



COUNTY COMMISSIONERS

Carolina Mejia-Barahona
District One
Gary Edwards
District Two
Tye Menser
District Three

**COMMUNITY PLANNING &
ECONOMIC DEVELOPMENT DEPARTMENT**

Joshua Cummings, Director

Creating Solutions for Our Future

MEMORANDUM

TO: Thurston County Planning Commission
FROM: Marisa Whisman, Associate Planner
DATE: February 15, 2023
SUBJECT: Work Session #1: Clements Open Space application

SUMMARY & DECISION POINTS

This is work session #1 on this topic. At this work session, staff will present an overview of the proposed Open Space application currently in review for the Clements property.

Staff requests the following from the Planning Commission:

- Provide any questions about the application or overall process.
- Set a public hearing for March 15, 2023, on the matter of the Clements Open Space application.

BACKGROUND

The Open Space Tax Program is guided by the Open Space Taxation Act, enacted by the Washington State Legislature in 1971. Under this act, county governments are required to conserve open space lands, and tax reductions are granted for qualifying properties meeting the criteria in RCW 84.34. Tax reductions are based on a change in property valuation from highest and best use to current use, for taxation purposes.

Thurston County's Open Space Tax Program includes two categories operated by the County Assessor and two categories operated by the Board of County Commissioners (Board). The Board's Open Space program uses a public benefit rating system to score applications, which consists of a rating system that provides points based on the number and type of open space resources on the property. The total score determines the percent tax reduction. Supporting documents such as Land Conservation Plans must be included with the application materials, as verification that the property meets the criteria for the resource category applied for. Homesites and other non-

resource areas are generally ineligible for Open Space enrollment, and the minimum acreage subtracted must be at least one acre.

Additionally, state law allows properties no longer meeting the Assessor's Farm and Agriculture category to apply for the Board's program as Farm and Agricultural Conservation Land. Lands enrolled under this category do not need to be actively farmed, though the property must be retained in a state that allows it to revert to commercial farming in the future.

CLEMENTS OPEN SPACE APPLICATION

Staff is currently processing the Clements Open Space application. The Clements property is located at 1421 Maple Valley Rd. SW in Olympia, WA, south of State Highway 8 West and northwest of Delphi Rd. SW, in the Deschutes Water Resource Inventory Area (WRIA 13) and the McLane Creek basin. Historically, the Clements property and neighboring parcels made up a larger property which operated as a dairy farm. The Clements property was formerly enrolled in the Farm and Agricultural Land classification administered by the Thurston County Assessor's Office, with livestock grazing as the primary use. The property no longer meets the minimum income requirements to remain in that program. However, they do qualify for the Board's Farm and Agricultural Conservation Land category. The Clements propose to enroll 4 of their 5 acres in the program, subtracting one acre for their existing homesite, and to continue to graze cattle on their property.

SUMMARY OF CHANGES

Having received notice from the County Assessor's Office that their property would be removed from current use classification, the Clements wish to enroll under the Board's Open Space-Open Space Farm and Agricultural Conservation Land priority resource classification.

RELEVANT STATE LAW & POLICIES

The Clements property meets the criteria for enrollment under the Board's Farm and Agricultural Conservation Land priority resource category, scoring 3 points in the Public Benefit Rating System. This makes the enrolled land eligible for a 50% reduction. This assessment is based on the following factors included in RCW 84.34 and in the Thurston County Open Space 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 after receiving notification of removal by the County Assessor.
- The landscape of the property remains open and suitable for continued livestock grazing.

- Supporting documents were submitted with the application materials, including a Land Conservation Plan showing measures that will be taken to maintain and protect the property for future commercial agricultural use.

NEXT STEPS

Staff anticipates the following schedule for review of the proposed Open Space application:

- February 15, 2023 – Work Session #1 and tentative request to set a public hearing.
- March 15, 2023 – Hold Public Hearing & Follow-up Work Session for Planning Commission recommendation to the Board.

ATTACHMENTS

- Attachment A – Clements Application Package
- Attachment B – Aerial map of property
- Attachment C – Vicinity Map



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
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 IN 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 <i>JK</i> Intake By: _____
Gopher Soils <input type="checkbox"/> YES <input type="checkbox"/> NO Prairie Soils <input type="checkbox"/> YES <input type="checkbox"/> NO	

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)

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 Jo Olson 08@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
360 790-4249

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

RE: Open Space Classification Application, Parcel 13823120001, Clements

Planning:

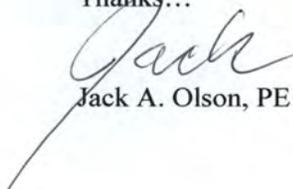
Attached is the completed application for Open Space Classification for Joan and Clark Clements. I have also provided a PDF of the application on the attached flash drive.

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

Thanks...


Jack A. Olson, PE

**THURSTON COUNTY
RECEIVED**

JAN 03 2023

BUILDING DEVELOPMENT CENTER

Clark & Joan Clements Open Space Conservation Plan

THURSTON COUNTY
RECEIVED

JAN 03 2023

BUILDING DEVELOPMENT CENTER

Parcel No.: 13823120002

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

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
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) 1382312001
General Location of Property

Maple Valley Area off Cedar Flats Road

- Legal Interest in Property:
 Owner Contract Purchaser Other (Describe) _____
- Total Acreage of Property 500 Ac
- Acreage to be Enrolled in Open Space Program 4.00 Ac
- What is the Property Currently Used for? Single Family Residence, Pasture, Forest
- 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 19TH day of DECEMBER, 2022.



Bruce E. Studeman
Notary Public in and for the State of Washington, residing in Thurston County

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 9/10/21
 CLARK A. CLEMENTS DATE

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

STATE OF WASHINGTON } ss
 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 } ss
 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 HIS 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



STATE OF WASHINGTON } ss
 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)

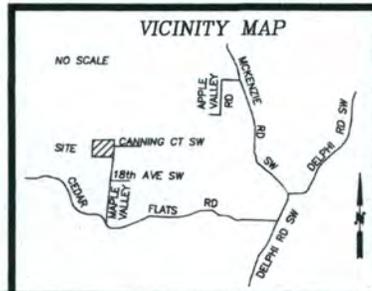
THAT PORTION OF LOTS 4 AND 5 OF LARGE LOT SUBDIVISION NO. LL-0655 AS RECORDED MARCH 3, 1992 UNDER AUDITOR'S FILE NO. 9203030183, RECORDS OF THURSTON COUNTY, WASHINGTON, LYING WESTERLY AND NORTHERLY OF THE FOLLOWING DESCRIBED LINE: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 4; THENCE S89°58'12"E ALONG 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 N38°40'08"E A DISTANCE OF 221.41 FEET; THENCE S43°37'42"E A DISTANCE OF 30.81 FEET; THENCE S40°08'04"E A DISTANCE OF 29.83 FEET; THENCE S36°37'02"E A DISTANCE OF 37.91 FEET; THENCE S85°32'32"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 N38°40'08"E A DISTANCE OF 221.41 FEET; THENCE S43°37'42"E A DISTANCE OF 30.81 FEET; THENCE S40°08'04"E A DISTANCE OF 29.83 FEET; THENCE S36°37'02"E A DISTANCE OF 37.91 FEET; THENCE S85°32'32"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



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

SUB 4873590 2/2

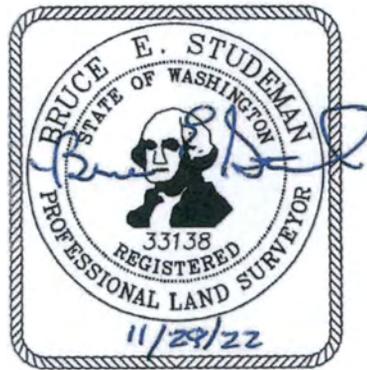
BRACY & THOMAS, LAND SURVEYORS

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.



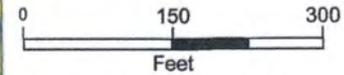


Clements

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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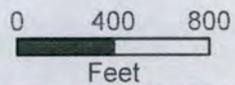
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Map Created by WE 11/30/2022



NORTH



Change of Classification
(Chapters 84.33 and 84.34 RCW)

Tax Code: _____

County: Thurston

File With County Assessor

<p>Applicant(s) name and address: Clark & Joan Clements 1421 Maple Valley Rd SW Olympia, WA 98502</p> <p>Phone No: <u>360 866-4712</u></p> <p>Land subject to this application (legal description): Parcel B of Record of Survey Recorded Aug 11, 2021, under Auditor's file #4873590</p>	<p>Assessor's Parcel or Account No: <u>13823120001</u></p> <p>Auditor's File No. on original application: _____</p>
---	---

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:

- REV 62 0021 REV 64 0021 REV 64 0108 REV 64 0111
- REV 62 0110 REV 64 0024 REV 64 0109
- 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):

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

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		
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)

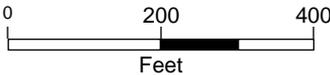
Clements Property & Excluded Homesite Area



Legend

- Parcel Boundaries
- Roads - Major
 - Ramp
 - I 5; US 101
 - Major Roads
 - Roads (Large Scale)
 - Railroads
- County Border

Scale 1: 4,387



Author: Marisa Whisman
 Published: 2/8/2023

Note:



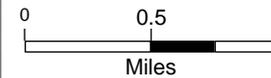
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Clements Property: Vicinity in Thurston County

Legend



Scale 1: 70,199



Author: Marisa Whisman

Published: 2/8/2023

Note:



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