

SNOHOMISH COUNTY COUNCIL
SNOHOMISH COUNTY, WASHINGTON

MOTION NO. 12-051
OPEN SPACE APPLICATIONS APPROVED

WHEREAS, the recommendations of the Snohomish County Planning & Development Services Department have been received by this council in the matter of the following applications for OPEN SPACE-GENERAL, OPEN SPACE GENERAL-FARM AND AGRICULTURE CONSERVATION and OPEN SPACE-TIMBERLAND classification pursuant to RCW 84.34:

LEO AND DESA GESE - #3041 – CLASSIFICATION TO OPEN SPACE GENERAL

The subject property is comprised of approximately 20.69 acres, 19.69 acres of which are being recommended for approval of the Open Space General Classification and is located at 18932 Pipeline Road, Snohomish.

JOHN BALPH AND SUSAN MARCO - #3042 - CLASSIFICATION TO OPEN SPACE GENERAL

The subject property is comprised of approximately 23.32 acres, 2.02 acres of which are being recommended for approval of the Open Space General Classification (21.30 is already designated) and is located approximately 3.5 miles north of the City of Monroe, just off Spada Road.

GRANT AND JANE TENHOFF - #3043 - TRANSFER TO OPEN SPACE GENERAL – FARM AND AGRICULTURE CONSERVATION

The subject property is comprised of approximately 22.10 acres, 21.10 acres of which are being recommended for approval of the Open Space General-Farm and Agriculture Conservation Classification and is located at 14613 SR 530 NE, Arlington.

TANYA KALCKER FOR THE ESTATE OF DIETER SCHICK - #3044 - TRANSFER TO OPEN SPACE GENERAL – FARM AND AGRICULTURE CONSERVATION

The subject property is comprised of approximately 5.06 acres, 4.06 acres of which are being recommended for approval of the Open Space General-Farm and Agriculture Conservation Classification and is located at 14303 – 8th Avenue NE, Marysville.

THOMAS SCHICK AND TANYA KALCKER - #3045 - TRANSFER TO OPEN SPACE GENERAL – FARM AND AGRICULTURE CONSERVATION

The subject property is comprised of two tax parcels and approximately 10.7 acres, 8.07 acres of which are being recommended for approval of the Open Space General-Farm and Agriculture Conservation Classification and is located at 14101 8th Avenue NE and 14300 8th Avenue NE, Marysville.

STEPHEN NORTON - #3046 - TRANSFER TO OPEN SPACE GENERAL – FARM AND AGRICULTURE CONSERVATION

The subject property is comprised of approximately 7.41 acres, 6.41 acres of which are being recommended for approval of the Open Space General-Farm and Agriculture Conservation Classification and is located at 22502 High Bridge Road, Monroe.

THOMAS NOWAK - #3047 - TRANSFER TO OPEN SPACE GENERAL – FARM AND AGRICULTURE CONSERVATION

The subject property is comprised of two tax parcels and approximately 23.34 acres, all of which are being recommended for approval of the Open Space General-Farm and Agriculture Conservation Classification and is located on 43rd Avenue SE approximately ½ mile south of US 2 and ½ mile east of the City of Everett, and the property south and adjacent thereto.

BITS & SPURS RIDING CLUB - #3048 – TRANSFER TO OPEN SPACE-GENERAL – FARM AND AGRICULTURE CONSERVATION

The subject property is comprised of approximately 14.63 acres, all of which are being recommended for approval of the Open Space General-Farm and Agriculture Conservation Classification and is located approximately 11.5 miles north of the City of Granite Falls, just off Grant Creek Road.

LEONA RIGGS - #3049 – TRANSFER TO OPEN SPACE-GENERAL – FARM AND AGRICULTURE CONSERVATION

The subject property is comprised of two tax parcels and approximately 17.00 acres, 16.00 acres of which are being recommended for approval of the Open Space General-Farm and Agriculture Conservation Classification and is located at 13001 271st Avenue SE, Monroe.

MICHAEL SMITH, ESTHER TIETSORT AND DARRELL SMITH - #3050 - TRANSFER TO OPEN SPACE GENERAL – FARM AND AGRICULTURE CONSERVATION

The subject property is comprised of two tax parcels and approximately 23.44 acres, 22.44 acres of which are being recommended for approval of the Open Space General-Farm and Agriculture Conservation Classification and is located at 12823 Three Lakes Road, Snohomish.

SNOW WATER LLC - #3051 – TRANSFER TO OPEN SPACE GENERAL – FARM AND AGRICULTURE CONSERVATION

The subject property is comprised of six tax parcels and approximately 209.74 acres, all of which are being recommended for approval of the Open Space General-Farm and Agriculture Conservation Classification. Parcel 1 is located approximately ¾ east of the city of Everett, just off 38th Street SE, Parcel 2 is located south of and adjacent to parcel 1, Parcel 3 is located south of and adjacent to parcel 2, Parcel 4 is located east of and adjacent to parcel 3, Parcel 5 is located east of and adjacent to parcel 3, and Parcel 6 is located northeast of and adjacent to parcel 4.

EDNA ROBBINS LIVING TRUST - #3052 - TRANSFER TO OPEN SPACE GENERAL – FARM AND AGRICULTURE CONSERVATION

The subject property is comprised of six tax parcels and approximately 156.93 acres, 155.93 acres of which are being recommended for approval of the Open Space General-Farm and Agriculture Conservation Classification. Parcel 1 is located at 25907 SR 9 NE, Arlington, Parcel 2 is located north of and adjacent to parcel 1, Parcel 3 is located west of and adjacent to parcel 2, Parcel 4 is located west of and adjacent to parcel 3, Parcel 5 is located west of and adjacent to parcel 4, and Parcel 6 is located northwest of and adjacent to parcel 5.

PATRICIA REILLY - #3053 - TRANSFER TO OPEN SPACE GENERAL – FARM AND AGRICULTURE CONSERVATION

The subject property is comprised of two tax parcels and approximately 20.01 acres, 19.01 acres of which are being recommended for approval of the Open Space General-Farm and Agriculture Conservation Classification and is located at 506 172nd Street NE, Arlington.

CHRISTY SMEAD - #3054 - TRANSFER TO OPEN SPACE GENERAL – FARM AND AGRICULTURE CONSERVATION

The subject property is comprised of two tax parcels and approximately 34.29 acres, 33.29 acres of which are being recommended for approval of the Open Space General-Farm and Agriculture Conservation Classification and is located at 10110 111th Street SE, Snohomish and the parcel located west of and adjacent thereto.

NOBEL FAMILY LLC - #3055 - TRANSFER TO OPEN SPACE GENERAL – FARM AND AGRICULTURE CONSERVATION

The subject property is comprised of four tax parcels and approximately 76.21 acres, all of which are being recommended for approval of the Open Space General-Farm and Agriculture Conservation Classification. Parcel 1 is located at 44321 Squire Creek Road, Darrington, Parcel 2 is located south of and adjacent to parcel 1, Parcel 3 is located south of and adjacent to parcel 2, and Parcel 4 is located south of and adjacent to parcel 3.

ED SOPER - #3056 - TRANSFER TO OPEN SPACE GENERAL – FARM AND AGRICULTURE CONSERVATION

The subject property is comprised of two tax parcels and approximately 39.23 acres, 38.23 acres of which are being recommended for approval of the Open Space General-Farm and Agriculture Conservation Classification and is located at 20819 Jordan Road, Arlington, and the parcel located north of and adjacent thereto.

JACK AND ELSIE PRYOR - #3057 - TRANSFER TO OPEN SPACE GENERAL – FARM AND AGRICULTURE CONSERVATION

The subject property is comprised approximately 8.21 acres, all of which are being recommended for approval of the Open Space General-Farm and Agriculture Conservation Classification and is located approximately 2.5 miles southeast of the City of Stanwood, just off Pioneer Highway.

JEFFREY AND TINA STENSLAND- #3058 - TRANSFER TO OPEN SPACE GENERAL – FARM AND AGRICULTURE CONSERVATION

The subject property is comprised of approximately 8.53 acres, 7.53 acres of which are being recommended for approval of the Open Space General-Farm and Agriculture Conservation Classification and is located at 32316 SR 9 NE, Arlington.

WILLIAM AND ANNE SINGLETON- #3059 - TRANSFER TO OPEN SPACE GENERAL – FARM AND AGRICULTURE CONSERVATION

The subject property is comprised of approximately 14.90 acres, 13.90 acres of which are being recommended for approval of the Open Space General-Farm and Agriculture Conservation Classification and is located at 13004 Ingraham Road, Monroe.

ROBERT AND REBECCA OORTHUYS - #3060 - TRANSFER TO OPEN SPACE GENERAL – FARM AND AGRICULTURE CONSERVATION

The subject property is comprised of three tax parcels and approximately 47.68 acres, all of which are being recommended for approval of the Open Space General-Farm and Agriculture Conservation Classification and is located at 12120 188th Street SE, Snohomish and the parcels located north and south and adjacent thereto.

JOY SMITH - #3061 - TRANSFER TO OPEN SPACE GENERAL – FARM AND AGRICULTURE CONSERVATION

The subject property is comprised of approximately 38.0 acres, all of which are being recommended for approval of the Open Space General-Farm and Agriculture Conservation Classification and is located on 156th Street NE approximately ½ miles west of the city of Marysville.

ARDESHIR AND DAWN OSTADAZIM - #3062- TRANSFER TO OPEN SPACE GENERAL – FARM AND AGRICULTURE CONSERVATION

The subject property is comprised of 2 tax parcels and approximately 19.70 acres, 13.44 acres of which are being recommended for approval of the Open Space General-Farm and Agriculture Conservation Classification and is located at 11808 Chain Lake Road, Snohomish, and the parcel south of and adjacent thereto.

BEVERLY SMITH - #3063 - TRANSFER TO OPEN SPACE GENERAL – FARM AND AGRICULTURE CONSERVATION

The subject property is comprised of approximately 3.98 acres, 2.98 acres of which are being recommended for approval of the Open Space General-Farm and Agriculture Conservation Classification and is located at 22208 Jordan Road, Arlington.

RALPH ELOF SPARMAN MARITAL TRUST - #3064 - TRANSFER TO OPEN SPACE GENERAL – FARM AND AGRICULTURE CONSERVATION

The subject property is comprised of two tax parcels and approximately 10.00 acres, 9.0 acres of which are being recommended for approval of the Open Space General-Farm and Agriculture Conservation Classification and is located at 10720 S. Lake Stevens Road, Lake Stevens, and the parcel located south of and adjacent thereto.

ALIDA SULLIVAN AND STEVE WILSON - #3065 – CLASSIFICATION TO OPEN SPACE GENERAL

The subject property is comprised of approximately 19.90 acres, 18 acres of which are being recommended for approval of the Open Space General Classification and is located at 7521 219th Avenu SE, Snohomish.

STILLAGUAMISH TRIBE OF INDIANS - #3066 - TRANSFER TO OPEN SPACE GENERAL

The subject property is comprised of approximately 57.72 acres, all of which are being recommended for approval of the Open Space General Classification and is located approximately 1.5 miles east of the city of Arlington, off Moran Road.

HANNAH, ERICA AND WARREN SCHLESINGER - #3067 - TRANSFER TO OPEN SPACE TIMBER

The subject property is comprised of approximately 20.07 acres, 14.37 acres of which are being recommended for approval of the Open Space Timber Classification and is located at 22801 King Lake Road, Monroe.

WHEREAS, the Council did on the _____ day of _____, 2012 consider the Findings and Recommendations of the Planning & Development Services Department concerning these applications; and

WHEREAS, the Planning & Development Services Department after review of these applications for OPEN SPACE-GENERAL, OPEN SPACE GENERAL FARM AND AGRICULTURE CONSERVATION and OPEN SPACE TIMBER Classification pursuant to RCW 84.34 has recommended that these applications be APPROVED based on the Findings of Fact as contained in the Planning Staff report, a copy of which is located in file D-_____ of this date; and

WHEREAS, the Snohomish County Council has this date considered in detail the files, records, findings of fact and recommendations of the Planning & Development Services Department concerning these applications for OPEN SPACE-GENERAL, OPEN SPACE GENERAL-FARM AND AGRICULTURE CONSERVATION and OPEN SPACE-TIMBERLAND Classification pursuant to RCW 84.34; and

WHEREAS, it appears to the council that:

1. There were no irregularities in the actions taken on these applications and;
2. The Findings of the Planning & Development Services Department are in the best interest of the general welfare of the people of Snohomish County.

NOW, THEREFORE, ON MOTION, the Snohomish County Council, after due consideration, hereby CONCURS with the Findings of Fact and the Recommendations of the Planning & Development Services Department and hereby APPROVES the above applications for OPEN SPACE-GENERAL, OPEN SPACE GENERAL-FARM AND AGRICULTURE CONSERVATION and OPEN SPACE TIMBER Classification pursuant to RCW 84.34.

DATED this _____ day of _____, 2012.

SNOHOMISH COUNTY COUNCIL
Snohomish County, Washington

Brian Sullivan
Council Chair

ATTEST:

Sheila McCallister
Asst. Clerk of the Council



**Snohomish County
Planning and Development Services**

Aaron Reardon
County Executive

Clay White, Director
3000 Rockefeller Avenue M/S #604
Everett, WA 98201-4046
(425) 388-3311 FAX (425) 388-3832

MEMORANDUM

SNOHOMISH COUNTY COUNCIL
RECEIVED 12 TIME 3:15

TO: Kathryn Bratcher, Clerk of the Council
FROM: Alison Bridges, Planner, PDS *AB*
SUBJECT: Fall 2011 Current Use Taxation Program Applications
DATE: January 12, 2012

JAN 12 2012

CC'D TO	CF	_____	MJI	_____
JCA	DIST 1	_____	KJB	_____
SAF	DIST 2	_____	STM	_____
BMG	DIST 3	_____	PLS	_____
WWH	DIST 4	_____	GOT	_____
SKN	DIST 5	_____		

The purpose of this memo is to transmit individual staff recommendations on Open Space General and Open Space Timber applications referred to the Department of Planning and Development Services (PDS) via motion from June 1, 2011 – Nov 30, 2011 (Fall 2011).

The Fall 2011 transmittal is comprised of a total of 27 applications concerning portions of parcels within unincorporated Snohomish County totaling approximately 931 acres:

- 3 applications are requests for new classification
 - 2 of the 3 applications are requests for Open Space General.
 - The remaining application is a request for Open Space Timber.
- 24 applications are requests for transfers from one open space classification to another
 - 22 of the 24 applications are requests to transfer from Open Space – Farm & Agriculture to Open Space General – Farm & Agriculture Conservation.
 - 1 of the remaining 2 applications is a request to transfer from Open Space – Farm & Agriculture to Open Space General.
 - The remaining application is a request to transfer from Designated Forest Land to Open Space Timber.

A staff recommendation for each of the 27 applications is attached, along with a summary table (Matrix). If all of the Fall 2011 applications recommended for approval by staff are approved by the Snohomish County Council, there would be a net increase of 12.75 acres in the Current Use Taxation Program.

The ECAF transmittals for the 27 Current Use Taxation Program applications have already been provided to the county council by the Assessor's Office. As in the past, PDS staff recommendations on the applications are being transmitted directly to the county council.

PDS has determined that all 27 applications meet the standards and requirements for open space classification under Chapter 4.28 Snohomish County Code (SCC), Chapter 84.34 Revised Code of Washington (RCW), and Chapter 450-30 Washington Administrative Code (WAC). A list of the designation criteria and standards for the Open Space – General and Open Space – Timber tax classifications is attached to this memo.

PDS recommends that the county council take the actions indicated in the attached matrix for the 27 Current Use Taxation Program applications.

Staff would like to bring attention to the 22 applications requesting transfers from Open Space – Farm & Agriculture to Open Space General – Farm & Agriculture Conservation. The majority of these 22 requests result from audits conducted by the Assessor's Office. The findings of the audits conducted by the Assessor's Office revealed that these properties generally no longer meet the income criteria that allowed for classification initially.

Provisions in RCW 84.34.020 allow properties such as these to remain in the Current Use Taxation Program by allowing reclassification to a "conservation" category of open space farm and agricultural land. Based on staff review, PDS finds that these 22 applications automatically satisfy the criteria selected. Therefore, PDS recommends approval for all 22 requests for transfers from Open Space – Farm & Agriculture to Open Space General – Farm & Agriculture Conservation.

In addition to the above 22 applications requesting transfers, 2 applications were submitted for Open Space Timber and 3 applications for Open Space General. The 2 applications for Open Space Timber are accompanied by a timber management plan consistent with state and local requirements. Of the 3 applications for Open Space General, 2 qualify as undeveloped, natural areas under shoreline management jurisdiction and the final application qualifies as an undeveloped, natural area situated within a stream corridor.

The Fall 2011 batch of applications does not include any requests for land within an incorporated area.

cc w/encl: Debby Sundheim, Exemptions Coordinator, Assessor's Office
Sheila McCallister, Assistant Clerk of the Council

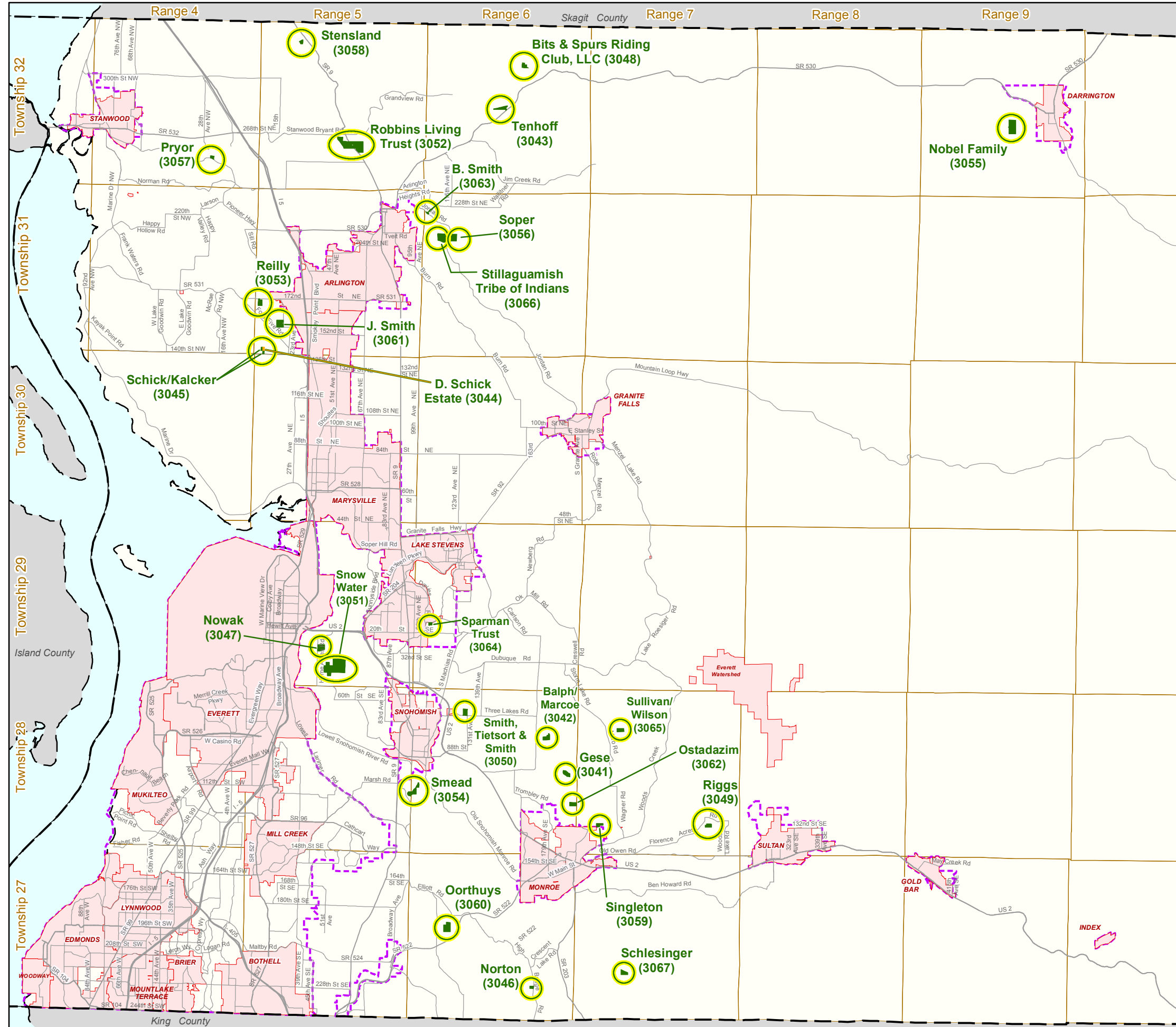
cc w/o encl.: Brian Parry, Executive Director
Clay White, PDS Director

Enclosures:

1. Criteria: Open Space General and Open Space Timber
2. Matrix Containing PDS Staff Recommendations
3. Overview Map (1)
4. Individual Staff Recommendations (27)

Snohomish County

Fall 2011 Open Space Applications



Legend

- Application Property
- Incorporated City
- Urban Growth Area Boundary
- Township-Range Grid



Snohomish County



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 Map Document: (W:\plng\carto\openspace\applications\openspace11\SpringApplications\Maps\OpenSpace_Fall_2011_countywide_11x17.mxd
 01/06/2012

Open Space Fall 2011 Matrix – PDS Staff Recommendations to the Snohomish County Council

Appl. #	Applicant	Tax Parcel #(s)	Total Acreage	Classification Requested	Recommendation	ECAF #	Basis for Recommendation
3041	Gese	28062400100300	20.69	Classify 19.69 acres as OSG	APPROVE 19.69 of 20.69 acres	2004-7258	Criterion (6) – Undeveloped, natural areas adjacent to water bodies which come under the jurisdiction of the State Shoreline Management Act and are designated by the master plan as “natural”, “conservancy”, “rural”, “suburban” or “urban” type environment.
3042	Balphy/Marcoe	28061100400800	2.02	Classify 2.02 acres as OSG	APPROVE 2.02 acres	2004-7166	Criterion (5) – Areas which are in an undeveloped, natural state and are not under the jurisdiction of the State Shoreline Management Act and are situated within stream corridors, i.e., streams and/or their associated stream buffers of 50-feet on either side of the stream. Buffer width may be increased from the 50-foot standard due to topographic, vegetative or wildlife habitat features which would logically suggest a wider buffer.
3043	Tenhoff	32061600400700	22.10	Transfer 21.10 acres OSFA to OSG-FAC	APPROVE 21.10 of 22.10 acres	2004-7259	Criterion (20)(a) – land no longer meets the criteria for OS Farm & Ag, and is reclassified as OSG Farm and Ag Conservation
3044	Estate of Dieter Schick	00494600301100	5.06	Transfer 4.06 acres OSFA to OSG-FAC	APPROVE 4.06 of 5.06 acres	2004-7339	Criterion (20)(a) – land no longer meets the criteria for OS Farm & Ag, and is reclassified as OSG Farm and Ag Conservation
3045	Schick/Kalcker	00494600301104, 00494600301107	10.07	Transfer 8.07 acres OSFA to OSG-FAC	APPROVE 8.07 of 10.07 acres	2004-7338	Criterion (20)(a) – land no longer meets the criteria for OS Farm & Ag, and is reclassified as OSG Farm and Ag Conservation
3046	Norton	27062600400900	7.41	Transfer 6.41 acres OSFA to OSG-FAC	APPROVE 6.41 of 7.41 acres	2004-7793	Criterion (20)(a) – land no longer meets the criteria for OS Farm & Ag, and is reclassified as OSG Farm and Ag Conservation
3047	Nowak	00407600100100, 29052800400300	23.34	Transfer 23.34 acres OSFA to OSG-FAC	APPROVE 23.34 acres	2004-7378	Criterion (20)(a) – land no longer meets the criteria for OS Farm & Ag, and is reclassified as OSG Farm and Ag Conservation
3048	Bits & Spurs Riding Club, LLC	32061000100400	14.63	Transfer 14.63 acres OSFA to OSG-FAC	APPROVE 14.63 acres	2004-7387	Criterion (20)(a) – land no longer meets the criteria for OS Farm & Ag, and is reclassified as OSG Farm and Ag Conservation
3049	Riggs	28072600401400, 28072600401401	17.00	Transfer 16.00 acres OSFA to OSG-FAC	APPROVE 16.0 of 17.0 acres	2004-7388	Criterion (20)(a) – land no longer meets the criteria for OS Farm & Ag, and is reclassified as OSG Farm and Ag Conservation

Open Space Fall 2011 Matrix – PDS Staff Recommendations to the Snohomish County Council

3050	Smith, Tietsort & Smith	28060500402100, 28060500402101	23.44	Transfer 22.44 acres OSFA to OSG-FAC	APPROVE 22.44 of 23.44 acres	2004-7469	Criterion (20)(a) – land no longer meets the criteria for OS Farm & Ag, and is reclassified as OSG Farm and Ag Conservation
3051	Snow Water, LLC	00477000401200, 29053300100200, 29053400200300, 29053400200400, 29053400200500, 00477000400800	209.74	Transfer 209.74 acres OSFA to OSG-FAC	APPROVE 209.74 acres	2004-7471	Criterion (20)(a) – land no longer meets the criteria for OS Farm & Ag, and is reclassified as OSG Farm and Ag Conservation
3052	Robbins Living Trust	32052700201400, 32052700201300, 32052700201200, 32052700100300, 32052800100200, 32052700400300	156.93	Transfer 155.93 acres OSFA to OSG-FAC	APPROVE 155.93 of 156.93 acres	2004-7470	Criterion (20)(a) – land no longer meets the criteria for OS Farm & Ag, and is reclassified as OSG Farm and Ag Conservation
3053	Reilly	31053000200500, 31053000201300	20.01	Transfer 19.01 acres OSFA to OSG-FAC	APPROVE 19.01 of 20.01 acres	2004-7503	Criterion (20)(a) – land no longer meets the criteria for OS Farm & Ag, and is reclassified as OSG Farm and Ag Conservation
3054	Smead	28052400401700, 00411000000100	34.29	Transfer 33.29 acres OSFA to OSG-FAC	APPROVE 33.29 of 34.29 acres	2004-7514	Criterion (20)(a) – land no longer meets the criteria for OS Farm & Ag, and is reclassified as OSG Farm and Ag Conservation
3055	Nobel Family	32092200200300, 32092200200400, 32092200300100, 32092200300500	76.21	Transfer 76.21 acres OSFA to OSG-FAC	APPROVE 76.21 acres	2004-7778	Criterion (20)(a) – land no longer meets the criteria for OS Farm & Ag, and is reclassified as OSG Farm and Ag Conservation
3056	Soper	31060800300200, 31060800300900	39.23	Transfer 38.23 acres OSFA to OSG-FAC	APPROVE 38.23 of 39.23 acres	2004-7775	Criterion (20)(a) – land no longer meets the criteria for OS Farm & Ag, and is reclassified as OSG Farm and Ag Conservation
3057	Pryor	32042600301700	8.21	Transfer 8.21 acres OSFA to OSG-FAC	APPROVE 8.21 acres	2004-7669	Criterion (20)(a) – land no longer meets the criteria for OS Farm & Ag, and is reclassified as OSG Farm and Ag Conservation
3058	Stensland	32050500301100	8.53	Transfer 7.53 acres OSFA to OSG-FAC	APPROVE 7.53 of 8.53 acres	2004-7668	Criterion (20)(a) – land no longer meets the criteria for OS Farm & Ag, and is reclassified as OSG Farm and Ag Conservation

Open Space Fall 2011 Matrix – PDS Staff Recommendations to the Snohomish County Council

3059	Singleton	28073000402300	14.90	Transfer 13.90 acres OSFA to OSG-FAC	APPROVE 13.90 of 14.90 acres	2004-7776	Criterion (20)(a) – land no longer meets the criteria for OS Farm & Ag, and is reclassified as OSG Farm and Ag Conservation
3060	Oorthuys	27061700301800, 27061700302100, 27061700302300	47.68	Transfer 47.68 acres OSFA to OSG-FAC	APPROVE 47.68 acres	2004-7777	Criterion (20)(a) – land no longer meets the criteria for OS Farm & Ag, and is reclassified as OSG Farm and Ag Conservation
3061	Smith, J	31053000400500	38.0	Transfer 38.0 acres OSFA to OSG-FAC	APPROVE 38.0 acres	2004-7843	Criterion (20)(a) – land no longer meets the criteria for OS Farm & Ag, and is reclassified as OSG Farm and Ag Conservation
3062	Ostadazim	28062500100200, 28062500100700	19.70	Transfer 13.44 acres OSFA to OSG-FAC	APPROVE 13.44 of 19.70 acres	2004-7842	Criterion (20)(a) – land no longer meets the criteria for OS Farm & Ag, and is reclassified as OSG Farm and Ag Conservation
3063	Smith, B.	31060600301600	3.98	Transfer 2.98 acres OSFA to OSG-FAC	APPROVE 2.98 of 3.98 acres	2004-7889	Criterion (20)(a) – land no longer meets the criteria for OS Farm & Ag, and is reclassified as OSG Farm and Ag Conservation
3064	Sparman Marital Trust	00586900000401, 00586900000402	10.0	Transfer 9.0 acres OSFA to OSG-FAC	APPROVE 9.0 of 10.0 acres	2004-7888	Criterion (20)(a) – land no longer meets the criteria for OS Farm & Ag, and is reclassified as OSG Farm and Ag Conservation
3065	Sullivan/Wilson	28070800100400	19.90	Classify 18.0 acres as OSG	APPROVE 18.0 of 19.90 acres	2004-7893	Site meets definition of timber land; Timber Management Plan meets standards of WAC 458-30-232, RCW 84.34.041 and SCC 4.28.070(3)
3066	Stillaguamish Tribe of Indians	31060700400200	57.72	Transfer 57.72 from OSFA to OSG	APPROVE 57.72 acres	2004-7917	Criterion (3) – Areas which have plant or animal species which are considered rare, sensitive, threatened or endangered by an authority recognized by the county. Criterion (6) – Undeveloped, natural areas adjacent to water bodies which come under the jurisdiction of the State Shoreline Management Act and are designated by the master plan as “natural”, “conservancy”, “rural”, “suburban” or “urban” type environment. Criterion (17) – Undeveloped areas which contain a minimum of five acres which are located within the 100-year flood plain as established by the U.S. Army Corps of Engineers of Snohomish County.
3067	Schlesinger	27072900100400	20.07	Transfer 14.37 acres DFL to OST	APPROVE 14.37 of 20.07 acres	2004-7892	Site meets definition of timber land; Timber Management Plan meets standards of WAC 458-30-232, RCW 84.34.041 and SCC 4.28.070(3)

REVISED 1/25/12

OPEN SPACE GENERAL CRITERIA

Reference SCC 4.28.040 and RCW 84.34.020(8)

The Department of Planning & Development Services (PDS) reviews all Open Space General applications according to the following checklist. In order to qualify for Open Space General classification, **parcels must meet at least one of the criteria listed below.**

- ____(1) Urban areas where the entire site is in an undeveloped, natural state and has slopes of 25% or greater or where at least one-half of the total site area has slopes of at least 35% or more.
- ____(2) Areas designated on the comprehensive land use plan or the county park and recreation plan as potential parks, trails, or greenbelt, or designated as a critical area or environmentally sensitive area.
- ____(3) Areas which have plant or animal species which are considered rare, sensitive, threatened or endangered by an authority recognized by the county.
- ____(4) Sites within urban areas to be left in their natural state where the site is of at least 1-acre in size and is predominately forested with mature specimen trees.
- ____(5) Areas which are in an undeveloped, natural state and are not under the jurisdiction of the State Shoreline Management Act and are situated within stream corridors, i.e., streams and/or their associated stream buffers of 50-feet on either side of the stream. Buffer width may be increased from the 50-foot standard due to topographic, vegetative or wildlife habitat features which would logically suggest a wider buffer.
- ____(6) Undeveloped, natural areas adjacent to water bodies which come under the jurisdiction of the State Shoreline Management Act and are designated by the master plan as “natural”, “conservancy”, “rural”, “suburban” or “urban” type environment.
- ____(7) Sites within an urban area which would serve as a buffer between residential development and tracts of land in excess of five acres which are designated on an adopted comprehensive plan for commercial or industrial development:
 - ____(a) Where the site area is covered by stands of trees in excess of 20-feet in height, **and**,
 - ____(b) Where the ground vegetation creates a visual separation of at least 50-feet between the residential tracts of land and the commercial or industrial lands, **or**;
 - ____(c) Where the topographic features of the site form a physical separation from the abutting commercial or industrial lands by reason of gully or ravine or similar land condition.
- ____(8) Areas that would safely provide either public vehicular or pedestrian access to public bodies of water:

___(a) Where the site area abutting the water is at least 60-feet in width for vehicular access, **or**;

___(b) Where the site area abutting the water is at least 25-feet in width for pedestrian access.

____(9) Areas which provide a scenic vista to which the general public has safe vehicular or pedestrian access.

____(10) Sites devoted to private outdoor recreational pursuits such as golf courses, riding stables, lakes, etc., provided that access to such facilities and areas is provided to the general public free of charge or at reasonable, customary rates.

____(11) Areas which contain features of unique historic, cultural or educational values which are open to the public's use, (e.g. public access to displays, interpretive centers, etc.), free of charge or at reasonable, customary rates:

___(a) Where there are several varieties or species of flora, fauna, or both present on the site making it desirable for educational study, **or**;

___(b) Where there are habitats or species of plant life which are considered rare, sensitive, threatened or endangered by an authority recognized by the county, **or**;

___(c) Where there is or are recognized landmarks present on the site which provide visual reference and orientation for surrounding terrain (would include major promontories and rock formations but would exclude mountain forms and ranges), **or**;

___(d) Where there are historic or archeological features on the site of at least fifty years of age, which would have value to future generations due to the uncommon nature or rare representation of past times and events.

____(12) Areas located adjacent to public parks, public trails or other public lands which would materially add to or enhance the recreational opportunities of that facility:

___(a) Where such a site would constitute a logical extension of the park or other public lands including provisions for public use but has been excluded principally by lack of funds, **or**;

___(b) Where the site would provide additional public access to such lands during the duration of its open space classification, **or**;

___(c) Where the site contains unique features of recreational value which if public use of the site were allowed would expand the variety of recreational opportunities contained in the park or public land, **or**;

___(d) Where the site would act as a buffer between the park and surrounding development.

____(13) Areas which contain or abut managed or monitored wildlife preserves or sanctuaries, arboretums or other designated open space and which will enhance the value of those resources:

___(a) Where the open space designation would encompass a minimum of 10 acres in land area, **and**;

___(b) Where plant life and/or animal life contained within the site are found in abundant varieties, **or**;

- ___(c) Where the site area can be distinguished from surrounding land due to the unusualness of the vegetation or the animal life inhabitants.
- ____(14) Wetland areas of at least 1/4 acres in size. Associated wetland buffers of 50-foot may also be included. The wetland buffer width may be increased from the 50-foot standard due to topographic, vegetative or wildlife habitat features which would logically suggest a wider buffer.
- ____(15) Areas which lie adjacent to scenic highways which if not designated as open space would otherwise be subject to pressures for intense development:
- ___(a) Where such highways have been designated by a city, the county or the state as scenic, **and**:
- ___(b) Where at least one-half of the total site lies within 200 feet of the highway, and;
- ___(c) Where pressures for urbanization are evident either due to provision of public water and sewer facilities to the area, subdivision activity in the immediate vicinity or the site, or the development of previously platted lands.
- ____(16) Undeveloped areas, five acres and larger which are not within the 100-year flood plain, suitable for agricultural pursuits which may not currently be devoted to such use:
- ___(a) Where the comprehensive land use plan or the agricultural preservation plan designates the site as suitable for agricultural development, **or**;
- ___(b) Where more than 75% of the total site area contains tillable Class II or III variety soils as classified by the Soil Conservation Service.
- ____(17) Undeveloped areas which contain a minimum of five (5) acres which are located within the 100-year flood plain as established by the U. S. Army Corps of Engineers or Snohomish County.
- ____(18) Areas where the entire site is in an undeveloped, natural state and is considered geological hazardous by an authority recognized by Snohomish County.
- ____(19) Areas which are protective buffers as required by development regulations implementing the Growth Management Act.
- ____(20) Farm & agricultural conservation land as defined in RCW 84.34.020(8)
- ___(a) Land that was previously classified as Open Space Farm & Agriculture under subsection (2) of this section, that no longer meets the criteria of subsection (2) of this section, and that is reclassified under subsection (1) of this section; **or**
- ___(b) Land that is traditional farmland that is not classified under chapter 84.33 or 84.34 RCW, that not been irrevocably devoted to a use inconsistent with agricultural uses, and that has a high potential for returning to commercial agriculture.

NOTE: An **URBAN AREA** is defined as: an area, designated on an adopted comprehensive plan with a density of 2 or more dwelling units per acre: and/or zoned residential 20,000 (R-20,000), or at a higher density than R-20,000; and/or within an incorporated area.

Upon the adoption of urban growth boundaries pursuant to RCW 36.70A.110, urban area shall be defined as the areas within the adopted boundaries.

OPEN SPACE – TIMBER CRITERIA

Reference SCC 4.28.050 - 4.28.070 and WAC 458-30-232

Timber Land Classification

RCW 84.34.020(3): "Timber land" means any parcel of land that is five or more acres or multiple parcels of land that are contiguous and total five or more acres which is or are devoted primarily to the growth and harvest of forest crops for commercial purposes.

"Timber land" means land only and does not include a residential home site. The term includes land used for incidental uses that are compatible with the growing and harvesting of timber but no more than ten percent of the land may be used for such incidental uses. It also includes the land on which appurtenances necessary for the production, preparation, or sale of the timber products exist in conjunction with land producing these products.

Timber Management Plan

In order to properly evaluate the degree to which an applicant for timberland classification is managing the timber resources on his property and to insure that the property is truly "primarily devoted to the growth and harvest of forest crops," it is deemed necessary that the following information be submitted to the assessor's office when application is made:

- (a) Applications for timberland classification on parcels containing less than 20 contiguous acres under a single ownership or management shall be accompanied by a detailed forest management plan, prepared with the assistance of a professional forester whose signature and capacity is noted on the plan. This plan shall show how the subject property will be managed to provide for the long-term commercial productivity of the timber resource on the site and shall detail projected cutting and reforestation methods.
- (b) Applications for timberland classification on parcels of 20 contiguous acres or more under single ownership or management shall include either a forest management plan, as detailed above, or a detailed statement by the owner which addresses the same issues.

Required Elements

A timber management plan will include the following elements:

- a) a legal description of, or assessor's parcel numbers for, all land the applicant desires to be classified or reclassified as timber land,
- b) date or dates of acquisition of the land,
- c) a brief description of timber, or if harvested, the owners plan for restocking,
- d) whether there is a forest management plan for the land,

- e) if so, the nature and extent of implementation of the plan,
- f) if land is used for grazing,
- g) whether the land has been subdivided or a plat filed with respect to the land,
- h) whether land and applicant are in compliance with restocking, forest management, fire protection, insect and disease control, etc.,
- i) whether the land is subject to forest fire protection assessments pursuant to RCW 76.04.610,
- j) whether the land is subject to a lease, option, or other right that permits it to be used for a purpose other than growing and harvesting timber,
- k) a summary of past experience and activity of the applicant in growing and harvesting timber,
- l) a summary of current and continuing activity of the applicant in growing and harvesting timber,
- m) a statement that the applicant is aware of the potential tax liability involved when the land ceases to be classified as timber land



Snohomish County
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MEMORANDUM

TO: Kathryn Bratcher, Clerk of the Council
FROM: Alison Bridges, Planner, PDS
SUBJECT: Fall 2011 Open Space Briefing
Revised Staff Recommendation for Open Space Application #3065
DATE: January 24, 2012

The purpose of this memo is to transmit a revised staff recommendation for open space application #3065 intended to replace the staff recommendation transmitted to you on January 12, 2012.

Upon further review of the Timber Management Plan submitted with this application, staff discovered that requirements for classification as Open Space Timber do not align with landowner objectives for this property. Subsequent follow-up discussions with the applicant revealed that this property is better suited for classification as Open Space General and meets one of the criteria necessary to be considered for classification as Open Space General. Therefore, the applicant has asked to change the classification requested in the original application from Open Space Timber to Open Space General.

This change is reflected in the attached revised staff recommendation and causes minor changes to both the original transmittal memo and summary table (matrix) sent to you on January 12, 2012.

Please let me know if you have any questions.

cc w/encl: Debby Sundheim, Exemptions Coordinator, Assessor's Office
Sheila McCallister, Assistant Clerk of the Council

cc w/o encl.: Brian Parry, Executive Director
Clay White, PDS Director

Enclosure:
Revised Staff Recommendation for open space application #3065