

Applicant	Clark and Joan Clements
Address	1421 Maple Valley Rd. SW, Olympia, WA 98512
Location of Property	Olympia
Acres in Application	4
Parcel number(s)	13823120001

**A. Site Characteristics & Context**

The parcel under consideration totals 5 acres, all but one acre of which are proposed for the Open Space–Open Space Tax program. The property owners are applying for the classification of Farm and Agricultural Conservation Land, with no public access.

The zoning of this parcel and the adjacent parcels is Rural Residential Resource 1 unit per 5 acres (RRR 1/5). Additionally, the subject parcel lies within 0.25 miles (1,320 feet) of a large parcel to the north zoned as Long-Term Forestry (LTF). The parcel lies within the McLane Creek basin, and in the Deschutes Water Resource Inventory Area (WRIA 13). The site is bounded by private properties with residential and agricultural use. Historically, this parcel and adjoining properties were part of a larger dairy farm which has since gone out of operation and the property subdivided.

The Clements property was formerly enrolled in the Farm and Agricultural Land classification administered by the Thurston County Assessor’s Office, along with their son James Clement’s adjacent 35-acre property, with livestock grazing as the primary use on all parcels. Their son sold his property in 2022, making the remaining 5 acres owned by Clark and Joan Clements ineligible for continued enrollment in the Assessor’s program due to parcel size and inability to meet the minimum income requirements to remain in that program. However, they do qualify for the Open Space–Open Space Tax program. The Clements propose to enroll 4 of their 5 acres in the program, subtracting one acre for their existing homesite.

The majority of the subject parcel consists of open pasture (**Appendix A, Figure 1; Appendix B, Figure 1.**). One acre is to be excluded from Open Space enrollment for the existing homesite; the actual acreage for the residence and lawn to be excluded comprises approximately 0.32 acres (**Appendix A, Figure 1; Appendix B, Figure 2.**). The southeastern corner of the property contains forest with relatively open understory; while some areas are brushy and contain limited/patchy livestock forage, the northern ~ half contains fairly abundant pasture grass (**Appendix B., Figure 2**). While enrolled in the Assessor’s Farm and Agricultural Land classification, the forested area was included in grazing activities; the cattle use the forested area for shelter during extreme weather as well as for grazing.

**Management Proposed: Farm and Agricultural Conservation**

Previously, while enrolled in the Assessor’s program, Joan and Clark Clements had grazed

cattle on all but 0.5 acres of the lawn surrounding their residence, including the understory of the forested southeastern portion of the property, maintaining pastures and grazing areas through mowing and brush clearing as needed. During the summer of 2022, the Clements allowed a neighbor to graze cattle on their property, which maintained appropriate pasture and open grazing land.

Currently, the Clements propose to continue with livestock grazing activities on all but their residential homesite. Farm and Agricultural activities and maintenance in their proposal include the following activities:

- Continue to allow neighbors/other farmers to graze cattle on the subject property
- Mow pastures to control brush/keep open as needed
- Maintain pasture fences
- Monitor stock grazing within the forested area, since forage may be limited, to allow grazing as conditions warrant. Invasive weeds will be monitored and removed from the forest understory.
- In order to prevent soil erosion, rotational grazing and limiting the number of cattle grazing at any point in time will be monitored and managed, with an objective of maintaining a minimum 3-inch grass stubble height
- Soil erosion prevention in the forested portion of the property will entail exclusion of cattle from this area during wetter periods of the year.

**B. Public Benefit Rating System**

1. *For which Priority Resources categories does the property qualify?*
  - Farm and Agricultural Conservation Lands (FACL)
2. *Which public access category has the property owner agreed to?*
  - No public access is proposed.
3. *Does a conservation easement or historic easement apply to the property?*
  - No conservation or historic easements
4. *Summary of Public Benefit rating:*

Category	Points
Farm and Agricultural Conservation Land	3
<b>TOTAL</b>	<b>3</b>

5. *Estimated tax shift:*

The parcel is eligible for 3 points under the Thurston County Public Benefit Rating System, qualifying the 4.0 acres of the 5.0 acre property for a potential 50% reduction in market value of the land, for the purposes of property tax calculations.

**C. Additional Considerations**

1. *Does the property meet the definition of open space?*

Yes, the Clements property appears to meet the criteria for an area which is

characterized by the presence of agricultural land appropriate for livestock grazing.

- The property was previously classified as Farm and Agricultural Land under the Assessor's program, but no longer meets the criteria for continued classification. The owners have applied for reclassification as Farm and Agriculture Conservation Land after receiving notification by the County Assessor that the land will be removed from agriculture classification for that reason.
- The property is mostly open with suitable pasture land; understory in the forested southeastern portion of the pasture is adequately open for grazing, and has been grazed during past agricultural operations
- A Land Conservation Plan was provided which describes measures that will be taken to maintain and protect the property for future commercial agricultural use, including periodic brush clearing and soil erosion control.

2. *Any other factors relevant to the application in weighing the benefits to the public?*

Providing an incentive to limit development of this property will preserve agricultural land for future farming efforts in Thurston County.

The management of the property as open space is consistent with other properties in the area. The classification of this land as open space and the subsequent tax relief to the landowner is also consistent with the county's initiatives to preserve open space, as described in Item 7 of the Thurston County Strategic Plan.

**D. Recommendation**

Staff recommends approval of the classification of 4.0 acres qualifying at a 50% reduction owned by Clark and Joan Clements as open-space land for current use assessment.

- Attachments:
1. Master Application and Open Space Application, which includes:
  2. Land Conservation Plan
  3. Site Map
  4. Aerial photo

## Appendix A. Site Maps



**Figure 1.** Aerial map of Clements parcel with excluded homesite (delineated in blue)





**Figure 2.** Zoomed out ariel view of Clements parcel



## Appendix B. Site Photos



**Figure 1.** *Top row* – S.E. pasture facing N. toward residence (left); S.E. pasture facing N.E. (right). *Center row* – Pasture on N.E. portion of parcel, across Maple Valley Rd. SW, facing N.E. (left); N.W., facing southwest (right). *Bottom row* – Four cattle currently grazing on property (left); facing S. into neighboring parcel – this and adjacent parcels were formerly one large dairy farm (right).



Thurston County Open Space Tax Program  
2023-24 Application Process



**Figure 2.** *Top row* – facing S.E. into forested portion of parcel from edge of pasture (left); ground cover on brushier forest understory contains patchy pasture grass (right). *Center row* – N. half of forested area contains more consistent grassy forage ground cover (left); facing E. into pasture from edge of forested area (right). *Bottom row* – Homesite excluded from Open Space FACL enrollment, facing S. (left); excluded homesite facing N. from pasture (right).





## Building Development Center

2000 Lakeridge Dr. SW, Olympia, WA 98502

(360)786-5490 / (360)754-2939 (Fax)

TDD Line (360) 754-2933

Email: [permit@co.thurston.wa.us](mailto:permit@co.thurston.wa.us)

[www.thurstoncountybdc.com](http://www.thurstoncountybdc.com)

*Creating Solutions for Our Future*

# MASTER APPLICATION

This application must accompany a project specific supplemental application.

STAFF USE ONLY		DATE STAMP
NO	2023100008 23-100054 VA Area: Site: 1421 MAPLE VALLEY RD SW OLYM 13823120001 Sub Type: Open Space-Open Space	THURSTON COUNTY RECEIVED JAN 03 2023 BUILDING DEVELOPMENT CENTER
IN	Gopher Soils <input type="checkbox"/> YES <input type="checkbox"/> NO Prairie Soils <input type="checkbox"/> YES <input type="checkbox"/> NO	Intake By: <u>                    </u>

PROJECT DESCRIPTION \_\_\_\_\_

PROPERTY INFORMATION

1. Tax Parcel Number(s) 13823120001; \_\_\_\_\_

2. Subdivision Name \_\_\_\_\_ Lot # \_\_\_\_\_

3. Property Address 1421 Maple Valley Rd SW City Olympia Zip Code 98502

4. Directions to Property (from nearest major road) \_\_\_\_\_

PROPERTY ACCESS

5. Property Access ☒ Existing ☐ Proposed

6. Access Type ☒ Private Driveway ☐ Shared Driveway ☐ Private Road ☐ Public Road

7. Property Access Issues (locked gate, gate code, dogs or other animals) ☒ No ☐ Yes \_\_\_\_\_

Property owner is responsible for providing gate code and securing animals prior to site visit.

WATER/SEPTIC

8. Water Supply ☒ Existing ☐ Proposed

9. Water Supply Type ☒ Single Family ☐ Two Party Well ☐ Group A ☐ Group B

WATER SYSTEM NAME \_\_\_\_\_

10. Waste Water Sewage Disposal ☒ Existing ☐ Proposed

11. Sewage Disposal System Type ☒ Individual Septic System ☐ Community System ☐ Sewer

NAME OF PUBLIC SYSTEM \_\_\_\_\_



## BILLING OF INVOICES

The fee charged at the time of application covers base hours listed on the fee schedule. When base hours by a Department are used, a monthly billing invoice is generated at the hourly rate listed on the fee schedule. Should review of the project exceed the base hours allotted, billing invoices shall be mailed to: ☐ Owner ☐ Applicant ☐ Point of Contact

## PROPERTY OWNER (additional property owner sheet can be obtained online at [www.thurstoncountybdc.com](http://www.thurstoncountybdc.com))

Property Owner Name Clark & Joan Clements

Mailing Address 1421 Maple Valley Rd SW City Olympia State WA Zip Code 98502

Phone (360) 866-4712 Cell ( ) Fax ( )

EMAIL Wanockpaw@comcast.net

Communication from staff provided by Email? ☒ YES ☐ NO

Property Owner Signature\* \_\_\_\_\_ Date \_\_\_\_\_

## APPLICANT

Applicant Name \_\_\_\_\_

Mailing Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

Phone ( ) Cell ( ) Fax ( )

EMAIL \_\_\_\_\_

Communication from staff provided by Email? ☐ YES ☐ NO

Signature\* \_\_\_\_\_ Date \_\_\_\_\_

## POINT OF CONTACT (Person receiving all County correspondence)

Name Jack A. Olson, PE

Mailing Address 3541 Carson Ln NW City Olympia State WA Zip Code 98502

Phone (360) Cell (360) 790-4249 Fax ( )

EMAIL JOlson08@comcast.net

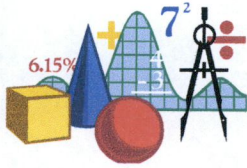
Communication from staff provided by Email? ☐ YES ☐ NO

Signature\* Jack A Olson Date 3/1/23

## \*DISCLAIMER

Application is hereby made for a permit(s) to authorize the activities described herein. I certify that I am familiar with the information contained in the application package and that to the best of my knowledge and belief, such information is true, complete, and accurate. I further certify that I possess the authority to undertake the proposed activities. I hereby grant to the agencies to which this application is made or forwarded, the right to enter the above-described location to inspect the proposed, in-progress or completed work. I agree to start work only after all necessary permits/approvals have been received.





December 19, 2022

**Professional Engineering Services, Inc.**

Jack A. Olson, PE  
3541 Carson Ln NW  
Olympia, Washington 98502  
[jolson08@comcast.net](mailto:jolson08@comcast.net)  
360 790-4249

**Thurston County Planning Department  
2000 Lakeridge Dr. SW  
Olympia, WA 98502**

**RE:** Open Space Classification Application, Parcel 13823120001, Clements

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**Planning:**

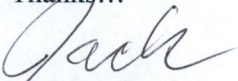
Attached is the completed application for Open Space Classification for Joan and Clark Clements. I have also provided a PDF of the application on the attached flash drive.

I'm assisting the Clements with this application and would appreciate if any questions, comments, or notices by copied to me.

The easiest way to communicate with the Clements is through the email below:

[nanookpnw@comcast.net](mailto:nanookpnw@comcast.net)

Thanks...

  
Jack A. Olson, PE

**THURSTON COUNTY  
RECEIVED**

**JAN 03 2023**

**BUILDING DEVELOPMENT CENTER**



# **Clark & Joan Clements**

## **Open Space Conservation Plan**

THURSTON COUNTY  
RECEIVED

**Parcel No.:** 13823120002

JAN 03 2023

**Address:** 1421 Maple Valley Rd SW, Olympia, WA 98502

BUILDING DEVELOPMENT CENTER

### **Description:**

A 5.00 ac parcel that has a single-family residence, wood shed, approximately 3.0 acres of cleared, fenced grass pasture, and approximately 1.5 ac of timberland.

The property was contiguous with approximately 35 ac of adjacent land owned by James Clements, son of Clark and Joan. Together, the Clements grazed cattle on the land and had the property classified as Agricultural Open Space. The summer of 2022 James Clements sold his last parcel of property within the Maple Valley area. Clark & Joan Clements were notified that their property was no longer eligible for the previous Open Space tax exemption. A new application for Open Space Classification is being submitted for Clark & Joan Clements.

### **Proposed use and conservation plan:**

Previously cattle grazed on the land except for about 0.5 acres of lawn the surrounded Clark & Joan's home. This included grazing in the timberland. As necessary the pasture was mowed and brush was cleared from the timber area.

The summer of 2022 Clark & Joan had a neighbor graze their cattle within the pasture to keep the grass and brush down. This worked well for all parties and it is the plan for going forward.

- Graze stock that belongs to others on the pasture.
- As necessary, mow the pasture to keep and grass and brush down.
- Maintain pasture fences.
- The timberland contains limited food for stock. Grazing stock within the timberland area will be monitored and may be allowed as conditions warrant.
- The timberland area will be monitored and any invasive plants found will be removed.
- In order to prevent soil erosion, rotational grazing and limiting the number of cattle grazing at any point in time will be monitored and managed. The goal is to maintain a stubble height of at least 3" within the pasture.
- In order to prevent soil erosion within the forested area, grazing will be limited to dry portions of the year.





THURSTON COUNTY  
RECEIVED

JAN 03 2023

BUILDING DEVELOPMENT CENTER

**Thurston County Planning Department**

2000 Lakeridge Dr. SW  
Olympia, WA 98502  
(360)754-3355 / (360)754-2939 (Fax)  
Email: [permit@co.thurston.wa.us](mailto:permit@co.thurston.wa.us)  
[www.co.thurstonplanning.org](http://www.co.thurstonplanning.org)

**OPEN SPACE CLASSIFICATION APPLICATION  
FOR CURRENT USE-BASED PROPERTY TAX ASSESSMENT**

**IMPORTANT:** Please read the Instructions, Things to Know, and Eligibility Criteria sheets before completing this form.

Name(s) of Applicant(s) Clark & Joan Clements  
Mailing Address 1421 Maple Valley Rd SW Day Phone Number(s) 360 866-4712  
Olympia, WA 98502  
Tax Parcel Number(s) 13823120001  
General Location of Property

Maple Valley Area off Cedar Flats Road

1. Legal Interest in Property:

☒ Owner ☐ Contract Purchaser ☐ Other (Describe) \_\_\_\_\_

2. Total Acreage of Property 500 Ac

3. Acreage to be Enrolled in Open Space Program 4.00 Ac

4. What is the Property Currently Used for? Single Family Residence, Pasture, Forest

5. What kind of public access do you propose? (Note: Public access is not required for program eligibility.)

☒ None

☐ Partial Access (1 point): Public access on a seasonal basis or access by members of the organization utilizing the facility.

☐ Substantial Access (2 points): Year-round access to members and available to the public upon special arrangement. Any user fees may not exceed three times the average cost for members.

☐ Unlimited Access (4 points): Year-round access to the public without special arrangement.

Please describe or explain:

2023100008 23-100054 VA Area:  
Site: 1421 MAPLE VALLEY RD SW OLYM  
13823120001  
Sub Type: Open Space-Open Space



6. Do you propose to apply a conservation easement or historic easement to your property?

☐ Yes (type: \_\_\_\_\_)

☐ No

Does one exist now?

☐ Yes (type: \_\_\_\_\_)

☐ No

Who will hold (or does hold) the easement? \_\_\_\_\_

7. **Before completing this part of the application**, use the blue "Eligibility Criteria Checklist" to determine if your property qualifies for any of the Priority Resource categories. (Property must be eligible for at least one Priority Resource and at least 3 points in order to be classified as open space.) Use the list below to indicate which Priority Resource categories you can document eligibility for. Refer to the gray "Help List" for sources of assistance, if needed.

**HIGH PRIORITY RESOURCES** (3 points each)

# Acres

- \_\_\_\_\_ a. Archaeological Sites
- 4.00 b. Farm and Agricultural Conservation Land (FACL)
- \_\_\_\_\_ c. Fish-Rearing Habitat--Ponds and Streams
- \_\_\_\_\_ d. Geological and Shoreline Features
- \_\_\_\_\_ e. Historical Sites
- \_\_\_\_\_ f. Private Recreation Areas
- \_\_\_\_\_ g. Rural Open Space Close to Urban or Growth Areas
- \_\_\_\_\_ h. Significant Wildlife Habitat Areas
- \_\_\_\_\_ i. Special Plant Sites
- \_\_\_\_\_ j. Urban or Growth Area Open Space

**MEDIUM PRIORITY RESOURCES** (2 points each)

# Acres

- \_\_\_\_\_ a. Public Land Buffers
- \_\_\_\_\_ b. Scenic Vista or Resources

**LOW PRIORITY RESOURCES** (1 point each)

# Acres

- \_\_\_\_\_ a. Resource Restoration



8. **IMPORTANT! Read all of the following information regarding tax liabilities before signing this application form.**

You will owe to the County the following additional taxes, interest and penalties when your property is removed or withdrawn from current use classification. The following is a summary of state law. Consult RCW Chapter 84.34 for details.

**STATEMENT OF ADDITIONAL TAX, INTEREST, AND PENALTY DUE UPON REMOVAL OF CLASSIFICATION:**

- A. 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 Land" 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% shall be applied to the additional tax if the classified land is applied to some other use except through compliance with the property owner's request for withdrawal process, or except as a result of those conditions listed in (B) below.
- B. The additional tax, interest, and penalty specified in (8A) 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 84.36.020.
  - f. Acquisition of property interests 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)(e) (farm homesite).
- 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.

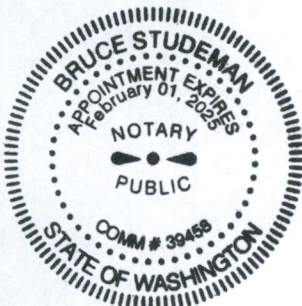
**Removals and withdrawals from the program are processed by the Thurston County Assessor.**

I (We) the undersigned, swear under the penalty of perjury, that I (We) am (are) the owner(s) or contract purchaser(s), of the land described above and that the above responses are made truthfully and to the best of my (our) knowledge. I (We) also understand that, should there be willful misrepresentation or willful lack of full disclosure on my (our) part, the granting authority, which may hereafter classify said land under the provisions of Chapter 84.34 RCW, may subsequently remove the classification. In addition, I (we) am (are) aware of the potential tax liability described above.

DATE: 12-19-22

OWNERS: Joan B. Clements  
Clark Clements  
\_\_\_\_\_

SUBSCRIBED and SWORN to before me this 19<sup>TH</sup> day of DECEMBER, 2022.



Bruce E. Studeman

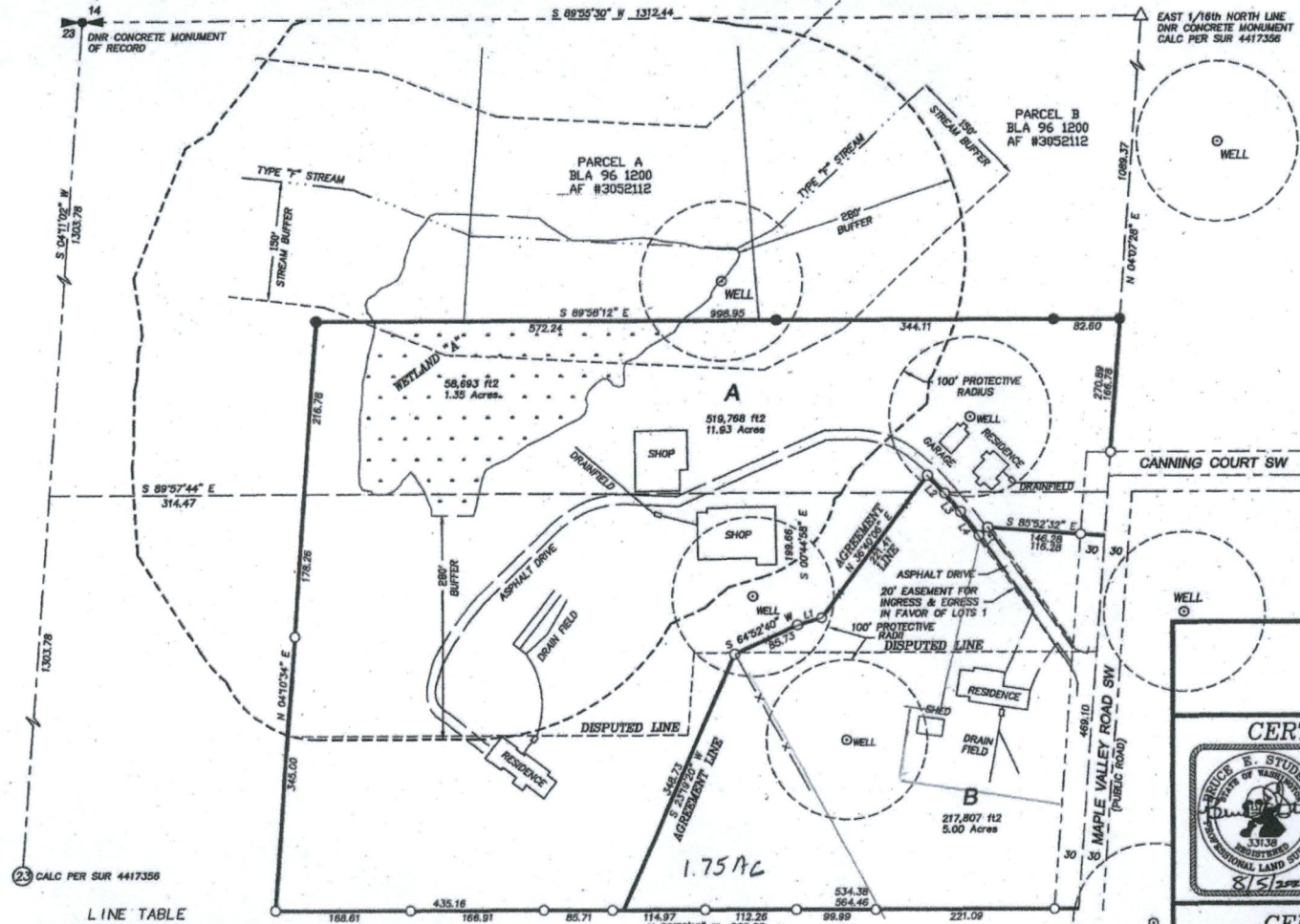
Notary Public in and for the State of Washington, residing in Thurston County



SUR 4873590 1/2

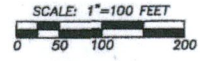
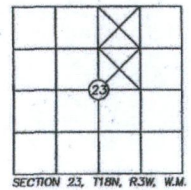
4873590  
RECORD OF SURVEY  
THURSTON COUNTY, WASHINGTON  
AUGUST, 2021

RECORD OF SURVEY OF BOUNDARY LINE AGREEMENT AND BOUNDARY LINE RESOLUTION PURSUANT TO RCW 58.04.007



LINE TABLE

NO.	BEARING	DISTANCE
L1	N 73°30'56" E	31.68
L2	S 43°37'42" E	30.81
L3	S 40°06'04" E	29.83
L4	S 38°13'02" E	37.91
L5	N 46°16'29" E	15.13



158258DR.DWG  
AUGUST, 2021

BASIS OF MERIDIAN:  
RECORD OF SURVEY RECORDED UNDER AUDITOR'S FILE NO. 4417356, RECORDS OF THURSTON COUNTY, WASHINGTON.

REFERENCE SURVEYS:  
BLA 96 1200 TC AF #3052112  
RECORD OF SURVEY AF #0058860048  
RECORD OF SURVEY AF #4417356  
RECORD OF SURVEY AF #4750357

SURVEY PROCEDURE:  
THIS SURVEY WAS COMPLETED WITH A FIVE SECOND TOTAL STATION AND FIELD TRAVERSE ACCURACY MEETS OR EXCEEDS THOSE PRECISION STANDARDS STATED IN WAC 332-130-090.

LEGEND

- SET 1/2" CAPPED IRON BAR LS 33138
- 1/2" CAPPED IRON BAR LS 16908
- 1/2" IRON BAR WITH LS 10847 CAP

**BRACY & THOMAS**  
LAND SURVEYORS  
1520 IRVING ST. SW, SUITE B  
TUMWATER, WASHINGTON 98512  
(360) 357-5593

**CERTIFICATE OF SURVEYOR**



THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF JAMES CLEMENTS IN JUNE, 2021.

*Bruce S. Studman* DATE: 8/5/2021  
REGISTERED PROFESSIONAL LAND SURVEYOR  
CERTIFICATE NUMBER LS 33138

**CERTIFICATE OF AUDITOR**

FILED FOR RECORD THIS 11<sup>th</sup> DAY OF August, 2021, AT 40 MINUTES PAST 9 O'CLOCK A.M., AND RECORDED UNDER AUDITOR'S FILE NUMBER 4873590, AT THE REQUEST OF BRACY AND THOMAS.

*Mary Hall* BY *Allyssa Jeff*  
THURSTON COUNTY AUDITOR DEPUTY

**AUDITOR'S INDEXING DATA**

	SECTION	TOWNSHIP	RANGE
NW 1/4 OF NE 1/4	23	18 NORTH	3 WEST
SW 1/4 OF NE 1/4			W.M.

Thurston County Treasurer  
JANIS K. WALKER  
8/11/21



# RECORD OF SURVEY OF BOUNDARY LINE AGREEMENT AND BOUNDARY LINE RESOLUTION PURSUANT TO RCW 58.04.007

## ACKNOWLEDGMENT OF OWNERS

WE, THE UNDERSIGNED RECOGNIZE THE BOUNDARY LINES SHOWN HEREON TO RESOLVE THE DISPUTED BOUNDARY BETWEEN OUR OWNERSHIPS.

James Clements 08/10/21  
JAMES CLEMENTS DATE

Clark A. Clements 7/10/21  
CLARK A. CLEMENTS DATE

Joan B. Clements 8-10-21  
JOAN B. CLEMENTS DATE

STATE OF WASHINGTON }  
COUNTY OF THURSTON }

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT JAMES CLEMENTS IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT, AND ACKNOWLEDGED IT TO BE HIS FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

GIVEN UNDER HAND AND SEAL THIS 10th DAY OF August 2021.

Julie Todd  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON  
(PRINT NAME) JULIE TODD  
RESIDING AT: THURSTON COUNTY  
MY COMMISSION EXPIRES: JULY 30, 2024



STATE OF WASHINGTON }  
COUNTY OF THURSTON }

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT CLARK A. CLEMENTS IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT, AND ACKNOWLEDGED IT TO BE HIS FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

GIVEN UNDER HAND AND SEAL THIS 10th DAY OF August 2021.

Julie Todd  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON  
(PRINT NAME) JULIE TODD  
RESIDING AT: THURSTON COUNTY  
MY COMMISSION EXPIRES: JULY 30, 2024



STATE OF WASHINGTON }  
COUNTY OF THURSTON }

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT JOAN B. CLEMENTS IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT SHE SIGNED THIS INSTRUMENT, AND ACKNOWLEDGED IT TO BE HER FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

GIVEN UNDER HAND AND SEAL THIS 10th DAY OF August 2021.

Julie Todd  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON  
(PRINT NAME) JULIE TODD  
RESIDING AT: THURSTON COUNTY  
MY COMMISSION EXPIRES: JULY 30, 2024



## ORIGINAL DESCRIPTIONS

JAMES CLEMENTS PARCEL 13823120000

LOT 5 OF LARGE LOT SUBDIVISION NO. LL-0655 AS RECORDED MARCH 3, 1992 UNDER AUDITOR'S FILE NO. 9203030183, RECORDS OF THURSTON COUNTY, WASHINGTON.

CLARK A. CLEMENTS PARCEL 13823120001

LOT 4 OF LARGE LOT SUBDIVISION NO. LL-0655 AS RECORDED MARCH 3, 1992 UNDER AUDITOR'S FILE NO. 9203030183, RECORDS OF THURSTON COUNTY, WASHINGTON.

## NEW DESCRIPTIONS

JAMES CLEMENTS (PARCEL A)

THAT PORTION OF LOTS 4 AND 5 OF LARGE LOT SUBDIVISION NO. LL-0655 AS RECORDED MARCH 3, 1992 UNDER AUDITOR'S FILE NO. 9203030183, RECORDS OF THURSTON COUNTY, WASHINGTON, LYING WESTERLY AND NORTHERLY OF THE FOLLOWING DESCRIBED LINE: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 4; THENCE S89°58'12"E ALONG THE SOUTH LINE THEREOF A DISTANCE OF 435.16 FEET TO THE TRUE POINT OF BEGINNING OF SAID LINE; THENCE N23°19'20"E A DISTANCE OF 348.73 FEET; THENCE N64°52'40"E A DISTANCE OF 85.73 FEET; THENCE N73°30'56"E A DISTANCE OF 31.68 FEET; THENCE N36°40'06"E A DISTANCE OF 221.41 FEET; THENCE S43°37'42"E A DISTANCE OF 30.81 FEET; THENCE S40°06'04"E A DISTANCE OF 29.83 FEET; THENCE S36°37'02"E A DISTANCE OF 37.91 FEET; THENCE S85°52'32"E A DISTANCE OF 116 FEET, MORE OR LESS, TO THE EASTERLY MARGIN OF MAPLE VALLEY ROAD SW AND THE TERMINUS OF SAID LINE.

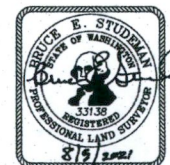
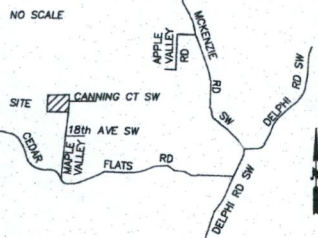
CLARK A. CLEMENTS (PARCEL B)

THAT PORTION OF LOTS 4 AND 5 OF LARGE LOT SUBDIVISION NO. LL-0655 AS RECORDED MARCH 3, 1992 UNDER AUDITOR'S FILE NO. 9203030183, RECORDS OF THURSTON COUNTY, WASHINGTON, LYING EASTERLY AND SOUTHERLY OF THE FOLLOWING DESCRIBED LINE: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 4; THENCE S89°58'12"E ALONG THE SOUTH LINE THEREOF A DISTANCE OF 435.16 FEET TO THE TRUE POINT OF BEGINNING OF SAID LINE; THENCE N23°19'20"E A DISTANCE OF 348.73 FEET; THENCE N64°52'40"E A DISTANCE OF 85.73 FEET; THENCE N73°30'56"E A DISTANCE OF 31.68 FEET; THENCE N36°40'06"E A DISTANCE OF 221.41 FEET; THENCE S43°37'42"E A DISTANCE OF 30.81 FEET; THENCE S40°06'04"E A DISTANCE OF 29.83 FEET; THENCE S36°37'02"E A DISTANCE OF 37.91 FEET; THENCE S85°52'32"E A DISTANCE OF 116 FEET, MORE OR LESS, TO THE EASTERLY MARGIN OF MAPLE VALLEY ROAD SW AND THE TERMINUS OF SAID LINE.

## ADDRESSES

PARCEL A	1333 MAPLE VALLEY RD SW, OLYMPIA WA 98512
PARCEL B	1421 MAPLE VALLEY RD SW, OLYMPIA WA 98512

## VICINITY MAP



BRACY & THOMAS  
LAND SURVEYORS  
1520 RYAN ST. SW, SUITE B  
TUMWATER, WASHINGTON 98512  
(360) 357-5593

SUR4873590 2/2

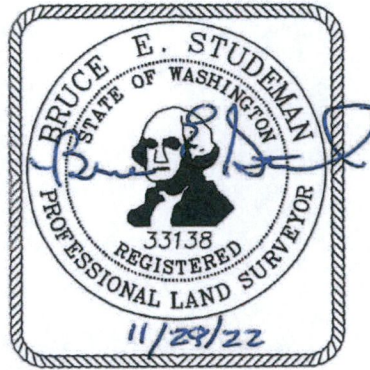
**BRACY & THOMAS, LAND SURVEYORS**

1520 IRVING STREET SW, SUITE B  
TUMWATER, WASHINGTON 98512  
PHONE (360) 357-5593

November 30, 2022

**Clark and Joan Clements Description**

Parcel B of Record of Survey recorded August 11, 2021, under Auditor's File No. 4873590.





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

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

**File With County Assessor**

County: Thurston

Applicant(s) name and address:

Clark & Joan Clements  
1421 Maple Valley Rd SW  
Olympia, WA 98502

Assessor's Parcel or Account No:

13823120001

Auditor's File No. on original application:

Phone No: 360 866-4712

Land subject to this application (legal description):

Parcel B of Record of Survey Recorded Aug  
11, 2021, under Auditor's file #4873590

**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:

- |   |                                      |                                      |                                      |
|---|--------------------------------------|--------------------------------------|--------------------------------------|
| <input type="checkbox"/> REV 62 0021            | <input type="checkbox"/> REV 64 0021 | <input type="checkbox"/> REV 64 0108 | <input type="checkbox"/> REV 64 0111 |
| <input type="checkbox"/> REV 62 0110            | <input type="checkbox"/> REV 64 0024 | <input type="checkbox"/> REV 64 0109 |                                      |
| <input type="checkbox"/> Timber Management Plan |                                      |                                      |                                      |

## 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):

Clark Clements

Joan Clements

Date 1-25-23

### 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

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**Application for Classification or Reclassification  
Open Space Land  
Chapter 84.34 RCW**

**File With the County Legislative Authority**

Name of Owner(s): Clark & Joan Clements Phone No: 360 866-4712  
Email Address: nanookpnw@comcast.net  
Address: 1421 Maple Valley Rd SW  
Olympia, WA 98502

Parcel Number(s): 13823120001  
Legal Description: Parcel B of Recorded of Survey Recorded Aug 11, 2021  
under Auditor's File No. 4873590  
Total Acres in Application: 5.00 ac total, 4.00 ac in farm

Indicate what category of open space this land will qualify for:

- ☐ Conserve or enhance natural, cultural, or scenic resources
- ☐ Protect streams, stream corridors, wetlands, natural shorelines, or aquifers
- ☐ Protect soil resources, unique or critical wildlife, or native plant habitat
- ☐ Promote conservation principles by example or by offering educational opportunities
- ☐ Enhance the value to the public of abutting or neighboring parks, forests, wildlife preserves, nature reservations or sanctuaries, or other open spaces
- ☐ Enhance recreation opportunities
- ☐ Preserve historic or archaeological sites
- ☐ Preserve visual quality along highway, road, street corridors, or scenic vistas
- ☐ Retain in its natural state tracts of land not less than one acre situated in an urban area and open to public use on such conditions as may be reasonably required by the granting authority
- ☒ Farm and agricultural conservation land previously classified under RCW 84.34.020(2), that no longer meets the criteria
- ☐ Farm and agricultural conservation land that is "traditional farmland" not classified under Chapter 84.33 or Chapter 84.34 RCW, that has not been irrevocably devoted to a use inconsistent with agricultural uses, and has a high potential for returning to commercial agriculture

1. Describe the present use of the land.  
Single family residence w/approx 1.5 ac of timber and 3.0 ac of fenced pasture.
2. Is the land subject to a lease or agreement which permits any other use than its present use? ☐ Yes ☒ No  
If yes, attach a copy of the lease agreement.
3. Describe the present improvements (residence, buildings, etc.) located on the land.  
Single family residence, wood shed, fenced pasture.
4. 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.  
There is a driveway easement to the adjacent property.
5. If applying for the farm and agricultural conservation land category, provide a detailed description below about the previous use, the current use, and the intended future use of the land.  
The past, present, & future use is to graze livestock on the pasture, and as possible graze in the timber area.  
Continue use as a single family residence.

**NOTICE:**

**The county and/or city legislative authorities may require owners to submit additional information regarding the use of the land.**

As owner of the parcel(s) described in this application, I hereby indicate by my signature below that I am aware of the additional tax, interest, and penalties involved when the land ceases to be classified under the provisions of Chapter 84.34 RCW. I also certify that this application and any accompanying documents are accurate and complete.

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)

**Print the name of each owner:**

**Signature of each owner:**

**Date**

Clark Clements

*Clark Clements*

Joan Clements

*Joan Clements*

1-25-23

The granting or denial of an application for classification or reclassification as open space land is a legislative determination and shall be reviewable only for arbitrary and capricious actions. Denials are only appealable to the superior court of the county in which the land is located and the application is made.



**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 Land" 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 in (a), paid at the same statutory rate charged on delinquent property taxes; plus
  - (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) 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, wildfire, 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 84.36.020.
  - (f) Acquisition of property interests 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 home site).
  - (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 conservation easement of private forest lands within unconfined channel migration zones or containing critical habitat for threatened or endangered species 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) The discovery that the land was classified in error through no fault of the owner.

**FOR LEGISLATIVE AUTHORITY USE ONLY**

Date application received: \_\_\_\_\_ By: \_\_\_\_\_

Amount of processing fee collected: \$ \_\_\_\_\_

- Is the land subject to a comprehensive land use plan adopted by a city or county? ☐ Yes ☐ No

If yes, application should be processed in the same manner in which an amendment to the comprehensive land use plan is processed.

If no, application must be acted upon after a public hearing and notice of the hearing shall have been given by one publication in a newspaper of general circulation in the area at least ten days before the hearing.

- If the land is not subject to a comprehensive land use plan, is the land located within an incorporated part of the county? ☐ Yes ☐ No

If yes, application must be acted upon by three members of the county legislative authority and three members of the city legislative authority. See RCW 84.34.037(1) for details.

If no, application must be acted upon by three members of the county legislative authority.

- ☐ Application approved      ☐ In whole      ☐ In part  
☐ Application denied      ☐ Date owner notified of denial (Form 64 0103):

If approved, date Open Space Taxation Agreement (OSTA) was mailed to owner:

Signed OSTA received by Legislative Authority on:

Copy of signed OSTA forwarded to Assessor on:

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REV 64 0021e (6/26/19)



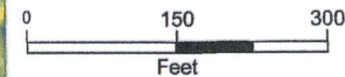


## Clements

### Legend

- Label - Parcel Number
- Label - Owner Name
- Parcel Boundaries
- Roads - Major
  - Major Roads
  - Ramp
  - I 5; US 101
- Roads (Large Scale)
- + Railroads
- County Border

Scale 1: 3,180



Map Created Using GeoData Public Website

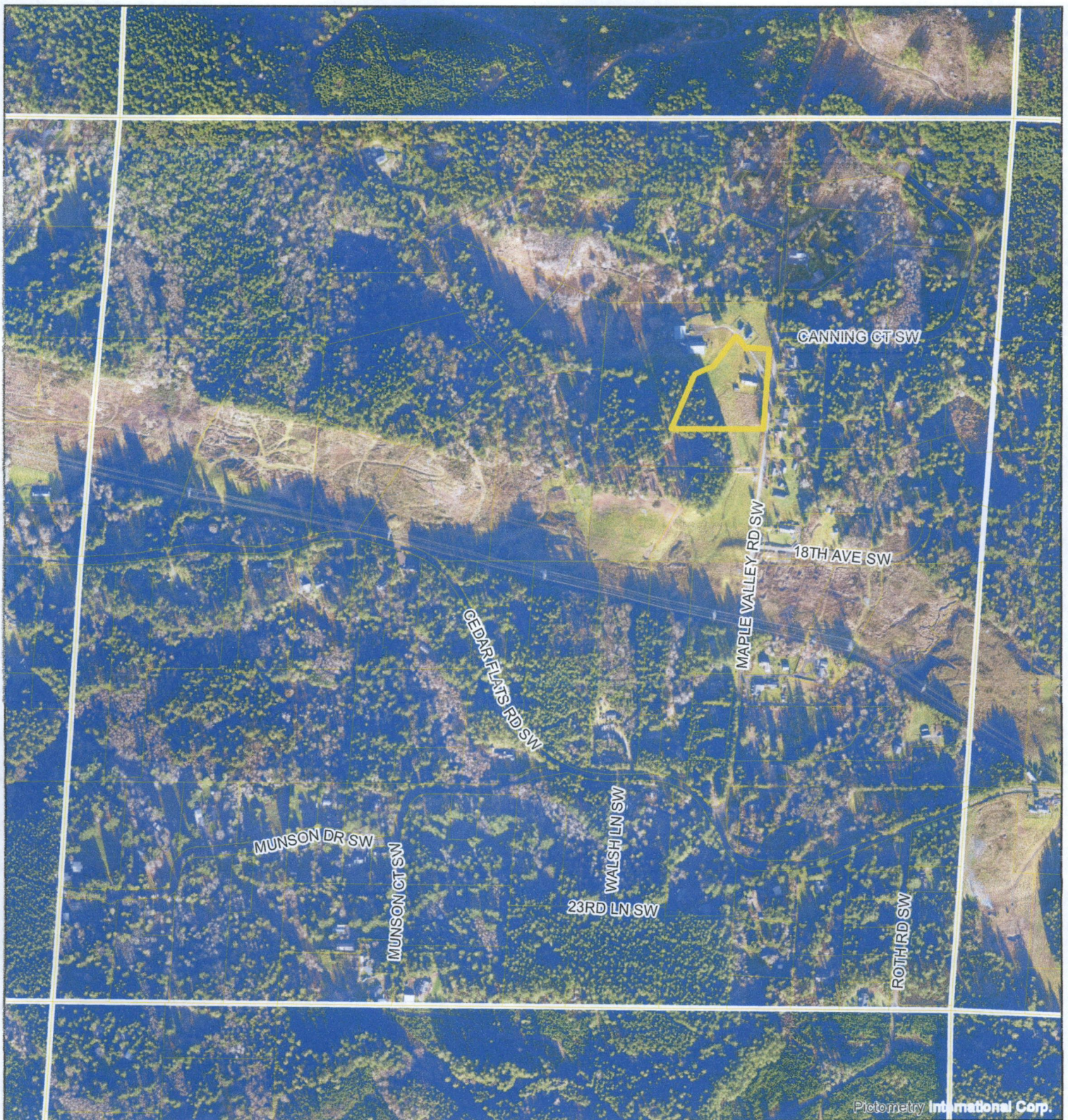
Published: 11/29/2022

Note:



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Pictometry International Corp.

THURSTON COUNTY  
*Section 23*  
*Township 18 North*  
*Range 3 West*



Parcels Boundaries



Sections



Parcel #13823120001

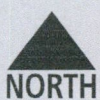
1 inch equals 796 feet  
 Aerial Photography  
 taken Oct-Dec 2020

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Map Created by WE: 11/30/2022



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 Feet