



STAFF REPORT

Date: July 28, 2020
To: Pierce County Planning Commission
From: Chad R. Williams, Senior Planner
Subject: Current Use Assessment Case No. OS4-19

Applicant(s): Scott & Sonja Nall

Summary: The applicants are proposing to transfer 17.70 acres of a 20.10-acre site from Current Use Farm & Ag to Current Use Open Space. The site is located at 4320 230th Avenue Court East, Buckley vicinity in Council District 1. The site qualifies with four High Priority Resources.

Tax Parcel Descriptions: **0520144019**; PARCEL C DBLR 2003-12-10-5005 DESC AS COM AT SE COR OF SEC TH N 70 FT TO POB TH W 585.34 FT TH N 01 DEG 40 MIN 43 SEC E 1260.19 FT TH W 77.65 FT TH N 01 DEG 41 MIN 49 SEC E 332.11 FT TH E 410.01 FT TH S 00 DEG 53 MIN 00 SEC W 80.25 FT TH E 230 FT TH S 251.69 FT TO NE COR OF SE OF SE TH S 1260.10 FT TO POB EXC E 30 FT FOR 230TH AVE E SUBJ TO & TOG/W EASE & RESTRICTIONS OF REC OUT OF 4-007 SEG E0427MD 7/28/92BO CURRENT USE RCW 84.34 AGRI 1994 20.10 ACS AFN 94-05-02-0193 DC06/25/04MD

Date of Site Visit: March 5, 2020

Physical Characteristics of Property: The site is relatively flat with any drainage toward the south as the regulated waterway flows. This tributary eventually flows east and into the White River. A stable and an outbuilding are located near the center of this fenced and gated property. A house is in the northwestern corner of the site.

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

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 Lands, 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 prime agricultural soil present on approximately 100% of this site: Buckley loam. Therefore, the property qualifies for five high priority resource points.

- c. Fish and Wildlife Habitat Conservation Areas*** - One hundred percent of this site contains a Priority Habitat/Species polygon identified by Washington State Fish & Wildlife as White River Elk Habitat – resident & migratory. Pierce County also identifies two Habitat Conservation polygons related to the regulated stream on-site and the Elk Habitat. Therefore, the site qualifies for five high priority resource points.

- f. Streams*** – The site contains a regulated Pierce County waterway that drains to the south and east and eventually into 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 two parcels to the west (0520148002) & (0520148705) that are presently enrolled in the Current Use Open Space and one parcel to the south (0520231013)) and one parcel to the east (0520133006) that are enrolled in the Current Use Farm & Agricultural 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 17.70-acre site with 2.40 acres set aside for existing residential uses.

CW:ds

N:\Long Range Planning\CUA\Staff Reports\CUOS2019\OS4-19SR.docx

OS4-19 Nall

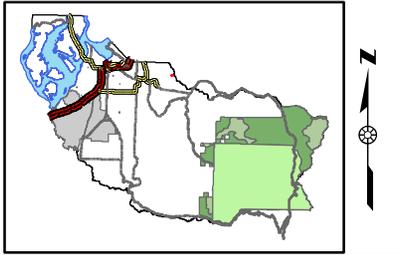
Map Legend

 Subject Parcel

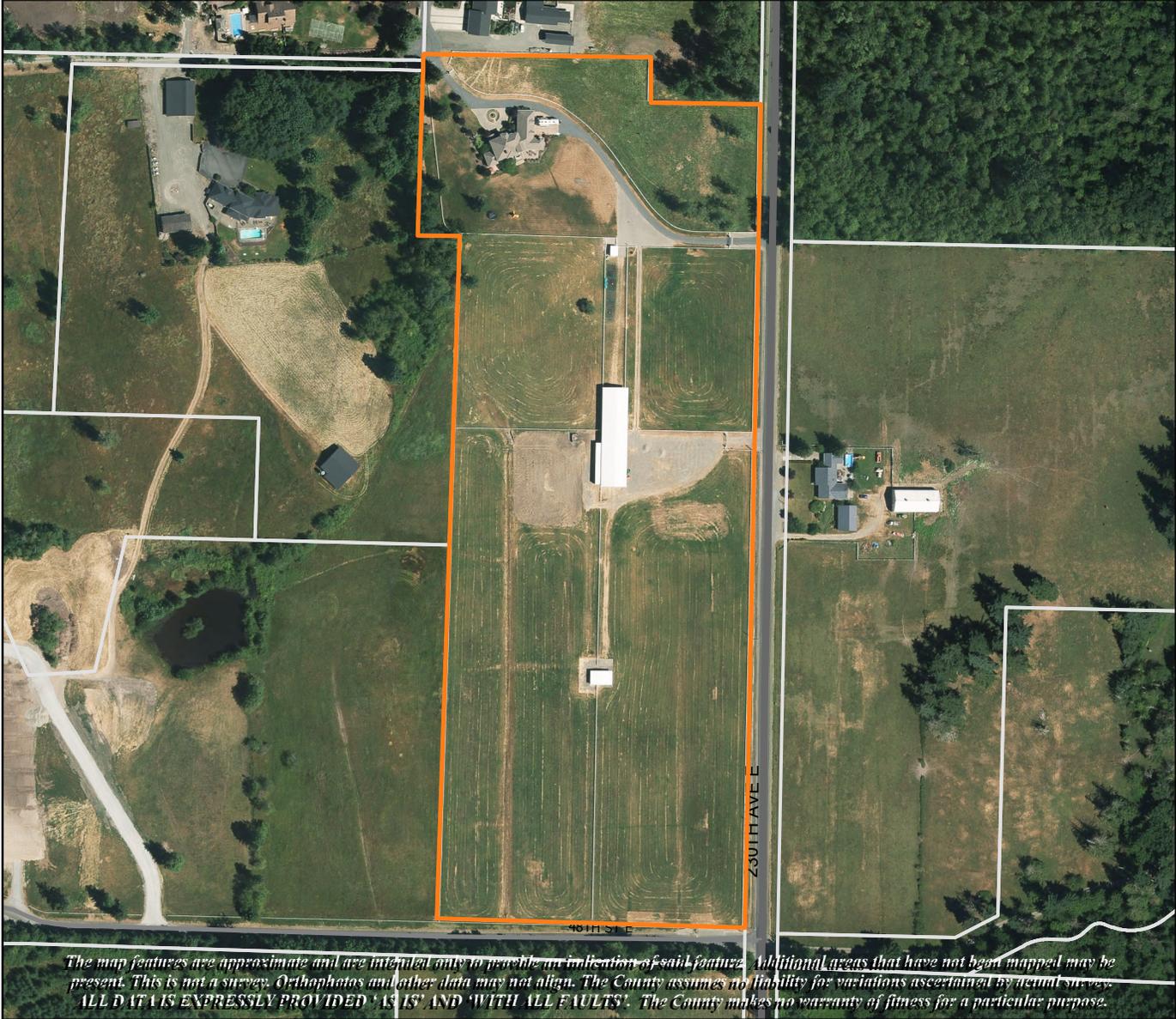
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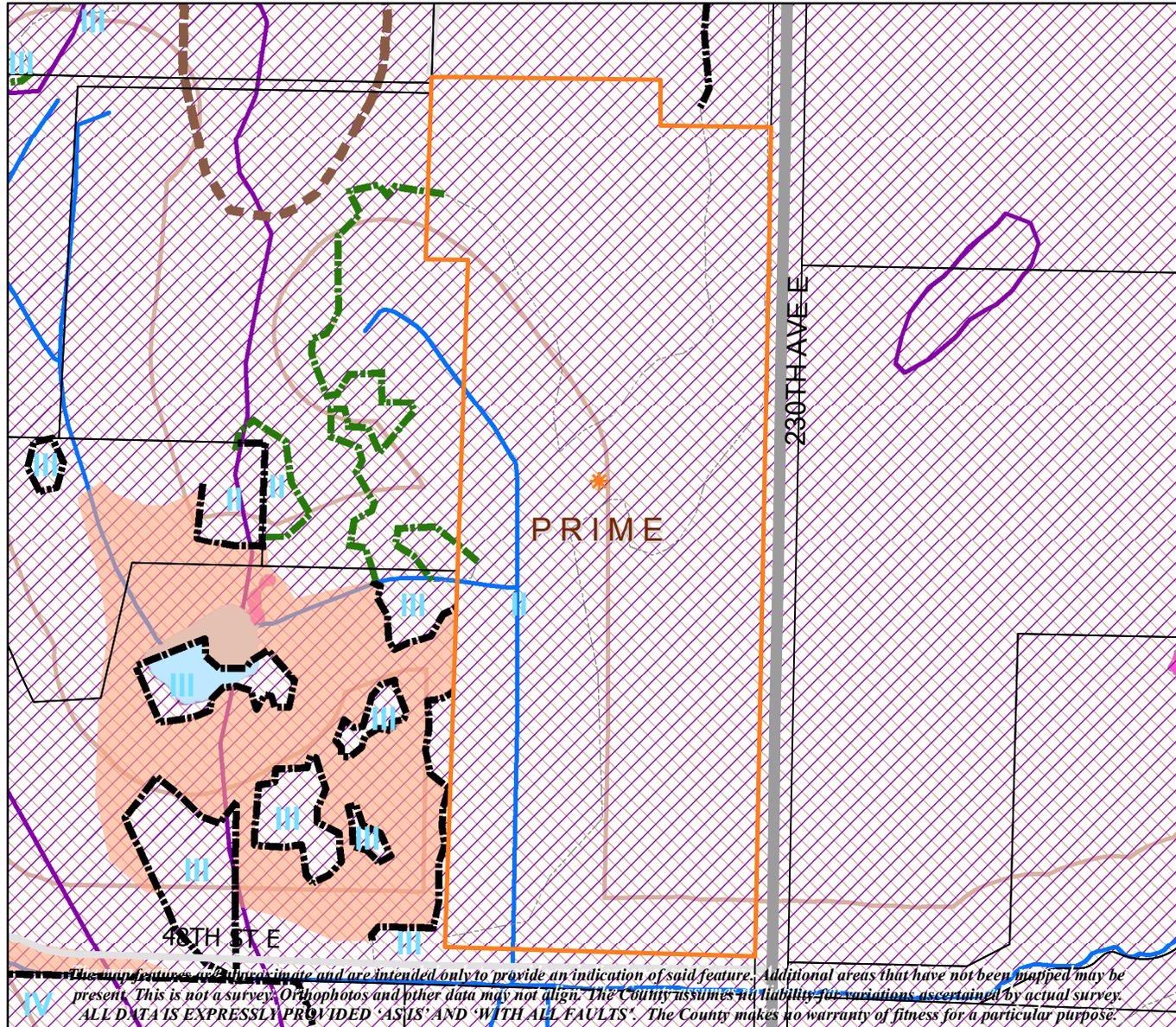


December 27, 2019



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.

OS4-19 Nall



Map Legend

Subject Parcel

Hydro - Centerlines

Hydro Centerline

Pipe

Soils

Possible FW Habitat Areas

Priority Habitat/Species

Wetlands Delineation

Delineated

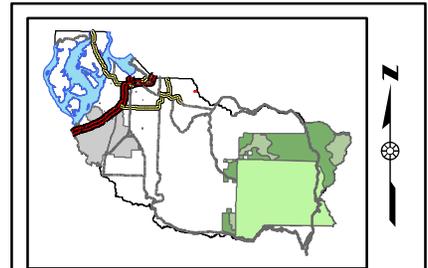
Verified

Unverified

Map Document:

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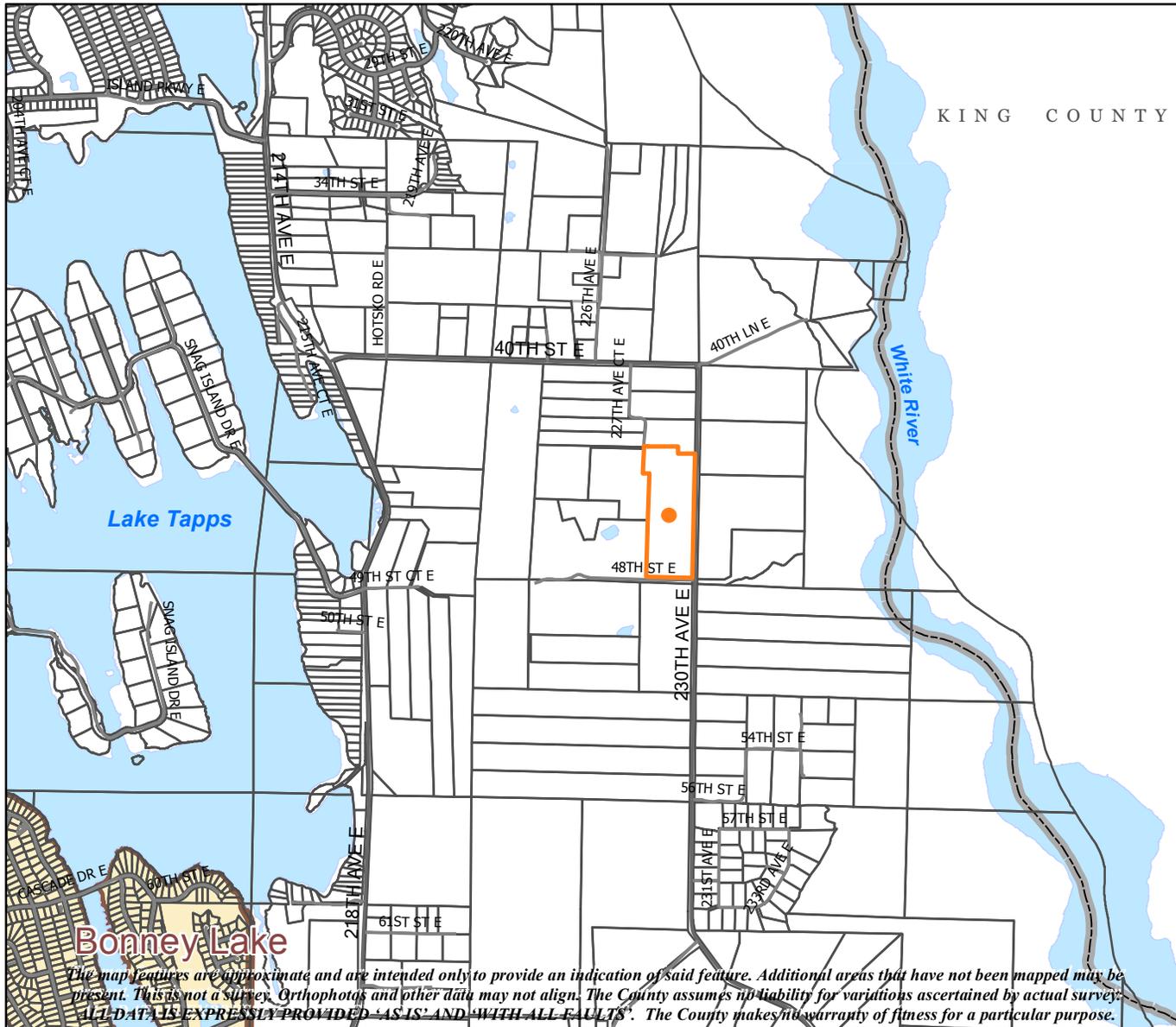


Pierce County

January 2, 2020

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.

OS4-19 Nall

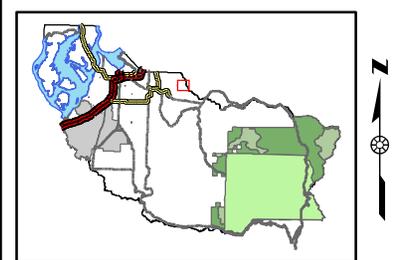


Map Legend

 Subject Parcel

Map Document:
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Scale 1:24,000



December 12, 2019

Bonney Lake

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094-19

3/2020



Pierce County

Office of the Assessor-Treasurer

2401 South 35th 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 # OS4-19

NAME: NALL SCOTT E & SONJA J

PARCEL #(s): 0520144019

20 POINTS

<input checked="" type="checkbox"/> TRANSFER FROM:	<input checked="" type="checkbox"/> Productive Farm & Ag (income required)
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<i>SHOWS THE CURRENT REDUCTION</i>		<i>SHOWS THE CHANGE TO CURRENT REDUCTION</i>	
TAX BASED ON MARKET LAND VALUE	\$ 8,460.00	TAX BASED ON FARM & AGRICULTURE VALUE	\$ 773.00
TAX BASED ON FARM & AGRICULTURAL VALUE	- \$ 773.00	TAX BASED ON NEW PBRs VALUE	- \$ 5,054.00
INCREASE/DECREASE	= \$ 7,687.00	INCREASE /DECREASE :	= \$ 4,281.00

2019
APPLICATION
YEAR

2020
IF APPROVED, THIS YEAR
VALUE CHANGED

2021
PROPERTY TAX
YEAR

Transfer From Ag

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

OS-4

File With the County Legislative Authority

Name of Owner(s) Scott & Sonja Nail
Mail Address: 22523 48th St E
Buckley, Wa 98321
E-Mail: Sonja@teamnail.com
Is the property gated? If so, provide code:

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

Parcel Number(s) 0520144019
Property Location Address: 4320 230th Ave E Buckley, Wa 98321

Dropped @ Counter
didn't complete
Farm Conservation
Form

- Is the property within city limits? Yes ___ No If yes, which city? ___
- Legal Description: SEE ATTACHED
- Total Acres of Parcel(s) 20.10 Acres Excluded from Open Space 2.4
- Detailed description of the excluded area (if any)
SEE ATTACHED
- Is the land subject to a lease or agreement which permits any other use than its present use? Yes ___ No

If yes, attach copy of the lease agreement.

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

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

- Describe the present use of the land.
- Describe the present improvements located on the land (house, barn, garage, etc)

• If applying for the farm and agricultural use, describe the previous use, the current use, and the intended future use.

- Include a map or drawing. See SEE ATTACHED
- Is this a reclassification (transfer of land use)? Yes ___ No (64 0038)

The county and/or city legislative authority must approve this application.

Pierce County Planning and Public Works
(253) 798-3739
www.piercecountywa.org/pa1s

Payment Date: 03/13/2019 11:32:08 am
Fee Desc: Assessor Treasurer Open Space
Fee Amt: Quantity 1.00 @ \$315.00

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

Tendered Amt: \$1200.00
Payment Type: Check
Transaction: 58872-1

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

By: eburnfi
Printed Date: 03/13/2019 11:32:32 am

Please retain for your records
Permit information can be located on our
web site at: www.piercecountywa.org/pa1s

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 SNall Print Scott Nall

2/22/2019

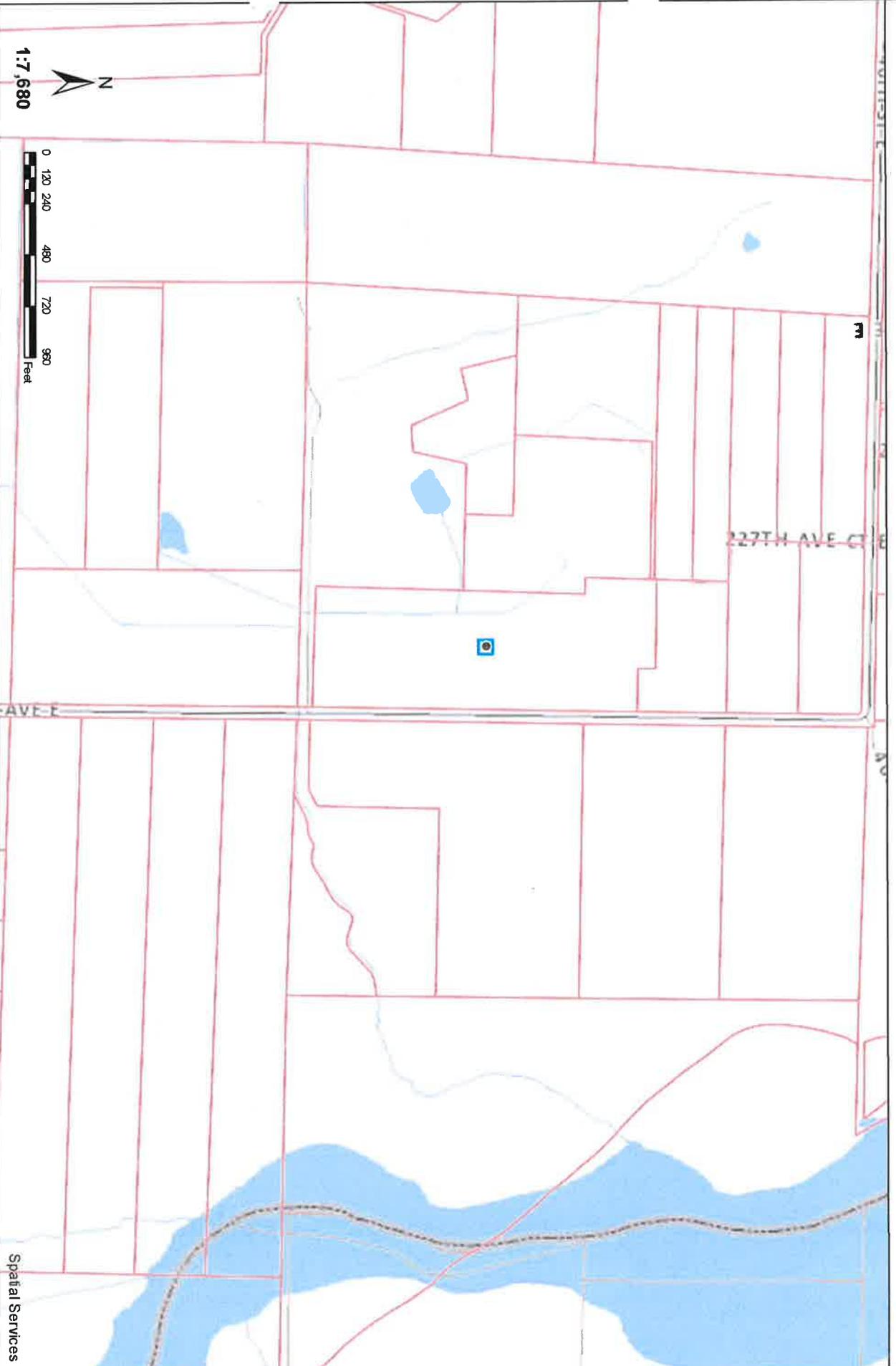
Sign Sonja Nall Print Sonja Nall

2/22/2019



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. 2/21/2019

PublicGIS



1:7,680

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. 2/21/2019

Spatial Services

Parcel Summary for 0520144019

03/11/2019 08:31 AM



Property Details Parcel Number: 0520144019 Site Address: 4320 230TH AV E Account Type: Real Property Category: Land and Improvements Use Code: 8300-CU FARM & AGRI RCW 84.34 CURRENT USE		Taxpayer Details Taxpayer Name: PEARSON BOB E & SHARLA M Mailing Address: 801 VALLEY AVE NW PUYALLUP WA 98371-3230	
Appraisal Details Value Area: P16 Appr Acct Type: Residential Business Name: Last Inspection: 01/22/2013 - Physical Inspection		Assessment Details 2018 Values for 2019 Tax Taxable Value: 799,561 Assessed Value: 1,304,400 Special Use: Agricultural	
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 14 Township 20 Range 05 Quarter 44 : PARCEL C DBLR 2003-12-10-5005 DESC AS COM AT SE COR OF SEC TH N 70 FT TO POB TH W 585.34 FT TH N 01 DEG 40 MIN 43 SEC E 1260.19 FT TH W 77.65 FT TH N 01 DEG 41 MIN 49 SEC E 332.11 FT TH E 410.01 FT TH S 00 DEG 53 MIN 00 SEC W 80.25 FT TH E 230 FT TH S 251.69 FT TO NE COR OF SE OF SE TH S 1260.10 FT TO POB EXC E 30 FT FOR 230TH AVE E SUBJ TO & TOG/W EASE & RESTRICTIONS OF REC OUT OF 4-007 SEG E0427MD 7/28/92BO CURRENT USE RCW 84.34 AGRI 1994 20.10 ACS AFN 94-05-02-0193 DC06/25/04MD			

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.**

LEGAL DESCRIPTION

Pierce County Assessor-Treasurer
 Mike Lonergan
 2401 South 35th St Room 142
 Tacoma, Washington 98409
 (253)798-6111 or Fax (253)798-3142
www.pierrecountywa.org/atr

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