



Snohomish County

Planning and Development Services

3000 Rockefeller Ave., M/S 604
 Everett, WA 98201-4046
 (425) 388-3311
www.snoco.org

MEMORANDUM

TO: Debbie Eco, Clerk of the Council

FROM: Hilary McGowan, Senior Planner

SUBJECT: 2025 Open Space Taxation Program Applications – Batch 1

DATE: May 22, 2025

Dave Somers
County Executive

The purpose of this memo is to transmit nineteen individual recommendations on Open Space General classification applications referred to the Department of Planning and Development Services (PDS) by the County Council. This revised staff report has removed the application by Rusty Drivstuen, Motion # 2024-1344 dated July 7, 2024. This removal from the April 18, 2025 staff report is due to new development on the site that requires further review from PDS and the Assessor’s Office. This application will be included in future staff recommendation reports to Snohomish County Council.

The nineteen applications apply to parcels or portions of parcels in unincorporated Snohomish County. Seven of the nineteen transmitted applications are requests for transfer from Open Space – Farm & Agriculture (OSA) to Open Space General – Agricultural Conservation (OSG-AC). One application reclassifies OSA to Open Space General (OSG). Six applications are requesting the OSG classification. One application requests to join the OSG-AC program. Three applications transfer Open Space General – Timberland (OSG-T) to the OSG classification. Three applications transfer Designated Forest Land (DF) to OSG. Two applications have multiple classification changes requested. Requests would add 62.26 new acres to the OSG program, would reclassify 117.49 acres to OSG, would classify 5 new acres to the OSG-AC program, and would reclassify 88.93 acres into the OSG-AC program, totaling 273.68 requested acres.

| Classification | Abbreviation |
|---|--------------|
| Open Space General* | OSG |
| Designated Forestland | DF |
| Open Space | OS |
| Farm and Agricultural Land | OSA |
| Open Space General – Agricultural Conservation* | OSG-AC |
| Open Space General – Timberland* | OSG-T |

*PDS processed Open Space applications

| Classifications | Applications | Acreage Requested | Acreage Recommended for Approval |
|-----------------------------|--------------|-------------------|----------------------------------|
| Classify as OSG | 6 | 62.26 | 58.26 |
| Classify as OSG-AC | 1 | 5 | 5 |
| Transfer from DF to OSG | 3 | 38.41 | 38.41 |
| Transfer from OSA to OSG | 1 | 24 | 24 |
| Transfer from OSG-T to OSG | 3 | 55.08 | 55.08 |
| Transfer from OSA to OSG-AC | 7 | 88.93 | 84.926 |
| Total | 21* | 273.68 | 265.676 |

*Please note two applications had multiple classification requests

PDS, along with recommendations from the Assessor’s Office, recommends approval of 265.676 acres either into the OSG or the OSG-AC program. A PDS recommendation for each application is attached along with a matrix summarizing the recommendations. The Assessor’s Office previously transmitted Executive/Council Approval Forms (ECAFs) for each application to Council via the Executive’s Office. The PDS recommendations on the applications are being transmitted with this memo directly to the Council Clerk to accompany each ECAF.

Listed below are the nineteen applications, along with the motion and date the Council referred each application to PDS:

| <u>Application</u> | <u>Date referred to PDS</u> |
|----------------------------|-------------------------------------|
| 3242 – Tarpley | September 13, 2023 (Motion 22-1322) |
| 3259 – Loch | May 1, 2024 (Motion 24-0744) |
| 3260 – Oxborough | July 10, 2024 (Motion 24-1430) |
| 3263 – Wenta and Markham | June 5, 2024 (Motion 24-1127) |
| 3264 – Slabaugh | May 22, 2024 (Motion 24-0955) |
| 3269 – Aarstad | June 5, 2024 (Motion 24-1126) |
| 3270 – Holloway | July 10, 2024 (Motion 24-1428) |
| 3278 – Brodie | April 10, 2024 (Motion 24-0191) |
| 3286 – Larson | January 17, 2024 (Motion 24-0022) |
| 3288 – Kuhlman | April 10, 2024 (Motion 24-0233) |
| 3289 – Stillaguamish Tribe | April 10, 2024 (Motion 24-0329) |
| 3290 – Schwindt | June 26, 2024 (Motion 24-1221) |
| 3291 – Toth | May 15, 2024 (Motion 24-0848) |
| 3292– Patton | July 10, 2024 (Motion 24-1468) |
| 3293 – Skurdal | May 29, 2024 (Motion 24-1051) |
| 3294 – MacDicken | June 26, 2024 (Motion 24-1224) |
| 3295 – Iosso and Strazzo | June 26, 2024 (Motion 24-1226) |
| 3296 – Trumbull | July 24, 2024 (Motion 24-1539) |
| 3297 – Sarajy | July 24, 2024 (Motion 24-1581) |

PDS determined that portions of all nineteen applications meet the standards and requirements for OSG classification under Chapter 4.28 Snohomish County Code (SCC) and Chapter 84.34 RCW. An explanation of how the conclusions were reached for each application is included in the individual staff recommendation. PDS additionally made recommendations based on Department of Revenue's Current Use and Designated Forestland Administration manual and the interpretations of the manual by the Snohomish County Assessor's Office. A list of the designation criteria and standards for the OSG classification is attached to this memo.

In determining whether an application should be approved, pursuant to RCW 84.34.037, the following criteria can be considered by the Council: (a) the benefits to the general welfare of preserving the current use of the property; (b) the resulting revenue loss or tax shift; (c) whether approval of the application preserves farmland or land with potential for returning to commercial agriculture; and (d) whether approval of the application enhances open space policies outlined in SCC 4.28.030 and 4.28.050. Applications must meet at least one of the twenty criteria within Chapter 4.28 SCC.

PDS recommends that the Council approve all nineteen applications, including the recommended changes to the requested acreage, as described in the attached summary table. According to SCC 4.28.085, following a Council briefing, the Council may either take no action or set the date and time for a public hearing on these applications. At the conclusion of the public hearing, the Council may approve, amend, or deny the applications consistent with the review factors and criteria in RCW 84.34.037 and 84.34.041.

Attachments:

1. Summary Table Containing PDS Staff Recommendations
2. Countywide Overview Map
3. Individual Staff Recommendations
4. Designation Criteria and Standards: Open Space-General

Cc: Ken Klein, Executive Director
Ryan Countryman, County Council Legislative Analyst
Ryan Hembree, County Council Legislative Analyst
Diane Wood, Residential Appraiser Analysis – Open Space, Assessor's Office
Andie Whitewing, Residential Appraiser – Open Space, Assessor's Office
Michael McCrary, PDS Director
Darren Groth, Long Range Planning Manager, PDS
Hilary McGowan, Senior Planner, PDS
Henry Jennings, Planner, PDS

Attachment 1
Summary Table Containing PDS Staff Recommendations

| Summary Table Containing PDS Staff Recommendations | | | | | | | | |
|--|---------|-----------|-----------------|--|---|--|---------------------------|--|
| # | Appl. # | Applicant | Tax Parcel #(s) | Total Requested Acreage | Classification Requested | Recommendation | ECAF # | Basis for Recommendation SCC 4.28.040 |
| 1 | 3242 | Tarpley | 30073000401500 | 30.6 | Classify as OSG | <p>Approve 28.6 acres</p> <p>Two houses on this parcel, 1 acre for each homesite</p> | 2022-1322 | <p>Criterion (5) – Areas which are in an undeveloped, natural state and are not under the jurisdiction of the State Shoreline Management Act and are situated within stream corridors, i.e., streams and/or their associated stream buffers of 50-feet on either side of the stream. Buffer width may be increased from the 50-foot standard due to topographic, vegetative or wildlife habitat features which would logically suggest a wider buffer.</p> <p>Criterion (14) – Wetland areas of at least one-fourth acre in size. Associated wetland buffers may also be included. The wetland buffer width may be increased from the standard wetland buffer listed in SCC 30.62A.320 Table 2b due to topographic, vegetative or wildlife habitat features which would logically suggest a wide buffer.</p> <p>Criterion (19) – Areas which are protective buffers as required by development regulations implementing the Growth Management Act.</p> |
| 2 | 3259 | Loch | 29073200200600 | 6.8 Acres Open Space 5.0 Acres Farmland | 6.8 acres classify as OSG 5.0 acres classify as OSG-AC | <p>Approve 11.8 acres</p> | 2024-0744 | <p>Criterion (5) – Areas which are in an undeveloped, natural state and are not under the jurisdiction of the State Shoreline Management Act and are situated within stream corridors, i.e., streams and/or their associated stream buffers of 50-feet on either side of the stream. Buffer width may be increased from the 50-foot standard due to topographic, vegetative or wildlife habitat features which would logically suggest a wider buffer.</p> <p>Criterion (14) – Wetland areas of at least one-fourth acre in size. Associated wetland buffers may also be included. The wetland buffer width may be increased from the standard wetland buffer listed in SCC 30.62A.320 Table 2b due to topographic, vegetative or wildlife habitat features which would logically suggest a wide buffer.</p> <p>Criterion 20(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.</p> |
| 3 | 3260 | Oxborough | 32032400200400 | 5.96 | Transfer from OSA to OSG-AC | <p>Approve 4.96 acres</p> <p>One acre does not</p> | 2024-1430 | <p>Criterion (20)(a) – Land that was previously classified under RCW 84.34.020(2) that no longer meets the criteria of subsection RCW</p> |

| Summary Table Containing PDS Staff Recommendations | | | | | | | | |
|--|---------|-------------------|---|-------------------------|--|---|---------------------------|--|
| # | Appl. # | Applicant | Tax Parcel #(s) | Total Requested Acreage | Classification Requested | Recommendation | ECAF # | Basis for Recommendation SCC 4.28.040 |
| | | | | | | qualify for OSG-AC due to it not currently in the OSA program | | 84.34.020(2), and that is reclassified under RCW 84.34.020(1) |
| 4 | 3263 | Wenta and Markham | 29062100402900 | 5.82 | 5.82 acres classify as OSG | Approve 4.82 acres One house on parcel, remove one acre for homesite | 2024-1127 | <i>Criterion (6) – Undeveloped, natural areas adjacent to water bodies which come under the jurisdiction of the state Shoreline Management Act and are designated by the Snohomish County Shoreline Management Program.</i> <i>Criterion (14) – Wetland areas of at least one-fourth acre in size. Associated wetland buffers may also be included. The wetland buffer width may be increased from the standard wetland buffer listed in SCC 30.62A.320 Table 2b due to topographic, vegetative or wildlife habitat features which would logically suggest a wide buffer.</i> |
| 5 | 3269 | Aarstad | 28060200306700 | 4.83 | Transfer from DF to OSG | Approve 4.83 acres | 2024-1126 | <i>Criterion (14) – Wetland areas of at least one-fourth acre in size. Associated wetland buffers may also be included. The wetland buffer width may be increased from the standard wetland buffer listed in SCC 30.62A.320 Table 2b due to topographic, vegetative or wildlife habitat features which would logically suggest a wide buffer.</i> |
| 6 | 3270 | Holloway | 27080700202300 | 1.62 | Classify 1.62 acres as OSG | Approve 1.62 | 2024-1428 | <i>Criterion (19) – Areas which are protective buffers as required by development regulations implementing the Growth Management Act.</i> |
| 7 | 3278 | Brodie | 30052500302300 and 30052500303800 | 6.52 | Transfer 6.52 acres from OSA to OSG-AC | Approve 6.52 acres | 2024-0191 | <i>Criterion (14) – Wetland areas of at least one-fourth acre in size. Associated wetland buffers may also be included. The wetland buffer width may be increased from the standard wetland buffer listed in SCC 30.62A.320 Table 2b due to topographic, vegetative or wildlife habitat features which would logically suggest a wide buffer.</i> <i>Criterion (20)(a) – Land that was previously classified under RCW 84.34.020(2) that no longer meets the criteria of subsection RCW 84.34.020(2), and that is reclassified under RCW 84.34.020(1)</i> |
| 8 | 3286 | Larson | 29063300402300 | 4 | Transfer 4 acres from OSA to OSG- | Approve 4 acres | 2024-0022 | <i>Criterion (14) – Wetland areas of at least one-fourth acre in size. Associated wetland buffers may also be included. The wetland buffer width may be increased from the standard wetland buffer listed in</i> |

| Summary Table Containing PDS Staff Recommendations | | | | | | | | |
|--|---------|---------------------|-----------------|-------------------------|--|----------------------------|---------------------------|---|
| # | Appl. # | Applicant | Tax Parcel #(s) | Total Requested Acreage | Classification Requested | Recommendation | ECAF # | Basis for Recommendation SCC 4.28.040 |
| | | | | | AC | | | <p>SCC 30.62A.320 Table 2b due to topographic, vegetative or wildlife habitat features which would logically suggest a wide buffer.</p> <p>Criterion (20)(a) – Land that was previously classified under RCW 84.34020(2) that no longer meets the criteria of subsection RCW 84.34.020(2), and that is reclassified under RCW 84.34.020(1)</p> |
| 9 | 3288 | Kuhlman | 29063200202000 | 9.25 | Transfer 9.25 acres from OSA to OSG-AC | Approve 9.25 acres | 2024-0233 | <p>Criterion (14) – Wetland areas of at least one-fourth acre in size. Associated wetland buffers may also be included. The wetland buffer width may be increased from the standard wetland buffer listed in SCC 30.62A.320 Table 2b due to topographic, vegetative or wildlife habitat features which would logically suggest a wide buffer.</p> <p>Criterion (20)(a) – Land that was previously classified under RCW 84.34.020(2) that no longer meets the criteria of subsection RCW 84.34.020(2), and that is reclassified under RCW 84.34.020(1)</p> |
| 10 | 3289 | Stillaguamish Tribe | 32043600200800 | 40 | Transfer 40 acres from OSG-T to OSG | Approve 40 acres | 2024-0329 | <p>Criterion (5) – Areas which are in an undeveloped, natural state and are not under the jurisdiction of the State Shoreline Management Act and are situated within stream corridors, i.e., streams and/or their associated stream buffers of 50-feet on either side of the stream. Buffer width may be increased from the 50-foot standard due to topographic, vegetative or wildlife habitat features which would logically suggest a wider buffer.</p> <p>Criterion (14) – Wetland areas of at least one-fourth acre in size. Associated wetland buffers may also be included. The wetland buffer width may be increased from the standard wetland buffer listed in SCC 30.62A.320 Table 2b due to topographic, vegetative or wildlife habitat features which would logically suggest a wide buffer.</p> <p>Criterion (19) – Areas which are protective buffers as required by development regulations implementing the Growth Management Act.</p> |
| 11 | 3290 | Schwindt | 30060700100800 | 15.58 | Transfer 15.58 acres as from DF to OSG | Approve 15.58 acres | 2024-1221 | <p>Criterion (14) – Wetland areas of at least one-fourth acre in size. Associated wetland buffers may also be included. The wetland buffer width may be increased from the standard wetland buffer listed in SCC 30.62A.320 Table 2b due to topographic, vegetative or wildlife habitat features which would logically suggest a wide buffer.</p> |

| Summary Table Containing PDS Staff Recommendations | | | | | | | | |
|--|---------|-----------|--|-------------------------|--|--|---------------------------|--|
| # | Appl. # | Applicant | Tax Parcel #(s) | Total Requested Acreage | Classification Requested | Recommendation | ECAF # | Basis for Recommendation SCC 4.28.040 |
| | | | | | | | | <i>Criterion (19) – Areas which are protective buffers as required by development regulations implementing the Growth Management Act.</i> |
| 12 | 3291 | Toth | 32052700400200 | 26.54 | Transfer 26.54 acres from OSA to OSG-AC | Approve 25.54 acres One house on parcel, remove one acre for homesite | 2024-0848 | <i>Criterion (14) – Wetland areas of at least one-fourth acre in size. Associated wetland buffers may also be included. The wetland buffer width may be increased from the standard wetland buffer listed in SCC 30.62A.320 Table 2b due to topographic, vegetative or wildlife habitat features which would logically suggest a wide buffer. Criterion (20)(a) – Land that was previously classified under RCW 84.34020(2) that no longer meets the criteria of subsection RCW 84.34.020(2), and that is reclassified under RCW 84.34.020(1)</i> |
| 13 | 3292 | Patton | 29061100101200 29061100101500 | 9.5 | Classify 9.5 acres as OSG | Approve 8.5 acres One house on parcel, remove one acre for homesite | 2024-1468 | <i>Criterion (5) – Areas which are in an undeveloped, natural state and are not under the jurisdiction of the State Shoreline Management Act and are situated within stream corridors, i.e., streams and/or their associated stream buffers of 50-feet on either side of the stream. Buffer width may be increased from the 50-foot standard due to topographic, vegetative or wildlife habitat features which would logically suggest a wider buffer. Criterion (14) – Wetland areas of at least one-fourth acre in size. Associated wetland buffers may also be included. The wetland buffer width may be increased from the standard wetland buffer listed in SCC 30.62A.320 Table 2b due to topographic, vegetative or wildlife habitat features which would logically suggest a wide buffer.</i> |
| 14 | 3293 | Skurdal | 28083000303500 28083000303200 28083000301300 28083000303400 28083000300900 | 42 | 28083000301300 28083000303200 28083000303500 Transfer 24 acres OSA to OSG 28083000303400 28083000300900 Transfer 18 acres from DF to OSG | Approve 42 acres | 2024-1051 | <i>Criterion (14) – Wetland areas of at least one-fourth acre in size. Associated wetland buffers may also be included. The wetland buffer width may be increased from the standard wetland buffer listed in SCC 30.62A.320 Table 2b due to topographic, vegetative or wildlife habitat features which would logically suggest a wide buffer. Criterion (19) – Areas which are protective buffers as required by development regulations implementing the Growth Management Act. Criterion (20)(a) – Land that was previously classified under RCW 84.34020(2) that no longer meets the criteria of subsection RCW 84.34.020(2), and that is reclassified under RCW 84.34.020(1)</i> |

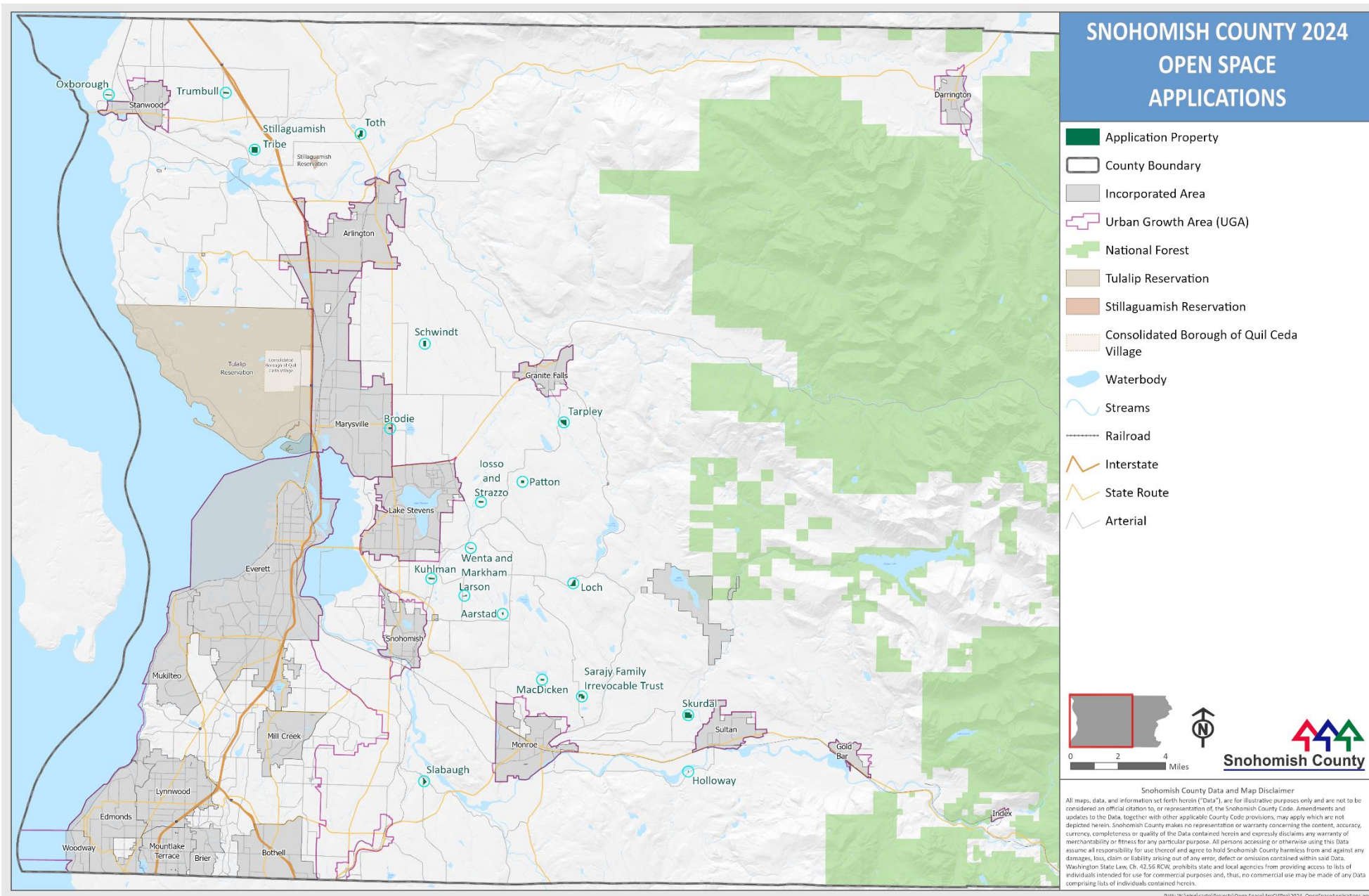
| Summary Table Containing PDS Staff Recommendations | | | | | | | | |
|--|---------|---------------------------------|-----------------|-------------------------|---|---|---------------------------|---|
| # | Appl. # | Applicant | Tax Parcel #(s) | Total Requested Acreage | Classification Requested | Recommendation | ECAF # | Basis for Recommendation SCC 4.28.040 |
| 15 | 3294 | MacDicken | 28062400102100 | 7.31 | Transfer 7.31 acres from OSG-T to OSG | Approve 7.31 acres | 2024-1224 | <p>Criterion (5) – Areas which are in an undeveloped, natural state and are not under the jurisdiction of the State Shoreline Management Act and are situated within stream corridors, i.e., streams and/or their associated stream buffers of 50-feet on either side of the stream. Buffer width may be increased from the 50-foot standard due to topographic, vegetative or wildlife habitat features which would logically suggest a wider buffer.</p> <p>Criterion (14) – Wetland areas of at least one-fourth acre in size. Associated wetland buffers may also be included. The wetland buffer width may be increased from the standard wetland buffer listed in SCC 30.62A.320 Table 2b due to topographic, vegetative or wildlife habitat features which would logically suggest a wide buffer.</p> <p>Criterion (19) – Areas which are protective buffers as required by development regulations implementing the Growth Management Act.</p> |
| 16 | 3295 | Iosso and Strazzo | 29061500200600 | 7.92 | Classify 8.92 acres as OSG | Approve 7.92 acres | 2024-1226 | <p>Criterion (14) – Wetland areas of at least one-fourth acre in size. Associated wetland buffers may also be included. The wetland buffer width may be increased from the standard wetland buffer listed in SCC 30.62A.320 Table 2b due to topographic, vegetative or wildlife habitat features which would logically suggest a wide buffer.</p> <p>Criterion (19) – Areas which are protective buffers as required by development regulations implementing the Growth Management Act.</p> |
| 17 | 3296 | Trumbull | 32042300201100 | 7.77 | Transfer 7.77 acres from OSG-T to OSG | Approve 7.77 acres | 2024-1539 | <p>Criterion (14) – Wetland areas of at least one-fourth acre in size. Associated wetland buffers may also be included. The wetland buffer width may be increased from the standard wetland buffer listed in SCC 30.62A.320 Table 2b due to topographic, vegetative or wildlife habitat features which would logically suggest a wide buffer.</p> <p>Criterion (19) – Areas which are protective buffers as required by development regulations implementing the Growth Management Act.</p> |
| 18 | 3297 | Sarajy Family Irrevocable Trust | 28072900100600 | 21.16 | Transfer 21.16 acres from OSA to OSG-AC | Approve 20.156 acres One house on parcel, remove one | 2024-1581 | <p>Criterion (20)(a) – Land that was previously classified under RCW 84.34020(2) that no longer meets the criteria of subsection RCW 84.34.020(2), and that is reclassified under RCW 84.34.020(1)</p> |

| Summary Table Containing PDS Staff Recommendations | | | | | | | | |
|--|---------|-----------|----------------------------------|--|--|--|---------------------------|--|
| # | Appl. # | Applicant | Tax Parcel #(s) | Total Requested Acreage | Classification Requested | Recommendation | ECAF # | Basis for Recommendation SCC 4.28.040 |
| | | | | | | acre for homesite | | |
| 19 | 3264 | Slabaugh | 27060800300300 27060800302200 | 15.5 | Transfer 15.5 acres from OSA to OSG-AC | Approve 14.5 acres One house on parcel, remove one acre for homesite | 2024-0955 | <i>Criterion (20)(a) – Land that was previously classified under RCW 84.34020(2) that no longer meets the criteria of subsection RCW 84.34.020(2), and that is reclassified under RCW 84.34.020(1)</i> |
| | | | | Acres Requested: 273.68 acres | | Acres Recommended: 265.676 acres | | |

LEGEND: OSG = Open Space General, OSA = Open Space Farm and Agriculture, OSG-AC = Open Space General – Agricultural Conservation, OSG-T = Open Space General – Timberland DF = Designated Forest Land

Attachment 2

Countywide Overview Map



Attachment 3

Individual Staff Recommendations



Snohomish County

Planning and Development Services

3000 Rockefeller Ave., M/S 604
Everett, WA 98201-4046
(425) 388-3311
www.snoco.org

**Current Use Assessment
PDS Recommendation - 2024**

Dave Somers
County Executive

APPLICANT: Caroline Tarpley
TAX PARCEL #: 30073000401500
PROPERTY ADDRESS: 6615 Robe Menzel Rd, Granite Falls, WA 98252
ECAAF #: 2022-1322
ASSESSOR #: 3242
CLASSIFICATION REQUESTED: Classify as Open Space General

The Tarpley property is currently not enrolled in Open Space General classification. The property is located approximately 1.4 miles southeast from the City of Granite Falls and has two houses. The property is zoned Rural 5-Acre (R-5) with the comprehensive plan designation of Rural Residential – 5 (RR-5) and is 30.6 acres in size. The landowner has requested that 30.6 acres of the property be classified as Open Space General.

FINDINGS: In addition to satisfying the criteria and standards of chapter 84.34 RCW, the property must also meet at least one of the 20 criteria in Snohomish County Code (SCC) 4.28.040 in order to qualify as Open Space General under the Open Space Taxation program. Meeting the following designation criteria in SCC 4.28.040 merits consideration for classifying the property as Open Space General:

- *Criterion (5) – Areas which are in an undeveloped, natural state and are not under the jurisdiction of the State Shoreline Management Act and are situated within stream corridors, i.e., streams and/or their associated stream buffers of 50-feet on either side of the stream. Buffer width may be increased from the 50-foot standard due to topographic, vegetative or wildlife habitat features which would logically suggest a wider buffer.*
- *Criterion (14) – Wetland areas of at least one-fourth acre in size. Associated wetland buffers may also be included. The wetland buffer width may be increased from the standard wetland buffer listed in SCC 30.62A.320 Table 2b due to topographic, vegetative or wildlife habitat features which would logically suggest a wide buffer.*
- *Criterion (19) – Areas which are protection buffers as required by development regulations implementing the Growth Management Act.*

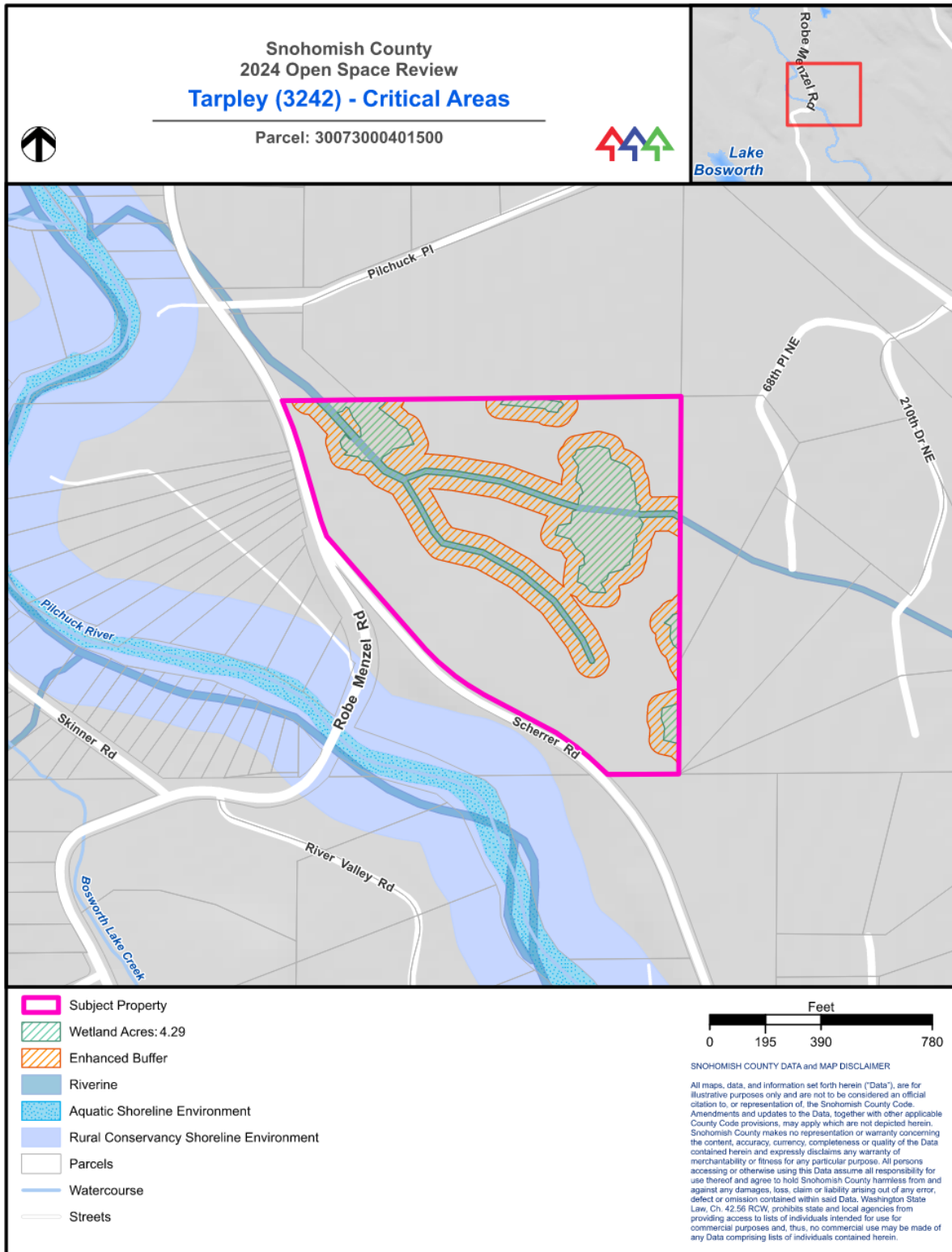
As illustrated in the Tarpley Critical Areas Map, this property contains 4.29 acres of wetland and its buffers and has a waterbody flowing through the middle of the property. This finding supports criteria 5, 14, and 19.

SEPA REVIEW: Minor land use decisions, which include classifications of land for open space taxation

under chapter 84.34 RCW, are exempt from a threshold determination under SEPA.

RECOMMENDATION: PDS recommends that 28.06 out of the 30.6 acres of tax parcel 30073000401500 be classified as Open Space General. The two houses on the site remove two acres from qualifying for the open space general classification. This recommendation is based on the understanding that the 28.06 acres will remain in an undeveloped, natural state and continue to provide the features for which the classification was granted for the duration of the classification.







Planning and Development Services

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**Current Use Assessment
PDS Recommendation - 2024**

Dave Somers
County Executive

APPLICANT: Andrew Loch
TAX PARCEL #: 29073200200600
PROPERTY ADDRESS: 21120 Dubuque Rd Snohomish, WA 98290
ECAF #: 2024-0744
ASSESSOR #: 3259
CLASSIFICATION REQUESTED: Classify 6.8 Acres as Open Space General and 5.0 Acres as Open Space General - Farm and Agriculture Conservation

The Loch property is currently not enrolled in Open Space General or in Open Space General – Farm and Agriculture Conservation. The property is located approximately 3.25 miles east of the City of Snohomish. The property is zoned Rural 5-Acre (R-5) with the comprehensive plan designation of Rural Residential – 5 (RR-5) and is 21.03 acres in size. The landowner has requested that 6.8 acres be classified as Open Space General and 5.0 acres be classified as Open Space General - Farm and Agriculture Conservation, totaling 11.8 acres.

FINDINGS: In addition to satisfying the criteria and standards of chapter 84.34 RCW, the property must also meet at least one of the 20 criteria in Snohomish County Code (SCC) 4.28.040 in order to qualify as Open Space General under the Open Space Taxation program. Meeting the following designation criteria in SCC 4.28.040 merits consideration for classifying the property as Open Space General – Farm and Agriculture Conservation:

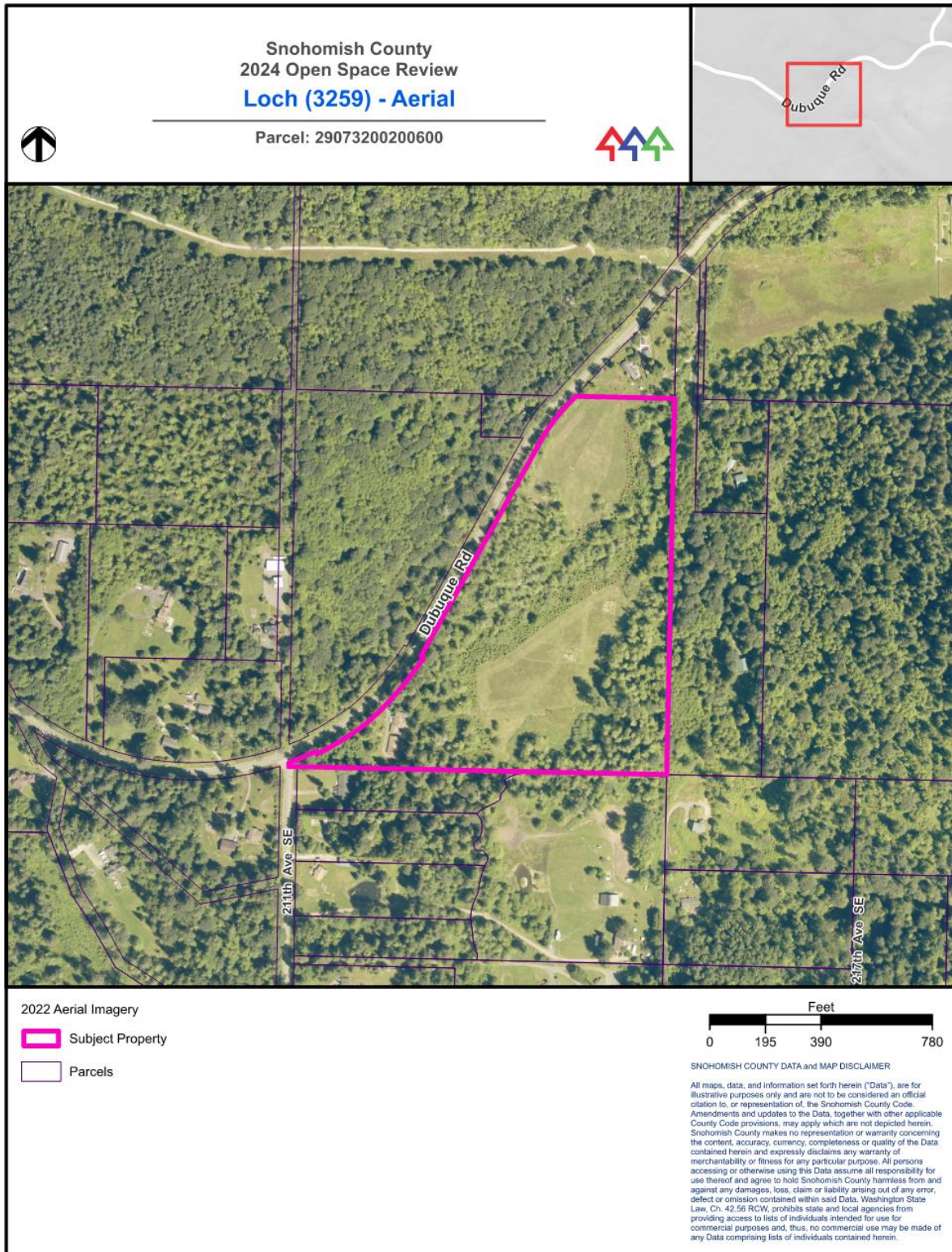
- *Criterion (5) – Areas which are in an undeveloped, natural state and are not under the jurisdiction of the State Shoreline Management Act and are situated within stream corridors, i.e., streams and/or their associated stream buffers of 50-feet on either side of the stream. Buffer width may be increased from the 50-foot standard due to topographic, vegetative or wildlife habitat features which would logically suggest a wider buffer.*
- *Criterion (14) – Wetland areas of at least one-fourth acre in size. Associated wetland buffers may also be included. The wetland buffer width may be increased from the standard wetland buffer listed in SCC 30.62A.320 Table 2b due to topographic, vegetative or wildlife habitat features which would logically suggest a wide buffer.*
- *Criterion (20(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 agriculture uses, and that has a high potential for returning to commercial agriculture.*

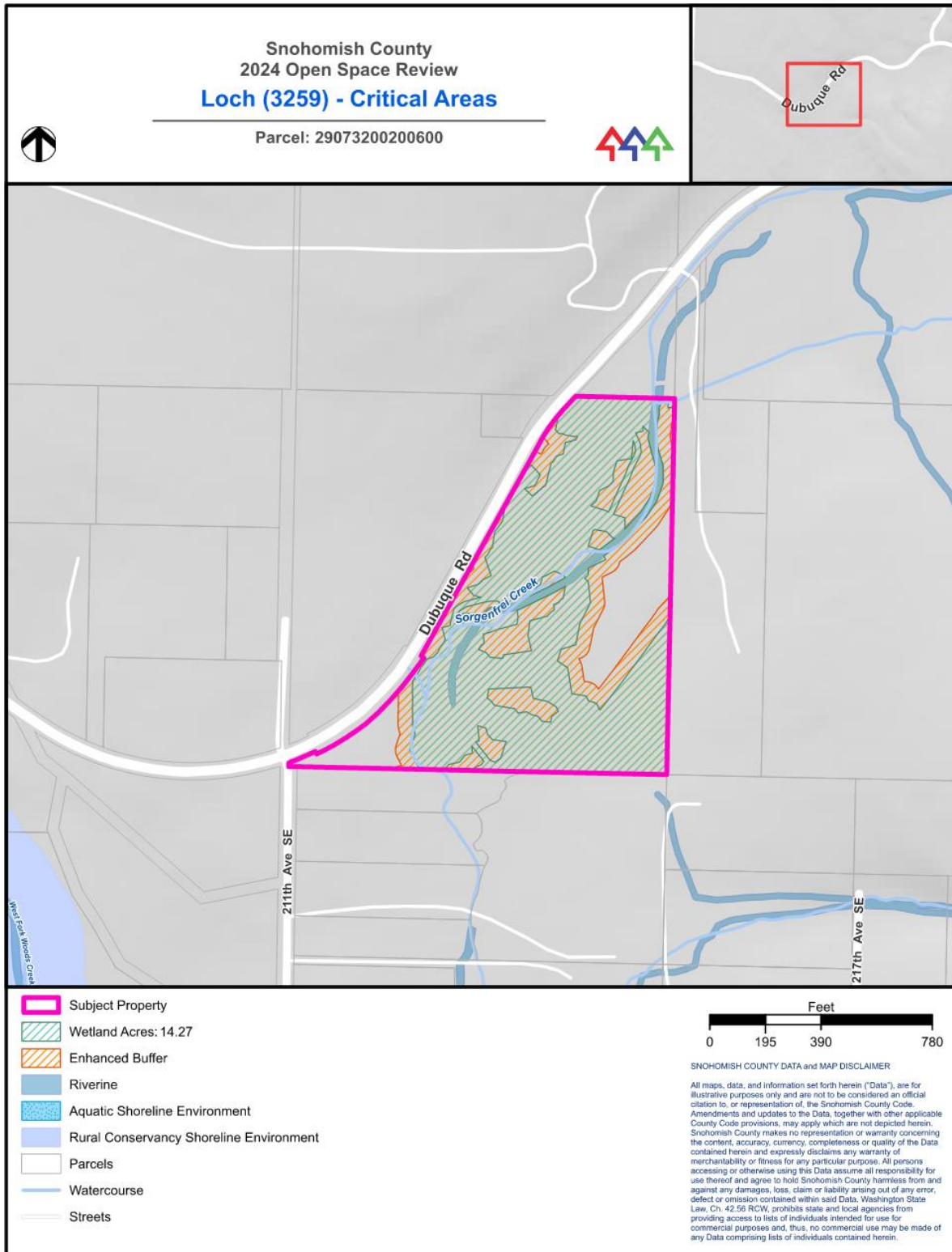
As illustrated in the Loch Critical Areas Map, this property contains 14.27 acres of wetland and its buffers and has a creek flowing through the property. The property also has the ability to be returned to

commercial agriculture. This finding supports criteria 5, 14, and 20(b).

SEPA REVIEW: Minor land use decisions, which include classifications of land for open space taxation under chapter 84.34 RCW, are exempt from a threshold determination under SEPA.

RECOMMENDATION: PDS recommends that 6.8 acres be classified as Open Space General and 5.0 acres be classified as Open Space General - Farm and Agriculture Conservation, totaling 11.8 acres of tax parcel 29073200200600. This recommendation is based on the understanding that the 11.8 acres will remain in an undeveloped, natural state and continue to provide the features for which the classifications were granted for the duration of the classifications.







Snohomish County

Planning and Development Services

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**Current Use Assessment
PDS Recommendation - 2024**

APPLICANT: Kristen Anderson and LeaAnne Eddy, Oxborough
TAX PARCEL #: 32032400200400
PROPERTY ADDRESS: 28006 Old Pacific Hwy Stanwood, WA 98292
ECAF #: 2024-1430
ASSESSOR #: 3260
CLASSIFICATION REQUESTED: Transfer from Open Space Farm and Agriculture to Open Space General – Farm and Agriculture Conservation

Dave Somers
County Executive

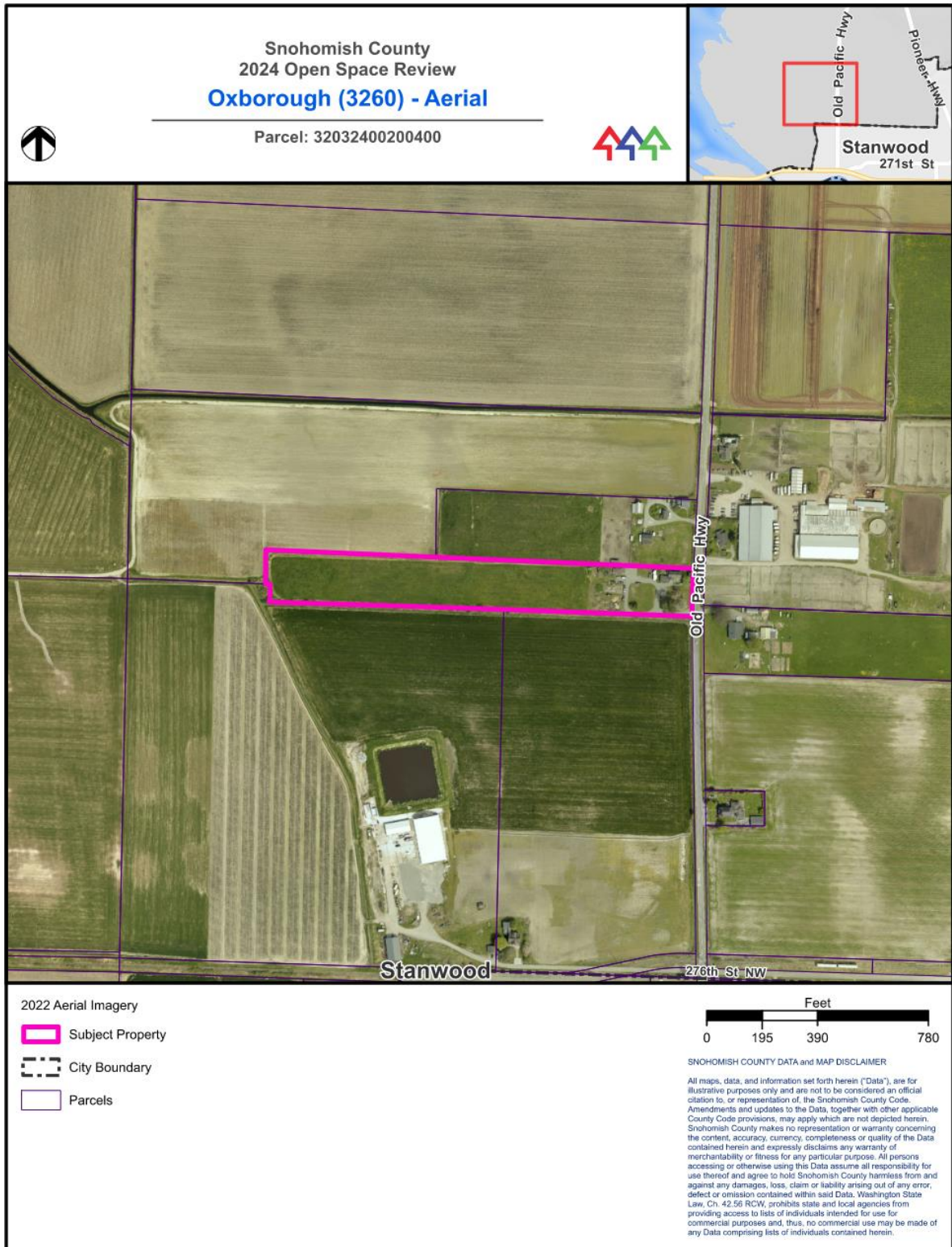
The Oxborough property is currently enrolled in Open Space Farm and Agriculture and is requesting to be transferred to Open Space General – Farm and Agriculture Conservation. The property is located approximately .24 miles north of the City of Stanwood. The property is within the Density Fringe Area, is zoned Agriculture -10 Acre (A-10), with the comprehensive plan designation of Riverway Commercial Farmland, and is 6.02 acres in size. The landowners have requested that 5.96 acres be transferred from Open Space Farm and Agriculture to Open Space General – Farm and Agriculture Conservation.

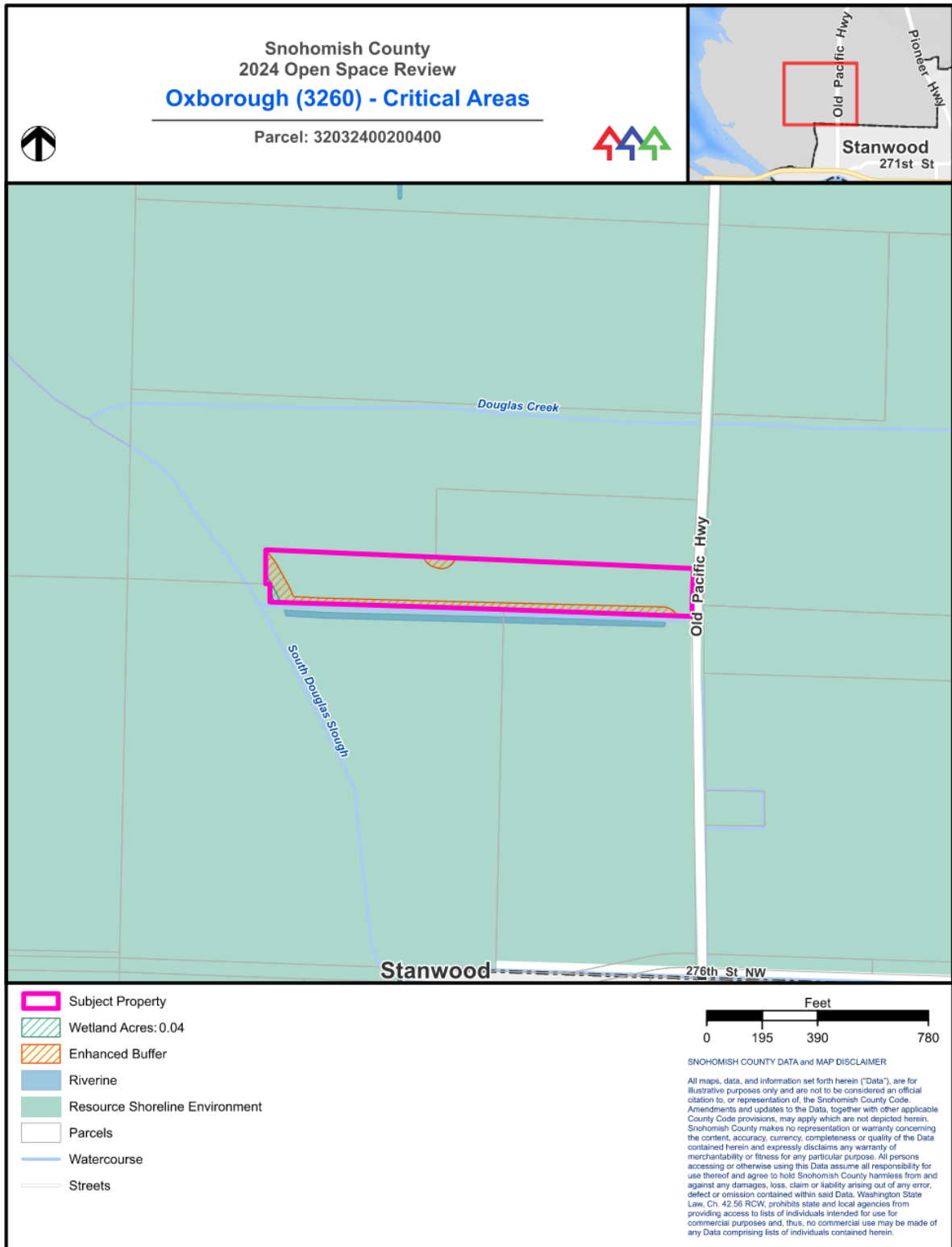
FINDINGS: In addition to satisfying the criteria and standards of chapter 84.34 RCW, the property must also meet at least one of the 20 criteria in Snohomish County Code (SCC) 4.28.040 in order to qualify as Open Space General under the Open Space Taxation program. Meeting the following designation criterion in SCC 4.28.040 merits consideration for classifying the property as Open Space General – Farm and Agriculture Conservation:

- *Criterion (20)(a) – Land that was previously classified under RCW 84.34.020(2) that no longer meets the criteria of subsection RCW 84.34.020(2), and that is reclassified under RCW 84.34.020(1).*

SEPA REVIEW: Minor land use decisions, which include classifications of land for open space taxation under chapter 84.34 RCW, are exempt from a threshold determination under SEPA.

RECOMMENDATION: PDS recommends that 4.96 acres of tax parcel 32032400200400 be reclassified from Open Space Farm and Agriculture to Open Space General – Farm and Agriculture Conservation. One acre does not qualify for the OSG-AC program due to it not currently being in the OSA program and does not qualify for the OSG classification. This recommendation is based on the understanding that the 4.96 acres will remain in an undeveloped, natural state and continue to provide the features for which the classifications were granted for the duration of the classifications.







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Current Use Assessment
PDS Recommendation - 2024

APPLICANT: Teresa Wenta and James Markham
TAX PARCEL #: 29062100402900
PROPERTY ADDRESS: 1820 145th Ave SE, Snohomish, WA 98290brod
ECAF #: 2024-1127
ASSESSOR #: 3263
CLASSIFICATION REQUESTED: Classify as Open Space General

Dave Somers
County Executive

The Wenta and Markham property is currently not enrolled in Open Space General classification. The property is located approximately 1.15 miles east of the City of Lake Stevens. The property is zoned Rural 5-Acre (R-5) with the comprehensive plan designation of Rural Residential – 5 (RR-5) and is 5.82 acres in size. The landowners have requested that 5.82 acres be classified as Open Space General.

FINDINGS: In addition to satisfying the criteria and standards of chapter 84.34 RCW, the property must also meet at least one of the 20 criteria in Snohomish County Code (SCC) 4.28.040 in order to qualify as Open Space General under the Open Space Taxation program. Meeting the following designation criteria in SCC 4.28.040 merits consideration for classifying the property as Open Space General:

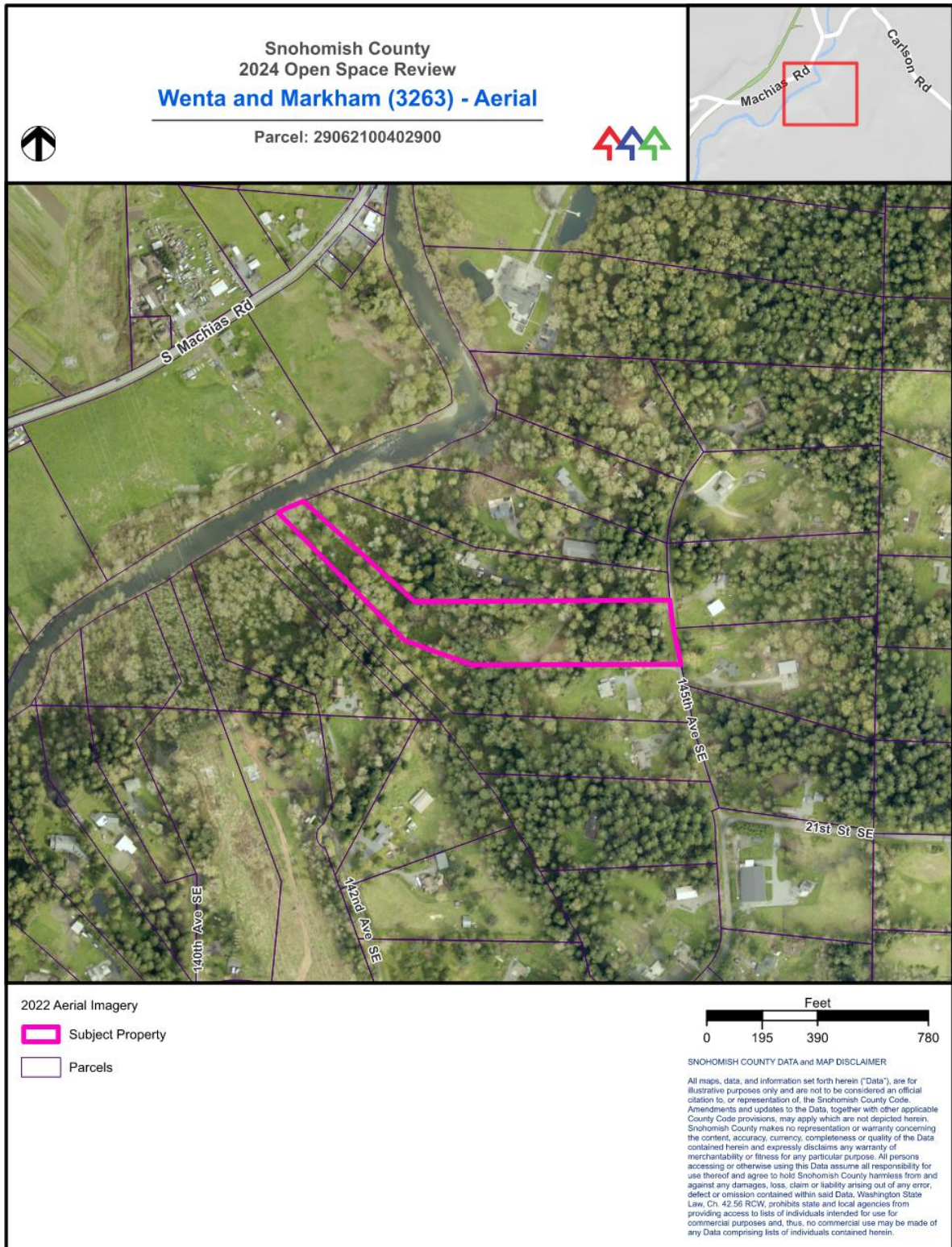
- *Criterion (6) – Undeveloped, natural areas adjacent to water bodies which come under the jurisdiction of the state Shoreline Management Act and are designated by the Snohomish County Shoreline Management Program.*
- *Criterion (14) – Wetland areas of at least one-fourth acre in size. Associated wetland buffers may also be included. The wetland buffer width may be increased from the standard wetland buffer listed in SCC 30.62A.320 Table 2b due to topographic, vegetative or wildlife habitat features which would logically suggest a wide buffer.*

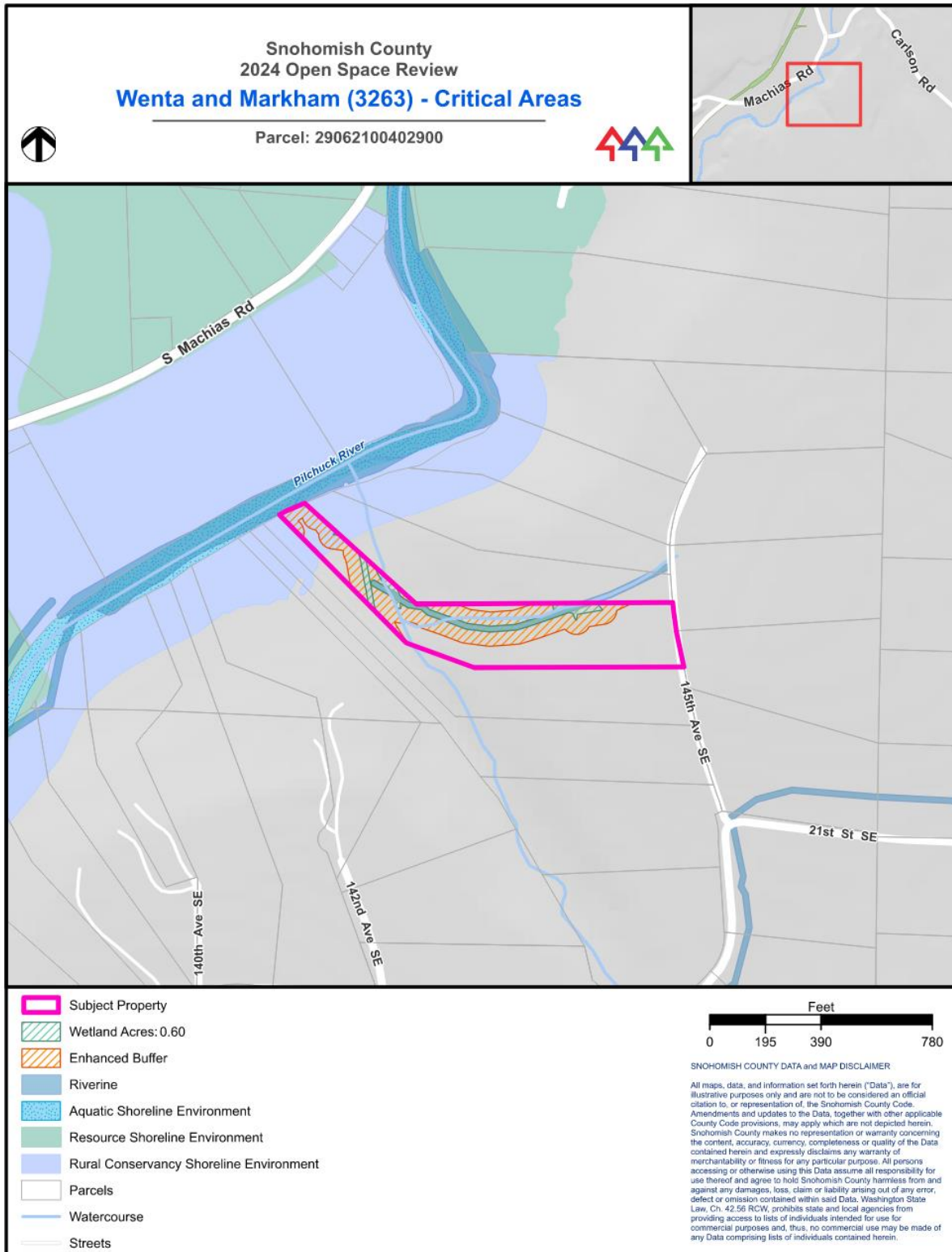
As illustrated in the Wenta and Markham Critical Areas Map, this property contains 0.60 acres of wetland and its buffers, has a creek flowing through the property, and is directly adjacent to the Pilchuck River and the aquatic shore environment. This finding supports criteria 6 and 14.

SEPA REVIEW: Minor land use decisions, which include classifications of land for open space taxation under chapter 84.34 RCW, are exempt from a threshold determination under SEPA.

RECOMMENDATION: PDS recommends that 4.82 acres be classified as Open Space General of tax parcel 29062100402900. This parcel has one homesite on the property and does not qualify for the one acre homesite exemption. This recommendation is based on the understanding that the 4.82 acres will

remain in an undeveloped, natural state and continue to provide the features for which the classification was granted for the duration of the classification.





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Current Use Assessment
PDS Recommendation - 2024

APPLICANT: John Aarstad
TAX PARCEL #: 28060200306700
PROPERTY ADDRESS: 4420 144th PI SE Snohomish, WA 98256
ECAF #: 2024-1126
ASSESSOR #: 3269
CLASSIFICATION REQUESTED: Transfer Designated Forest Land to Open Space General

Dave Somers
County Executive

The Aarstad property is currently enrolled in the Designated Forest Land Program and is requesting to be transferred to Open Space General. The property is located approximately 3.2 miles east of the City of Snohomish. The property is zoned Rural 5-Acre (R-5) with the comprehensive plan designation of Rural Residential – 5 (RR-5) and is 4.83 acres in size. The landowner has requested that 4.83 acres be transferred from Designation Forest Land to the Open Space General classification.

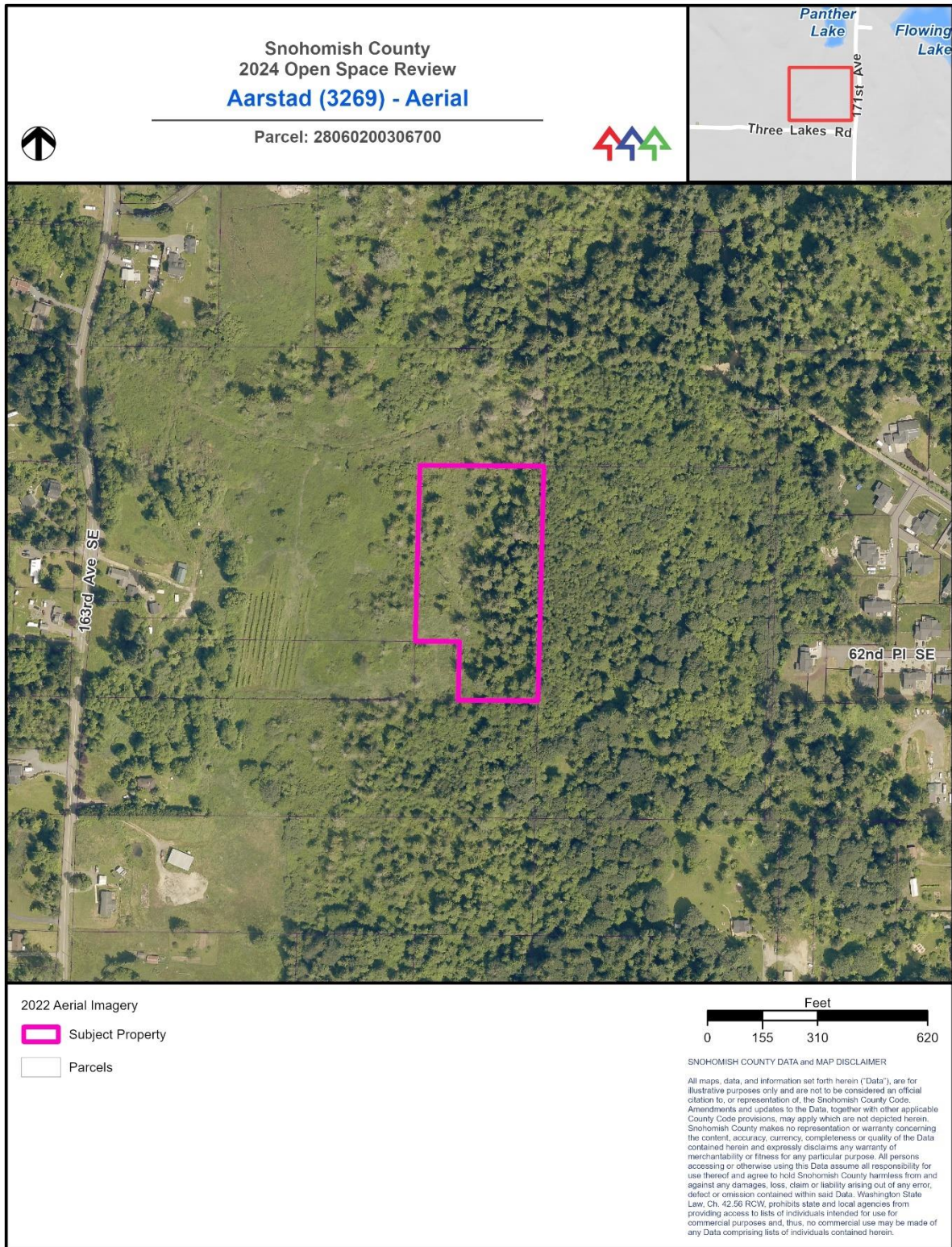
FINDINGS: In addition to satisfying the criteria and standards of chapter 84.34 RCW, the property must also meet at least one of the 20 criteria in Snohomish County Code (SCC) 4.28.040 in order to qualify as Open Space General under the Open Space Taxation program. Meeting the following designation criterion in SCC 4.28.040 merits consideration for classifying the property as Open Space General:

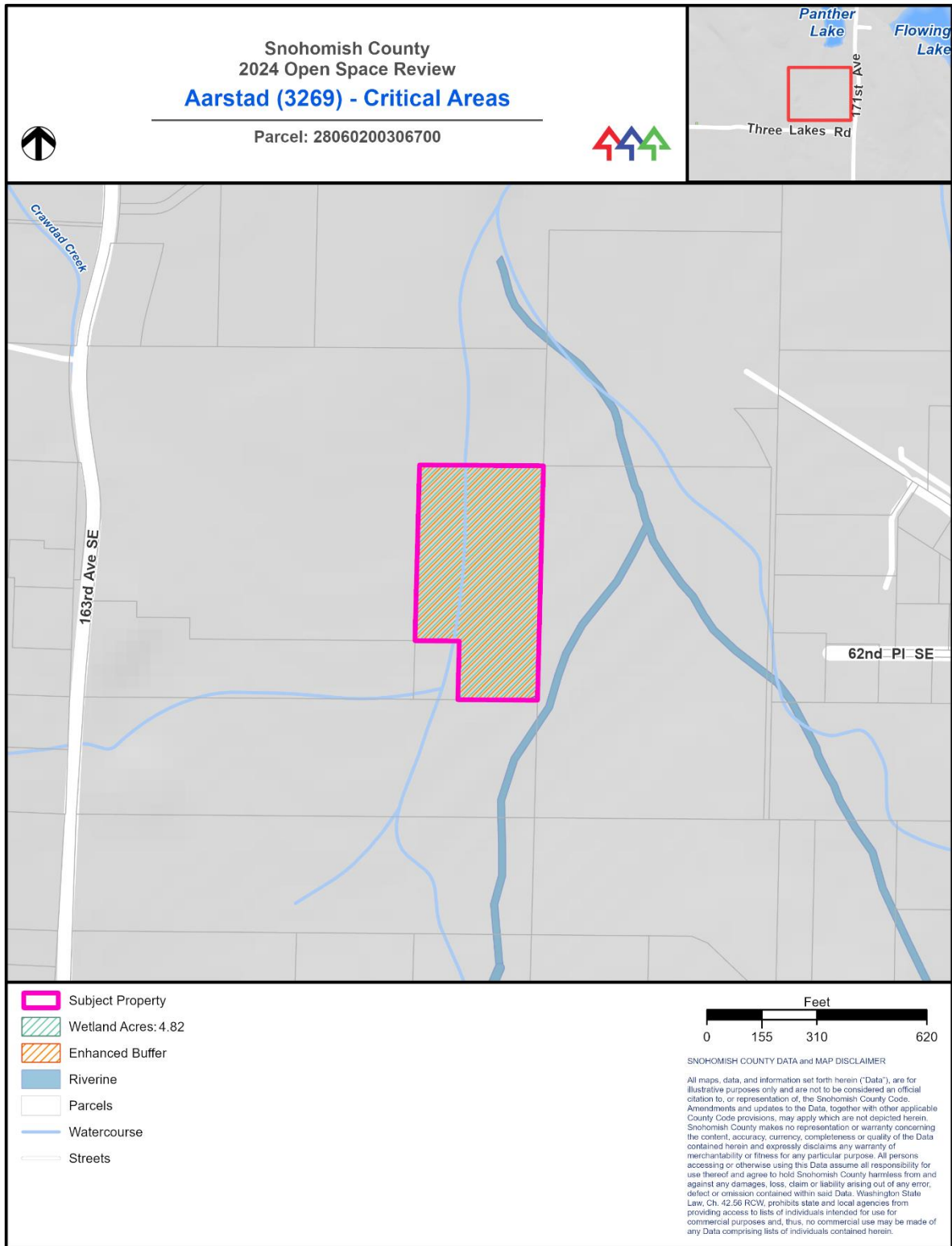
- *Criterion (14) – Wetland areas of at least one-fourth acre in size. Associated wetland buffers may also be included. The wetland buffer width may be increased from the standard wetland buffer listed in SCC 30.62A.320 Table 2b due to topographic, vegetative or wildlife habitat features which would logically suggest a wide buffer.*

As illustrated in the Aarstad Critical Areas Map, this property contains 4.82 acres of wetland. This finding supports criteria 14.

SEPA REVIEW: Minor land use decisions, which include classifications of land for open space taxation under chapter 84.34 RCW, are exempt from a threshold determination under SEPA.

RECOMMENDATION: PDS recommends that 4.83 acres be reclassified from Designated Forest Land to Open Space General of tax parcel 28060200306700. This recommendation is based on the understanding that the 4.83 acres will remain in an undeveloped, natural state and continue to provide the features for which the classification was granted for the duration of the classification.







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**Current Use Assessment
PDS Recommendation – 2024**

APPLICANT: Rick Holloway and Cynthia Ann Lee Holloway
TAX PARCEL #: 27080700202300
PROPERTY ADDRESS: Unknown
ECAF #: 2024-1428
ASSESSOR #: 3270
CLASSIFICATION REQUESTED: Classify as Open Space General

Dave Somers
County Executive

The Holloway property is currently not enrolled in Open Space General classification and has no known property address. The property is located approximately .75 miles south of the City of Sultan along Ben Howard Road. The property is in the Flood Hazard Area, zoned Forestry with the comprehensive plan designation of Low Density Rural Residential (1 DU/20 Acres) and is 1.62 acres in size. The landowners have requested that 1.62 acres be classified as Open Space General.

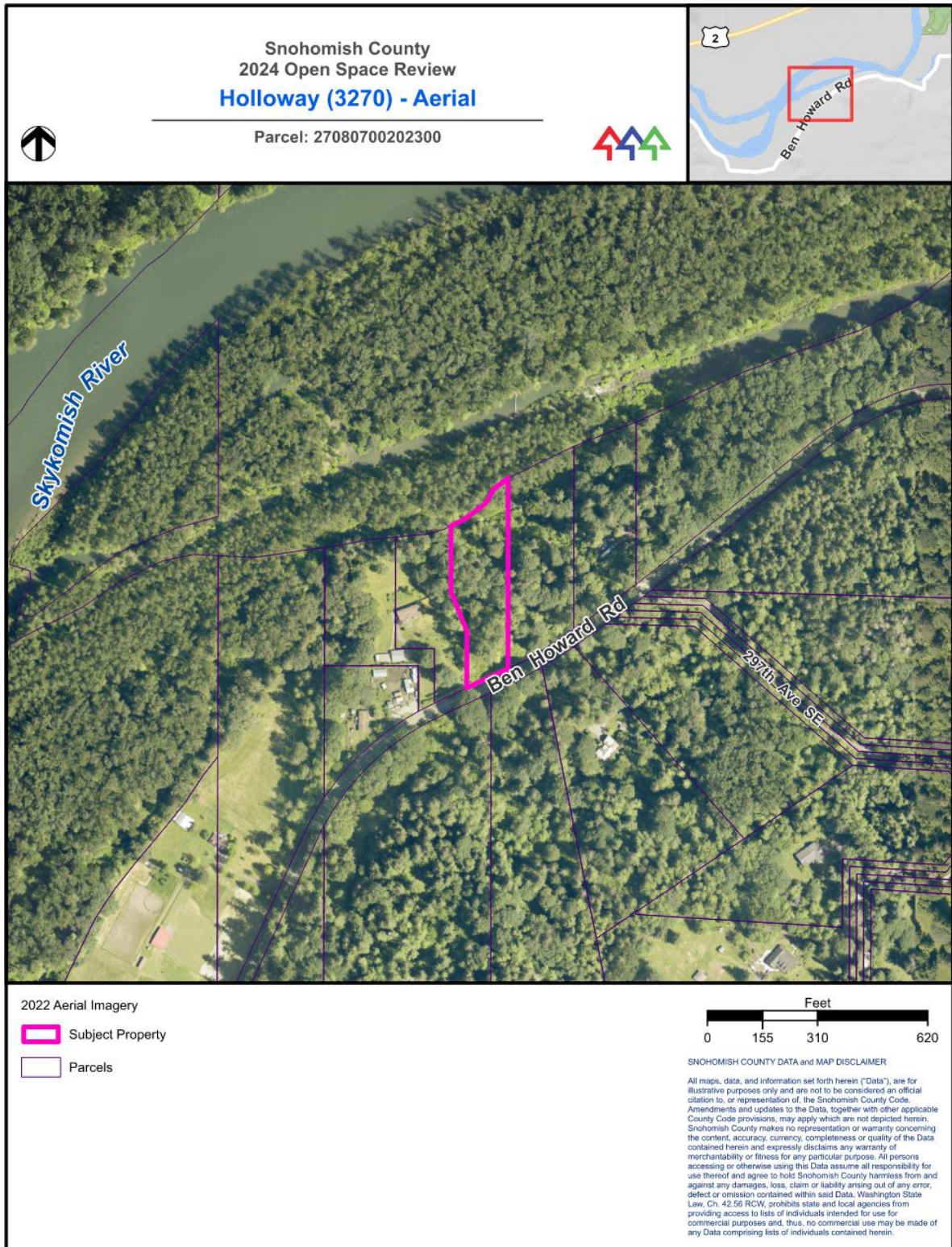
FINDINGS: In addition to satisfying the criteria and standards of chapter 84.34 RCW, the property must also meet at least one of the 20 criteria in Snohomish County Code (SCC) 4.28.040 in order to qualify as Open Space General under the Open Space Taxation program. Meeting the following designation criterion in SCC 4.28.040 merits consideration for classifying the property as Open Space General:

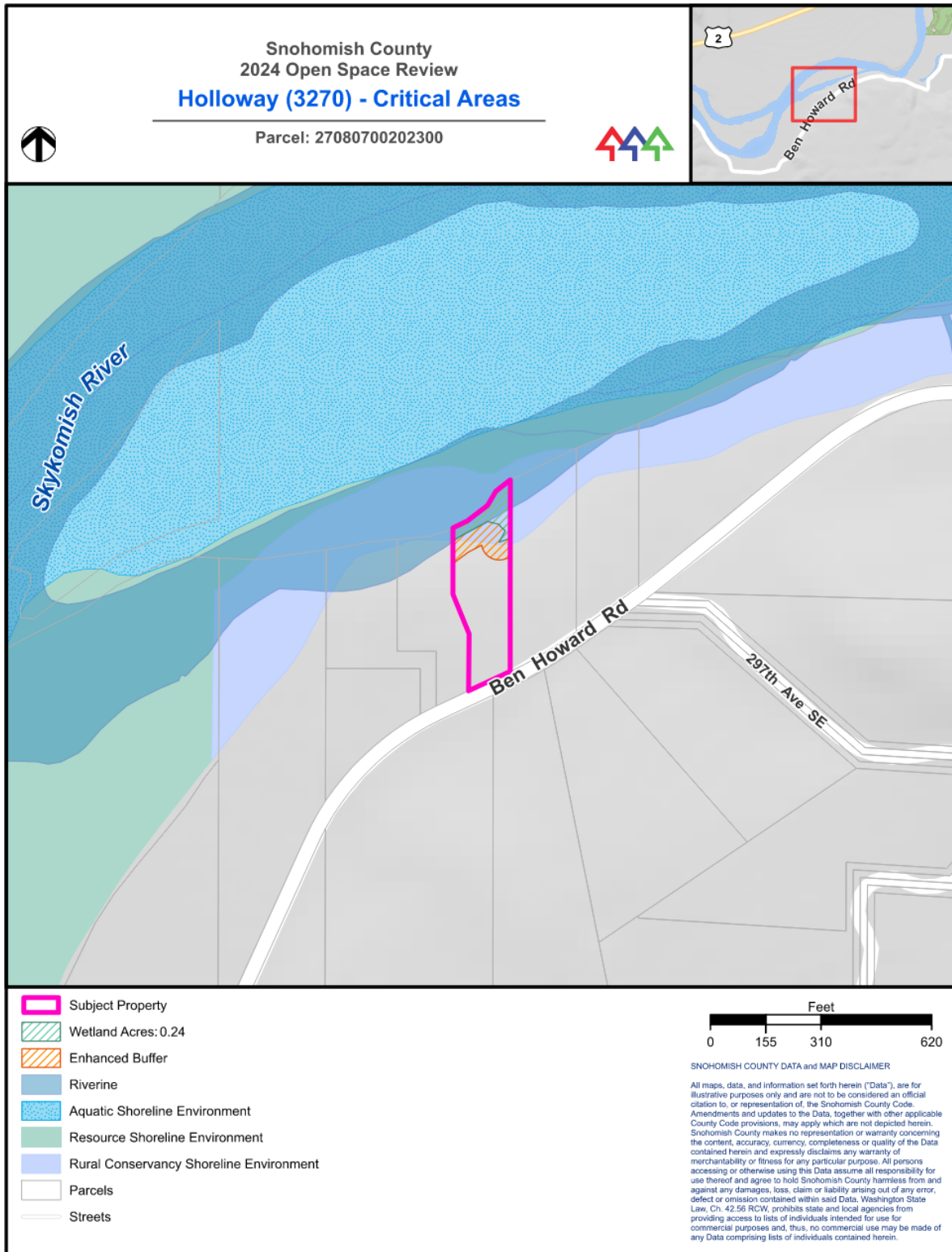
- *Criterion (19) – Areas which are protective buffers as required by development regulations implementing the Growth Management Act.*

As illustrated in the Holloway Critical Areas Map, this property contains 0.24 acres of wetland and its buffers and is directly adjacent to the Skykomish River and the resource shore environment. This finding supports criteria 19.

SEPA REVIEW: Minor land use decisions, which include classifications of land for open space taxation under chapter 84.34 RCW, are exempt from a threshold determination under SEPA.

RECOMMENDATION: PDS recommends that 1.62 acres be classified as Open Space General of tax parcel 27080700202300. This recommendation is based on the understanding that the 1.62 acres will remain in an undeveloped, natural state and continue to provide the features for which the classification was granted for the duration of the classification.







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**Current Use Assessment
PDS Recommendation - 2024**

APPLICANT: Ralph Brodie
TAX PARCEL #: 30052500302300 and 30052500303800
PROPERTY ADDRESS:

- 300525003023004420 – 8719 60th St NE, Marysville, WA 98270
- 30052500303800 – 6117 83rd Ave NE, Marysville, WA 98270

ECAF #: 2024-0191

ASSESSOR #: 3278

CLASSIFICATION REQUESTED: Transfer Open Space Farm and Agriculture to Open Space General – Farm and Agriculture Conservation

Dave Somers
County Executive

The Brodie properties are currently enrolled in Open Space Farm and Agriculture and are requesting to be transferred to Open Space General – Farm and Agriculture Conservation. The adjacent properties are located within the eastern side of the City of Marysville. The properties are zoned as R-6.25 Single Family High with the comprehensive plan designation as Community Business – Whiskey Ridge. Parcel 30052500302300 is 3.26 acres and parcel 30052500303800 is 3.26 acres, totaling 6.52 acres. The landowner has requested that 6.52 acres be transferred from Open Space Farm and Agriculture to Open Space General – Farm and Agriculture Conservation.

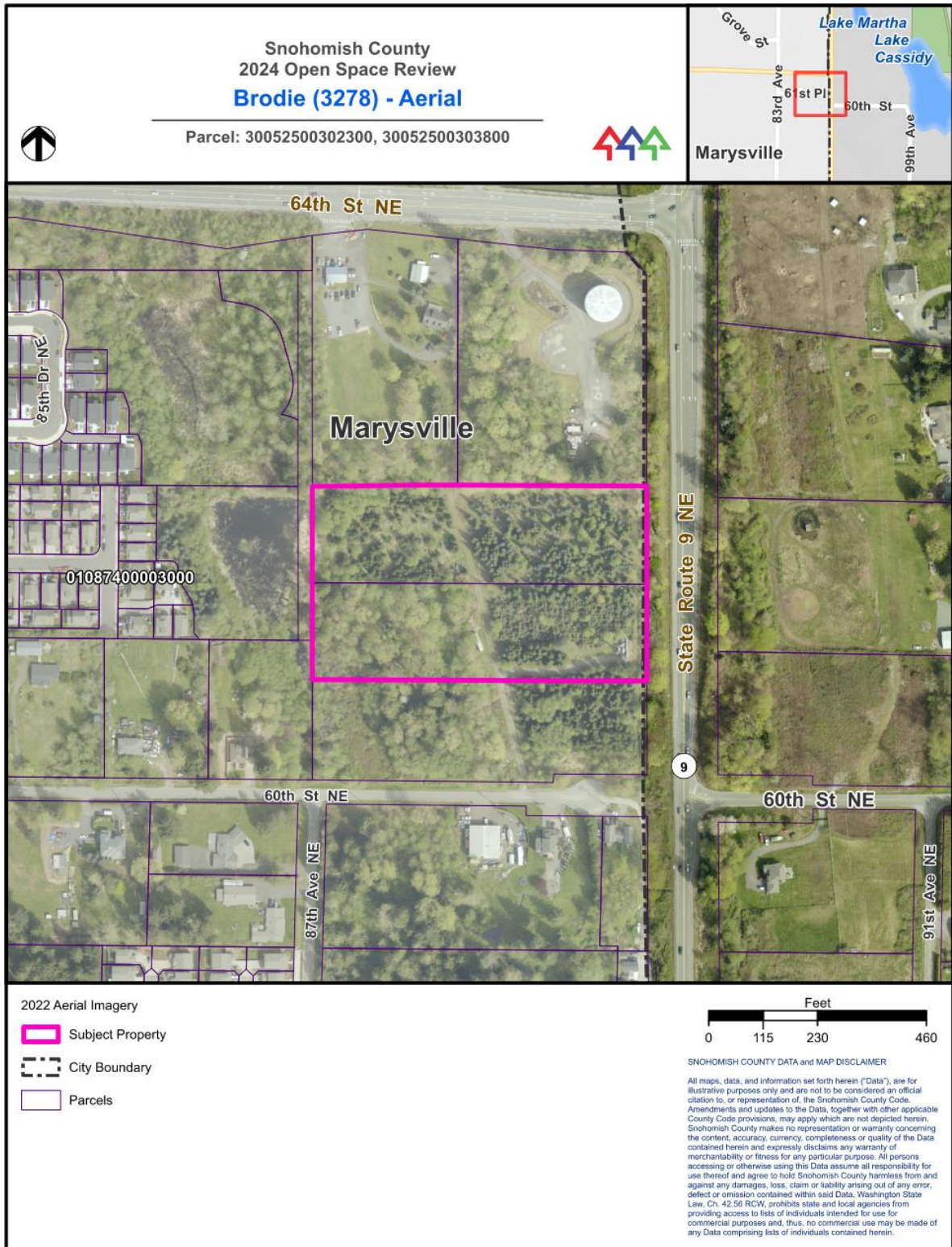
FINDINGS: In addition to satisfying the criteria and standards of chapter 84.34 RCW, the property must also meet at least one of the 20 criteria in Snohomish County Code (SCC) 4.28.040 in order to qualify as Open Space General under the Open Space Taxation program. Meeting the following designation criteria in SCC 4.28.040 merits consideration for classifying the properties as Open Space General – Farm and Agriculture Conservation:

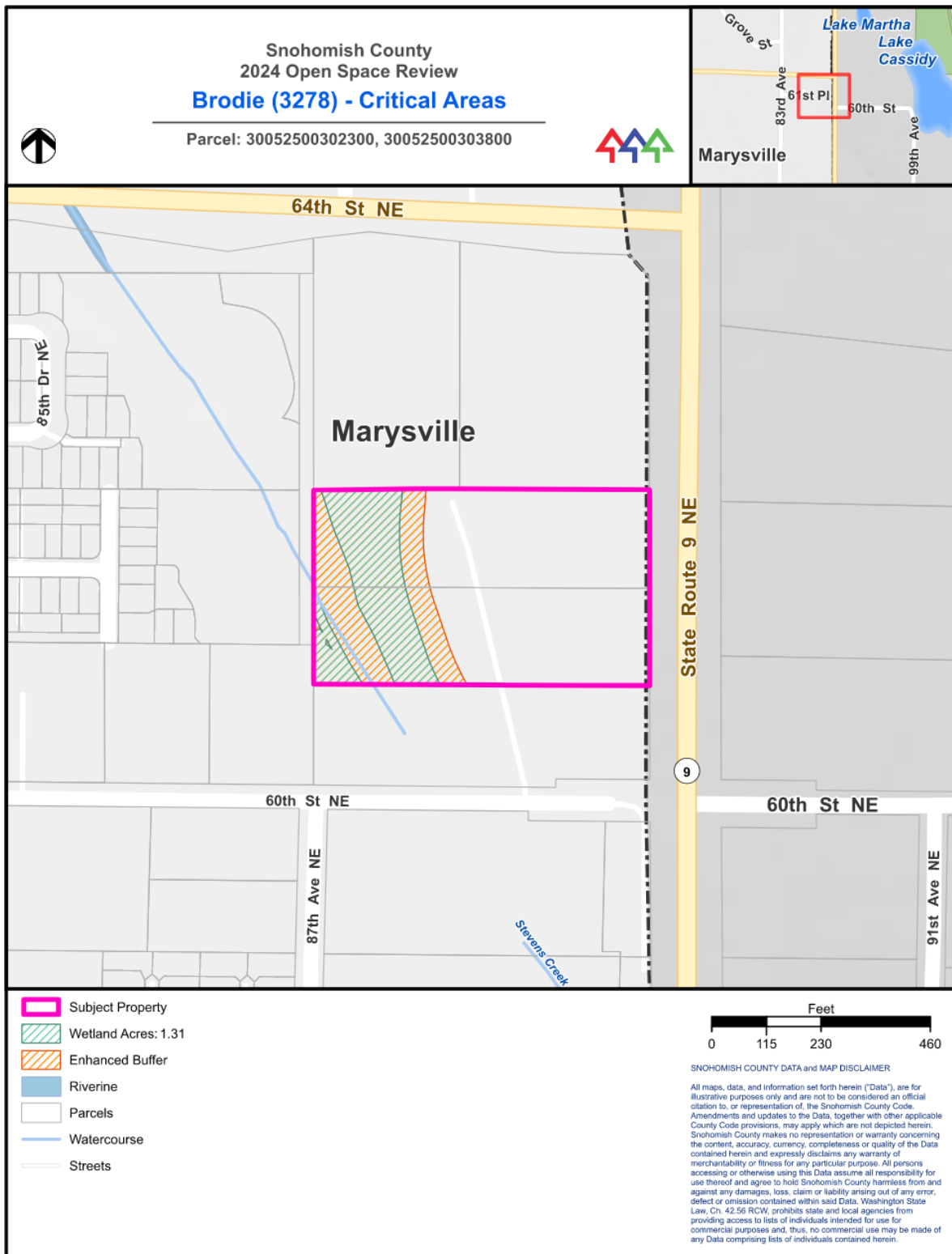
- *Criterion (14) – Wetland areas of at least one-fourth acre in size. Associated wetland buffers may also be included. The wetland buffer width may be increased from the standard wetland buffer listed in SCC 30.62A.320 Table 2b due to topographic, vegetative or wildlife habitat features which would logically suggest a wide buffer.*
- *Criterion (20)(a) – Land that was previously classified under RCW 84.34.020(2) that no longer meets the criteria of subsection RCW 84.34.020(2), and that is reclassified under RCW 84.34.020(1).*

As illustrated in the Brodie Critical Areas Map, the properties have a total of 1.31 acres of wetland, each at least one-fourth acre in size. Under the Open Space Taxation Program, the land was formerly in Open Space Farm and Agriculture and no longer meets that classification criteria, but now meets Open Space General – Farm and Agriculture Conservation. This finding supports criteria 14 and 20(a).

SEPA REVIEW: Minor land use decisions, which include classifications of land for open space taxation under chapter 84.34 RCW, are exempt from a threshold determination under SEPA.

RECOMMENDATION: PDS recommends that 6.52 acres of tax parcels 30052500302300 and 30052500303800 be reclassified from Open Space Farm and Agriculture to Open Space General – Farm and Agriculture Conservation. This recommendation is based on the understanding that the 6.52 acres will remain in an undeveloped, natural state and continue to provide the features for which the classifications were granted for the duration of the classification.







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**Current Use Assessment
PDS Recommendation - 2024**

APPLICANT: Edward Larson and Kathleen Larson
TAX PARCEL #: 29063300402300
PROPERTY ADDRESS: 5025 139th Ave SE Snohomish, WA 98290
ECAAF #: 2024-0022
ASSESSOR #: 3286
CLASSIFICATION REQUESTED: Transfer from Open Space Farm and Agriculture to Open Space General – Farm and Agriculture Conservation

Dave Somers
County Executive

The Larson property is currently enrolled in Open Space Farm and Agriculture and is requesting to be transferred to Open Space General – Farm and Agriculture Conservation. The property is located approximately 1.9 miles northeast of the City of Snohomish. The property is zoned as Rural 5-Acre (R-5) with the comprehensive plan designation of Rural Residential – 5 (RR-5) and is 5 acres in size. The landowner has requested that 4 acres be transferred from Open Space Farm and Agriculture to Open Space General – Farm and Agriculture Conservation.

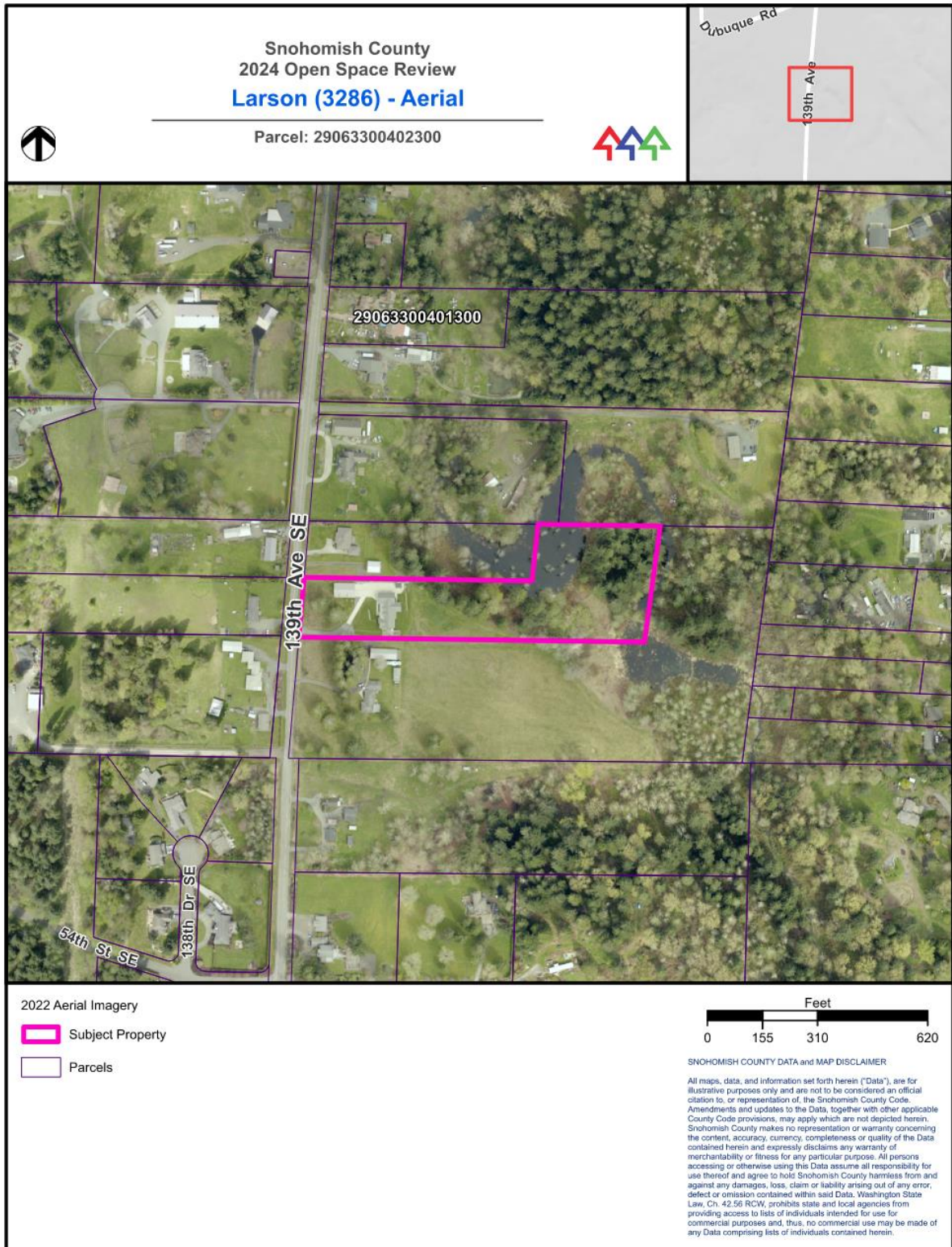
FINDINGS: In addition to satisfying the criteria and standards of chapter 84.34 RCW, the property must also meet at least one of the 20 criteria in Snohomish County Code (SCC) 4.28.040 in order to qualify as Open Space General under the Open Space Taxation program. Meeting the following designation criteria in SCC 4.28.040 merits consideration for classifying the property as Open Space General – Farm and Agriculture Conservation:

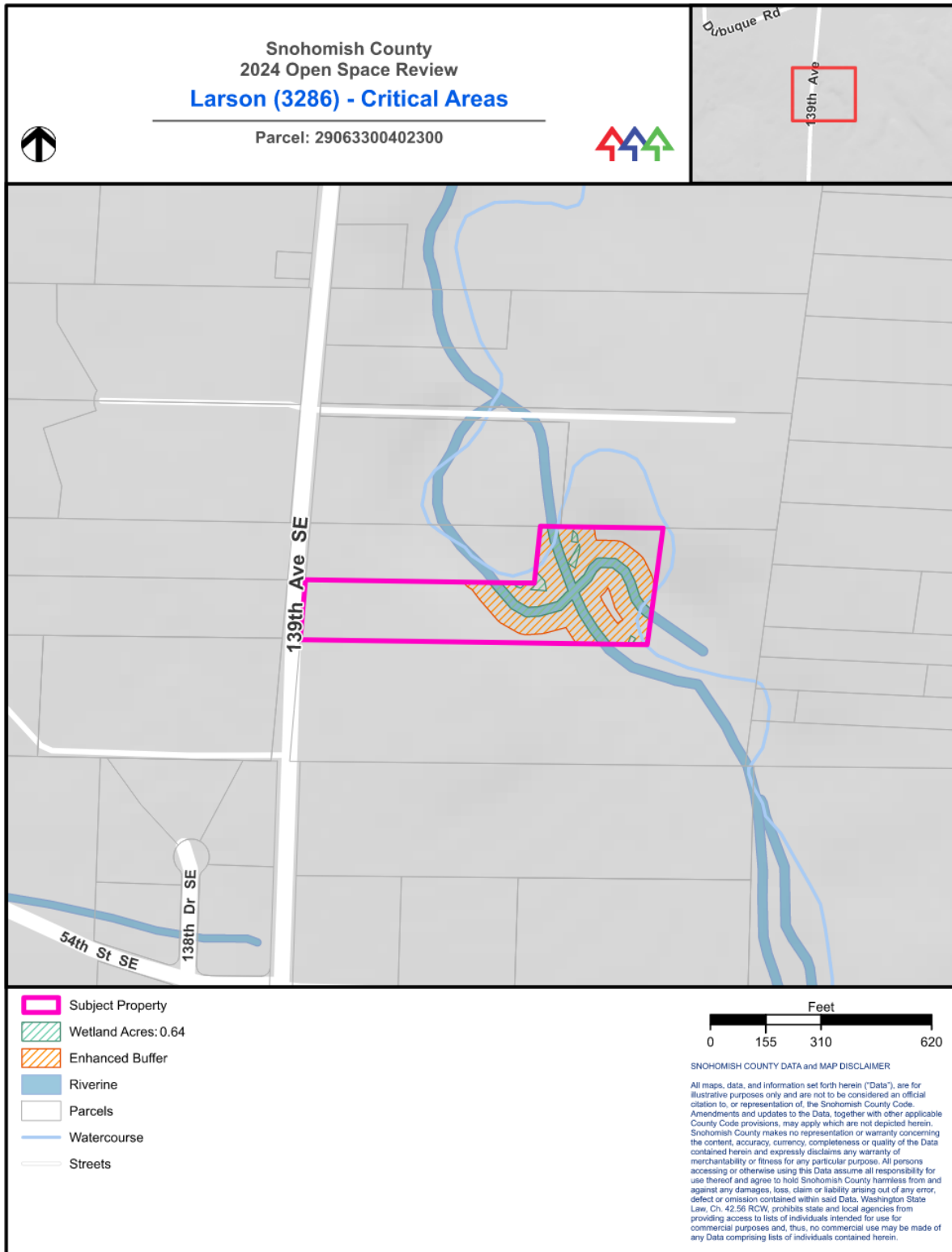
- *Criterion (14) – Wetland areas of at least one-fourth acre in size. Associated wetland buffers may also be included. The wetland buffer width may be increased from the standard wetland buffer listed in SCC 30.62A.320 Table 2b due to topographic, vegetative or wildlife habitat features which would logically suggest a wide buffer.*
- *Criterion (20)(a) – Land that was previously classified under RCW 84.34.020(2) that no longer meets the criteria of subsection RCW 84.34.020(2), and that is reclassified under RCW 84.34.020(1).*

As illustrated in the Larson Critical Areas Map, the property has 0.54 acres of wetland and a riverine flowing through the middle. Under the Open Space Taxation Program, the land was formerly in Open Space Farm and Agriculture and no longer meets that classification criteria, but now meets Open Space General – Farm and Agriculture Conservation. These findings support criteria 14 and 20(a).

SEPA REVIEW: Minor land use decisions, which include classifications of land for open space taxation under chapter 84.34 RCW, are exempt from a threshold determination under SEPA.

RECOMMENDATION: PDS recommends that 4 acres of tax parcel 29063300402300 be reclassified from Open Space Farm and Agriculture to Open Space General – Farm and Agriculture Conservation. This recommendation is based on the understanding that the 4 acres will remain in an undeveloped, natural state and continue to provide the features for which the classification was granted for the duration of the classification.







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**Current Use Assessment
PDS Recommendation - 2024**

APPLICANT: William Kuhlman and Lisa Kuhlman
TAX PARCEL #: 29063200202000
PROPERTY ADDRESS: 3930 S Machias Rd, Snohomish, WA 98290
ECAF #: 2024-0233
ASSESSOR #: 3288
CLASSIFICATION REQUESTED: Transfer from Open Space Farm and Agriculture to Open Space General – Farm and Agriculture Conservation

Dave Somers
County Executive

The Kuhlman property is currently enrolled in Open Space Farm and Agriculture and is requesting to be transferred to Open Space General – Farm and Agriculture Conservation. The property is located approximately 1 mile south of the City of Lake Stevens and 1.25 miles north of the City of Snohomish. The property is within the Flood Hazard Area, is zoned as Agriculture -10 Acre (A-10) with the comprehensive plan designation of Rural Residential – 5 (RR-5) and is 10.25 acres in size. The landowners have requested that 9.25 acres be transferred from Open Space Farm and Agriculture to Open Space General – Farm and Agriculture Conservation.

FINDINGS: In addition to satisfying the criteria and standards of chapter 84.34 RCW, the property must also meet at least one of the 20 criteria in Snohomish County Code (SCC) 4.28.040 in order to qualify as Open Space General under the Open Space Taxation program. Meeting the following designation criteria in SCC 4.28.040 merits consideration for classifying the property as Open Space General – Farm and Agriculture Conservation:

- *Criterion (14) – Wetland areas of at least one-fourth acre in size. Associated wetland buffers may also be included. The wetland buffer width may be increased from the standard wetland buffer listed in SCC 30.62A.320 Table 2b due to topographic, vegetative or wildlife habitat features which would logically suggest a wide buffer.*
- *Criterion (20)(a) – Land that was previously classified under RCW 84.34.020(2) that no longer meets the criteria of subsection RCW 84.34.020(2), and that is reclassified under RCW 84.34.020(1).*

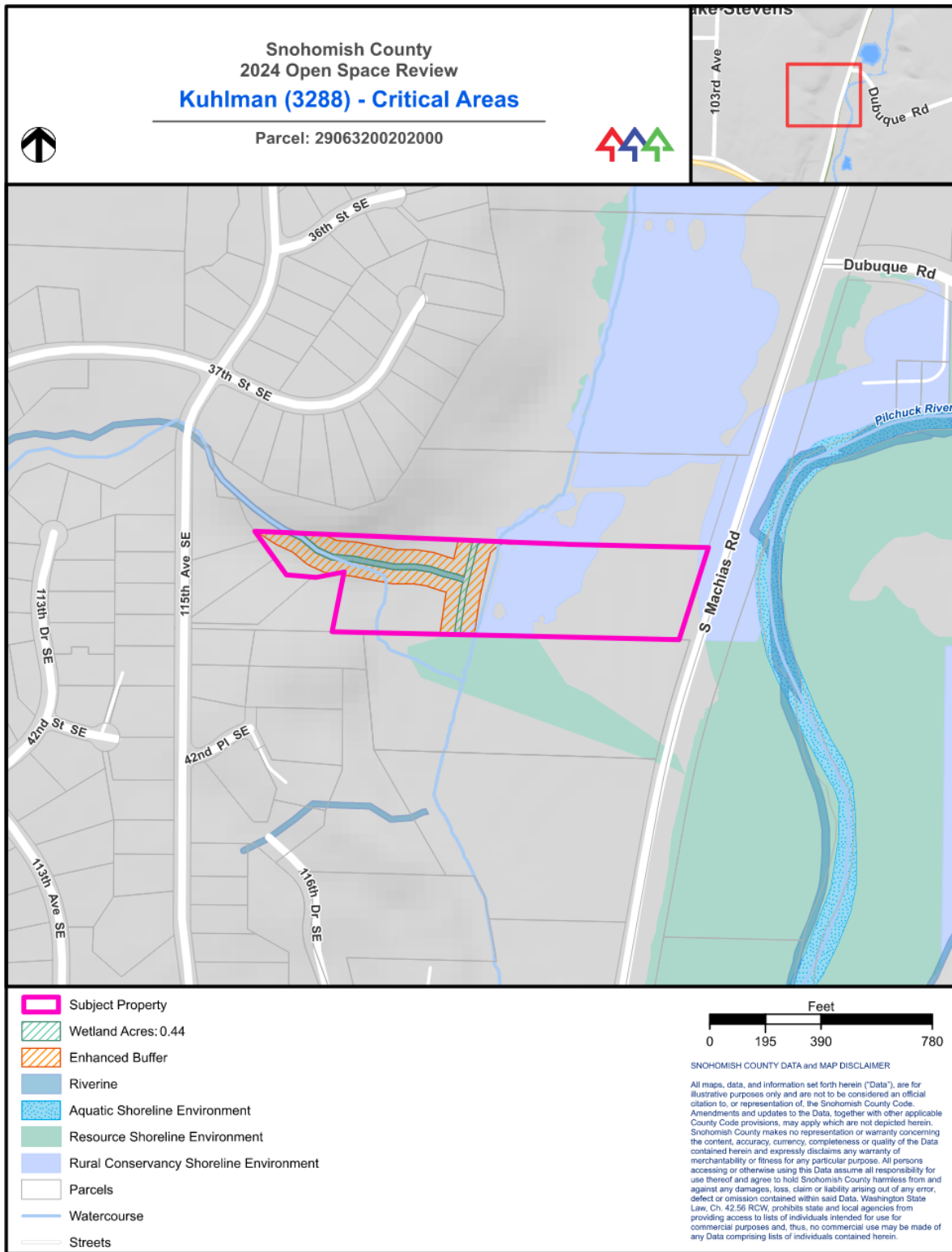
As illustrated in the Kuhlman Critical Areas Map, the property has 0.44 acres of wetland and a waterbody flowing through the middle. Under the Open Space Taxation Program, the land was formerly in Open Space Farm and Agriculture and no longer meets that classification criteria, but now meets Open Space General – Farm and Agriculture Conservation. These findings support criteria 14 and 20(a).

SEPA REVIEW: Minor land use decisions, which include classifications of land for open space taxation

under chapter 84.34 RCW, are exempt from a threshold determination under SEPA.

RECOMMENDATION: PDS recommends that 9.25 acres of tax parcel 29063200202000 be reclassified from Open Space Farm and Agriculture to Open Space General – Farm and Agriculture Conservation. This recommendation is based on the understanding that the 9.25 acres will remain in an undeveloped, natural state and continue to provide the features for which the classification was granted for the duration of the classification.







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**Current Use Assessment
PDS Recommendation - 2024**

APPLICANT: Stillaguamish Tribe of Indians
TAX PARCEL #: 32043600200800
PROPERTY ADDRESS: 3322 236th St NE Arlington, WA 98223
ECAF #: 2024-0329
ASSESSOR #: 3289
CLASSIFICATION REQUESTED: Transfer from Open Space Timber to Open Space General

Dave Somers
County Executive

The Stillaguamish Tribe property is currently enrolled in the Open Space Timber classification and is requesting to transfer to Open Space General. The property is located approximately 2.5 miles northwest of the City of Marysville. The property is zoned as Rural 5-Acre (R-5) with the comprehensive plan designation of Rural Residential – 5 (RR-5) and is 40 acres in size. The landowner has requested that 40 acres be classified as Open Space General.

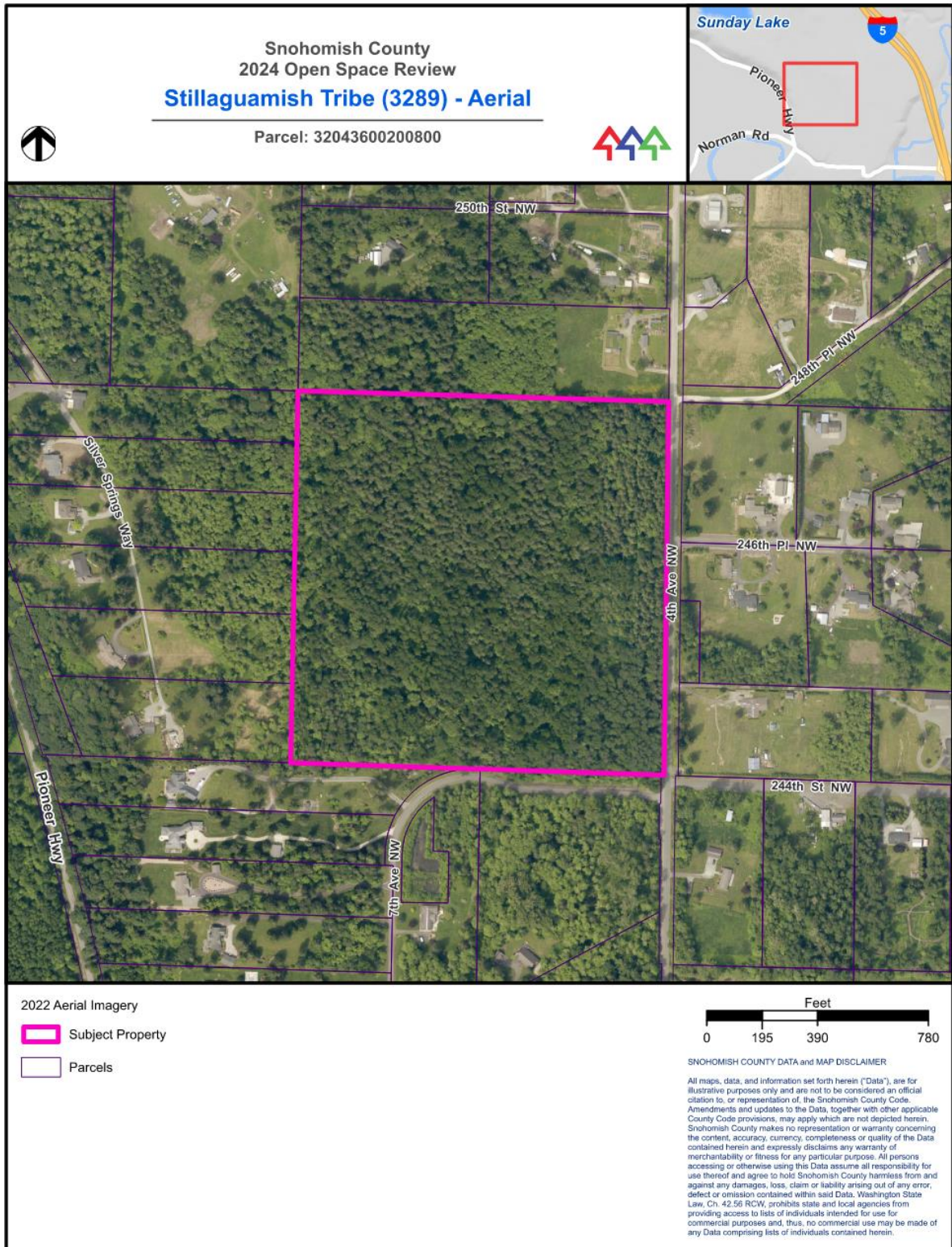
FINDINGS: In addition to satisfying the criteria and standards of chapter 84.34 RCW, the property must also meet at least one of the 20 criteria in Snohomish County Code (SCC) 4.28.040 in order to qualify as Open Space General under the Open Space Taxation program. Meeting the following designation criteria in SCC 4.28.040 merits consideration for classifying the property as Open Space General:

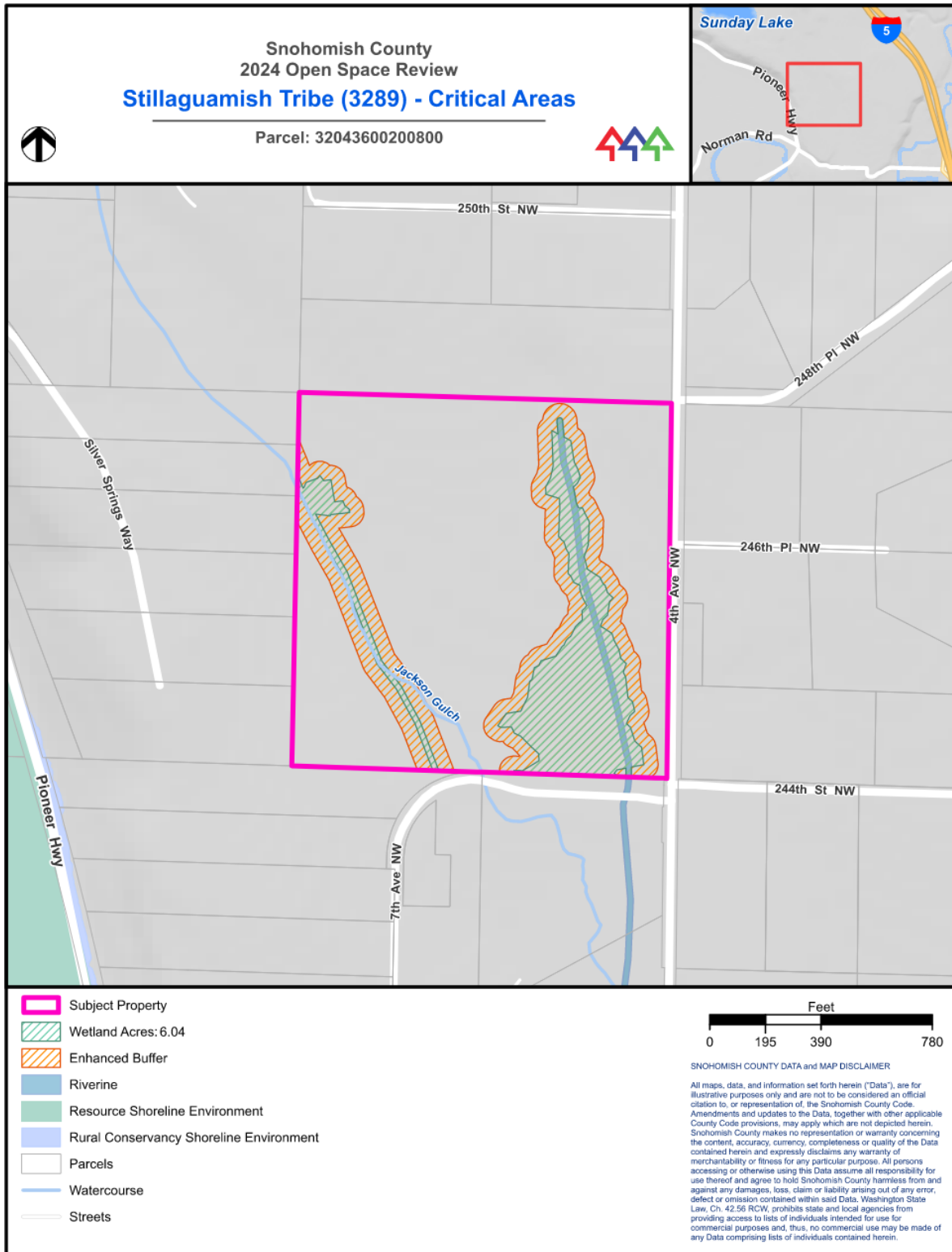
- *Criterion (5) – Areas which are in an undeveloped, natural state and are not under the jurisdiction of the State Shoreline Management Act and are situated within stream corridors, i.e., streams and/or their associated stream buffers of 50-feet on either side of the stream. Buffer width may be increased from the 50-foot standard due to topographic, vegetative or wildlife habitat features which would logically suggest a wider buffer.*
- *Criterion (14) – Wetland areas of at least one-fourth acre in size. Associated wetland buffers may also be included. The wetland buffer width may be increased from the standard wetland buffer listed in SCC 30.62A.320 Table 2b due to topographic, vegetative or wildlife habitat features which would logically suggest a wide buffer.*
- *Criterion (19) – Areas which are protection buffers as required by development regulations implementing the Growth Management Act.*

As illustrated in the Stillaguamish Critical Areas Map, this property contains 6.04 acres of wetlands and its buffers. This finding supports criteria 5, 14, and 19.

SEPA REVIEW: Minor land use decisions, which include classifications of land for open space taxation under chapter 84.34 RCW, are exempt from a threshold determination under SEPA.

RECOMMENDATION: PDS recommends that 40 acres be reclassified from Open Space Timber to Open Space General of tax parcel 32043600200800. This recommendation is based on the understanding that the 40 acres will remain in an undeveloped, natural state and continue to provide the features for which the classification was granted for the duration of the classification.







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**Current Use Assessment
PDS Recommendation - 2024**

Dave Somers
County Executive

APPLICANT: Cody Schwindt
TAX PARCEL #: 30060700100800
PROPERTY ADDRESS: 11529 107th Ave NE Arlington, WA 98223
ECAF #: 2024-1221
ASSESSOR #: 3290
CLASSIFICATION REQUESTED: Transfer from Designated Forest Land to Open Space General

The Schwindt property is currently not enrolled in Open Space General classification. The property is located approximately 3 miles east of the City of Marysville. The property is zoned as Rural 5-Acre (R-5) with the comprehensive plan designation of Rural Residential – 5 (RR-5) and is 20 acres in size. The landowner has requested that 15.58 acres be classified as Open Space General.

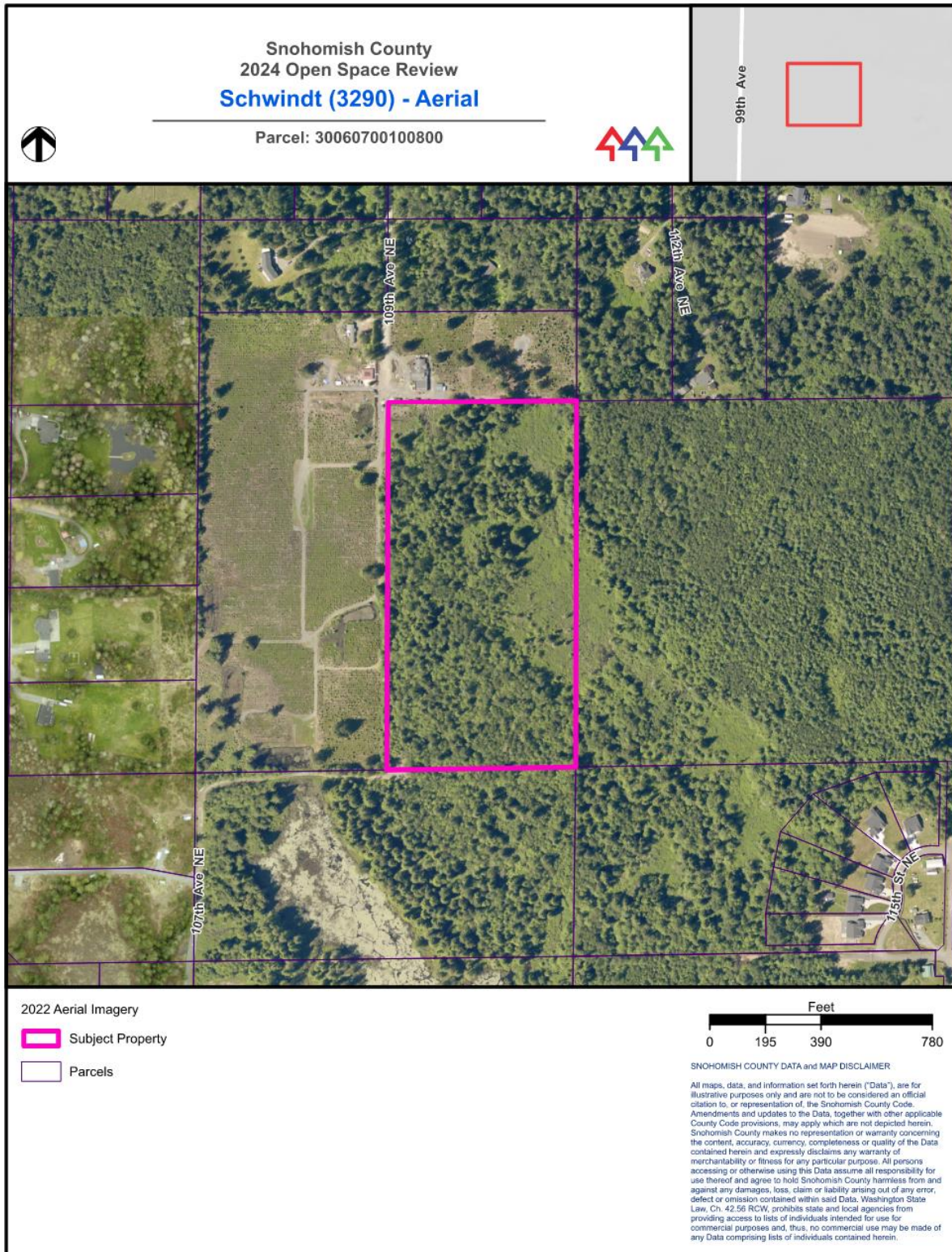
FINDINGS: In addition to satisfying the criteria and standards of chapter 84.34 RCW, the property must also meet at least one of the 20 criteria in Snohomish County Code (SCC) 4.28.040 in order to qualify as Open Space General under the Open Space Taxation program. Meeting the following designation criteria in SCC 4.28.040 merits consideration for classifying the property as Open Space General:

- *Criterion (14) – Wetland areas of at least one-fourth acre in size. Associated wetland buffers may also be included. The wetland buffer width may be increased from the standard wetland buffer listed in SCC 30.62A.320 Table 2b due to topographic, vegetative or wildlife habitat features which would logically suggest a wide buffer.*
- *Criterion (19) – Areas which are protection buffers as required by development regulations implementing the Growth Management Act.*

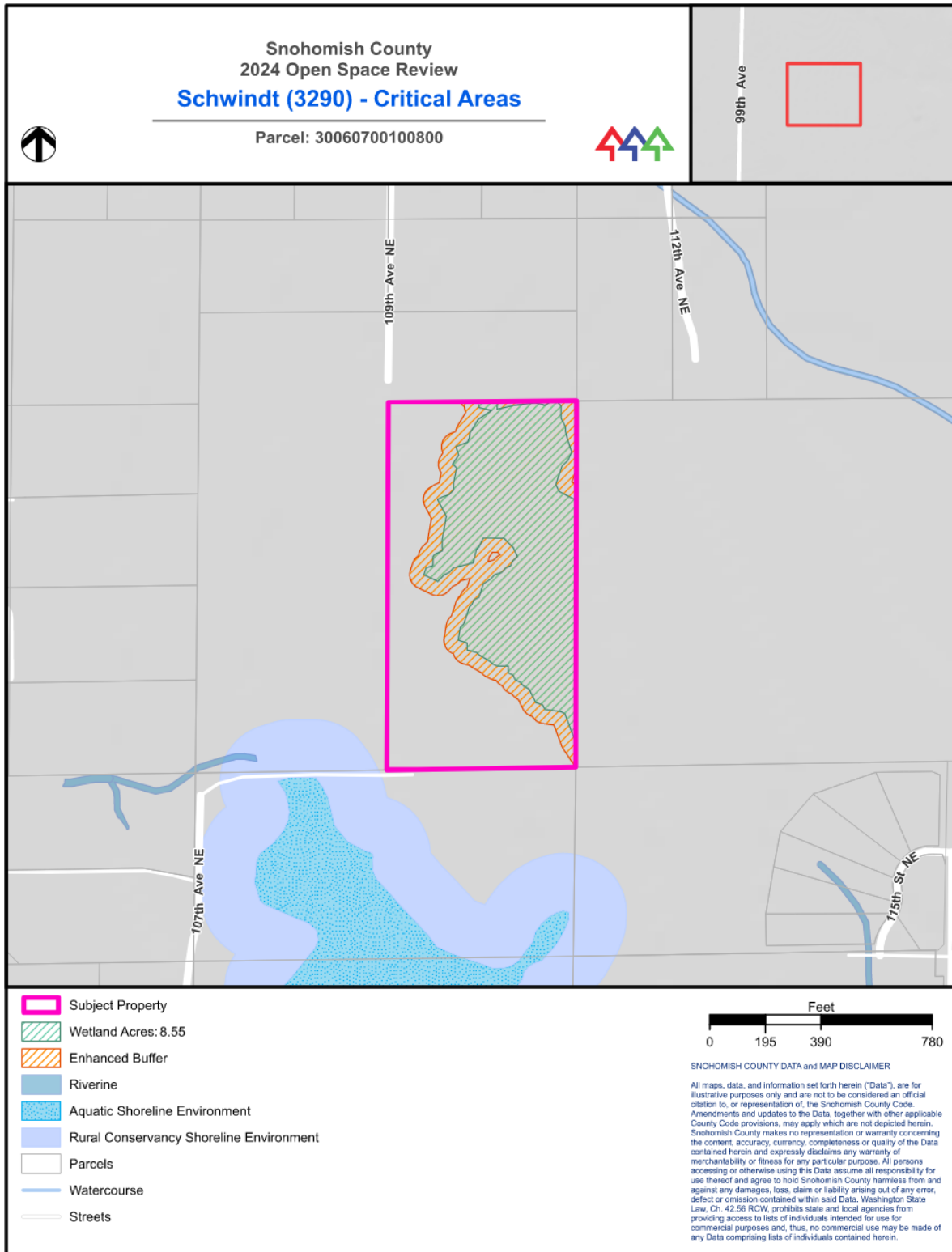
As illustrated in the Schwindt Critical Areas Map, this property contains 8.55 acres of wetland and its buffers. This finding supports criteria 14 and 19.

SEPA REVIEW: Minor land use decisions, which include classifications of land for open space taxation under chapter 84.34 RCW, are exempt from a threshold determination under SEPA.

RECOMMENDATION: PDS recommends that 15.58 acres be transferred from Designated Forest Land to Open Space General of tax parcel 30060700100800. This recommendation is based on the understanding that the 15.58 acres will remain in an undeveloped, natural state and continue to provide the features for which the classification was granted for the duration of the classification.



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**Current Use Assessment
PDS Recommendation - 2024**

APPLICANT: M. Alex Toth
TAX PARCEL #: 32052700400200
PROPERTY ADDRESS: 6329 256th St NE, Arlington, WA 98223-8149
ECAAF #: 2024-0848
ASSESSOR #: 3291
CLASSIFICATION REQUESTED: Transfer from Open Space Farm and Agriculture to Open Space General – Farm and Agriculture Conservation

Dave Somers
County Executive

The Toth property is currently enrolled in Open Space Farm and Agriculture and is requesting to be transferred to Open Space General – Farm and Agriculture Conservation. The property is located approximately 1 mile south of the City of Lake Stevens and 1.8 miles north of the City of Arlington. The property is zoned as Rural 5-Acre (R-5) with the comprehensive plan designation of Rural Residential – 5 (RR-5) and is 26.54 acres in size. The landowner has requested that 26.54 acres be transferred from Open Space Farm and Agriculture to Open Space General – Farm and Agriculture Conservation.

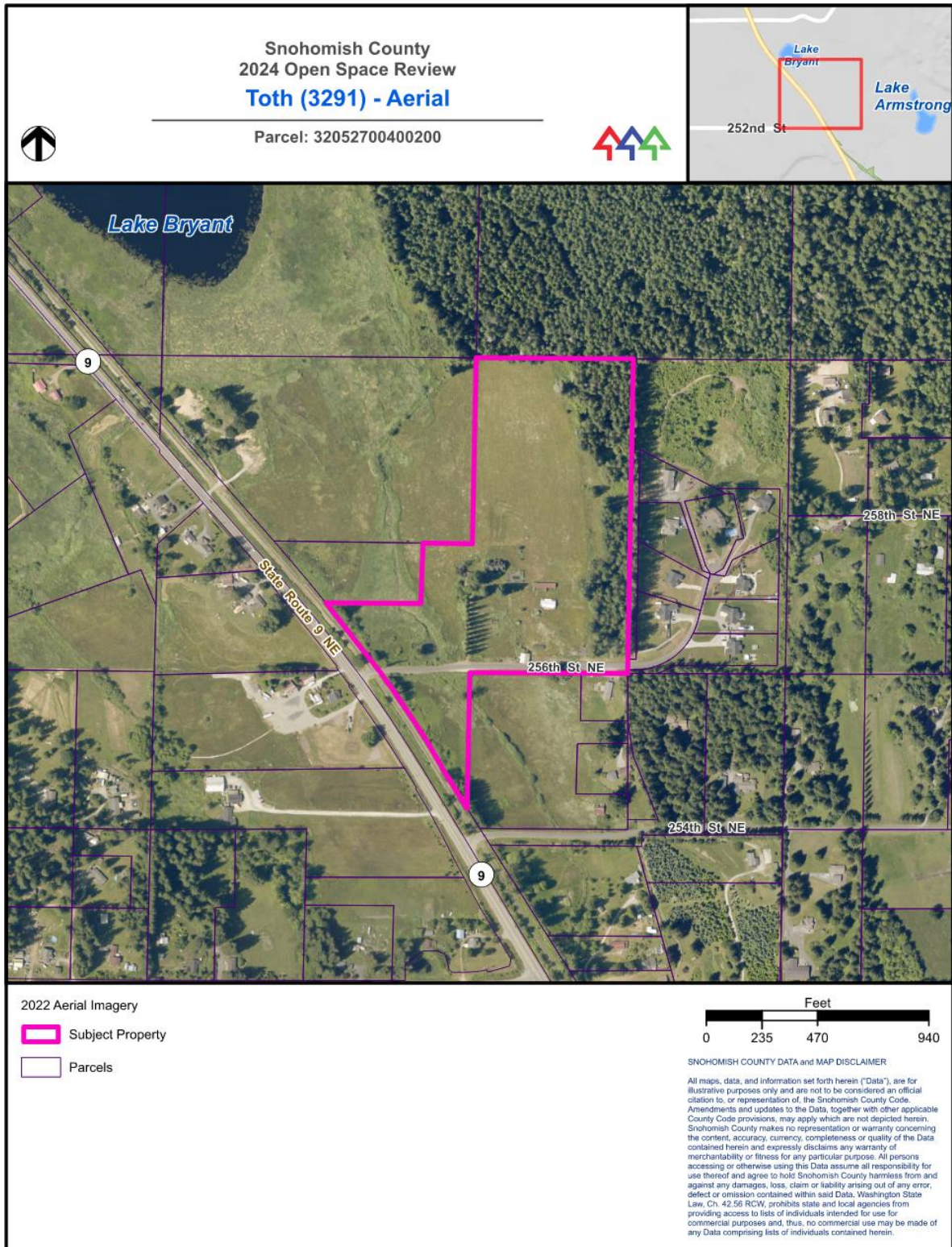
FINDINGS: In addition to satisfying the criteria and standards of chapter 84.34 RCW, the property must also meet at least one of the 20 criteria in Snohomish County Code (SCC) 4.28.040 in order to qualify as Open Space General under the Open Space Taxation program. Meeting the following designation criteria in SCC 4.28.040 merits consideration for classifying the property as Open Space General – Farm and Agriculture Conservation:

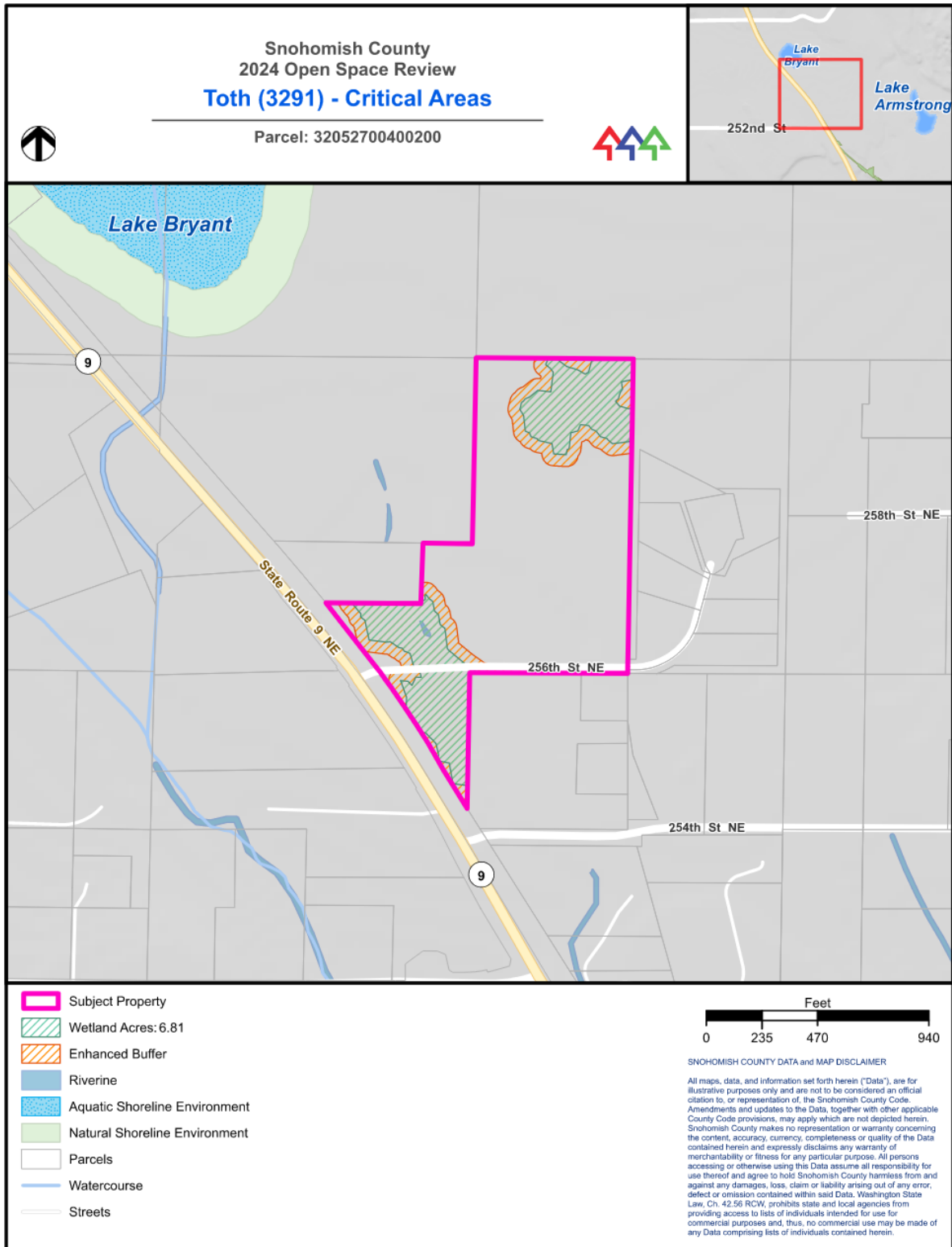
- *Criterion (14) – Wetland areas of at least one-fourth acre in size. Associated wetland buffers may also be included. The wetland buffer width may be increased from the standard wetland buffer listed in SCC 30.62A.320 Table 2b due to topographic, vegetative or wildlife habitat features which would logically suggest a wide buffer.*
- *Criterion (20)(a) – Land that was previously classified under RCW 84.34.020(2) that no longer meets the criteria of subsection RCW 84.34.020(2), and that is reclassified under RCW 84.34.020(1).*

As illustrated in the Toth Critical Areas Map, the property has 6.81 acres of wetland. Under the Open Space Taxation Program, the land was formerly in Open Space Farm and Agriculture and no longer meets that classification criteria, but now meets Open Space General – Farm and Agriculture Conservation. These findings support criteria 14 and 20(a).

SEPA REVIEW: Minor land use decisions, which include classifications of land for open space taxation under chapter 84.34 RCW, are exempt from a threshold determination under SEPA.

RECOMMENDATION: PDS recommends that 25.54 acres of tax parcel 32052700400200 be reclassified from Open Space Farm and Agriculture to Open Space General – Farm and Agriculture Conservation, due to there being a homesite on the property. This recommendation is based on the understanding that the 25.54 acres will remain in an undeveloped, natural state and continue to provide the features for which the classification was granted for the duration of the classification.







Snohomish County

Planning and Development Services

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**Current Use Assessment
PDS Recommendation - 2024**

APPLICANT: Robert Patton
TAX PARCEL #: 29061100101200 and 29061100101500
PROPERTY ADDRESS: Unknown
ECAF #: 2024-1468
ASSESSOR #: 3292
CLASSIFICATION REQUESTED: Classify as Open Space General

Dave Somers
County Executive

The Patton property is currently not enrolled in Open Space General classification. The property is located approximately 2.5 miles east of the City of Lake Stevens. The property is zoned as Rural 5-Acre (R-5) with the comprehensive plan designation of Rural Residential – 5 (RR-5). 29061100101200 is 4.74 acres and 29061100101500 is 4.76 acres, totaling 9.5 acres in size. The landowner has requested that 9.5 acres be classified as Open Space General.

FINDINGS: In addition to satisfying the criteria and standards of chapter 84.34 RCW, the property must also meet at least one of the 20 criteria in Snohomish County Code (SCC) 4.28.040 in order to qualify as Open Space General under the Open Space Taxation program. Meeting the following designation criteria in SCC 4.28.040 merits consideration for classifying the property as Open Space General:

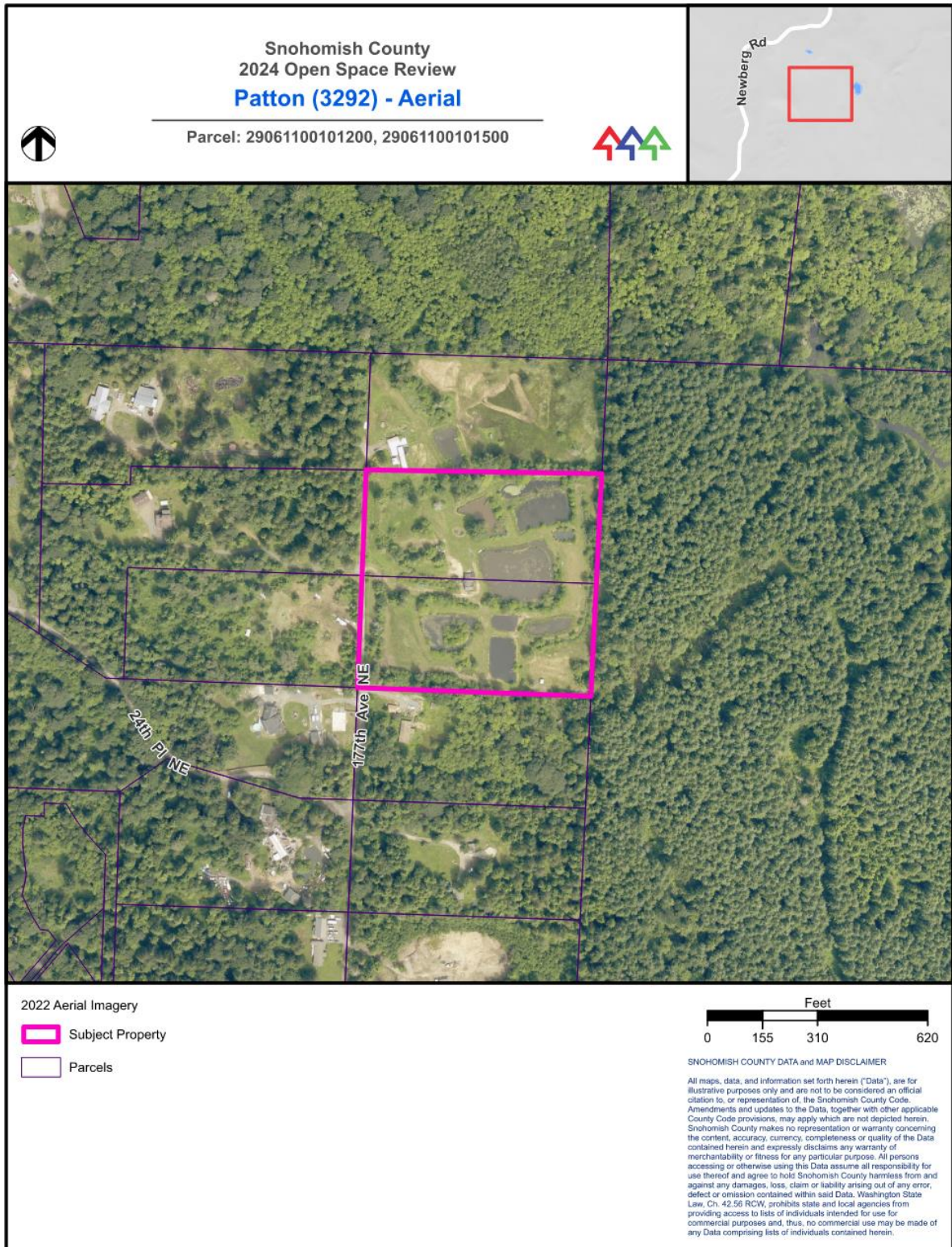
- *Criterion (5) – Areas which are in an undeveloped, natural state and are not under the jurisdiction of the State Shoreline Management Act and are situated within stream corridors, i.e., streams and/or their associated stream buffers of 50-feet on either side of the stream. Buffer width may be increased from the 50-foot standard due to topographic, vegetative or wildlife habitat features which would logically suggest a wider buffer.*
- *Criterion (14) – Wetland areas of at least one-fourth acre in size. Associated wetland buffers may also be included. The wetland buffer width may be increased from the standard wetland buffer listed in SCC 30.62A.320 Table 2b due to topographic, vegetative or wildlife habitat features which would logically suggest a wide buffer.*

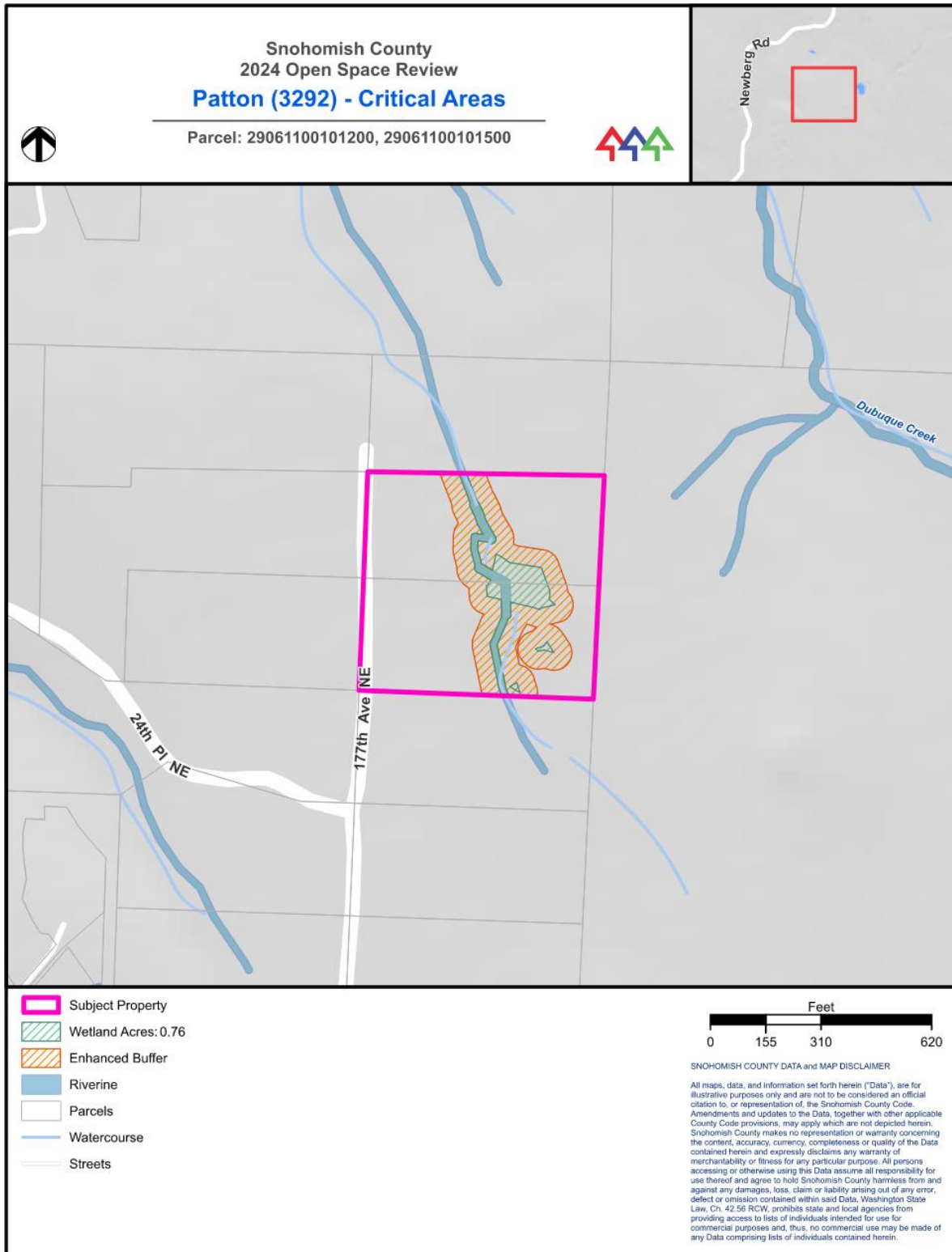
As illustrated in the Patton Critical Areas Map, this property contains 0.76 acres of wetland and its buffers and has a waterbody flowing through the center. This finding supports criteria 5 and 14.

SEPA REVIEW: Minor land use decisions, which include classifications of land for open space taxation under chapter 84.34 RCW, are exempt from a threshold determination under SEPA.

RECOMMENDATION: PDS recommends that 8.5 acres be classified as Open Space General of tax parcels 29061100101200 and 29061100101500 due to there being a homesite on the property. This

recommendation is based on the understanding that the 8.5 acres will remain in an undeveloped, natural state and continue to provide the features for which the classification was granted for the duration of the classification.







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**Current Use Assessment
PDS Recommendation - 2024**

APPLICANT: Daniel Skurdal and Rachel Skurdal
TAX PARCEL #: 28083000303500, 28083000303200, 28083000301300,
28083000303400, and 28083000300900

Dave Somers
County Executive

PROPERTY ADDRESS: Unknown

ECAF #: 2024-1051

ASSESSOR #: 3293

CLASSIFICATION REQUESTED: Transfer three parcels from Open Space Farm and Agriculture to Open Space General and Transfer 2 parcels of Designated Forest Land to Open Space General

The Skurdal property is currently enrolled in the Open Space Farm and Agriculture and Designated Forest Land classifications. The property is located approximately .6 miles west of the City of Sultan. The property is zoned as Rural 5-Acre (R-5) with the comprehensive plan designation of Rural Residential – 5 (RR-5). Parcels 28083000303500, 28083000303200, and 28083000301300 are currently enrolled in the Open Space Farm and Agriculture program and are 24 acres in size. Parcels 28083000303400 and 28083000300900 are currently enrolled in the Designated Forest Land program and are 18 acres in size. The landowner has requested that the total 42 acres be reclassified to Open Space General.

FINDINGS: In addition to satisfying the criteria and standards of chapter 84.34 RCW, the property must also meet at least one of the 20 criteria in Snohomish County Code (SCC) 4.28.040 in order to qualify as Open Space General under the Open Space Taxation program. Meeting the following designation criteria in SCC 4.28.040 merits consideration for classifying the property as Open Space General:

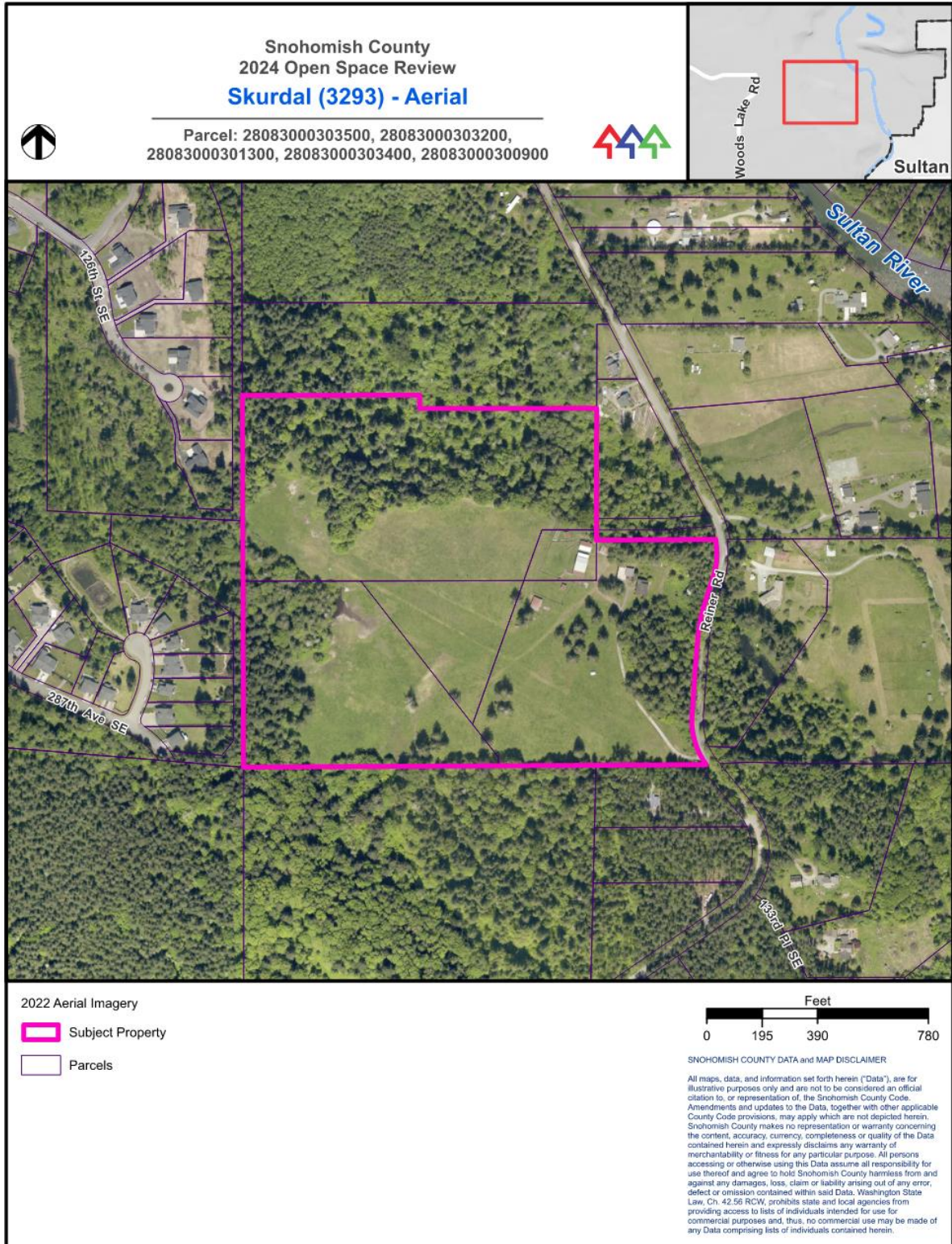
- *Criterion (14) – Wetland areas of at least one-fourth acre in size. Associated wetland buffers may also be included. The wetland buffer width may be increased from the standard wetland buffer listed in SCC 30.62A.320 Table 2b due to topographic, vegetative or wildlife habitat features which would logically suggest a wide buffer.*
- *Criterion (19) – Areas which are protection buffers as required by development regulations implementing the Growth Management Act.*
- *Criterion (20)(a) – Land that was previously classified under RCW 84.34.020(2) that no longer meets the criteria of subsection RCW 84.34.020(2), and that is reclassified under RCW 84.34.020(1).*

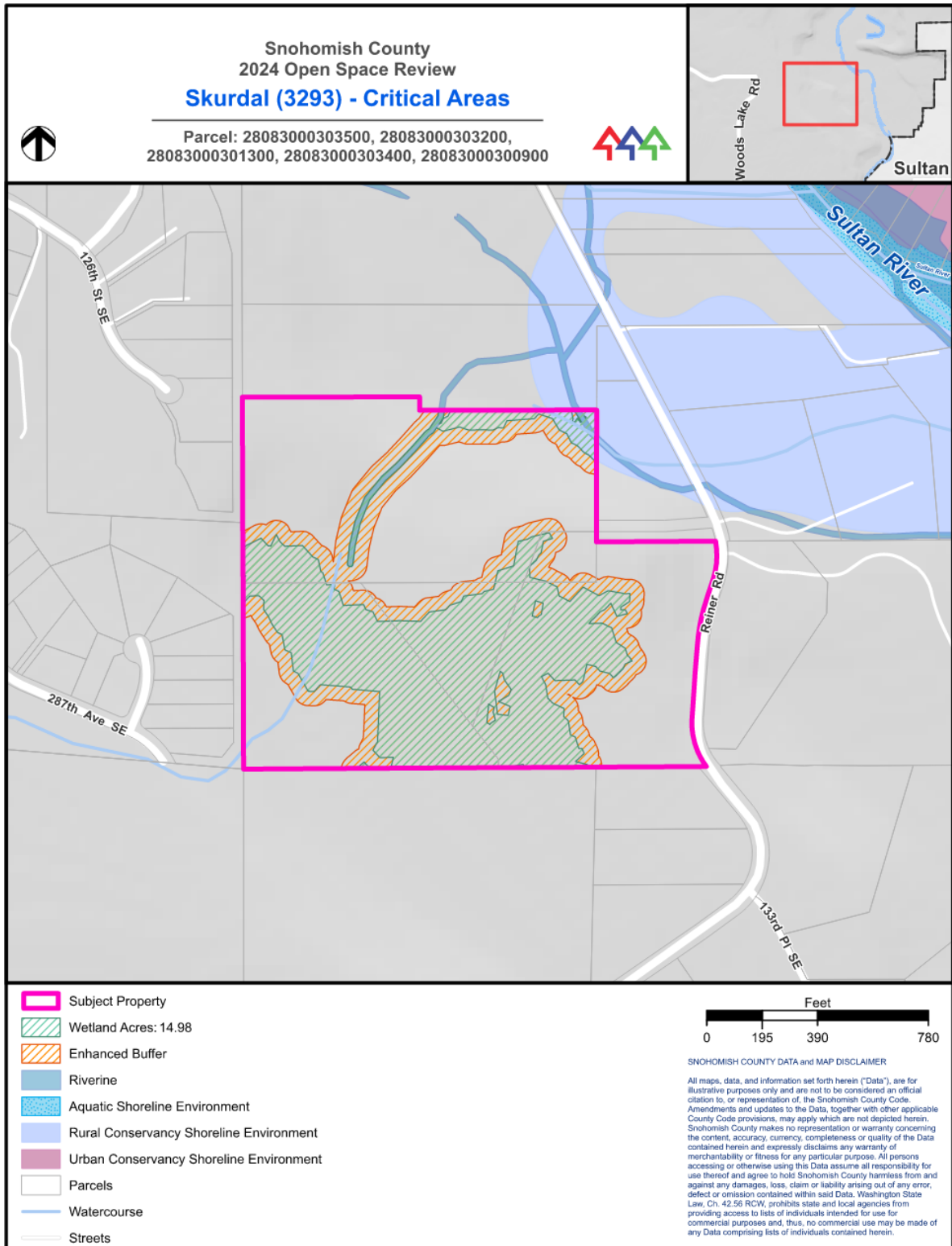
As illustrated in the Skurdal Critical Areas Map, these properties contain 14.98 acres of wetland and its buffers and have a riverine flowing through the center. Under the Open Space Taxation Program, the land was formerly in Open Space Farm and Agriculture and no longer meets that classification criteria,

but now meets Open Space General – Farm and Agriculture Conservation. These findings support criteria 14, 19, and 20(a).

SEPA REVIEW: Minor land use decisions, which include classifications of land for open space taxation under chapter 84.34 RCW, are exempt from a threshold determination under SEPA.

RECOMMENDATION: PDS recommends that 24 acres be reclassified from Open Space Farm and Agriculture to Open Space General of tax parcels 28083000303500, 28083000303200, and 28083000301300. PDS recommends that 18 acres be reclassified from Designated Forest Land to Open Space General of tax parcels 28083000303400 and 28083000300900, totaling 42 acres. This recommendation is based on the understanding that the 42 acres will remain in an undeveloped, natural state and continue to provide the features for which the classification was granted for the duration of the classification.







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Current Use Assessment
PDS Recommendation - 2024

APPLICANT: Janelle MacDicken
TAX PARCEL #: 28062400102100
PROPERTY ADDRESS: 10520 Chain Lake Rd, Snohomish, WA 98290
ECAF #: 2024-1224
ASSESSOR #: 3294
CLASSIFICATION REQUESTED: Transfer from Open Space Timber to Open Space General

Dave Somers
County Executive

The MacDicken property is currently enrolled in the Open Space Timber classification and is requesting to transfer to Open Space General. The property is located approximately 1.5 miles north of the City of Monroe. The property is zoned as Rural 5-Acre (R-5) with the comprehensive plan designation of Rural Residential – 1 (1 DU/5 Acres Basic) and is 7 acres in size. The landowner has requested that 7.31 acres be classified as Open Space General.

FINDINGS: In addition to satisfying the criteria and standards of chapter 84.34 RCW, the property must also meet at least one of the 20 criteria in Snohomish County Code (SCC) 4.28.040 in order to qualify as Open Space General under the Open Space Taxation program. Meeting the following designation criteria in SCC 4.28.040 merits consideration for classifying the property as Open Space General:

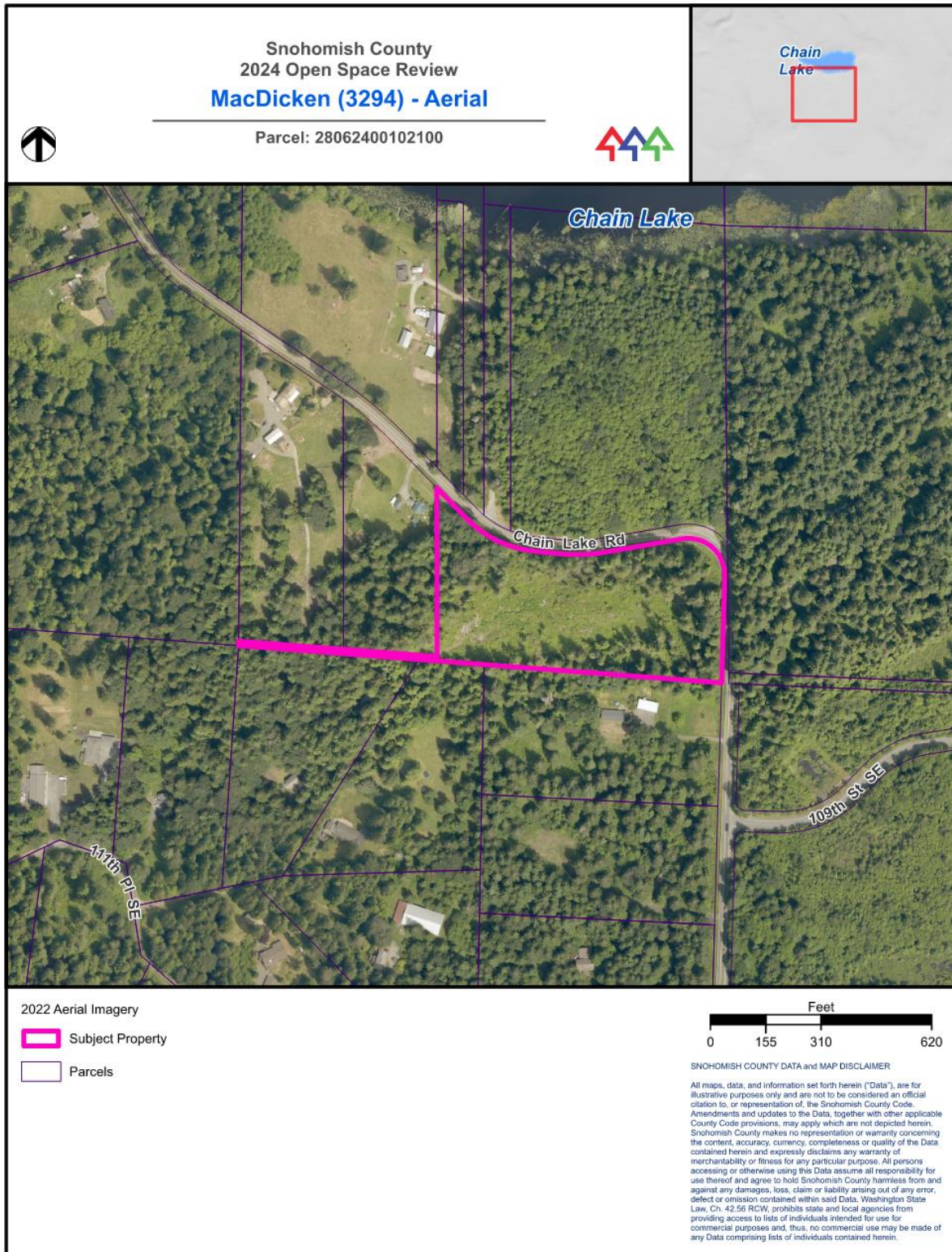
- *Criterion (5) – Areas which are in an undeveloped, natural state and are not under the jurisdiction of the State Shoreline Management Act and are situated within stream corridors, i.e., streams and/or their associated stream buffers of 50-feet on either side of the stream. Buffer width may be increased from the 50-foot standard due to topographic, vegetative or wildlife habitat features which would logically suggest a wider buffer.*
- *Criterion (14) – Wetland areas of at least one-fourth acre in size. Associated wetland buffers may also be included. The wetland buffer width may be increased from the standard wetland buffer listed in SCC 30.62A.320 Table 2b due to topographic, vegetative or wildlife habitat features which would logically suggest a wide buffer.*
- *Criterion (19) – Areas which are protection buffers as required by development regulations implementing the Growth Management Act.*

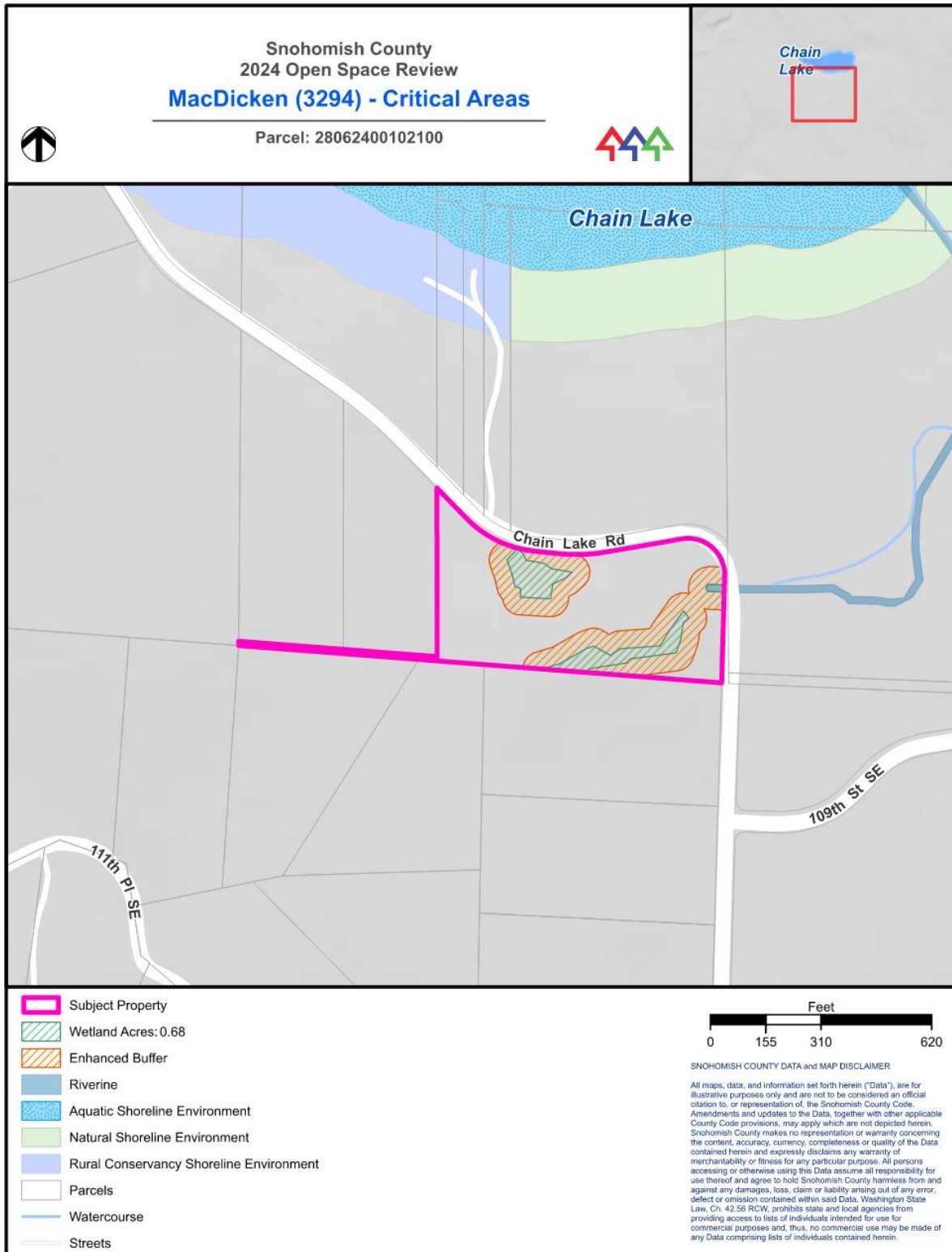
As illustrated in the MacDicken Critical Areas Map, this property contains 0.68 acres of wetlands and its buffers. This finding supports criteria 5, 14, and 19.

SEPA REVIEW: Minor land use decisions, which include classifications of land for open space taxation

under chapter 84.34 RCW, are exempt from a threshold determination under SEPA.

RECOMMENDATION: PDS recommends that 7.31 acres be reclassified from Open Space Timber to Open Space General of tax parcel 28062400102100. This recommendation is based on the understanding that the 7.31 acres will remain in an undeveloped, natural state and continue to provide the features for which the classification was granted for the duration of the classification.







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**Current Use Assessment
PDS Recommendation - 2024**

APPLICANT: Keith Iosso and Margaret Strazzo
TAX PARCEL #: 29061500200600
PROPERTY ADDRESS: 1005 Russel Rd Snohomish, WA 98290
ECAF #: 2024-1226
ASSESSOR #: 3295
CLASSIFICATION REQUESTED: Classify as Open Space General

Dave Somers
County Executive

The Iosso and Strazzo property is currently not enrolled in Open Space General classification. The property is located approximately .75 miles east of the City of Lake Stevens. The property is zoned as Rural 5-Acre (R-5) with the comprehensive plan designation of Rural Residential (RR) and is 7.92 acres in size. The landowner has requested that 7.92 acres be classified as Open Space General, as the parcel has a home-site on it.

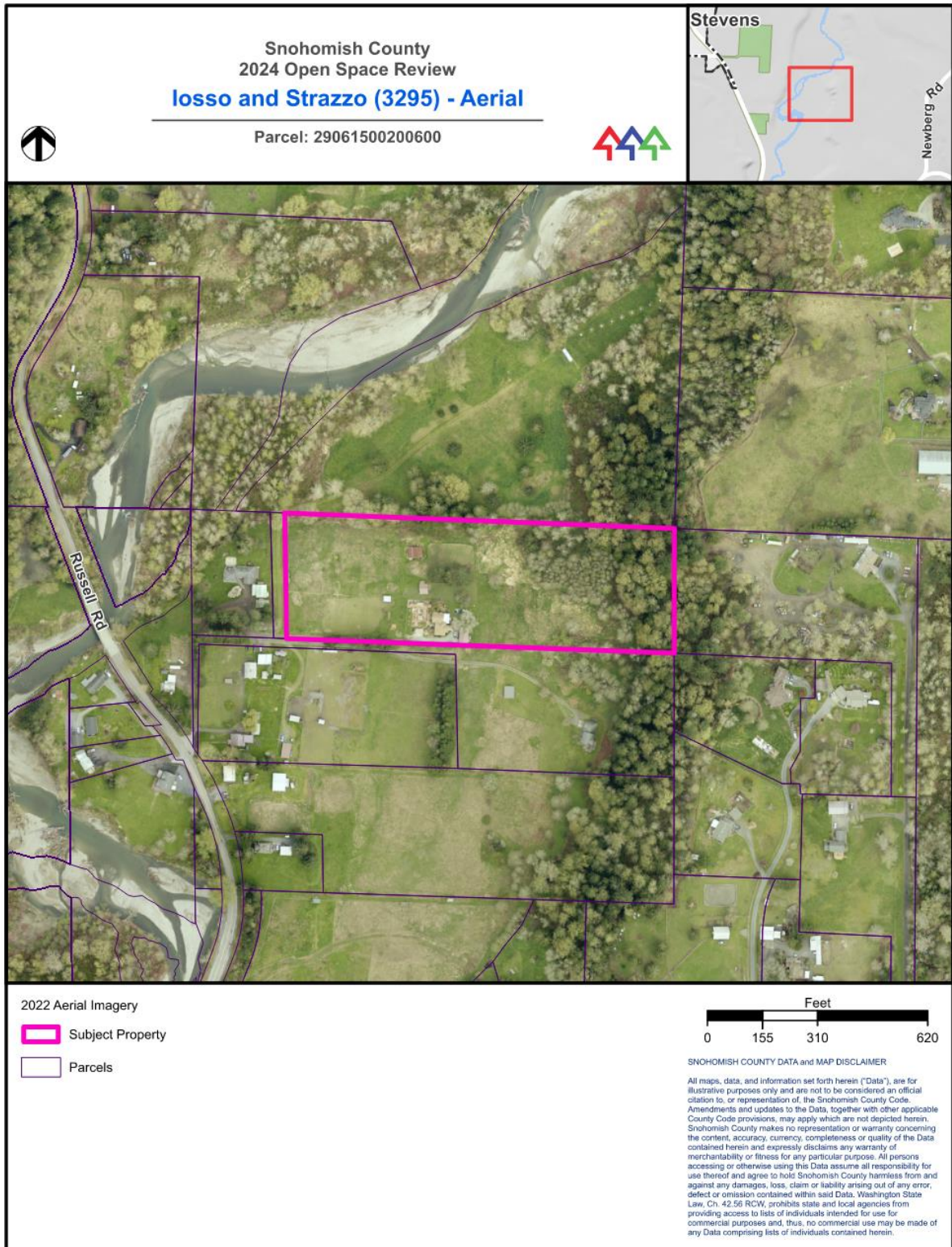
FINDINGS: In addition to satisfying the criteria and standards of chapter 84.34 RCW, the property must also meet at least one of the 20 criteria in Snohomish County Code (SCC) 4.28.040 in order to qualify as Open Space General under the Open Space Taxation program. Meeting the following designation criteria in SCC 4.28.040 merits consideration for classifying the property as Open Space General:

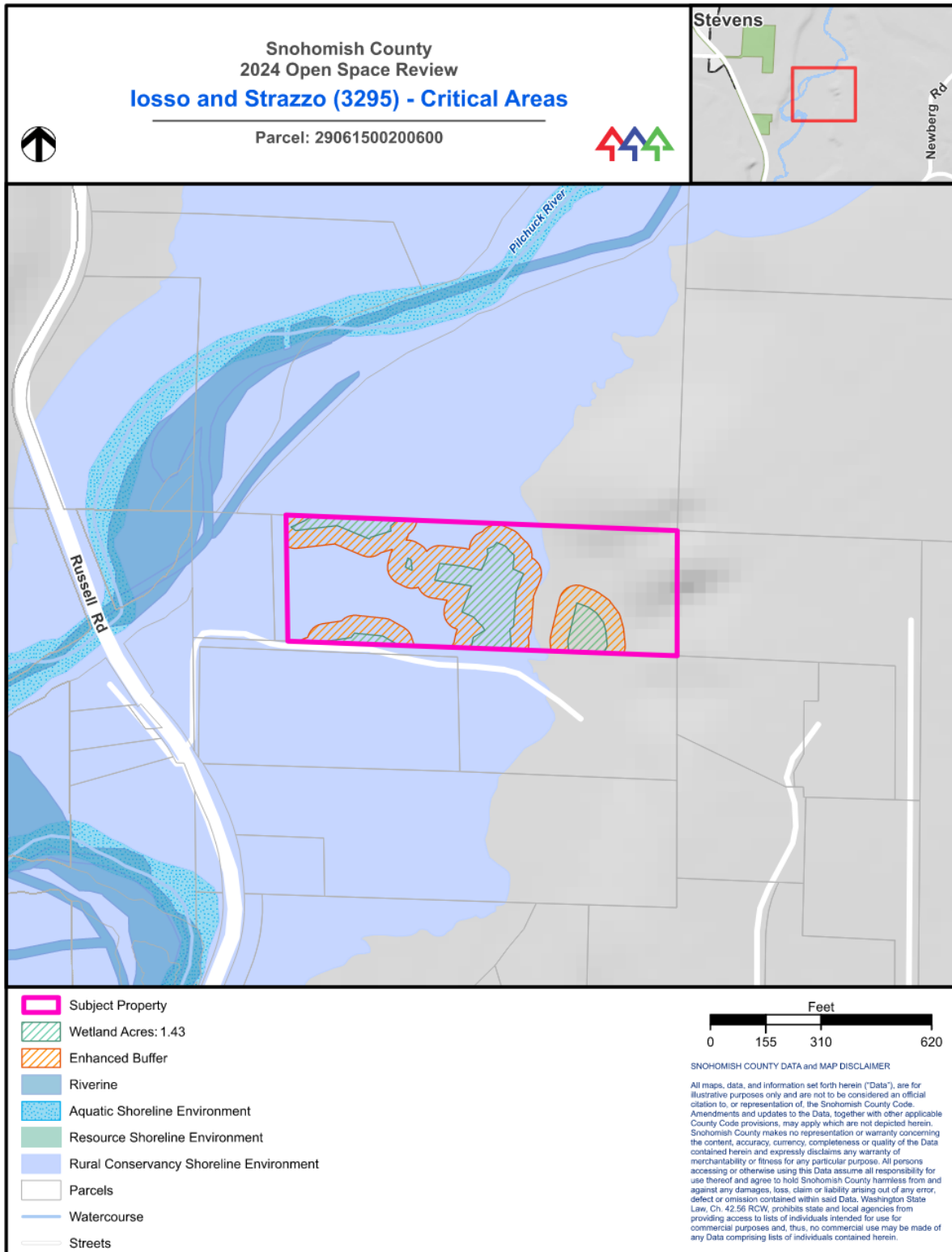
- *Criterion (14) – Wetland areas of at least one-fourth acre in size. Associated wetland buffers may also be included. The wetland buffer width may be increased from the standard wetland buffer listed in SCC 30.62A.320 Table 2b due to topographic, vegetative or wildlife habitat features which would logically suggest a wide buffer.*
- *Criterion (19) – Areas which are protection buffers as required by development regulations implementing the Growth Management Act.*

As illustrated in the Iosso and Strazzo Critical Areas Map, this property contains 1.43 acres of wetland and its buffers. This finding supports criteria 14 and 19.

SEPA REVIEW: Minor land use decisions, which include classifications of land for open space taxation under chapter 84.34 RCW, are exempt from a threshold determination under SEPA.

RECOMMENDATION: PDS recommends that 7.92 acres be classified as Open Space General of tax parcel 29061500200600. This recommendation is based on the understanding that the 7.92 acres will remain in an undeveloped, natural state and continue to provide the features for which the classification was granted for the duration of the classification.







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**Current Use Assessment
PDS Recommendation - 2024**

APPLICANT: James and Kassa Trumbull
TAX PARCEL #: 32042300201100
PROPERTY ADDRESS: 28317 28th Ave NW Stanwood, WA 98292
ECAAF #: 2024-1539
ASSESSOR #: 3296
CLASSIFICATION REQUESTED: Transfer from Open Space Timber to Open Space General

Dave Somers
County Executive

The Trumbull property is currently enrolled in Open Space Timber and is requesting to be transferred to Open Space General. The property is located approximately two miles east of the Stanwood. The property is zoned as Rural 5-Acre (R-5) with the comprehensive plan designation of Rural Residential – 5 (RR-5) and is 9.78 acres in size. The landowner has requested that 7.77 acres be transferred from Open Space Farm and Agriculture to Open Space General – Farm and Agriculture Conservation.

FINDINGS: In addition to satisfying the criteria and standards of chapter 84.34 RCW, the property must also meet at least one of the 20 criteria in Snohomish County Code (SCC) 4.28.040 in order to qualify as Open Space General under the Open Space Taxation program. The following designation criterion in SCC 4.28.040 merits consideration for classifying the property as Open Space General:

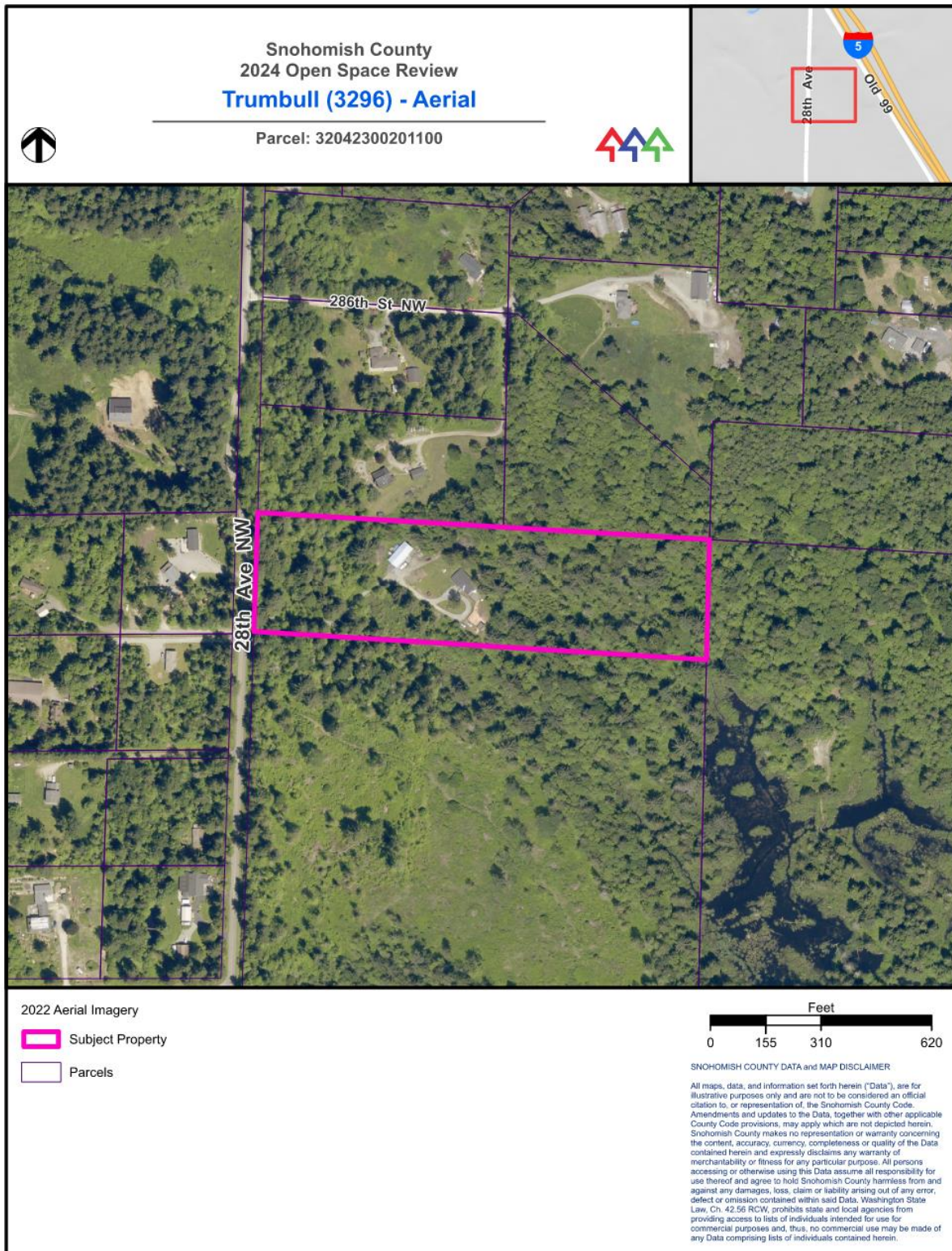
- *Criterion (14) – Wetland areas of at least one-fourth acre in size. Associated wetland buffers may also be included. The wetland buffer width may be increased from the standard wetland buffer listed in SCC 30.62A.320 Table 2b due to topographic, vegetative or wildlife habitat features which would logically suggest a wide buffer.*
- *Criterion (19) – Areas which are protection buffers as required by development regulations implementing the Growth Management Act.*

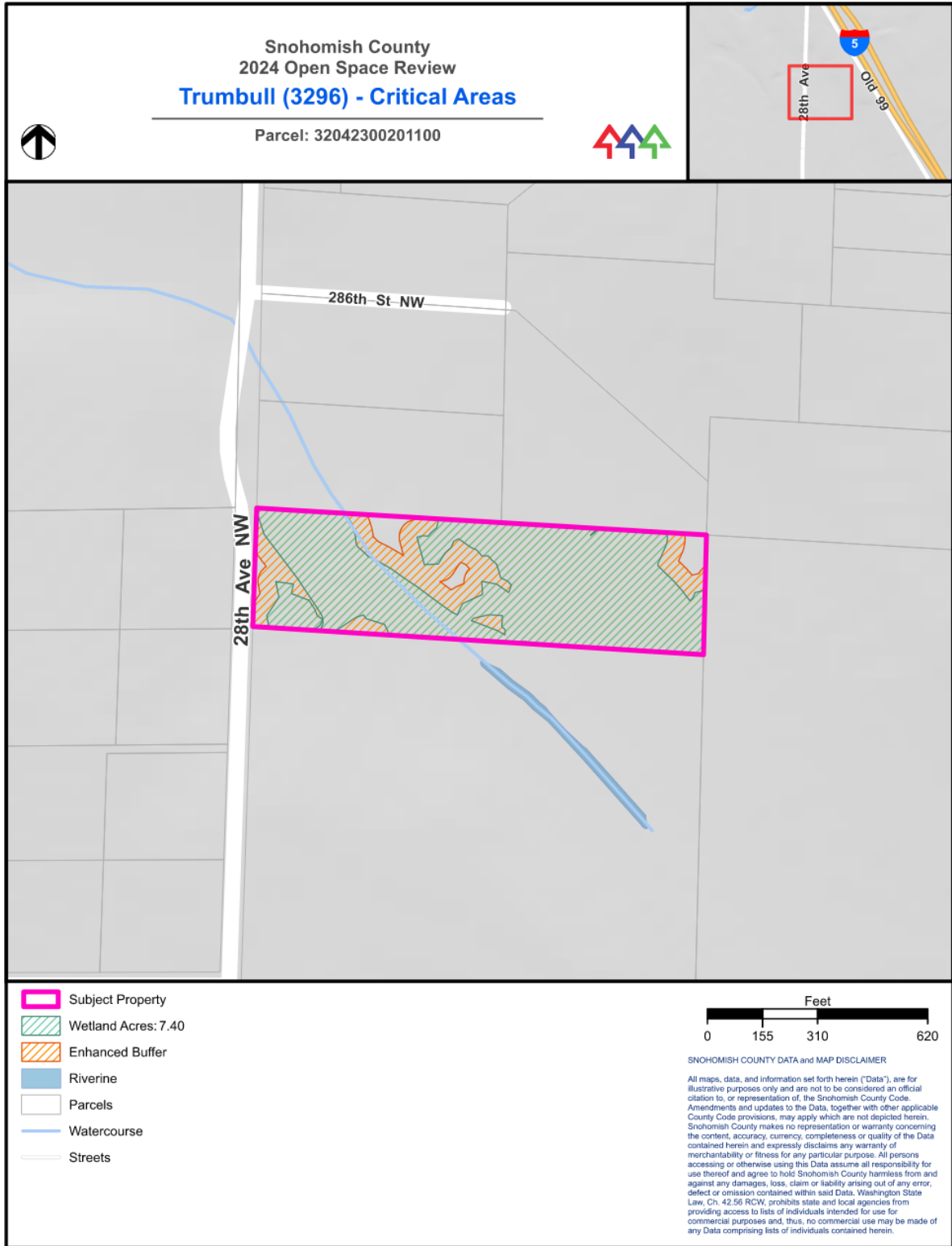
As illustrated in the Trumbull Critical Areas Map, the property has 7.4 acres of wetland and a riverine flowing through the center of the property. Under the Open Space Taxation Program, the land was formerly in Open Space Farm and Agriculture and no longer meets that classification criteria, but now meets Open Space General – Farm and Agriculture Conservation. These findings support criteria 14 and 20(a).

SEPA REVIEW: Minor land use decisions, which include classifications of land for open space taxation under chapter 84.34 RCW, are exempt from a threshold determination under SEPA.

RECOMMENDATION: PDS recommends that 7.77 acres of tax parcel 32042300201100 be reclassified from Open Space Timber to Open Space General. This recommendation is based on the understanding that

the 7.77 acres will remain in an undeveloped, natural state and continue to provide the features for which the classification was granted for the duration of the classification.







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**Current Use Assessment
PDS Recommendation - 2024**

APPLICANT: Sarajy Family Irrevocable Trust

TAX PARCEL #: 28072900100600

PROPERTY ADDRESS: 11821 Wagner Rd, Bellevue, WA 98006

ECAF #: 2024-0955

ASSESSOR #: 3297

CLASSIFICATION REQUESTED: Transfer from Open Space Farm and Agriculture to Open Space General – Farm and Agriculture Conservation

Dave Somers
County Executive

The Sarajy Family Irrevocable Trust property is currently enrolled in Open Space Farm and Agriculture and is requesting to be transferred to Open Space General – Farm and Agriculture Conservation. The property is located approximately 1.1 miles northeast of the City of Monroe. The property is zoned as Rural 5-Acre (R-5) with the comprehensive plan designation of Rural Residential (RR) and is 21.16 acres in size. The landowner has requested that 21.16 acres be transferred from Open Space Farm and Agriculture to Open Space General – Farm and Agriculture Conservation.

FINDINGS: In addition to satisfying the criteria and standards of chapter 84.34 RCW, the property must also meet at least one of the 20 criteria in Snohomish County Code (SCC) 4.28.040 in order to qualify as Open Space General under the Open Space Taxation program. The following designation criterion in SCC 4.28.040 merits consideration for classifying the property as Open Space General – Farm and Agriculture Conservation:

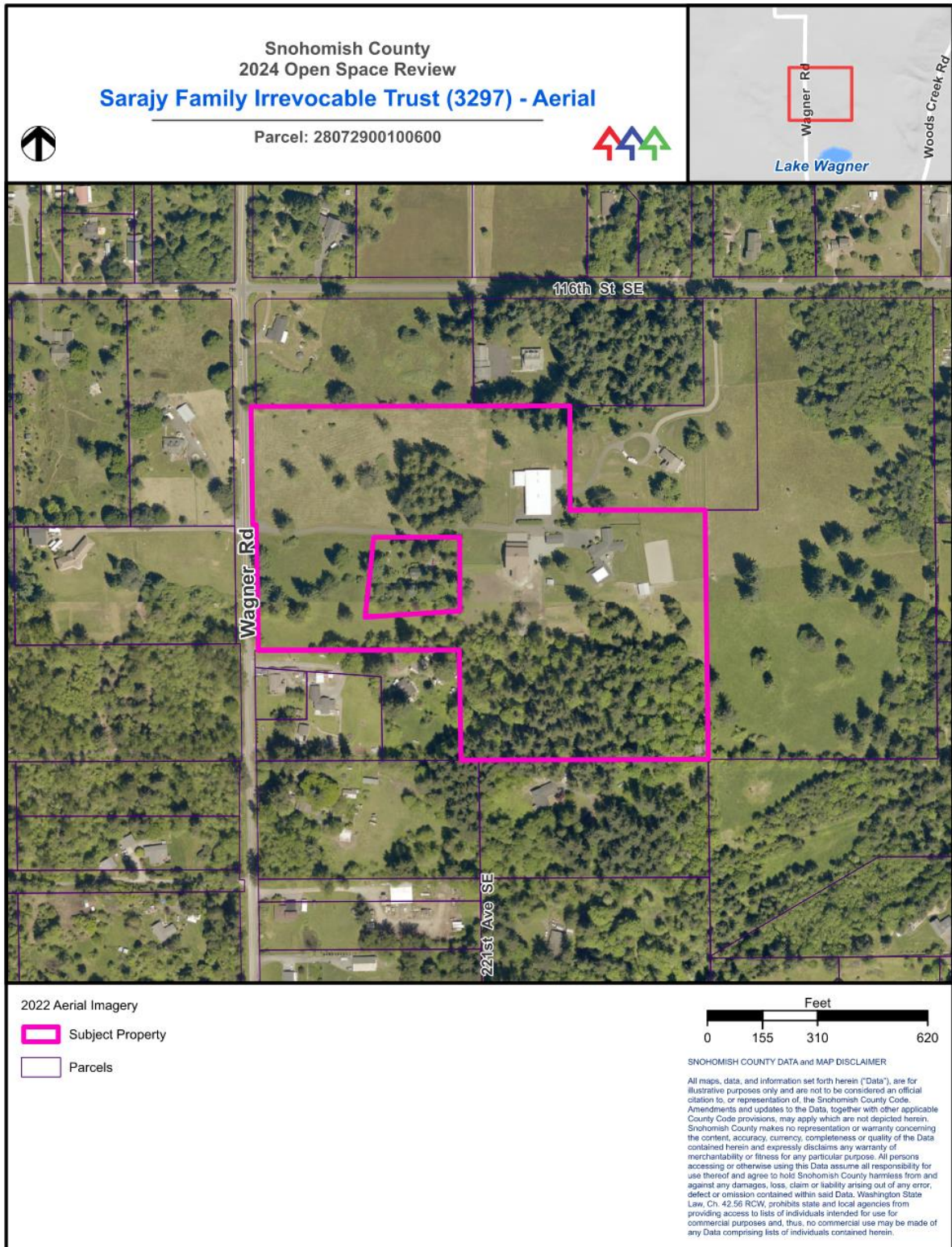
- *Criterion (20)(a) – Land that was previously classified under RCW 84.34.020(2) that no longer meets the criteria of subsection RCW 84.34.020(2), and that is reclassified under RCW 84.34.020(1).*

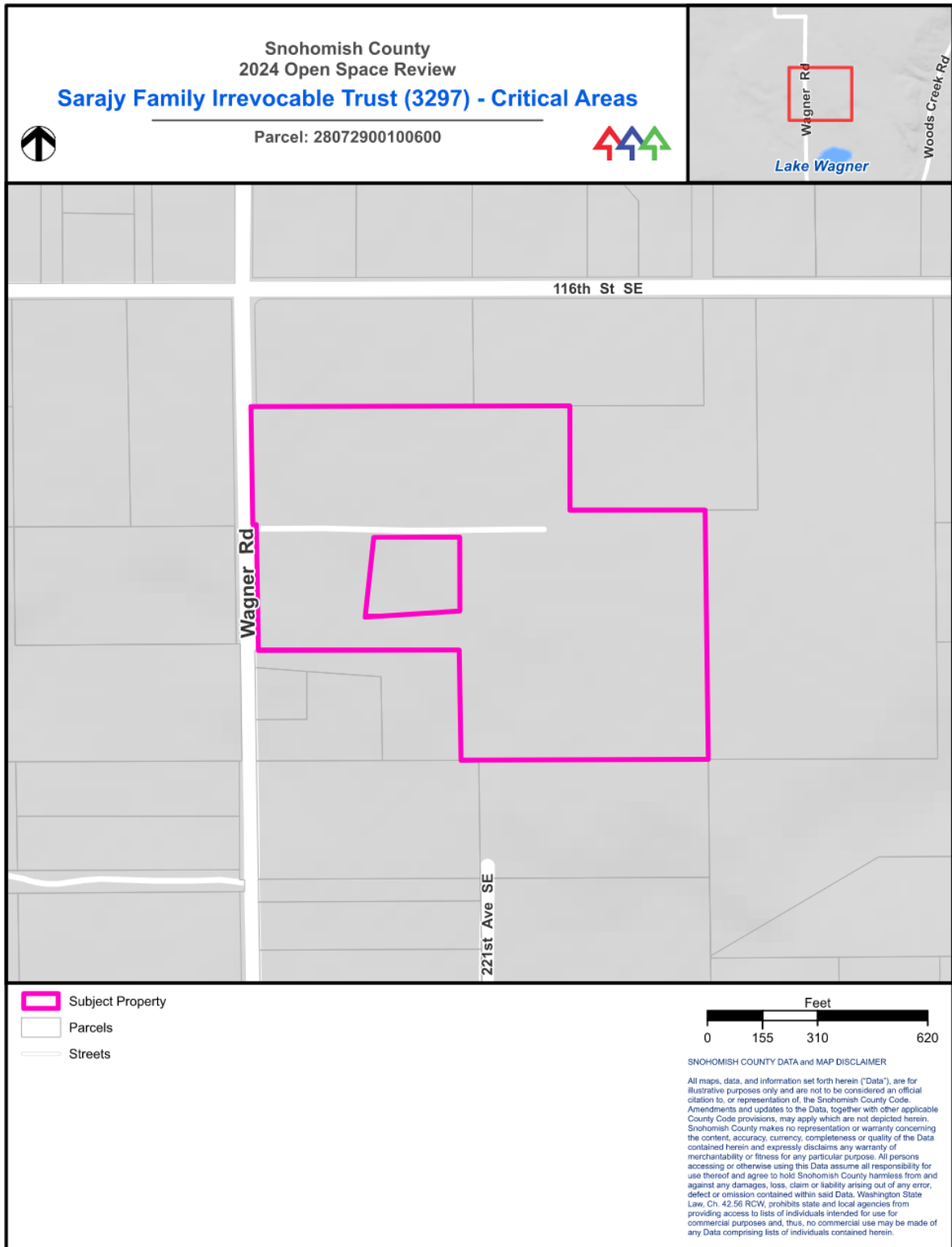
Under the Open Space Taxation Program, the land was formerly in Open Space Farm and Agriculture and no longer meets that classification criteria, but now meets Open Space General – Farm and Agriculture Conservation. This finding supports criterion 20(a).

SEPA REVIEW: Minor land use decisions, which include classifications of land for open space taxation under chapter 84.34 RCW, are exempt from a threshold determination under SEPA.

RECOMMENDATION: PDS recommends that 20.156 acres of tax parcel 28072900100600 be reclassified from Open Space Farm and Agriculture to Open Space General – Farm and Agriculture Conservation due to there being a homesite on the property. This recommendation is based on the understanding that the

20.156 acres will remain in an undeveloped, natural state and continue to provide the features for which the classification was granted for the duration of the classification.





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Current Use Assessment
PDS Recommendation - 2024

APPLICANT: G.R. Slabaugh and Terese Slabaugh
TAX PARCEL #: 27060800300300 and 27060800302200
PROPERTY ADDRESS: 17517 Fales Rd, Snohomish, WA 98296
ECAAF #: 2024-0955
ASSESSOR #: 3264
CLASSIFICATION REQUESTED: Transfer from Open Space Farm and Agriculture to Open Space General – Farm and Agriculture Conservation

Dave Somers
County Executive

The Slabaugh property is currently enrolled in Open Space Farm and Agriculture and is requesting to be transferred to Open Space General – Farm and Agriculture Conservation. The property is located approximately 2.9 miles west of the City of Monroe. The property is zoned as Rural 5-Acre (R-5) with the comprehensive plan designation of Rural Residential (RR). Parcel 27060800300300 is 10.5 acres in size and parcel 27060800302200 is 5 acres in size, totaling 15.5 acres. The landowners have requested that 15.5 acres be transferred from Open Space Farm and Agriculture to Open Space General – Farm and Agriculture Conservation.

FINDINGS: In addition to satisfying the criteria and standards of chapter 84.34 RCW, the property must also meet at least one of the 20 criteria in Snohomish County Code (SCC) 4.28.040 in order to qualify as Open Space General under the Open Space Taxation program. The following designation criterion in SCC 4.28.040 merits consideration for classifying the property as Open Space General – Farm and Agriculture Conservation:

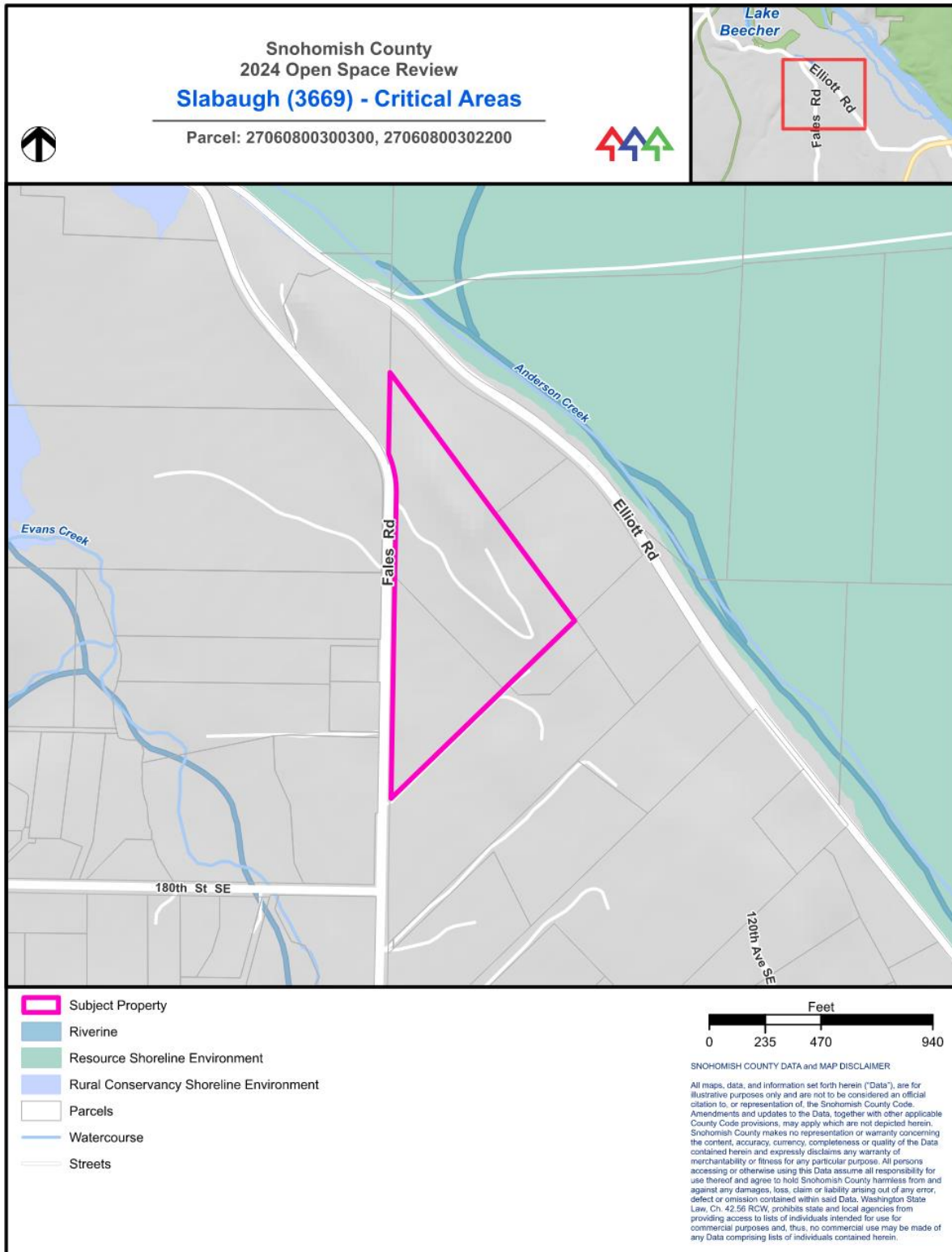
- *Criterion (20)(a) – Land that was previously classified under RCW 84.34.020(2) that no longer meets the criteria of subsection RCW 84.34.020(2), and that is reclassified under RCW 84.34.020(1).*

Under the Open Space Taxation Program, the land was formerly in Open Space Farm and Agriculture and no longer meets that classification criteria, but now meets Open Space General – Farm and Agriculture Conservation. This finding supports criterion 20(a).

SEPA REVIEW: Minor land use decisions, which include classifications of land for open space taxation under chapter 84.34 RCW, are exempt from a threshold determination under SEPA.

RECOMMENDATION: PDS recommends that 14.5 acres of tax parcels 27060800300300 and 27060800302200 be reclassified from Open Space Farm and Agriculture to Open Space General – Farm and Agriculture Conservation due to there being a homesite on the property. This recommendation is based on the understanding that the 14.5 acres will remain in an undeveloped, natural state and continue to provide the features for which the classification was granted for the duration of the classification.





Attachment 4
Designation Criteria and Standards: Open Space -
General

Attachment 4.1

SCC 4.28.040

Designation criteria and standards – Open space-general.

The following areas may be considered for designation as open space-general:

- (1) Urban areas where the entire site is in an undeveloped, natural state and has slopes of 25 percent or greater or where at least one-half of the total site area is in slopes of at least 35 percent in gradient.
- (2) Areas designated on the comprehensive land use plan or the county park and recreation plan as potential parks, trails, or open space, or designated as a critical area or environmentally sensitive area.
- (3) Areas which have plant or animal species which are considered rare, sensitive, threatened or endangered by an authority recognized by the county.
- (4) Sites within urban areas to be left in their natural state where the site is of at least one acre in size and is predominantly forested with mature, specimen trees.
- (5) Areas which are in an undeveloped, natural state and are not under the jurisdiction of the state Shoreline Management Act and are situated within stream corridors, i.e., streams and/or their associated stream buffers on either side of the stream. Buffer width may be increased from the standards for streams listed in SCC 30.62A.320 Table 2a due to topographic, vegetative or wildlife habitat features which would logically suggest a wider buffer.
- (6) Undeveloped, natural areas adjacent to water bodies which come under the jurisdiction of the state Shoreline Management Act and are designated by the Snohomish County Shoreline Management Program.
- (7) Sites within an urban area which would serve as a buffer between residential development and tracts of land in excess of five acres which are designated on an adopted comprehensive plan for commercial or industrial development:
 - (a) Where the site area is covered by stands of trees in excess of 20 feet in height; and
 - (b) Where the ground vegetation creates a visual separation of at least 50 feet between the residential tracts of land and the commercial or industrial lands; or
 - (c) Where the topographic features of the site form a physical separation from the abutting commercial or industrial lands by reason of a gully or ravine or similar land condition.
- (8) Areas that would safely provide either public vehicular or pedestrian access to public bodies of water:
 - (a) Where the site area abutting the water is at least 60 feet in width for vehicular access;
or

- (b) Where the site area abutting the water is at least 25 feet in width for pedestrian access.
- (9) Areas which provide a scenic vista to which the general public has safe vehicular or pedestrian access.
- (10) Sites devoted to private outdoor recreational pursuits such as golf courses, riding stables, lakes, etc., PROVIDED That access to such facilities and areas is provided to the general public free of charge or at reasonable, customary rates.
- (11) Areas which contain features of unique historic, cultural or educational values which are open to the public's use, (e.g., public access to displays, interpretive centers, etc.), free of charge or at reasonable, customary rates:
- (a) Where there are several varieties or species of flora, fauna, or both present on the site making it desirable for educational study; or
 - (b) Where there are habitats or species of plant life which are considered rare, sensitive, threatened or endangered by an authority recognized by the county; or
 - (c) Where there is or are recognized landmarks present on the site which provide visual reference and orientation for surrounding terrain (would include major promontories and rock formations but would exclude mountain forms and ranges); or
 - (d) Where there are historic or archeological features on the site of at least 50 years of age, which would have value to future generations due to the uncommon nature or rare representation of past times and events.
- (12) Areas located adjacent to public parks, public trails or other public lands which would materially add to or enhance the recreational opportunities of that facility:
- (a) Where such a site would constitute a logical extension of the park or other public lands including provisions for public use but had been excluded principally by lack of funds; or
 - (b) Where the site would provide additional public access to such lands during the duration of its open space classification; or
 - (c) Where the site contains unique features of recreational value which if public use of the site were allowed would expand the variety of recreational opportunities contained in the park or public lands; or
 - (d) Where the site would act as a buffer between the park and surrounding development.
- (13) Areas which contain or abut managed or monitored wildlife preserves or sanctuaries, arboretums or other designated open space and which will enhance the value of those resources:
- (a) Where the open space designation would encompass a minimum of 10 acres in land area; and

(i) Where plant life and/or animal life contained within the site are found in abundant varieties; or

(ii) Where the site area can be distinguished from surrounding lands due to the unusualness of the vegetation or the animal life inhabitants.

(14) Wetland areas of at least one-fourth acre in size. Associated wetland buffers may also be included. The wetland buffer width may be increased from the standard wetland buffer listed in SCC 30.62A.320 Table 2b due to topographic, vegetative or wildlife habitat features which would logically suggest a wider buffer.

(15) Areas which lie adjacent to scenic highways which if not designated as open space would otherwise be subject to pressures for intense development:

(a) Where such highways have been designated by a city, the county or the state as scenic; and

(b) Where at least one-half of the total site lies within 200 feet of the highway; and

(c) Where pressures for urbanization are evident either due to provision of public water and sewer facilities to the area, subdivision activity in the immediate vicinity of the site, or the development of previously platted lands.

(16) Undeveloped areas five acres and larger which are not within the 100-year flood plain, suitable for agricultural pursuits which may not currently be devoted to such use:

(a) Where the comprehensive land use plan or the agricultural preservation plan designates the site as suitable for agricultural development; or

(b) Where more than 75 percent of the total site area contains tillable class 2 or 3 agricultural soils as categorized by the Natural Resources Conservation Service land capability classification system.

(17) Undeveloped areas which contain a minimum of five acres which are located within the 100-year flood plain as established by Snohomish County.

(18) Areas where the entire site is in an undeveloped, natural state and is considered geologically hazardous by an authority recognized by the county.

(19) Areas which are protective buffers as required by development regulations implementing the Growth Management Act.

(20) Farm and agricultural conservation land as defined in RCW 84.34.020(8):

(a) Land that was previously classified under RCW 84.34.020(2) that no longer meets the criteria of subsection RCW 84.34.020(2), and that is reclassified under RCW 84.34.020(1); 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.

(Added by Ord. 92-080, July 23, 1992; Amended by Amended Ord. 12-025, June 6, 2012, Eff date July 27, 2012; Amended by Amended Ord. 14-054, Aug. 20, 2014, Eff date Sept. 4, 2014).

Attachment 4.2

Washington State Department of Revenue, Property Tax Division Current Use and Designation Forestland Administration

Pages 25-26

4.3 Homesite

The land under a principal residence of the farm owner or operator, or land under housing of farm and agricultural employees, may qualify as farm and agricultural land if it meets certain conditions. Land classified as open space and timberland must be valued at its fair market value (RCW 84.34.020 and WAC 458-30-317),

To qualify as an integral homesite, the residence of employee housing must be located on 20 or more acres, and be:

- occupied by the farm owner/operator and used to conduct farm business, or
- occupied by a farm employee who is employed at least twenty-five hours per week, or
- used for seasonal or migratory workers who work on the farm during planting, growing, or harvesting seasons.

Although there is no statutory requirement stating how big a homesite must be, the typical homesite is one acre. (PTA 4.3.2012 Integral Homesite).

Page 79

When land fails to qualify, or no longer continues to qualify, under RCW 84.34.020(2)(f), then the land attributable to the residence – typically referred to as a homesite – is removed from classification and is valued at its true and fair value under RCW 84.40.030. The typical homesite area used by most assessors is one acre. Despite the fact that no statutory basis exists for a one-acre homesite, the Washington Board of Tax Appeals in Garlinger v. Rausch, BTA Docket No. 51609 (1998) made “official notice” of a one-acre homesite. The Board stated in their ANALYSIS AND CONCLUSIONS that “based on numerous hearings before the board, we [BTA] take official notice of the fact that one acre is generally accepted standard used by assessors in valuing homesites located on land which falls under various open space classifications.”

Two different scenarios exist that must be considered as a result of the answer to the initial question, for correct administration of related land. These scenarios are:

- (a) An initial application is made for a 20-acre parcel (or multiple parcels totaling 20 acres), but the land on which the residence (homesite) is sited does not meet the requirements under RCW 84.34.020(2)(f);
- (b) A 20-acre parcel (or multiple parcels totaling 20 acres) that was previously classified as farm and agricultural land, but the land on which the residence (homesite) is sited no longer meets the requirements under RCW 84.34.020(2)(f).

If one acre is used for a homesite area, then – in the scenarios noted – the Department would interpret

that, upon the removal of the one-acre homesite from the 20-acre parcel, a 19-acre parcel of *classified* land remains. Consequently, those 19 acres are subject to the minimum income or investment requirements outlined in RCW 84.34.020(2)(b) or (d), as applicable.

In summary, land that does not meet the requirement or criteria for the current use program under chapter 84.34 RCW may not be classified. The Department contends that no provision exists for a homesite to be classified or valued as farm and agricultural land when it does not meet the criteria under RCW 84.34.020(2)(f).

Page 103

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| Homesite RCW 84.34.020(2)(f) WAC 458-30-317 | The land under a principal residence or housing for farm and agricultural employees can qualify for a lower assessed value if it meets certain conditions. Homesites are only allowed on land in farm and agricultural land classification. |
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