**Thurston County Open Space Tax Program**  
2017 Application Process

<table>
<thead>
<tr>
<th>Applicant</th>
<th>Anne Marie Jordan Trust</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address</td>
<td>624 Apple Valley Rd. SW, Olympia, WA 98512</td>
</tr>
<tr>
<td>Location of Property</td>
<td>Northwestern Thurston County</td>
</tr>
<tr>
<td>Acres in Application</td>
<td>6.99 (7.99 total acreage)</td>
</tr>
<tr>
<td>Parcel number(s)</td>
<td>13813430100</td>
</tr>
</tbody>
</table>

A. **Site Characteristics & Context**  
The parcel under consideration totals 7.99 acres with 6.99 acres proposed for the open space-open space tax program. There is a single family home and a shop building on the acre area proposed to be excluded from open space classification in a designated home site. This property was previously in the Open Space-Agricultural tax program administered by the Assessor’s office. Unfortunately, the applicant was not able to meet the minimum income requirements to remain in that program. However, they do qualify for the open space-open space tax program. The property owners are applying for a classification of Farm and Agricultural Conservation Land (FACL) with no public access. The zoning is Rural Residential/Resource 1 unit per 5 acres (RRR 1/5). The surrounding parcels are also zoned RRR 1/5. The City of Olympia Urban Growth Area is located approximately 1.26 miles to the northeast of the subject property, as the crow flies.

---

B. **Public Benefit Rating System**  
1. *For which Priority Resources categories does the property qualify?*  
   - Farm and Agriculture Conservation Land (FACL)

2. *Which public access category has the property owner agreed to?*  
   - No public access

3. *Does a conservation easement or historic easement apply to the property?*  
   - No conservation or historic easements
4. **Summary of Public Benefit rating:**

<table>
<thead>
<tr>
<th>Category</th>
<th>Points</th>
</tr>
</thead>
<tbody>
<tr>
<td>Farm and Agriculture Conservation Land</td>
<td>3</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>3</strong></td>
</tr>
</tbody>
</table>

5. **Estimated tax shift:**

The property is eligible for 3 points under the Thurston County Public Benefit Rating System, qualifying the property for a 50% reduction in market value. This represents a smaller tax shift than is currently provided under the Assessor’s Agricultural classification, meaning there will be a net gain in total property tax collected by Thurston County.

C. **Additional Considerations**

1. *Does the property meet the definition of open space?*
   
   Yes, minimum eligibility requirements ensure that only properties meeting the open space classifications definitions could be classified as open space.

2. *Any other factors relevant to the application in weighing the benefits to the public?*
   
   Protecting this property from further development will prevent further potential storm water runoff from impervious surfaces and potential septic tank problems associated with development. The management of the property as open space is consistent with other properties in the area.

D. **Recommendation**

Staff recommends approval of classification of 6.99 acres owned by the Anne Marie Jordan Trust as open-space land for current use assessment.

Attachments:

1. Master Application and Open Space Application
2. Conservation plan
3. Site map
4. Aerial photo
MASTER APPLICATION
Specific Supplemental Application

2016105512

16 113930 VA
Site Address: 624 Apple Valley Rd SW Olympia WA 98512
Parcel #: 13813430100

Property Tax Parcel Number(s): Portion of 13813430100

Subdivision Name (if applicable):

Property Address: 624 Apple Valley Rd, SW
City: Olympia Zip Code: 98512

Directions to the Property:
Mud Bay Exit off 101; Left on 2nd Avenue to McKenzie Rd SW; McKenzie Rd SW to Apple Valley Rd, SW.

Property Access: ✔ Existing ☐ Proposed
Access Type: ✔ Private Driveway ☐ Shared Driveway ☐ Private Road ☐ Public Road
Property Access Issues (locked gate, code required, dogs or other animals): ☐ No ☐ Yes If yes, Describe:

(property owner is responsible for securing animals prior to site visit)

Water Supply: ✔ Existing ☐ Proposed
Water Supply Type: ✔ Single Family ☐ Two Single Family Residential ☐ Group A ☐ Group B
☐ Group B Exempt Name of Community Water System:

Waste Water Sewage Disposal: ☐ Existing ☐ Proposed ✔ Individual Septic System ☐ Sewer
☐ Community Septic System Name of Public System:

DESCRIPTION OF PROJECT PROPOSAL (attach additional sheet if needed)

Property is currently classified as Farm and Agricultural. The property is no longer eligible for this classification so we are now working to reclassify it to Farm & Agricultural Conservation.
**BILLING OF INVOICES**

The base application fee charged at the time of application covers base hours listed on the fee schedule. When the base hours by a Department are used, a monthly billing invoice will be generated for additional hours 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

Additional property owner sheets can be obtained online at [www.co.thurston.wa.us/permitting](http://www.co.thurston.wa.us/permitting)

**EMAIL:** An email address is required if you would like communication to be provided by email.

<table>
<thead>
<tr>
<th>Property Owner:</th>
<th>Bruce Galvin as Trustee for the Anne Marie Jordan Trust</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mailing Address:</td>
<td>111 N. 74th Street</td>
</tr>
<tr>
<td>City:</td>
<td>Seattle</td>
</tr>
<tr>
<td>State:</td>
<td>WA</td>
</tr>
<tr>
<td>Zip Code:</td>
<td>98103</td>
</tr>
<tr>
<td>Phone #:</td>
<td>206-783-3690</td>
</tr>
<tr>
<td>Fax #:</td>
<td></td>
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<tr>
<td>Cell #:</td>
<td></td>
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<tr>
<td>E-mail:</td>
<td></td>
</tr>
<tr>
<td>Signature*:</td>
<td>Bruce Galvin</td>
</tr>
<tr>
<td>Date:</td>
<td>9/17/16</td>
</tr>
</tbody>
</table>

**Applicant (if different than owner):** Daniel Galvin as Personal Representative of the C Knight Galvin Estate

<table>
<thead>
<tr>
<th>Mailing Address:</th>
<th>PO Box 11011</th>
</tr>
</thead>
<tbody>
<tr>
<td>City:</td>
<td>Olympia</td>
</tr>
<tr>
<td>State:</td>
<td>WA</td>
</tr>
<tr>
<td>Zip Code:</td>
<td>98508</td>
</tr>
<tr>
<td>Phone #:</td>
<td>360-701-3560</td>
</tr>
<tr>
<td>Fax #:</td>
<td></td>
</tr>
<tr>
<td>Cell #:</td>
<td>Same</td>
</tr>
<tr>
<td>E-mail:</td>
<td><a href="mailto:dgalvin@comcast.net">dgalvin@comcast.net</a></td>
</tr>
<tr>
<td>Signature*:</td>
<td>Daniel Galvin</td>
</tr>
<tr>
<td>Date:</td>
<td>9/17/16</td>
</tr>
</tbody>
</table>

**Point of Contact:** Same as Applicant

<table>
<thead>
<tr>
<th>Mailing Address:</th>
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<tbody>
<tr>
<td>City:</td>
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<td>Cell #:</td>
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<td>E-mail:</td>
<td></td>
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<tr>
<td>Signature*:</td>
<td></td>
</tr>
<tr>
<td>Date:</td>
<td></td>
</tr>
</tbody>
</table>

*Application is hereby made for a permit or permits to authorize the activities described herein. I certify that I am familiar with the information contained in the application 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.*

Revised 01.07.16  
Form No. MA005
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)  DANIEL W GALLOW
Mailing Address  PO BOX 1101
Olympia, WA 98508
Day Phone Number(s)  360-704-3510
Tax Parcel Number(s)  DEPARTMENT OF 139 134 30100
General Location of Property  Mud Bay

1. Legal Interest in Property:
   - [ ] Owner
   - [ ] Contract Purchaser
   - [x] Other (Describe)  PERSONAL REPRESENTATION OF THE HEIRS OF E. KNIGHT GALLOW

2. Total Acreage of Property  7.99

3. Acreage to be Enrolled in Open Space Program  6.99

4. What is the Property Currently Used for?  GRAZING SHEEP

5. What kind of public access do you propose? (Note: Public access is not required for program eligibility.)
   - [x] 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:
6. Do you propose to apply a conservation easement or historic easement to your property?

- Yes (type: __________) 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)

<table>
<thead>
<tr>
<th># Acres</th>
<th></th>
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<tbody>
<tr>
<td>_______</td>
<td></td>
</tr>
<tr>
<td>X</td>
<td></td>
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<tr>
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<td>_______</td>
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<td>_______</td>
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</tr>
</tbody>
</table>

- a. Archaeological Sites
- 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)

<table>
<thead>
<tr>
<th># Acres</th>
<th></th>
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<tbody>
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<td>_______</td>
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</tr>
<tr>
<td>_______</td>
<td></td>
</tr>
</tbody>
</table>

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

### LOW PRIORITY RESOURCES (1 point each)

<table>
<thead>
<tr>
<th># Acres</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>_______</td>
<td></td>
</tr>
</tbody>
</table>

- 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: 9/22/2016  OWNERS: Bruce Jaron Trustee for Anne Marie Jordan Trust

SUBSCRIBED and SWORN to before me this 22nd day of September, 2016.

[Signature]

NHUNG CHONG
STATE OF WASHINGTON
NOTARY PUBLIC
MY COMMISSION EXPIRES 11-25-17

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

624 Apple Valley Rd SW, Olympia, WA

Farm and agricultural conservation land previously classified under RCW 84.34.020(2)

The 6.99 acres that is the focus of this request for reclassification as Open Space Land under this application was previously part of a single farm operation located near Mud Bay. Upon the owner’s death, the property is now changing ownership from the ownership of the remaining portions of the farm. As such, it will no longer meet the requirements to be classified as Farm and Agricultural Land under RCW 84.34.020(2). This piece of property has always been used for grazing either horses or sheep. Most recently over the past seven plus years it has been donated for use by the Evergreen State College Sheep Club to graze approximately 20 to 25 ewes. The Sheep Club is run as part of the College’s agricultural program to help teach students farming techniques. The property is fenced and provides excellent grazing land. The long term plan is to continue to provide the property for use by the Sheep Club.
Thurston County Open Space Tax Program
2017 Application Process

<table>
<thead>
<tr>
<th>Applicant</th>
<th>Robert and Kathy Paterson</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address</td>
<td>10141 Old Hwy 99 SE, Olympia, WA 98501</td>
</tr>
<tr>
<td>Location of Property</td>
<td>Central Thurston County, northwest of Offut Lake</td>
</tr>
<tr>
<td>Acres in Application</td>
<td>17.54 acres (18.54 total acreage)</td>
</tr>
<tr>
<td>Parcel number(s)</td>
<td>11719330100</td>
</tr>
</tbody>
</table>

A. Site Characteristics & Context
The parcel under consideration totals 18.54 acres, with 17.54 acres proposed for the open space-open space tax program. There is a single family home and a shop building on the 1-acre area proposed to be excluded from open space classification in a designated home site. This property was previously in the Open Space-Agricultural tax program administered by the Assessor’s office. Unfortunately, the applicant was not able to meet the minimum income requirements to remain in that program. However, they do qualify for the open space-open space tax program. The property owners are applying for a classification of Farm and Agricultural Conservation Land (FACL) with no public access. The zoning of this parcel is Rural Residential/Resource 1 unit per 5 acres (RRR 1/5). The surrounding parcels are also zoned RRR 1/5. The City of Tumwater Urban Growth Area is located approximately 0.77 miles to the north of the subject property, as the crow flies.

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

<table>
<thead>
<tr>
<th>Category</th>
<th>Points</th>
</tr>
</thead>
<tbody>
<tr>
<td>Farm and Agriculture Conservation Land</td>
<td>3</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>3</strong></td>
</tr>
</tbody>
</table>

5. **Estimated tax shift:**

The property is eligible for 3 points under the Thurston County Public Benefit Rating System, qualifying the property for a 50% reduction in market value. This represents a smaller tax shift than is currently provided under the Assessor’s Agricultural classification, meaning there will be a net gain in total property tax collected by Thurston County.

C. **Additional Considerations**

1. **Does the property meet the definition of open space?**
   Yes, minimum eligibility requirements ensure that only properties meeting the open space classifications definitions could be classified as open space.

2. **Any other factors relevant to the application in weighing the benefits to the public?**
   Protecting this property from further development will prevent further potential storm water runoff from impervious surfaces and potential septic tank problems associated with development. The management of the property as open space is consistent with other properties in the area.

D. **Recommendation**

Staff recommends approval of classification of 17.54 acres owned by Robert and Kathy Paterson as open-space land for current use assessment.

Attachments: 1. Master Application and Open Space Application
2. Conservation plan
3. Site map
4. Aerial photo
# Master Application

### Specific Supplemental Application

**Area:**
- 2016105819 16-114657 VA
- Site: 10141 OLD 99 HWY SE OLYMPIA 11719330100
- Sub Type: Open Space-Open Space

**Property Tax Parcel Number(s):** 11719330100

**Subdivision Name (if applicable):** NA

**Property Address:** 10141 OLD HWY 99 S.E.

**City:** OLYMPIA

**Zip Code:** 98501

**Directions to the Property:** On OLD 99 SE from Olympia, turn R approx. 0.25 miles after passing Rich Road

**Property Access:**
- [x] Existing
- [ ] Proposed

**Access Type:**
- [ ] Private Driveway
- [x] Shared Driveway
- [ ] Private Road
- [ ] Public Road

**Property Access Issues (locked gate, code required, dogs or other animals):**
- [x] No
- [ ] Yes

(If yes, Describe)

**Water Supply:**
- [x] Existing
- [ ] Proposed

**Water Supply Type:**
- [x] Single Family
- [ ] Two Single Family Residential
- [ ] Group A
- [ ] Group B
- [x] Group B Exempt

**Name of Community Water System:**

**Waste Water Sewage Disposal:**
- [x] Existing
- [ ] Proposed
- [ ] Individual Septic System
- [ ] Sewer
- [ ] Community Septic System

**Name of Public System:**

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**Description of Project Proposal** (attach additional sheet if needed)

**Open Space App.**

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*Revised 01.07.16*
**BILLING OF INVOICES**

The base application fee charged at the time of application covers base hours listed on the fee schedule. When the base hours by a Department are used, a monthly billing invoice will be generated for additional hours 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

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**EMAIL:** An email address is required if you would like communication to be provided by email.

<table>
<thead>
<tr>
<th>Property Owner:</th>
<th>ROBERT L &amp; KATHY L PATERSON</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mailing Address:</td>
<td>10141 OLD HWY 99 SE</td>
</tr>
<tr>
<td>City: Olympia</td>
<td>State: WA</td>
</tr>
<tr>
<td>Phone #: (260) 357-7948</td>
<td>Fax #:</td>
</tr>
<tr>
<td>Cell #:</td>
<td>E-mail:</td>
</tr>
<tr>
<td>Signature:* Robert L Patterson</td>
<td>Date: Nov 18, 2016</td>
</tr>
</tbody>
</table>

**Applicant (if different than owner):**

<table>
<thead>
<tr>
<th>Mailing Address:</th>
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<tbody>
<tr>
<td>City:</td>
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<td>Phone #:</td>
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<tr>
<td>Signature:*</td>
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**Point of Contact:**

<table>
<thead>
<tr>
<th>Mailing Address:</th>
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<tr>
<td>City:</td>
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<tr>
<td>Signature:*</td>
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</tbody>
</table>

*Application is hereby made for a permit or permits to authorize the activities described herein. I certify that I am familiar with the information contained in the application 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.*
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)  ROBERT L & KATHY L PATTERSON
Mailing Address 10141 OLD HWY 99 SE
OLYMPIA WA 98501
Tax Parcel Number(s) 11719380100
General Location of Property OFF CHICO DRIVeway SE AT 105 BLOCK OF HWY 99 SE.

1. Legal Interest in Property:
   □ Owner □ Contract Purchaser □ Other (Describe) 

2. Total Acreage of Property 18.54

3. Acreage to be Enrolled in Open Space Program 17.54

4. What is the Property Currently Used for?  Residence, open space.

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:

THURSTON COUNTY RECEIVED
DEC 01 2016
RESOURCE STEWARDSHIP
6. Do you propose to apply a conservation easement or historic easement to your property?

☐ Yes (type: ____________)  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

17.54

a. Archaeological Sites
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 homestead).

h. Removal of land from classification after enactment of a statutory exemption that qualifies the land for exemption and receipt of notice from the owner to remove the land from classification.

i. The creation, sale, or transfer of forestry riparian easements under RCW 76.13.120.

j. The creation, sale, or transfer of a fee interest or a conservation easement for the riparian open space program under RCW 76.09.040.

k. The sale or transfer of land within two years after the death of the owner of at least a fifty percent interest in the land if the land has been assessed and valued as designated forest land under chapter 84.33 RCW, or classified under this chapter 84.34 RCW continuously since 1993. The date of death shown on the death certificate is the date used.

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: Dec 1, 2016

OWNERS: Robert L. Peterson

Kathy Peterson

SUBSCRIBED and SWORN to before me this __ day of December, 20__.

LABONITA L. BOWMAR
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES DECEMBER 29, 2017

Notary Public in and for the State of Washington, residing in Thurston County
Conservation Proposal for Parksin Open Space Application
December 1, 2016

Land will be used for residence, and for open space. Fields will be sometimes used for livestock. Periodic large brush will be maintained and soil erosion controlled.

Robert X. Peterson