



Application for Classification or Reclassification
Open Space Land
Chapter 84.34 RCW

RECEIVED
AUG 19 2022
EXEMPTION
DEPARTMENT

File With The County Legislative Authority

Name of Owner(s): Steve Youngren Phone No: 360.708-8480
Email Address: steveyoungren@windermere.com
Address: 28407 Pioneer Hwy Stanwood WA 98292

Parcel Number(s): 00499000000100, 00499000000800, 00609300002700,
Legal Description: 32041800301700, 32041800301800, 32041900200400
see attached
Total Acres in Application: 6.48

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

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

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1. Describe the present use of the land. I am preserving the property caring for the grounds, keeping underbrush down so the forrest can thrive

2. Is the land subject to a lease or agreement which permits any other use than its present use? Yes No
If yes, attach a copy of the lease agreement.

3. Describe the present improvements (residence, buildings, etc.) located on the land.
2600 sq ft home with attached 4 car garage

4. Is the land subject to any easements? Yes No
If yes, describe the type of easement, the easement restrictions, and the length of the easement.

5. If applying for the farm and agricultural conservation land category, provide a detailed description below about the previous use, the current use, and the intended future use of the land.

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

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

The agreement to tax according to use of the property is not a contract and can be annulled or canceled at any time by the Legislature (RCW 84.34.070)

Print the name of each owner:	Signature of each owner:	Date
<u>Steve Youngren</u>	<u>Steve Youngren</u>	<u>8-19-22</u>

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

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Statement of Additional Tax, Interest, and Penalty Due Upon Removal of Classification

1. Upon removal of classification, an additional tax shall be imposed which shall be due and payable to the county treasurer 30 days after removal or upon sale or transfer, unless the new owner has signed the Notice of Continuance. The additional tax shall be the sum of the following:
 - (a) The difference between the property tax paid as "Open Space Land" and the amount of property tax otherwise due and payable for the last seven years had the land not been so classified; plus
 - (b) Interest upon the amounts of the difference in (a), paid at the same statutory rate charged on delinquent property taxes; plus
 - (c) A penalty of 20% will be applied to the additional tax and interest if the classified land is applied to some other use except through compliance with the property owner's request for withdrawal as described in RCW 84.34.070(1).
2. The additional tax, interest, and penalty specified in (1) shall not be imposed if removal resulted solely from:
 - (a) Transfer to a governmental entity in exchange for other land located within the State of Washington.
 - (b) A taking through the exercise of the power of eminent domain, or sale or transfer to an entity having the power of eminent domain in anticipation of the exercise of such power.
 - (c) A natural disaster such as a flood, windstorm, earthquake, wildfire, or other such calamity rather than by virtue of the act of the landowner changing the use of such property.
 - (d) Official action by an agency of the State of Washington or by the county or city where the land is located disallows the present use of such land.
 - (e) Transfer of land to a church when such land would qualify for property tax exemption pursuant to RCW 84.36.020.
 - (f) Acquisition of property interests by State agencies or agencies or organizations qualified under RCW 84.34.210 and 84.04.130 (See RCW 84.34.108(6)(f)).
 - (g) Removal of land classified as farm & agricultural land under RCW 84.34.020(2)(f) (farm home site).
 - (h) Removal of land from classification after enactment of a statutory exemption that qualifies the land for exemption and receipt of notice from the owner to remove the land from classification.
 - (i) The creation, sale, or transfer of forestry riparian easements under RCW 76.13.120.
 - (j) The creation, sale, or transfer of a conservation easement of private forest lands within unconfined channel migration zones or containing critical habitat for threatened or endangered species under RCW 76.09.040.
 - (k) The sale or transfer of land within two years after the death of the owner of at least a fifty percent interest in the land if the land has been assessed and valued as designated forest land under chapter 84.33 RCW, or classified under this chapter 84.34 RCW continuously since 1993. The date of death shown on the death certificate is the date used.
 - (l) The discovery that the land was classified in error through no fault of the owner.

FOR LEGISLATIVE AUTHORITY USE ONLY

Date application received: _____ By: _____

Amount of processing fee collected: \$ _____

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

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

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

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

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

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

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

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

Signed OSTA received by Legislative Authority on: _____

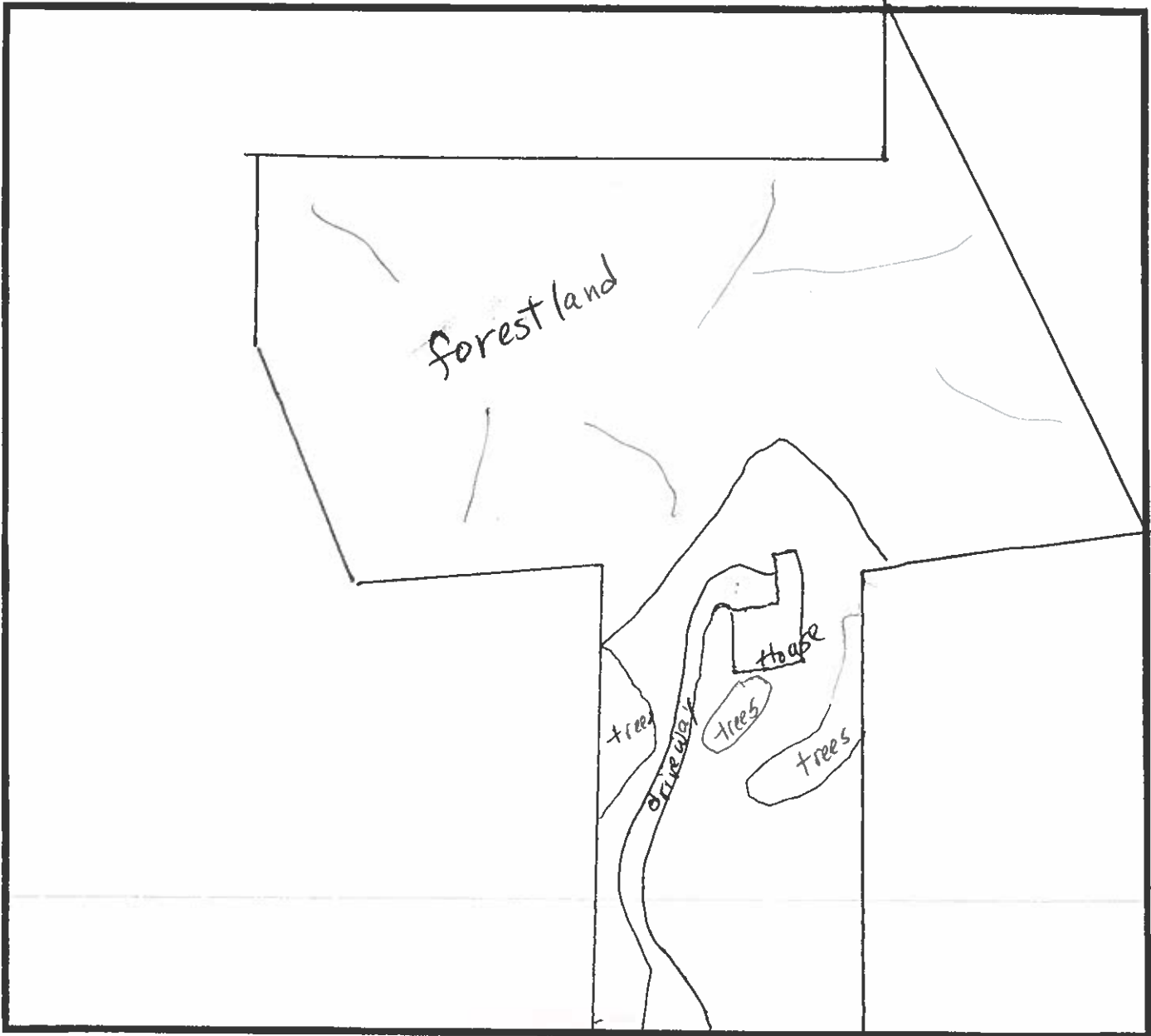
Copy of signed OSTA forwarded to Assessor on: _____

To ask about the availability of this publication in an alternate format for the visually impaired, please call 1-800-647-7706. Teletype (TTY) users may use the Washington Relay Service by calling 711. For assistance, contact your local county assessor's office.

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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 _____

Parcel Number(s) _____

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Split Map

Satellite

Clear all



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Sold

Parcel



Snohomish County

PLANNING & DEVELOPMENT SERVICES

3000 Rockefeller Avenue, M/S #304
Everett, WA 98201-4046

OPEN SPACE CRITERIA

The Department of Planning & Development Services (PDS) reviews all Open Space/General applications according to the following checklist. In order to qualify for Open Space/General classification, **parcels must meet at least one of the criteria listed below.**

- ____(1) Urban areas where the entire site is in an undeveloped, natural state and has slopes of 25% or greater or where at least one-half of the total site area has slopes of at least 35% or more.
- ____(2) Areas designated on the comprehensive land use plan or the county park and recreation plan as potential parks, trails, or greenbelt, 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 1-acre in size and is predominately 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 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.
- ____(6) Undeveloped, natural areas adjacent to water bodies which come under the jurisdiction of the State Shoreline Management Act and are designated by the master plan as "natural", "conservancy", "rural", "suburban" or "urban" type environment.

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____(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 gull 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 fifty 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:

other ___(a) Where such a site would constitute a logical extension of the park or public lands including provisions for public use but has 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 land, 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:

___(b) Where plant life and/or animal life contained within the site are found in abundant varieties, or:

- (c) Where the site area can be distinguished from surrounding land due to the unusualness of the vegetation or the animal life inhabitants.
- (14) Wetland areas of at least 1/4 acres in size. Associated wetland buffers of 50-feet may also be included. The wetland 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.
- (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 or 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% of the total site area contains tillable Class II or III variety soils as classified by the Soil Conservation Service.
- (17) Undeveloped areas which contain a minimum of five (5) acres which are located within the 100-year flood plain as established by the U. S. Army Corps of Engineers or Snohomish County.
- (18) Areas where the entire site is in an undeveloped, natural state and is considered geological hazardous by an authority recognized by Snohomish County.

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

_____(20) Farm & agricultural conservation land as defined in RCW 84.34.020(8)

_____(a) Land that was previously classified as Open Space Farm & Agriculture under subsection (2) of this section, that no longer meets the criteria of subsection (2) of this section, and that is reclassified under subsection (1) of this section; 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.

NOTE: An **URBAN AREA** is defined as: an area, designated on an adopted comprehensive plan with a density of 2 or more dwelling units per acre; and/or zoned residential 20,000 (R-20,000), or at a higher density than R-20,000; and/or within an incorporated area.

Upon the adoption of urban growth boundaries pursuant to RCW 36.70A.110, urban area shall be defined as the areas within the adopted boundaries.

Snohomish County Assessor's Office
 Linda Hjelle, Assessor
 Robert J. Drewel Building
 3000 Rockefeller Ave M/S 510
 Everett, WA 98201



Snohomish County

Linda Hjelle, Assessor

www.snohomishcountywa.gov/assessor

OFFICIAL NOTICE OF ASSESSED VALUE

188110*462**G50**0.8295**1/6*****AUTO5-DIGIT 98282
 WHITE DIANNE W
 PO BOX 96
 STANWOOD WA 98292-0096



Assessment Year: 2022

For Taxes Payable In: 2023

Mail Date: 6/17/2022

Parcel Number: 00499000000100	Market Values	
	Prior Value	New Value
Property Located at: 28407 PIONEER HW STANWOOD		
Land	226,700	304,500
Buildings Etc.	557,400	666,000
Total	784,100	970,500

LEGAL DESCRIPTION (Additional legal description lines may be on file.) Section 18 Township 32 Range 4 Quarter SW LOGENS ACRE TRACTS BLK 000 D-00 - TRACTS 1 & 2

SENIOR CITIZEN / PEOPLE WITH DISABILITIES FROZEN VALUE

* If this property qualifies for a Senior Citizen / People With Disabilities Exemption, property taxes will be based on whichever value is lower, the New Total Market Value or Senior Citizen / People With Disabilities Exemption Frozen Value.

CURRENT USE VALUE

New open space value represents the current use value of the property as of January 1, 2022

MARKET VALUE

New Market Value represents the true and fair market value of the property as of January 1, 2022. In the instance where new construction has occurred then the assessment date is July 31, 2022 for the new construction improvement value.

FOR INQUIRIES REGARDING THIS NOTICE

Please contact the Assessor's Office for answers to any questions you may have regarding your property value prior to petitioning to the Board of Equalization. Public service office hours:

Mon-Fri from 9am - 5pm

Email us at: contact.assessor@snoco.org

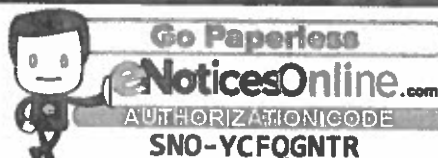
(Please include your name, parcel number, & daytime phone number.)

Our appraisal staff can also be reached at: (425) 388-6555

or Toll-Free (in Washington only) @ 1-800-562-4367, ext. 6555. TTY/TDD @ 1-800-833-6388.

Last date to appeal this value: 8/16/2022

IMPORTANT INFORMATION ON REVERSE SIDE



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OFFICIAL NOTICE OF ASSESSED VALUE



Parcel Number: 0049900000800		Market Values	
Property Located at: ADDRESS UNKNOWN - LOCATED BY LEGAL DESCRIPTION		Prior Value	New Value
	Land	34,200	47,500
	Buildings Etc.	N/A	0
	Total	34,200	47,500

LEGAL DESCRIPTION (Additional legal description lines may be on file.) Section 18 Township 32 Range 4 Quarter SW LOGENS ACRE TRACTS BLK 000 D-00 - LOT A

Parcel Number: 00609300002700		Market Values	
Property Located at: ADDRESS UNKNOWN - LOCATED BY LEGAL DESCRIPTION		Prior Value	New Value
	Land	120,600	129,500
	Buildings Etc.	N/A	0
	Total	120,600	129,500

LEGAL DESCRIPTION (Additional legal description lines may be on file.) WARSINSKE TRACTS BLK 000 D-00 - TRACT A

Parcel Number: 32041800301700		Market Values	
Property Located at: ADDRESS UNKNOWN - LOCATED BY LEGAL DESCRIPTION		Prior Value	New Value
	Land	151,600	162,800
	Buildings Etc.	N/A	0
	Total	151,600	162,800

LEGAL DESCRIPTION (Additional legal description lines may be on file.) SEC 18 TWP 32 RGE 04 RT-23-23F) PTN GOVT LOT 4 SEC 18-32-4 DAF BEG SE COR LOT 5 LOGENS AC TRS TH S ALG ELY LN SD PLAT LOGENS AC TRS TO SE COR LOT 5 SD PLAT TH E PLT S LN SW1/4SW1/4 SEC 18 TO E LN SD SW1/4 SW1/4 TH N ALG SD E LN TO SLY LN WARSINSKE TRS TH W ALG SLY LN SD PLAT TPB

Parcel Number: 32041800301800		Market Values	
Property Located at: ADDRESS UNKNOWN - LOCATED BY LEGAL DESCRIPTION		Prior Value	New Value
	Land	140,300	148,100
	Buildings Etc.	N/A	0
	Total	140,300	148,100

LEGAL DESCRIPTION (Additional legal description lines may be on file.) SEC 18 TWP 32 RGE 04 RT-23-1 & 23F-1) BEG SE COR GOV LOT 4 THE TPB TH S88°31'30"W 205.08FT TO SE COR TR A LOGENS AC TRS TH N17°30'00"W 241.52FT TO NE COR TR 2 TH N88°31'30'E TO E LN GOV LOT 4 TH S TO POB

Parcel Number: 32041900200400		Market Values	
Property Located at: ADDRESS UNKNOWN - LOCATED BY LEGAL DESCRIPTION		Prior Value	New Value
	Land	4,000	4,000
	Buildings Etc.	N/A	0
	Total	4,000	4,000






LEGAL DESCRIPTION (Additional legal description lines may be on file.) SEC 19 TWP 32 RGE 04 RT-25 & 26) BEG NE COR GOV LT 1 TH E 130FT TH SWLY 353FT TH NLY 250FT TH E 148FT TO POB

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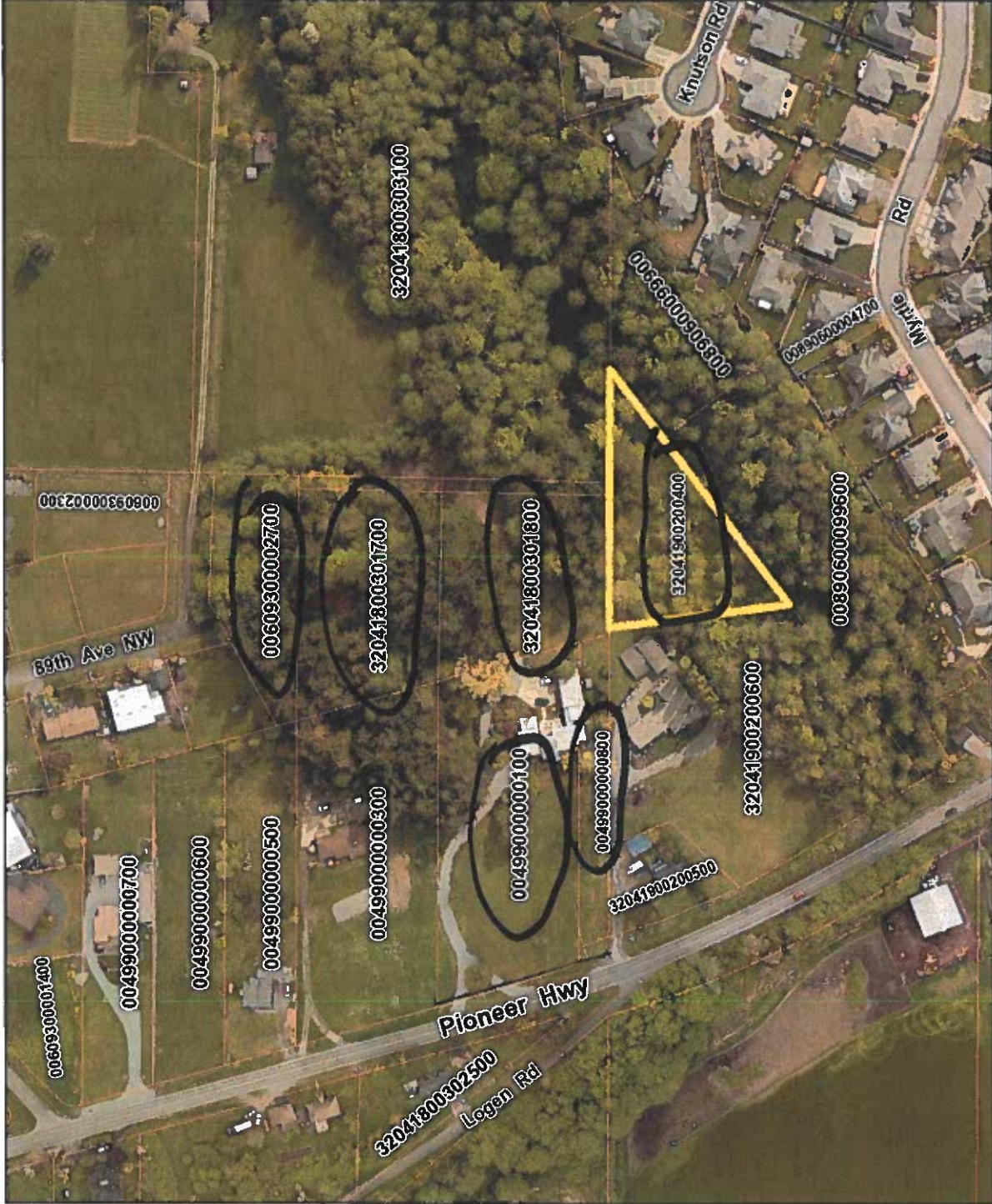


Legend

-  Parcel
 -  Recent Sales 2022
 -  Recent Sales 2021
 -  Recent Sales 2020
 -  City Boundary
 -  County Park
 -  National Forest
 -  Water
- Street Types**
-  Interstate
 -  State Route
 -  Local Road

All maps, data, and information set forth herein ("Data"), are for illustrative purposes only and are not to be considered an official citation to, or representation of, the Snohomish County Code. The Data is provided as a service to the public and is not intended to be used for legal purposes. The Data is provided as a service to the public and is not intended to be used for legal purposes. The Data is provided as a service to the public and is not intended to be used for legal purposes. The Data is provided as a service to the public and is not intended to be used for legal purposes.

Map Title



12/15/2022

450 Feet

225

0

3244