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COMMUNITY PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT

Creating Solutions for Our Future

Joshua Cummings, Director

March 16, 2023

Thurston County Board of Commissioners
3000 Pacific Ave. SE
2nd Floor, Suite 200
Olympia, WA 98501

Subject: Planning Commission recommends approval of the Clements Open Space Tax Program application

Dear Commissioners,

The Thurston County Planning Commission has completed its review of the proposal to enroll the Clements property (APN 13823120001) in the Open Space Tax Program and recommends approval of the application.

Background

Clark and Joan Clements, residing at 1421 Maple Valley Rd. SW in Olympia, WA, wish to enroll 4.0 acres of their 5.0-acre property in Open Space-Open Space under the Farm and Agricultural Conservation Land category for 3 points under the Public Benefit Rating System (PBRs) and a 50% reduction in assessed market value for tax calculation purposes on the enrolled land.

Staff has determined the property meets the Open Space criteria included in RCW 84.34 and the Thurston County Open Space Tax Program Guidelines:

- The property was previously classified as "Farm and Agricultural Land" under the Assessor's program, but no longer meets the criteria for continued classification, and the Clements have applied for reclassification as Farm and Agriculture Conservation Land in Open Space-Open Space.
- The landscape of the property remains open and suitable for continued grazing.
- Supporting documents including a Land Conservation Plan describing measures that will be taken to maintain and protect the property for future commercial agricultural use were submitted with the application materials.

The Planning Commission held a work session on this item on February 15, 2023. A public hearing was held March 15, 2023. A legal notice, webmail, and news release were issued to notify the public about the hearing.

One verbal comment was received during the hearing, in favor of the proposed application. Following the public hearing, the Planning Commission voted unanimously (8-0, 1 absent) to recommend approval of the proposed application:

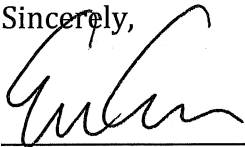
Move to recommend approval of the application from C. and J. Clements to be accepted into the Open Space-Open Space Tax Program for the classification of 4.0 acres as current use assessment, for Parcel 13823120001 located at 1421 Maple Valley Rd. SW, for 3 points under the Public Benefit Rating System and a 50% reduction in assessed market value for the enrolled land. The motion was approved by an 8-0 vote.

The Planning Commission recommends approval with the following findings:

1. The proposed application is consistent with RCW 84.34 and the requirements of the Thurston County Open Space Tax Program.
2. The Thurston County Planning Commission held a duly noticed public hearing on March 15, 2023, as required by Thurston County Code Chapter 2.05 Growth Management Public Participation.

Thank you for the opportunity to review and comment on this important issue. If you have questions, please contact me.

Sincerely,



Eric Casino, Chair

CC: Thurston County Planning Commission Members
Ramiro Chavez, County Manager
Joshua Cummings, CPED Director
Travis Burns, Deputy Prosecuting Attorney