



Snohomish County Council

Committee: Planning & Community Development

Analyst: Ryan Countryman

ECAF: 2023-0627

Proposal: Motion 23-272

Date: July 19, 2023

Consideration

- Proposed Motion 23-272 Approving the Summer 2023 Open Space Taxation Applications.
- Amendment Sheet 1. Correction regarding the Gildow request.

Background and Analysis

On June 20, 2023, the County Council received a briefing from Planning and Development Services (PDS) staff on the 2023 Summer Open Space Taxation Applications. Briefing materials included a memo from PDS dated May 31, 2023, that provided recommendations from PDS on fourteen (14) different open space application requests. The recommendations in that memo form the basis for Motion 23-272.

On July 6, 2023, one of the applicants, Christine Gildow, contacted Council staff alerting them to an apparent error in the PDS memo. The [Gildow application, #3247](#), requests reclassification of 16 of 20 acres on parcel 32040700300200 from Open Space General-Farm & Agriculture to Open Space General-Farm & Agriculture Conservation (see Figure 1, next page). (The addition of the word “conservation” at the end of the classification indicates the potential to revert to or begin agricultural production, whereas absence of “conservation” indicates current or near-term use as agriculture.)

PDS appears to have recommended reclassification of the full 20 acres in error. As shown on Figure 2 (third page), the 16 acres are currently wooded. Since the 16-acre area has potential to become agriculture, it is appropriate to reclassify it as “conservation”. The remaining 4-acre area is associated with hay production on an adjoining parcel and meets the criteria for retaining its current classification. Thus, the original proposal in application #3247 to reclassify just 16 acres on parcel 32040700300200 is a better fit for the requirements than is the reclassification proposed in the May 31, 2023, memo.

Amendment Sheet 1 would change the acreage reclassified for the Gildow request to match the 16 acres requested. It also updates recitals in the motion to reflect this change. Council staff confirmed with Assessor staff that changes to other supporting documents are not necessary.

Current Proposal: Consideration of Motion 23-272 approving fourteen (14) open space tax applications and Amendment Sheet 1 proposing corrections regarding the Gildow request.

PDS Recommendation: Approve with Amendment Sheet 1

Request: Consideration of Motion 23-271 (and Amendment Sheet 1) in hearing on July 19, 2023.

Change of Classification
(Chapters 84.33 and 84.34 RCW)

RECEIVED
OCT 19 2022
EXEMPTION
DEPARTMENT

File With County Assessor

Tax Code:

County: Snohomish

Applicant(s) name and address:

Christine + Christopher Gildow
19040 22nd Ave NW
Shoreline, WA. 98177

Assessor's Parcel or Account No:

32040700 300 200 PIN

Auditor's File No. on original application:

2384487 PIN

Phone No: 206 779 5797

Land subject to this application (legal description):

SEC 07 TWP 32 RGE 04 RT-11A-
E 1/2 NE 1/4 SW 1/4 -

16 ACRES

Change of Classification
(Check appropriate box)

The land is currently classified as Farm and Agricultural land under RCW 84.34.020(2) and I hereby request reclassification as:

- ☐ Timber land as provided under RCW 84.34.020(3), unless county has merged their timber land classification into their designated forest land program. (Attach completed form REV 64 0109 or 64 0111 and a timber-management plan)
- ☐ Open Space land as provided under RCW 84.34.020(1). (Attach completed form REV 64 0021)
- ☐ Forest Land classification under Chapter 84.33 RCW. (Attach completed form REV 62 0021 or 62 0110)
- ☒ Farm and Agricultural Conservation land as defined in RCW 84.34.020(8)(a). (Attach completed form REV 64 0021)

The land is currently classified as Farm and Agricultural Conservation land under RCW 84.34.020(8)(a) and I hereby request reclassification to:

- ☐ Farm and Agricultural land under RCW 84.34.020(2). (Attach completed form REV 64 0024 or 64 0108)

The land is currently classified as Timber land under RCW 84.34.020(3) and I hereby request reclassification as:

- ☐ Forest land classification under Chapter 84.33 RCW. (Attach completed form REV 62 0021 or 62 0110)
- ☐ Open Space land as provided under RCW 84.34.020(1). (Attach completed form REV 64 0021)
- ☐ Farm and Agricultural land as provided under RCW 84.34.020(2). (Attach completed form REV 64 0024 or 64 0108)

NOTE: If request to change classification is approved, no additional tax, interest, and penalty will be imposed.

Requests to transfer from Forest Land designation under provisions of Chapter 84.33 RCW to Current Use classification under Chapter 84.34 RCW should be made on REV 64 0038.

Attachment:

☐ REV 62 0021

☐ REV 64 0021

☐ REV 64 0108

☐ REV 64 0111

☐ REV 62 0110

☐ REV 64 0024

☐ REV 64 0109

☐ Timber Management Plan

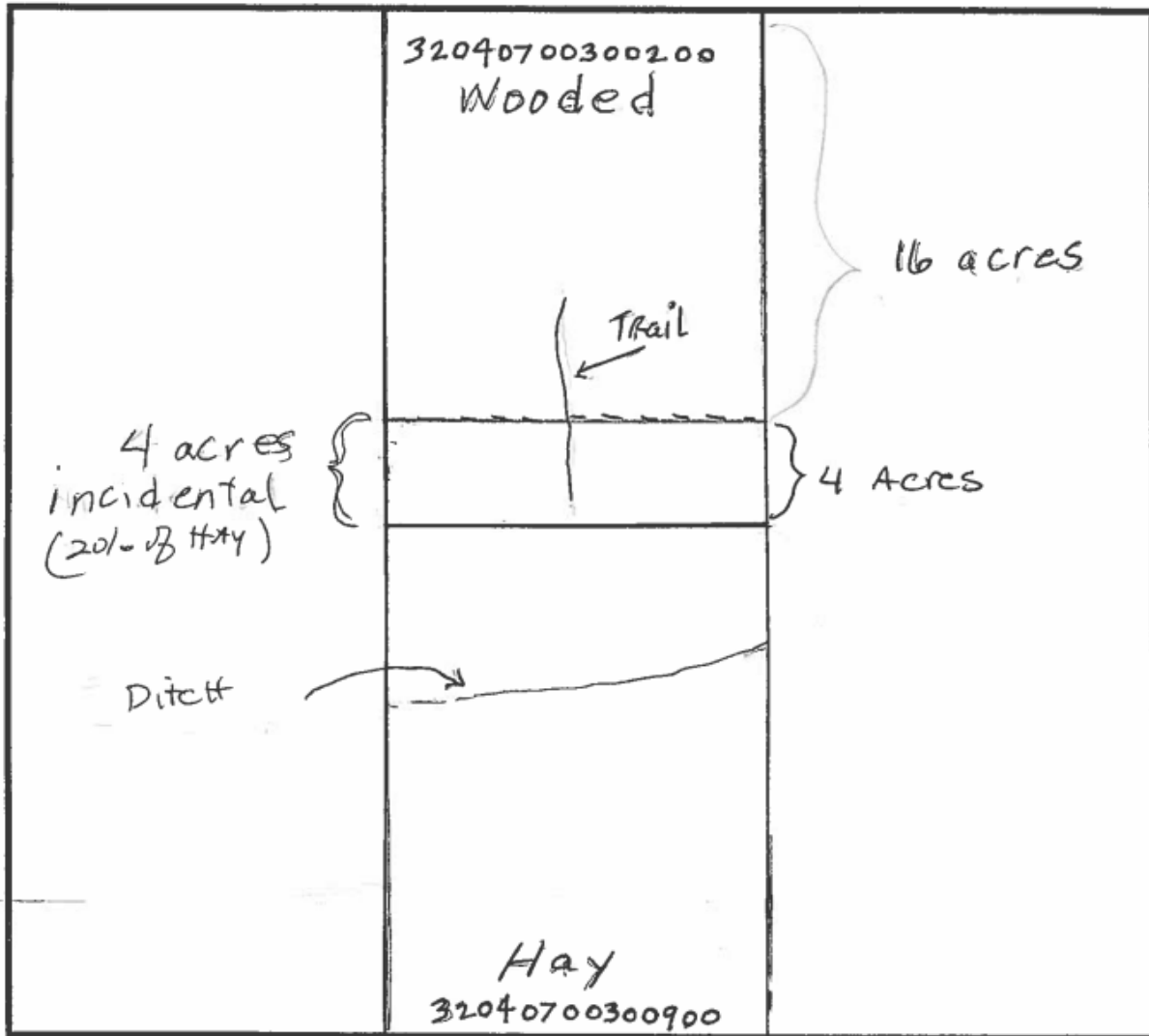
REV 64 0060e (w) (6/5/14)

OPEN SPACE
Assessor's
Application No.
3247

Figure 1 – Page 1 of Gildow Request
(Application #3247, highlighting added)

SKETCHED MAP SHEET REQUIRED

Please sketch a representative drawing of your property which clearly locates all buildings, residence(s), sheds, forestlands, wetlands, buffers, roads, trails, etc. An aerial map may be attached, but will not be accepted as a replacement for this detailed sketch, as aerial maps may not always reflect recent activity on the property.



Property Owner

Christine + Christopher Gildow

Parcel Number(s)

32040700300200PIN 32040700300900

OPEN SPACE
Assessor's
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**Figure 2 – Page 7 of Gildow Request (Application #3247
showing layout of subject parcel and hay field on adjoining parcel)**