

REGULAR MEETING AGENDA
PIERCE COUNTY PLANNING COMMISSION
Tuesday, April 23, 2019, 9:30 A.M.
Public Hearing Room, 2401 So. 35th St., Tacoma

I. CALL TO ORDER

II. MINUTES

Adoption of Minutes from March 26, 2019

III. DIRECTOR'S REPORT

A report on general activities and updates from Dennis Hanberg, Director, Planning and Public Works.

IV. PUBLIC HEARINGS

Current Use Cases

Case No: OS9-18 (Open Space Re-Rate)

Applicant: Christopher & Jennifer Johnston

Location: 4215 Horsehead Bay Road NW, Arletta vicinity in the SE ¼ of the NE ¼ of Section 21, Township 21N, Range 1E, W.M.

Case No: OS13-18 (Designated Forest Land Transfer)

Applicant: Ashcreek Land Development LLC

Location: 8330 240th Street East, Graham vicinity in the SE ¼ of the NE ¼ of Section 20, Township 18N, Range 4E, W.M.

Case No: OS14-18 (Designated Forest Land Transfer)

Applicant: Waterside Lane Development LLC

Location: 16400-16500 block of 270th Avenue East, 27000 block of 166th Street, 27000 block of 173rd Street East, Burnett vicinity in the SW ¼ of the NE ¼ and in the NW ¼ of the SE ¼ of Section 29, Township 19N, Range 6E, W.M.

Case No: OS15-18 (Farm & Ag Transfer)

Applicant: Darin & Margaret Huggler

Location: 13002 18th Avenue East, Brookdale vicinity in the NW ¼ of the SW ¼ of Section 17, Township 19N, Range 3E, W.M.

Case No: OS17-18 (New)

Applicant: John & Holly Trujillo

Location: 22410 48th Street East, Buckley vicinity in the NE ¼ of the NE ¼ of Section 23, Township 20N, Range 5E, W.M.

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

Agricultural Viability Resolution

Amendments to Pierce County Code Titles 18A – Development Regulations-Zoning and Title 18E Development Regulations – Critical areas to address agricultural viability by revising zoning requirements for agricultural processing, packaging and storage activities, increasing the sleeping units per building for temporary farm worker housing, and clarifying the criteria for replacement of damaged agricultural structures in floodplains outside of the floodway.

Contact: Jeff Mann, Senior Planner, 253-798-2150

V. OTHER BUSINESS

Community Plan Updates Public Hearings

VI. 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@piercecounitywa.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.



STAFF REPORT

Date: April 23, 2019
To: Pierce County Planning Commission
From: Chad R. Williams, Senior Planner
Subject: Current Use Assessment Case No. OS9-18
Applicant: Christopher & Jennifer Johnston

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 all 5.75 acres of a vacant parcel in Current Use Open Space. The site is located at 4215 Horsehead Bay Drive Northwest, Arletta vicinity in Council District 7. The site qualifies with one High Priority Resource.

Tax Parcel Description: 0121211057; CURRENT USE RCW 84.34 AFN 2414625 OPEN SPACE 1971 1992 ETN 812305 5.75 AC BEING PARCEL "B" PER JUDGMENT FOR PARTITION OF REAL PROPERTY P CO CAUSE NO 94-2-04320 AFN 9409200417 & DESC AS FOLL COM AT SE COR GOVT LOT 2 TH NLY ALG E LI OF SD GOVT LOT N 00 DEG 12 MIN 37 SEC E 641.59 FT TO POB TH CONT N 00 DEG 12 MIN 37 SEC E 247.81 FT TH PAR/W S LI SD GOVT LOT 2 S 89 DEG 42 MIN 28 SEC W 874.22 FT TO W LI OF PARCEL CYD AFN 9203110254 TH SWLY ALG SD W LI S 50 DEG W 234.92 FT TO PC OF C CONCAVE TO E RAD 100 FT RAD PT BEARS S 40 DEG E TH ALG SD CURVE 108.71 FT THROUGH A C/A OF 62 DEG 17 MIN 13 SEC TH ELY & PAR/W S LI SD GOVT LOT 2 N 89 DEG 42 MIN 28 SEC E 1086.71 FT TO POB EASE OF RECORD OUT OF 1-026 SEG H-0038 PL

Date of Site Visit: April 5, 2019

Physical Characteristics of Property: This parcel is heavily wooded with a mix of mature evergreens and hardwoods. The site contains slopes of up to 15% in some areas and drainage is to the west toward Horsehead Bay.

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

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

A review of the submitted application identifies one High Priority Resource: Wooded Areas. A maximum of 15 resource points is allowed for any one application. A review of this resource according to the eligibility criteria follows here.

Eligible Resource Categories:

1. High Priority Resources

- h. Wooded Areas*** – The site contains approximately 5.75 acres of mature timber containing a mix of hardwoods and evergreens. This wooded buffer allows for a separation from the urban densities along the shoreline of Horsehead Bay and the rural development occurring to the east. 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 (0121211056) and a parcel to the south (0121211058) that are presently enrolled in the Current Use Open Space program. These properties contain the required high priority resources 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 five Priority Resource points and five Bonus points for a total of 10 points on the 5.75-acre site.



March 15, 2019

Christopher and Jennifer Johnston
4188 Bing Drive
Hood River, OR 97031-8648

RE: Current Use Assessment Application OS9-18

Christopher and Jennifer:

The intent of this letter is to verify your 2018 Current Use Re-Rate Application with Pierce County and to provide you with a brief description of the Current Use Process involving your property.

Because we accept applications over the course of a calendar year, contact information can change and in some instances, applicants re-locate, or gates are added and access changes. To best facilitate your application as expediently as possible, having reliable contact information is a crucial ingredient, as we complete this Current Use Assessment process. So please review the information on page 2 of this letter for accuracy.

The processing of your application begins with a check of resources present on your site by utilizing our GIS software to calculate the Public Benefit Rating System (PBRs) points for which your property qualifies. The PBRs is a point system developed to award properties for preserving natural resources. That review is followed by a site visit to your property to verify the existing conditions and the presence of those resources that are of the visible type. You do not need to be present, but you are welcome to meet me on the property for this site visit.

The reason for the required site visit is only to document existing conditions at the time of review. I will attempt to capture the feel of the land through a few pictures and a brief physical description for the benefit of the Planning Commission who do not have time to visit each site. The County's aerial photographs serve as additional source documentation to relay the existing conditions to those tasked with approving or denying the proposed action.

In the processing of about 800 of these applications these past 15+ years I've encountered some unexpected situations. Most involved surprised dogs who are merely doing their job in protecting their territory. Therefore, I ask if there will be any dogs on the property or neighbor dogs that you know of that I may run into. I'm a dog fan who knows the value of being prepared with ample dog bones while out in the field.

After completing the staff report and tax benefit recommendation based on the PBRs points your property earned, our office will send you a copy of that report/recommendation.

APPLICATION SPECIFICS:

Tax Parcel(s): 0121211057

Physical Address: 4215 Horsehead Bay Road NW

Total Acres: 5.75

Acres into Current Use: 5.75

Excluded Area: 0

Transferring From: N/A Re-Rate

Contact Information: 425-445-8884 / 425-465-5002 jennldj@hotmail.com

Gate Information/Code: none listed on application

PROCESSING DATES:

Site Visit Estimate: March 29, 2019

Planning Commission Hearing: April 23, 2019

Please send me an e-mail or call me with any corrected or additional information. Thanks, and I look forward to working with you in the coming months.

If you have any questions, please contact me at (253) 798-3683 or at chad.williams@piercecountywa.gov.

Sincerely,



Chad Williams
Senior Planner

CW:ds

Long Range Planning\CUA\2018_Correspondence\OS9-18-Applicant_Review_letter.docx



OS9-18

4/5/2019

OS9-18 Johnston



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 EXPRESSLY PROVIDED "AS IS" AND "WITH ALL FAULTS". The County makes no warranty of fitness for a particular purpose.

Map Legend

 Subject Parcel

Orthophoto Date: Summer 2017

Map Document:
H:\mxd\cwilliams\CUOS2018\OS9-18_ortho.mxd

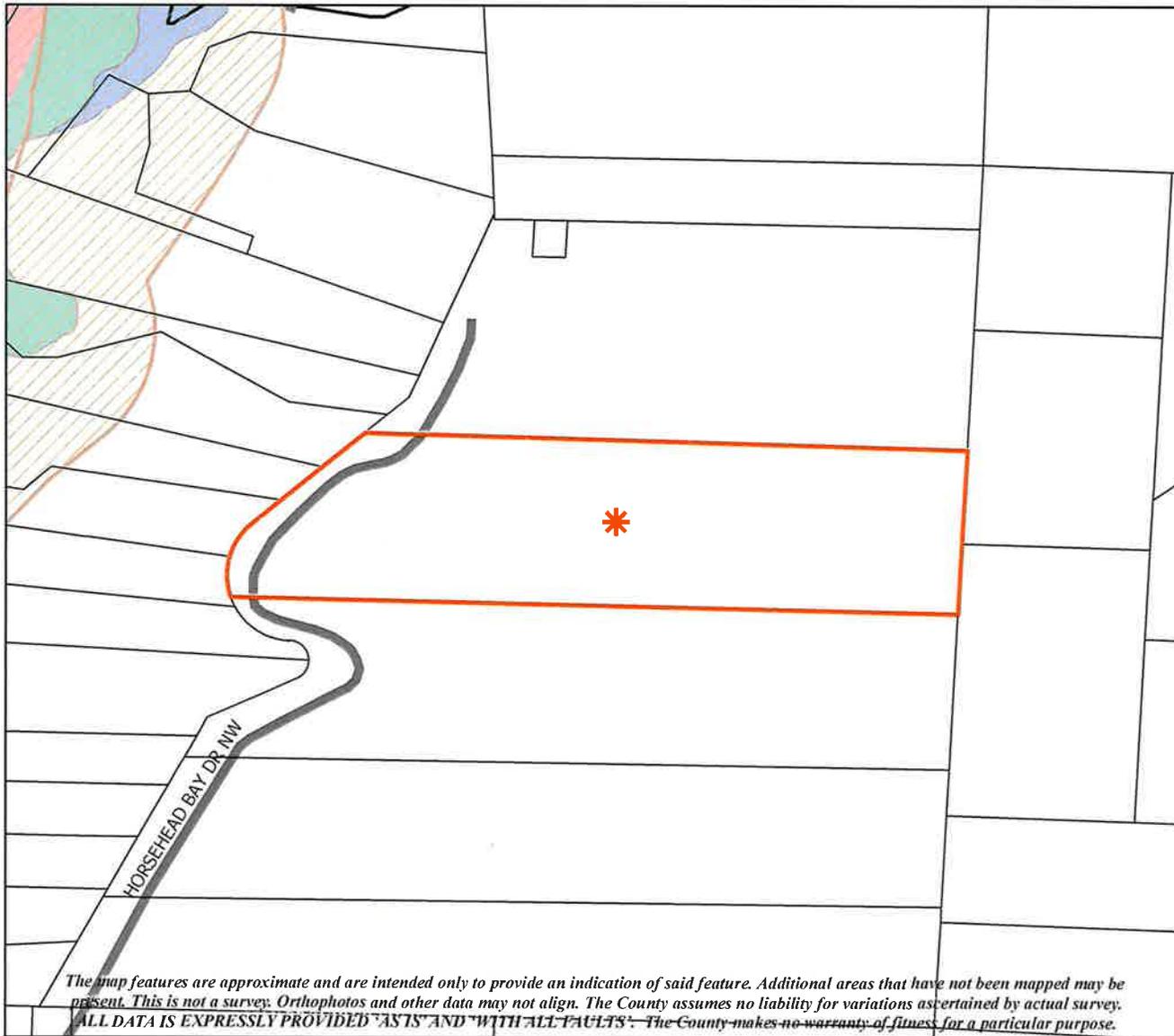
Scale 1:3,500



 **Pierce County**

April 3, 2019

OS9-18 Johnston



Map Legend

 Subject Parcel

Tax Parcels

-  Base Parcel
-  Condominium
-  Other
-  Possible FW Habitat Areas

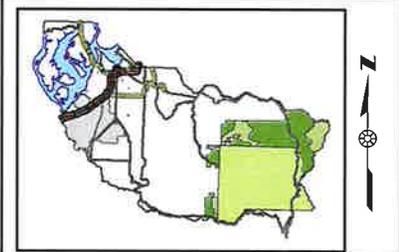
Regulated Floodplain 2017

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

Map Document:

H:\mxd\cwiliams\CUOS2018\OS9-18_resource.mxd

Scale 1:3,000

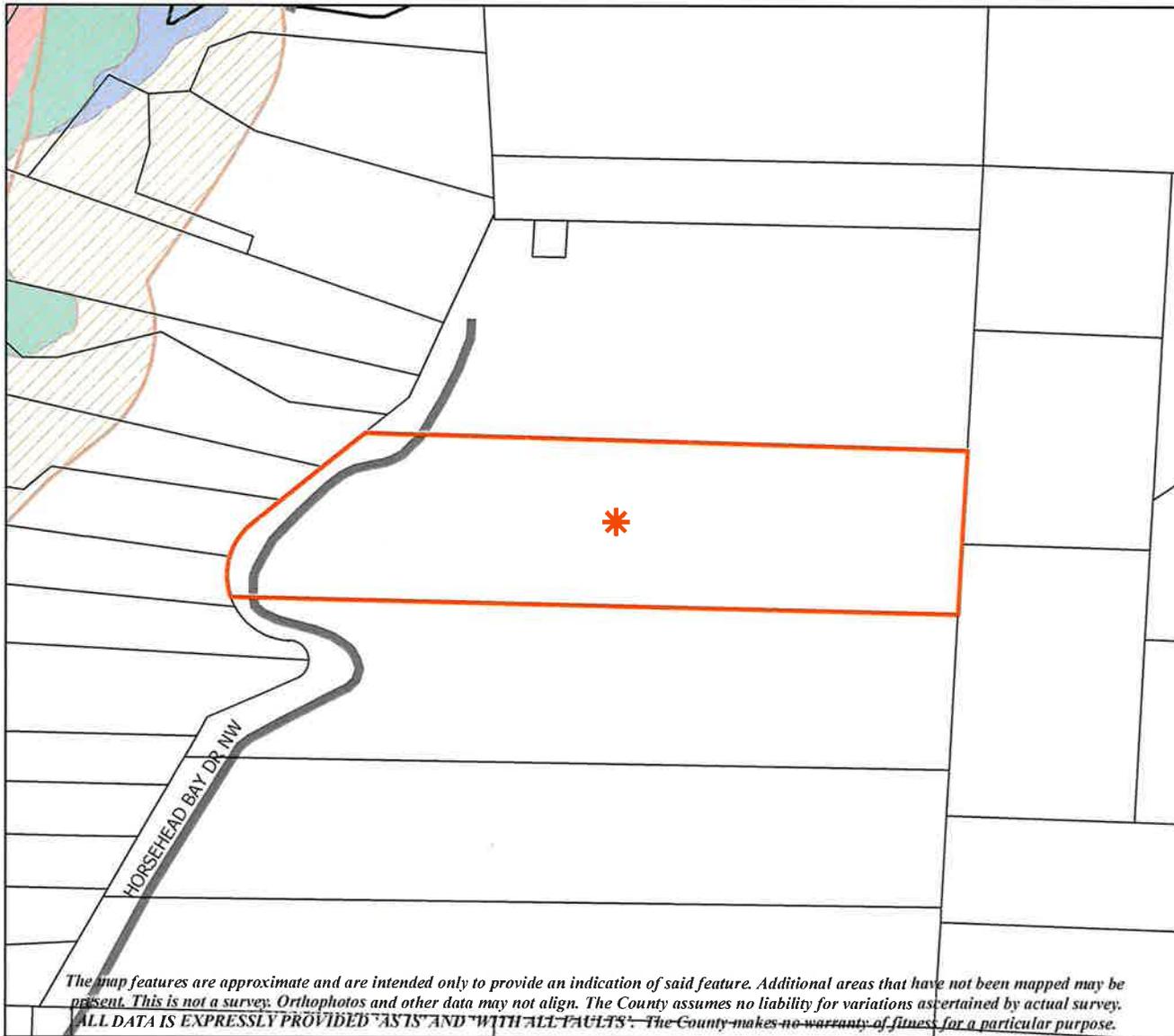


Pierce County

April 5, 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.

OS9-18 Johnston



Map Legend

 Subject Parcel

Tax Parcels

-  Base Parcel
-  Condominium
-  Other
-  Possible FW Habitat Areas

Regulated Floodplain 2017

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

Map Document:

H:\mxd\cwiliams\CUOS2018\OS9-18_resource.mxd

Scale 1:3,000

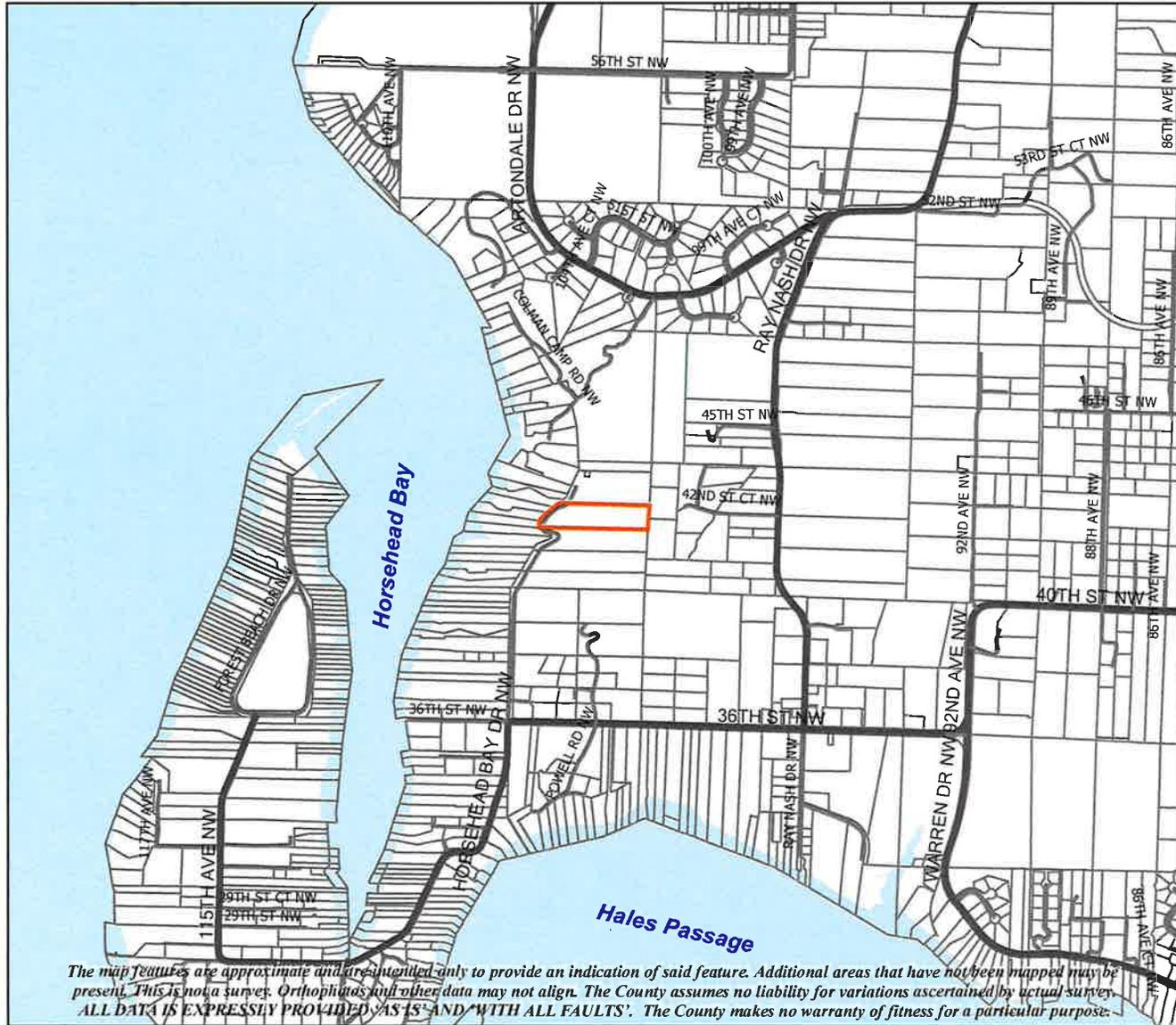


Pierce County

April 5, 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.

OS9-18 Johnston



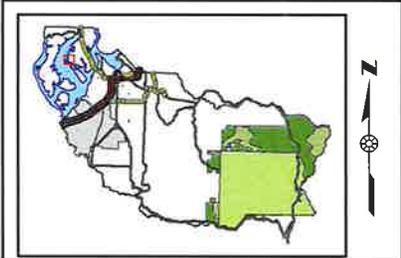
The map features are approximate and are included only to provide an indication of said feature. Additional areas that have not been mapped may be present. This is not a survey. Orthographics and other data may not align. The County assumes no liability for variations ascertained by actual survey. ALL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

Map Legend

 Subject Parcel

Map Document:
H:\mxd\williams\CUOS2018\OS9-18_vic.mxd

Scale 1:20,000



 Pierce County

December 6, 2018

RE-RATE
APPLICATION FEE
WAIVED

059-18

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

RECEIVED
ASSESSOR/TREASURER
MAY 14 2018
SENIOR DEPARTMENT

File With the County Legislative Authority

Name of Owner(s) CHRISTOPHER & JENNIFER JOHNSTON
Mail Address: 4188 BUNG DRIVE
HOOD RIVER, OR 97031
E-Mail: JENNLDJ@HOTMAIL.COM
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
425 445 8884 425 465 5002

Parcel Number(s) 0121211057 90335
Property Location Address: 4214XXXX HORSEHEAD BAY DR NW, GIG HARBOR, WA 98027

- Is the property within city limits? Yes ___ No X If yes, which city? ___
- Legal Description: See Attached Parcel Summary
- Total Acres of Parcel(s) 5.75 Acres Excluded from Open Space NONE
- Detailed description of the excluded area (if any)
N/A
- 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 X No ___

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

PRESENT ROAD EASEMENT, HORSEHEAD BAY DR

- Describe the present use of the land.
OPEN SPACE
- Describe the present improvements located on the land (house, barn, garage, etc)
NONE
- 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.
N/A

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

SEE ATTACHED

- 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.

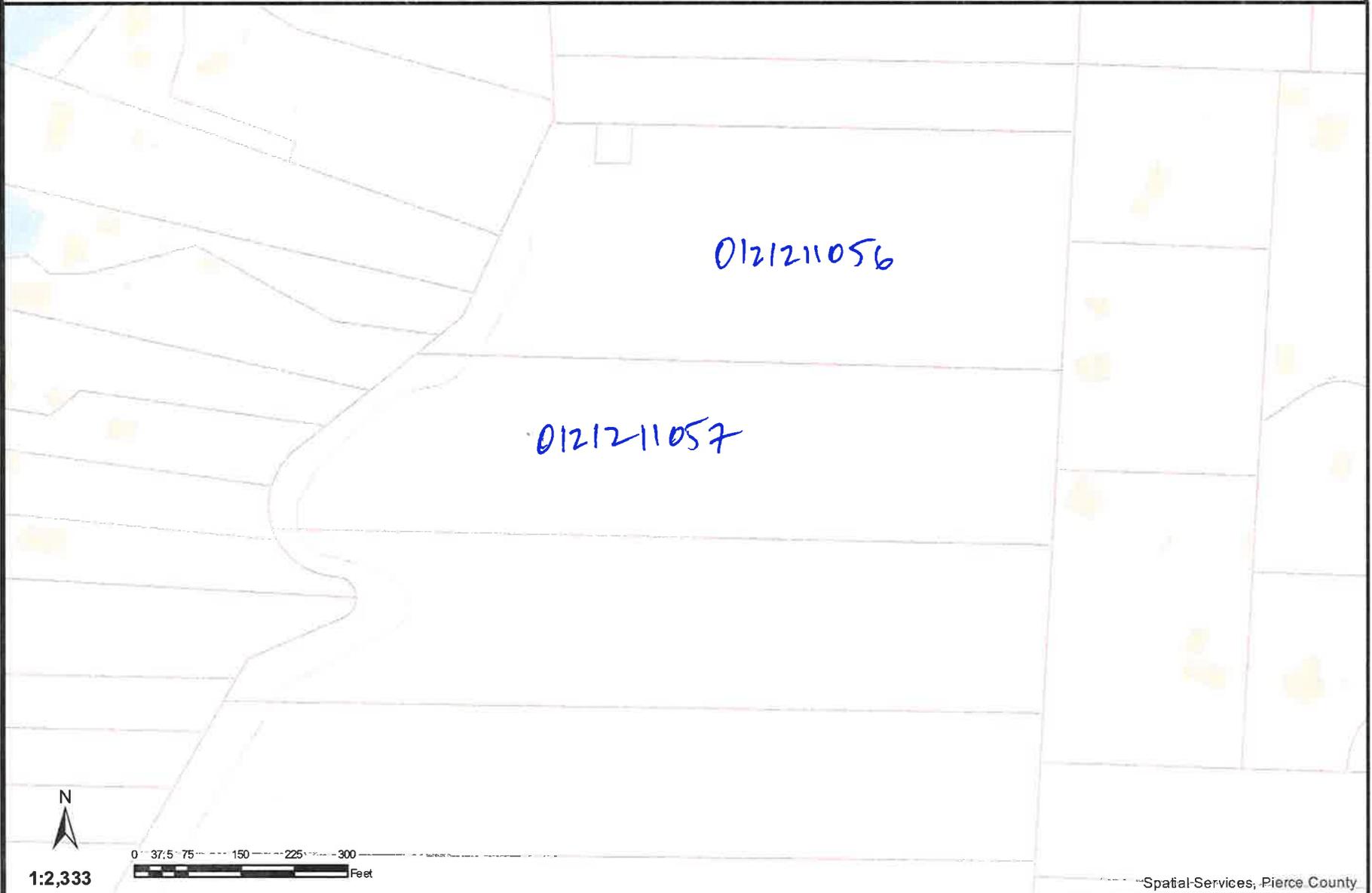
The agreement to tax according to use of the property is not a contract and can be annulled or canceled at any time by the Legislature (RCW 84.34.070)

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

Sign  Print CHRISTOPHER R. JOHNSTON

Date: 5/10/2018

Sign _____ Print _____



Disclaimer: Map features are approximate and have not been surveyed. Additional features not yet mapped may be present.
Pierce County assumes no liability for variations ascertained by formal survey. 5/10/2018

Assessor-Treasurer electronic Property Information Profile

Parcel Summary for 0121211057

05/10/2018 02:56 PM



Property Details

Parcel Number: 0121211057
Site Address: XXX HORSEHEAD BAY DR NW
Account Type: Real Property
Category: Land and Improvements
Use Code: 9400-CU OPEN SPACE RCW 84.34 CURRENT USE

Taxpayer Details

Taxpayer Name: PIERCE LAWRENCE C
Mailing Address: 4127 45TH AVE SW SEATTLE WA 98116-4118

Appraisal Details

Value Area: P11
Appr Acct Type: Residential
Business Name:
Last Inspection: 02/19/2014 - Physical Inspection

Assessment Details

2017 Values for 2018 Tax
Taxable Value: 5,750
Assessed Value: 208,200
Special Use: Open Space

Related Parcels

Group Account Number: n/a
Mobile/MFG Home and Personal Property parcel(s) located on this parcel: n/a
Real parcel on which this parcel is located: n/a

Tax Description

Section 21 Township 21 Range 01 Quarter 14 : CURREN USE RCW 84.34 AFN 2414625 OPEN SPACE 1971 1992 ETN 812305 5.75 AC BEING PARCEL "B" PER JUDGMENT FOR PARTITION OF REAL PROPERTY P CO CAUSE NO 94-2-04320 AFN 9409200417 & DESC AS FOLL COM AT SE COR GOVT LOT 2 TH NLY ALG E LI OF SD GOVT LOT N 00 DEG 12 MIN 37 SEC E 641.59 FT TO POB TH CONT N 00 DEG 12 MIN 37 SEC E 247.81 FT TH PAR/W S LI SD GOVT LOT 2 S 89 DEG 42 MIN 28 SEC W 874.22 FT TO W LI OF PARCEL CYD AFN 9203110254 TH SWLY ALG SD W LI S 50 DEG W 234.92 FT TO PC OF C CONCAVE TO E RAD 100 FT RAD PT BEARS S 40 DEG E TH ALG SD CURVE 108.71 FT THROUGH A C/A OF 62 DEG 17 MIN 13 SEC TH ELY & PAR/W S LI SD GOVT LOT 2 N 89 DEG 42 MIN 28 SEC E 1086.71 FT TO POB EASE OF RECORD OUT OF 1-026 SEG H-0038 PL

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
Tacoma, Washington 98409
(253)798-6111 or Fax (253)798-3142
www.piercecountywa.org/atr

Copyright © 2018 Pierce County Washington. All rights reserved.

WEBSITE INFORMATION

Privacy Policy
Copyright Notices



STAFF REPORT

Date: April 23, 2019
To: Pierce County Planning Commission
From: Chad R. Williams, Senior Planner
Subject: Current Use Assessment Case No. OS13-18
Applicant: Ashcreek Land Development LLC

Summary: The applicant is proposing to transfer 33.20 acres of a 34.20-acre parcel from Designated Forest Land to Current Use Open Space. This property has been platted since application was made in January 2018. The site is located at 8330 244th Street East, Graham vicinity in Council District 3. The site qualifies with five High Priority Resources.

Tax Parcel Descriptions: **6027380060**; L 6 TOG/W UNDIV INT IN TRACTS B, C, G & H EASE OF REC DESIGNATED FOREST LAND RCW 84.33 31.56 AC 1 AC EXCLUDED 2004022307423 OUT OF 04-18-20-1-014 & 04-18-21-2-028 SEG 2019-0285 JP 02/13/19 JP

Date of Site Visit: March 29, 2019

Physical Characteristics of Property: This site is resource rich and contains some steep slopes that drain west and south toward Muck Creek, located in the southern portion of the site. The site is heavily wooded with a mix of hardwoods and mature evergreens. The large Category II wetland is the prominent characteristic of this site located in the center of the property.

General Characteristics of Surrounding Area: North: Residential; South: Wooded/Residential; East: Wooded/Residential/Pasture; 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, Fish & Wildlife Habitat Conservation Areas, Streams, Wetlands, and Wooded Areas. The site also qualifies for one Medium Priority Resource: 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 67% of this site: Everett gravelly sandy loam and Norma fine sandy loam. Therefore, the property qualifies for five high priority resource points.
- c. Fish and Wildlife Habitat Conservation Areas*** – This site contains portions of three polygons identified by Pierce County and Washington State Fish & Wildlife as habitat conservation areas related to the presence of Muck Creek and a large wetland. Therefore, the site qualifies for five high priority resource points.
- f. Streams*** – The site contains Muck 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 site abuts a parcel to the east (0418212027) that is presently enrolled in the Current Use Farm & Agriculture 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 33.20 acres with 1.00 acre excluded for residential uses on lot 6.



March 15, 2019

Ashcreek Land Development
15528 – 95th Avenue Court East
Puyallup, WA 98375-6711

RE: Current Use Assessment Application OS13-18

Tim:

The intent of this letter is to verify your 2018 Current Use Application with Pierce County and to provide you with a brief description of the Current Use Process involving your property.

Because we accept applications over the course of a calendar year, contact information can change and in some instances, applicants re-locate, or gates are added and access changes. To best facilitate your application as expediently as possible, having reliable contact information is a crucial ingredient, as we complete this Current Use Assessment process. So please review the information on page 2 of this letter for accuracy.

The processing of your application begins with a check of resources present on your site by utilizing our GIS software to calculate the Public Benefit Rating System (PBRS) points for which your property qualifies. The PBRS is a point system developed to award properties for preserving natural resources. That review is followed by a site visit to your property to verify the existing conditions and the presence of those resources that are of the visible type. You do not need to be present, but you are welcome to meet me on the property for this site visit.

The reason for the required site visit is only to document existing conditions at the time of review. I will attempt to capture the feel of the land through a few pictures and a brief physical description for the benefit of the Planning Commission who do not have time to visit each site. The County's aerial photographs serve as additional source documentation to relay the existing conditions to those tasked with approving or denying the proposed action.

In the processing of about 800 of these applications these past 15+ years I've encountered some unexpected situations. Most involved surprised dogs who are merely doing their job in protecting their territory. Therefore, I ask if there will be any dogs on the property or neighbor dogs that you know of that I may run into. I'm a dog fan who knows the value of being prepared with ample dog bones while out in the field.

After completing the staff report and tax benefit recommendation based on the PBRS points your property earned, our office will send you a copy of that report/recommendation.

APPLICATION SPECIFICS:

Tax Parcel(s): 6027380060 & 6027380140

Physical Address: 8221 – 244th Street East

Total Acres: 31.70

Acres into Current Use: 30.70

Excluded Area: 1.00 acre

Transferring From: Designated Forest Land

Contact Information: 253-606-7287 / 253-381-2894 tim@hbgonline.com

Gate Information/Code: No

PROCESSING DATES:

Site Visit Estimate: March 29, 2019

Planning Commission Hearing: April 23, 2019

Please send me an e-mail or call me with any corrected or additional information. Thanks, and I look forward to working with you in the coming months.

If you have any questions, please contact me at (253) 798-3683 or at chad.williams@piercecounitywa.gov.

Sincerely,



Chad Williams
Senior Planner

CW:ds

Long Range Planning\CUA\2018_Correspondence\OS13-18-Applicant_Review_letter.docx



OS 13-18

3/29/2019

OS13-18 AshCreek Land Development LLC



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 IDEAS EXPRESSLY PROVIDED "AS IS" AND "WITH ALL FAULTS". The County makes no warranty of fitness for a particular purpose.

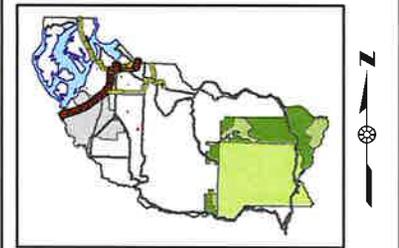
Map Legend

 Subject Parcels

Orthophoto Date: Summer 2017

Map Document:
H:\mxd\cwilliams\CUOS2018\OS13-18_ortho.mxd

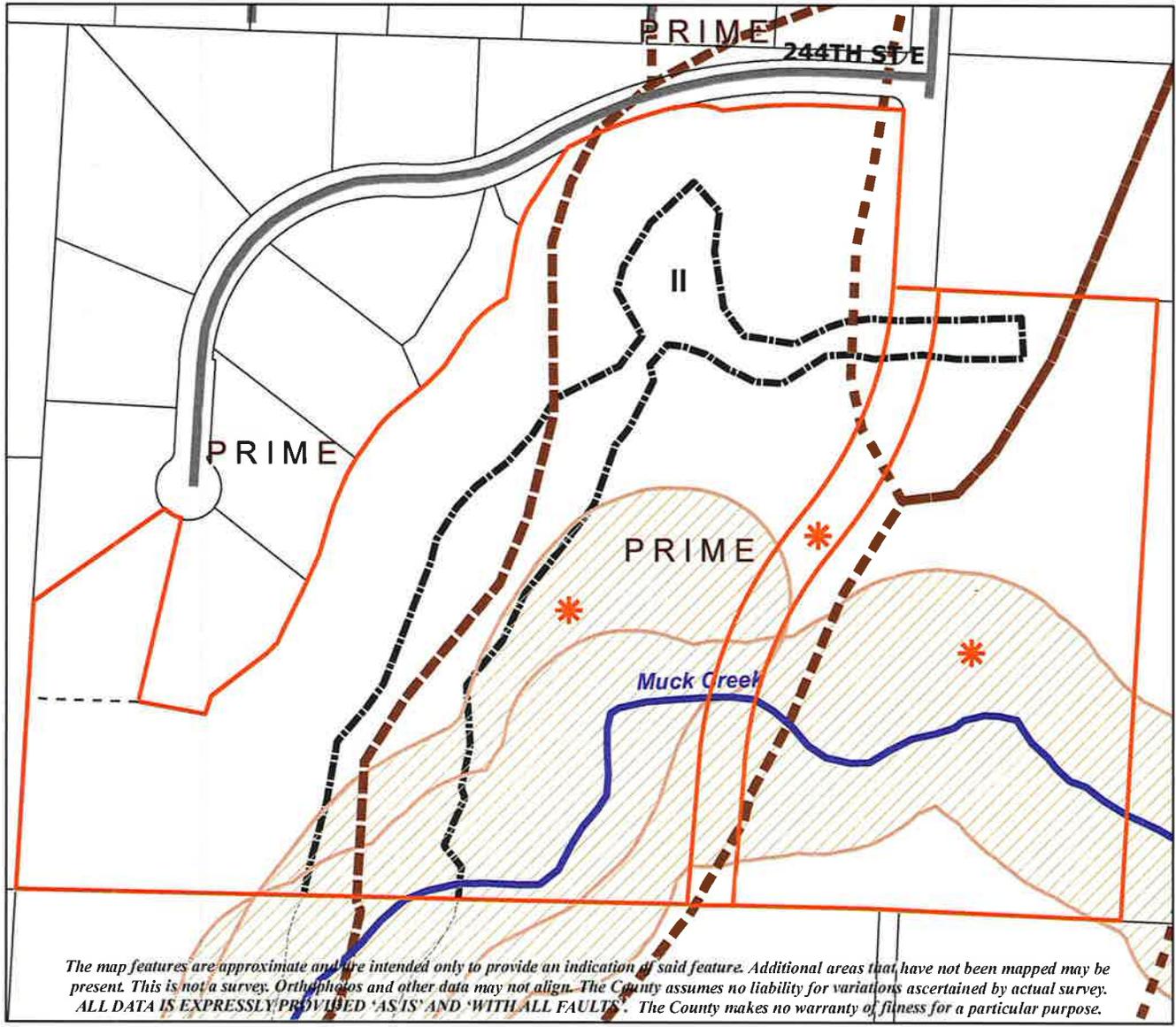
Scale 1:3,000



Pierce County

April 3, 2019

OS13-18 AshCreek Land Development LLC

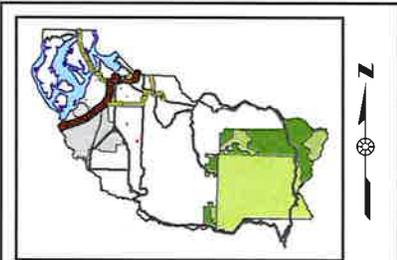


Map Legend

-  Subject Parcels
 -  Base Parcel
 -  Condominium
 -  Other
 -  Stream
 -  Piped Stream Sections
 -  Soils
 -  Possible FW Habitat Areas
 -  Delineated
 -  Verified
 -  Unverified
- Wetland Category: II

Map Document:
H:\mxd\williams\CUOS2018\OS13-18_resource.mxd

Scale 1:3,000



Pierce County

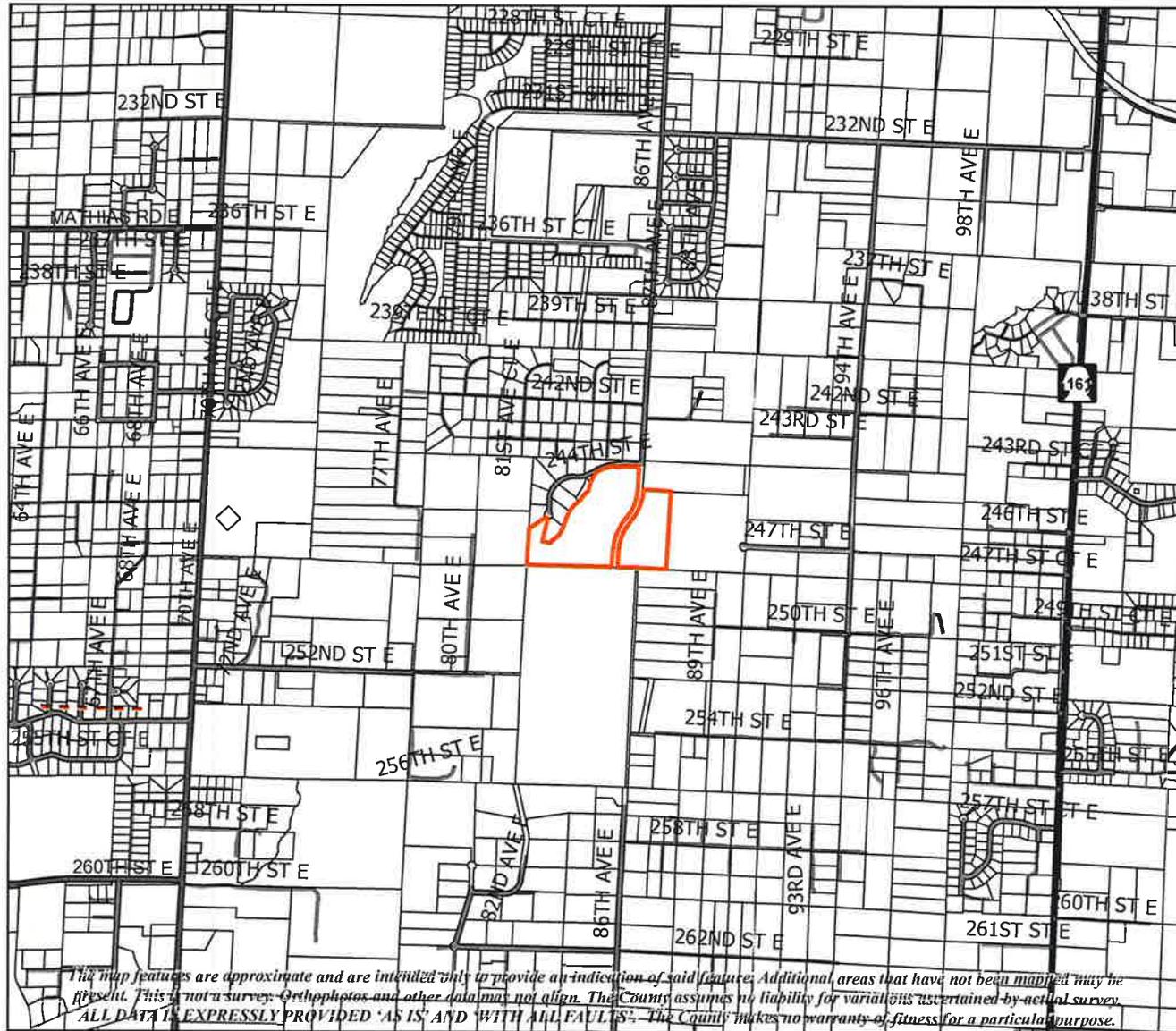
April 3, 2019

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.

OS13-18 AshCreek Land Development LLC

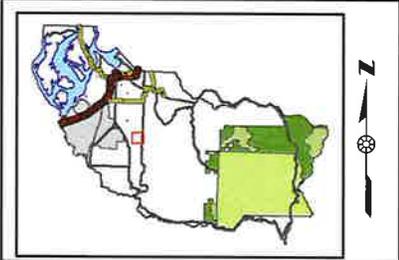
Map Legend

 Subject Parcels



Map Document:
H:\mxd\williams\CUOS2018\OS13-18_vic.mxd

Scale 1:24,000



Pierce County

April 3, 2019

This 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.

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.

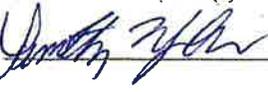
AFFIRMATION

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 Timothy L. Yakes

2-11-2019

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.

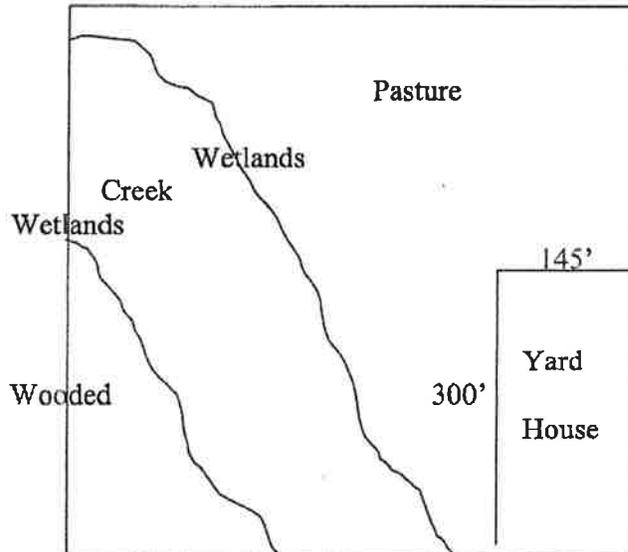
(b) Fee for advertising the final public hearing will be billed and payable prior to recording the final contract. The cost varies depending on length of legal. (Approx. \$50.00)

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

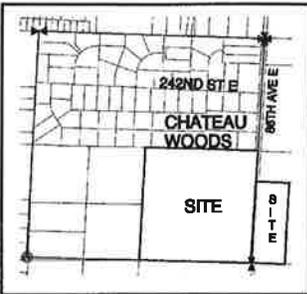
If approved, will receive a
reduced value next year

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

ALLY BROOK

LOCATED IN THE SE 1/4 OF THE NE 1/4 OF SECTION 20 AND THE SW 1/4 OF THE NW 1/4 SECTION 21, IN TOWNSHIP 18 N, RANGE 4 E, WILLAMETTE MERIDIAN PIERCE COUNTY, WASHINGTON



VICINITY MAP 1 INCH = 1000 FEET

LEGAL DESCRIPTION

THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 18 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN;

(ALSO KNOWN AS PARCEL A, BOUNDARY LINE ADJUSTMENT 9107400313, ACCORDING TO THE DECLARATION THEREOF RECORDED JULY 10, 2019, WHICH IS A RE-RECORD OF BOUNDARY LINE ADJUSTMENT REFERRED UNDER RECORDING NUMBER 9106260107, RECORDS OF THE PIERCE COUNTY AUDITOR.)

SITUATE IN THE COUNTY OF PIERCE, STATE OF WASHINGTON.

ALSO:

BEGINNING AT A POINT 363 FEET SOUTH OF THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 18 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN;

THENCE SOUTH ALONG THE WEST LINE OF SAID SUBDIVISION TO THE SOUTH LINE THEREOF; THENCE EAST ALONG SAID SOUTH LINE 382 FEET; THENCE NORTH PARALLEL WITH THE EAST LINE OF SAID SUBDIVISION 957 FEET TO A POINT 363 FEET SOUTH OF THE NORTH LINE OF SAID SUBDIVISION;

THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID SUBDIVISION 382 FEET TO THE POINT OF BEGINNING;

DEDICATION:

I (WE) THE UNDERSIGNED OWNER(S) OF THE HEREIN DESCRIBED PROPERTY DEDICATE THESE LOTS TO THE PURCHASERS THEREOF. WE DEDICATE THE ROADS AS SHOWN HEREIN, AND THE EASEMENTS TO THE USE OF THE PUBLIC, AND HEREBY GRANT TO THE PUBLIC THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON THESE LOTS IN THE ORIGINAL GRADING OF THE STREETS.

WE DEDICATE TO PIERCE COUNTY, ITS OFFICERS, EMPLOYEES, AGENTS, SUCCESSORS, ASSIGNS AND CONTRACTORS, FOR THE USE OF THE PUBLIC FOREVER, A PERPETUAL EASEMENT, WITH RIGHT OF IMMEDIATE ENTRY AND CONTINUED ACCESS FOR THE CONSTRUCTION, IMPROVEMENT, MAINTENANCE, AND REPAIRS OF STORM DRAINAGE PIPELINES, MANHOLES AND OTHER APPURTENANT FIXTURES, ON AND ACROSS THE EASEMENTS AND/OR PRIVATE ROADS, IF ANY, SHOWN ON THE FACE OF THIS PLAT.

ALL LOTS HAVE AN UNDIVIDED INTEREST IN THE FOLLOWING TRACTS: TRACTS "B" AND "C" FOR LANDSCAPE TRACTS, TRACTS "G" AND "H" FOR PARK AND FLOOD STORAGE.

WE DEDICATE TO PIERCE COUNTY TRACT "D" AS A STORM DRAINAGE TRACT, AND TRACT "E" FOR FUTURE RIGHT OF WAY.

Signature of Ash Creek Land Development LLC, dated 1-18-2019.

ACKNOWLEDGEMENTS

STATE OF WASHINGTON } SS COUNTY OF KING



THIS IS TO CERTIFY THAT ON THIS 18th DAY OF January, 2019, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED TIM L. YOKES

TO ME KNOWN TO BE THE GOVERNOR OF ASH CREEK LAND DEVELOPMENT LLC, A WASHINGTON STATE CORPORATION AS DESCRIBED IN AND WHO IS AUTHORIZED TO EXECUTE THE DEDICATION AS THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE PURPOSES THEREIN MENTIONED WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN

Signature of Tammy J. Sorenson, Notary Public in and for the State of Washington.

RESIDING AT Lake Tapps

MY COMMISSION EXPIRES 7-29-22

Printed name of Tammy J. Sorenson

EASEMENT PROVISIONS

AN EASEMENT IS HEREBY RESERVED AND GRANTED TO ANY POWER COMPANY, ANY GAS COMPANY, ANY TELEPHONE COMPANY, ANY CABLE TELEVISION COMPANY, ANY WATER COMPANY, ANY CITY, PIERCE COUNTY, ANY OTHER PUBLIC OR PRIVATE UNDERGROUND (INCLUDING BUT NOT LIMITED TO PRIVATE DRAIN CONNECTIONS) AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, UNDER, OVER AND THROUGH THE PRIVATE STREETS, IF ANY, AND THE EXTERIOR TEN (10) FEET OF ALL LOTS, SPACES AND TRACTS, EXCEPT TRACTS "D" AND "E" WITHIN THE PLAT LYING PARALLEL WITH AND ADJOINING ALL STREETS IN WHICH TO CONSTRUCT, OPERATE, MAINTAIN, REPAIR, REPLACE AND ENLARGE UNDERGROUND PIPES, CONDUITS, CABLES AND WIRES WITH ALL NECESSARY OR CONVENIENT UNDERGROUND OR GROUND MOUNTED APPURTENANCES HERETO FOR THE PURPOSE OF SERVING THE SUBDIVISION AND OTHER PROPERTY WITH SANITARY SEWER, STORM DRAINAGE, ELECTRIC, GAS, TELEPHONE, WATER AND OTHER UTILITY SERVICE, TOGETHER WITH THE RIGHT TO ENTER UPON THE STREETS, LOTS, TRACTS AND SPACES AT ALL TIMES FOR THE PURPOSES HEREIN STATED.

ALL PERMANENT UTILITY SERVICE SHALL BE PROVIDED BY UNDERGROUND SERVICE EXCLUSIVELY.

AFTER COMPLETION OF ANY ALLOWED ACTIVITY WITHIN THE ABOVE MENTIONED EASEMENT, THE GROUND SURFACE WILL BE RESTORED TO THE CONDITION WHICH EXISTED BEFORE THE ALLOWED ACTIVITY TOOK PLACE.

A NATIVE VEGETATION EASEMENT (PER PIERCE COUNTY TITLE 49.15.020 E.1) IS HEREBY GRANTED OVER THE OPEN GRADE WETLAND AND WETLAND BUFFER AREAS SHOWN ON THE FACE OF THIS PLAT. SAID EASEMENT COVERS PORTIONS OF LOTS 6 THROUGH 9, AND INCLUDES TRACTS B, C AND E. (SEE TABLE ON SHEET 5 FOR AREAS).

MAINTENANCE COVENANT

EASEMENTS ARE HEREBY GRANTED FOR INSTALLATION, INSPECTION, AND MAINTENANCE OF UTILITY AND DRAINAGE FACILITIES AS DELINEATED ON THE PLAT FOR THE SUBDIVISION OF ALLY BROOK. NO ENCROACHMENT WILL BE PLACED WITHIN THE EASEMENTS SHOWN ON THE PLAT WHICH MAY DAMAGE OR INTERFERE WITH THE INSTALLATION, INSPECTION, AND MAINTENANCE OF UTILITIES, MAINTENANCE AND EXPENSE THEREOF OF THE UTILITIES AND DRAINAGE FACILITIES SHALL BE THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION AS ESTABLISHED BY THE COVENANT RECORDED UNDER

AUDITORS FEE NO. 201901170298

PUBLIC WORKS DEPARTMENT

I HEREBY CERTIFY THAT ALL ROADS AND ASSOCIATED STORM SEWER HAVE BEEN CONSTRUCTED TO COUNTY STANDARDS IN ACCORDANCE WITH THE REQUIREMENTS OF THE PIERCE COUNTY PUBLIC WORKS DEPARTMENT OR THAT A FINANCIAL GUARANTEE IN AN AMOUNT SUFFICIENT TO COMPLETE THE WORK IS DEPOSITED IN THIS OFFICE.

I FURTHER CERTIFY THAT THIS PLAT IS HEREBY ACCEPTED AND APPROVED.

Signature of Public Works Director, dated 1-28-19.

DEPARTMENT OF PLANNING AND LAND SERVICES

WE HEREBY CERTIFY THAT THE WITHIN PLAT IS DULY APPROVED BY THE PIERCE COUNTY DEPARTMENT OF PLANNING AND LAND SERVICES AND THAT THE PLATTING FEE HAS BEEN PAID

Signature of Department of Planning and Land Services Director, dated 1-31-19.

COUNTY ASSESSOR-TREASURER

I HEREBY CERTIFY THAT THE TAXES AND COUNTY TAXES HERETOFORE LEVIED AGAINST THE PROPERTY DESCRIBED HEREON ACCORDING TO THE BOOKS AND RECORDS OF MY OFFICE HAVE BEEN FULLY PAID AND DISCHARGED.

Signature of Assessor Treasurer, dated 2/1/19.

AUDITORS CERTIFICATE

FILED FOR RECORD THIS 13th DAY OF FEB., 2019, AT 49 MINUTES PAST 10 AM, IN RECORDS OF THE PIERCE COUNTY AUDITOR, TACOMA, WASHINGTON.



RECORDING NUMBER 201902015001

FEE #183. - Auditor's signature and date.

Signature of Auditor.

RESOURCE MANAGEMENT

NOTICE: THE WETLAND BOUNDARY WAS DELINEATED BY H & S CONSULTING ON MARCH 28, 2016 AND WAS FIELD SURVEYED BY AZURE GREEN CONSULTANTS ON MARCH 30, 2016

NOTICE: THIS SITE LIES WITHIN A WETLAND AND FISH AND WILDLIFE HABITAT CONSERVATION AREA AS DEFINED WITHIN TITLE 49B PIERCE COUNTY CODE. RESTRICTIONS ON USE OR ALTERATION OF THE SITE MAY EXIST DUE TO NATURAL CONDITIONS OF THE SITE AND RESULTING REGULATIONS.

NOTICE: THE WETLAND, FISH AND WILDLIFE HABITAT AREA AND BUFFERS APPEARING ON THIS PLAT CONTAIN AREAS OF NATURAL/NATIVE VEGETATION INTENDED TO BUFFER THE FROM THE ADVERSE EFFECTS OF DEVELOPMENT. THE WETLAND AND FISH AND WILDLIFE HABITAT CONSERVATION AREA SHALL REMAIN AND BE MAINTAINED IN A NATURAL, UNDEVELOPED, OPEN SPACE STATE. THERE SHALL BE NO CLEARING, GRADING, FILLING, OR CONSTRUCTION WITHIN THE WETLAND AND FISH AND WILDLIFE HABITAT CONSERVATION AREA, EXCEPT AS SHOWN ON PLANS OR DOCUMENTS APPROVED BY PIERCE COUNTY AND CONTAINED IN THE OFFICIAL FILES FOR THIS DEVELOPMENT. EACH WETLAND AND FISH AND WILDLIFE HABITAT CONSERVATION AREA SHALL REMAIN UNDISTURBED EXCEPT FOR PERIODIC WATERING AND HAND WEEDING OF PLANTS DESIGNATED AS NOXIOUS BY THE STATE OF WASHINGTON.

NOTICE: THE WETLAND AND FISH AND WILDLIFE HABITAT CONSERVATION AREA FOR THE PLAT WAS RECORDED AT THE PIERCE COUNTY AUDITOR'S OFFICE ON DECEMBER 18, 2018

RECORDING NUMBER 201812180365

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION THAT THE BEARINGS AND DISTANCES ARE SHOWN CORRECTLY; THAT THE PERIMETER MONUMENTS HAVE BEEN SET AND THAT ALL OTHER MONUMENTS AND LOT CORNERS HAVE BEEN SET OR BONDED WITH THE COUNTY AND WILL BE SET PRIOR TO THE RELEASE OF THE BOND; THAT I HAVE COMPLIED WITH ALL STATE AND COUNTY REGULATIONS GOVERNING PLATTING AND THAT IT CONFORMS TO THE APPROVED PRELIMINARY PLAT AND THE CONDITIONS OF APPROVAL THEREOF.

Signature of Thomas J. Galvin, dated 1-18-19.

THOMAS J. GALVIN P.L.S. NO. 42696

APPLICATION 895768



409 East Pioneer, Suite A - Puyallup, WA 98372 phone 253.770.3144 fax 253.770.3142



201902015001

ORIGINAL

ALLY BROOK

LOCATED IN THE SE 1/4 OF THE NE 1/4 OF SECTION 20
AND THE SW 1/4 OF THE NW 1/4 SECTION 21, IN
TOWNSHIP 18 N, RANGE 4 E, WILLAMETTE MERIDIAN
PIERCE COUNTY, WASHINGTON

LOTS EXHIBIT



GRAPHIC SCALE 1"=100'



THERE ARE NO TRACTS 'A' OR 'F'
WITHIN THIS PLAT

LEGEND

- SET STANDARD 3" PIERCE COUNTY SURFACE BRASS
- SET REBAR & I.D. CAP
- CALCULATED CORNER
- METLANDS
- FENCE
- BASE FLOOD ELEVATION BFE

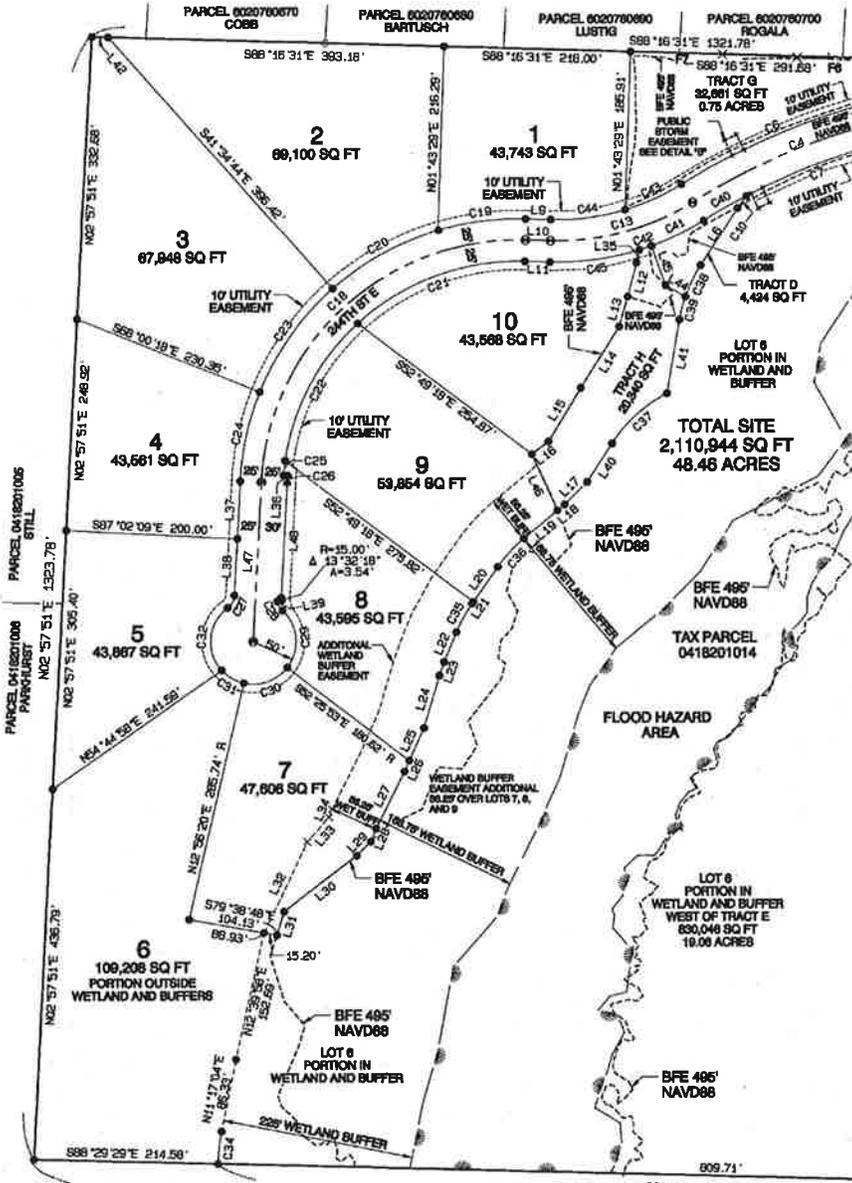
ADDRESSES

- LOT 1 - 8329 244TH ST E.
- LOT 2 - 8313 244TH ST E.
- LOT 3 - 8309 244TH ST E.
- LOT 4 - 8235 244TH ST E.
- LOT 5 - 8227 244TH ST E.
- LOT 6 - 8221 244TH ST E.
- LOT 7 - 8222 244TH ST E.
- LOT 8 - 8226 244TH ST E.
- LOT 9 - 8310 244TH ST E.
- LOT 10 - 8330 244TH ST E.

SEE SHEET 5 FOR LINE
AND CURVE TABLES

FENCE NOTES

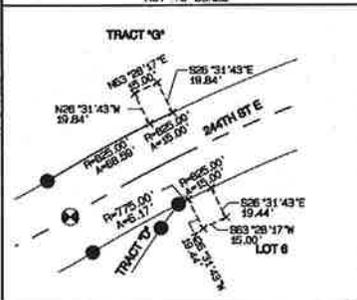
- F6 - 6' WOOD 2' SOUTH OF LINE
- F7 - 6' WOOD 0.8' NORTH OF LINE



SEE SHEET 3

SEE SHEET 3

DETAIL 'B' PUBLIC
STORM EASEMENT
NOT TO SCALE



AZURE GREEN
CONSULTANTS
*feasibility *planning *engineering *surveying
409 East Pioneer, Suite A - Puyallup, WA 98372 phone: 253.770.3144 fax: 253.770.3142

APPLICATION 895788



ORIGINAL

201902015001

ALLY BROOK

LOCATED IN THE SE 1/4 OF THE NE 1/4 OF SECTION 20
AND THE SW 1/4 OF THE NW 1/4 SECTION 21, IN
TOWNSHIP 18 N, RANGE 4 E, WILLAMETTE MERIDIAN
PIERCE COUNTY, WASHINGTON

LINE AND CURVE TABLES

| LINE | BEARING | DISTANCE |
|------|-------------|----------|
| L1 | S86°59'36"E | 118.90 |
| L2 | S86°59'37"E | 96.90 |
| L3 | S86°59'37"E | 151.90 |
| L4 | S86°59'37"E | 96.90 |
| L5 | S01°43'29"W | 49.34 |
| L6 | N33°07'28"E | 80.44 |
| | DELETED | DELETED |
| | DELETED | DELETED |
| L9 | N88°16'31"W | 29.50 |
| L10 | N88°16'31"W | 29.50 |
| L11 | N88°16'31"W | 29.50 |
| L12 | N14°39'02"E | 41.36 |
| L13 | S15°48'18"W | 36.57 |
| L14 | N31°54'57"E | 84.94 |
| L15 | S31°06'22"W | 73.60 |
| L16 | N63°07'19"E | 24.45 |
| L17 | S45°01'48"W | 37.65 |
| L18 | N00°18'26"E | 11.28 |
| L19 | S50°45'26"W | 51.10 |
| L20 | S34°48'20"W | 50.02 |
| L21 | N54°48'20"E | 2.96 |
| L22 | S21°51'30"W | 37.91 |
| L23 | N18°59'41"E | 16.56 |
| L24 | S18°07'52"W | 64.44 |
| L25 | S24°03'11"W | 41.94 |
| L26 | N24°03'11"E | 14.09 |
| L27 | S26°43'52"W | 75.10 |
| L28 | N21°53'35"E | 16.51 |
| L29 | S49°44'58"W | 23.55 |
| L30 | N52°45'31"E | 107.37 |
| L31 | N17°20'58"E | 28.90 |
| L32 | S25°37'14"W | 118.50 |
| L33 | N40°53'17"E | 38.39 |
| L34 | S21°53'26"W | 10.23 |
| L35 | S12°10'11"W | 15.43 |
| L36 | S85°03'19"E | 9.00 |
| L37 | S02°57'51"W | 67.83 |
| L38 | S02°57'51"W | 66.81 |
| L39 | N79°26'33"E | 5.00 |
| L40 | N32°34'14"E | 53.31 |
| L41 | N09°41'06"E | 67.50 |
| L42 | S88°16'31"E | 18.97 |
| L43 | S03°00'36"W | 45.48 |

| LINE | BEARING | DISTANCE |
|------|-------------|----------|
| L44 | N69°59'34"W | 27.05 |
| L45 | N19°38'10"W | 49.22 |
| L46 | S24°07'46"E | 73.04 |
| L47 | S02°57'51"W | 188.26 |
| L48 | N02°57'51"E | 134.64 |

| LINE | RADIUS | ARC | DELTA |
|------|---------|---------|-----------|
| C1 | 20.00' | 31.11' | 89°09'11" |
| C2 | 20.00' | 34.42' | 90°00'12" |
| C3 | 755.00' | 162.13' | 12°18'14" |
| C4 | 800.00' | 486.17' | 34°48'11" |
| C5 | 625.00' | 250.68' | 17°24'26" |
| C6 | 625.00' | 250.68' | 17°24'26" |
| C7 | 775.00' | 174.77' | 12°55'15" |
| C8 | 775.00' | 57.81' | 4°16'26" |
| | DELETED | DELETED | |
| C10 | 158.75' | 17.68' | 6°00'06" |
| | DELETED | DELETED | |
| | DELETED | DELETED | |
| C13 | 300.00' | 175.60' | 33°32'16" |
| | DELETED | DELETED | |
| C15 | 110.00' | 74.50' | 37°07'01" |
| C16 | 775.00' | 236.40' | 17°37'30" |
| | DELETED | DELETED | |
| | DELETED | DELETED | |
| C19 | 325.00' | 103.36' | 18°13'11" |
| C20 | 325.00' | 142.28' | 25°06'02" |
| C21 | 275.00' | 213.37' | 44°27'17" |
| C22 | 275.00' | 185.90' | 38°43'58" |
| C23 | 325.00' | 149.96' | 26°26'33" |
| C24 | 325.00' | 107.96' | 19°01'51" |
| C25 | 275.00' | 17.24' | 3°36'33" |
| C26 | 270.00' | 9.33' | 1°59'50" |
| C27 | 20.00' | 17.45' | 49°59'41" |
| C28 | 20.00' | 12.73' | 35°27'24" |
| C29 | 50.00' | 73.83' | 84°36'56" |
| C30 | 50.00' | 57.05' | 65°22'13" |
| C31 | 50.00' | 30.33' | 34°45'03" |
| C32 | 50.00' | 83.14' | 95°16'09" |
| C33 | 15.00' | 3.54' | 13°32'18" |
| C34 | 225.00' | 26.35' | 9°46'33" |
| C35 | 168.75' | 38.13' | 12°55'50" |
| C36 | 168.75' | 45.51' | 15°27'06" |
| C37 | 168.75' | 88.45' | 30°02'06" |
| C38 | 168.75' | 41.35' | 14°02'27" |
| C39 | 168.75' | 26.02' | 9°30'49" |

| LINE | RADIUS | ARC | DELTA |
|------|---------|---------|-----------|
| C40 | 775.00' | 57.81' | 4°16'26" |
| C41 | 325.00' | 69.07' | 12°10'37" |
| C42 | 325.00' | 14.88' | 2°37'26" |
| C43 | 275.00' | 72.57' | 15°07'13" |
| C44 | 275.00' | 88.40' | 16°26'04" |
| C45 | 325.00' | 106.28' | 18°44'14" |

| CHORD DIST | CHORD BRNG |
|------------|-------------|
| 17.67' | N36°07'30"E |
| 73.20' | S87°38'57"E |
| 30.34' | N06°23'47"E |
| 87.45' | S47°36'17"W |

OPEN SPACE / BUFFER AREAS (FOR NATIVE VEGETATION EASEMENT)

TOTAL SITE AREA - 48.46 ACRES
86% REQUIRED TO BE RETAINED = 31.5 ACRES

| LOT / TRACT | ACRES |
|---|--------------|
| LOT 1 - 1 ACRE | 0 |
| LOT 2 - 1.59 ACRES | 0 |
| LOT 3 - 1.26 ACRES | 0 |
| LOT 4 - 1 ACRE | 0 |
| LOT 5 - 1.01 ACRE | 0 |
| LOT 6 - 32.57 ACRES | 0 |
| LOT 6 - OUTSIDE OPEN SPACE/BUFFERS 2.51 ACRES | 0 |
| LOT 6 - WITHIN OPEN SPACE/BUFFERS 30.06 ACRES | 30.06 |
| LOT 7 - 1.09 ACRES | 0 |
| LOT 7 - WITHIN WETLAND BUFFERS 0.26 ACRE | 0.26 |
| LOT 8 - 1 ACRE | 0 |
| LOT 8 - WITHIN WETLAND BUFFERS 0.26 ACRE | 0.26 |
| LOT 9 - 1.24 ACRES | 0 |
| LOT 9 - WITHIN WETLAND BUFFERS 0.21 ACRE | 0.21 |
| LOT 10 - 1 ACRE | 0 |
| TRACT "B" - 0.14 ACRE (OPEN SPACE) | 0.14 |
| TRACT "C" - 0.20 ACRE (OPEN SPACE) | 0.20 |
| TRACT "D" - 0.10 ACRE | 0 |
| TRACT "E" - 1.64 ACRES (OPEN SPACE) | 1.64 |
| TRACT "F" - 0.75 ACRE | 0 |
| TRACT "H" - 0.47 ACRE | 0 |
| 86% RETAINED | 32.77 |

DEVELOPMENT ENGINEERING

- THE COUNTY WILL NOT ISSUE SINGLE FAMILY BUILDING PERMITS IN THIS SUBDIVISION UNTIL ALL NECESSARY DRAINAGE IMPROVEMENTS, ROADS, SHARED ACCESSES OR ALLEYS HAVE BEEN COMPLETED, WITH THE EXCEPTION THAT MINOR ITEMS THAT MAY BE DAMAGED DURING HOMEOWNER WORK SUCH AS SIDEWALKS, STREET TREES OR STREET ILLUMINATION, MAY BE FINANCIALLY GUARANTEED.
- ROOF RUNOFF:**
PRIOR TO FINAL BUILDING INSPECTION FOR THE STRUCTURES ON LOTS 1 - 5, ROOF DRAIN DOWNSPOUTS SHALL BE ROUTED TO APPROPRIATELY SIZED INFILTRATION TRENCHES OR DISPERSED ON EACH INDIVIDUAL LOT.
PRIOR TO FINAL BUILDING INSPECTION FOR THE STRUCTURES ON LOTS 6-10, ROOF DRAIN DOWNSPOUTS SHALL BE ROUTED TO APPROPRIATELY SIZED INFILTRATION TRENCHES OR DISPERSED ON EACH INDIVIDUAL LOT OR WILL BE ALLOWED TO DISPERSE INTO THE WETLAND FLOOD PLAIN AREA TO THE EAST.
- DRIVEWAY RUNOFF:**
PRIOR TO FINAL BUILDING INSPECTION FOR THE STRUCTURES ON LOTS 1 - 5, DRIVEWAY RUNOFF SHALL BE RETAINED ON EACH INDIVIDUAL LOT.
PRIOR TO FINAL BUILDING INSPECTION FOR THE STRUCTURES ON LOTS 6 - 10, DRIVEWAY RUNOFF SHALL BE RETAINED ON EACH INDIVIDUAL LOT OR WILL BE ALLOWED TO DISPERSE INTO THE WETLAND FLOOD PLAIN AREA TO THE EAST.
- FLOOD ELEVATION CERTIFICATES ARE KEPT ON FILE AT THE DEPARTMENT OF PLANNING AND LAND SERVICES. THIS SITE LIES WITHIN A FLOOD HAZARD AREA AS DEFINED IN TITLE 48B PIERCE COUNTY CODE. RESTRICTIONS ON USE OR ALTERATION OF THE SITE MAY EXIST DUE TO NATURAL CONDITIONS OF THE SITE AND RESULTING REGULATIONS, GRADING, CLEARING AND/OR FILLING WITHIN THE LIMITS OF THE 100-YEAR FLOODPLAIN IS REGULATED PER CHAPTER 16C.70, FLOOD HAZARD AREAS. THE PROPERTY RELATING TO THIS SUBDIVISION LIES WITHIN A FLOOD HAZARD AREA. THIS MEANS THAT FLOOD EVENTS MAY AND CAN OCCUR THAT CAUSE SERIOUS PERSONAL OR BODILY INJURY, INCLUDING DEATH AND DAMAGE TO OR LOSS OF PROPERTY.
THE OWNER ON HIS BEHALF AND ON BEHALF OF THEIR HEIRS, SUCCESSORS AND ASSIGNS HEREBY WAIVES ANY RIGHT TO ASSERT ANY CLAIM AGAINST PIERCE COUNTY FOR ANY LOSS OR DAMAGE TO PEOPLE OR PROPERTY EITHER ON OR OFF THE PROPERTY SITE RESULTING FROM FLOODING EXCEPT ONLY FOR SUCH LOSSES THAT MAY DIRECTLY RESULT FROM THE SOLE NEGLIGENCE OF THE COUNTY.
- EFFECTIVE COVER ON EACH LOT SHALL NOT EXCEED 10% UNLESS AN ENGINEERING JUSTIFICATION HAS BEEN REVIEWED AND APPROVED BY DEVELOPMENT ENGINEERING PER SECTION 16C.50.040.A

FIRE PREVENTION BUREAU NOTES:

- FIRE FLOW AND/OR PROTECTION REQUIREMENTS SHALL BE DETERMINED AT THE TIME OF APPLICATION FOR BUILDING PERMITS.

PLANNING

- A STREET TREE SHALL BE REQUIRED ALONG BOTH SIDES OF THE NEW RESIDENTIAL SUBDIVISION STREET AT A RATIO OF 1 PER 30 LINEAL FEET OF STREET FRONTAGE IN ACCORDANCE WITH SECTION 48J.15.050 STREET TREES ARE REQUIRED TO BE INSTALLED BEFORE RECEIVING A CERTIFICATE OF OCCUPANCY FOR EACH BUILDING PERMIT. REFER TO SECTION 48J. 15.100 FOR A LIST OF APPROPRIATE STREET TREE SPECIES.

APPLICATION 895788



AZURE GREEN

CONSULTANTS

Feasibility • Planning • Engineering • Surveying

409 East Pioneer, Suite A - Puyallup, WA 98372 phone: 253.770.3144 fax: 253.770.3142



201902015001

ORIGINAL

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

DFL to OS

OS13-18

1/19 - BEING PLATTED

File With the County Legislative Authority

Name of Owner(s) Roger, Marilyn & J Harpel
Mail Address: 24415 86th Ave E
Graham, WA 98338-9113
E-Mail: jim@mailagc.com/tim@hbgonline.com

ASH CREEK
LAND

A site visit must be scheduled for approval
List two phone #'s where you can be reached
Tim Yokes 253.606.7287
Rick Brunaugh 253.381.2894

Is the property gated? If so, provide code:

Parcel Number(s) 0418201014 & 0418212028

Property Location Address: 24501 86th Ave E

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

• Legal Description: See attached.

• Total Acres of Parcel(s) 48.46 Acres Excluded from Open Space 0

• Detailed description of the excluded area (if any)
None

• 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.

10' x 310' Tacoma Power Easement and Pacific NW Bell Easement that is insufficient to determine location or size.

• Describe the present use of the land.
Vacant undeveloped

• Describe the present improvements located on the land (house, barn, garage, etc)
None

• 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.
N/A

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

• 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.

Pierce County Planning and Public Works
(253) 798-3739
www.piercecountywa.org/pals

Payment Date: 02/01/2018 08:39:04
Fee Desc: Assessor Treasurer Open Space
Fee Amt: Quantity 1.00 @ \$315.00

Fee Desc: Open Space Timber Land
Fee Amt: Quantity 1.00 @ \$885.00

Tendered Amt: \$1,200.00
Payment Type: Check
Transaction: 55499-1

Total Fee Amt: \$1,200.00
Total Tendered Amt: \$1,200.00
Change Amt: \$0.00

By: jfredri
Printed Date: 02/01/2018

Please retain for your records
Permit information can be located on our
web site at: www.piercecountywa.org/pals

**Change of Designation
(Chapter 84.33 RCW)**

File with County Assessor

Applicant's Name: Ashcreek Land Development LLC County: Pierce
Address: 15528 95th Ave Ct E Tax Code Area: _____
City, State, Zip: Puyallup, WA 98375-6711
Phone Number: Tim Yokes 253.606.7287

Land Subject To This Application: (legal description)
See attached

Parcel No. or Account No.: 0418201014 & 0418212028

Change in Designation

The land is currently designated as forest land under the provisions of Chapter 84.33 RCW and meets the definition of one of the following and I/we request reclassification as: *(Check appropriate box.)*

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)*

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)*

Affirmation

As owner(s) or contract purchaser(s) of the land described in this application, I/we hereby indicate by my/our signature that I/we am aware of the potential tax liability involved when the land ceases to be classified under the provisions of Chapter 84.34 RCW.

If this land is removed from classification before ten years have elapsed, compensating tax may also be due for part of the period it was designated as forest land. See reference to RCW 84.33.145 on page two.

Signature(s) of All Owner(s) or Contract Purchaser(s)

1-31-2018
Date



Attachments:

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

Assessors Use Only

If the parcel(s) subject to this transfer document is considered contiguous, as defined in RCW 84.33.035(4), with other parcels having different ownerships, verify all remaining designated 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

RCW 84.33.145

- (1) If no later than thirty days after removal of designation the owner applies for classification under RCW 84.34.020(1), (2) or (3), then the designated forest land shall not be considered removed from designation for purposes of compensating tax under RCW 84.33.140 until the application for current use classification under chapter 84.34 RCW is denied or the property is removed from classification under RCW 84.34.108. Upon removal from classification under RCW 84.34.108, the amount of compensating tax due under chapter 84.33 RCW shall be equal to:
 - (a) The difference, if any, between the amount of the assessed valuation on such land as forest land and the amount of the new assessed valuation of such land when removed from classification under RCW 84.34.108 multiplied by the dollar rate of the last levy extended against such land, multiplied by;
 - (b) A number equal to:
 - (i) The number of years the land was designated under this chapter, if the total number of years the land was designated under chapter 84.33 RCW and classified under chapter 84.34 RCW is less than ten; or
 - (ii) Ten minus the number of years the land was classified under chapter 84.34 RCW, if the total number of years the land was designated under chapter 84.33 RCW and classified under chapter 84.34 RCW is at least ten.
- (2) Nothing in this section authorizes the continued designation under this chapter or defers or reduces the compensating tax imposed upon forest land not transferred to classification under subsection (1) of this section which does not meet the necessary definitions of forest land under RCW 84.33.035. Nothing in this section affects the additional tax imposed under RCW 84.34.108.
- (3) In a county with a population of more than six hundred thousand inhabitants or in a county with a population of at least two hundred forty-five thousand inhabitants that borders Puget Sound as defined in RCW 90.71.010, no amount of compensating tax is due under this section if the removal from classification under RCW 84.34.108 results from a transfer of property described in RCW 84.34.108(6).

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.

LEGAL DESCRIPTION

PARCEL I:

**THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 20,
TOWNSHIP 18 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN;**

**(ALSO KNOWN AS PARCEL A, BOUNDARY LINE ADJUSTMENT 9107100313,
ACCORDING TO THE DECLARATION THEREOF RECORDED JULY 10, 1991, WHICH IS A
RE-RECORD OF BOUNDARY LINE ADJUSTMENT RECORDED UNDER RECORDING
NUMBER 9106280107, RECORDS OF THE PIERCE COUNTY AUDITOR.)**

SITUATE IN THE COUNTY OF PIERCE, STATE OF WASHINGTON.

PARCEL II:

**BEGINNING AT A POINT 363 FEET SOUTH OF THE NORTHWEST CORNER OF THE
SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP
18 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN;
THENCE SOUTH ALONG THE WEST LINE OF SAID SUBDIVISION TO THE SOUTH LINE
THEREOF;
THENCE EAST ALONG SAID SOUTH LINE 382 FEET;
THENCE NORTH PARALLEL WITH THE EAST LINE OF SAID SUBDIVISION 957 FEET TO
A POINT 363 FEET SOUTH OF THE NORTH LINE OF SAID SUBDIVISION;
THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID SUBDIVISION 382 FEET TO
THE POINT OF
BEGINNING;**

SITUATE IN THE COUNTY OF PIERCE, STATE OF WASHINGTON.

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.

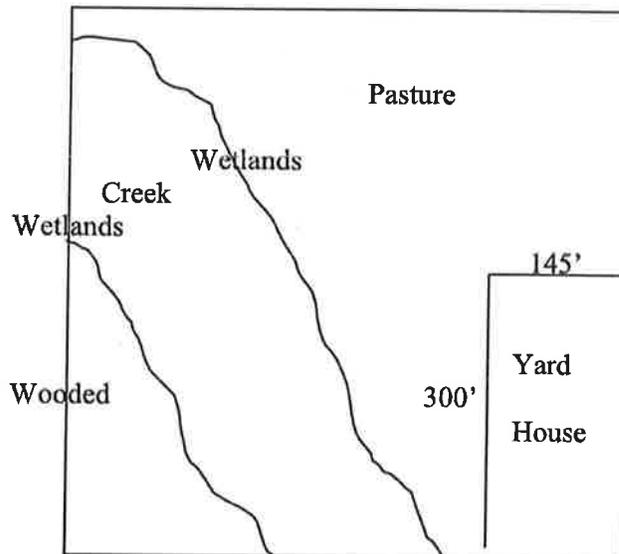
(b) Fee for advertising the final public hearing will be billed and payable prior to recording the final contract. The cost varies depending on length of legal. (Approx. \$50.00)

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

| | CATEGORIES | | | | | | | | | | POINT SYSTEM |
|--|---|-----|-----|-----|-----|-----|-----|-----|-----|--|---------------|
| PRIORITY RESOURCE Note: A minimum of three priority resource points are necessary to qualify under the PBRs and not greater than 15 points are allowed | <u>High Priority</u> Agricultural Lands Critical Salmon Habitat Fish & Wildlife Habitat Conservation Areas Marine Waters Prairie Land Streams Wetlands, Estuaries & Tidal Marshes Wooded Areas | | | | | | | | | | 5 points each |
| | <u>Medium Priority</u> Aquifer Recharge Areas Archaeological Sites Flood Hazard Areas Historic Landmark Sites Lakes Private Open Space Passive Recreation Privately Owned and Operated Recreational Facilities Private Trails & Corridors | | | | | | | | | | 3 points each |
| | <u>Low Priority</u> Landslide & Erosion Hazard Areas (Steep Slopes) Private Parks & Private Golf Courses w/Developed Facilities Scenic View Points & Corridors Seismic Hazard Areas Volcanic Hazard Areas | | | | | | | | | | 1 point each |
| BONUS | Public Access Granted (Note: Some priority resource categories require public access.) | | | | | | | | | | 5 points |
| | Conservation/Historic Easement Granted in Perpetuity (forever) | | | | | | | | | | 10 points |
| | Site Within a Designated Urban Growth Area (UGA) or the Comprehensive Urban Growth Area (CUGA) | | | | | | | | | | 5 points |
| | Site is Adjacent to (abuts) or Creates Linkage with Another Open Space Parcel | | | | | | | | | | 5 points |
| SUPER BONUS | Properties with at least five priority resource points and which allow a degree of public access appropriate to the sensitivity of the resource(s) and which Provide a qualifying conservation easement in perpetuity. | | | | | | | | | | 25 points |
| | | | | | | | | | | | |
| Points | 0-2 | 3 | 6 | 9 | 12 | 15 | 18 | 20 | 25+ | | |
| % Reduction of Market Value | 0% | 20% | 30% | 40% | 50% | 60% | 70% | 80% | 90% | | |

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.

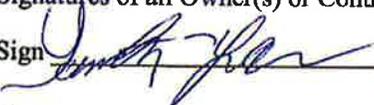
AFFIRMATION

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 Timothy C. Yokes

1-31-2018

Sign _____ Print _____



STAFF REPORT

Date: April 23, 2019

To: Pierce County Planning Commission

From: Chad R. Williams, Senior Planner

Subject: Current Use Assessment Case No. OS14-18

Applicant: Waterside Lane Development LLC

Summary: The applicant is proposing to transfer 112.65 acres of twelve parcel, 127.65-acre site from Designated Forest Land to Current Use Open Space. This property has been short platted since application was made in March 2018. A total of 12 parcels are under consideration. Each property has paid to have acreage removed for residential uses. The sites are in the 16400-16500 block of 270th Avenue East, the 27000 block of 166th Street, and the 27000 block of 173rd Street East, Burnett vicinity in Council District 1. The sites qualify with High Priority Resources.

Tax Parcel Descriptions:

0619295001: L 1 OF SP 2018-04-17-5012 EASE OF REC CLASSIFIED DESIGNATED FOREST LAND RCW 84.33 1973 9.54 AC 1.25 ACS EXCLUDED #2492218 OUT OF 06-19-29-1-016 SEG 2018- 0503 JP/SD 04/24/18 JP/SD ETN 4465677 PROBLEM WITH LEGAL WORKED ON INTENT 06/06/2018MC

0619295002: L 2 OF SP 2018-04-17-5012 EASE OF REC CLASSIFIED DESIGNATED FOREST LAND RCW 84.33 1973 8.64 AC 1.75 ACS EXCLUDED #2492218 OUT OF 06-19-29-1-016 SEG 2018- 0503 JP/SD 04/24/18 JP/SD ETN 4465677 PROBLEM WITH LEGAL WORKED ON INTENT 06/06/2018MC

0619295003: L 1 OF SP 2018-04-17-5010 EASE OF REC CLASSIFIED DESIGNATED FOREST LAND RCW 84.33 1973 10.8285 AC .5 AC EXCLUDED FEE #2492218 OUT OF 06-19-29-1-015 SEG 2018-0505 JP/SD 04/24/18 JP/SD

0619295004: L 2 OF SP 2018-04-17-5010 EASE OF REC CLASSIFIED DESIGNATED FOREST LAND RCW 84.33 1973 10.8285 AC .5 AC EXCLUDED FEE #2492218 OUT OF 06-19-29-1-015 SEG 2018-0505 JP/SD 04/24/18 JP/SD

0619295005: L 1 OF SP 2018-04-17-5009 EASE OF REC CLASSIFIED DESIGNATED FOREST LAND RCW 84.33 1973 8.5 AC AND 1.5 ACS EXCLUDED FEE #2492218 OUT OF 06-19-29-1-017 SEG 2018-0506 JP/SD 04/24/18 JP/SD

0619295006: L 2 OF SP 2018-04-17-5009 EASE OF REC CLASSIFIED DESIGNATED FOREST LAND RCW 84.33 1973 7.55 AC AND 2.5 ACS EXCLUDED FEE #2492218 OUT OF 06-19-29-1-017 SEG 2018-0506 JP/SD 04/24/18 JP/SD

0619295007: L 1 OF SP 2018-04-17-5008 EASE OF REC CLASSIFIED DESIGNATED FOREST LAND RCW 84.33 1973 10.956 AC .5 AC EXCLUDED FEE #2492218 OUT OF 06-19-29-1-014 SEG 2018-0507 JP/SD 04/24/18 JP/SD

0619295008: L 2 OF SP 2018-04-17-5008 EASE OF REC CLASSIFIED DESIGNATED FOREST LAND RCW 84.33 1973 10.4565 AC 1 AC EXCLUDED FEE #2492218 OUT OF 06-19-29-1-014 SEG 2018-0507 JP/SD 04/24/18 JP/SD

0619298001; L 1 OF SP 2018-04-17-5011 EASE OF REC CLASSIFIED DESIGNATED FOREST LAND RCW 84.33 1973 APPROVED 2492218 2018 201801170049 9 AC PLUS 1 AC EXCL OUT OF 06-19-29-4-019 SEG 2018-0504 JP/SD 04/24/18 JP/SD

0619298002; L 2 OF SP 2018-04-17-5011 EASE OF REC CLASSIFIED DESIGNATED FOREST LAND RCW 84.33 1973 APPROVED #2492218 2018 201801170049 9.05 AC PLUS 1 AC EXCL OUT OF 06-19-29-4-019 SEG 2018-0504 JP/SD 04/24/18 JP/SD

0619298003; L 1 OF SP 2018-04-17-5007 EASE OF REC CLASSIFIED DESIGNATED FOREST LAND RCW 84.33 1973 9.19 AND 1.5 ACS EXCLUDED AC FEE #2492218 OUT OF 06-19-29-4-018 SEG 2018-0508 JP/SD 04/25/18 JP/SD

0619298004; L 2 OF SP 2018-04-17-5007 EASE OF REC CLASSIFIED DESIGNATED FOREST LAND RCW 84.33 1973 8.12 AND 2 ACS EXCLUDED AC FEE #2492218 OUT OF 06-19-29-4-018 SEG 2018-0508 JP/SD 04/25/18 JP/SD

Date of Site Visit: March 29, 2019

Physical Characteristics of Property: These sites are very similar in physical characteristics. Each contains mature evergreens and scattered hardwoods. Two large swales run from north/northeast to the south. The highest points on these parcels is along the easterly property boundaries. A 250' BPA Transmission Line easement is present across the northerly eight parcels. These areas are maintained by the utility. Two regulated wetlands, a Category I and a Category III, are present on six of the eight northerly parcels. The southerly four parcels included in this application contain portions of Category III & IV regulated wetlands.

General Characteristics of Surrounding Area: North: Residential/Wooded; South: Wooded/Residential; East: Wooded/Residential; 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 three High Priority Resources: Fish & Wildlife Habitat Conservation Areas, Wetlands, Wooded Areas, and one Low Priority Resource: Potential Volcanic Hazards present on four of the 12 parcels. Six parcels contain Wetlands, Wooded Areas, and Potential Volcanic Hazards and two of the parcels contain Wooded Areas and Potential Volcanic Hazards only. 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

c. Fish and Wildlife Habitat Conservation Areas – The following parcels contain polygons or portions of polygons identified by Pierce County and Washington State Fish & Wildlife as habitat conservation areas related to the presence of the Category I wetland: 061929-5003, -5004, -5007, and -5008. Therefore these parcels qualify for five high priority resource points.

g. Wetlands – Pierce County identifies a Category I Wetland and the National Wetland Inventory identifies the presence of a Freshwater Emergent Wetland present on the following parcels: 061929-5003, -5004, -5007, and -5008. Therefore, these parcels qualify for five high priority resource points.

Wetlands – Pierce County identifies the presence of Category III and Category IV Wetlands present on the following parcels: 061929-8001, -8002, -8003, and -8004. Therefore, these parcels qualify for five high priority resource points.

h. Wooded Areas – Each parcel identified on this application qualifies for wooded areas as each contains a minimum of 5 acres of timber.

3. Low Priority Resources.

e. Volcanic Hazard Areas – Each parcel identified on this application contains potential volcanic hazards – Case 1: 500 - 1000-year frequency. Therefore, the parcels all qualify for one low priority resource point.

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 128.12-acre site was in Designated Forest Land (DFL) so each property abuts a property that is in the DFL program as well as other surrounding properties in this same designation. These properties contain the required high priority resources to qualify for the continuation of an open space corridor. Therefore, each parcel listed on this application qualifies for bonus points.

Attributes Supporting Current Use Assessment:

The following parcels are eligible for 15 resource points and qualify for five bonus points for a total of 20 points:

0619295003 on 10.83 acres and .5 acres excluded for residential use;
0619295004 on 10.83 acres and .5 acres excluded for residential use;
0619295007 on 10.95 acres and .5 acres excluded for residential use;
0619295008 on 10.45 acres and 1.0 acres excluded for residential use.

The following parcels are eligible for 11 resource points and qualify for five bonus points for a total of 16 points:

0619295005 on 8.50 acres and 1.5 acres excluded for residential use;
0619295006 on 7.55 acres and 2.5 acres excluded for residential use;
0619298001 on 9.00 acres and 1.0 acres excluded for residential use;
0619298002 on 9.05 acres and 1.0 acres excluded for residential use;
0619298003 on 9.19 acres and 1.5 acres excluded for residential use;

0619298004 on 8.12 acres and 2.0 acres excluded for residential use.

The following parcels are eligible for six resource points and qualify for five bonus points for a total of 11 points:

0619295001 on 9.54 acres and 1.25 acres excluded for residential use;

0619295002 on 8.64 acres and 1.75 acres excluded for residential use.

CW:dw

N:\Long Range Planning\CUA\Staff Reports\CUOS2018\OS14-18SR.docx



March 15, 2019

Waterside Lane Development LLC
4193 NE North Shore Road
Belfair, WA 98528

RE: Current Use Assessment Application OS14-18

Steve:

The intent of this letter is to verify your 2018 Current Use Application with Pierce County and to provide you with a brief description of the Current Use Process involving your property.

Because we accept applications over the course of a calendar year, contact information can change and in some instances, applicants re-locate, or gates are added and access changes. To best facilitate your application as expediently as possible, having reliable contact information is a crucial ingredient, as we complete this Current Use Assessment process. So please review the information on page 2 of this letter for accuracy.

The processing of your application begins with a check of resources present on your site by utilizing our GIS software to calculate the Public Benefit Rating System (PBRS) points for which your property qualifies. The PBRS is a point system developed to award properties for preserving natural resources. That review is followed by a site visit to your property to verify the existing conditions and the presence of those resources that are of the visible type. You do not need to be present, but you are welcome to meet me on the property for this site visit.

The reason for the required site visit is only to document existing conditions at the time of review. I will attempt to capture the feel of the land through a few pictures and a brief physical description for the benefit of the Planning Commission who do not have time to visit each site. The County's aerial photographs serve as additional source documentation to relay the existing conditions to those tasked with approving or denying the proposed action.

In the processing of about 800 of these applications these past 15+ years I've encountered some unexpected situations. Most involved surprised dogs who are merely doing their job in protecting their territory. Therefore, I ask if there will be any dogs on the property or neighbor dogs that you know of that I may run into. I'm a dog fan who knows the value of being prepared with ample dog bones while out in the field.

After completing the staff report and tax benefit recommendation based on the PBRS points your property earned, our office will send you a copy of that report/recommendation.

This is what the Assessor's Office is showing for transfer acreage and excluded areas:

APPLICATION SPECIFICS NORTHERLY PARCELS:

Tax Parcels: 061929-5001, -5002, -5003, -5004, -5005, -5006, -5007, -5008

Physical Address: 270th Avenue East

Total Acres: 86.77

Acres into Current Use: 77.27

Excluded Area: 9.50 acres

APPLICATION SPECIFICS SOUTHERLY PARCELS:

Tax Parcels: 061929-8001, -8002, -8003, -8004

Physical Address: 270th Avenue East

Total Acres: 40.86

Acres into Current Use: 35.36

Excluded Area: 5.50 acres

Transferring From: Transfer from DFL

Contact Information: 206-396-8638 / 360-275-6389 boothinvestments@yahoo.com

Gate Information/Code: #7004

PROCESSING DATES:

Site Visit Estimate: March 29, 2019

Planning Commission Hearing: April 23, 2019

Please send me an e-mail or call me with any corrected or additional information. Thanks, and I look forward to working with you in the coming months.

If you have any questions, please contact me at (253) 798-3683 or at chad.williams@piercecountywa.gov.

Sincerely,



Chad Williams
Senior Planner

CW:ds

Long Range Planning\CUA\2018_Correspondence\OS13-18-Applicant_Review_letter.docx



0514-18

3/29/2019 1 of 3



0514-18

3/29/19 2 of 3



0514-18



3/29/2019 3 of 3

OS14-18 Waterside Lane Development LLC



The map features are approximate and are intended only to provide an indication of said features. 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:
H:\mxd\lowilliams\CUOS2018\OS14-18_ortho.mxd

Scale 1:8,000



 Pierce County

December 7, 2018

OS14-18 Waterside Lane Development LLC

Map Legend

Subject Parcels

Tax Parcels

- Base Parcel
- Condominium
- Other
- National Wetlands Inventory
- Possible FW Habitat Areas
- Priority Habitat/Species

Volcanic Hazards

- Case 1 - 500-1000 yr frequency
- Case 2 - Average 100 yr frequency
- Case 3 - 1-100 yr frequency

Wetlands Delineation

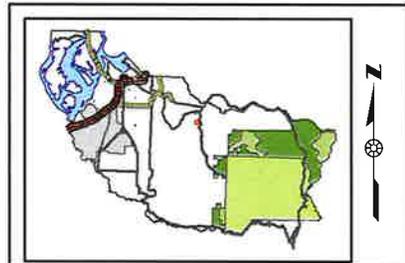
- Delineated
- Verified
- Unverified

Wetland Category: III

Map Document:

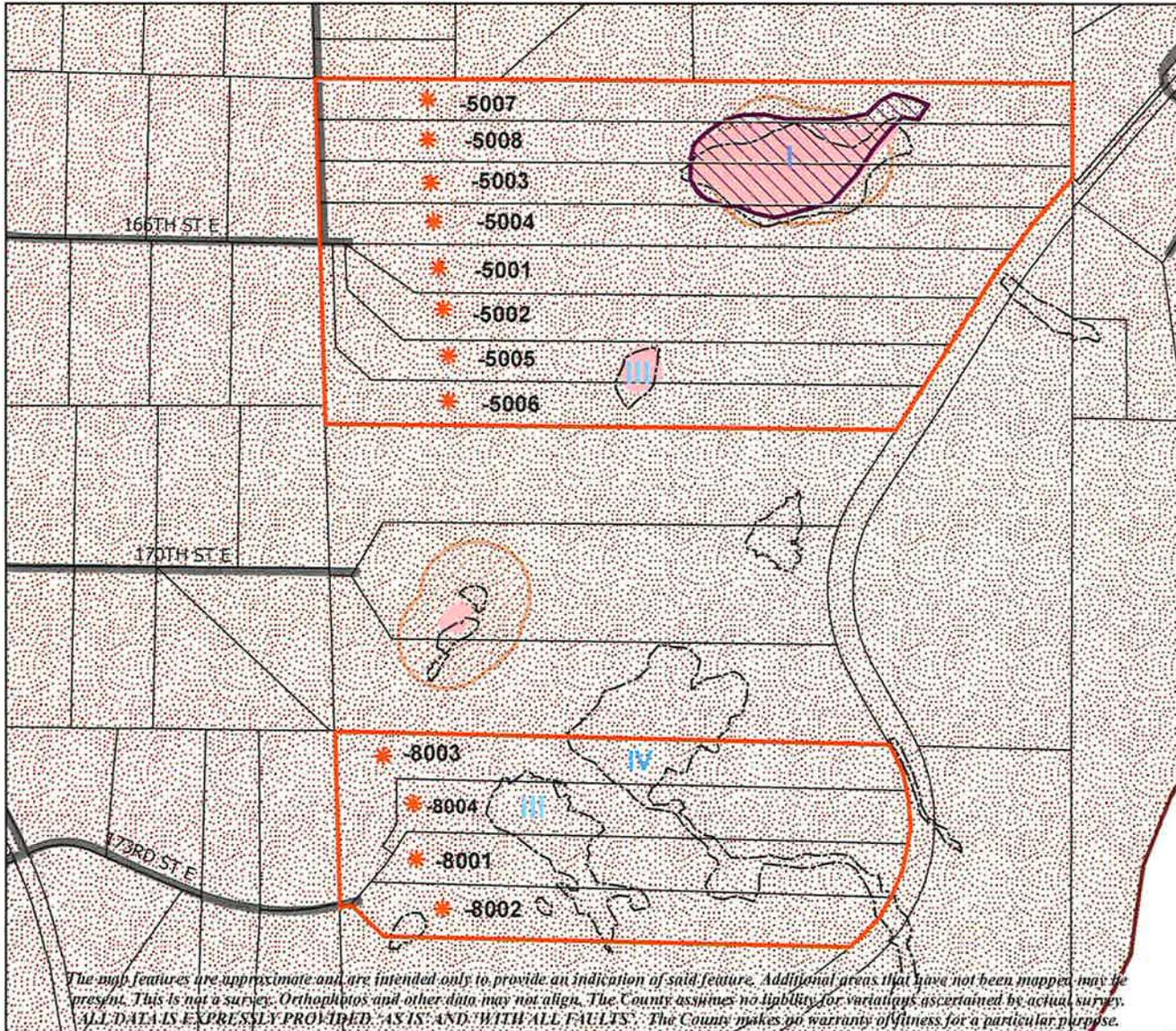
H:\mxd\williams\CUOS2018\OS14-18_resource.mxd

Scale 1:8,000



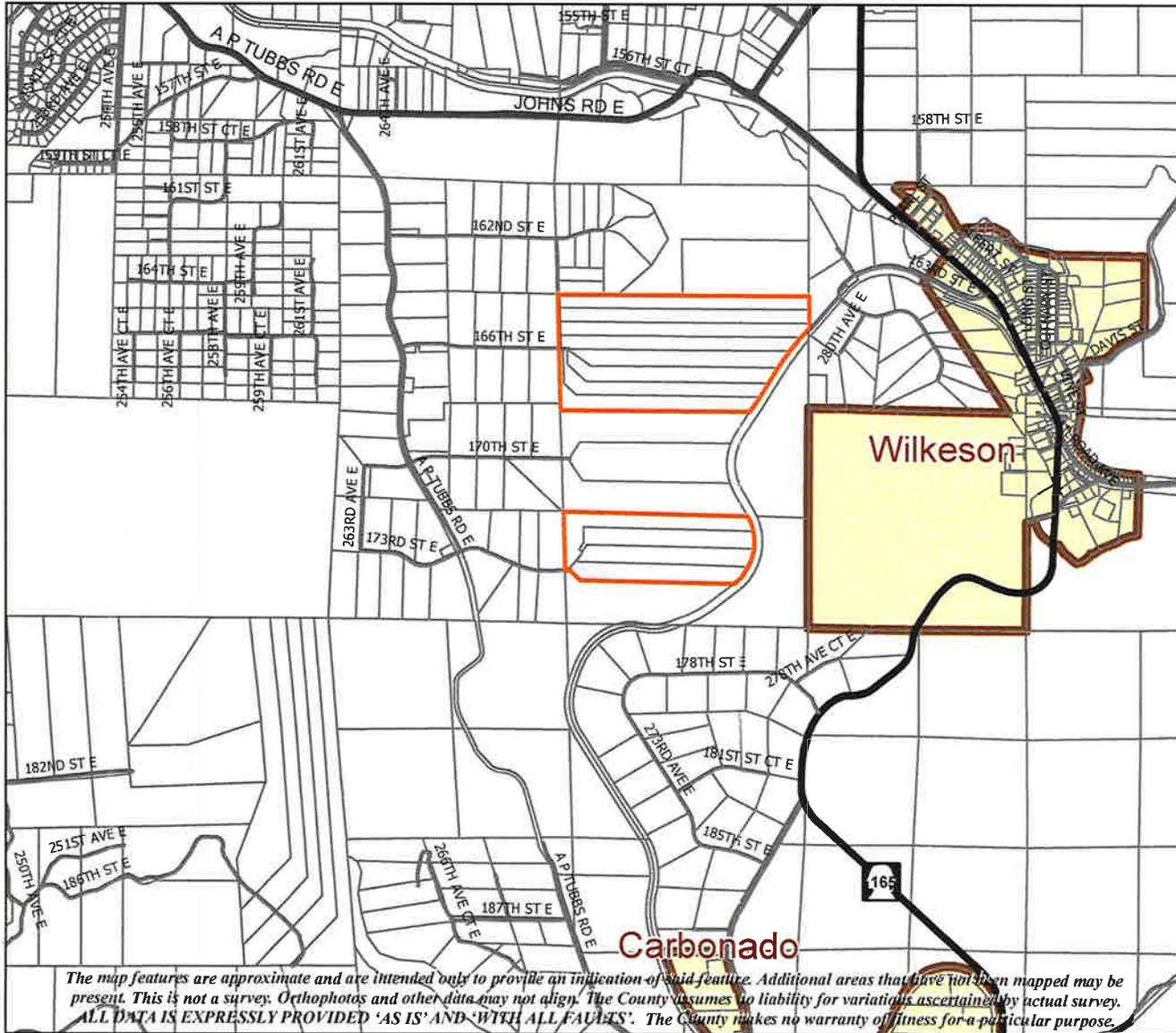
Pierce County

April 5, 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.

OS14-18 Waterside Lane Development LLC

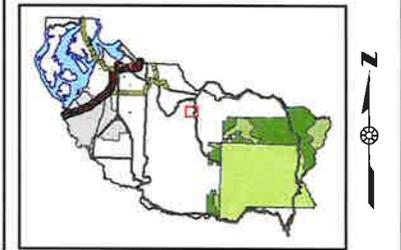


Map Legend

 Subject Parcels

Map Document:
H:\mxd\williams\CUOS2018\OS14-18_vic.mxd

Scale 1:24,000



 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.

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) <u>WATERSIDE LANE DEVELOPMENT LLC</u> | A site visit must be scheduled for approval |
| Mail Address: <u>PO Box 476</u> <u>BELFAIR, WA 98528</u> | List two phone #s where you can be reached |
| E-Mail: <u>BOOTH@INVESTMENTS@YAHOO.COM</u> | <u>206-396-9638 CELL</u> |
| Is the property gated? If so, provide code: <u># 7004</u> | <u>360-275-6389 OFFICE</u> |

Parcel Number(s) 0619291014, 0619291015, 0619291016, 0619291017, 0619294018 0619294019
Property Location Address: 16415 270TH AVE EAST CARBONADO

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

• Legal Description: SEE ATTACHED

• Total Acres of Parcel(s) 127.85 Acres Excluded from Open Space 12.5

• Detailed description of the excluded area (if any) -1.00 +1.00 5007
-5007

• 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 X No ___

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

ON 0619294019 EASEMENT FOR INGRESS AND EGRESS 25'x228' APN 201801300401

• Describe the present use of the land.
VACANT

• Describe the present improvements located on the land (house, barn, garage, etc)
WELLS DRILLED, NO OTHER IMPROVEMENTS

• 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.
SEE ATTACHED

• 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 STEVEN R BOOTHIE FOR WATERSIDE LANE DEVELOPMENT 3-7-18

Sign _____ Print _____

**Change of Designation
(Chapter 84.33 RCW)**

File with County Assessor

Applicant's Name: WATERSIDE LANE DEVELOPMENT County: PIERCE
Address: PO BOX 476 Tax Code Area: _____
City, State, Zip: BEAUFORT, WA 98528
Phone Number: _____

Land Subject To This Application: (legal description)

SEE ATTACHED

Parcel No. or Account No.: SEE ATTACHED

Change in Designation

The land is currently designated as forest land under the provisions of Chapter 84.33 RCW and meets the definition of one of the following and I/we request reclassification as: *(Check appropriate box.)*

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)*

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)*

Affirmation

As owner(s) or contract purchaser(s) of the land described in this application, I/we hereby indicate by my/our signature that I/we am aware of the potential tax liability involved when the land ceases to be classified under the provisions of Chapter 84.34 RCW.

If this land is removed from classification before ten years have elapsed, compensating tax may also be due for part of the period it was designated as forest land. See reference to RCW 84.33.145 on page two.

Signature(s) of All Owner(s) or Contract Purchaser(s)

3-7-18
Date



Attachments:

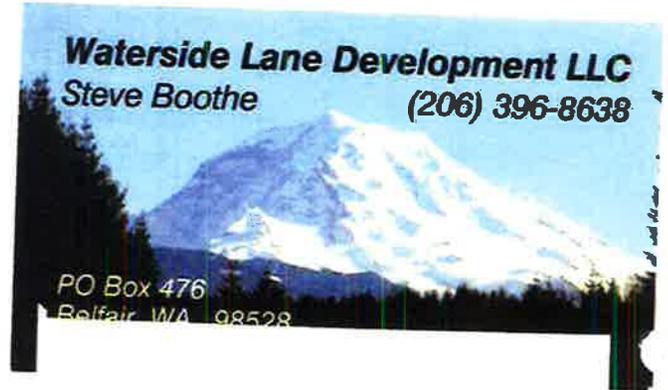
REV 64 0021 REV 64 0108 REV 64 0111
 REV 64 0024 REV 64 0109
 Timber Management Plan

Assessors Use Only

If the parcel(s) subject to this transfer document is considered contiguous, as defined in RCW 84.33.035(4), with other parcels having different ownerships, verify all remaining designated 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

REV 64 0038e (w) (6/3/14) See next page



Pierce County Planning and Public Works
(253) 798-3739
www.piercecountywa.org/pals

Payment Date: 03/12/2018 11:28:37
Fee Desc: Assessor Treasurer Open Space
Fee Amt: Quantity 1.00 @ \$315.00

Fee Desc: Open Space Timber Land
Fee Amt: Quantity 1.00 @ \$885.00

Tendered Amt: \$1,200.00
Payment Type: Check
Transaction: 55801-1

Total Fee Amt: \$1,200.00
Total Tendered Amt: \$1,200.00
Change Amt: \$0.00

By: jfredri
Printed Date: 03/12/2018

Please retain for your records
Permit information can be located on our
web site at: www.piercecountywa.org/pals

RECORD OF SURVEY FOR SEGREGATION
 PORTIONS OF THE NE 1/4 AND THE SE 1/4 OF SECTION 29, TOWNSHIP 19 NORTH, RANGE 06 EAST, W.M.,
 PIERCE COUNTY, WASHINGTON.

SHEET 2 OF 2

REVISED LEGAL DESCRIPTIONS

LOT 1

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 19 NORTH, RANGE 6 EAST OF THE WILLAMETTE MERIDIAN IN PIERCE COUNTY, WASHINGTON; THENCE SOUTH 01°30'00" EAST ALONG THE WEST LINE THEREOF A DISTANCE OF 1,321.82 FEET TO THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID LINE SOUTH 89°15'31" EAST A DISTANCE OF 3,042.04 FEET TO THE EAST LINE OF SAID NORTHEAST QUARTER; THENCE SOUTH 02°30'00" WEST ALONG SAID LINE A DISTANCE OF 253.85 FEET; THENCE LEAVING SAID LINE SOUTH 89°46'26" WEST A DISTANCE OF 253.65 FEET; THENCE NORTH 89°42'23" WEST A DISTANCE OF 1,475.73 FEET; THENCE NORTH 89°47'08" WEST A DISTANCE OF 1,254.82 FEET TO THE WEST LINE OF SAID NORTHEAST QUARTER; THENCE NORTH 01°30'00" WEST ALONG SAID LINE A DISTANCE OF 322.96 FEET TO THE POINT OF BEGINNING.

LOT 2

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 19 NORTH, RANGE 6 EAST OF THE WILLAMETTE MERIDIAN IN PIERCE COUNTY, WASHINGTON; THENCE SOUTH 01°30'00" EAST ALONG THE WEST LINE THEREOF A DISTANCE OF 1,654.78 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 01°30'00" EAST ALONG SAID LINE A DISTANCE OF 352.69 FEET; THENCE LEAVING SAID LINE SOUTH 29°07'15" EAST A DISTANCE OF 1,412.83 FEET TO A POINT HERINAFTER REFERRED TO AS POINT A.

ALSO BEGINNING AT SAID TRUE POINT OF BEGINNING; THENCE SOUTH 89°46'09" EAST A DISTANCE OF 1,254.82 FEET; THENCE SOUTH 89°42'23" EAST A DISTANCE OF 1,475.73 FEET; THENCE NORTH 89°42'23" EAST A DISTANCE OF 253.65 FEET TO THE EAST LINE OF SAID NORTHEAST QUARTER; THENCE SOUTH 00°30'00" WEST ALONG SAID LINE A DISTANCE OF 28.81 FEET TO THE ABANDONED NORTHERN PACIFIC RAILWAY RIGHT-OF-WAY; THENCE SOUTHWESTERLY ALONG SAID RIGHT-OF-WAY TO A POINT THAT BEARS SOUTH 89°07'15" EAST FROM THE HEREBEFORE DESCRIBED POINT A; THENCE NORTH 89°07'15" WEST A DISTANCE OF 1,251.77 FEET TO POINT A.

LOT 3

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 19 NORTH, RANGE 6 EAST OF THE WILLAMETTE MERIDIAN IN PIERCE COUNTY, WASHINGTON; THENCE SOUTH 01°30'00" EAST ALONG THE WEST LINE THEREOF A DISTANCE OF 1,997.74 FEET; THENCE LEAVING SAID LINE SOUTH 89°07'15" EAST A DISTANCE OF 30.79 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 01°30'00" EAST A DISTANCE OF 169.29 FEET; THENCE SOUTH 47°12'27" EAST A DISTANCE OF 304.47 FEET TO A POINT HERINAFTER REFERRED TO AS POINT A.

ALSO BEGINNING AT SAID TRUE POINT OF BEGINNING; THENCE SOUTH 89°07'15" EAST A DISTANCE OF 1,326.33 FEET; THENCE SOUTH 89°07'15" EAST A DISTANCE OF 1,251.77 FEET TO THE ABANDONED NORTHERN PACIFIC RAILWAY RIGHT-OF-WAY; THENCE SOUTHWESTERLY ALONG SAID RIGHT-OF-WAY TO A POINT THAT BEARS SOUTH 89°07'15" EAST FROM THE HEREBEFORE DESCRIBED POINT A; THENCE NORTH 89°07'15" WEST A DISTANCE OF 2,178.53 FEET TO POINT A.

LOT 4

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 19 NORTH, RANGE 6 EAST OF THE WILLAMETTE MERIDIAN IN PIERCE COUNTY, WASHINGTON; THENCE SOUTH 01°30'00" EAST ALONG THE WEST LINE OF THE EAST HALF OF SAID SECTION A DISTANCE OF 1,997.74 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 01°30'00" EAST ALONG SAID LINE A DISTANCE OF 715.98 FEET TO A POINT HERINAFTER REFERRED TO AS POINT A.

ALSO BEGINNING AT SAID TRUE POINT OF BEGINNING; THENCE SOUTH 89°07'15" EAST A DISTANCE OF 90.28 FEET; THENCE SOUTH 01°30'00" EAST A DISTANCE OF 193.29 FEET; THENCE SOUTH 47°12'27" EAST A DISTANCE OF 304.47 FEET; THENCE SOUTH 89°07'15" EAST A DISTANCE OF 2,178.53 FEET TO THE ABANDONED NORTHERN PACIFIC RAILWAY RIGHT-OF-WAY; THENCE SOUTHWESTERLY ALONG SAID RIGHT-OF-WAY TO A POINT THAT BEARS SOUTH 89°07'15" EAST FROM THE HEREBEFORE DESCRIBED POINT A; THENCE NORTH 89°07'15" WEST A DISTANCE OF 2,178.53 FEET TO POINT A.

LOT 5

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 19 NORTH, RANGE 6 EAST OF THE WILLAMETTE MERIDIAN IN PIERCE COUNTY, WASHINGTON; THENCE SOUTH 01°30'00" EAST ALONG THE WEST LINE OF THE EAST HALF OF SAID SECTION A DISTANCE OF 2,175.70 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 01°30'00" EAST ALONG SAID LINE A DISTANCE OF 609.69 FEET; THENCE LEAVING SAID LINE SOUTH 89°46'18" EAST A DISTANCE OF 80.00 FEET; THENCE NORTH 31°14'14" EAST A DISTANCE OF 253.17 FEET; THENCE SOUTH 89°07'15" EAST A DISTANCE OF 1,839.79 FEET TO THE ABANDONED NORTHERN PACIFIC RAILWAY RIGHT-OF-WAY; THENCE SOUTHWESTERLY ALONG SAID RIGHT-OF-WAY TO A POINT THAT BEARS SOUTH 89°07'15" EAST FROM SAID TRUE POINT OF BEGINNING; THENCE NORTH 89°07'15" WEST A DISTANCE OF 2,275.98 FEET TO THE POINT OF BEGINNING.

LOT 6

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 19 NORTH, RANGE 6 EAST OF THE WILLAMETTE MERIDIAN IN PIERCE COUNTY, WASHINGTON; THENCE SOUTH 01°30'00" EAST ALONG THE WEST LINE OF THE EAST HALF OF SAID SECTION A DISTANCE OF 2,322.89 FEET; THENCE LEAVING SAID LINE SOUTH 89°45'19" EAST A DISTANCE OF 602.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 22°22'58" EAST A DISTANCE OF 300.14 FEET TO A POINT HERINAFTER REFERRED TO AS POINT A.

ALSO BEGINNING AT SAID TRUE POINT OF BEGINNING; THENCE NORTH 31°47'14" EAST A DISTANCE OF 253.17 FEET; THENCE SOUTH 89°07'15" WEST A DISTANCE OF 1,839.79 FEET TO THE ABANDONED NORTHERN PACIFIC RAILWAY RIGHT-OF-WAY; THENCE SOUTHWESTERLY ALONG SAID RIGHT-OF-WAY TO A POINT THAT BEARS SOUTH 89°46'23" EAST FROM THE HEREBEFORE DESCRIBED POINT A; THENCE NORTH 89°46'23" WEST A DISTANCE OF 1,752.15 FEET TO POINT A.

LOT 7

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 19 NORTH, RANGE 6 EAST OF THE WILLAMETTE MERIDIAN IN PIERCE COUNTY, WASHINGTON; THENCE SOUTH 01°30'00" EAST ALONG THE WEST LINE OF THE EAST HALF OF SAID SECTION A DISTANCE OF 3,322.94 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 01°30'00" EAST ALONG SAID LINE A DISTANCE OF 548.67 FEET TO A POINT HERINAFTER REFERRED TO AS POINT A.

ALSO BEGINNING AT SAID TRUE POINT OF BEGINNING; THENCE SOUTH 89°45'19" EAST A DISTANCE OF 80.00 FEET; THENCE SOUTH 37°22'58" EAST A DISTANCE OF 300.14 FEET; THENCE SOUTH 89°46'23" EAST A DISTANCE OF 1,752.15 FEET TO THE ABANDONED NORTHERN PACIFIC RAILWAY RIGHT-OF-WAY; THENCE SOUTHWESTERLY ALONG SAID RIGHT-OF-WAY TO A POINT THAT BEARS SOUTH 89°07'15" EAST FROM THE HEREBEFORE DESCRIBED POINT A; THENCE NORTH 89°07'15" WEST A DISTANCE OF 2,175.70 FEET TO POINT A.

LOT 8

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 19 NORTH, RANGE 6 EAST OF THE WILLAMETTE MERIDIAN IN PIERCE COUNTY, WASHINGTON; THENCE SOUTH 01°30'00" EAST ALONG THE WEST LINE OF THE EAST HALF OF SAID SECTION A DISTANCE OF 2,891.45 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 01°30'00" EAST ALONG SAID LINE A DISTANCE OF 653.28 FEET; THENCE LEAVING SAID LINE NORTH 77°04'21" EAST A DISTANCE OF 463.80 FEET; THENCE NORTH 31°17'22" EAST A DISTANCE OF 213.46 FEET; THENCE NORTH 55°58'19" EAST A DISTANCE OF 156.43 FEET; THENCE SOUTH 89°07'15" EAST A DISTANCE OF 2,000.51 FEET TO THE ABANDONED NORTHERN PACIFIC RAILWAY RIGHT-OF-WAY; THENCE NORTHWESTERLY ALONG SAID RIGHT-OF-WAY TO A POINT THAT BEARS SOUTH 89°14'48" EAST FROM SAID TRUE POINT OF BEGINNING; THENCE NORTH 89°14'48" WEST A DISTANCE OF 2,208.04 FEET TO THE POINT OF BEGINNING.

LOT 9

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 19 NORTH, RANGE 6 EAST OF THE WILLAMETTE MERIDIAN IN PIERCE COUNTY, WASHINGTON; THENCE SOUTH 01°30'00" EAST ALONG THE WEST LINE OF THE EAST HALF OF SAID SECTION A DISTANCE OF 4,656.71 FEET; THENCE LEAVING SAID LINE NORTH 77°04'21" EAST A DISTANCE OF 463.80 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 48°18'28" EAST A DISTANCE OF 1,681.19 FEET TO A POINT HERINAFTER REFERRED TO AS POINT A.

ALSO BEGINNING AT SAID TRUE POINT OF BEGINNING; THENCE NORTH 41°17'22" EAST A DISTANCE OF 213.46 FEET; THENCE NORTH 35°58'19" EAST A DISTANCE OF 156.43 FEET; THENCE SOUTH 89°07'15" EAST A DISTANCE OF 2,000.51 FEET TO THE ABANDONED NORTHERN PACIFIC RAILWAY RIGHT-OF-WAY; THENCE SOUTHWESTERLY ALONG SAID RIGHT-OF-WAY TO A POINT THAT BEARS SOUTH 89°14'48" EAST FROM SAID POINT A; THENCE NORTH 89°14'48" WEST A DISTANCE OF 1,678.05 FEET TO POINT A.

LOT 10

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 19 NORTH, RANGE 6 EAST OF THE WILLAMETTE MERIDIAN IN PIERCE COUNTY, WASHINGTON; THENCE SOUTH 01°30'00" EAST ALONG THE WEST LINE OF THE EAST HALF OF SAID SECTION A DISTANCE OF 4,836.21 FEET TO THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID LINE NORTH 77°04'21" EAST A DISTANCE OF 463.80 FEET; THENCE SOUTH 48°18'28" EAST A DISTANCE OF 1,681.19 FEET TO A POINT HERINAFTER REFERRED TO AS POINT A.

ALSO BEGINNING AT SAID TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 01°30'00" EAST ALONG SAID WEST LINE A DISTANCE OF 642.70 FEET TO THE SOUTHWEST CORNER OF THE EAST HALF OF SAID SECTION; THENCE SOUTH 89°14'48" EAST ALONG THE SOUTH LINE THEREOF A DISTANCE OF 389.20 FEET TO THE ABANDONED NORTHERN PACIFIC RAILWAY RIGHT-OF-WAY; THENCE NORTHWESTERLY ALONG SAID RIGHT-OF-WAY TO A POINT THAT BEARS SOUTH 89°14'48" EAST FROM SAID POINT A; THENCE NORTH 89°14'48" WEST A DISTANCE OF 1,678.05 FEET TO POINT A.

0619291014

0619291015

0619291016

0619291017

ESAI 1 D LOT

0619294018

0619294019

| | |
|----------|------------|
| DWN. BY | DATE |
| TO | 5/13/08 |
| CHKD. BY | JOB NO. |
| BY | 2150710.50 |



3625 Sandbar Parkway, Suite 100
 678.260.8800 Fax: 257.3337
 P.O. Box 63301
 www.ahbl.com 981

201607130102

RCW 84.33.145

- (1) If no later than thirty days after removal of designation the owner applies for classification under RCW 84.34.020(1), (2) or (3), then the designated forest land shall not be considered removed from designation for purposes of compensating tax under RCW 84.33.140 until the application for current use classification under chapter 84.34 RCW is denied or the property is removed from classification under RCW 84.34.108. Upon removal from classification under RCW 84.34.108, the amount of compensating tax due under chapter 84.33 RCW shall be equal to:
 - (a) The difference, if any, between the amount of the assessed valuation on such land as forest land and the amount of the new assessed valuation of such land when removed from classification under RCW 84.34.108 multiplied by the dollar rate of the last levy extended against such land, multiplied by;
 - (b) A number equal to:
 - (i) The number of years the land was designated under this chapter, if the total number of years the land was designated under chapter 84.33 RCW and classified under chapter 84.34 RCW is less than ten; or
 - (ii) Ten minus the number of years the land was classified under chapter 84.34 RCW, if the total number of years the land was designated under chapter 84.33 RCW and classified under chapter 84.34 RCW is at least ten.
- (2) Nothing in this section authorizes the continued designation under this chapter or defers or reduces the compensating tax imposed upon forest land not transferred to classification under subsection (1) of this section which does not meet the necessary definitions of forest land under RCW 84.33.035. Nothing in this section affects the additional tax imposed under RCW 84.34.108.
- (3) In a county with a population of more than six hundred thousand inhabitants or in a county with a population of at least two hundred forty-five thousand inhabitants that borders Puget Sound as defined in RCW 90.71.010, no amount of compensating tax is due under this section if the removal from classification under RCW 84.34.108 results from a transfer of property described in RCW 84.34.108(6).

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.

RECORD OF SURVEY FOR SEGREGATION
 PORTIONS OF THE NE 1/4 AND THE SE 1/4 OF SECTION 29, TOWNSHIP 19 NORTH, RANGE 06 EAST, W.M.,
 PIERCE COUNTY, WASHINGTON.

SHEET 1 OF 2

| LINE # | LENGTH | DIRECTION |
|--------|--------|----------------|
| 11 | 60.00 | S77° 44' 21" E |
| 12 | 188.45 | S46° 19' 39" W |
| 13 | 312.46 | S41° 17' 22" W |
| 14 | 158.47 | S72° 38' 12" W |
| 15 | 60.00 | S28° 43' 19" W |
| 16 | 500.14 | N12° 52' 50" W |
| 17 | 243.12 | N31° 14' 14" E |
| 18 | 124.17 | N47° 12' 27" W |
| 19 | 108.29 | S1° 20' 04" E |
| 20 | 90.29 | N61° 07' 19" W |
| 21 | 238.63 | S89° 45' 35" W |
| 22 | 51.11 | N0° 12' 0" E |

ORIGINAL LEGAL DESCRIPTION

PARCELS 16, 17, 18, 19, 20, 25, 26 & 27 AS SHOWN ON RECORD OF SURVEY RECORDED UNDER AUDITOR'S FILE NO. 200306035000; TOGETHER WITH PARCEL 5 AS SHOWN ON RECORD OF SURVEY RECORDED UNDER AUDITOR'S FILE NO. 200305055003 SITUATE IN COUNTY OF PIERCE, STATE OF WASHINGTON

BASIS OF BEARING

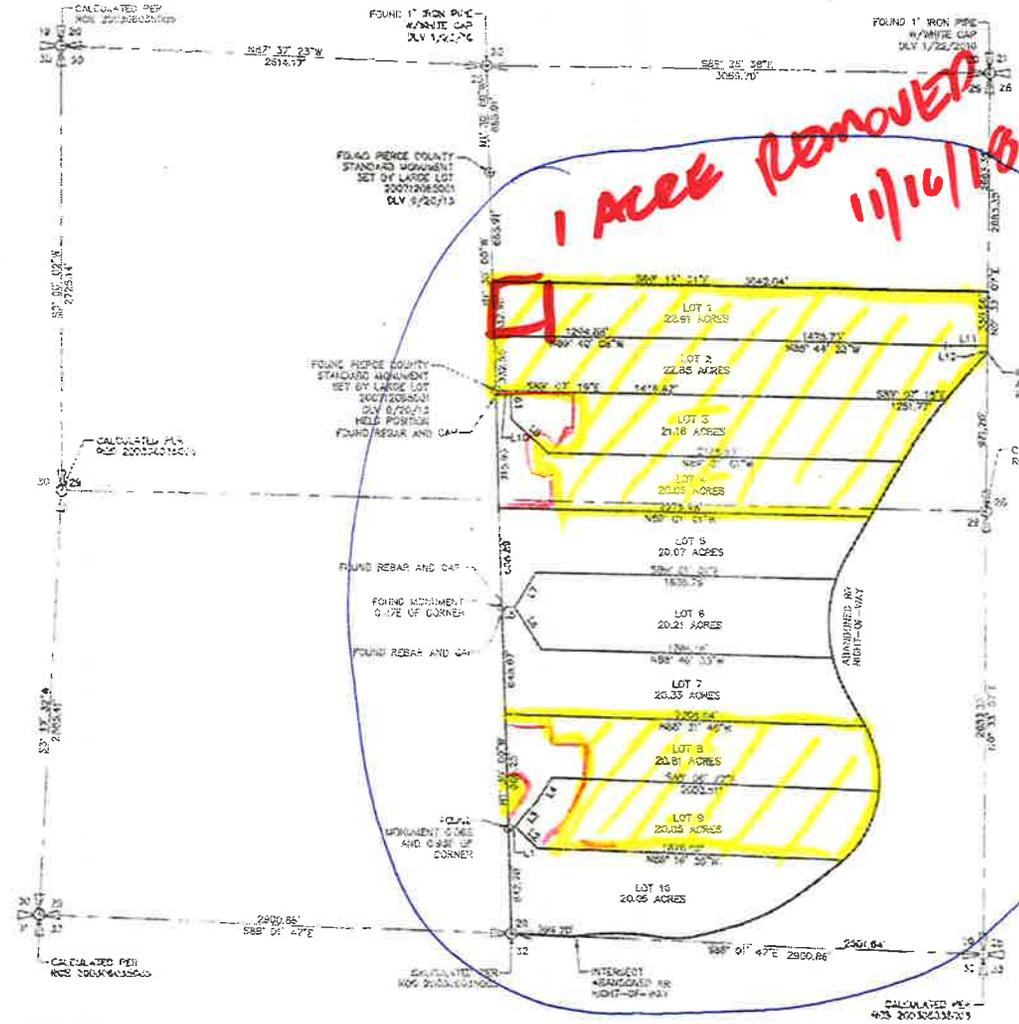
HELD A BEARING OF NORTH 01°30'00" WEST FOR THE MONUMENTED CENTER LINE OF 270TH AVENUE EAST PER LARGE LOT 200712055001

COUNTY NOTES

1. FUTURE DEVELOPMENT, INCLUDING BUT NOT LIMITED TO, CLEARING AND GRADING, NEW STRUCTURES AND INSTALLATION OF INFRASTRUCTURE ARE SUBJECT TO PIERCE COUNTY DEVELOPMENT REGULATIONS.
2. THE CRITICAL AREA AVOIDANT FOR THIS DIVISION DOES NOT ELIMINATE THE NECESSITY FOR CRITICAL AREA REVIEW AT THE TIME OF DEVELOPMENT PERMIT APPLICATION.
3. DIVISION OF ANY LOT OR TRACT THAT IS 1/16 OF A SECTION (40 ACRES) OR LESS SHALL BE SUBJECT TO A SHORT SUBDIVISION. LARGE LOT DIVISION OR FORMAL SUBDIVISION PROCESS AS SET FORTH IN TITLE 18E P.C. AND MAY REQUIRE THAT INFRASTRUCTURE, INCLUDING ROADS, BE IMPROVED TO COMPLY WITH TITLE 12A, P.C., SITE DEVELOPMENT AND STORMWATER DRAINAGE.

AUDITOR'S CERTIFICATE

FILED FOR RECORD CONFORMED COPY
 TO: 47
 THE: 10
 RECORDING NUMBER: 200306035000
 COUNTY AUDITOR: WILLIAM J. ANDERSON
 FILE: 200306035000



AT TIME OF APPLICATION WATERSIDE OWNED ALL LOTS

1 Acre Removed 11/16/18

OPEN SPACE

NOT IN OPEN SPACE

SURVEY FOR

WATERSIDE LANE DEVELOPMENT, LLC
 PO BOX 478
 BELLEVUE, WA 98008-0478

EQUIPMENT USED

3" TOTAL STATION USING STANDARD PNEUMATIC TRAVERSE METHODS FOR CONTROL AND STAKING

SURVEYOR'S CERTIFICATE

I, DAVID J. FOLLANSBEE, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF WASHINGTON, HEREBY CERTIFY THAT THIS WAS CONDUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDED ACT, CHAPTER 22.09 RCW, AND 22A-126 S.A.C. DATED 7-12-18
 DAVID FOLLANSBEE, SURVEYOR
 DATE: 7-12-18



9625 Sandilow Parkway, Suite A, Pasco, WA 99301
 509.580.5245 TEL 509.582.5272 FAX www.ahbl.com WEB

RECORD OF SURVEY FOR SEGREGATION
 PORTIONS OF THE NE 1/4 AND THE SE 1/4 OF SECTION 29, TOWNSHIP 19 NORTH, RANGE 06 EAST, W.M.,
 PIERCE COUNTY, WASHINGTON.

SHEET 2 OF 2

REVISED LEGAL DESCRIPTIONS

LOT 1

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 19 NORTH, RANGE 6 EAST OF THE WILLAMETTE MERIDIAN IN PIERCE COUNTY, WASHINGTON; THENCE SOUTH 01°30'00" EAST ALONG THE WEST LINE THEREOF A DISTANCE OF 1,321.82 FEET TO THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID LINE SOUTH 89°33'31" EAST A DISTANCE OF 3,042.04 FEET TO THE EAST LINE OF SAID NORTHEAST QUARTER; THENCE SOUTH 02°32'07" WEST ALONG SAID LINE A DISTANCE OF 330.58 FEET; THENCE LEAVING SAID LINE SOUTH 89°48'35" WEST A DISTANCE OF 259.63 FEET; THENCE NORTH 89°42'22" WEST A DISTANCE OF 1475.73 FEET; THENCE NORTH 89°47'08" WEST A DISTANCE OF 1,294.88 FEET TO THE WEST LINE OF SAID NORTHEAST QUARTER; THENCE NORTH 01°30'00" WEST ALONG SAID LINE A DISTANCE OF 332.96 FEET TO THE POINT OF BEGINNING.

LOT 2

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 19 NORTH, RANGE 6 EAST OF THE WILLAMETTE MERIDIAN IN PIERCE COUNTY, WASHINGTON; THENCE SOUTH 01°30'00" EAST ALONG THE WEST LINE THEREOF A DISTANCE OF 1,064.78 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 01°30'00" EAST ALONG SAID LINE A DISTANCE OF 332.96 FEET; THENCE LEAVING SAID LINE SOUTH 89°07'15" EAST A DISTANCE OF 1,415.92 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT A.

ALSO BEGINNING AT SAID TRUE POINT OF BEGINNING; THENCE SOUTH 89°48'05" EAST A DISTANCE OF 1294.88 FEET; THENCE SOUTH 89°44'23" EAST A DISTANCE OF 1,475.73 FEET; THENCE NORTH 89°46'33" EAST A DISTANCE OF 259.63 FEET TO THE EAST LINE OF SAID NORTHEAST QUARTER; THENCE SOUTH 02°32'07" WEST ALONG SAID LINE A DISTANCE OF 39.81 FEET TO THE ABANDONED NORTHERN PACIFIC RAILWAY RIGHT-OF-WAY; THENCE SOUTHWESTERLY ALONG SAID RIGHT-OF-WAY TO A POINT THAT BEARS SOUTH 89°07'15" EAST FROM THE HEREINBEFORE DESCRIBED POINT A; THENCE NORTH 89°07'15" WEST A DISTANCE OF 1,294.77 FEET TO POINT A.

LOT 3

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 19 NORTH, RANGE 6 EAST OF THE WILLAMETTE MERIDIAN IN PIERCE COUNTY, WASHINGTON; THENCE SOUTH 01°30'00" EAST ALONG THE WEST LINE THEREOF A DISTANCE OF 1,997.74 FEET; THENCE LEAVING SAID LINE SOUTH 89°07'19" EAST A DISTANCE OF 90.29 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 01°30'00" EAST A DISTANCE OF 199.26 FEET; THENCE SOUTH 47°13'27" EAST A DISTANCE OF 304.47 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT A.

ALSO BEGINNING AT SAID TRUE POINT OF BEGINNING; THENCE SOUTH 89°07'19" EAST A DISTANCE OF 1,326.53 FEET; THENCE SOUTH 89°07'15" EAST A DISTANCE OF 1,291.77 FEET TO THE ABANDONED NORTHERN PACIFIC RAILWAY RIGHT-OF-WAY; THENCE SOUTHWESTERLY ALONG SAID RIGHT-OF-WAY TO A POINT THAT BEARS SOUTH 89°01'01" EAST FROM THE HEREINBEFORE DESCRIBED POINT A; THENCE NORTH 89°01'01" WEST A DISTANCE OF 2,178.53 FEET TO POINT A.

LOT 4

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 19 NORTH, RANGE 6 EAST OF THE WILLAMETTE MERIDIAN IN PIERCE COUNTY, WASHINGTON; THENCE SOUTH 01°30'00" EAST ALONG THE WEST LINE OF THE EAST HALF OF SAID SECTION A DISTANCE OF 1,997.74 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 01°30'00" EAST ALONG SAID LINE A DISTANCE OF 719.96 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT A.

ALSO BEGINNING AT SAID TRUE POINT OF BEGINNING; THENCE SOUTH 89°07'19" EAST A DISTANCE OF 90.29 FEET; THENCE SOUTH 01°30'00" EAST A DISTANCE OF 169.29 FEET; THENCE SOUTH 47°13'27" EAST A DISTANCE OF 304.47 FEET; THENCE SOUTH 89°01'01" EAST A DISTANCE OF 2,178.53 FEET TO THE ABANDONED NORTHERN PACIFIC RAILWAY RIGHT-OF-WAY; THENCE SOUTHWESTERLY ALONG SAID RIGHT-OF-WAY TO A POINT THAT BEARS SOUTH 89°01'01" EAST FROM THE HEREINBEFORE DESCRIBED POINT A; THENCE NORTH 89°01'01" WEST A DISTANCE OF 2,275.96 FEET TO POINT A.

LOT 5

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 19 NORTH, RANGE 6 EAST OF THE WILLAMETTE MERIDIAN IN PIERCE COUNTY, WASHINGTON; THENCE SOUTH 01°30'00" EAST ALONG THE WEST LINE OF THE EAST HALF OF SAID SECTION A DISTANCE OF 2,713.70 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 01°30'00" EAST ALONG SAID LINE A DISTANCE OF 805.69 FEET; THENCE LEAVING SAID LINE SOUTH 89°45'19" EAST A DISTANCE OF 30.00 FEET; THENCE NORTH 91°41'44" EAST A DISTANCE OF 253.17 FEET; THENCE SOUTH 89°01'01" EAST A DISTANCE OF 1,838.79 FEET TO THE ABANDONED NORTHERN PACIFIC RAILWAY RIGHT-OF-WAY; THENCE NORTHEASTERLY ALONG SAID RIGHT-OF-WAY TO A POINT THAT BEARS SOUTH 89°01'01" WEST FROM SAID TRUE POINT OF BEGINNING; THENCE NORTH 89°01'01" WEST A DISTANCE OF 2,275.96 FEET TO THE POINT OF BEGINNING.

LOT 6

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 19 NORTH, RANGE 6 EAST OF THE WILLAMETTE MERIDIAN IN PIERCE COUNTY, WASHINGTON; THENCE SOUTH 01°30'00" EAST ALONG THE WEST LINE OF THE EAST HALF OF SAID SECTION A DISTANCE OF 3,322.96 FEET; THENCE LEAVING SAID LINE SOUTH 89°45'19" EAST A DISTANCE OF 80.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 12°22'59" EAST A DISTANCE OF 300.14 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT A.

ALSO BEGINNING AT SAID TRUE POINT OF BEGINNING; THENCE NORTH 91°41'44" EAST A DISTANCE OF 253.17 FEET; THENCE SOUTH 89°01'01" EAST A DISTANCE OF 1,838.79 FEET TO THE ABANDONED NORTHERN PACIFIC RAILWAY RIGHT-OF-WAY; THENCE SOUTHERLY ALONG SAID RIGHT-OF-WAY TO A POINT THAT BEARS SOUTH 89°45'33" EAST FROM THE HEREINBEFORE DESCRIBED POINT A; THENCE NORTH 89°45'33" WEST A DISTANCE OF 1,758.16 FEET TO POINT A.

LOT 7

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 19 NORTH, RANGE 6 EAST OF THE WILLAMETTE MERIDIAN IN PIERCE COUNTY, WASHINGTON; THENCE SOUTH 01°30'00" EAST ALONG THE WEST LINE OF THE EAST HALF OF SAID SECTION A DISTANCE OF 3,322.96 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 01°30'00" EAST ALONG SAID LINE A DISTANCE OF 548.87 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT A.

ALSO BEGINNING AT SAID TRUE POINT OF BEGINNING; THENCE SOUTH 89°45'19" EAST A DISTANCE OF 80.00 FEET; THENCE SOUTH 32°22'59" EAST A DISTANCE OF 300.14 FEET; THENCE SOUTH 89°45'33" EAST A DISTANCE OF 1,758.16 FEET TO THE ABANDONED NORTHERN PACIFIC RAILWAY RIGHT-OF-WAY; THENCE SOUTHEASTERLY ALONG SAID RIGHT-OF-WAY TO A POINT THAT BEARS SOUTH 89°01'48" EAST FROM THE HEREINBEFORE DESCRIBED POINT A; THENCE NORTH 89°01'48" WEST A DISTANCE OF 3,200.84 FEET TO POINT A.

LOT 8

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 19 NORTH, RANGE 6 EAST OF THE WILLAMETTE MERIDIAN IN PIERCE COUNTY, WASHINGTON; THENCE SOUTH 01°30'00" EAST ALONG THE WEST LINE OF THE EAST HALF OF SAID SECTION A DISTANCE OF 3,371.46 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 01°30'00" EAST ALONG SAID LINE A DISTANCE OF 665.25 FEET; THENCE LEAVING SAID LINE NORTH 77°04'21" EAST A DISTANCE OF 46.60 FEET; THENCE NORTH 41°72'22" EAST A DISTANCE OF 219.46 FEET; THENCE NORTH 32°38'12" EAST A DISTANCE OF 156.43 FEET; THENCE SOUTH 89°08'22" EAST A DISTANCE OF 2,003.51 FEET TO THE ABANDONED NORTHERN PACIFIC RAILWAY RIGHT-OF-WAY; THENCE SOUTHWESTERLY ALONG SAID RIGHT-OF-WAY TO A POINT THAT BEARS SOUTH 89°01'48" EAST FROM SAID TRUE POINT OF BEGINNING; THENCE NORTH 89°01'48" WEST A DISTANCE OF 2,308.04 FEET TO THE POINT OF BEGINNING.

ALSO BEGINNING AT SAID TRUE POINT OF BEGINNING; THENCE SOUTH 89°08'22" EAST A DISTANCE OF 1,326.53 FEET; THENCE SOUTH 89°07'15" EAST A DISTANCE OF 1,291.77 FEET TO THE ABANDONED NORTHERN PACIFIC RAILWAY RIGHT-OF-WAY; THENCE SOUTHWESTERLY ALONG SAID RIGHT-OF-WAY TO A POINT THAT BEARS SOUTH 89°01'01" WEST A DISTANCE OF 2,178.53 FEET TO POINT A.

LOT 9

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 19 NORTH, RANGE 6 EAST OF THE WILLAMETTE MERIDIAN IN PIERCE COUNTY, WASHINGTON; THENCE SOUTH 01°30'00" EAST ALONG THE WEST LINE OF THE EAST HALF OF SAID SECTION A DISTANCE OF 4,806.71 FEET; THENCE LEAVING SAID LINE NORTH 77°04'21" EAST A DISTANCE OF 46.60 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 49°29'39" EAST A DISTANCE OF 188.16 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT A.

ALSO BEGINNING AT SAID TRUE POINT OF BEGINNING; THENCE NORTH 41°72'22" EAST A DISTANCE OF 219.46 FEET; THENCE NORTH 32°38'12" EAST A DISTANCE OF 156.43 FEET; THENCE SOUTH 89°08'22" EAST A DISTANCE OF 2,003.51 FEET TO THE ABANDONED NORTHERN PACIFIC RAILWAY RIGHT-OF-WAY; THENCE SOUTHWESTERLY ALONG SAID RIGHT-OF-WAY TO A POINT THAT BEARS SOUTH 89°01'48" EAST FROM SAID TRUE POINT OF BEGINNING; THENCE NORTH 89°01'48" WEST A DISTANCE OF 1,579.09 FEET TO POINT A.

LOT 10

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 19 NORTH, RANGE 6 EAST OF THE WILLAMETTE MERIDIAN IN PIERCE COUNTY, WASHINGTON; THENCE SOUTH 01°30'00" EAST ALONG THE WEST LINE OF THE EAST HALF OF SAID SECTION A DISTANCE OF 4,806.71 FEET TO THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID LINE NORTH 77°04'21" EAST A DISTANCE OF 46.60 FEET; THENCE SOUTH 49°29'39" EAST A DISTANCE OF 188.16 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT A.

ALSO BEGINNING AT SAID TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 01°30'00" EAST ALONG SAID WEST LINE A DISTANCE OF 642.70 FEET TO THE NORTHWEST CORNER OF THE EAST HALF OF SAID SECTION; THENCE SOUTH 89°01'47" EAST ALONG THE SOUTH LINE THEREOF A DISTANCE OF 399.20 FEET TO THE ABANDONED NORTHERN PACIFIC RAILWAY RIGHT-OF-WAY; THENCE NORTHEASTERLY ALONG SAID RIGHT-OF-WAY TO A POINT THAT BEARS SOUTH 89°18'56" EAST FROM SAID POINT A; THENCE NORTH 89°18'56" WEST A DISTANCE OF 1,579.09 FEET TO POINT A.

0619291014

0619291015

0619291016

0619291017

ESAI 10 LOT

0619294018

0619294019

| | |
|----------|------------|
| DWN. BY | DATE |
| TD | 5/13/19 |
| CHKD. BY | JOB NO. |
| DF | 9160110.50 |



7.12.16



9825 Sandifur Parkway, Ste 100, Pasco, WA 99301
 509.390.5800 TEL 253.283.1111 www.ahbl.com tns

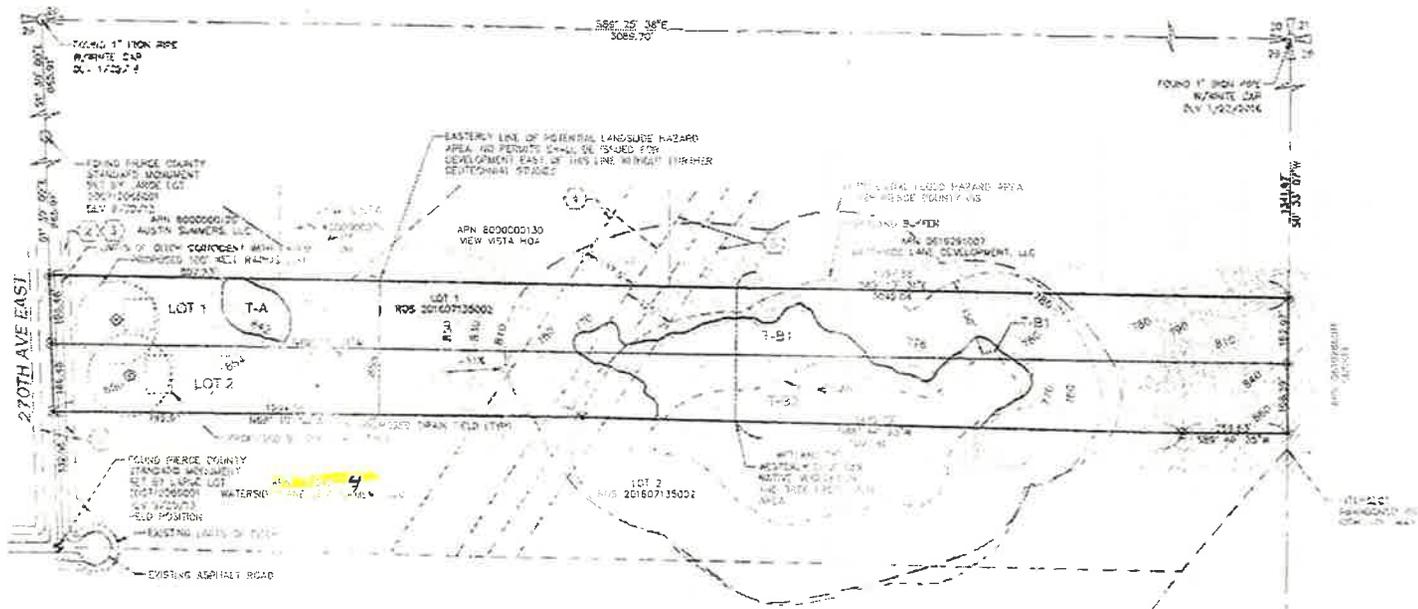
201607135002

LOT 1

061929 1014

PIERCE COUNTY SHORT PLAT

A PORTION OF THE SW 1/4 AND THE SE 1/4 OF THE NE 1/4 OF SECTION 29, T 19 N, R 06 E, WM, PIERCE COUNTY, WASHINGTON



CONTOUR NOTE

CONTOURS SHOWN PER PIERCE COUNTY GIS CONVERTED TO NAVD 88 USING NOAA VERTCON

BASIS OF BEARING

HELD A BEARING OF NORTH 01°30'00" WEST FOR THE MONUMENTED CENTER LINE OF 270TH AVENUE EAST PER LARGE LOT 202712069001

EQUIPMENT USED

S7 TOTAL STATION USING STANDARD FIELD TRAVERSE METHODS FOR CONTROL AND STAKING MEETS OR EXCEEDS THE MINIMUM STANDARDS AND STATUTES OF WAC 332-130

WETLAND NOTE

WETLANDS SHOWN HEREON WERE DELINEATED BY GRETTIC ASSOCIATES

ORIGINAL LOT AREA

PARCELS NO. 0812281014; 998,094 SF (22.91 AC)

LEGEND

- SECTION CORNER
- QUARTER SECTION CORNER
- CENTER SECTION
- SET REBAR AND CAP 1/2" 45161
- CALCULATED
- R/S 201607135002
- SEE EASEMENT TABLE
- WELL



NEW LOT AREA TABLE

LOT 1 498,051 SF (11.456 AC)
 LOT 2 498,046 SF (11.456 AC)
 *HEAD INCLUDE CRITICAL AREA TRACTS

CRITICAL AREA TRACT TABLE

T-1A 18,451 SF (0.42 AC)
 T-1B 217,163 SF (4.99 AC)
 T-1C 146,631 SF (3.33 AC)



TACOMA • SEASIDE • SPOKANE • TRICITIES

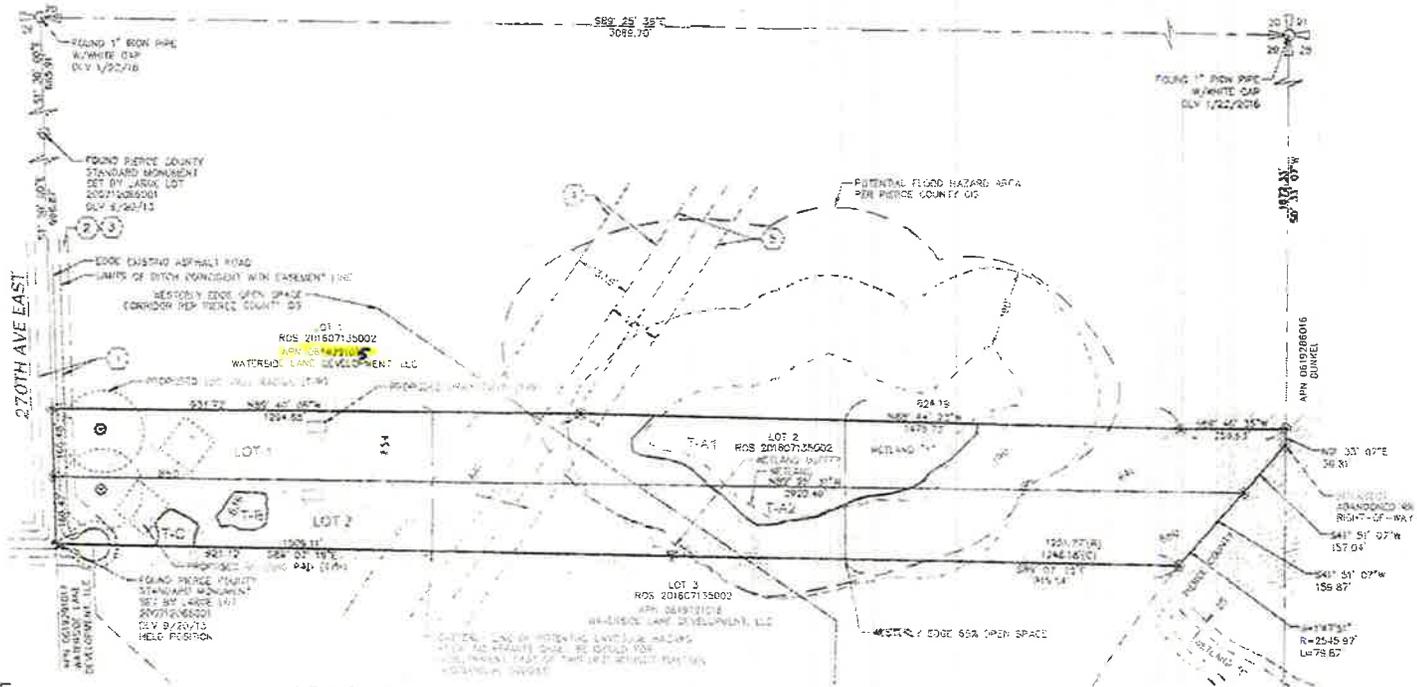
1215 North 34th Street, Suite 310, Tacoma, WA 98403
 (253) 862-1111 • Fax: (253) 862-1111 • www.ahbl.com • 1/8"

LOT 2

0619291015

PIERCE COUNTY SHORT PLAT

A PORTION OF THE SW 1/4 AND THE SE 1/4 OF THE NE 1/4 OF SECTION 29, T 19 N, R 06 E, WM, PIERCE COUNTY, WASHINGTON



CONTOUR NOTE

CONTOURS SHOWN PER PIERCE COUNTY GIS CONVERTED TO NAVD 83 USING NOAA VERTCON

BASIS OF BEARING

HOLD A BEARING OF NORTH 01°10'00" WEST FOR THE MONUMENTED CENTER LINE OF 270TH AVENUE EAST PER LARGE LOT 200712085001

EQUIPMENT USED

3" TOTAL STATION USING STANDARD FIELD TRAVERSE METHODS FOR CONTROL AND STAKING MEETS OR EXCEEDS THE MINIMUM STANDARDS AND STATUTES OF RCW 32A-100

WETLAND NOTE

WETLANDS SHOWN HEREON WERE DELINEATED BY CRETE ASSOCIATES

ORIGINAL LOT AREA

PARCEL NO. 06 0281015 (28.046 AC) (22.68 AC)

LEGEND

- SECTION CORNER
- QUARTER SECTION CORNER
- CENTER SECTION
- SET REBAR AND CAP U.S. 45161
- CALCULATED
- R/S 201607150002
- SEE EASEMENT TABLE
- WELL

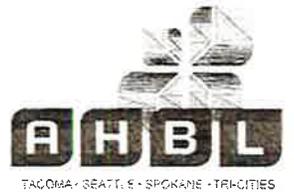


NEW LOT AREA TABLE

| | |
|-----------------------------------|-----------------------|
| LOT 1 | 433,470 SF (11.33 AC) |
| LOT 2 | 443,470 SF (11.33 AC) |
| - AREAS INCLUDE CROWN-AREA TRACTS | |

CRITICAL AREA TRACT TABLE

| | |
|------|----------------------|
| T-A1 | 116,246 SF (2.71 AC) |
| T-A2 | 25,449 SF (0.58 AC) |
| T-B | 6,071 SF (0.21 AC) |
| T-C | 7,446 SF (0.17 AC) |



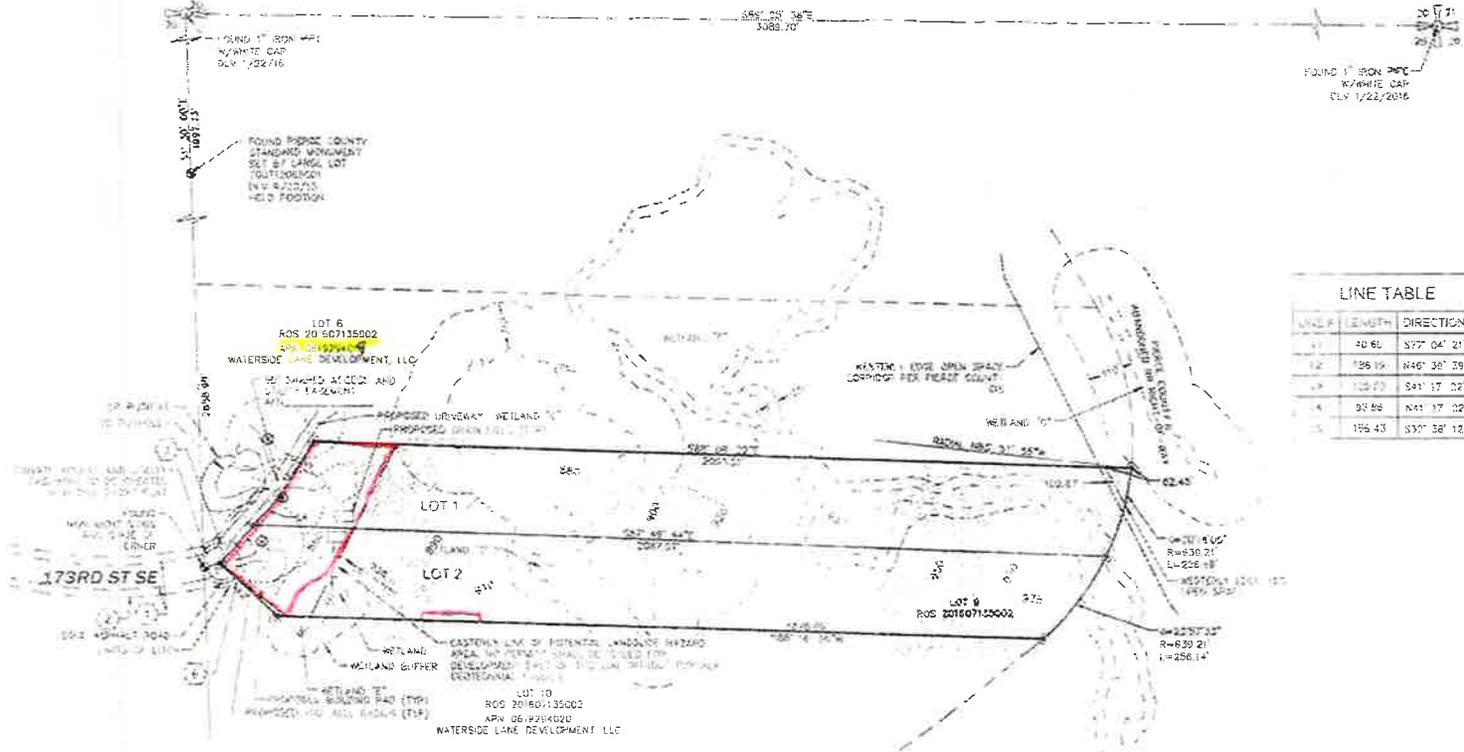
REGISTERED PROFESSIONAL SURVEYORS License No. 10840
WASHINGTON STATE SURVEYORS BOARD www.ahbl.com

Lot 9
0619294019

PIERCE COUNTY SHORT PLAT

A PORTION OF THE SW 1/4 AND THE SE 1/4 OF THE SE 1/4 OF SECTION 29, T 19 N, R 06 E, WM, PIERCE COUNTY, WASHINGTON

2 ACRES +/- EXCLUDED FROM OPEN SPACE



| LINE # | LENGTH | DIRECTION |
|--------|--------|----------------|
| 1 | 50.61 | S77° 04' 21" W |
| 2 | 195.05 | N46° 38' 39" W |
| 3 | 123.23 | S41° 17' 02" W |
| 4 | 82.88 | N41° 17' 02" E |
| 5 | 195.43 | S30° 58' 12" W |

CONTOUR NOTE

CONTOURS SHOWN PER PIERCE COUNTY GIS. CONVERTED TO NAVD 83 UTM ZONE 18N UTM COORDINATE.

BASIS OF BEARING

FIELD A BEARING OF NORTH 61°30'00" WEST FOR THE MONUMENTED CENTER LINE OF 270TH AVENUE EAST PER LARGE LOT 200712665001.

EQUIPMENT USED

3" TOTAL STATION USING STANDARD FIELD TRAVERSE METHODS FOR CONTROL AND STAKING. METERS OR EXCEEDS THE MINIMUM STANDARDS AND STATUTES OF WAC 357-130.

WETLAND NOTE

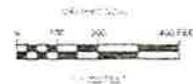
WETLANDS SHOWN HEREON WERE DELINEATED BY GRETE ASSOCIATES ON APRIL 26, 2017 AND FIELD LOCATED BY AHB/ ON MAY 1, 2017.

ORIGINAL LOT AREA

WATER: 140.540 SQ FT (3.22 AC)

LEGEND

- SECTION CORNER
- QUARTER SECTION CORNER
- CORNER SECTION
- SET POINT AND CAP (S-4516)
- CALCULATED
- ROS 201607135002
- SEE EASEMENT TABLE
- WELL



NEW LOT AREA TABLE

LOT 1 438,872 SF (10.00 AC)

LOT 2 427,075 SF (9.68 AC)



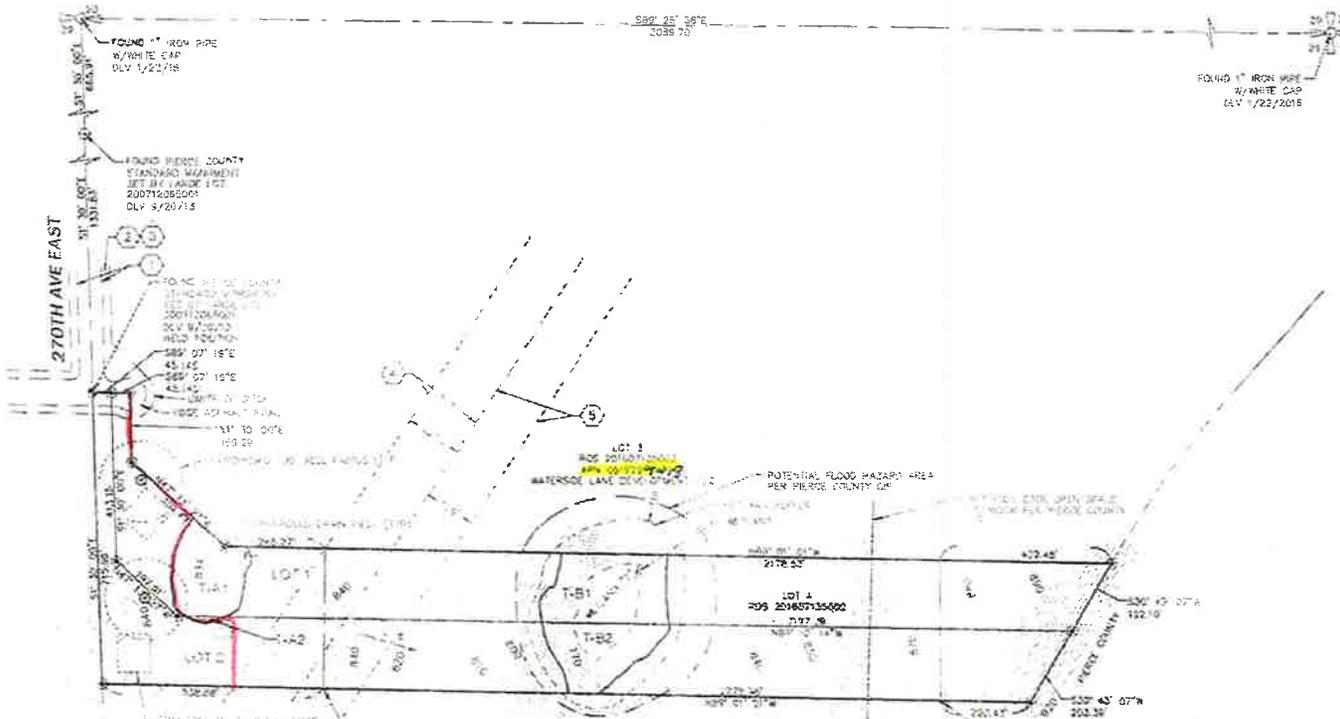
2210 1st Ave, Ste 200, Tacoma, WA 98401
252.329.7272 • 252.329.7273 FAX • ahh@ahbl.com

LOT 8
0619294018

PIERCE COUNTY SHORT PLAT

A PORTION OF THE SW 1/4 AND THE SE 1/4 THE NE 1/4 AND THE NW 1/4 OF THE NE 1/4 OF THE SE 1/4 OF SECTION 29, T 19 N, R 06 E, WM, PIERCE COUNTY, WASHINGTON

3.5 ACRES +/- EXCLUDED FROM OPEN SPACE



CONTOUR NOTE

CONTOURS SHOWN PER PIERCE COUNTY GIS CONVERTED TO NAVD 83 USING NOAA VERTCON

BASIS OF BEARING

FIELD & BEARING OF NORTH 01°30'00" WEST FOR THE MONUMENTED CENTER LINE OF 270TH AVENUE EAST FOR LARGE LOT 200712085001

EQUIPMENT USED

3" TOTAL STATION USING STANDARD FIELD TRAVERSE METHOD FOR CONTROL AND STAKING LEETS OR EXCEEDS THE MINIMUM STANDARDS AND STATUTES OF WAC 352-130

WETLAND NOTE

WETLANDS SHOWN HERETOFORE WERE DELINEATED BY CRITTE ASSOCIATES

ORIGINAL LOT AREA

PARCEL NO. 061929 (37 823,867 SF (19.025 AC))

LEGEND

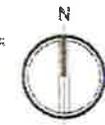
- SECTION CORNER
- QUARTER SECTION CORNER
- CENTER SECTION
- 3" MEASUR AND CAP IS 49163
- CALCULATED
- WCA 201501 155002
- STK EASDAWAY TABLE
- M.L.

NEW LOT AREA TABLE

| | |
|--------------------------------------|-----------------------|
| LOT 1 | 425,867 SF (10.00 AC) |
| LOT 2 | 437,504 SF (10.05 AC) |
| - AREAS INCLUDE CRITICAL AREA TRACTS | |

CRITICAL AREA TRACT TABLE

| | |
|------|---------------------|
| T-01 | 33,912 SF (0.77 AC) |
| T-02 | 881 SF (0.02 AC) |
| T-01 | 49,027 SF (1.12 AC) |
| T-02 | 35,061 SF (0.83 AC) |



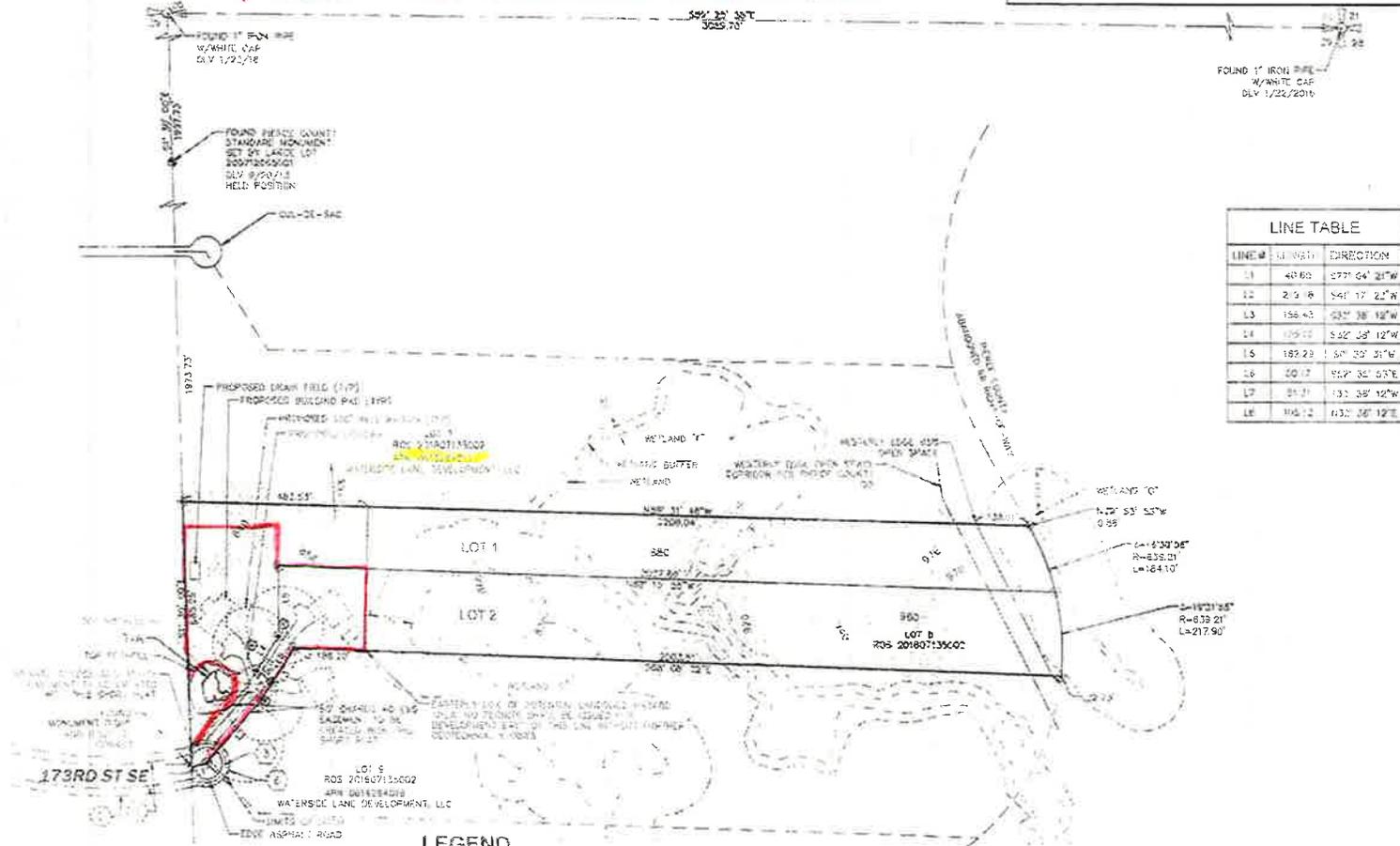
1615 Park 12th Street Suite 100 Tacoma WA 98402
253.331.4321 Fax 253.331.3121 www.ahbl.com

LOT 4
0619291017

PIERCE COUNTY SHORT PLAT

A PORTION OF THE SW 1/4 AND THE SE 1/4 OF THE SE 1/4 OF SECTION 29, T 19 N, R 06 E, WM, PIERCE COUNTY, WASHINGTON

4 ACRES +/- EXCLUDED FROM OPEN SPACE



LINE TABLE

| LINE # | LENGTH | DIRECTION |
|--------|--------|----------------|
| 11 | 40.60 | S77° 04' 21"W |
| 12 | 2.9 8 | S41° 17' 22"W |
| 13 | 158.43 | S27° 38' 12"W |
| 14 | 109.12 | S 52° 08' 12"W |
| 15 | 189.23 | S 67° 20' 21"W |
| 16 | 00.17 | S 67° 35' 03"E |
| 17 | 21.21 | S 31° 38' 12"W |
| 18 | 114.12 | N 32° 26' 12"E |

BASIS OF BEARING

CONTOURS SHOWN PER PIERCE COUNTY GIS CONVERTED TO NAVD 88 USING NAD83 VERTICOR

EQUIPMENT USED

3" TOTAL STATION USING 1" ANTI-DIP FIELD TRAVERSE METHODS FOR CENTRAL AND CLAMPING METERS OR EXCEEDS THE MINIMUM STANDARDS AND STATUTES OF WAAC 232-130

WETLAND NOTE

WETLANDS SHOWN HEREON WERE DELINEATED BY GRADIE ASSOCIATES ON APRIL 28 2017 AND FIELD COLLECTED BY AHB ON MAY 2 2017

ORIGINAL LOT AREA

PARCEL NO 0619284016 640.58 SQ FT (20.81 AC)

LEGEND

- SECTION CORNER
- QUARTER SECTION CORNER
- CENTER SECTION
- SET ACREBAR AND CAP US 45121
- CALCULATED
- ROS 201607135002
- SEE EASEMENT TABLE

NEW LOT AREA TABLE

LOT 1 445.869 SF (10.23 AC)
LOT 2 440.908 SF (10.12 AC)
AREAS INCLUDE CRITICAL AREA TRACTS

CRITICAL AREA TRACT TABLE

1.4 4,000 SF (0.09 AC)



CONTOUR NOTE

CONTOURS SHOWN PER PIERCE COUNTY GIS PER PIERCE COUNTY DATUM AT TIME OF ORIGINAL SURVEY WA HOND 28 AND 0.53 FT TO CONTOURS FOR NAVD 88



ACOMA • SEATTLE • ENOK • PUDGETT

1111 1st Avenue, Suite 200, Tacoma, WA 98402
Phone: (253) 835-1111 Fax: (253) 835-1112
www.ahbl.com

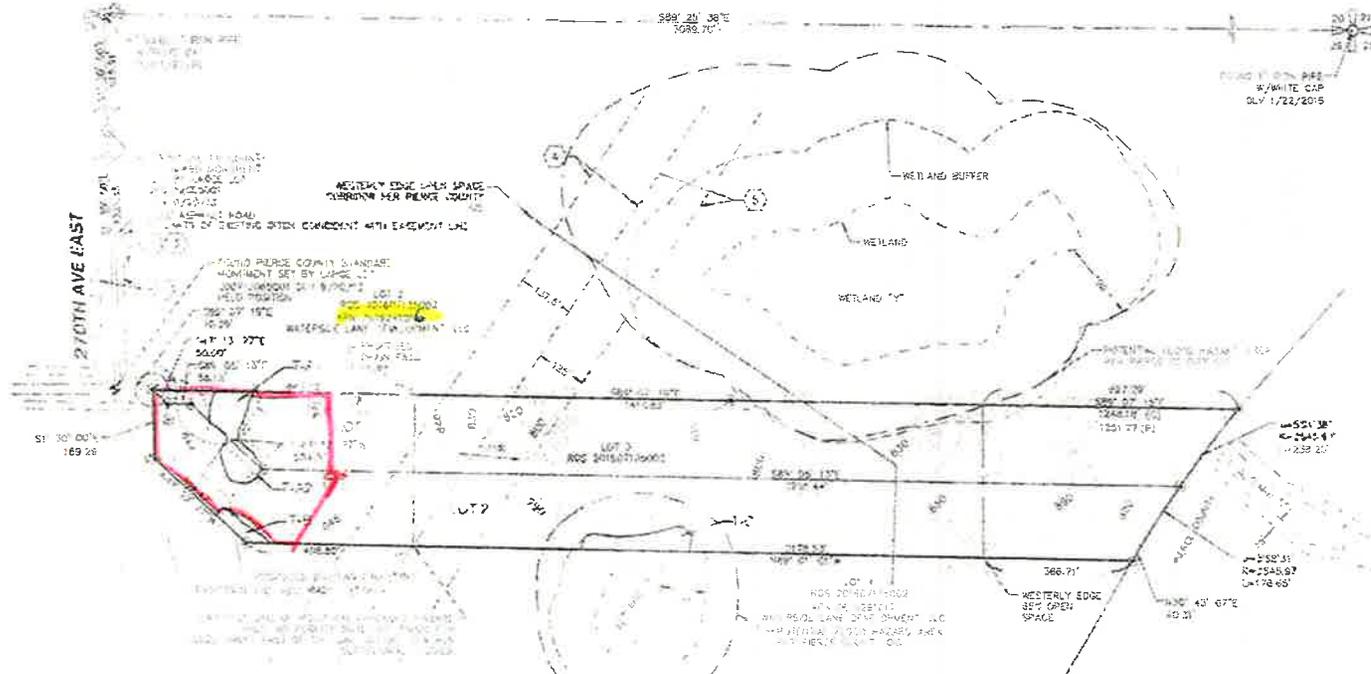
LOT 3

0619291016

PIERCE COUNTY SHORT PLAT

A PORTION OF THE SW 1/4 AND THE SE 1/4 OF THE NE 1/4 OF SECTION 29, T 19 N, R 06 E, WM, PIERCE COUNTY, WASHINGTON

3 ACRES +/- EXCLUDED FROM OPEN SPACE



CONTOUR NOTE

CONTOURS SHOWN PER PIERCE COUNTY AND CONVERTED TO NAVD 88 USING NOAA VERTCON

BASIS OF BEARING

FIELD A BEARING OF NORTH 01°30'00" WEST FOR THE MONUMENTED CENTER LINE OF 210TH AVENUE EAST PER LARGE LOT 12012001002001

EQUIPMENT USED

3" TOTAL STATION USING STANDARD FIELD TRANSVERSE METHOD FOR CONTROL AND STAKING. MEETS OR EXCEEDS THE NORMAL STANDARDS AND STATUTES OF WAC 532-130

WETLAND NOTE

WETLANDS SHOWN HEREON WERE DEMONSTRATED BY SHUTTLE ASSOCIATES

ORIGINAL LOT AREA

PARCEL NO. 0619291016: 922,685 SF (21.16 AC)

LEGEND

- SECTION CORNER
- QUARTER SECTION CORNER
- CONTOUR SECTION
- SET PEG AND CAP U.S. 15181
- CALCULATION
- RIS 201807132002
- AS SHOWN TABLE
- FIELD



NEW LOT AREA TABLE

LOT 1 465,414 SF (10.64 AC)
 LOT 2 457,271 SF (10.50 AC)
 AREAS INCLUDE ORIGINAL AREA TRACTS

CRITICAL AREA TRACT TABLE

| | |
|-----|---------------------|
| W-1 | 10,000 SF (0.23 AC) |
| W-2 | 8,575 SF (0.19 AC) |
| W-3 | 4,133 SF (0.09 AC) |
| W-4 | 1,250 SF (0.03 AC) |



2755 N. GLENN BLVD. SUITE 200, TACOMA, WA 98401
 (253) 871-1234 FAX (253) 871-1235



STAFF REPORT

Date: April 23, 2019
To: Pierce County Planning Commission
From: Chad R. Williams, Senior Planner
Subject: Current Use Assessment Case No. OS15-18
Applicant: Darin & Margaret Huggler

Summary: The applicants are proposing to transfer 9.77 acres of a 10.77-acre parcel from Current Use Farm & Agriculture to Current Use Open Space. The site is located at 13002 18th Avenue East, Brookdale vicinity in Council District 5. The site qualifies with four High Priority Resources.

Tax Parcel Description: **0319151008**; PARCEL "A" OF DBLR 97-08-27-0088 DESC AS SE OF NW OF NE TOG/W FOLL DESC PROP BEG AT NW COR OF E 1/2 OF GOVT LOT 2 TH S 8 FT TH E 145 FT TH S 75 FT TO EXIST FENCE LI TH ALG SD FENCE LI N 88 DEG 48 MIN 59 SEC E 115.36 FT TH CONT ALG SD FENCE LI N 81 DEG 27 MIN 01 SEC E 400.04 FT TO E LI OF GOVT LOT 2 TH N ALG SD E LI 23 FT TO NE COR LOT 2 TH W 657.36 FT TO POB DC4/20/98JU CURRENT USE FARM & AG RCW 84.34 1999 10.77 AC 9904200291

Date of Site Visit: March 29, 2019

Physical Characteristics of Property: The site is relatively flat with drainage toward the North Fork Clover Creek Tributary #3 located near the center of the parcel. A house, mobile home and agricultural structures are situated in the northerly portion of the site. The balance of the property is a combination of scattered mature evergreens and pasture.

General Characteristics of Surrounding Area: North: Residential; 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 four High Priority Resources: Agricultural Land, Fish & Wildlife Habitat Conservation Areas, Streams, and Wetlands. The site also qualifies for

one Medium Priority Resource: Clover/Chambers Creek Aquifer Recharge 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 7.5% of this site: Alderwood gravelly sandy loam. Therefore, the property qualifies for five high priority resource points.
- c. *Fish and Wildlife Habitat Conservation Areas*** – This site contains portions of two polygons identified by Pierce County as habitat conservation areas related to the North Fork Clover Creek. Therefore, the site qualifies for five high priority resource points.
- f. *Streams*** – The site contains the North Fork of Clover Creek Tributary #3, 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 south (0319151701) 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 9.77 acres and 1.00 acre excluded for residential uses and the cell tower pad.

CW:dw

N:\Long Range Planning\CUA\Staff Reports\CUOS2018\OS15-18SR.docx



March 15, 2019

Darin and Margaret Huggler
13002 – 18th Avenue
Tacoma, WA 98445-3663

RE: Current Use Assessment Application OS15-18

Darin and Margaret:

The intent of this letter is to verify your 2018 Current Use Application with Pierce County and to provide you with a brief description of the Current Use Process involving your property.

Because we accept applications over the course of a calendar year, contact information can change and in some instances, applicants re-locate, or gates are added and access changes. To best facilitate your application as expediently as possible, having reliable contact information is a crucial ingredient, as we complete this Current Use Assessment process. So please review the information on page 2 of this letter for accuracy.

The processing of your application begins with a check of resources present on your site by utilizing our GIS software to calculate the Public Benefit Rating System (PBRS) points for which your property qualifies. The PBRS is a point system developed to award properties for preserving natural resources. That review is followed by a site visit to your property to verify the existing conditions and the presence of those resources that are of the visible type. You do not need to be present, but you are welcome to meet me on the property for this site visit.

The reason for the required site visit is only to document existing conditions at the time of review. I will attempt to capture the feel of the land through a few pictures and a brief physical description for the benefit of the Planning Commission who do not have time to visit each site. The County's aerial photographs serve as additional source documentation to relay the existing conditions to those tasked with approving or denying the proposed action.

In the processing of about 800 of these applications these past 15+ years I've encountered some unexpected situations. Most involved surprised dogs who are merely doing their job in protecting their territory. Therefore, I ask if there will be any dogs on the property or neighbor dogs that you know of that I may run into. I'm a dog fan who knows the value of being prepared with ample dog bones while out in the field.

After completing the staff report and tax benefit recommendation based on the PBRS points your property earned, our office will send you a copy of that report/recommendation.

APPLICATION SPECIFICS:

Tax Parcel(s): 0319151008

Physical Address: 13002 – 18th Avenue East

Total Acres: 10.77

Acres into Current Use: 8.27

Excluded Area: 2.50

Transferring From: Farm & Agriculture

Contact Information: 253-536-3736 / 253-878-2733 dehug81697@msn.com

Gate Information/Code: N/A

PROCESSING DATES:

Site Visit Estimate: March 29, 2019

Planning Commission Hearing: April 23, 2019

Please send me an e-mail or call me with any corrected or additional information. Thanks, and I look forward to working with you in the coming months.

If you have any questions, please contact me at (253) 798-3683 or at chad.williams@piercecountywa.gov.

Sincerely,



Chad Williams
Senior Planner

CW:ds

Long Range Planning\CUA\2018_Correspondence\OS15-18-Applicant_Review_letter.docx



0515-18

3/29/2019

OS15-18 Huggler



The map features are approximate and are intended only to provide an indication of said features. 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.

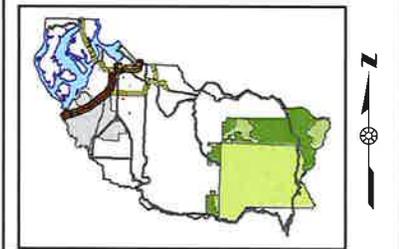
Map Legend

 Subject Parcel

Orthophoto Date: Summer 2017

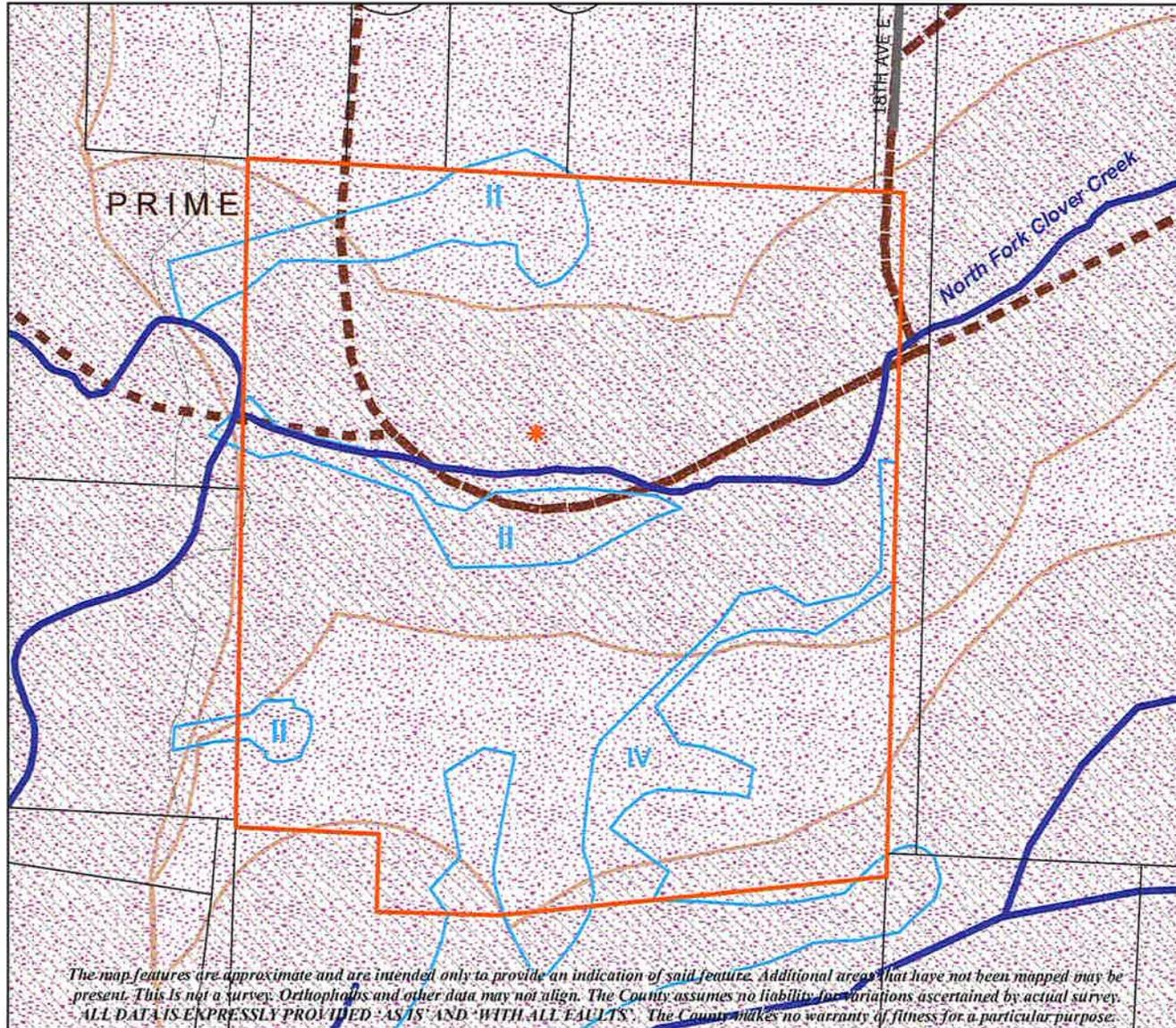
Map Document:
H:\mxd\williams\CUOS2018\OS15-18_ortho.mxd

Scale 1:2,000



December 7, 2018

OS15-18 Huggler

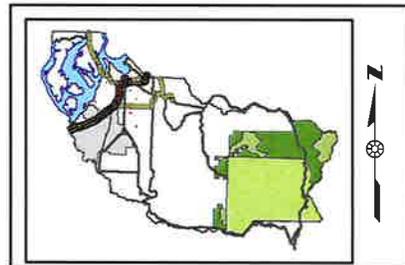


Map Legend

- * Subject Parcel
- Tax Parcels**
 - Base Parcel
 - Condominium
 - Other
 - Soils
 - Possible FW Habitat Areas
 - Stream
 - Piped Stream Sections
 - Aquifer - Clover/Chambers Creek Aquifer
- Wetlands Delineation**
 - Delineated
 - Verified
 - Unverified
- Wetland Category: III**

Map Document:
H:\mxd\williams\CUOS2018\OS15-18_resource.mxd

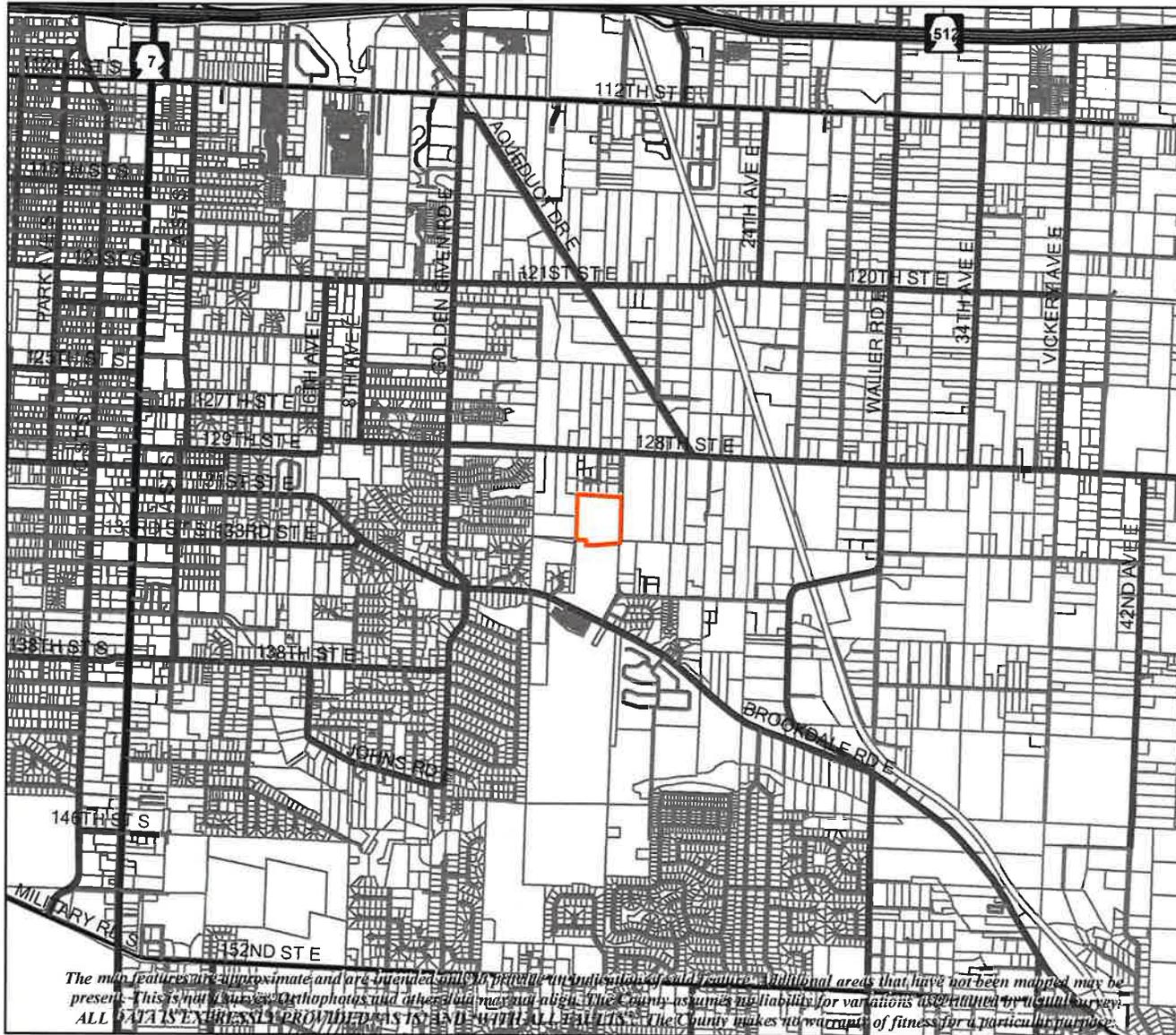
Scale 1:2,000



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.

OS15-18 Huggler



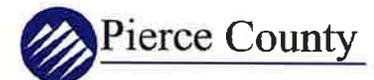
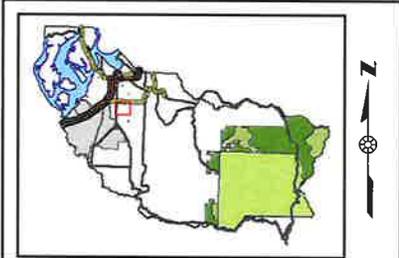
The map features are approximate and are intended only to provide an indication of sale feature. Additional areas that have not been mapped may be present. This is not a survey. Orthophotos and other data may not align. The County assumes no liability for variations ascertained by a land survey. ALL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

Map Legend

 Subject Parcel

Map Document:
H:\mxd\williams\CUOS2018\OS15-18_vic.mxd

Scale 1:30,000



December 6, 2018

\$1,200.00
Application
Fee

0515-18

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

RECEIVED
ASSESSOR/TREASURER

Ag to Open Space

NOV 13 2018

File With the County Legislative Authority

CUSTOMER SERVICE

| | |
|---|---|
| Name of Owner(s) <u>Darin and Margazet Hugger</u> | A site visit must be scheduled for approval |
| Mail Address: <u>13002 18th Ave. E. Tacoma, WA 98445</u> | List two phone #s where you can be reached |
| E-Mail: <u>dehug81697@msu.com</u> | <u>253.536.3736 (Home)</u> |
| Is the property gated? If so, provide code: <u>N/A</u> | <u>253.878.2733 (cell)</u> |

Parcel Number(s) 0319151008
Property Location Address: 13002 18th Ave. E Tacoma, WA 98445

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

• Legal Description: Range 03E Township 19N Section 15

• Total Acres of Parcel(s) 10.77 Acres Excluded from Open Space ~2.5 acres

• Detailed description of the excluded area (if any)
Starting on east North east pt of 1 of 75' trending west to BARNIS and north to homestead.

• 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.

Agriculture use cattle and small livestock

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

BARN, Shop, Corral, Home, and ADU mobile home as separate parcel

• 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, Current use is farm use classification.

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.

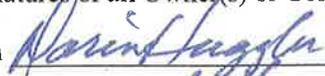
AFFIRMATION

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 Darlene Huggler

Nov 9, 2018

Sign  Print Margaret Huggler

11-9-18

NOV 13 2018

Change of Classification
(Chapters 84.33 and 84.34 RCW)

Tax Code: _____

County: Pierce

CUSTOMER SERVICE

File With County Assessor

Applicant(s) name and address:

Darin and Marjaret Huggler
13002 18th Ave. E.
Tacoma, WA 98445

Assessor's Parcel or Account No:

0319151008

Auditor's File No. on original application:

Phone No: 253-536-3734

Land subject to this application (legal description):

Sec. 15 Township 19 Range 03 Quarter 12 Parcel A of D3LR
97-08-27-0058 Desc AS SE of NW of NE Twp w/ Full Desc prop
Buy @ NW Cor of E 1/2 of govt Lot 2th S 8th

Range 03E Township 19N Section 15

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

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

Nov. 8, 2018

Assessor Use Only

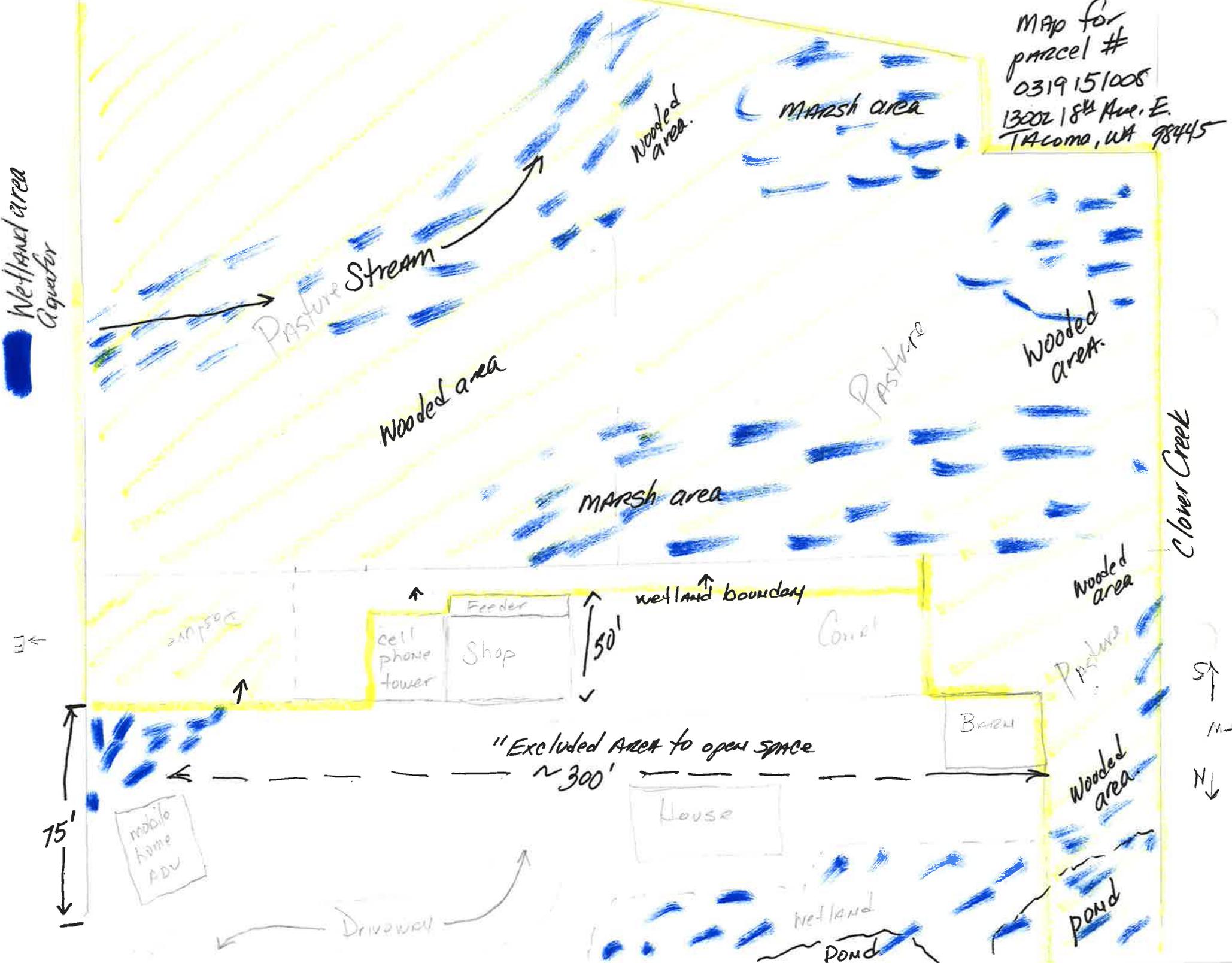
If the parcel(s) subject to this document is considered contiguous, as defined in RCW 84.34.020(6), with other parcels having different ownerships, verify all remaining classified parcels with different ownerships are still:

- 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.

MAP for parcel # 0319151005
13002 18th Ave. E.
TACOMA, WA 98445

Wetland area
Aquifer



↑
N →
N ↓



STAFF REPORT

Date: April 23, 2019
To: Pierce County Planning Commission
From: Chad R. Williams, Senior Planner
Subject: Current Use Assessment Case No. OS17-18
Applicant: John & Holly Trujillo

Summary: The applicants are proposing to add an additional 10.60-acres to the existing 3.5-acres presently in the Current Use Open Space Program on a two-parcel, 20.10-acre site. In 2007 the owners applied to place 19.10 acres of their 20.10- acre parcel into Current Use Open Space. This application was approved, and an Open Space Taxation Agreement was signed. In 2012, it was determined by the Assessor’s Office that the owners violated their Open Space Taxation Agreement by clear cutting an area determined to be 15.60 acres. An area of 3.5 acres was allowed to remain in the Open Space Classification out of the original 19.10-acre area added. The remaining acres are now being taxed as highest and best use.

The site was short platted in 2012 and two 10.05-acre parcels were created. Each parcel will contain 3.00 acres of residential/non-qualifying areas leaving a total of 14.10 acres total in the Open Space Current Use program. The site is located at 22410 48th Street East, Buckley vicinity in Council District 1. The site qualifies with four High Priority Resources.

Tax Parcel Descriptions: 0520235001; L 1 OF SP 2012-09-24-5001 CURRENT USE OPEN SPACE PBRs RCW 84.34 2 ACS 8.05 AC EXCLUDED 2007 OUT OF 1-012 SEG 2013-0225 JP 01/24/13 JP/SD

0520235002; L 2 SP 2012-09-24-5001 CURRENT USE OPEN SPACE PBRs RCW 84.34 1.5 ACS 8.55 AC EXCLUDED 2007 OUT OF 1-012 SEG 2013-0225 JP 01/24/13 JP/SD

Date of Site Visit: March 29, 2019

Physical Characteristics of Property: The site is very flat and contains two small stands of timber in the eastern portion of the site. A house is located on the northerly parcel in the western section. A residential site is being proposed on the southerly parcel also in the western portion. The balance of the site is in pasture.

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

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. 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: Buckley loam. Therefore, the property qualifies for five high priority resource points.
- c. *Fish and Wildlife Habitat Conservation Areas*** – This site contains five polygons identified by Pierce County and Washington State Fish & Wildlife as habitat conservation areas related to the wetlands, streams, and the White River Elk Range. Therefore, the site qualifies for five high priority resource points.
- f. *Streams*** – The site contains two unnamed regulated Pierce County waterways. These waterways flow easterly and eventually to the White River. 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 (0520231011) that is presently enrolled in the Current Use Open Space program, a parcel to the east (0520231013) that is in the Current Use Farm & Ag program, and a parcel to the south (0520231014) that is 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: 15 and the site is eligible for five Bonus points for a total of 20 points on the 14.10-acre site with a total of 6.0 acres excluded for existing and future residential use.

CW:dw

N:\Long Range Planning\CUA\Staff Reports\CUOS2018\OS17-18SR.docx



March 15, 2019

John and Holly Trujillo
PO Box 7350
Bonney Lake, WA 98391-0943

RE: Current Use Assessment Application OS17-18

John and Holly:

The intent of this letter is to verify your 2018 Current Use Application with Pierce County and to provide you with a brief description of the Current Use Process involving your property.

Because we accept applications over the course of a calendar year, contact information can change and in some instances, applicants re-locate, or gates are added and access changes. To best facilitate your application as expediently as possible, having reliable contact information is a crucial ingredient, as we complete this Current Use Assessment process. So please review the information on page 2 of this letter for accuracy.

The processing of your application begins with a check of resources present on your site by utilizing our GIS software to calculate the Public Benefit Rating System (PBRS) points for which your property qualifies. The PBRS is a point system developed to award properties for preserving natural resources. That review is followed by a site visit to your property to verify the existing conditions and the presence of those resources that are of the visible type. You do not need to be present, but you are welcome to meet me on the property for this site visit.

The reason for the required site visit is only to document existing conditions at the time of review. I will attempt to capture the feel of the land through a few pictures and a brief physical description for the benefit of the Planning Commission who do not have time to visit each site. The County's aerial photographs serve as additional source documentation to relay the existing conditions to those tasked with approving or denying the proposed action.

In the processing of about 800 of these applications these past 15+ years I've encountered some unexpected situations. Most involved surprised dogs who are merely doing their job in protecting their territory. Therefore, I ask if there will be any dogs on the property or neighbor dogs that you know of that I may run into. I'm a dog fan who knows the value of being prepared with ample dog bones while out in the field.

After completing the staff report and tax benefit recommendation based on the PBRS points your property earned, our office will send you a copy of that report/recommendation.

APPLICATION SPECIFICS:

Tax Parcel(s): 0520235001 & 0520235002

Physical Address: 22410 – 48th Street East

Total Acres: 20.10

Acres into Current Use: 14.10

Excluded Area: 6.00

Transferring From: N/A

Contact Information: 253-653-3141 / 253-951-3141 john@jltpro.com

Gate Information/Code: I recall 48th Street East is gated at 230th Avenue East – Please provide a code. It will not be shared with anyone.

PROCESSING DATES:

Site Visit Estimate: March 29, 2019

Planning Commission Hearing: April 23, 2019

Please send me an e-mail or call me with any corrected or additional information. Thanks, and I look forward to working with you in the coming months.

If you have any questions, please contact me at (253) 798-3683 or at chad.williams@piercecountywa.gov.

Sincerely,



Chad Williams
Senior Planner

CW:ds

Long Range Planning\CUA\2018_Correspondence\OS17-18-Applicant_Review_letter.docx



0517-18

3/29/2019

OS17-18 Trujillo



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.

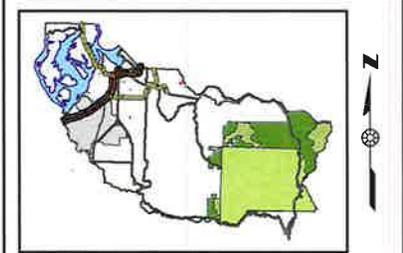
Map Legend

 Subject Parcels

Orthophoto Date: Summer 2017

Map Document:
H:\mxd\cwilliams\CUCS2018\OS17-18_ortho.mxd

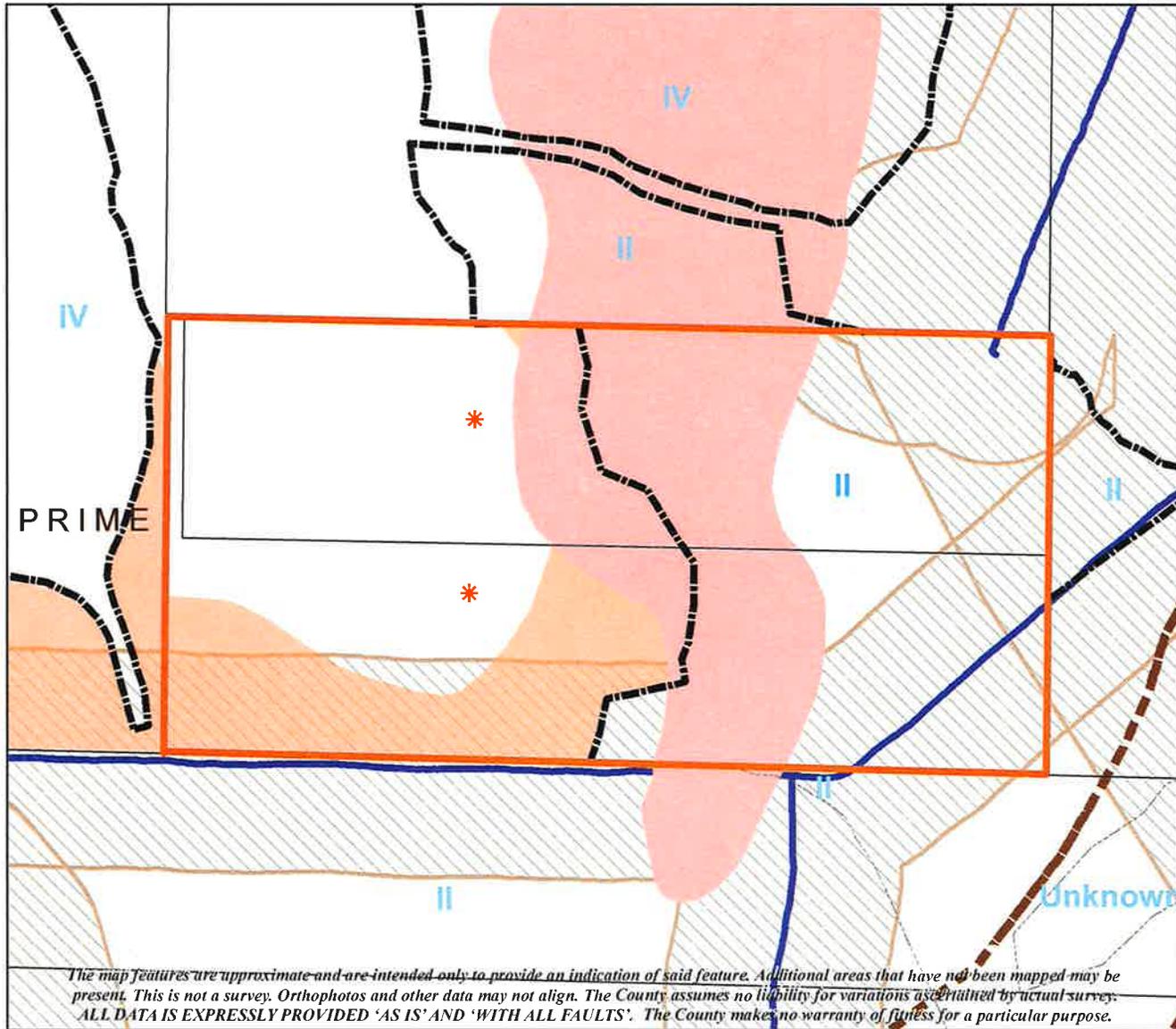
Scale 1:2,400



Pierce County

January 4, 2019

OS17-18 Trujillo



Map Legend

- Subject Parcels
- Stream
- Piped Stream Sections
- Soils
- Possible FW Habitat Areas
- National Wetlands Inventory
- Wetlands Delineation**
- Delineated
- Verified
- Unverified
- Wetland Category

Map Document:
H:\mxd\williams\CUOS2018\OS17-18_JDA_resource.mxd

Scale 1:3,000

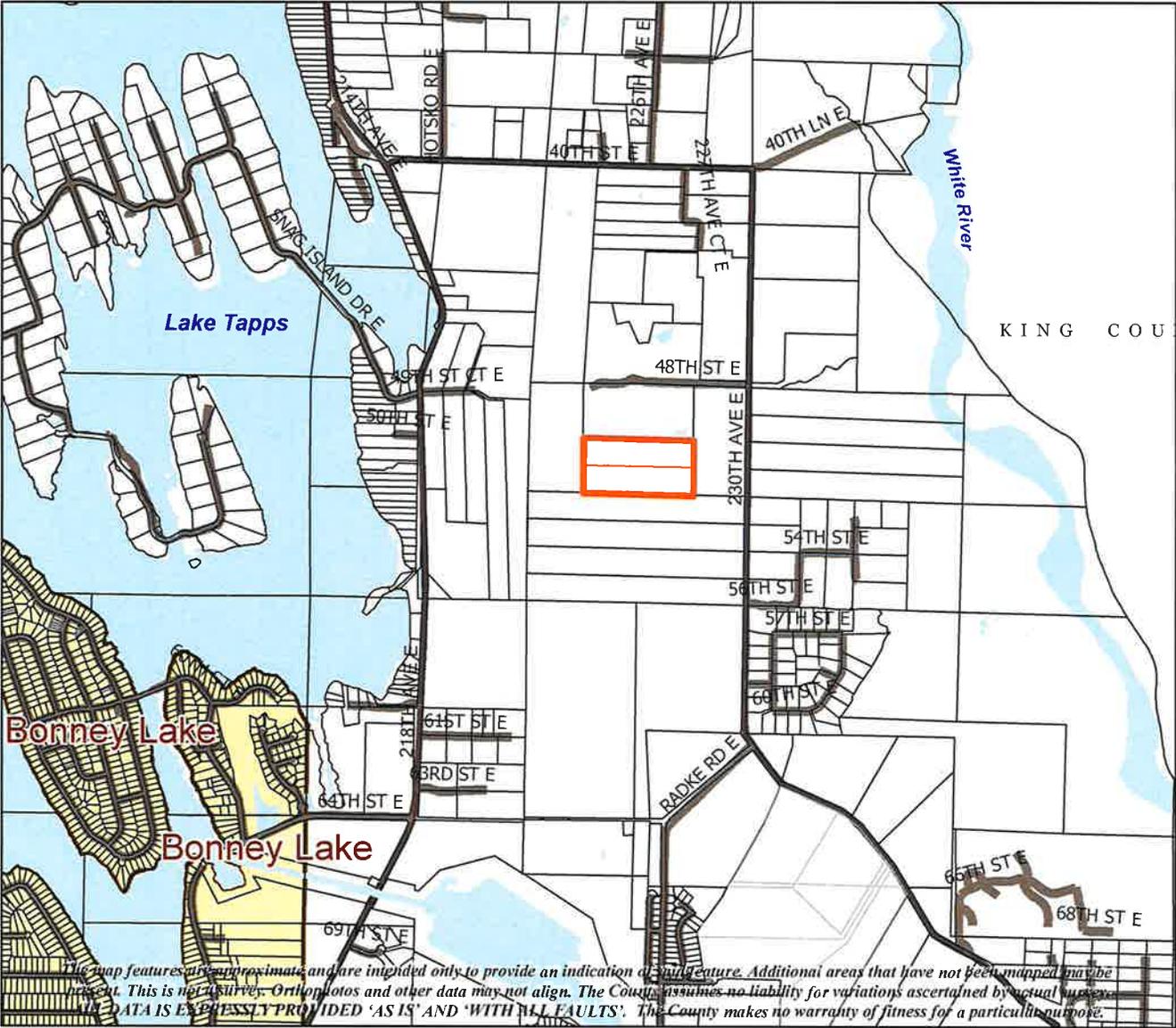


Pierce County

January 4, 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.

OS17-18 Trujillo



Map Legend

 Subject Parcels

Map Document:
H:\mxd\williams\CUOS2018\OS17-18_vic.mxd

Scale 1:24,000



January 4, 2019

The map features are approximate and are intended only to provide an indication of subject 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.

0517-18

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

RECEIVED
ASSESSOR TREASURER

DEC 31 2018

File With the County Legislative Authority

Name of Owner(s) John and Holly Trujillo
 Mail Address: PO BOX 7350
Bonney Lake, WA 98391
 E-Mail: john@jltpro.com
 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
253-653-3141 or 253-951-3141

Parcel Number(s) Parent 0520231012. Children 0520235001 0520235002.
 Property Location Address: 22410 48th ST E, Buckley, WA 98321

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

• Legal Description: See attached 'Exhibit A'

• Total Acres of Parcel(s) 20.10 (two 10.05 acre parcels) Acres Excluded from Open Space 6 (3 acres per parcel)

• Detailed description of the excluded area (if any)
0520235001: single family home. 0520235002: vacant lot for future single family home.

• 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.

Ingress, Egress and Utility Easement, See 'Exhibit A' for details.

• Describe the present use of the land.
1 single family home.

• Describe the present improvements located on the land (house, barn, garage, etc)
1 single family home with attached garage, pump-house and fenced yard.

• 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.

N/A

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

• 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.

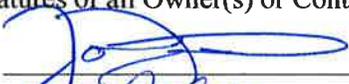
AFFIRMATION

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.

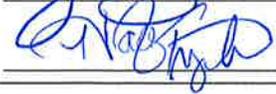
The agreement to tax according to use of the property is not a contract and can be annulled or canceled at any time by the Legislature (RCW 84.34.070)

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

Date:

Sign  _____ Print John Trujillo

12/28/2018

Sign  _____ Print Holly Trujillo

12/28/2018

| | CATEGORIES | | | | | | | | | | POINT SYSTEM |
|--|---|-----|-----|-----|-----|-----|-----|-----|-----|----------|---------------|
| PRIORITY RESOURCE Note: A minimum of three priority resource points are necessary to qualify under the PBRS and not greater than 15 points are allowed | <u>High Priority</u> Agricultural Lands ✓ Critical Salmon Habitat Fish & Wildlife Habitat Conservation Areas ✓ Marine Waters Prairie Land ✓ Streams Wetlands, Estuaries & Tidal Marshes ✓ Wooded Areas ✓ | | | | | | | | | | 5 points each |
| | <u>Medium Priority</u> Aquifer Recharge Areas Archaeological Sites Flood Hazard Areas Historic Landmark Sites Lakes Private Open Space Passive Recreation Privately Owned and Operated Recreational Facilities Private Trails & Corridors | | | | | | | | | | 3 points each |
| | <u>Low Priority</u> Landslide & Erosion Hazard Areas (Steep Slopes) Private Parks & Private Golf Courses w/Developed Facilities Scenic View Points & Corridors Seismic Hazard Areas Volcanic Hazard Areas | | | | | | | | | | 1 point each |
| BONUS | Public Access Granted (Note: Some priority resource categories require public access.) | | | | | | | | | | 5 points |
| | Conservation/Historic Easement Granted in Perpetuity (forever) | | | | | | | | | | 10 points |
| | Site Within a Designated Urban Growth Area (UGA) or the Comprehensive Urban Growth Area (CUGA) | | | | | | | | | | 5 points |
| | Site is Adjacent to (abuts) or Creates Linkage with Another Open Space Parcel | | | | | | | | | | 5 points |
| SUPER BONUS | Properties with at least five priority resource points and which allow a degree of public access appropriate to the sensitivity of the resource(s) and which Provide a qualifying conservation easement in perpetuity. | | | | | | | | | | 25 points |
| | | | | | | | | | | | |
| Points | 0-2 | 3 | 6 | 9 | 12 | 15 | 18 | 20 | 25+ | 25 total | |
| % Reduction of Market Value | 0% | 20% | 30% | 40% | 50% | 60% | 70% | 80% | 90% | | |



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.

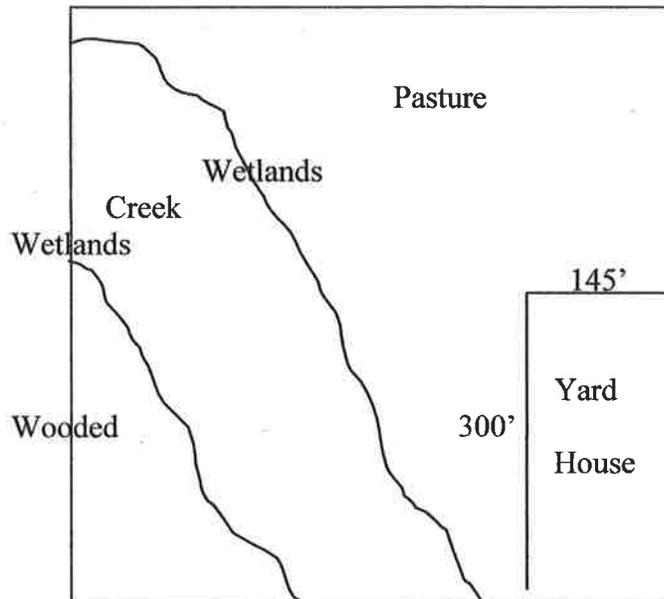
(b) Fee for advertising the final public hearing will be billed and payable prior to recording the final contract. The cost varies depending on length of legal. (Approx. \$50.00)

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

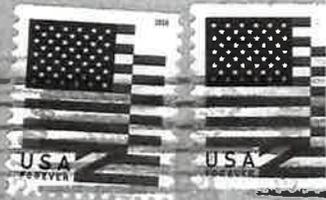
For property tax
due the following year

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

The Trujillo Family

po box 7350
bonney lake, wa 98391

12-31-18 →



PIERCE COUNTY PLANNING
& LAND SERVICES
JAN 02 2019

~~Handwritten scribble~~

Pierce County Planning and Land Service
Development Center

2401 S. 35th St., Suite 2
Tacoma, WA 98409

STAFF REPORT

DATE: April 23, 2019

TO: Pierce County Planning Commission

FROM: Dan Cardwell, Supervisor, Long Range Planning

BY: Jeffrey D. Mann, AICP, Senior Planner, Long Range Planning

SUBJECT: The Planning Commission will review and consider proposed amendments to Development Regulations Title 18A, Zoning, to implement Resolution No. 2018-117s supporting the continued viability of agriculture as adopted by Council.

NOTICE: Notice of the Planning Commission public hearing was published in the News Tribune on April 9, 2019.

SEPA: SEPA will be conducted pursuant to the State Environmental Policy Act, Pierce County Code Title 18D, and provisions of the Growth Management Act.

ATTACHMENTS:

- Attachment A Crop Production – Level 2 Permitting by Community Plan and Zoning**
- Attachment B Proposed Amendments to Title 18A, “Development Regulations – Zoning”**

STAFF RECOMMENDATION

Staff recommends approval of changes to Title 18A to address Crop Production Level 2 and Farm Worker Housing.

INTRODUCTION

Conversations with members of the agricultural community have identified potential regulatory issues which adversely affect agricultural operations. These were presented to the Pierce County Council. The Council passed resolution number R2018-117s to address potential modifications to zoning and critical area standards which may be beneficial to the continued viability of farming and other agricultural operations in Pierce County.

RESOLUTION R2018-117S

Resolution R2018-117s was adopted by the County Council on October 18, 2018. The Resolution directs Planning and Public Works Department to review and develop amendments to Title 18A PCC,

Development Regulations – Zoning, and Title 18E PCC, Development Regulations – Critical Areas, which will accomplish the following:

- Allow for Crop Production – Level 2 (PCC 18A.33.260 F. - uses which involve the primary processing, packaging, and storage of agricultural products) to be permitted outright in all rural zone classifications;
- Eliminate the maximum number of sleeping units per building for temporary farm worker housing (PCC 18A.36.060 A.) when the housing complies with the requirements of Chapter 70.114A RCW;
- Increase and clarify the replacement period for substantially damaged agricultural structures within the floodplain outside of the floodway.

CONSULTATION WITH THE AGRICULTURAL ADVISORY COMMISSION

Pierce County Planning and Public Works staff met with the Agricultural Advisory Committee on February 27, 2019. Each of the three items from the resolution was discussed to further identify modifications to County regulations. The committee supported amendments to Title 18A Development Regulations zoning providing changes to permitting for Level 2 Crop Production and changes to the allowances for temporary farm worker housing. PPW Staff also reviewed in detail the regulations regarding replacement of structures in the floodplain outside the floodway or flood fringe. The Committee did not have additional information that would inform how the regulations should be modified.

ANALYSIS AND RECOMMENDATIONS

Planning and Public Works has analyzed the Pierce County Code as well as the Comprehensive Plan and Community Plans and provides the following analysis and recommended changes:

CROP PRODUCTION - LEVEL 2

ANALYSIS

Staff reviewed the current regulation regarding Level 2 – Crop Production in each of the Rural and Resource Zones in the County. Title 18A.33 of the Pierce County Development Regulations – Zoning contains the descriptions of the different land uses allowed under Crop Production. Section 18A.33.260 Resource Use Category defines Level 2 – Crop Production as follows:

- F. **Crop Production.** Crop Production Use Type refers to uses which involve the raising and harvesting of row crops, field crops, or tree crops on a commercial basis, including packing, primary processing, and storage facilities. For the purposes of this Use Type, primary processing means performing service on crops subsequent to their harvest with the intent of preparing them for market or further processing. This Use Type does not include the

processing of agricultural products described under the "Food and Related Products Use Type" of the Industrial Category.

Level 1: Crop Production uses which involve the raising and harvesting of crops, which may include the storage, primary processing and preserving of those agricultural products. Examples include grain and vegetable crops, fruit trees, and horticultural nurseries.

Level 2: Crop Production uses which involve the primary processing, packaging, and storage of agricultural products. Examples include fruit and vegetable packing and shipment plants, warehouses, fruit and vegetable cold storage plants, and other uses involved in the harvesting and primary processing of locally grown agricultural products.

While Crop Production Level 1 focuses on the "raising and harvesting of crops", Level 2 adds "primary processing, packaging, and storage of agricultural products. Level 2 would allow for larger agricultural buildings and activities associated with processing, packing, and shipping.

A review of the zoning use tables for areas with rural and resource zones found in 18A.17 thru 18A.31 (See Attachment A - Crop Production-Level 2 by Community Plan and Zone) indicates that the different zones vary in allowing Level 1 and 2 Crop Production and whether the use is permitted outright or allowed with a Conditional Use Permit (CUP). A CUP is a land use review permit where the compatibility of a use is reviewed by staff and through a Pierce County Hearing Examiner public hearing. The review of Crop Production-Level 2 by Community Plan and Zone found the following:

- The Agricultural Resource (ARL) and Rural Farm (RF) zones generally allow for Crop Production Levels 1 and 2 as Permitted Uses.
- Rural Zones including Rural Activity Center (RAC), Rural Neighborhood Center (RNC), Rural 10 (R10), Rural 20 (R20), and Rural Sensitive Resource (RSR) generally allow for Level 1 as a Permitted Use.
- These same Rural zones generally allow for Level 2 only with a Conditional Use Permit (CUP)

The reason some zones do not allow or only allow Level 2 with a CUP is found in the policies of the individual Community Plans which often indicate a desire for additional review for compatibility or only permit less intensive uses in the R5, R10, and R20 zones. Several community plans note the prevalence of large lot single family homes in many rural areas and the need for compatibility with agricultural uses.

RECOMMENDATION

Staff recommends the creation of a new Crop Production Level 2 to allow production packaging and storage buildings up to 8,000 square feet with an Administrative Use Permit in the applicable Rural and Resource Zones. Also convert Crop Production-Level 2 into a new Level 3 allowing all sizes of Crop Production buildings.

The proposed change will add a new Crop Production - Level 2 which will allow the same uses as the existing Level 2 however limit the size of buildings to 8000 square feet with an Administrative Use Permit review. The will reduce the level of permitting review of smaller crop production buildings.

Staff recommends the following changes to 18A.33.260 Resource Use Category – Description of Use Categories and found in Attachment B – Title 18A amendments:

18A.33.260 Resource Use Category – Description of Use Categories.

Resource Use Category includes the production or sale of plant and animal products and other resource-based industries such as forestry, mining, aquaculture, or the sale of products associated with resource-based industry.

- F. **Crop Production.** Crop Production Use Type refers to uses which involve the raising and harvesting of row crops, field crops, or tree crops on a commercial basis, including packing, primary processing, and storage facilities. For the purposes of this Use Type, primary processing means performing service on crops subsequent to their harvest with the intent of preparing them for market or further processing. This Use Type does not include the processing of agricultural products described under the "Food and Related Products Use Type" of the Industrial Category.

Level 1: Crop Production uses which involve the raising and harvesting of crops, which may include the storage, primary processing and preserving of those agricultural products. Examples include grain and vegetable crops, fruit trees, and horticultural nurseries.

Level 2: Crop Production uses which involve the primary processing, packaging, and storage of agricultural products limited to 8,000 square feet per building. Examples include fruit and vegetable packing and shipment plants, warehouses, fruit and vegetable cold storage plants, and other uses involved in the harvesting and primary processing of locally grown agricultural products.

Level 3: Crop Production uses which involve the primary processing, packaging, and storage of agricultural products. Examples include fruit and vegetable packing and shipment plants, warehouses, fruit and vegetable cold storage plants, and other uses involved in the harvesting and primary processing of locally grown agricultural products.

Attachment B – Title 18A Amendments also shows the changes in the Zone Classification Tables for the Non-Community Plan and applicable Community Plans with rural zones. The changes are focused on the RAC, R5, R10, R20, and R40 zones. The new level is not added to areas that did not permit Crop Production-Level 2 originally.

TEMPORARY FARM WORKER HOUSING

ANALYSIS

The second request of Resolution R2018-117s is to evaluate the elimination of the maximum number of sleeping units per building for temporary farm worker housing (PCC 18A.36.060 A.) when the housing complies with the requirements of Chapter 70.114A RCW.

RCW 70.114A.050 - Housing on rural worksites – requires that “Temporary worker housing located on a rural worksite, and used for workers employed on the worksite, shall be considered a permitted use at the rural worksite for the purposes of zoning or other land use review processes, subject only to height, setback, and road access requirements of the underlying zone.”

The RCW does not limit the temporary worker housing as to number of units.

RECOMMENDATION

Staff recommends the following changes to 18A.36.060 A.18.a to eliminate the maximum number of sleeping units per building for temporary farm worker housing and found in Attachment B – Title 18A amendments:

18A.36.060 General Accessory Use List.

- A. The following uses may be allowed accessory to principal uses found in one or more use categories.
 13. **Employee Housing.**
 - a. Dwelling units used exclusively for agricultural workers on the same site as the commercial agricultural activity. This housing is distinguished by shared kitchen/dining areas as well as shared restroom/shower facilities. ~~No more than 20 individual sleeping units per building shall be allowed, with e~~Each unit requiring internal building access. Any provisions for cooking facilities within an individual sleeping unit are prohibited;
 - b. Dwelling units used exclusively for caretaker or superintendent and their family on the same site as the commercial or industrial use;

REPLACEMENT OF DAMAGED STRUCTURES IN FLOOD HAZARD AREAS

ANALYSIS

Staff reviewed the current regulations related to the replacement of structure in flood hazard areas specifically to address the concerns regarding that current regulations were not allowing enough time for an owner to replace a structure in the flood areas or that it was mandatory to move a structure when it was replaced. Replacement of structures in the flood areas are regulated by Chapter 18E.70 – Flood Hazard Areas.

Replacement of Structures in the Flood Fringe

In the Flood Fringe structures can be replaced and new structures built without any timeframe constraints. Structures are not required to move outside the flood fringe when it is not feasible to build on high ground or when it could impair the integrity and operational viability of the farm.

Timeframe for Replacement of Buildings

The regulations allow 1 year to commence replacement of the structure from the time it is demolished. The property owner determines when the 1 year begins by deciding when he will demolish and remove the damaged structure. The property owners do not have to demolish the structure until they determine that they can replace the building in one year.

Replacement of Structures in the Floodway

Replacement of structures in the floodway are regulated by 18E.70.040 specifically non-residential agricultural structures in 18E.70.040 B.8.b. These regulations allow replacement structures to be rebuilt in current location if:

- There is no potential building site on the farm with less flood hazard, i.e. the entire farm is in the floodplain, or
- The building is located such that it is integral to the farm layout and other building and processes.

If these conditions do not apply, then the replacement building would be required to move to a better situation meaning to an area on the property with less flood hazard.

It should be noted that the buildings would still need to meet other design standards such as keeping chemicals and fertilizers above flood elevations.

Agricultural Advisory Commission

Staff reviewed the regulations with the Agricultural Advisory Commission. The Commission did not have any specific concerns or additional information on the need for changes to these regulations.

RECOMMENDATION

Staff recommends no changes to existing regulations regarding the replacement or timing of replacement of structures in the Floodway or Flood Fringe.

The existing regulations allow flexibility in the timing and location of replacement buildings.

Attachment A: Crop Production – Level 2 Permitting by Community Plan & Zone

| Community Plan | RAC | RNC | RIC | R5 | R10 | R20 | R40 | RSR | RSep | RF | ARL | EPF-RAN | EPF-RAS | VC | TC | VR | GC | PI |
|---------------------------------------|--------|-----|-----|--------|--------|--------|--------|--------|--------|--------|--------|---------|---------|-----|-----|-----|-----|-----|
| Alderton-McMillin | n/a | P1 | P | | P1, C2 | P1, C2 | n/a | n/a | n/a | P1, C2 | P1, C2 | n/a | n/a | n/a | n/a | n/a | n/a | n/a |
| Anderson & Ketron Islands* | n/a | P1 | n/a | n/a | P1, C2 | n/a | n/a | n/a | n/a | P | P | n/a | n/a | n/a | n/a | n/a | n/a | n/a |
| Gig Harbor | n/a | P1 | n/a | P1 | P1 | n/a | n/a | C1 | n/a | n/a | P | P1 | | n/a | n/a | n/a | n/a | n/a |
| Graham | C2 | | n/a | P1, C2 | P1, C2 | P1, C2 | n/a | P1 | n/a | P | P | n/a | n/a | n/a | n/a | n/a | n/a | n/a |
| Key Peninsula | P1, C2 | P1 | n/a | n/a | P1, C2 | n/a | n/a | P1, C2 | n/a | P | P | n/a | n/a | n/a | n/a | n/a | n/a | n/a |
| Mid-County | n/a | P1 | n/a | n/a | n/a | n/a | n/a | n/a | P1, C2 | n/a | P | n/a | n/a | n/a | n/a | n/a | n/a | n/a |
| Upper Nisqually Valley | n/a | n/a | n/a | n/a | P1, C2 | P1, C2 | P1, C2 | n/a | n/a | n/a | P | n/a | n/a | | | | n/a | n/a |
| Outside Community Plan Areas | P1, C2 | P1 | | P1, C2 | P1, C2 | P1, C2 | P1, C2 | n/a | n/a | n/a | P | n/a | n/a | n/a | n/a | n/a | P1 | P |

*Anderson and Ketron Islands are broken down separately in code but uses are the same

Blank square = Not allowed
n/a = Zone not found in that Community Plan

P= Permitted
C = Conditional Use Permit

1= Level 1 Crop Production
2= Level 2 Crop Production

Attachment B - Title 18A Amendments

Only those portions of Title 18A that are proposed to be amended are shown. Remainder of text, maps, tables and/or figures is unchanged.

18A.17.020 Rural and Resource Zone Classifications.

| Use Categories and Use Types | PIERCE COUNTY (Outside of Community Plan Areas) Rural and Resource Zone Classifications (Table 18A.17.020) | | | | | | | | | |
|--|---|---------------------------|-------|--------|--------|--------------------------------|-----------------------------|----|----|--|
| | Rural Centers | | | | | Resource Lands and Other Zones | | | | |
| | RAC: | Rural Activity Center | | | | FL: | Forest Lands | | | |
| | GC: | Gateway Community | | | | ARL: | Agricultural Resource Lands | | | |
| | RNC: | Rural Neighborhood Center | | | | PI: | Public Institution | | | |
| | | | | | PR: | Park and Recreation | | | | |
| | RAC | GC | RNC | [Rsvd] | [Rsvd] | FL | ARL | PI | PR | |
| RESOURCE USE CATEGORY: See PCC 18A.33.260 for Description of Resource Use Categories. | | | | | | | | | | |
| Agritourism | P | P | P | | | P | P | | | |
| Agricultural Services | P | | P | | | | P | P | | |
| Agricultural Supply Sales | P | P1-4 | P1-4 | | | | P1 | | | |
| Animal Production, Boarding and Slaughtering | P1;C2 | | | | | | P | P | | |
| Craft Distilleries | C | C | C | | | C | C | | | |
| Crop Production | P1;CA2,C3 | P1 | P1 | | | P1 | P | P | | |
| Fish Processing, Hatcheries and Aquaculture | | | | | | P | P | P | | |
| Forestry | P1;C2 | P1 | P1;C2 | | | P1;C2 | P1 | P | | |
| Surface Mines | C | C | C | | | C | C | | | |

| Use Categories and Use Types | PIERCE COUNTY (Outside of Community Plan Areas) Rural and Resource Zone Classifications (Table 18A.17.020) | | | | | |
|---|---|-----------|---------------|--------|--------|--------|
| | Rural Residential | | | | | |
| | R10: Rural 10 | | R40: Rural 40 | | | |
| | R20: Rural 20 | | R5: Rural 5 | | | |
| | R10, R20, R40 | R5 | [Rsvd] | [Rsvd] | [Rsvd] | [Rsvd] |
| RESOURCE USE CATEGORY: See PCC 18A.33.260 for Description of Resource Use Categories. | | | | | | |
| Agritourism | P | P | | | | |
| Agricultural Services | C | C | | | | |
| Agricultural Supply Sales | | | | | | |
| Animal Production, Boarding and Slaughtering | P1;C2 | P1;C2 | | | | |
| Craft Distilleries | C | C | | | | |
| Crop Production | P1;CA2,C3 | P1;CA2,C3 | | | | |
| Fish Processing, Hatcheries and Aquaculture | P | P | | | | |
| Forestry | P1 | P1 | | | | |
| Surface Mines | C | C | | | | |

18A.18.020 Rural and Resource Zone Classifications.

| Use Categories and Use Types | ALDERTON-McMILLIN Rural and Resource Zone Classifications (Table 18A.18.020) | | | | | | | |
|--|---|----------|---|----|---|----------|----------|----|
| | Rural Centers | | Resource Lands and Other Zones | | Rural Residential | | | |
| | RIC: Rural Industrial Center NC: Rural Neighborhood Center | | ARL: Agricultural Resource Lands PR: Park and Recreation | | R10: Rural 10 R20: Rural 20 RF: Rural Farm R5: Rural 5 | | | |
| | RIC | RNC | ARL | PR | R10 | R20 | RF | R5 |
| RESOURCE USE CATEGORY: See PCC 18A.33.260 for Description of Resource Use Categories. | | | | | | | | |
| Agritourism | | P | P | | | | P | |
| Agricultural Services | | | P | | P | P | P | |
| Agricultural Supply Sales | C4-7 | P1,2,3,4 | P1-4 | | P1 | P1 | P1-4 | |
| Animal Production, Boarding and Slaughtering | | | P1;C2 | | P1 | P1 | P1;C2 | |
| Craft Distilleries | C | C | C | | C | C | C | C |
| Crop Production | P | P1 | P1;A2,C3 | | P1;A2,C3 | P1;A2,C3 | P1;A2,C3 | |
| Fish Processing, Hatcheries and Aquaculture | C | | P | | P1;C2 | P1;C2 | P | |
| Forestry | P1;C2 | P1;C2 | P1 | | P1 | P1 | P1,C2 | |
| Surface Mines | | | | | C | C | | C |

18A.19.020 Rural and Resource Zone Classifications.

| Use Categories and Use Types | ANDERSON AND KETRON ISLANDS Rural and Resource Zone Classifications (Table 18A.19.020) | | | | | |
|--|---|-----------------------------------|------|---------------------------------|--------------------------------|-------------------|
| | ANDERSON ISLAND | | | KETRON ISLAND | | |
| | Rural Centers | Rural Residential and Other Zones | | Resource Lands | Rural Centers | Rural Residential |
| | RNC: Rural Neighborhood Center | R10: Rural 10 RF: Rural Farm | | ARL: Agricultural Resource Land | RNC: Rural Neighborhood Center | R10: Rural 10 |
| | RNC | R10 | RF | ARL | RNC | R10 |
| RESOURCE USE CATEGORY: See PCC 18A.33.260 for Description of Resource Use Categories. | | | | | | |
| Agritourism | P | P | P | P | P | P |
| Agricultural Services | P | C | P | P | P | C |
| Agricultural Supply Sales | P1-4 | | P1-4 | P1-4 | P1-4 | |
| Animal Production, Boarding and Slaughtering | | P1;C2 | P | P | | P1;C2 |
| Craft Distilleries | C | C | C | C | C | C |
| Crop Production | P1 | P1;CA2,C3 | P | P | P1 | P1;CA2,C3 |
| Fish Processing, Hatcheries and Aquaculture | | P1 | P1 | P1 | | P1 |
| Forestry | P1;C2 | P1 | P1 | P1 | P1;C2 | P1 |
| Surface Mines | C | C | C | C | C | C |

18A.24.020 Rural and Resource Zone Classifications.

| Use Categories and Use Types | GRAHAM Rural and Resource Zone Classifications (Table 18A.24.020) | | | | | |
|--|--|---------------------------|------------|----------------|-----------------------------|----|
| | Rural Centers | | | Resource Lands | | |
| | RAC: | Rural Activity Center | | FL: | Forest Lands | |
| | RNC: | Rural Neighborhood Center | | ARL: | Agricultural Resource Lands | |
| | RAC | RNC | [Reserved] | FL | ARL | PR |
| RESOURCE USE CATEGORY: See PCC 18A.33.260 for Description of Resource Use Categories. | | | | | | |
| Agritourism | | | | | P1 | |
| Agricultural Services | P | P | | | P | |
| Agricultural Supply Sales | P2;C3 | P1;C2 | | | | |
| Animal Production, Boarding and Slaughtering | | | | | P1;C2 | |
| Craft Distilleries | C | C | | C | C | |
| Crop Production | CA2;C3 | | | P1 | P | |
| Fish Processing, Hatcheries and Aquaculture | | | | P | P | |
| Forestry | | | | P1;C2 | P1 | |
| Surface Mines | | | | | | |

| Use Categories And Use Types | GRAHAM Rural and Resource Zone Classifications (Table 18A.24.020) | | | | | | |
|--|--|-----------|-------|-------|-----------|------------|--|
| | Rural Residential | | | | | | |
| | R10: | Rural 10 | | | RF: | Rural Farm | |
| | R20: | Rural 20 | | | R5: | Rural 5 | |
| RSR: | Rural Sensitive Resource | | | | | | |
| | R10 | R20 | RSR | RF | R5 | [Reserved] | |
| RESOURCE USE CATEGORY: See PCC 18A.33.260 for Description of Resource Use Categories. | | | | | | | |
| Agritourism | P1 | P1 | P1 | P1 | P1 | | |
| Agricultural Services | C | C | C | P | C | | |
| Agricultural Supply Sales | C1 | | | | | | |
| Animal Production, Boarding and Slaughtering | P1;C2 | P1;C2 | P1;C2 | P1;C2 | P1;C2 | | |
| Craft Distilleries | C | C | C | C | C | | |
| Crop Production | P1;CA2,C3 | P1;CA2,C3 | P1 | P | P1;CA2,C3 | | |
| Fish Processing, Hatcheries and Aquaculture | P | P | C | P | P | | |
| Forestry | P1 | P1 | P1 | P1 | P1 | | |
| Surface Mines | C1 | C1 | C1 | | C1 | | |

18A.26.020 Rural and Resource Zone Classifications.

| Use Categories and Use Types | KEY PENINSULA Rural and Resource Zone Classifications (Table 18A.26.020) | | | | | | | |
|--|---|---------------------------|----------------|-----------------------------|-----------------------------------|------------|-------|--------------------------|
| | Rural Centers | | Resource Lands | | Rural Residential and Other Zones | | | |
| | RAC: | Rural Activity Center | ARL: | Agricultural Resource Lands | R10: | Rural 10 | RSR: | Rural Sensitive Resource |
| | RNC: | Rural Neighborhood Center | | | RF: | Rural Farm | PR: | Park and Recreation |
| RAC | RNC | ARL | [Rsvd] | R10 | RSR | RF | PR | |
| RESOURCE USE CATEGORY: See PCC 18A.33.260 for Description of Resource Use Categories. | | | | | | | | |
| Agritourism | P | P | P | | P | P | P | |
| Agricultural Services | P | | P | | C | C | P | |
| Agricultural Supply Sales | P | P1-4 | P1-4 | | P1,2 | P1,2 | P1-4 | |
| Animal Production, Boarding and Slaughtering | P1,3;C2 | | P | | P1;C2 | P1;C2 | P | P1 |
| Craft Distilleries | C | C | C | | C | C | C | |
| Crop Production | P1;CA2,C3 | P1 | P | | P1;CA2,C3 | P1;CA2,C3 | P | P1 |
| Fish Processing, Hatcheries and Aquaculture | | | P | | P | P | P | P |
| Forestry | P1;C2 | P1;C2 | P1 | | P1;C2 | P1,C2 | P1,C2 | P1 |
| Surface Mines | C | C | C | | C | C | C | C |

18A.27.020 Rural and Resource Zone Classifications.

| Use Categories and Use Types | MID-COUNTY Rural and Resource Zone Classifications (Table 18A.27.020) | | | | | |
|--|--|--------|---|----|-----------------------|--------|
| | Rural Centers | | Resource Lands and Other Zones | | Rural Residential | |
| | RNC: Rural Neighborhood Center | | ARL: Agricultural Resource Lands PR: Park and Recreation | | RSep: Rural Separator | |
| | RNC | [Rsvd] | ARL | PR | RSep | [Rsvd] |
| RESOURCE USE CATEGORY: See 18A.33.260 for Description of Resource Use Categories. | | | | | | |
| Agritourism | P | | P | | P | |
| Agricultural Services | P | | P | | P | |
| Agricultural Supply Sales | P1 | | P1 | | P1 | |
| Animal Production, Boarding and Slaughtering | | | P | | P1;C2 | |
| Craft Distilleries | C | | C | | C | |
| Crop Production | P1 | | P | | P1;CA2,C3 | |
| Fish Processing, Hatcheries and Aquaculture | | | P | | P | |
| Forestry | P1;C2 | | P1,3 | | P1,3;C2 | |
| Surface Mines | C | | C | | C | |

18A.31.020 Rural and Resource Zone Classifications.

| Use Categories and Use Types | UPPER NISQUALLY | | | | | | | | |
|--|---|----|----|---|-----------|-----------|--|-----|----|
| | Rural Zone Classifications (Table 18A.31.020) | | | | | | | | |
| | VC: Village Center TC: Tourist Commercial VR: Village Residential | | | R10: Rural 10 R20: Rural 20 R40: Rural 40 | | | FL: Forest Land ARL: Agricultural Resource Lands PR: Park and Recreation | | |
| | VC | TC | VR | R10 | R20 | R40 | FL | ARL | PR |
| RESOURCE USE CATEGORY: See PCC 18A.33.260 for Description of Resource Use Categories. | | | | | | | | | |
| Agritourism | P | | | P | P | P | P | P | |
| Agricultural Services | | | | C | C | C | | P | |
| Agricultural Supply Sales | P1-4 | | | | | | | | |
| Animal Production, Boarding and Slaughtering | | | P1 | P1;C2 | P1;C2 | P1;C2 | | P | |
| Craft Distilleries | C | C | C | C | C | C | C | C | |
| Crop Production | | | | P1;CA2,C3 | P1;CA2,C3 | P1;CA2,C3 | P1 | P | |
| Fish Processing, Hatcheries and Aquaculture | | | | P | P | P | P | P | |
| Forestry | | | | P1 | P1 | P1 | P1;C2 | P1 | |
| Surface Mines | | | | C | C | C | C | C | |

18A.33.260 Resource Use Category – Description of Use Categories.

Resource Use Category includes the production or sale of plant and animal products and other resource-based industries such as forestry, mining, aquaculture, or the sale of products associated with resource-based industry.

- F. **Crop Production.** Crop Production Use Type refers to uses which involve the raising and harvesting of row crops, field crops, or tree crops on a commercial basis, including packing, primary processing, and storage facilities. For the purposes of this Use Type, primary processing means performing service on crops subsequent to their harvest with the intent of preparing them for market or further processing. This Use Type does not include the processing of agricultural products described under the "Food and Related Products Use Type" of the Industrial Category.

Level 1: Crop Production uses which involve the raising and harvesting of crops, which may include the storage, primary processing and preserving of those agricultural products. Examples include grain and vegetable crops, fruit trees, and horticultural nurseries.

Level 2: Crop Production uses which involve the primary processing, packaging, and storage of agricultural products limited to 8,000 square feet per building. Examples include fruit and vegetable packing and shipment plants, warehouses, fruit and vegetable cold storage plants, and other uses involved in the harvesting and primary processing of locally grown agricultural products.

Level 3: Crop Production uses which involve the primary processing, packaging, and storage of agricultural products. Examples include fruit and vegetable packing and shipment plants, warehouses, fruit and vegetable cold storage plants, and other uses involved in the harvesting and primary processing of locally grown agricultural products.

18A.36.060 General Accessory Use List.

- A. The following uses may be allowed accessory to principal uses found in one or more use categories.

13. Employee Housing.

- a. Dwelling units used exclusively for agricultural workers on the same site as the commercial agricultural activity. This housing is distinguished by shared kitchen/dining areas as well as shared restroom/shower facilities. ~~No more than 20 individual sleeping units per building shall be allowed, with e~~Each unit requires internal building access. Any provisions for cooking facilities within an individual sleeping unit are prohibited;
- b. Dwelling units used exclusively for caretaker or superintendent and their family on the same site as the commercial or industrial use;