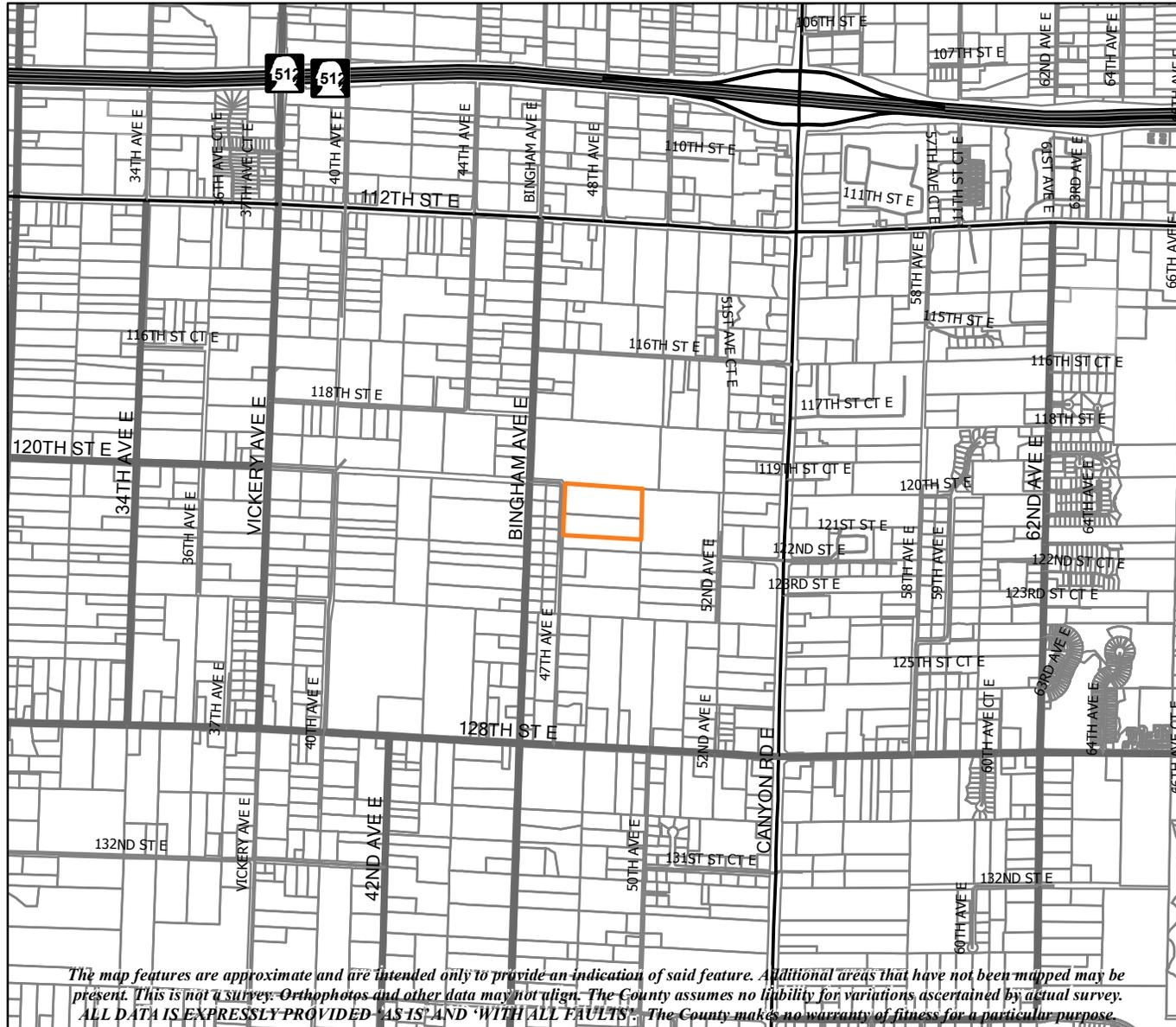
- a.** The subject property abuts another parcel which currently provides a high or medium priority resource and when both are left undeveloped, create a corridor.

- b.** The subject parcel must abut a parcel of land which is already in the current use assessment program or is subject to a conservation easement or restrictive covenant as such is defined above.

This property abuts a parcel to the east (0319124089) that is presently enrolled in the Current Use Farm & Ag program. This property contains the required high priority resource to qualify for the continuation of an open space corridor. Therefore, the site qualifies for bonus points.

Attributes Supporting Current Use Assessment: The site is eligible for the maximum allowable Priority Resource points: 15 and the site is eligible for five Bonus points for a total of 20 points on 9.00 acres and .68 acres excluded for residential use.

OS7-18 Marguerite

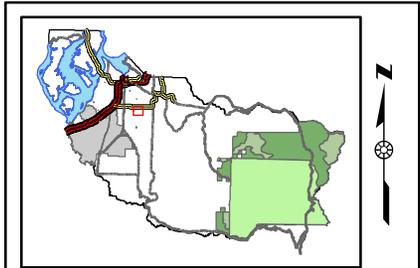


Map Legend

 Subject Parcels

Map Document:
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Scale 1:20,000

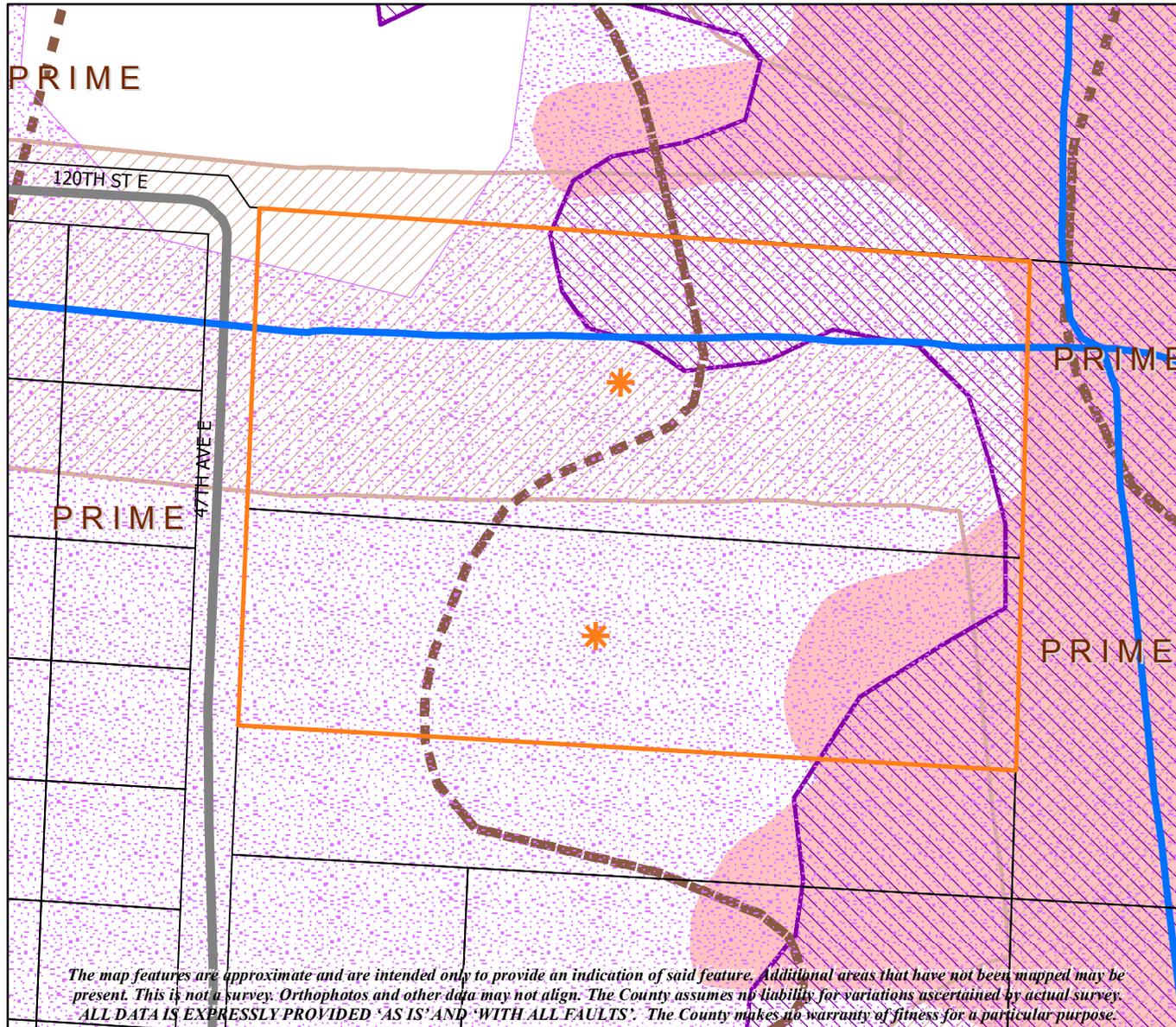


 Pierce County

December 6, 2018

The map features are approximate and are intended only to provide an indication of said feature. Additional areas that have not been mapped may be present. This is not a survey. Orthophotos and other data may not align. The County assumes no liability for variations ascertained by actual survey. ALL DATA IS EXPRESSLY PROVIDED "AS IS" AND "WITH ALL FAULTS". The County makes no warranty of fitness for a particular purpose.

OS7-18 Marguerite

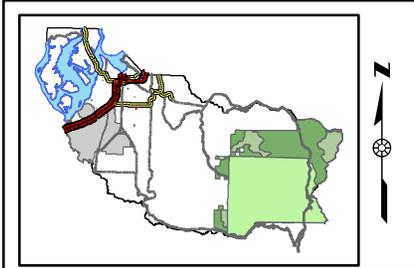


Map Legend

- Subject Parcels
- Tax Parcels**
 - Base Parcel
 - Condominium
 - Other
- Hydro - Centerlines**
 - Stream
 - Piped Stream Sections
- Soils
- Possible FW Habitat Areas
- Priority Habitat/Species
- National Wetlands Inventory
- Aquifer - Clover/Chambers Creek Aquifer

Map Document:
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Scale 1:2,000

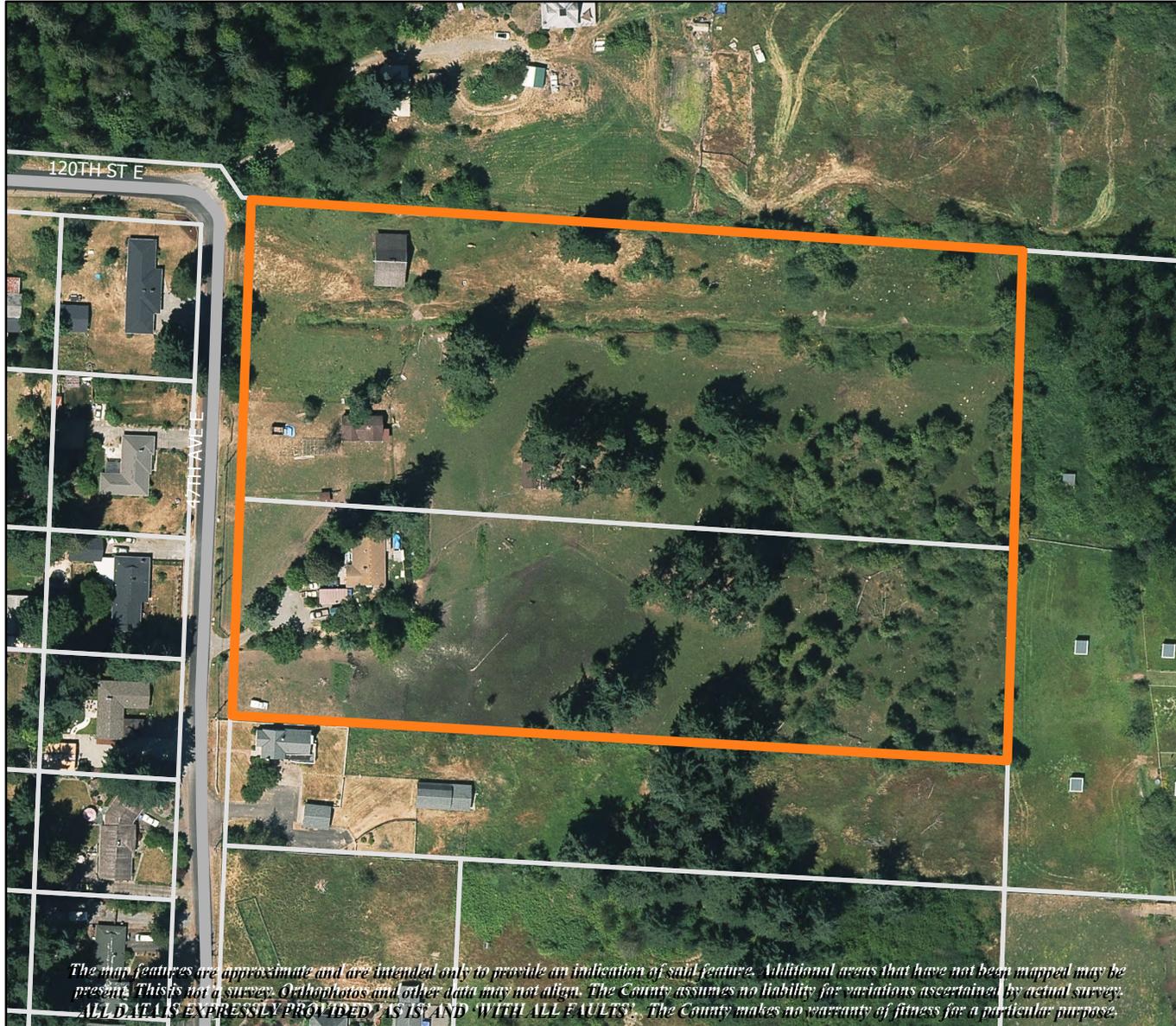


Pierce County

December 12, 2018

The map features are approximate and are intended only to provide an indication of said feature. Additional areas that have not been mapped may be present. This is not a survey. Orthophotos and other data may not align. The County assumes no liability for variations ascertained by actual survey. ALL DATA IS EXPRESSLY PROVIDED 'AS IS' AND 'WITH ALL FAULTS'. The County makes no warranty of fitness for a particular purpose.

OS7-18 Marguerite



The map features are approximate and are intended only to provide an indication of soil feature. Additional areas that have not been mapped may be present. This is not a survey. Orthophotos and other data may not align. The County assumes no liability for variations ascertained by actual survey. ALL DATA IS EXPRESSLY PROVIDED 'AS IS' AND 'WITH ALL FAULTS'. The County makes no warranty of fitness for a particular purpose.

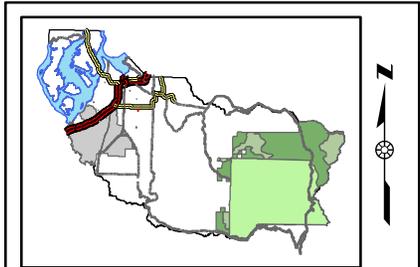
Map Legend

 Subject Parcels

Orthophoto Date: Summer 2017

Map Document:
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Scale 1:2,000



 **Pierce County**

February 27, 2019



057-18

3/1/2019

\$ 1200.00 Application Fee

051-18

PIERCE COUNTY
APPLICATION FOR CLASSIFICATION OR RECLASSIFICATION
AS OPEN SPACE FOR CURRENT USE ASSESSMENT
RCW 84.34

RECEIVED
ASSessor TREASURER

OCT 15 2018

File With the County Legislative Authority

CUSTOMER SERVICE

Name of Owner(s) Arlene Marguerite A site visit must be scheduled for approval

Mail Address: 12105 47th ave E
Tacoma wa 98446 List two phone #s where you can be reached
Les (son) 253-719-9952

E-Mail: _____

Is the property gated? If so, provide code: yes "hand latch"

Parcel Number(s) 0319124001 & 0319124700

Property Location Address: 12105 47th ave E Tacoma wa 98446

• Is the property within city limits? Yes ___ No If yes, which city? _____

• Legal Description:

• Total Acres of Parcel(s) 9⁺ Acres Excluded from Open Space ? 0.70

• Detailed description of the excluded area (if any)

STAFF CALC
4001 - 0.15
4700 0.55
0.70

• Is the land subject to a lease or agreement which permits any other use than its present use? Yes ___ No

If yes, attach copy of the lease agreement.

• Is the land subject to any easements? Yes No ___

If yes, describe the type of easement, the easement restrictions and the length of the easement.

Drainage Ditch # 20

• Describe the present use of the land.

old Farm

• Describe the present improvements located on the land (house, barn, garage, etc)

House, old Barn, old House used as storage, old chicken house

• If applying for the farm and agricultural conservation land category, provide a detailed description below about the previous use, the current use, and the intended future use of the land.

• Include a map or drawing. See instructions on last page.

Same as when under Farm Use

• Is this a reclassification (transfer) from another tax classification? If yes, complete the Change form also. (64 0060 or 64 0038)

NOTICE:

The county and/or city legislative authorities may require owners to submit additional information regarding the use of the land.

STATEMENT OF ADDITIONAL TAX, INTEREST AND PENALTY DUE UPON REMOVAL OF CLASSIFICATION

1. 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" 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% will be applied to the additional tax and interest if the classified land is applied to some other use except through compliance with the property owner's request for withdrawal as described in RCW 84.34.070(1).
2. The additional tax, interest, and penalty specified in (1) 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 84.34.020.
 - f) Acquisition of property interest 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) (f) (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.
 - l) (i) The discovery that the land was classified under this chapter in error through no fault of the owner.

AFFIRMATION

As owner(s) of the land described in this application, I hereby indicate by my signature that I am aware of the potential tax liability involved when the land ceases to be classified as Open Space under provision of CH 84.34 RCW, and that the Assessor-Treasurer's office may require pertinent data be periodically submitted as to the continued use of the land. I also declare under the penalties for false swearing that this application and any accompanying documents have been examined by me and to the best of my knowledge it is a true, correct, and complete statement.

The agreement to tax according to use of the property is not a contract and can be annulled or canceled at any time by the Legislature (RCW 84.34.070)

Signatures of all Owner(s) or Contract Purchaser(s):

Date:

Sign Arlene Marguerite Arlene Marguerite 10/13/2018

Sign _____ Print _____

Pierce County instructions and information for 64 0021 Open Space

Open Space is land left in its natural state. No cutting, clearing, building, etc.

Fees: (a) The non-refundable application fee of \$1200.00 in unincorporated or \$1450.00 within city limits, must be submitted with application. If within city limits, contact the city to see if they have any additional application fees.

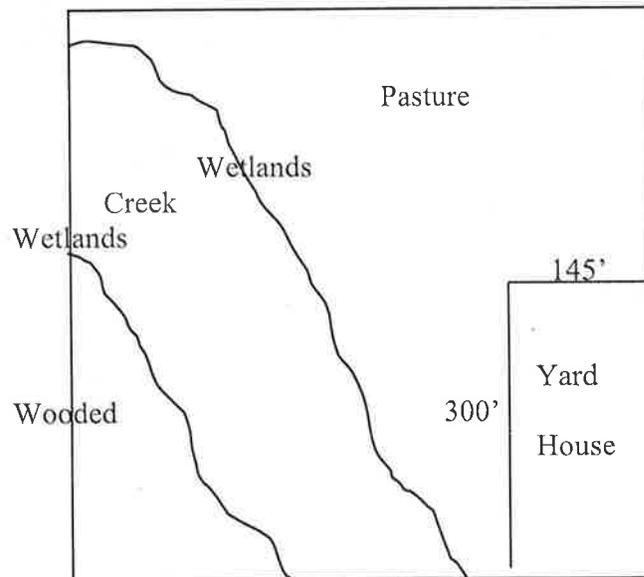
(b) Fee for advertising the final public hearing will be billed and payable prior to recording the final contract. The cost varies depending on length of legal. (Approx. \$50.00)

Excluded area description

Any areas utilized for residential, or uses other than **Open Space**, such as, house, barn, backyard, garage, garden, business, etc., must be excluded in the application. Typically, at least one acre is excluded but could be more. A detailed description must include a drawing of the entire property with the location of the excluded area/s and dimensions shown. Locations and descriptions of the improvements should be included in the drawing. (See the sample drawing below) If applicant chooses, a surveyor's services may be obtained by the applicant.

SAMPLE:

WE ARE OR I AM EXCLUDING 1 ACRE FOR OUR OR MY RESIDENTIAL SITE, APPROXIMATELY 300' x 145' IN THE SOUTHEAST CORNER OF PARCEL AS SHOWN ON DIAGRAM.



Valuation information:

The excluded land and all structures will continue to be valued at market value.

- Applications received
By Dec 31st, this year

If approved, will receive a
reduced value next year

For property tax
due the following year

Submit application, map and fee to: Pierce County Planning and Land Services Development Center
2401 S 35th St Ste 2, Tacoma WA 98409

General Information

RECLASSIFICATIONS are defined in RCW 84.34.070(2) as follows:

- (2) The following reclassifications are not considered withdrawals or removals and are not subject to additional tax under RCW 84.34.108:
 - (a) Reclassification between lands under RCW 84.34.020(2) and (3);
 - (b) Reclassification of land classified under RCW 84.34.020(2) or (3) or Chapter 84.33 RCW to open space land under RCW 84.34.020(1);
 - (c) Reclassification of land classified under RCW 84.34.020(2) or (3) to forest land classified under Chapter 84.33 RCW; and
 - (d) Reclassification of land classified as open space land under RCW 84.34.020(1)(c) and reclassified to farm and agricultural land under RCW 84.34.020(2) if the land had been previously classified as farm and agricultural land under RCW 84.34.020(2).
- (3) Applications for reclassification shall be subject to applicable provisions of RCW 84.34.035, 84.34.037, 84.34.041, and Chapter 84.33 RCW.
- (4) The income criteria for land classified under RCW 84.34.020(2)(b) and (c) may be deferred for land being reclassified from land classified under RCW 84.34.020(1)(c) or (3), or Chapter 84.33 RCW into RCW 84.34.020(2)(b) or (c) for a period of up to five years from the date of reclassification.

FARM AND AGRICULTURAL CONSERVATION LAND is defined in RCW 84.34.020(8)(a & b) as follows:

- (8) "Farm and agricultural conservation land" means either:
 - (a) Land that was previously classified under RCW 84.34.020(2), that no longer meets the criteria and is reclassified under RCW 84.34.020(1)(c); or
 - (b) Land that is traditional farmland that is not classified under Chapter 84.33 or 84.34 RCW, that has not been irrevocably devoted to a use inconsistent with agricultural uses, and that has a high potential for returning to commercial agriculture.

And also defined in RCW 84.34.037(2)(c) as follows:

- (c) Whether granting the application for land applying under RCW 84.34.020(1)(c) will; (i) preserve land previously classified under RCW 84.34.020(2) or preserve land that is traditional farmland and not classified under Chapter 84.33 or 84.34 RCW; (ii) preserve land with a potential for returning to commercial agriculture; and (iii) affect any other factors relevant in weighing benefits to the general welfare of preserving the current use of property.

Signatures of Owner(s) or Contract Purchaser(s):

Arlene Marguerite

Date 10/13/18

Assessor Use Only

If the parcel(s) subject to this document is considered contiguous, as defined in RCW 84.34.020(6), with other parcels having different ownerships, verify all remaining classified parcels with different ownerships are still:

- Adjoining
- Being managed as part of a single operation
- Meeting the definition of "family" as defined in RCW 84.34.020(6)(b)(ii) with the owner of an adjoining parcel

To ask about the availability of this publication in an alternate format for the visually impaired, please call 1-800-647-7706. Teletype (TTY) users may use the Washington Relay Service by calling 711. For tax assistance, call (360) 534-1400.

Change of Classification
(Chapters 84.33 and 84.34 RCW)

Tax Code: _____

County: _____

File With County Assessor

Applicant(s) name and address: <i>Arlene Marguerite</i> <i>Les LaForge 253 719 9952</i> Phone No: <u>253 537 8013</u> Land subject to this application (legal description):	Assessor's Parcel or Account No: <u>0319124001 & 0319124700</u> Auditor's File No. on original application: _____
---	--

Change of Classification
 (Check appropriate box)

The land is currently classified as Farm and Agricultural land under RCW 84.34.020(2) and I hereby request reclassification as:

- Timber land as provided under RCW 84.34.020(3), unless county has merged their timber land classification into their designated forest land program. (Attach completed form REV 64 0109 or 64 0111 and a timber-management plan)
- Open Space land as provided under RCW 84.34.020(1). (Attach completed form REV 64 0021)
- Forest Land classification under Chapter 84.33 RCW. (Attach completed form REV 62 0021 or 62 0110)
- Farm and Agricultural Conservation land as defined in RCW 84.34.020(8)(a). (Attach completed form REV 64 0021)

The land is currently classified as Farm and Agricultural Conservation land under RCW 84.34.020(8)(a) and I hereby request reclassification to:

- Farm and Agricultural land under RCW 84.34.020(2). (Attach completed form REV 64 0024 or 64 0108)

The land is currently classified as Timber land under RCW 84.34.020(3) and I hereby request reclassification as:

- Forest land classification under Chapter 84.33 RCW. (Attach completed form REV 62 0021 or 62 0110)
- Open Space land as provided under RCW 84.34.020(1). (Attach completed form REV 64 0021)
- Farm and Agricultural land as provided under RCW 84.34.020(2). (Attach completed form REV 64 0024 or 64 0108)

NOTE: If request to change classification is approved, no additional tax, interest, and penalty will be imposed.

Requests to transfer from Forest Land designation under provisions of Chapter 84.33 RCW to Current Use classification under Chapter 84.34 RCW should be made on REV 64 0038.

Attachment:

- | | | | |
|---|---|--------------------------------------|--------------------------------------|
| <input type="checkbox"/> REV 62 0021 | <input checked="" type="checkbox"/> REV 64 0021 | <input type="checkbox"/> REV 64 0108 | <input type="checkbox"/> REV 64 0111 |
| <input type="checkbox"/> REV 62 0110 | <input type="checkbox"/> REV 64 0024 | <input type="checkbox"/> REV 64 0109 | |
| <input type="checkbox"/> Timber Management Plan | | | |



STAFF REPORT

Date: March 26, 2019
To: Pierce County Planning Commission
From: Chad R. Williams, Senior Planner
Subject: Current Use Assessment Case No. OS8-18 (Re-Rate)
Applicant: David Koroski

Summary: The applicant's property is being re-rated by utilizing the Public Benefit Rating System (PBRS) table of resources due to the fact the land entered the Current Use Assessment Program under the old flat rate Open Space formula and the ownership has since changed hands. By law it must be reviewed using the adopted PBRS table. The applicant is proposing to leave 12.98 acres in Open Space and 1.0 acre in residential use. The site is located at 30915 136th Street East, Buckley vicinity in Council District 1. The site qualifies with five High Priority Resources.

Tax Parcel Description: 0619158005; L 4 SP 81-07-16-0198 TOG/W W 50 FT OF S 40 RODS OF N 100 RODS OF SW OF SEC COMB FOR TAX PURPOSES EASE OF REC OUT OF 8-004 & 06-19-14- 3-000 CURRENT USE OPEN SPACE 1995 AFN 9511020032 T/E 1980 LANCR PARKWOOD S#S40104AB 24X56 (P42320-50000) CT 6/00

Date of Site Visit: March 1, 2019

Physical Characteristics of Property: This site is loaded with resources and the prominent feature is South Prairie Creek where the presence of Chinook Salmon is known. The elevation ranges from 920' above sea level at the northeastern property corner to 640' along the banks of the creek. The site is heavily wooded with a mix of mature evergreens and hardwoods. A house & detached garage are present in the northerly portion of the site.

General Characteristics of Surrounding Area: North: Wooded; South: Wooded; East: Wooded; West: Wooded/Residential

Public Benefit Rating System Program Eligibility: Please see Pierce County Code 2.114 for specific requirements.

A review of the submitted application identifies five High Priority Resources: Agricultural Land, Critical Salmon Habitat, Fish & Wildlife Habitat Conservation Areas, Streams, and Wooded Areas. The site also qualifies for one Medium Priority Resource: Potential Flood Hazards and one Low Priority Resource: Potential Seismic Hazards. A maximum of 15 resource points is allowed for any one application. A review of these resources according to the eligibility criteria follow here.

Eligible Resource Categories:

1. *High Priority Resources*

- a. *Agricultural Lands*** – The United States Department of Agriculture, Soil Conservation Service’s 1979 Soil Survey of Pierce County Area, Washington identifies one prime agricultural soil present on 15% of this site: Pilchuck loamy fine sand. Therefore, the property qualifies for five high priority resource points.
- b. *Critical Salmon Habitat*** - This site contains portions of South Prairie Creek which has been identified as containing Critical Salmon Habitat in by Pierce County. These areas are considered high quality areas of salmon habitat assisting in the County’s salmon recovery effort. Therefore, the site is eligible for high priority points.
- c. *Fish and Wildlife Habitat Conservation Areas*** - This site contains portions no fewer than eight habitat polygons as identified by Pierce County and the Washington State Department of Fish and Wildlife (WDFW). These are all related to South Prairie Creek and the White River Elk Range. The site is also within the Greenwater Biodiversity Management Area. Therefore, the site qualifies for five high priority resource points.

Bonus Category:

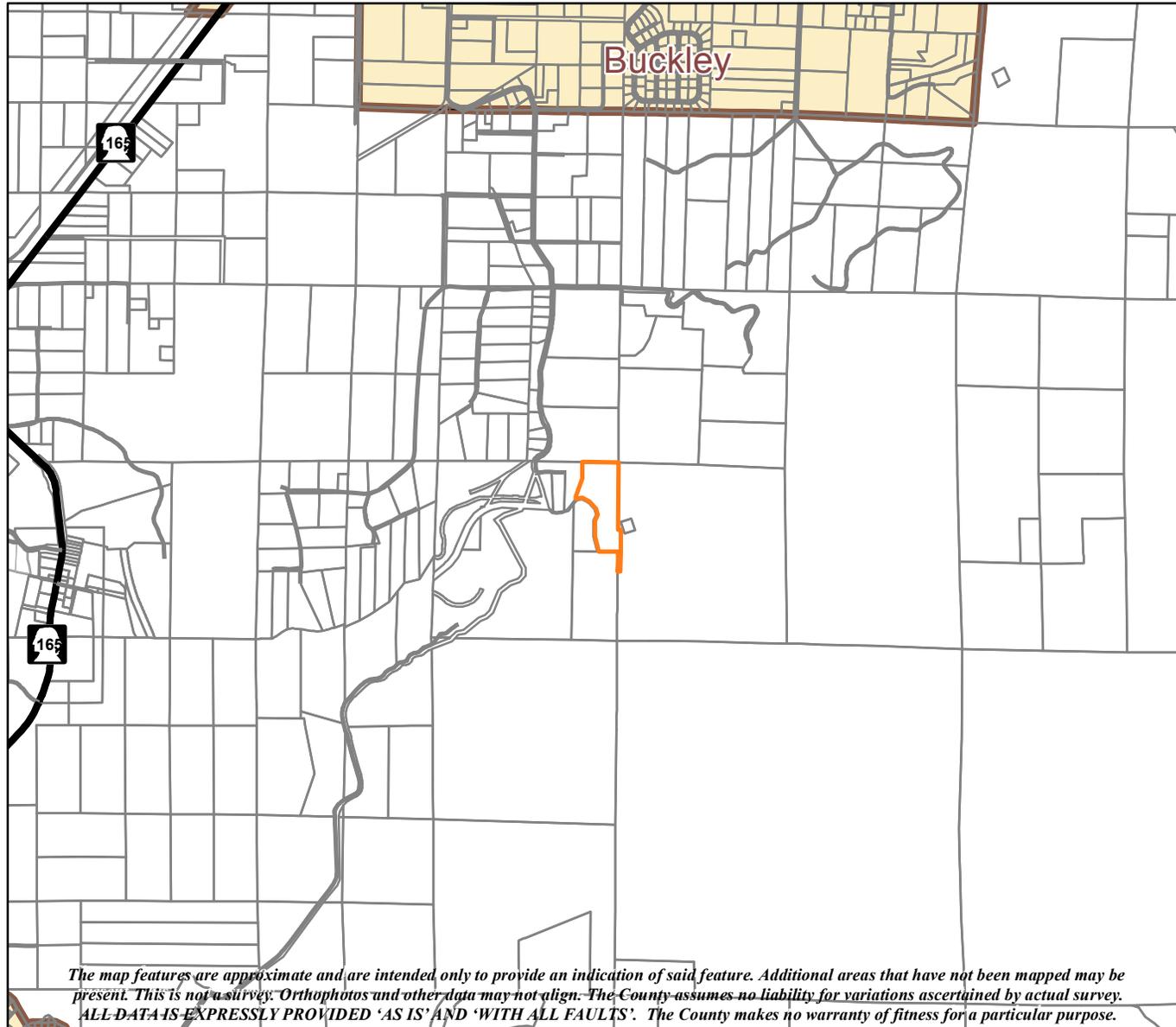
4. *Provides Linkage of Open Space Parcels.*

- a.** The subject property abuts another parcel which currently provides a high or medium priority resource and when both are left undeveloped, create a corridor.
- b.** The subject parcel must abut a parcel of land which is already in the current use assessment program or is subject to a conservation easement or restrictive covenant, as such is defined above.

This property abuts a parcel to the north (0619151044), east (0619143002), south (0619154007) and west (0619154008) that are presently enrolled in the Designated Forest Land program. These properties contain the required high priority resource to qualify for the continuation of an open space corridor. Therefore, the site qualifies for bonus points.

Attributes Supporting Current Use Assessment: The site is eligible for the maximum allowable Priority Resource points of 15 and for five Bonus points, for a total of 20 points on 12.98 acres with 1.00 acre excluded for residential uses.

OS8-18 Koroski

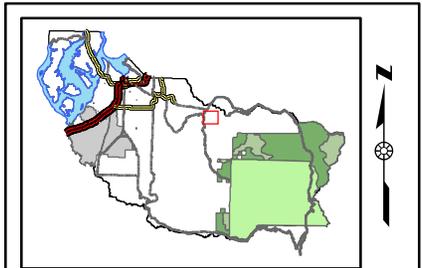


Map Legend

 Subject Parcel

Map Document:
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Scale 1:30,000

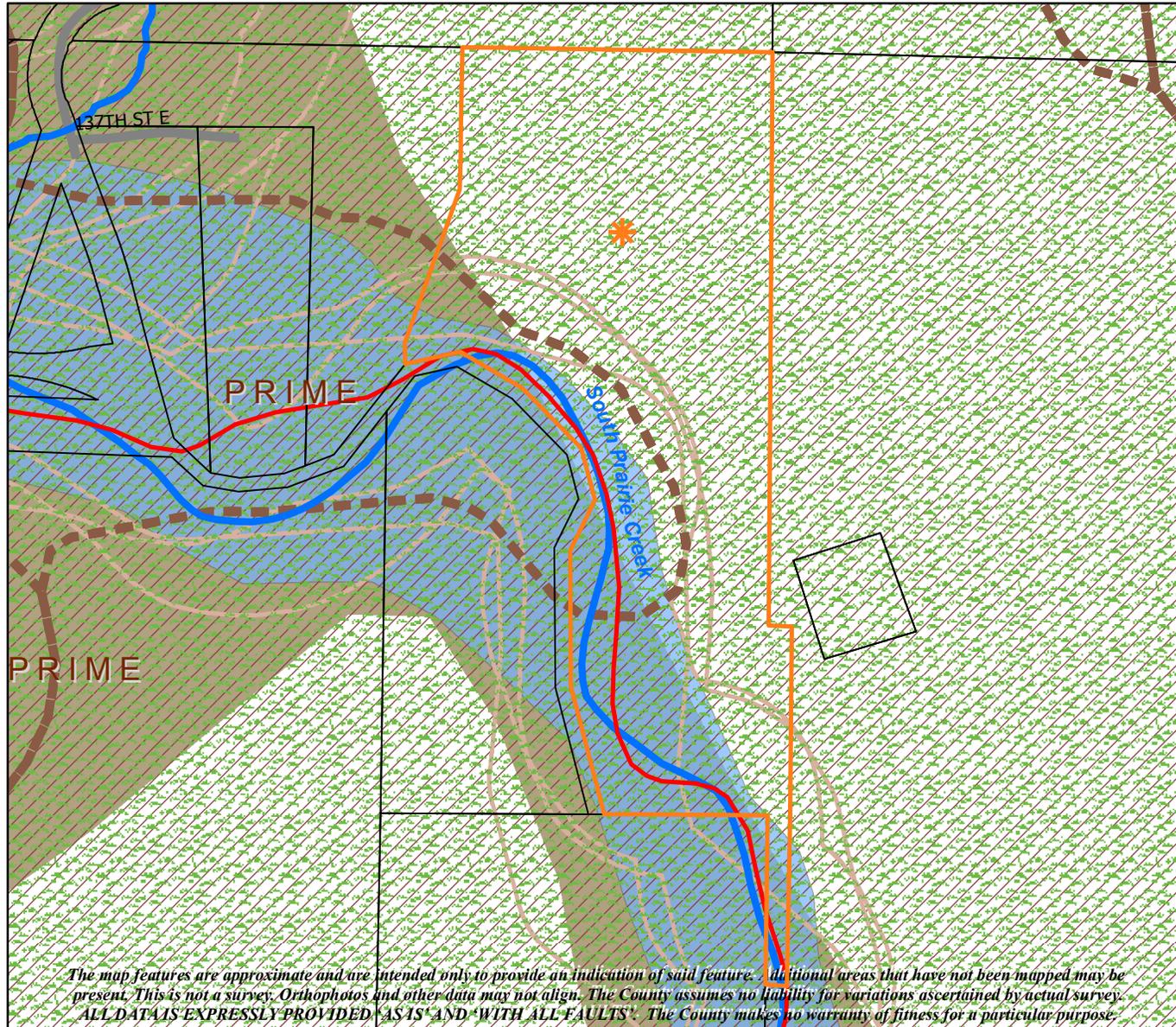


 Pierce County

December 6, 2018

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OS8-18 Koroski



Map Legend

Subject Parcel

Tax Parcels

- Base Parcel
- Condominium
- Other

Chinook Presence

- Presence known
- Presence predicted

Hydro - Centerlines

- Stream
- Piped Stream Sections

Soils

- Priority Habitat/Species
- Possible FW Habitat Areas

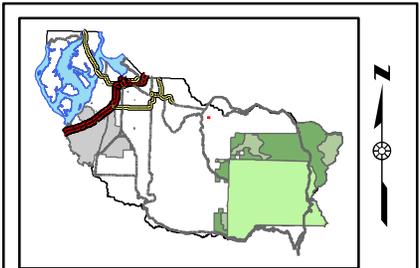
Regulated Floodplain 2017

- 1% Annual Chance Flood
- X BEHIND LEVEE
- 0.2 PCT
- X (SHADED)
- VE - Coastal High Hazard Areas
- Seismic Hazard Areas

Map Document:

H:\mxd\williams\CUOS2018\OS8-18_resource.mxd

Scale 1:3,500

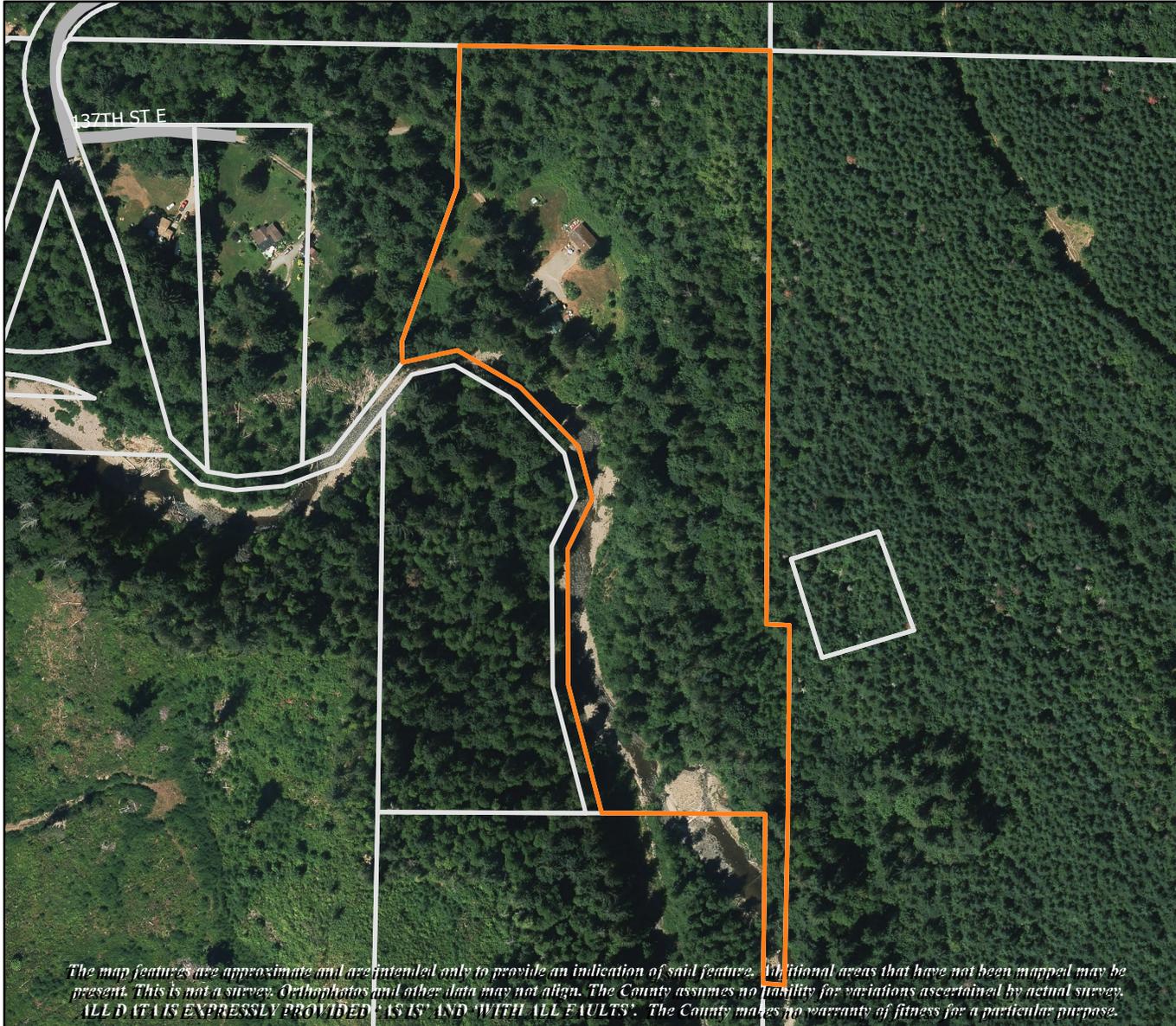


Pierce County

December 14, 2018

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OS8-18 Koroski



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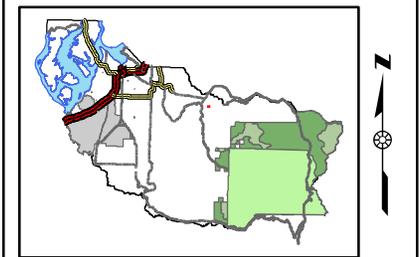
Map Legend

 Subject Parcel

Orthophoto Date: Summer 2017

Map Document:
H:\mxd\cwilliams\CUOS2018\OS8-18_ortho.mxd

Scale 1:3,500



 **Pierce County**

February 27, 2019



058-18

3/1/2019

058-18

OCT 05 2018

PIERCE COUNTY
APPLICATION FOR CLASSIFICATION OR RECLASSIFICATION
AS OPEN SPACE FOR CURRENT USE ASSESSMENT
RCW 84.34

RECEIVED
ASSESSOR TREASURER

OCT 05 2018

File With the County Legislative Authority

CUSTOMER SERVICE

Re-Rate
No Fee

Name of Owner(s) <u>David Karoski</u>	A site visit must be scheduled for approval
Mail Address: <u>6515 MYERS RD. E. Bonney Lake wa. 98391</u>	List two phone #'s where you can be reached
E-Mail: <u>daveswhl5@gmail.com</u>	<u>253-870-8438</u>
Is the property gated? If so, provide code: <u>Yes NO Lock</u>	<u>360-410-1614</u>

Parcel Number(s) 0619158005
Property Location Address: 30915 136th St. E. Buckley wa, 98321

- Is the property within city limits? Yes ___ No If yes, which city? _____
- Legal Description:
- Total Acres of Parcel(s) 13.98 Acres Excluded from Open Space _____
- Detailed description of the excluded area (if any)
- Is the land subject to a lease or agreement which permits any other use than its present use? Yes ___ No

If yes, attach copy of the lease agreement.

- Is the land subject to any easements? Yes ___ No

If yes, describe the type of easement, the easement restrictions and the length of the easement.

- Describe the present use of the land. Primary Living Address
- Describe the present improvements located on the land (house, barn, garage, etc)
Manufactured Home, 28x40' shop
- If applying for the farm and agricultural conservation land category, provide a detailed description below about the previous use, the current use, and the intended future use of the land.

- Include a map or drawing. See instructions on last page.
- Is this a reclassification (transfer) from another tax classification? If yes, complete the Change form also. (64 0060 or 64 0038) no

NOTICE:

The county and/or city legislative authorities may require owners to submit additional information regarding the use of the land.

STATEMENT OF ADDITIONAL TAX, INTEREST AND PENALTY DUE UPON REMOVAL OF CLASSIFICATION

1. 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" 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% will be applied to the additional tax and interest if the classified land is applied to some other use except through compliance with the property owner's request for withdrawal as described in RCW 84.34.070(1).
2. The additional tax, interest, and penalty specified in (1) 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 84.34.020.
 - f) Acquisition of property interest 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) (f) (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.
 - l) (i) The discovery that the land was classified under this chapter in error through no fault of the owner.

AFFIRMATION

As owner(s) of the land described in this application, I hereby indicate by my signature that I am aware of the potential tax liability involved when the land ceases to be classified as Open Space under provision of CH 84.34 RCW, and that the Assessor-Treasurer's office may require pertinent data be periodically submitted as to the continued use of the land. I also declare under the penalties for false swearing that this application and any accompanying documents have been examined by me and to the best of my knowledge it is a true, correct, and complete statement.

The agreement to tax according to use of the property is not a contract and can be annulled or canceled at any time by the Legislature (RCW 84.34.070)

Signatures of all Owner(s) or Contract Purchaser(s):

Date:

Sign



Print

David Koroski

10-03-18

Sign

Print

Assessor-Treasurer Electronic Property Information Profile

Parcel Map for 0619158005

10/03/2018 04:26 PM



Property Details		Taxpayer Details	
Parcel Number:	0619158005	Taxpayer Name:	SMITH, ROSE L & THESDIA, JR
Site Address:	30915 137TH ST E	Mailing Address:	PO BOX 1283 BUCKLEY WA 98321-1283
Account Type:	Real Property		
Category:	Land and Improvements		
Use Code:	5400-OU OPEN SPACE ROW SA 34 CURRENT USE		

For additional mapping options, visit [Public GIS](#)

RTSQ Maps: Normal (200 Scale) | Detailed (100 Scale)

I acknowledge and agree to the prohibitions listed in RCW 42.56.070(9) against releasing and/or using lists of individuals for commercial purposes. Neither Pierce County nor the Assessor-Treasurer warrants the accuracy, reliability or timeliness of any information in this system, and shall not be held liable for losses caused by using this information. Portions of this information may not be current or accurate. Any person or entity who relies on any information obtained from this system does so at their own risk. **All critical information should be independently verified.**

Pierce County Assessor-Treasurer
Mike Lonergan
2401 South 35th St Room 142
Tiriona, Washington 98609
(253)798-6111 or Fax (253)798-3147
www.piercecountywa.org/atr

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STAFF REPORT

Date: March 26, 2019
To: Pierce County Planning Commission
From: Chad R. Williams, Senior Planner
Subject: Current Use Assessment Case No. OS10-18 (Re-Rate)
Applicant: Jerry & Susan Bourlet

Summary: The applicant's property is being re-rated by utilizing the Public Benefit Rating System (PBRS) table of resources due to the fact the land entered the Current Use Assessment Program under the old flat rate Open Space formula and the ownership has since changed hands. By law it must be reviewed using the adopted PBRS table. The applicant is proposing to leave .07 acres of a .69-acre parcel in Current Use Open Space with the balance in residential use. The site is located at 1608 141st Street Court South, Spanaway vicinity in Council District 5. The site qualifies with three High Priority Resources.

Tax Parcel Description: **5780002305**; Plat MELVILLE L 2 OF S P 2001-08-15-5001 IN CURRENT USE TOG/W EASE & RESTRICTIONS OF REC APPROX 3800 SQ FT CURRENT USE RCW 84.34 OPEN SPACE 1973 AFN 2462607 .07 ACS AND .6199 ACS EXCLUDED COMB TO RESTORE PARCEL SEG'D FOR TAX PURPOSES ONLY COMB OF 230-1 & 230-4 SEG 2017-0247 DX12/8/16DX

Date of Site Visit: March 1, 2019

Physical Characteristics of Property: The site is flat with drainage toward Spanaway Creek to the northeast. The site has a house and detached garage and typical residential improvements. Spanaway Creek flows across the northerly portion of the lot.

General Characteristics of Surrounding Area: North: Residential; South: Vacant Residential; East: Pasture; West: Residential

Public Benefit Rating System Program Eligibility: Please see Pierce County Code 2.114 for specific requirements.

A review of the submitted application identifies three High Priority Resources: Agricultural Land, Fish & Wildlife Habitat Conservation Areas, and Streams. The site also qualifies for two Medium Priority Resources: Clover/Chambers Creek Aquifer Recharge Areas and Potential Flood Hazards. A maximum of 15 resource points is allowed for any one application. A review of these resources according to the eligibility criteria follow here.

Eligible Resource Categories:

1. *High Priority Resources*

- a. *Agricultural Lands*** – The United States Department of Agriculture, Soil Conservation Service’s 1979 Soil Survey of Pierce County Area, Washington identifies one prime agricultural soil present on 100% of this site: Spanaway gravelly sandy loam. Therefore, the property qualifies for five high priority resource points.

- c. *Fish and Wildlife Habitat Conservation Areas*** – This site contains one polygon identified by Pierce County and the Washington State Department of Fish & Wildlife as a habitat conservation area related to Spanaway Creek. The site is also within the Upland Biodiversity Management Area. Therefore, the site qualifies for five high priority resource points.

- f. *Streams*** – The site contains Spanaway Creek, a regulated Pierce County waterway. Therefore, the site qualifies for five high priority resource points.

Bonus Category:

4. *Provides Linkage of Open Space Parcels.*

- a.** The subject property abuts another parcel which currently provides a high or medium priority resource and when both are left undeveloped, create a corridor.

- b.** The subject parcel must abut a parcel of land which is already in the current use assessment program or is subject to a conservation easement or restrictive covenant as such is defined above.

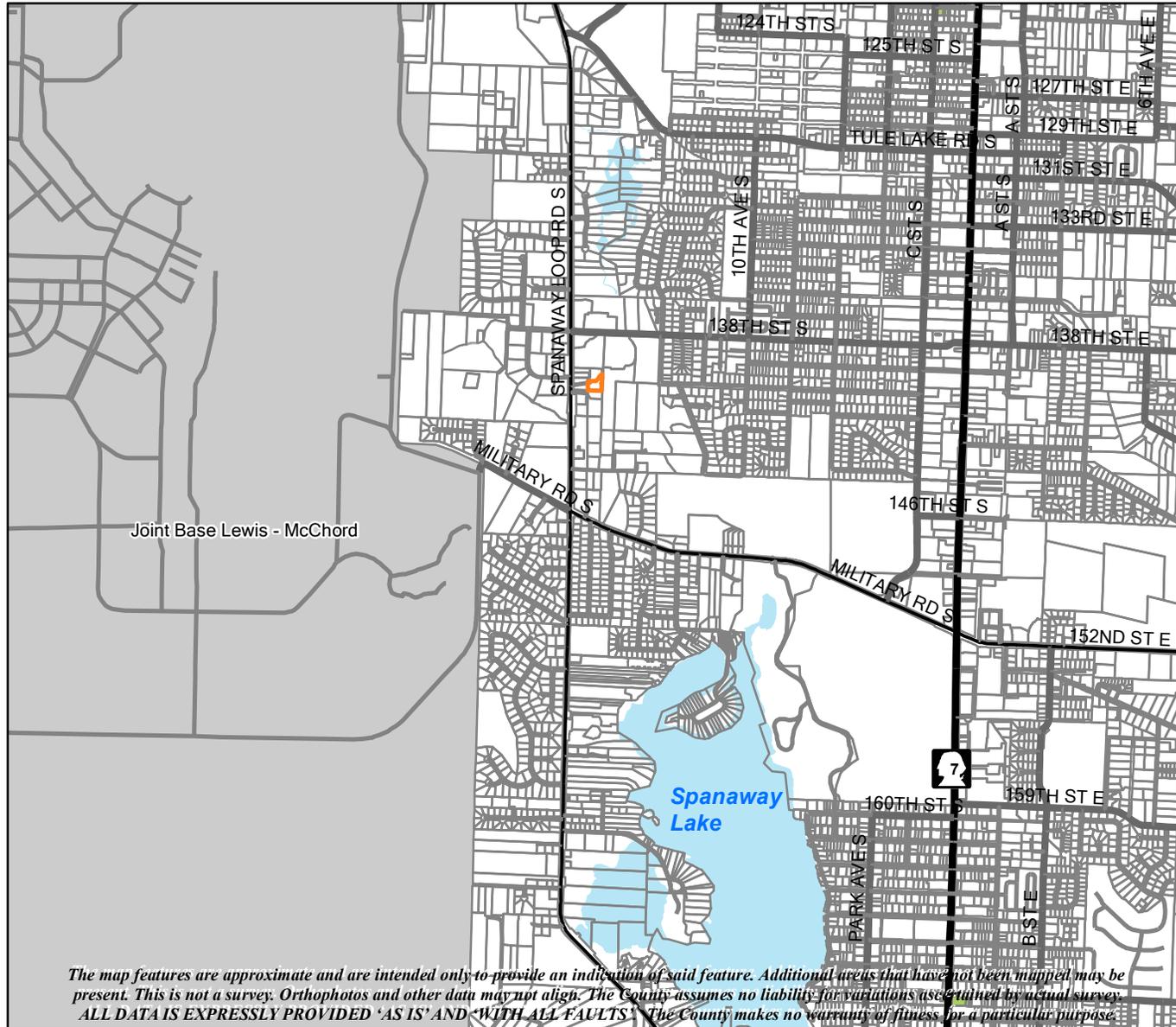
This property abuts a parcel to the east (5780000576) that is presently enrolled in the Current Use Open Space program. This property contains the required high priority resource to qualify for the continuation of an open space corridor. Therefore, the site qualifies for bonus points.

Attributes Supporting Current Use Assessment: The site is eligible for the maximum allowable Priority Resource points: 15 and the site is eligible for five Bonus points for a total of 20 points on .07 acres and .62 acres excluded for residential use.

CW:dw

N:\Long Range Planning\CUA\Staff Reports\CUOS2018\OS10-18SR.docx

OS10-18 Bourlet

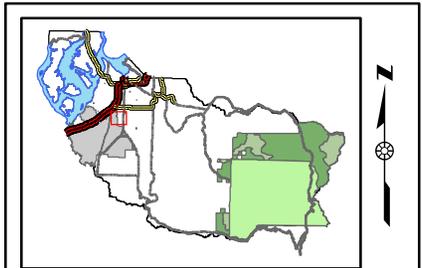


Map Legend

 Subject Parcel

Map Document:
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Scale 1:30,000

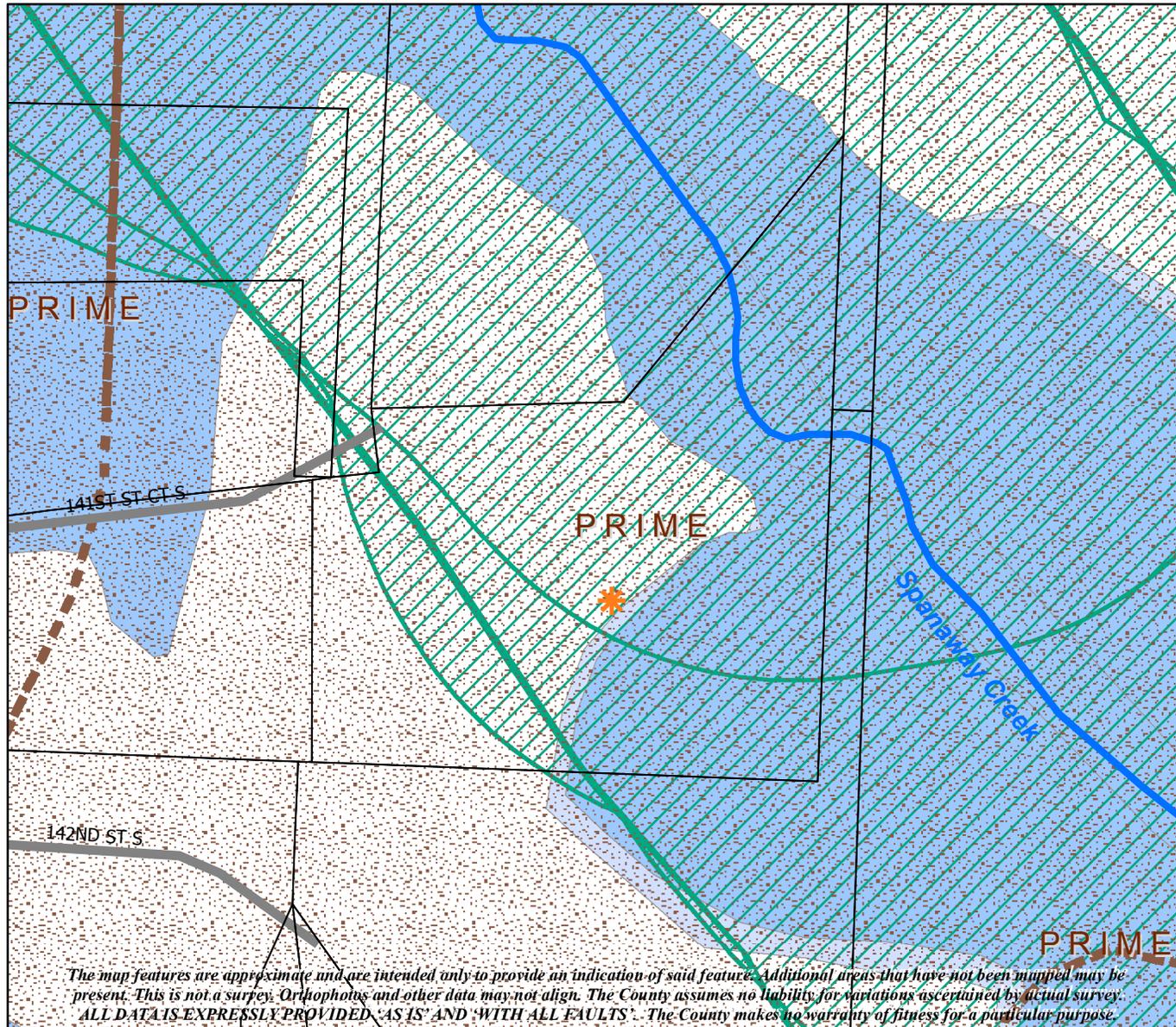


 Pierce County

December 6, 2018

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OS10-18 Bourlet



Map Legend

Subject Parcel

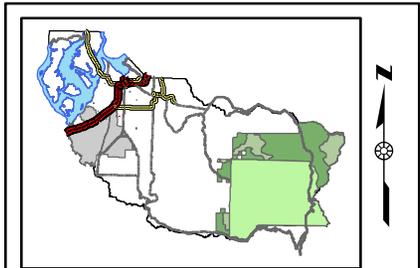
Tax Parcels

- Base Parcel
- Condominium
- Other
- Stream
- Piped Stream Sections
- Aquifer - Clover/Chambers Creek Aquifer
- Soils
- Possible FW Habitat Areas
- 1% Annual Chance Flood
- X BEHIND LEVEE
- 0.2 PCT
- X (SHADED)
- VE - Coastal High Hazard Areas

Map Document:

H:\mxd\williams\CUOS2018\OS10-18_resource.mxd

Scale 1:800

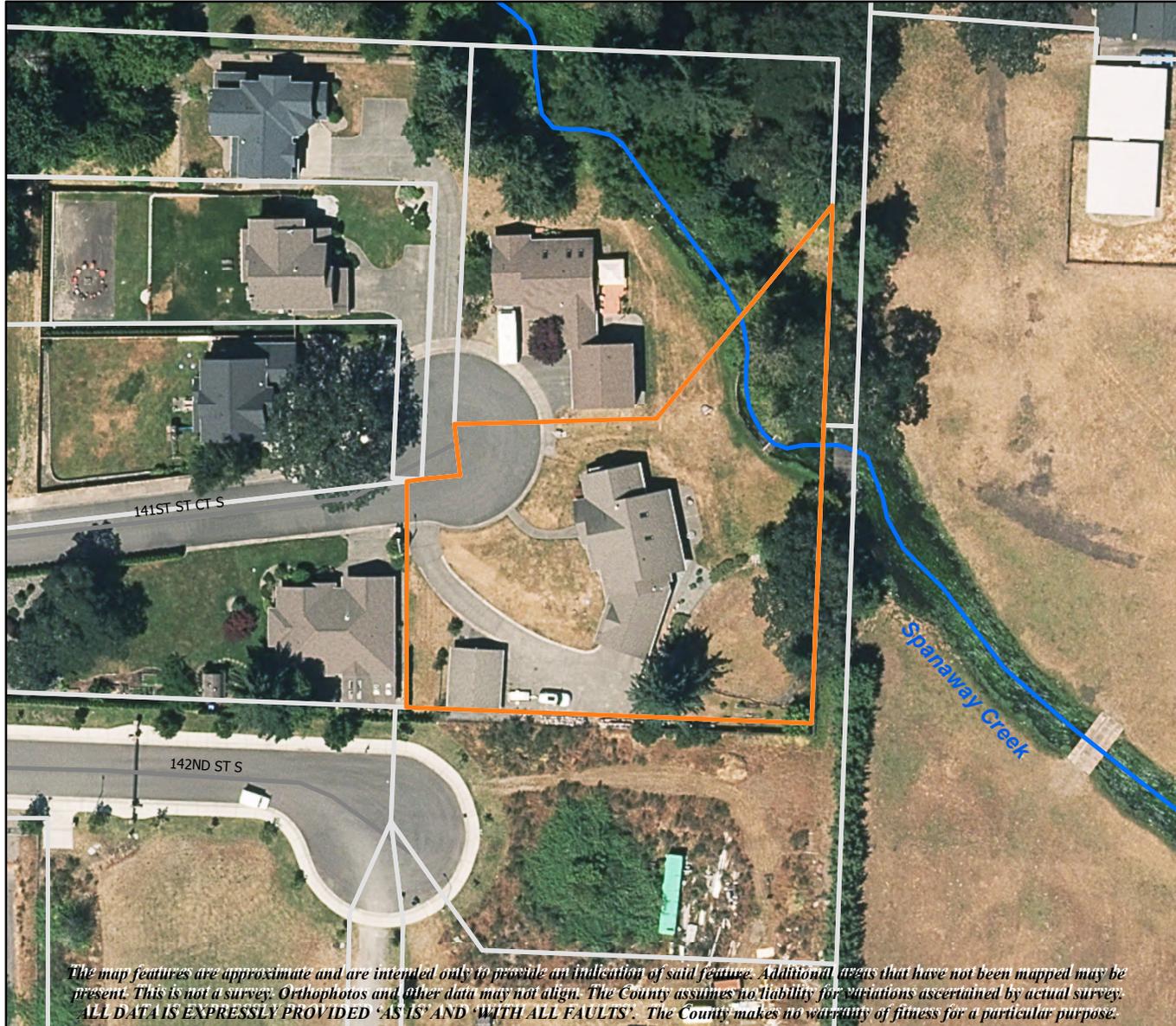


Pierce County

December 14, 2018

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OS10-18 Bourlet



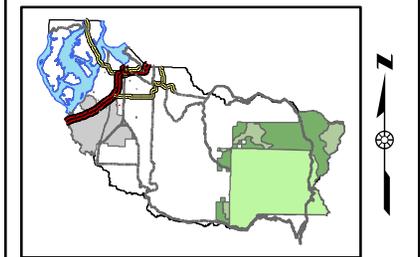
Map Legend

 Subject Parcel

Orthophoto Date: Summer 2017

Map Document:
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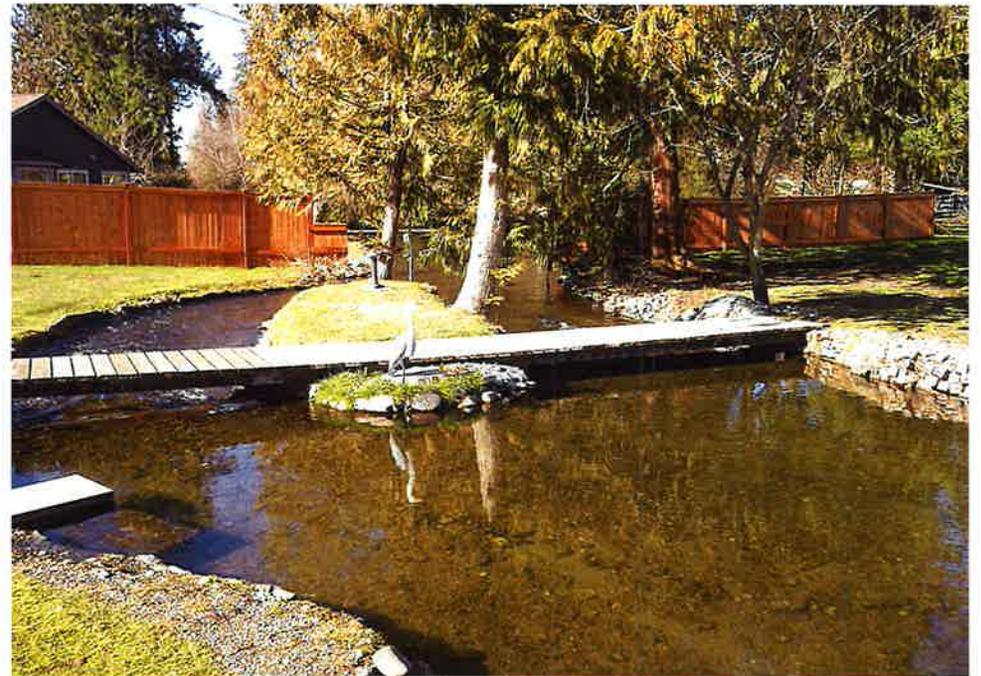
Scale 1:1,000



 Pierce County

December 6, 2018

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0510-18

3/1/2019

Re-Rate
No Fee

0510-18

PIERCE COUNTY
APPLICATION FOR CLASSIFICATION OR RECLASSIFICATION
AS OPEN SPACE FOR CURRENT USE ASSESSMENT
RCW 84.34

File With the County Legislative Authority

Name of Owner(s) Jerry & Susan Bourlet
Mail Address: 1600 141st Ct. S.
Takoma, WA 98444
E-Mail: Jerry Bourlet@comcast.net
Is the property gated? If so, provide code:

A site visit must be scheduled for approval
List two phone #s where you can be reached

Parcel Number(s) 5780002705
Property Location Address: 1600 141st St. Ct. S. Takoma, WA 98444

• Is the property within city limits? Yes ___ No X If yes, which city? ___
• Legal Description: lot 2 of short plat no. 200108155001, as recorded Aug 15, 2001 under recording # 200108155001, Records of Pierce Co. Auditor
• Total Acres of Parcel(s) ___ Acres Excluded from Open Space ___
• Detailed description of the excluded area (if any)

• Is the land subject to a lease or agreement which permits any other use than its present use? Yes ___ No X
If yes, attach copy of the lease agreement.

• Is the land subject to any easements? Yes ___ No ___
If yes, describe the type of easement, the easement restrictions and the length of the easement.

• Describe the present use of the land.
none RESIDENTIAL

• Describe the present improvements located on the land (house, barn, garage, etc)
none HOUSE, GARAGE

• If applying for the farm and agricultural conservation land category, provide a detailed description below about the previous use, the current use, and the intended future use of the land.

• Include a map or drawing. See instructions on last page.

• Is this a reclassification (transfer) from another tax classification? If yes, complete the Change form also. (64 0060 or 64 0038)

NOTICE:

The county and/or city legislative authorities may require owners to submit additional information regarding the use of the land.

STATEMENT OF ADDITIONAL TAX, INTEREST AND PENALTY DUE UPON REMOVAL OR CLASSIFICATION

1. 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" 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% will be applied to the additional tax and interest if the classified land is applied to some other use except through compliance with the property owner's request for withdrawal as described in RCW 84.34.070(1).
2. The additional tax, interest, and penalty specified in (1) 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 84.34.020.
 - f) Acquisition of property interest 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) (f) (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.
 - l) (i) The discovery that the land was classified under this chapter in error through no fault of the owner.

AFFIRMATION

As owner(s) of the land described in this application, I hereby indicate by my signature that I am aware of the potential tax liability involved when the land ceases to be classified as Open Space under provision of CH 84.34 RCW, and that the Assessor-Treasurer's office may require pertinent data be periodically submitted as to the continued use of the land. I also declare under the penalties for false swearing that this application and any accompanying documents have been examined by me and to the best of my knowledge it is a true, correct, and complete statement.

The agreement to tax according to use of the property is not a contract and can be annulled or canceled at any time by the Legislature (RCW 84.34.070)

Signatures of all Owner(s) or Contract Purchaser(s):

Date:

Sign Jerry L. Barlet Print Jerry L. Barlet

5/09/18

Sign Susan L. Barlet Print Susan L. Barlet

5/09/18

7-004

7-005

77-127

27-0275

7-022

305

7-012

130

SPANWAY LOOP
AFN 1954726

SPANWAY LOOP
AFN 1954727

AFN 9208130583

AFN 1308750

ETN
504708

AFN 9203190335

AFN 9209040269

1-08-5002

SP 2006-06-16-5001

SP 2003-11-06-5006

SP 2001-06-13-5001

057-3

057-6

ARTIFICIAL LAKE

20

056-1

MELVILLE
578000

055-5

055-7

055-4

055-3

141ST

5' SIDEWALK EASE

L-1 230-3

230-5

142ND

228-3

L-1

TURNAROUND EASE

DRAIN EASE

L-2

228-5

228-4

65

226-3

056-3

RES 2879

232-1

RES 8820

POR OMI

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STAFF REPORT

Date: March 26, 2019

To: Pierce County Planning Commission

From: Chad R. Williams, Senior Planner

Subject: Current Use Assessment Case No. OS12-18

Applicant: Danny F. & Judy A. Zurfluh

Summary: The applicant is proposing to transfer 14.0 acres of a four parcel, 15.0-acre site from Current Use Farm & Agriculture to Current Use Open Space. The site is located at 8416 320th Street East, Eatonville vicinity in Council District 3. The site qualifies with three High Priority Resources.

Tax Parcel Descriptions: **0417171014;** THAT POR OF W 1/2 OF E 1/2 OF NE OF NE DESC AS FOLL COM AT NW COR SD SUBD TH S ALG W LI THEREOF 507 FT (154.57 M) TO TRUE POB TH CONT S ALG SD W LI 230 FT (70.12 M) TH E PAR/W N LI SD SUBD TO E LI SD SU BD TH N ALG SD E LI 230 FT (70.12 M) TH W PAR/W N LI SD SUBD TO POB .72 HECTARES OUT F 1 006 J 1995 TK

0417171015; N 507 FT (154.57 M) OF W 1/2 OF E 1/2 OF NE OF NE SEC 17 EXC N 30 FT (9.15 M) FOR RD 1.49 HECTARES CURRENT USE RCW 84.34 AS AMEND AGRI 1982 3.67 ACS AFN 82-04-09-0174 CONT'D 1990 ETN 759007 OUT OF 1-006 SEG J-1995 TK (DCCHEMS6-1-82) DC5200CA1/2/92BO

0417171020; S 5 AC OF E 10 AC OF E 20 AC OF NE OF NE CURRENT USE RCW 84.34 AS AMEND AGRI 1982 5.00 ACS AFN 82-04-09-0174 CONT'D 1990 Q771279 OUT OF 1-000 SEG M-0457 MJ EMS (DCCHEMS6-1-82)

0417171700; W 1/2 OF E 1/2 OF NE OF NE EXC N 737 FT THEREOF EASE OF RECORD COMB TO RESTORE PARCEL SEG'D FOR TAX PURPOSES ONLY CURRENT USE RCW 84.34 AS AMEND AGRI 1982 AFN 82-04-09-0174 CONT 1990 Q771278 & Q771280 4.56 ACS COMB OF 1-107 & 1-018 SEG 2008-0976 SD/JU 5/21/08JU

Date of Site Visit: March 1, 2019

Physical Characteristics of Property: This site is very flat and contains two ponds and some scattered mature evergreens. Two houses and typical agricultural structures are located in the center of the site and the balance of the site is in pasture.

General Characteristics of Surrounding Area: North: Residential/Wooded/Pasture; South: Residential/Pasture; East: Residential/Pasture; West: Residential/Wooded

Public Benefit Rating System Program Eligibility: Please see Pierce County Code 2.114 for specific requirements.

A review of the submitted application identifies three High Priority Resources: Agricultural Land, Fish & Wildlife Habitat Conservation Areas, and Streams. A maximum of 15 resource points is allowed for any one application. A review of these resources according to the eligibility criteria follow here.

Eligible Resource Categories:

1. *High Priority Resources*

- a. *Agricultural Lands*** – The United States Department of Agriculture, Soil Conservation Service’s 1979 Soil Survey of Pierce County Area, Washington identifies two prime agricultural soils present on 100% of this site: Alderwood gravelly sandy loam and Kapowsin gravelly loam. Therefore, the property qualifies for five high priority resource points.

- c. *Fish and Wildlife Habitat Conservation Areas*** – This site contains two habitat polygons identified by Pierce County both related to the freshwater pond and regulated stream on site. Therefore, the site qualifies for five high priority resource points.

- f. *Streams*** – The site contains an unnamed regulated Pierce County waterway that is a tributary to South Creek. Therefore, the site qualifies for five high priority resource points.

Bonus Category:

4. *Provides Linkage of Open Space Parcels.*

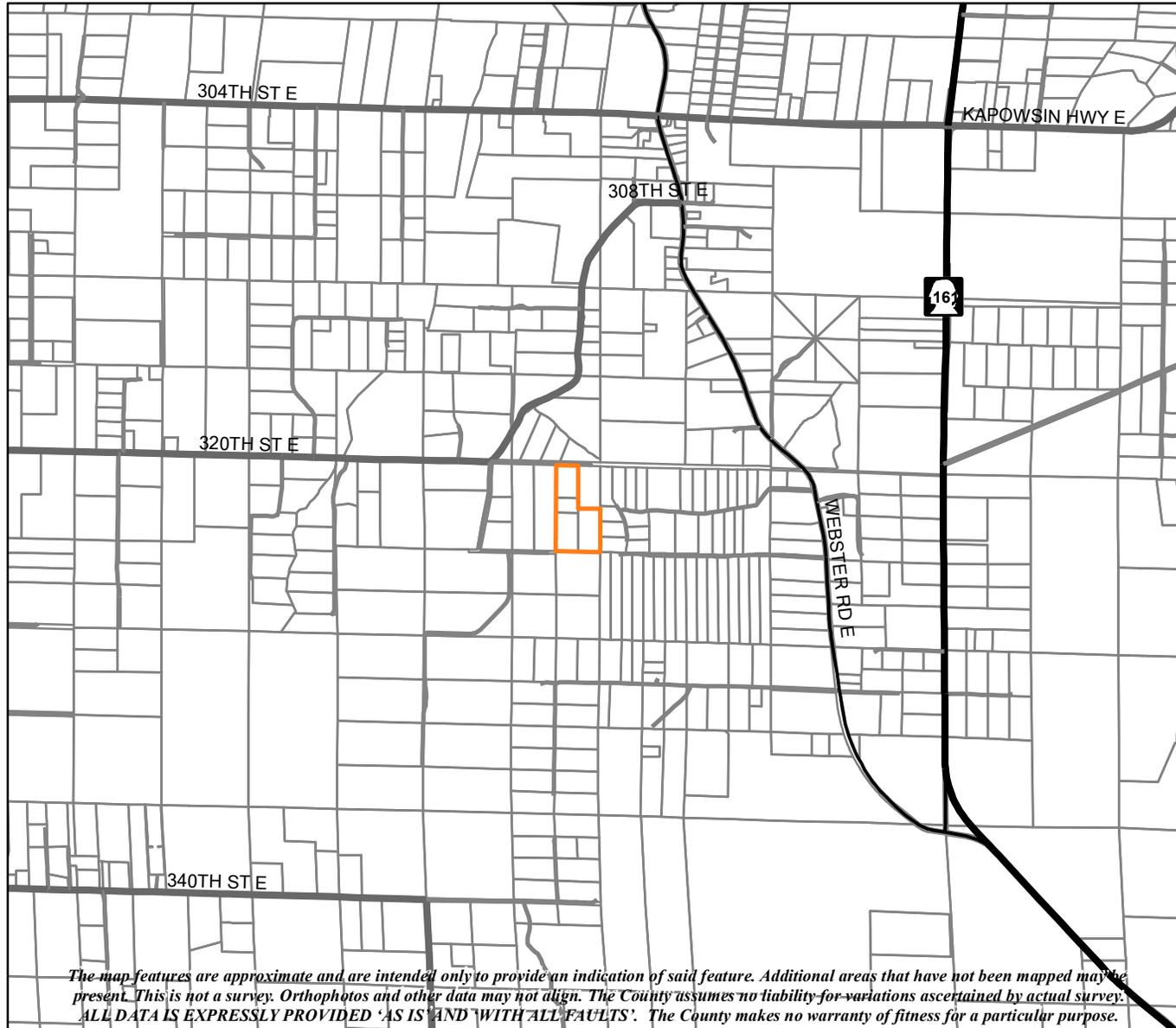
- a.** The subject property abuts another parcel which currently provides a high or medium priority resource and when both are left undeveloped, create a corridor.

- b.** The subject parcel must abut a parcel of land which is already in the current use assessment program or is subject to a conservation easement or restrictive covenant as such is defined above.

This property abuts a parcel to the south (0417171026) that is presently enrolled in the Current Use Farm & Ag program. This parcel contains the required high priority resource to qualify for the continuation of an open space corridor. Therefore, the site qualifies for bonus points.

Attributes Supporting Current Use Assessment: The site is eligible for the maximum allowable Priority Resource points: 15 and the site is eligible for five Bonus points for a total of 20 points on 14.0 acres with 1.0 acre for residential uses.

OS12-18 Zurfluh

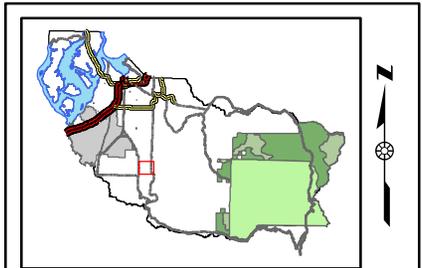


Map Legend

 Subject Parcels

Map Document:
H:\mxd\williams\CUOS2018\OS12-18_vic.mxd

Scale 1:30,000

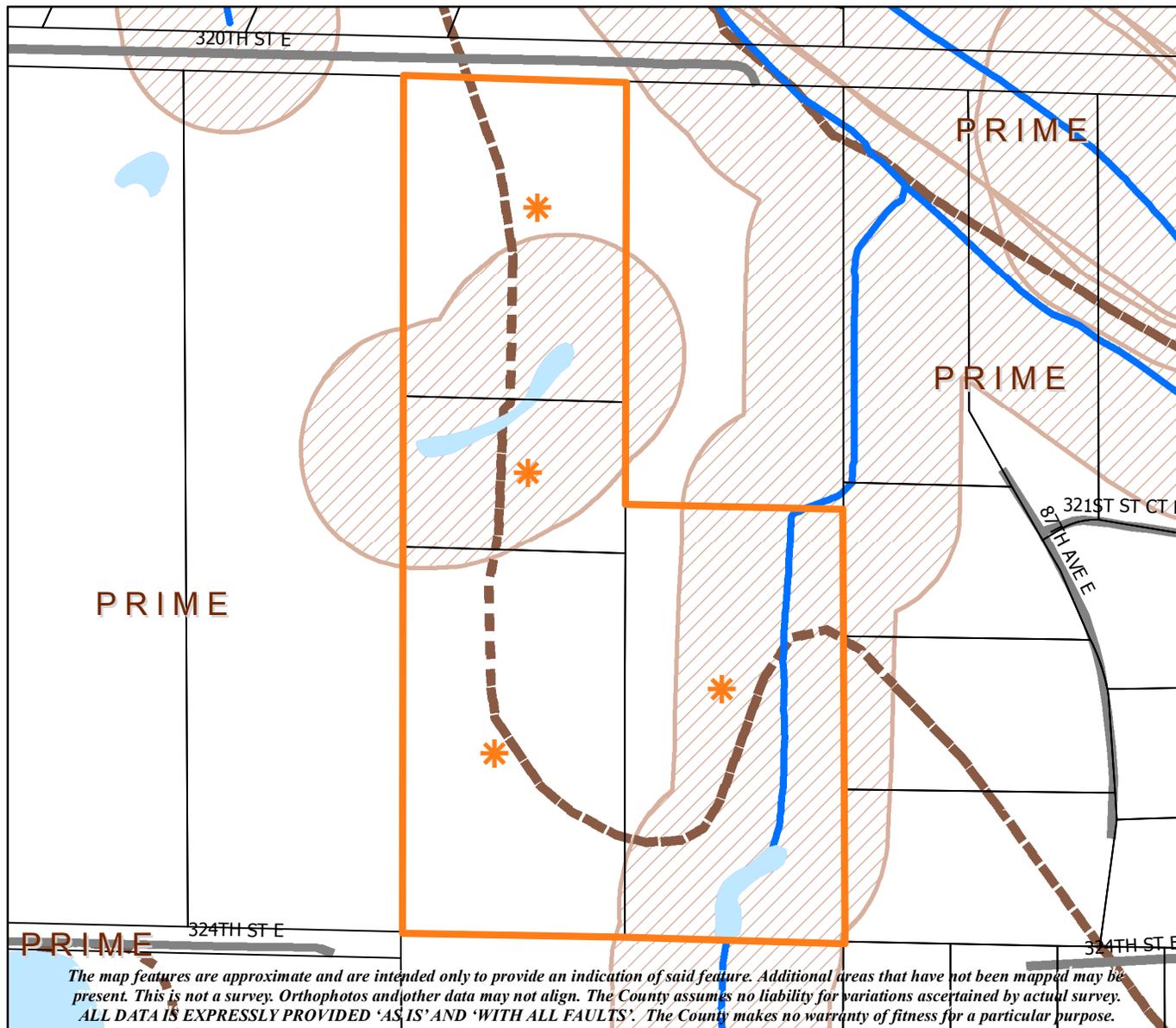


 Pierce County

December 6, 2018

The map features are approximate and are intended only to provide an indication of said feature. Additional areas that have not been mapped may be present. This is not a survey. Orthophotos and other data may not align. The County assumes no liability for variations ascertained by actual survey. ALL DATA IS EXPRESSLY PROVIDED 'AS IS' AND 'WITH ALL FAULTS'. The County makes no warranty of fitness for a particular purpose.

OS12-18 Zurfluh

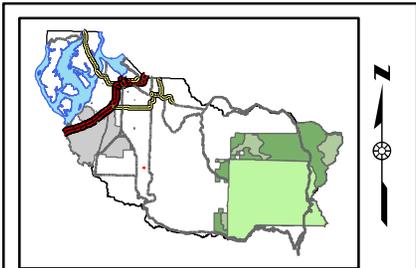


Map Legend

- Subject Parcels
- Tax Parcels**
 - Base Parcel
 - Condominium
 - Other
- Stream
- Piped Stream Sections
- Water body
- island
- swamp
- Soils
- Possible FW Habitat Areas

Map Document:
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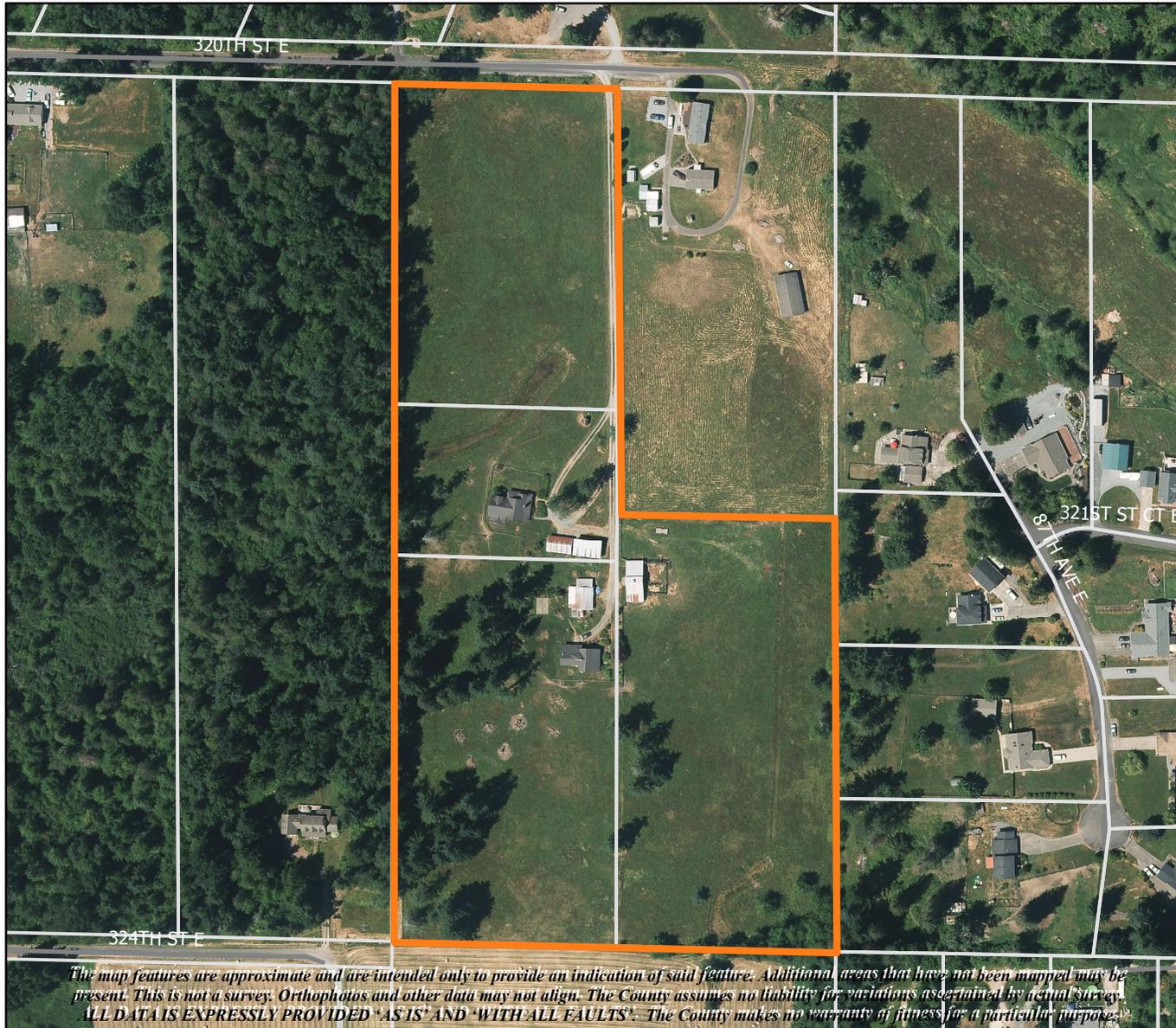
Scale 1:3,000



December 17, 2018

The map features are approximate and are intended only to provide an indication of said feature. Additional areas that have not been mapped may be present. This is not a survey. Orthophotos and other data may not align. The County assumes no liability for variations ascertained by actual survey. ALL DATA IS EXPRESSLY PROVIDED 'AS IS' AND 'WITH ALL FAULTS'. The County makes no warranty of fitness for a particular purpose.

OS12-18 Zurfluh



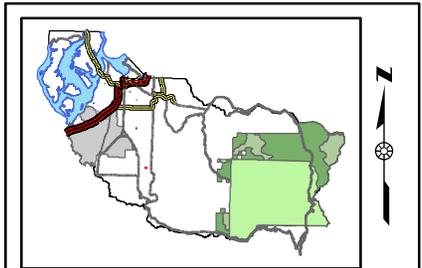
Map Legend

 Subject Parcels

Orthophoto Date: Summer 2017

Map Document:
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Scale 1:3,000



 Pierce County

December 7, 2018

The map features are approximate and are intended only to provide an indication of said feature. Additional areas that have not been mapped may be present. This is not a survey. Orthophotos and other data may not align. The County assumes no liability for variations ascertained by a actual survey. ALL DATA IS EXPRESSLY PROVIDED "AS-IS" AND "WITH ALL FAULTS". The County makes no warranty of fitness for a particular purpose.



05/2-18

3/1/2019

PIERCE COUNTY
APPLICATION FOR CLASSIFICATION OR RECLASSIFICATION
AS OPEN SPACE FOR CURRENT USE ASSESSMENT
RCW 84.34

0512-18

File With the County Legislative Authority

Name of Owner(s) <u>Danny F. + Judy A. Zurfluh</u>	A site visit must be scheduled for approval
Mail Address: <u>8416 320th STE</u> <u>Eatonville WA 98328</u>	List two phone #s where you can be reached
E-Mail: <u>djzurfluh@msn.com</u>	<u>253 847 9633</u>
Is the property gated? If so, provide code: <u>no</u>	<u>253 732 9422</u>

Parcel Number(s) 0417171015 0417171020 0417171700 0417171014

Property Location Address: 8416 320th STE Eatonville WA 98328

• Is the property within city limits? Yes ___ No X If yes, which city? _____

• Legal Description: SEE ATTACHE

• Total Acres of Parcel(s) 15 Acres Excluded from Open Space 1 ACRE

• Detailed description of the excluded area (if any)

• Is the land subject to a lease or agreement which permits any other use than its present use? Yes ___ No X

If yes, attach copy of the lease agreement.

• Is the land subject to any easements? Yes ___ No X

If yes, describe the type of easement, the easement restrictions and the length of the easement. NO

• Describe the present use of the land. CATTLE AT TIMES

• Describe the present improvements located on the land (house, barn, garage, etc)

2 HOUSES, 3 GARAGES 1 BARN

• If applying for the farm and agricultural conservation land category, provide a detailed description below about the previous use, the current use, and the intended future use of the land.

• Include a map or drawing. See instructions on last page.

• Is this a reclassification (transfer) from another tax classification? If yes, complete the Change form also. (64 0060 or 64 0038)

NOTICE:

The county and/or city legislative authorities may require owners to submit additional information regarding the use of the land.

STATEMENT OF ADDITIONAL TAX, INTEREST AND PENALTY DUE UPON REMOVAL OF CLASSIFICATION

1. 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" 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% will be applied to the additional tax and interest if the classified land is applied to some other use except through compliance with the property owner's request for withdrawal as described in RCW 84.34.070(1).
2. The additional tax, interest, and penalty specified in (1) 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 84.34.020.
 - f) Acquisition of property interest 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) (f) (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.
 - l) (i) The discovery that the land was classified under this chapter in error through no fault of the owner.

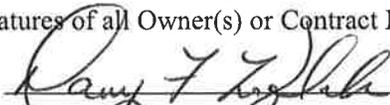
AFFIRMATION

As owner(s) of the land described in this application, I hereby indicate by my signature that I am aware of the potential tax liability involved when the land ceases to be classified as Open Space under provision of CH 84.34 RCW, and that the Assessor-Treasurer's office may require pertinent data be periodically submitted as to the continued use of the land. I also declare under the penalties for false swearing that this application and any accompanying documents have been examined by me and to the best of my knowledge it is a true, correct, and complete statement.

The agreement to tax according to use of the property is not a contract and can be annulled or canceled at any time by the Legislature (RCW 84.34.070)

Signatures of all Owner(s) or Contract Purchaser(s):

Date:

Sign		Print	Danny F Zurfluh	Date:	3-9-18
Sign		Print	Judy Zurfluh	Date:	3-9-18

Pierce County instructions and information for 64 0021 Open Space

Open Space is land left in its natural state. No cutting, clearing, building, etc.

Fees: (a) The non-refundable application fee of \$1200.00 in unincorporated or \$1450.00 within city limits, must be submitted with application. If within city limits, contact the city to see if they have any additional application fees.

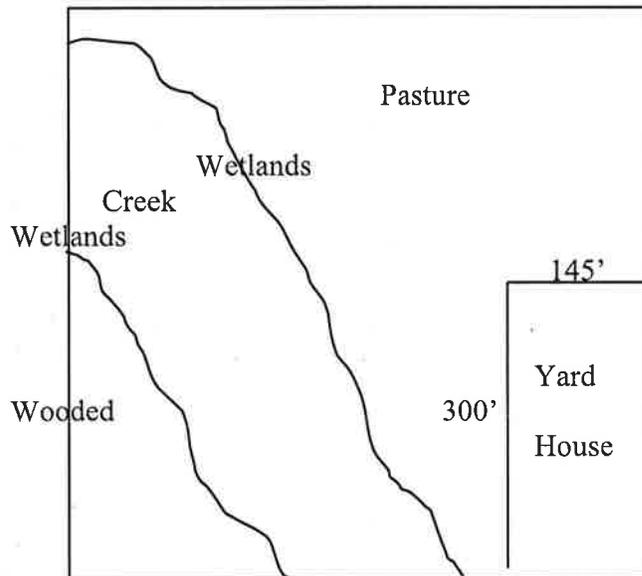
(b) Fee for advertising the final public hearing will be billed and payable prior to recording the final contract. The cost varies depending on length of legal. (Approx. \$50.00)

Excluded area description

Any areas utilized for residential, or uses other than **Open Space**, such as, house, barn, backyard, garage, garden, business, etc., must be excluded in the application. Typically, at least one acre is excluded but could be more. A detailed description must include a drawing of the entire property with the location of the excluded area/s and dimensions shown. Locations and descriptions of the improvements should be included in the drawing. (See the sample drawing below) If applicant chooses, a surveyor's services may be obtained by the applicant.

SAMPLE:

WE ARE OR I AM EXCLUDING 1 ACRE FOR OUR OR MY RESIDENTIAL SITE, APPROXIMATELY 300' x 145' IN THE SOUTHEAST CORNER OF PARCEL AS SHOWN ON DIAGRAM.



Valuation information:

The excluded land and all structures will continue to be valued at market value.

- Applications received
By Dec 31st, this year

If approved, will receive a
reduced value next year

For property tax
due the following year

Submit application, map and fee to: Pierce County Planning and Land Services Development Center
2401 S 35th St Ste 2, Tacoma WA 98409

Change of Classification
(Chapters 84.33 and 84.34 RCW)

Tax Code: 630
County: PIERCE

File With County Assessor

<p>Applicant(s) name and address: <u>Danny + Judy Zurfloh</u> <u>8416 320th ST E</u> <u>Eatonville, WA 98328</u></p> <p>Phone No: <u>253-847-9633</u></p> <p>Land subject to this application (legal description):</p>	<p>Assessor's Parcel or Account No: _____</p> <p>Auditor's File No. on original application: <u>82 04 09 0174</u></p>
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Change of Classification
(Check appropriate box)

The land is currently classified as Farm and Agricultural land under RCW 84.34.020(2) and I hereby request reclassification as:

- Timber land as provided under RCW 84.34.020(3), unless county has merged their timber land classification into their designated forest land program. (Attach completed form REV 64 0109 or 64 0111 and a timber-management plan)
- Open Space land as provided under RCW 84.34.020(1). (Attach completed form REV 64 0021)
- Forest Land classification under Chapter 84.33 RCW. (Attach completed form REV 62 0021 or 62 0110)
- Farm and Agricultural Conservation land as defined in RCW 84.34.020(8)(a). (Attach completed form REV 64 0021)

The land is currently classified as Farm and Agricultural Conservation land under RCW 84.34.020(8)(a) and I hereby request reclassification to:

- Farm and Agricultural land under RCW 84.34.020(2). (Attach completed form REV 64 0024 or 64 0108)

The land is currently classified as Timber land under RCW 84.34.020(3) and I hereby request reclassification as:

- Forest land classification under Chapter 84.33 RCW. (Attach completed form REV 62 0021 or 62 0110)
- Open Space land as provided under RCW 84.34.020(1). (Attach completed form REV 64 0021)
- Farm and Agricultural land as provided under RCW 84.34.020(2). (Attach completed form REV 64 0024 or 64 0108)

NOTE: If request to change classification is approved, no additional tax, interest, and penalty will be imposed.

Requests to transfer from Forest Land designation under provisions of Chapter 84.33 RCW to Current Use classification under Chapter 84.34 RCW should be made on REV 64 0038.

Attachment:

- REV 62 0021
- REV 64 0021
- REV 64 0108
- REV 64 0111
- REV 62 0110
- REV 64 0024
- REV 64 0109
- Timber Management Plan

General Information

RECLASSIFICATIONS are defined in RCW 84.34.070(2) as follows:

- (2) The following reclassifications are not considered withdrawals or removals and are not subject to additional tax under RCW 84.34.108:
 - (a) Reclassification between lands under RCW 84.34.020(2) and (3);
 - (b) Reclassification of land classified under RCW 84.34.020(2) or (3) or Chapter 84.33 RCW to open space land under RCW 84.34.020(1);
 - (c) Reclassification of land classified under RCW 84.34.020(2) or (3) to forest land classified under Chapter 84.33 RCW; and
 - (d) Reclassification of land classified as open space land under RCW 84.34.020(1)(c) and reclassified to farm and agricultural land under RCW 84.34.020(2) if the land had been previously classified as farm and agricultural land under RCW 84.34.020(2).
- (3) Applications for reclassification shall be subject to applicable provisions of RCW 84.34.035, 84.34.037, 84.34.041, and Chapter 84.33 RCW.
- (4) The income criteria for land classified under RCW 84.34.020(2)(b) and (c) may be deferred for land being reclassified from land classified under RCW 84.34.020(1)(c) or (3), or Chapter 84.33 RCW into RCW 84.34.020(2)(b) or (c) for a period of up to five years from the date of reclassification.

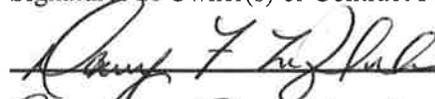
FARM AND AGRICULTURAL CONSERVATION LAND is defined in RCW 84.34.020(8)(a & b) as follows:

- (8) "Farm and agricultural conservation land" means either:
 - (a) Land that was previously classified under RCW 84.34.020(2), that no longer meets the criteria and is reclassified under RCW 84.34.020(1)(c); or
 - (b) Land that is traditional farmland that is not classified under Chapter 84.33 or 84.34 RCW, that has not been irrevocably devoted to a use inconsistent with agricultural uses, and that has a high potential for returning to commercial agriculture.

And also defined in RCW 84.34.037(2)(c) as follows:

- (c) Whether granting the application for land applying under RCW 84.34.020(1)(c) will; (i) preserve land previously classified under RCW 84.34.020(2) or preserve land that is traditional farmland and not classified under Chapter 84.33 or 84.34 RCW; (ii) preserve land with a potential for returning to commercial agriculture; and (iii) affect any other factors relevant in weighing benefits to the general welfare of preserving the current use of property.

Signatures of Owner(s) or Contract Purchaser(s):




Date 3-9-18

Assessor Use Only

If the parcel(s) subject to this document is considered contiguous, as defined in RCW 84.34.020(6), with other parcels having different ownerships, verify all remaining classified parcels with different ownerships are still:

- Adjoining
 Being managed as part of a single operation
 Meeting the definition of "family" as defined in RCW 84.34.020(6)(b)(ii) with the owner of an adjoining parcel

To ask about the availability of this publication in an alternate format for the visually impaired, please call 1-800-647-7706. Teletype (TTY) users may use the Washington Relay Service by calling 711. For tax assistance, call (360) 534-1400.