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RESOURCE STEWARDSHIP DEPARTMENT

Creating Solutions for Our Future

Joshua Cummings, Director

May 17, 2023

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

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

Dear Commissioners,

The Thurston County Planning Commission has completed its review of the proposal to enroll the Terry property (APN 11714110000) in the Open Space Tax Program and recommends approval of the application.

Background

The owner of the property at 8512 Spurgeon Creek Rd. SE in Olympia, WA, wishes to enroll the entirety of his 12.84-acre property in Open Space-Open Space under the Significant Wildlife Habitat Area 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 subject property contains a Type F stream which is documented to support Coho salmon, a Critical Areas Ordinance Important Species, extensive emergent wetland, and ponds which are crucial rearing habitats for Coho and other juvenile salmon as well as supporting waterfowl and other wildlife (24.25.065 Thurston County Code).
- The majority of the property contains emergent wetland.
- Supporting documents, including a habitat management plan (HMP) written by a qualified biologist who surveyed the site, were submitted with the application materials.

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The Planning Commission held a work session on this item on April 5, 2023. A public hearing was held May 3, 2023. A legal notice, webmail, and news release were issued to notify the public about the hearing.

No public comments were received for this proposal. One verbal comment was received during the hearing, in favor of the proposed application. Following the public hearing, the Planning Commission voted to recommend approval of the proposed application:

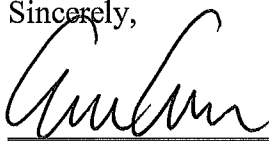
Move to recommend approval of the application from J. Terry to be accepted into the Open Space-Open Space Tax Program for the classification of 12.84 acres as current use assessment, for Parcel 11714110000 located at 8512 Spurgeon Creek Rd. SE, for 3 points under the Public Benefit Rating System and a 50% reduction in assessed market value for the enrolled land. The motion was approved by an 8-0 vote, with one absence.

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 April 5, 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
Ramiro Chavez, County Manager
Josh Cummings, CPED Director
Travis Burns, Deputy Prosecuting Attorney