



## **STAFF REPORT**

**Date:** February 25, 2020  
**To:** Pierce County Planning Commission  
**From:** Chad R. Williams, Senior Planner  
**Subject:** Current Use Assessment Case No. OS5-19  
**Applicant:** David Hunt

**Summary:** The applicant is proposing to transfer 19.80 acres of a 60-acre, two-parcel, site from Designated Forest Land (DFL) to Current Use Open Space. A total of 39.20 acres will remain in the DFL category and one acre will be excluded for existing residential use. The site is located at 42912 Roedomsky Road East in the Eatonville vicinity in Council District 3. The site qualifies with five High Priority Resources.

**Tax Parcel Description:** 0316133001; SW OF SW EXC CO RDS CLASSIFIED AS DESIGNATED FOREST LAND RCW 84.33 1989-39 ACS DC0882CA112989HW

0316144004; E 1/2 OF SE OF SE EXC RDS SUBJ TO EASE FOR TRANS LI CLASSIFIED AS DESIGNATED FOREST LAND RCW 84.33 1989 20 ACRES DC0881 CA 112989HW

**Date of Site Visit:** February 6, 2020

**Physical Characteristics of Property:** This resource rich site contains both very flat wet ground and some moderately sloped areas in the southeasterly portion of the site. The westerly 10.50 acres of the site will remain in DFL as will the 28.70 acre stand of mature hardwoods and evergreens in the eastern & southeastern portion of this site. The bulk of the area being transferred to Open Space is in pasture with some scattered hardwoods in the southwesterly area of the western most parcel.

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

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

A review of the submitted application identifies five High Priority Resources: Agricultural Lands, Fish & Wildlife Habitat Conservation Areas, Streams, Wetlands, and Wooded Areas.

One Medium Priority Resource is also present; 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 three prime agricultural soil present on approximately 55% of this site: Kapowsin gravelly loam, McKenna gravelly loam, and Bellingham silty clay loam. Therefore, the property qualifies for five high priority resource points.
- c. Fish and Wildlife Habitat Conservation Areas*** - This site contains portions of a habitat polygon as identified by Pierce County related to the Nisqually River tributary on-site. Therefore, the site qualifies for five high priority resource points for fish and wildlife habitat conservation areas.
- f. Streams*** – The site contains a tributary to the Nisqually River that is regulated by Pierce County. 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 two parcels to the south (0316242003 & 0316242005) and two parcels to the east (0316133007 & 0316133008) that are presently enrolled in the Designated Forest Land program. These properties contain the required high priority resource to qualify for the continuation of an open space corridor. Therefore, the site qualifies for bonus points.

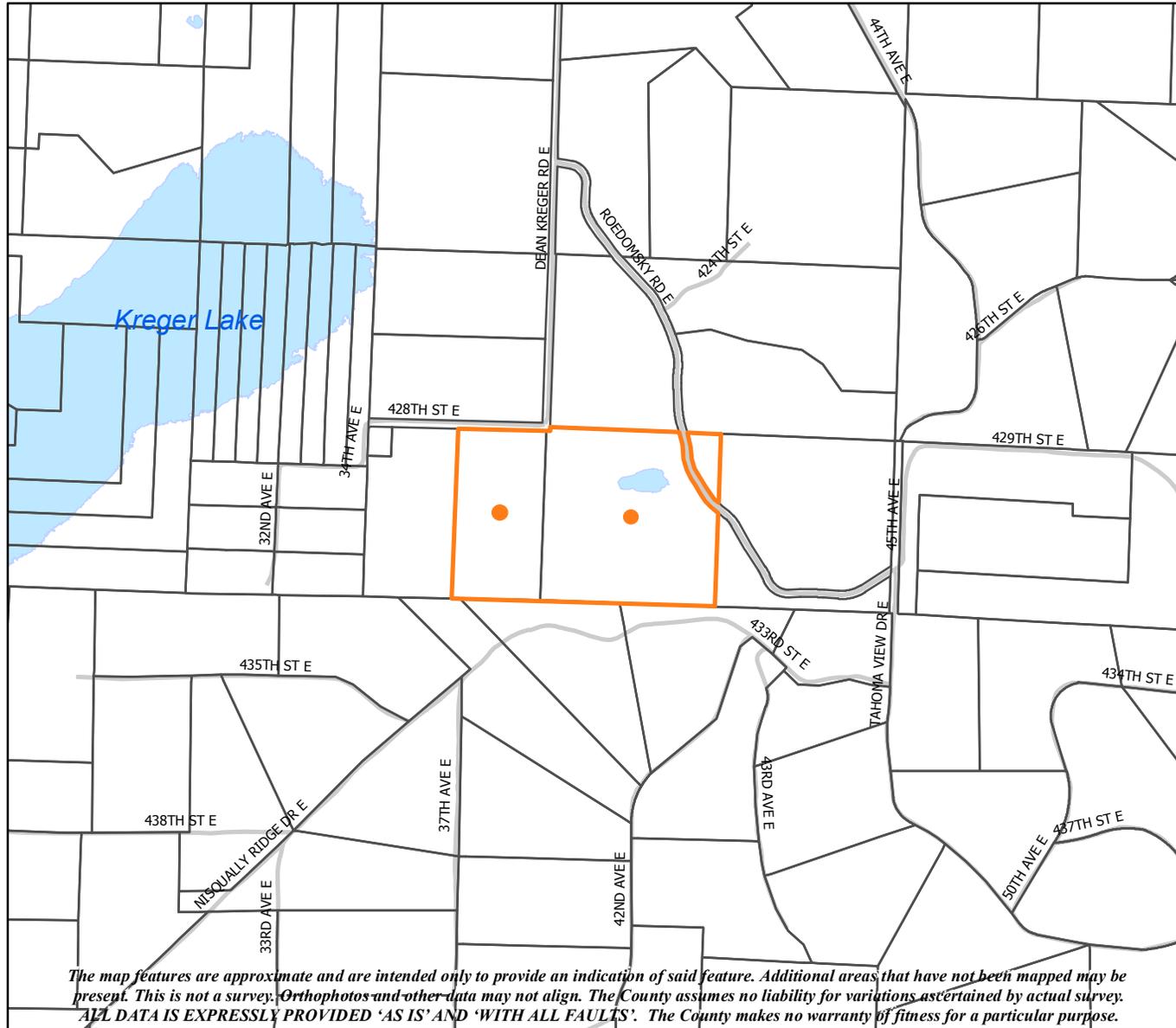
**Attributes Supporting Current Use Assessment:** The site is eligible for the maximum allowable Priority Resource points of 15 and for five Bonus points, for a total of 20 points on the 19.80-acre area being transferred to Open Space with 1.00 acre set aside for existing residential uses.

CW:ta

N:\Long Range Planning\CUA\Staff Reports\CUOS2019\OS5-19SR.docx



# OS5-19 Hunt

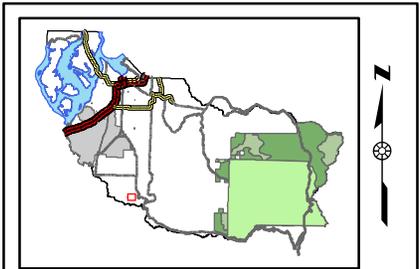


## Map Legend

 Subject Parcels

Map Document:  
H:\mxd\williams\CUOS2019\OS5-19\_vic.mxd

Scale 1:15,000

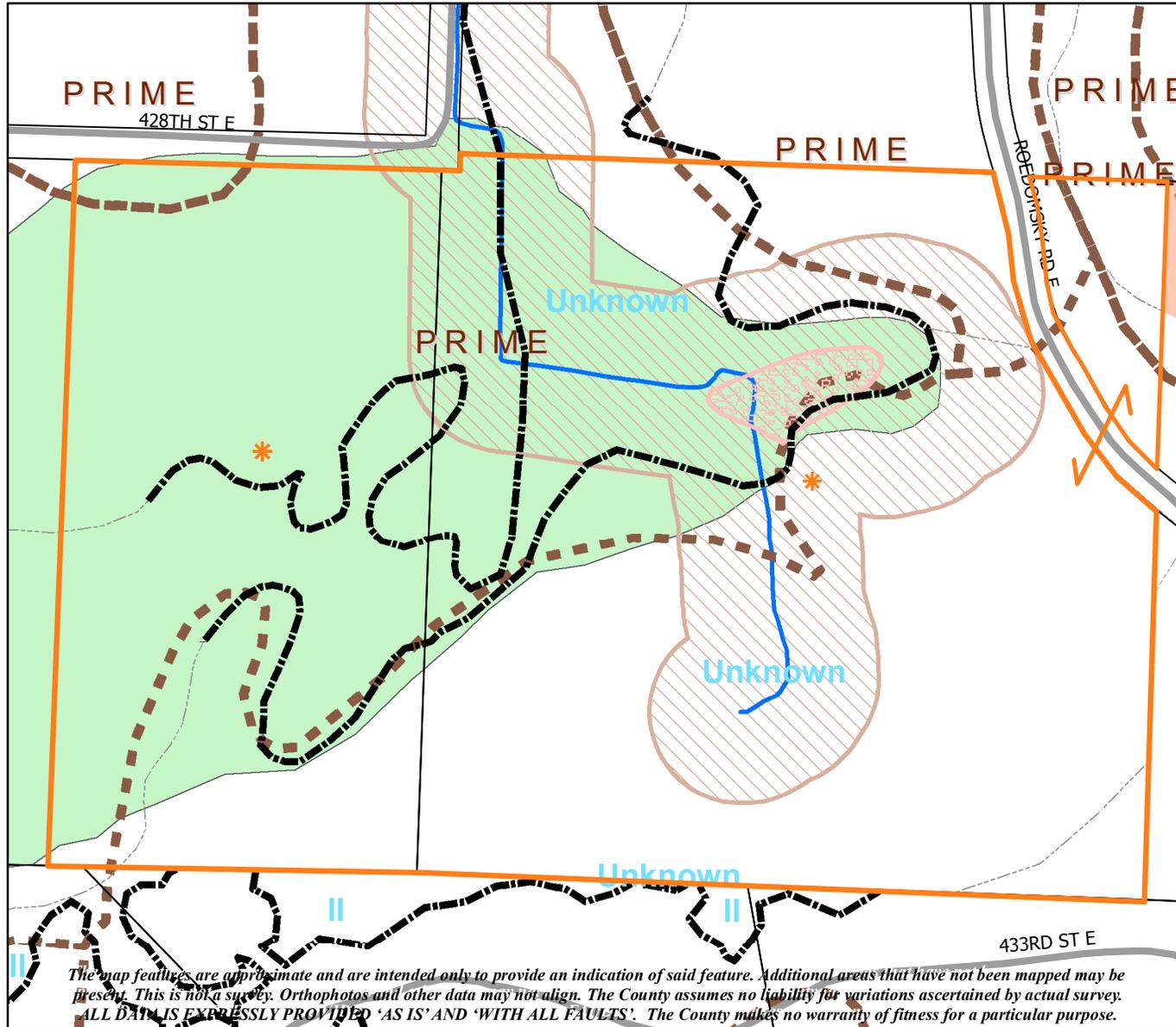


 Pierce County

December 12, 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.*

# OS5-19 Hunt



## Map Legend

Subject Parcels

### Wetlands Delineation

Delineated

Verified

Unverified

National Wetlands Inventory

Soils

### Hydro - Centerlines

Hydro Centerline

Pipe

Possible FW Habitat Areas

### Regulated Floodplain 2017

1% Annual Chance Flood

X BEHIND LEVEE

0.2 PCT

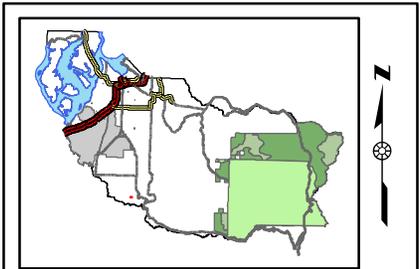
X (SHADED)

VE - Coastal High Hazard Areas

Map Document:

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Scale 1:3,600



Pierce County

January 2, 2020

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# OS5-19 Hunt



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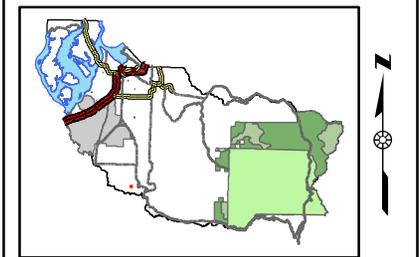
## Map Legend

 Subject Parcel

Orthophoto Date: Summer 2017

Map Document:  
H:\mxd\cwilliams\CUOS2019\OS5-19\_ortho.mxd

Scale 1:4,200



 Pierce County

December 27, 2019



055-19

2/6/2020

# 1,200.00 Application Fee

RECEIVED ASSESSOR TREASURER

MAY 14 2019

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

CUSTOMER SERVICE

File With the County Legislative Authority

Name of Owner(s) MARY J. NEILSON *in care of STAN NEILSON*

Mail Address: P.O. Box 1147  
Enumclaw WA. 98022

E-Mail: NEILSONCOST@hotmail.com

Is the property gated? If so, provide code: NO

A site visit must be scheduled for approval

List two phone #s where you can be reached

Stan Neilson (son) 253-709-0412

Selling to David Hunt 253-318-9290

Parcel Number(s) XXX 428<sup>th</sup> STE # Portion 0316133001 & # Portion 0316144004

Property Location Address: 42912 Roedomsy Rd E Enumclaw, WA. 98022

Is the property within city limits? Yes \_\_\_ No  If yes, which city? \_\_\_\_\_

Legal Description:

- Total Acres of Parcel(s) 40 ACRES - 1 acre Res. 28.70 ACRES } Remain
- Acres Excluded from Open Space 10.50 ACRES } DFL
- Detailed description of the excluded area (if any):  
#0316133001 put 10.3 in Op. Space, 1 acre Res site, 28.70 Remain in DFL  
#0316144004 put 9.5 in Op Space, 10.5 Remain in DFL
- 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

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

Describe the present use of the land.

Designated Forest Land

Describe the present improvements located on the land (house, barn, g:

home, garage, shop

If applying for the farm and agricultural conservation land category, p: previous use, the current use, and the intended future use of the land.

Privacy

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

Is this a reclassification (transfer) from another tax classification? If ye  
64 0038) yes

NOTICE:  
The county and/or city legislative authorities may require owners to sub use of the land.

Payment Date: 05/14/2019 02:33:31 pm  
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: \$1200.00  
Payment Type: Check  
Transaction: 59402-1

Total Fee Amt: \$1200.00  
Total Tendered Amt: \$1200.00  
Change Amt: \$0.00

By: eburnfi  
Printed Date: 05/14/2019 02:33:58 pm

**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 homestead).
  - h) Removal of land from classification after enactment of a statutory exemption that qualifies the land for exemption and receipt of notice from the owner to remove the land from classification.
  - i) The creation, sale, or transfer of forestry riparian easements under RCW 76.13.120
  - j) The creation, sale, or transfer of a fee interest or a conservation easement for the riparian open space program under RCW 76.09.040.
  - k) The sale or transfer of land within two years after the death of the owner of at least a fifty percent interest in the land if the land has been assessed and valued as designated forest land under chapter 84.33 RCW, or classified under this chapter 84.34 RCW continuously since 1993. The date of death shown on the death certificate is the date used.
  - 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 STAN NEILSON

5-14-2019

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.

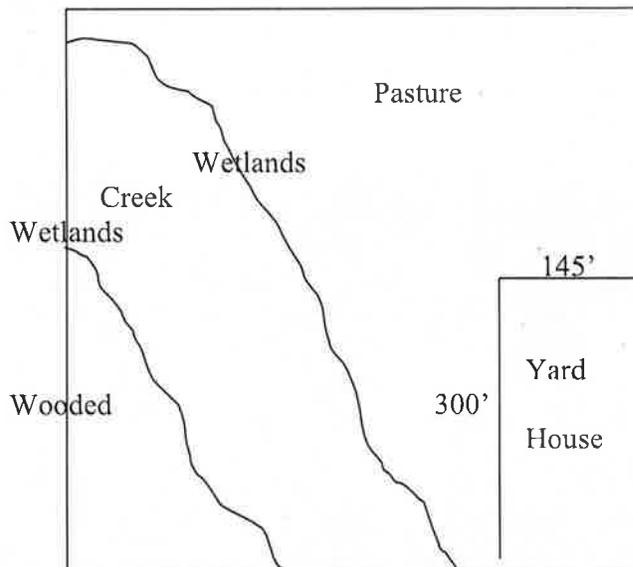
(b) Fee for advertising the final public hearing will be billed and payable prior to recording the final contract. The cost varies depending on length of legal. (Approx. \$50.00)

### 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 31<sup>st</sup>, 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 35<sup>th</sup> St Ste 2, Tacoma WA 98409

0316144004



Spatial Services, Pierce County

**Legend**

- Tax Parcels
- Base Parcel

County - 2017 Ortho



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Date: 4/30/2019 11:48 AM

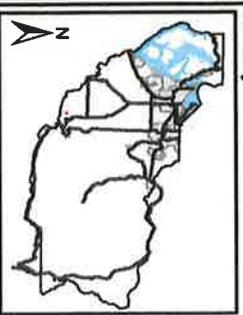
0316133001

### Legend

-  Tax Parcels
-  Base Parcel



County - 2017 Ortho



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Date: 5/3/2019 02:35 PM

**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.

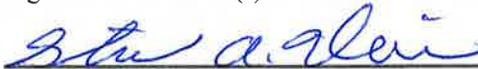
**FARM AND AGRICULTURAL CONSERVATION LAND is defined in RCW 84.34.020(8)(a & b) as follows:**

- (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):

 **STAN A. NEILSON By PDM**

Date \_\_\_\_\_

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.

Selling

RECEIVED  
ASSESSOR TREASURER

**Change of Classification**  
(Chapters 84.33 and 84.34 RCW)

MAY 14 2019

Tax Code: \_\_\_\_\_  
County: \_\_\_\_\_

CUSTOMER SERVICE

File With County Assessor

Applicant(s) name and address: <b>MARY J. NEILSON IN CARE OF STAN NEILSON</b>	Assessor's Parcel or Account No: <b>Portion of 0316133001 &amp; 0316144004</b>
Phone No: <b>253-709-0412</b>	Auditor's File No. on original application: _____
Land subject to this application (legal description):  	

**Change of Classification**  
(Check appropriate box)

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

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

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

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

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

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

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

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

Attachment:

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



**Pierce County**

**Office of the Assessor-Treasurer**

2401 South 35<sup>th</sup> Street, Room 142  
Tacoma, Washington 98409-7498

**MIKE LONERGAN**  
Assessor-Treasurer

This is an estimate for the **land** value only. Values and tax rates, which affect taxes, may change by the time this classification is approved.

**OPEN SPACE: CASE # OS5-19**

**NAME: HUNT DAVID**

**PARCEL #(s): 0316133001, 0316144004 20 POINTS**

**TRANSFER FROM:**  **Designated Forest Land (5 acres or more)**

<i>SHOWS THE CURRENT REDUCTION</i>		<i>SHOWS THE CHANGE TO CURRENT REDUCTION</i>	
TAX BASED ON MARKET LAND VALUE	\$ 3,383.00	TAX BASED ON DESIGNATED FOREST LAND VALUE	\$ 934.00
TAX BASED ON DESIGNATED FOREST LAND VALUE	- \$ 934.00	TAX BASED ON NEW PBRs VALUE	- \$ 1,375.00
<b>INCREASE/DECREASE</b>	<b>= \$ 2,449.00</b>	<b>INCREASE /DECREASE :</b>	<b>= \$ 441.00</b>

**2019**  
APPLICATION  
YEAR

**2020**  
IF APPROVED, THIS YEAR  
VALUE CHANGED

**2021**  
PROPERTY TAX  
YEAR