



MEMORANDUM

Dave Somers
County Executive

TO: Debbie Eco, Clerk of the Council

FROM: Scott Lindquist, Planner, PDS

SUBJECT: Spring 2022 Open Space Taxation Program Applications

DATE: April 19, 2022

The purpose of this memo is to transmit fifteen individual recommendations on Open Space General classification applications referred to the Department of Planning and Development Services (PDS) by the County Council.

The fifteen applications apply to parcels or portions of parcels in unincorporated Snohomish County. Eleven of the fifteen transmitted applications are requests for transfer from Open Space – Farm & Agriculture (OSFA) to Open Space General – Farm and Agriculture Conservation (OSG-FAC). Four applications are requesting the Open Space General (OSG) classification. Requests would add 29.29 acres to the Open Space Program and would reclassify 257.31 acres already existing within the 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 fifteen applications, along with the motion and date the Council referred each application to PDS:

<u>Application</u>	<u>Date referred to PDS</u>
3223 – Coleman	March 16, 2022 (Motion 22-055)
3225 – Stillaguamish Tribe	January 12, 2022 (Motion 22-015)
3226 – Kuhnehenn/Burnham	December 15, 2021 (Motion 21-449)
3227 – Evergreen Land Trust	December 15, 2021 (Motion 21-449)
3228 – Allen	December 15, 2021 (Motion 21-449)
3229 – Shelton	December 15, 2021 (Motion 21-449)
3230 – Weingarden	December 15, 2021 (Motion 21-449)
3231 – Maslin	January 12, 2022 (Motion 22-015)
3232 – Barker	January 12, 2022 (Motion 22-015)
3233 – Hambleton	December 15, 2021 (Motion 21-449)
3234 – McNamee	December 15, 2021 (Motion 21-449)
3235 – P. Jones	January 12, 2022 (Motion 22-015)

3236 – K. Jones
3237 – Ronhaar
3239 – Ramsey

January 12, 2022 (Motion 22-015)
January 12, 2022 (Motion 22-015)
February 16, 2022 (Motion 22-072)

PDS determined that portions of all fifteen applications meet the standards and requirements for Open Space General 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. A list of the designation criteria and standards for the Open Space General classification are 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 a potential for returning to commercial agriculture; and (d) whether approval of the application enhances open space policies outlined in SCC 4.28.030 and .050.

PDS recommends that the Council approve all fifteen applications 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
Courtney Mary-Ann, Exemptions Coordinator, Assessor's Office
Michael McCrary, PDS Director
David Killingstad, Planning Manager, PDS
Steve Skorney, Senior Planner, PDS
Ryan Countryman, County Council Legislative Analyst

Open Space General Spring 2022 Summary Table – PDS Staff Recommendations to the Snohomish County Council

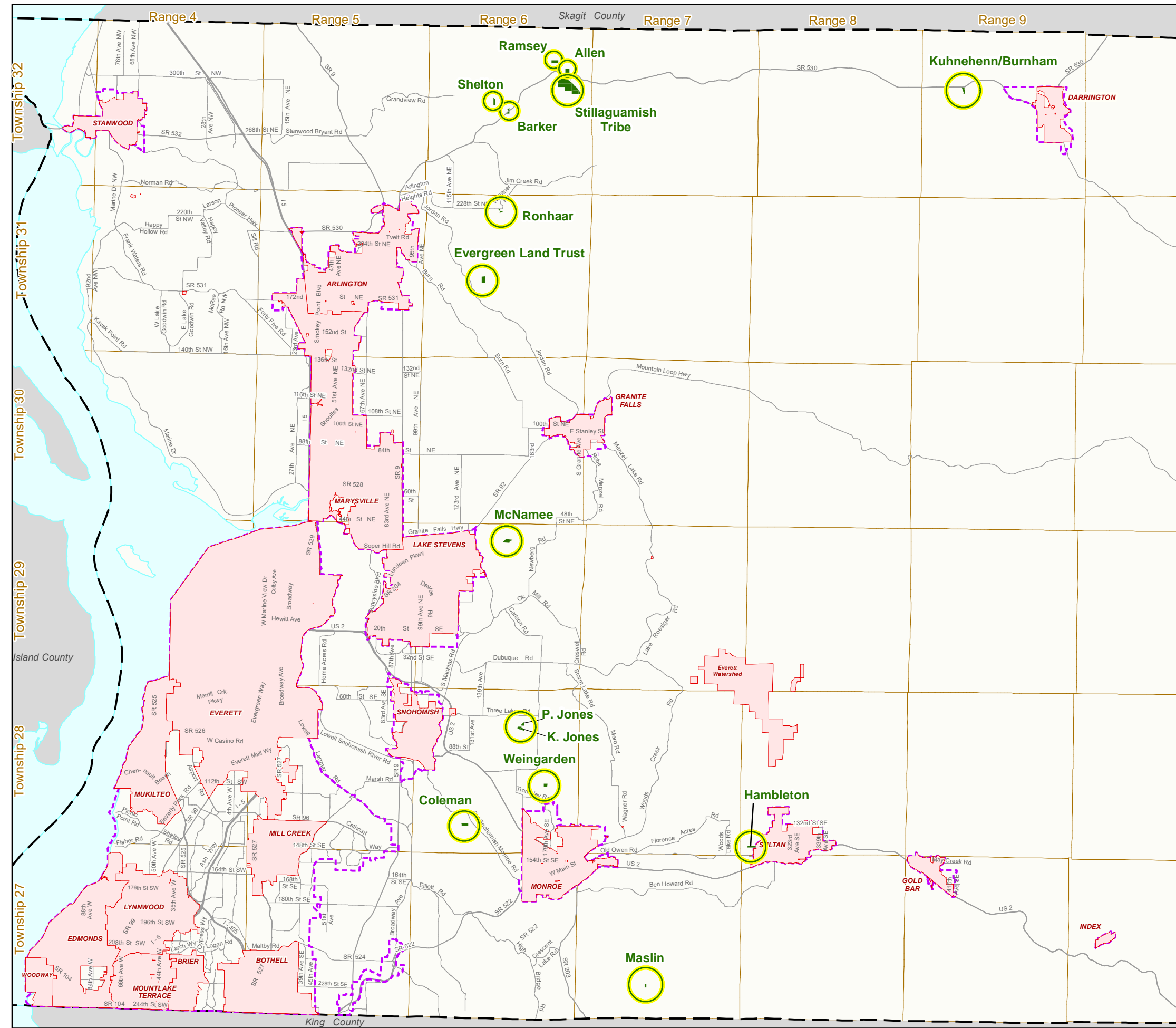
Appl. #	Applicant	Tax Parcel #(s)	Total Requested Acreage	Classification Requested	Recommendation	ECAF #	Basis for Recommendation (SCC 4.28.040)
3223	Coleman	28062900402200	10.00	Classify as OSG	APPROVE 7.9 acres	22-0262	Criterion (14) - Wetland areas of at least one-fourth acre in size. Associated wetland 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 wider buffer.
3225	Stillaguamish Tribe	32061400100100 32061100400900 32061200301400 32061200301300 32061300200300 32061300200200 32061300200500 32061300100400	.49 20.00 122.92	Classify as OSG Transfer from DFL to OSG Transfer from OSFA to OSG	APPROVE .49 acres APPROVE 20.00 acres APPROVE 122.92 acres	21-1124	Criterion (3) – Areas which have plant or animal species which are considered rare, sensitive, threatened or endangered by an authority recognized by the county.
3226	Kuhnehenn/Burnham	32091700100900	9.23	Transfer from OSFA to OSG - FAC	APPROVE 9.23 acres	21-1023	Criterion (20)(a) - Land no longer meets the criteria for OS Farm & Ag, and may be reclassified as OSG Farm and Ag Conservation
3227	Evergreen Trust	31062100200300	19.42	Transfer from OSFA to OSG - FAC	APPROVE 19.42 acres	21-1026	Criterion (20)(a) - Land no longer meets the criteria for OS Farm & Ag, and may be reclassified as OSG Farm and Ag Conservation
3228	Allen	32061200301800	15.47	Transfer from OSFA to OSG - FAC	APPROVE 15.47 acres	21-1025	Criterion (20)(a) - Land no longer meets the criteria for OS Farm & Ag, and may be reclassified as OSG Farm and Ag Conservation
3229	Shelton	32061600300800	9.00	Transfer from OSFA to OSG - FAC	APPROVE 9.00 acres	21-1003	Criterion (20)(a) - Land no longer meets the criteria for OS Farm & Ag, and may be reclassified as OSG Farm and Ag Conservation
3230	Weingarden	28062300400100	9.7	Classify as OSG	APPROVE 8.7 acres	21-1001	Criterion (11)(d) – Areas which contain features of unique historic, cultural or educational values which are open to the public's use, free of charge or at reasonable, customary rates- 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 of rare representation of the past times and events.
3231	Maslin	27072800400500	5.00	Classify as OSG	APPROVE 1.25 acres	21-1102	Criterion (19) – Areas which are protective buffers as required by development regulations implementing the Growth Management Act.
3232	Barker	32062100100100 32061600400500	5.8	Transfer from OSFA to OSG - FAC	APPROVE 5.8 acres	21-1090	Criterion (20)(a) - Land no longer meets the criteria for OS Farm & Ag, and may be reclassified as OSG Farm and Ag Conservation
3233	Hambleton	28083100300100 28083100301600	10.95	Classify as OSG	APPROVE 10.95 acres	21-0998	Criterion (6) - Undeveloped, natural areas adjacent to water bodies which come under the jurisdiction of the state Shoreline Management

Open Space General Spring 2022 Summary Table – PDS Staff Recommendations to the Snohomish County Council

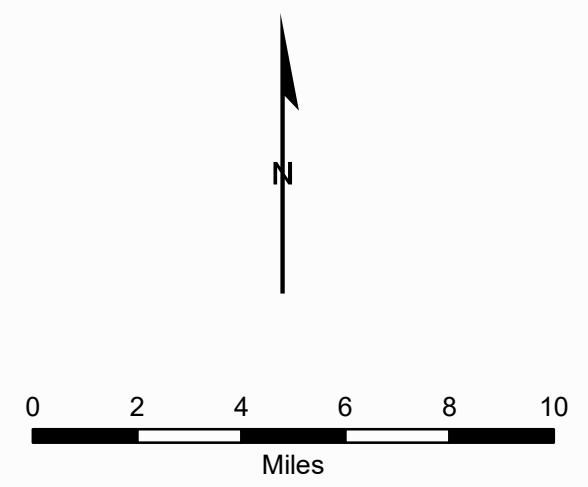
							Act and are designated by the Snohomish County Shoreline Management Program. Criterion (14) - Wetland areas of at least one-fourth acre in size. Associated wetland buffers may also be included. The wetland buffer width may be increased from the standard wetland buffer listed in SCC 30.62A.320 Table 2b due to topographic, vegetative or wildlife habitat features which would logically suggest a wider buffer.
3234	McNamee	29060300301600	19.90	Transfer from OSFA to OSG - FAC	APPROVE 19.90 acres	21-1024	Criterion (20)(a) - Land no longer meets the criteria for OS Farm & Ag, and may be reclassified as OSG Farm and Ag Conservation
3235	P. Jones	28061000102400	6.00	Transfer from OSFA to OSG	APPROVE 6.00 acres	21-1110	Criterion (20)(a) - Land no longer meets the criteria for OS Farm & Ag, and may be reclassified as OSG Farm and Ag Conservation
3236	K. Jones	28061000102600 28061000102700	12.00	Transfer from OSFA to OSG	APPROVE 12.00 acres	21-1108	Criterion (20)(a) - Land no longer meets the criteria for OS Farm & Ag, and may be reclassified as OSG Farm and Ag Conservation
3237	Ronhaar	31060400403700	4.47	Transfer from OSFA to OSG - FAC	APPROVE 4.47 acres	21-1121	Criterion (20)(b) – Land that is traditional farmland that is not classified under chapter 84.33 or 84.34, that has not been irrevocably devoted to a use inconsistent with agricultural uses, and that has a high potential for returning to commercial agriculture.
3239	Ramsey	32061100101200	13.10	Transfer from OSFA to OSG - FAC	APPROVE 13.10 acres	22-0153	Criterion (20)(a) - Land no longer meets the criteria for OS Farm & Ag, and may be reclassified as OSG Farm and Ag Conservation
TOTALS			293.45 acres		286.60 acres		

LEGEND: OSG = Open Space General, OSFA = Open Space Farm and Agriculture, OSG-FAC = Open Space General – Farm and Agriculture Conservation, DFL = Designated Forest Land

Snohomish County Spring 2022 Open Space Applications



- Legend**
- Application Property
 - Incorporated City
 - Urban Growth Area Boundary
 - Township-Range Grid



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. Amendments and updates to the Data, together with other applicable County Code provisions, may apply which are not depicted herein. Snohomish County makes no representation or warranty concerning the content, accuracy, currency, completeness or quality of the Data contained herein and expressly disclaims any warranty of merchantability or fitness for any particular purpose. All persons accessing or otherwise using this Data assume all responsibility for the use thereof and agree to hold Snohomish County harmless from and against any damages, loss, claim or liability arising out of any error, defect or omission contained within said Data. Washington State Law, Ch. 42.56 RCW, prohibits state and local agencies from providing access to lists of individuals intended for use for commercial purposes thus, no commercial use may be made of any Data comprising lists of individuals contained herein.

Produced by Snohomish County Department of Planning and Development Services, Cartography/GIS





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

**CURRENT USE ASSESSMENT
PDS RECOMMENDATION - SPRING 2022**

Dave Somers
County Executive

APPLICANT:	Robert & Shelley Coleman	ECAF #: 22-0262
TAX PARCEL #:	28062900402200	ASSESSOR #: 3223
PROPERTY ADDRESS:	12707 132ND ST SE, SNOHOMISH, WA 98290	
MAILING ADDRESS:	15085 AUSTIN AVE SE, MONROE, WA 98272	
CLASSIFICATION REQUESTED:	OPEN SPACE GENERAL	

The Coleman property is currently not enrolled in the Open Space General classification. The property is located 2 miles west of the City of Monroe. The property is zoned Rural 5-Acre (R-5) with the comprehensive plan designation of Rural Residential - 5 (RR-5), and is approximately 14.59 acres in size.

The landowner has requested that 10.00 acres of the property be classified as Open Space General due to the wetlands that have been identified on the property.

FINDINGS: In addition to satisfying the criteria and standards of RCW 84.34, 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), which states, "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."

As illustrated in the attached critical area map, this property is encumbered by .5 acres of wetlands and its buffers. This finding supports criteria 14. The buffer is being increased to include the adjacent forested area of 7.4 acres.

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 7.9 acres of tax parcel no. 28062900402200 be classified as Open Space General. This recommendation is based on the understanding that the 7.9 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.

Attachments: Aerial Map
Critical Areas Map
Site Plan

Snohomish County
Spring 2022 Open Space Review

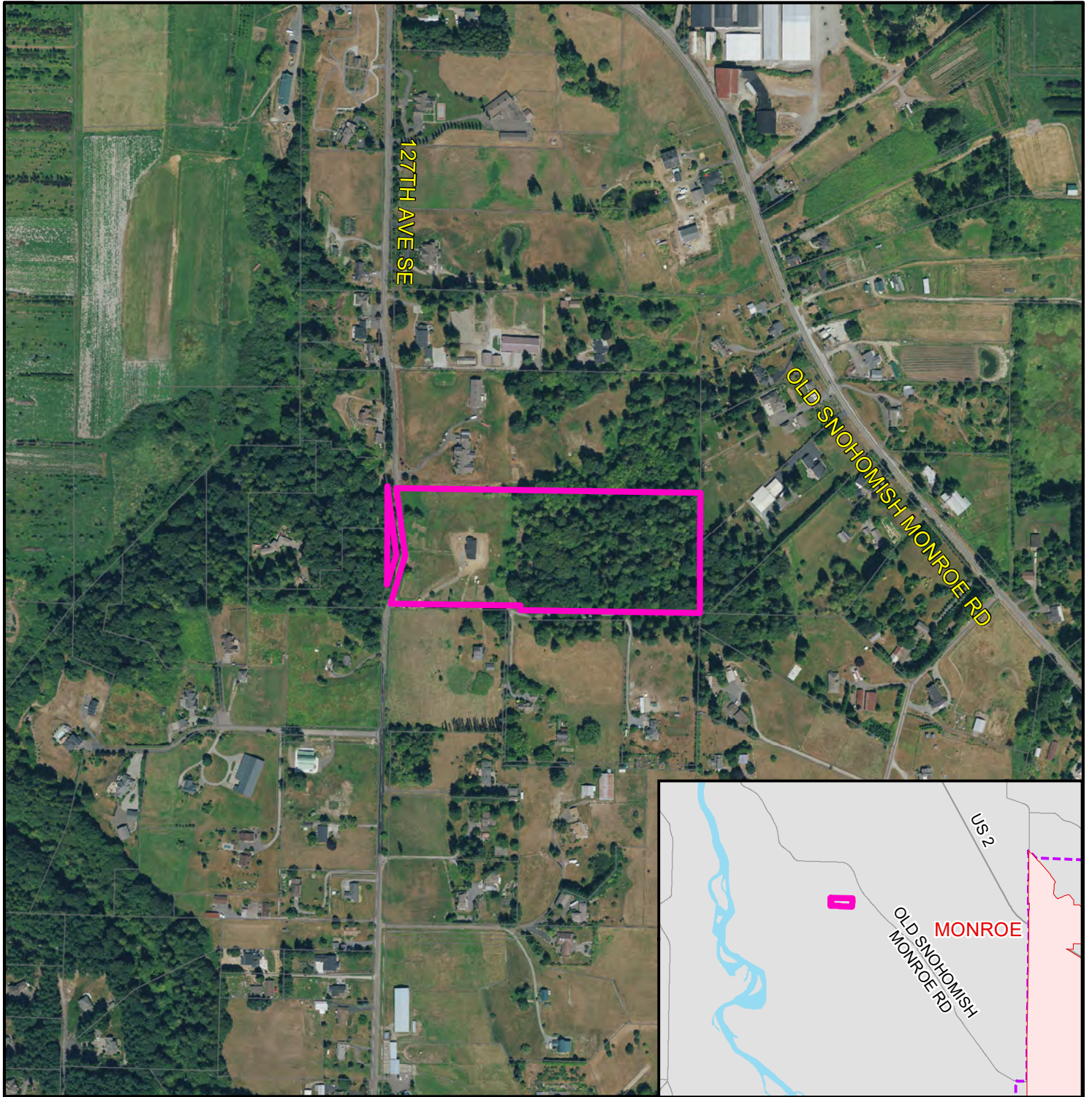
Coleman (3223) - Aerial

Parcel: 28062900402200

R. 6 E.

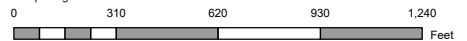


Snohomish County



- Subject Property
- Incorporated City
- Urban Growth Area Boundary

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Coleman (3223) - Critical Areas

Parcel: 28062900402200

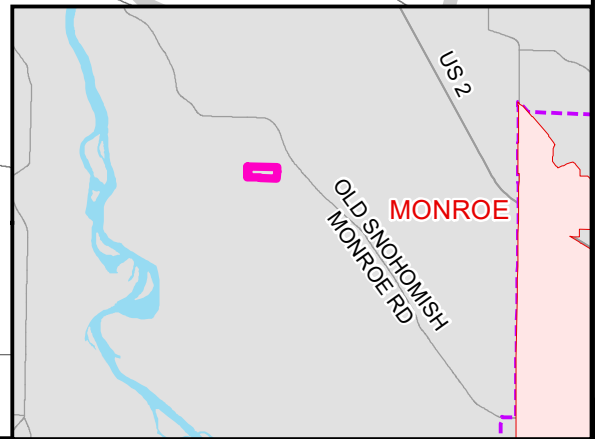
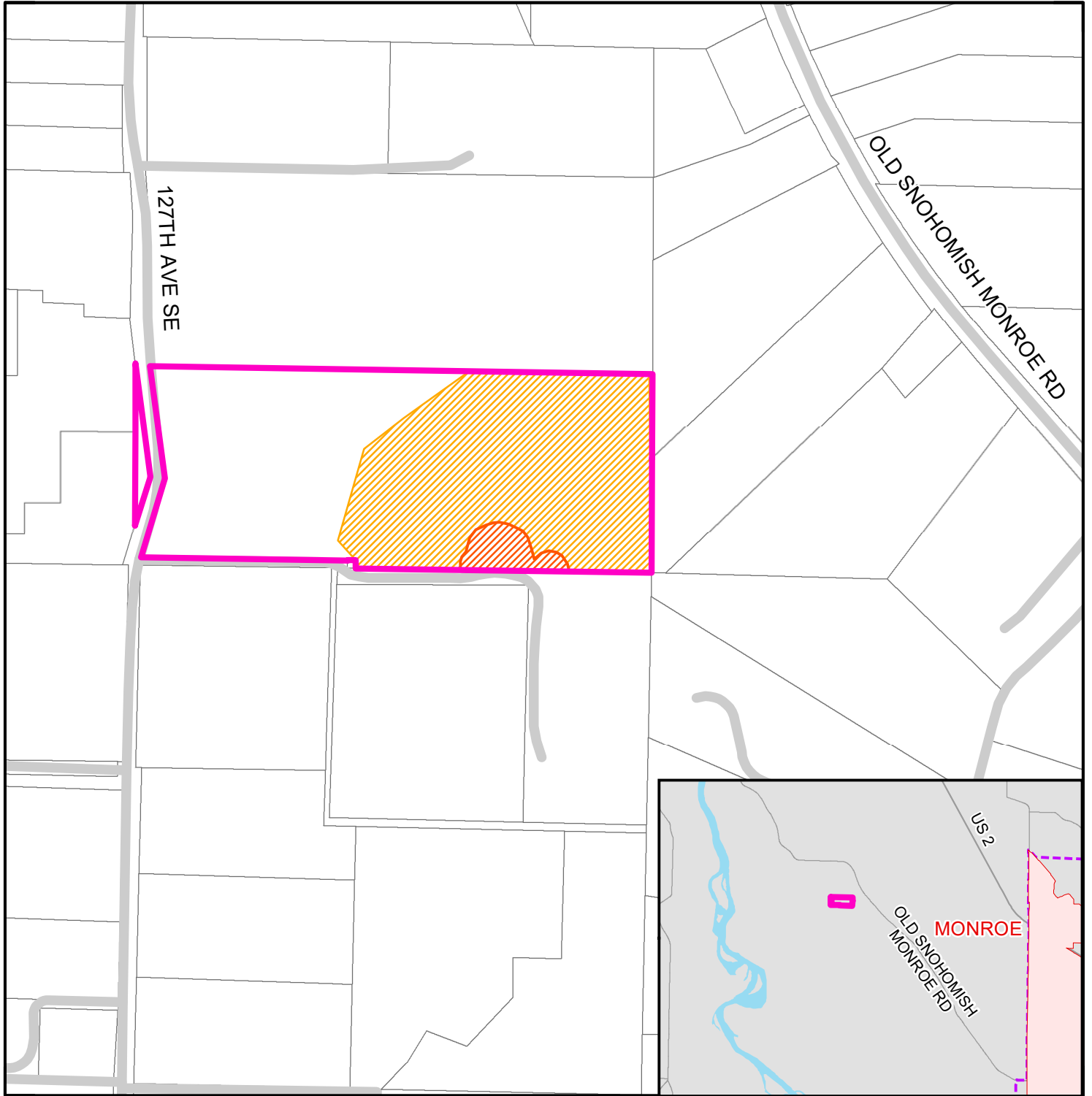



Snohomish County

R. 6 E.

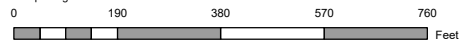


T. 28 N.



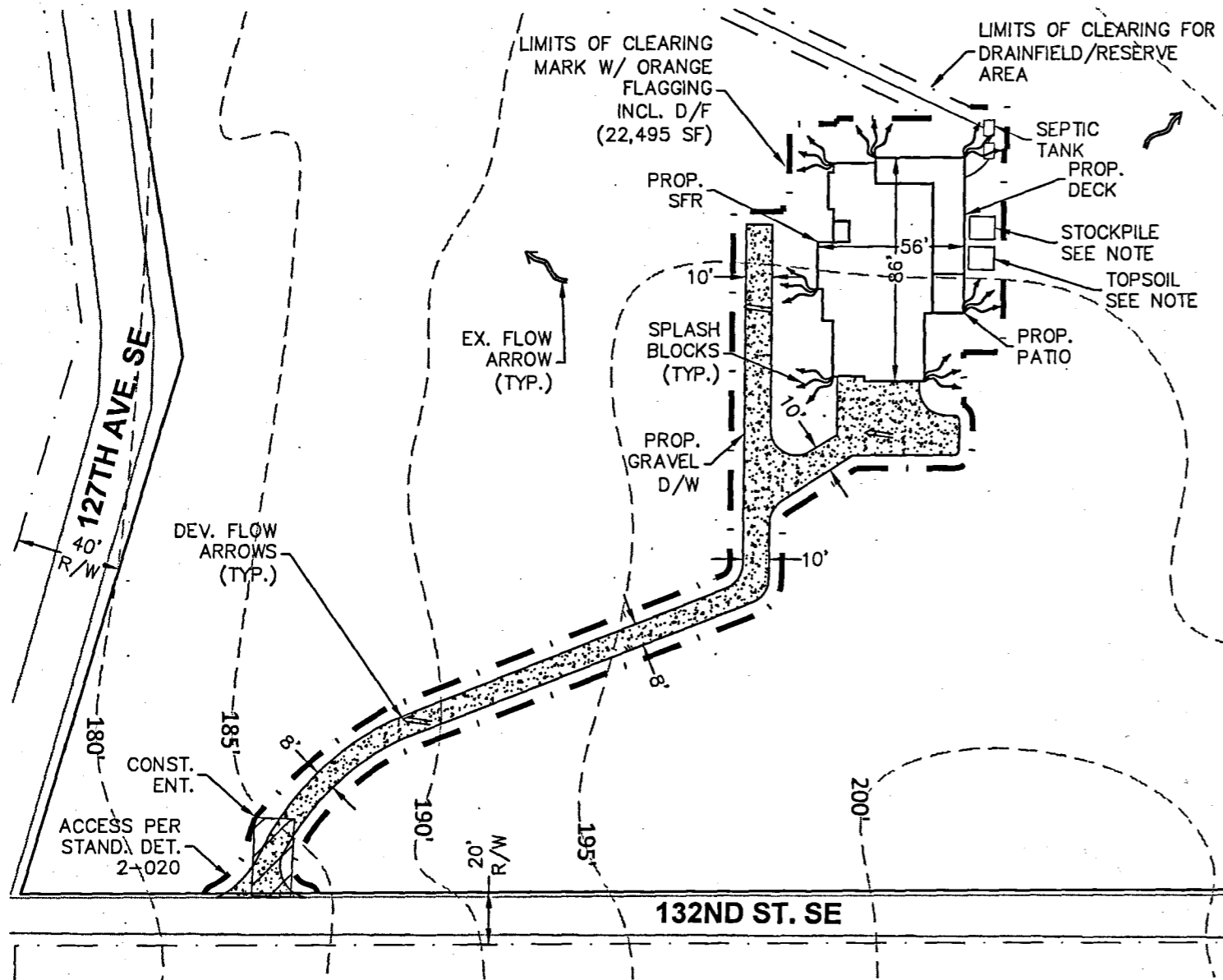
-  Subject Property
-  Wetland
-  Enhanced Buffer
-  Incorporated City
-  Urban Growth Area Boundary

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Produced by Snohomish Co. Dept. of Planning & Development Services

SECTION 29, TOWNSHIP 28 N, RANGE 6 E W.V.M.



DETAIL MAP

OWNER/APPLICANT
ROBERT AND SHELLEY COLEMAN
15085 AUSTIN AVE SE
MONROE, WA 98272

CONTACT
STACY SMITH, SLDS
425.238.6324

CIVIL ENGINEER
OMEGA ENGINEERING, INC.
JOSEPH SMEBY, PE
2707 WETMORE AVE.
EVERETT, WA 98201
425.903.4852
F: 425.259.1958

LEGAL DESCRIPTION

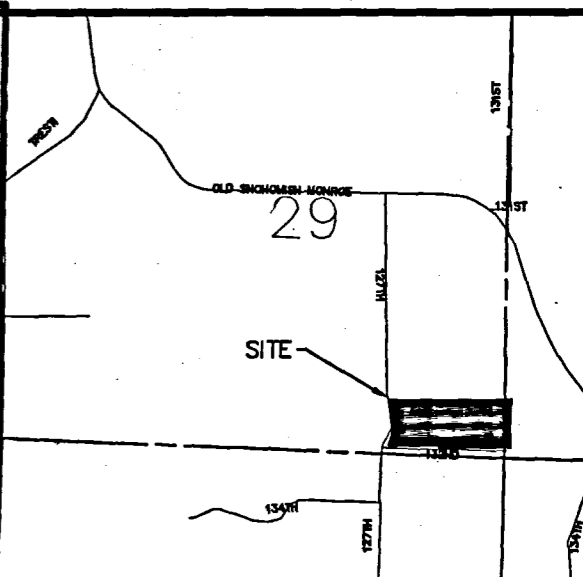
SEC 29 TWP 28 RGE 06BEG SE COR SEC TH N 990FT TH W 1320FT TH S 990FT TH E TO TPB LESS BEG INT S LN SE1/4 SE1/4 & E LN CO RD TH E 548FT TH N 25FT TH W TO E LN CO RD TH SLY TO TPB & LESS N490FT THOF & LESS CO RD

SITE DATA

SITE ADDRESS: 128XX 132ND ST SE, SNOHOMISH, WA 98290
TAX ACCOUNT NUMBER: 28062900402200
ZONING : R-5

EXISTING SOIL & VEGETATION NOTE:
THE SOIL ANALYSIS FOR THIS PROJECT FOUND THE EXISTING SOILS TO BE SANDY LOAM TO A DEPTH OF 17 INCHES BELOW GRADE. THE AREA OF DISTURBANCE CURRENTLY CONSISTS OF LAWN.

OWNER LOT REQUIRES FRONT SETBACK FROM BOTH STREETS
BUILDING HEIGHT 45' MAX
SET BACKS AS SPECIFIED ON FACE OF PERMIT



VICINITY MAP

SCALE 1" = 2000'

RECEIVED
OCT 27 2017
PLANNING & DEVELOPMENT SERVICES

CALL 48 HOURS BEFORE YOU DIG 811

EXISTING FEATURES NOTE:
NO TOPOGRAPHIC SURVEY HAS BEEN PREPARED FOR THIS SITE. ALL EXISTING INFORMATION SHOWN IS FROM OTHER CONSULTANTS OR BASED ON SITE OBSERVATIONS OR APPROXIMATED FROM INFORMATION AVAILABLE ON THE SNOHOMISH COUNTY WEBSITE.

NOTE:
NO BOUNDARY SURVEY HAS BEEN PERFORMED FOR THIS PROJECT. PROPERTY DIMENSIONS ARE APPROXIMATE AND HAVE BEEN PROVIDED BY INFORMATION AVAILABLE ON THE SNOHOMISH COUNTY WEBSITE. NO ADDITIONAL SURVEY WORK HAS BEEN PERFORMED ON THIS SITE.

EXISTING DRAINAGE FEATURES ARE APPROXIMATE AND BASED ON SITE OBSERVATIONS.

TOTAL AREA - 14.59 Ac

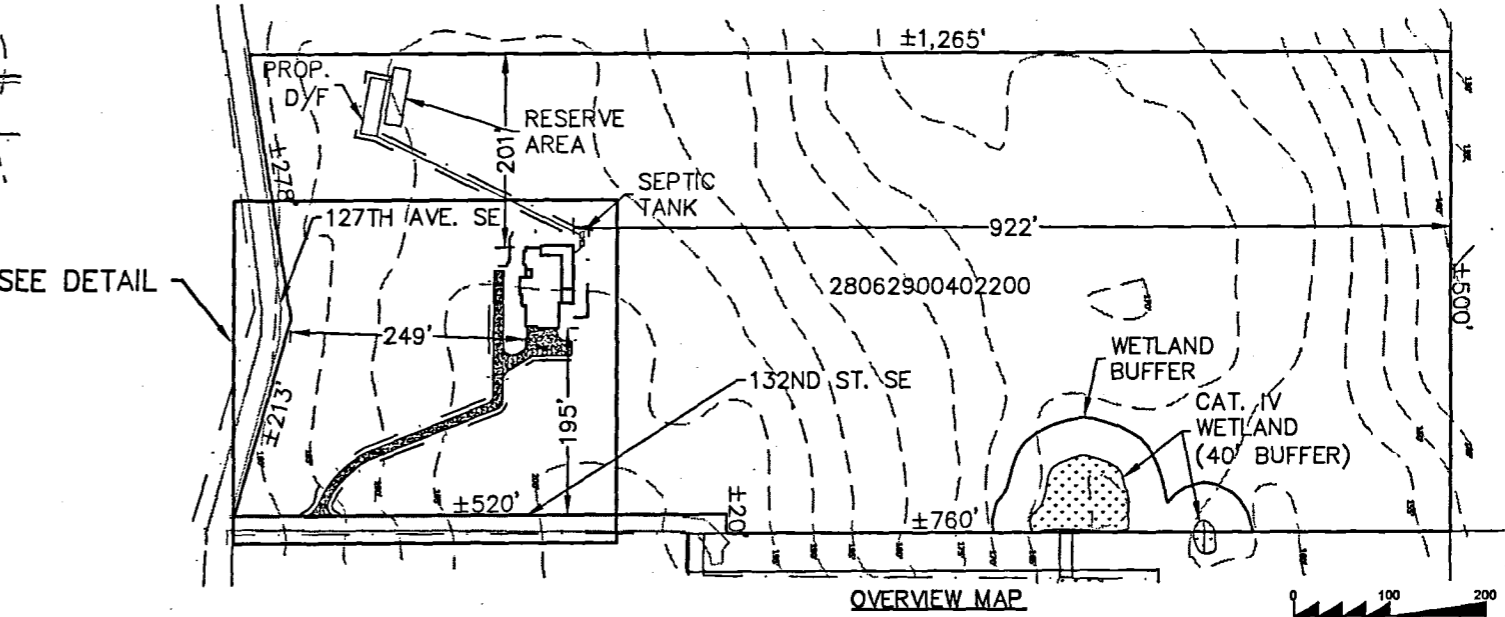
HARD SURFACE AREA SUMMARY TABLE

	PGHS (sf)	NPGHS (sf)	Total (sf)
Existing	0	0	0
Removed	0	0	0
Replaced	0	0	0
New	4,972	4,286	9,258
New + Replaced	4,972	4,286	9,258
Total Hard Surfaces	4,972	4,286	9,258

GRADING QUANTITIES:

CUT = 345 C.Y.
FILL = 345 C.Y.

GRADING QUANTITIES ESTIMATED BASED ON CURRENT SITE INFORMATION & ASSUMED EXCAVATIONS NECESSARY FOR PROPOSED IMPROVEMENTS.



OVERVIEW MAP



OMEGA ENGINEERING, INC.
2707 Wetmore Avenue
Everett, WA 98201
(o)425.903.4852 (f) 425.259.1958

**SITE MAP
COLEMAN SFR**

DATE	JOB NO.	SCALE	SHEET
9/11/17	17-0602	1" = 60'	1 OF 1



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

**CURRENT USE ASSESSMENT
PDS RECOMMENDATION - SPRING 2022**

Dave Somers
County Executive

APPLICANT: Stillaguamish Tribe of Indians ECAF #: 21-1124

TAX PARCEL #: 32061400100100, 32061100400900, ASSESSOR #: 3226
32061200301400, 32061200301300, 32061300200300,
32061300200200, 32061300200500, 32061300100400

PROPERTY ADDRESS: 17904 VEACH RD, ARLINGTON, WA 98223

MAILING ADDRESS: PO BOX 277, ARLINGTON, WA 98223

CLASSIFICATION REQUESTED: **OPEN SPACE GENERAL**

The eight Stillaguamish Tribe of Indians properties currently have 20.00 acres in Designated Forest Land and 122.92 acres in the Open Space Farm and Agriculture classification with only .49 acres not enrolled in the Open Space program. The properties are located 6.71 miles northwest of the City of Arlington. The properties are zoned Agriculture-10 Acre (A-10) and Forestry (F) with comprehensive plan designations of Low Density Rural Residential (LDRR), Riverway Commercial Farmland (RCF), and Commercial Forest – Forest Transition Area (CF-FTA).

The landowner has requested that 142.92 acres be reclassified as Open Space General and that .49 acres be classified as Open Space General. The landowner states that the property no longer meets the income requirements for the Open Space – Farm & Agriculture classification.

FINDINGS: In addition to satisfying the criteria and standards of RCW 84.34, the properties 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 reclassifying the property as Open Space General:

- Criterion (3), which states, “Areas which have plant or animal species which are considered rare, sensitive, threatened or endangered by an authority recognized by the county.”

As illustrated in the attached aerial map, this property is adjacent to the North Fork of the Stillaguamish River (Type S). The reach of this river is designated by the county’s Shoreline Management Program as “aquatic”, “resource”, and “rural conservancy” shoreline environments.

Using the county’s GIS Statewide WA Integrated Fish Distribution (SWIFD) data set, PDS identified these rivers as habitat for Steelhead, Rainbow, and Cutthroat Trout, and Chinook and

Chum Salmon. The presence of these threatened species in the shoreline environment meets Criterion (3).

Given that these properties are covered by 100.94 acres of designated shoreline environment and that most of the properties are undeveloped, PDS determined that all of the acreage requested in this open space application supports Criterion (3).

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 142.92 acres of tax parcel nos. 32061400100100, 32061100400900, 32061200301400, 32061300200300, 32061300200200, 32061300200500, and 32061300100400 be reclassified as Open Space General and that .49 acres of tax parcel no. 32061200301300 be classified as Open Space General. This recommendation is based on the understanding that the property 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.

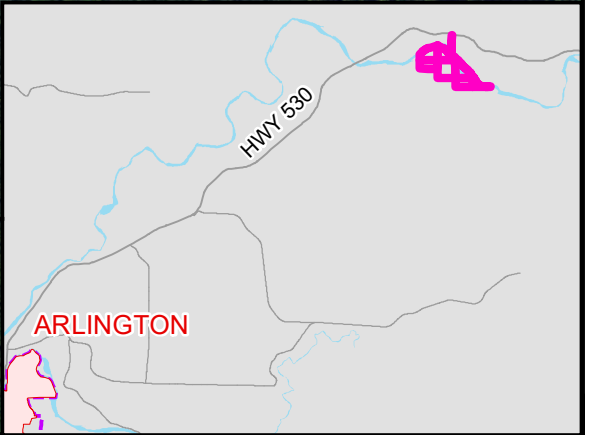
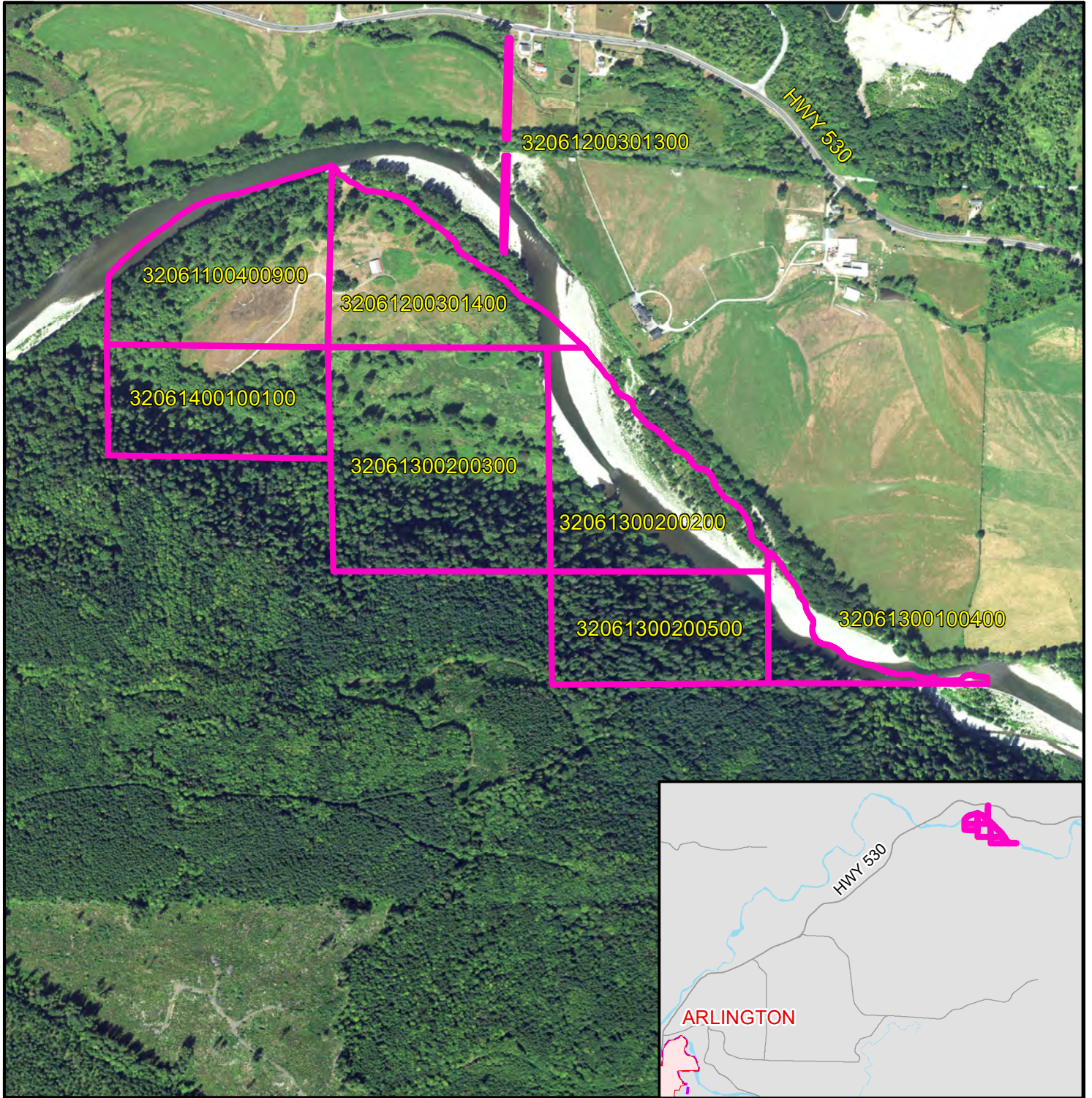
Attachments: Aerial map of property
Critical Areas Map

Snohomish County Spring 2022 Open Space Review Stillaguamish Tribes (3225) - Aerial

Parcel: 32061400100100, 32061100400900, 32061200301400,
32061200301300, 32061300200300, 2061300200200,
32061300200500, 32061300100400
R. 6 E.

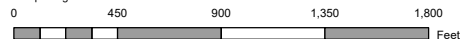


Snohomish County



- Subject Property
- Incorporated City

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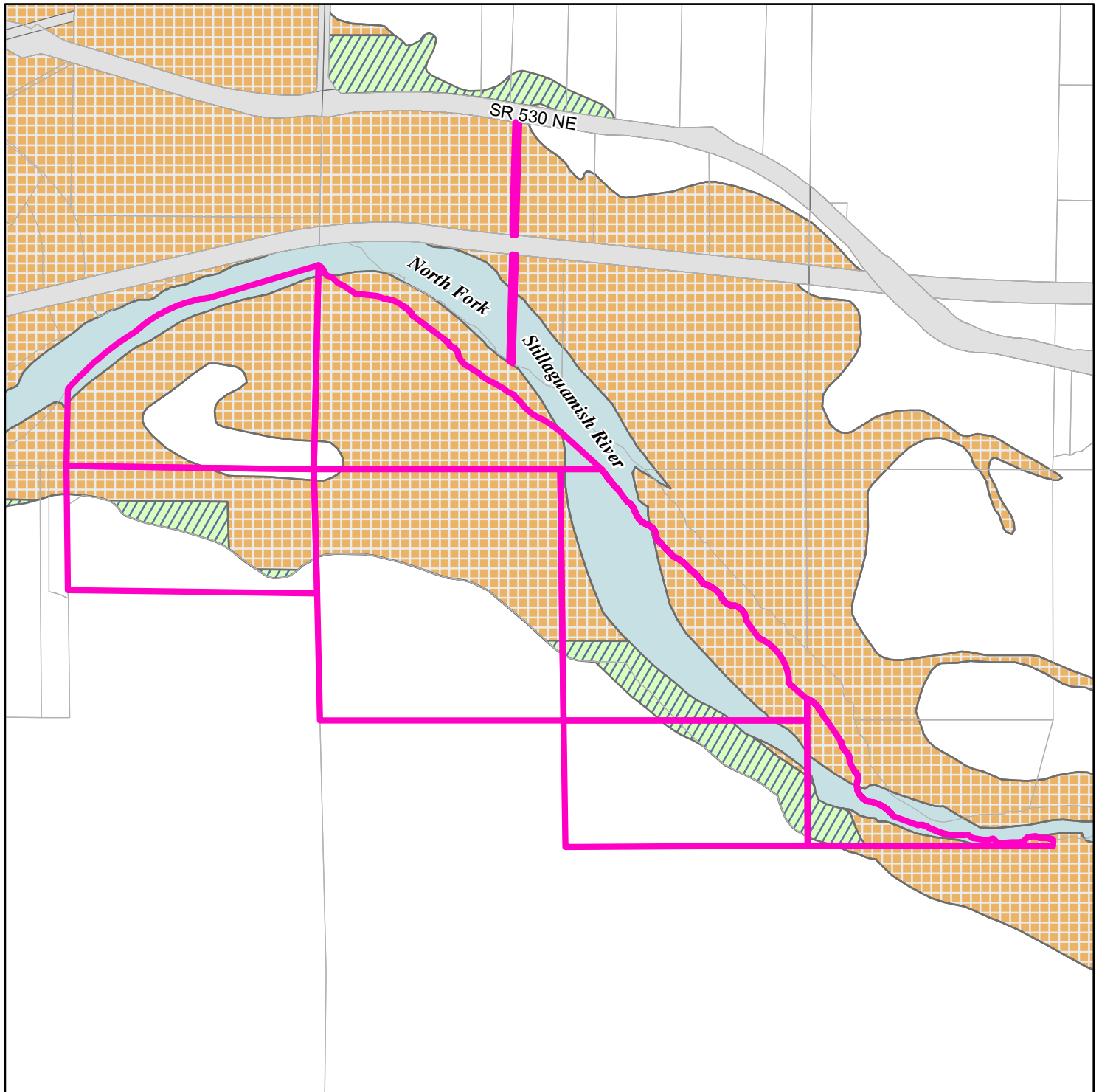
Snohomish County
Spring 2022 Open Space Review






Stillaguamish Tribes (3225) - Critical Areas

Parcel: 32061400100100, 32061100400900, 32061200301400,
32061200301300, 32061300200300, 2061300200200,
32061300200500, 32061300100400

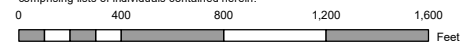


Snohomish County



-  Subject Property
-  Aquatic Shoreline Environment
-  Resource Shoreline Environment
-  Rural Conservancy Shoreline Environment
-  Assessor Parcels

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Everett, WA 98201-4046
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**CURRENT USE ASSESSMENT
PDS RECOMMENDATION - SPRING 2022**

Dave Somers
County Executive

APPLICANT: Jay & Julie Kuhnhenh, Marcia Burnham ECAF #: 21-1023

TAX PARCEL #: 32091700100900 ASSESSOR #: 3226

PROPERTY ADDRESS: 29824 412th DR NE, ARLINGTON, WA 98223

MAILING ADDRESS: 29824 412th DR NE, ARLINGTON, WA 98223

CLASSIFICATION REQUESTED: **OPEN SPACE GENERAL – FARM & AGRICULTURE
CONSERVATION**

The Kuhnhenh/Burnham property is currently in the Open Space Farm and Agriculture classification. The property is located 2.65 miles west of the City of Darrington. The property is zoned Rural Diversification (RD) and has a comprehensive plan designation of Rural Residential-RD (RR-RD).

The landowner has requested that 9.23 acres be reclassified as Open Space General – Farm & Agriculture Conservation. The landowner states that the property no longer meets the income requirements for the Open Space – Farm & Agriculture classification.

FINDINGS: In addition to satisfying the criteria and standards of RCW 84.34, 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), which states, “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 9.23 acres of tax parcel no. 32091700100900 be reclassified as Open Space General. This recommendation is based on the understanding that the 9.23 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.

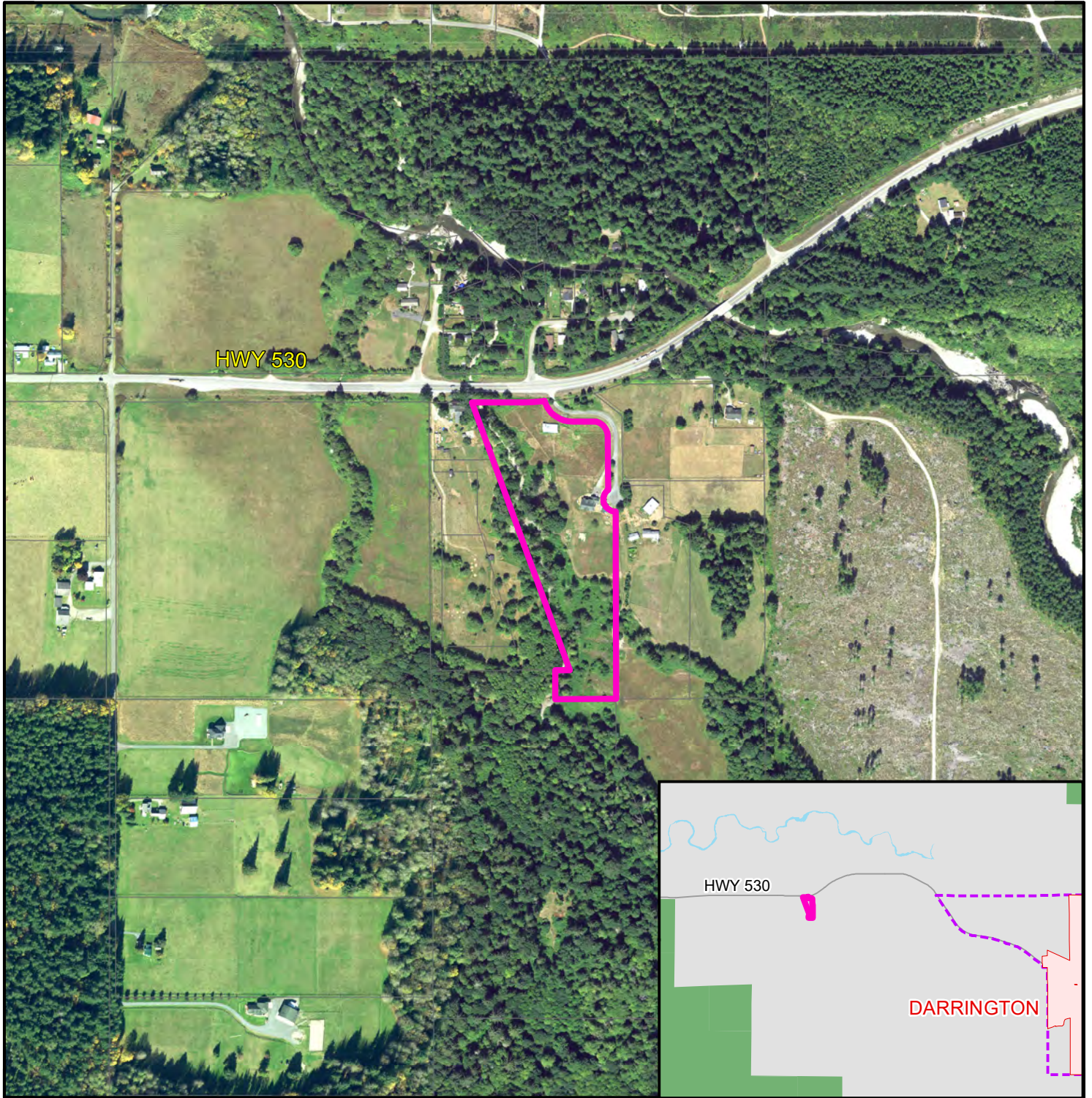
Attachments: Aerial map of property

Snohomish County
Spring 2022 Open Space Review

Kuhnehenn/Burnham (3226) - Aerial

Parcel: 32091700100900

R. 9 E.






T. 32 N.

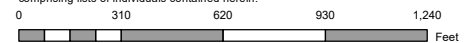
HWY 530

HWY 530

DARRINGTON

-  Subject Property
-  Incorporated City
-  Urban Growth Area Boundary

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**CURRENT USE ASSESSMENT
PDS RECOMMENDATION - SPRING 2022**

Dave Somers
County Executive

APPLICANT: Evergreen Land Trust ECAF #: 21-1026

TAX PARCEL #: 31062100200300 ASSESSOR #: 3227

PROPERTY ADDRESS: 13401 184th ST NE, ARLINGTON, WA 98223

MAILING ADDRESS: 13401 184th ST NE, ARLINGTON, WA 98223

CLASSIFICATION REQUESTED: **OPEN SPACE GENERAL – FARM & AGRICULTURE
CONSERVATION**

The entirety of the Evergreen Land Trust property is currently in the Open Space Farm and Agriculture classification. The property is located 2.5 miles east of the City of Arlington. The property is zoned Rural 5-Acre (R-5), has a comprehensive plan designation of Rural Residential-5 (RR- 5), and is approximately 19.42 acres in size.

The landowner has requested that 19.42 acres be reclassified as Open Space General – Farm & Agriculture Conservation. The landowner states that the property no longer meets the income requirements for the Open Space – Farm & Agriculture classification.

FINDINGS: In addition to satisfying the criteria and standards of RCW 84.34, 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), which states, “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 19.42 acres of tax parcel no. 31062100200300 be reclassified as Open Space General – Farm & Agriculture Conservation. This recommendation is based on the understanding that the property 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.

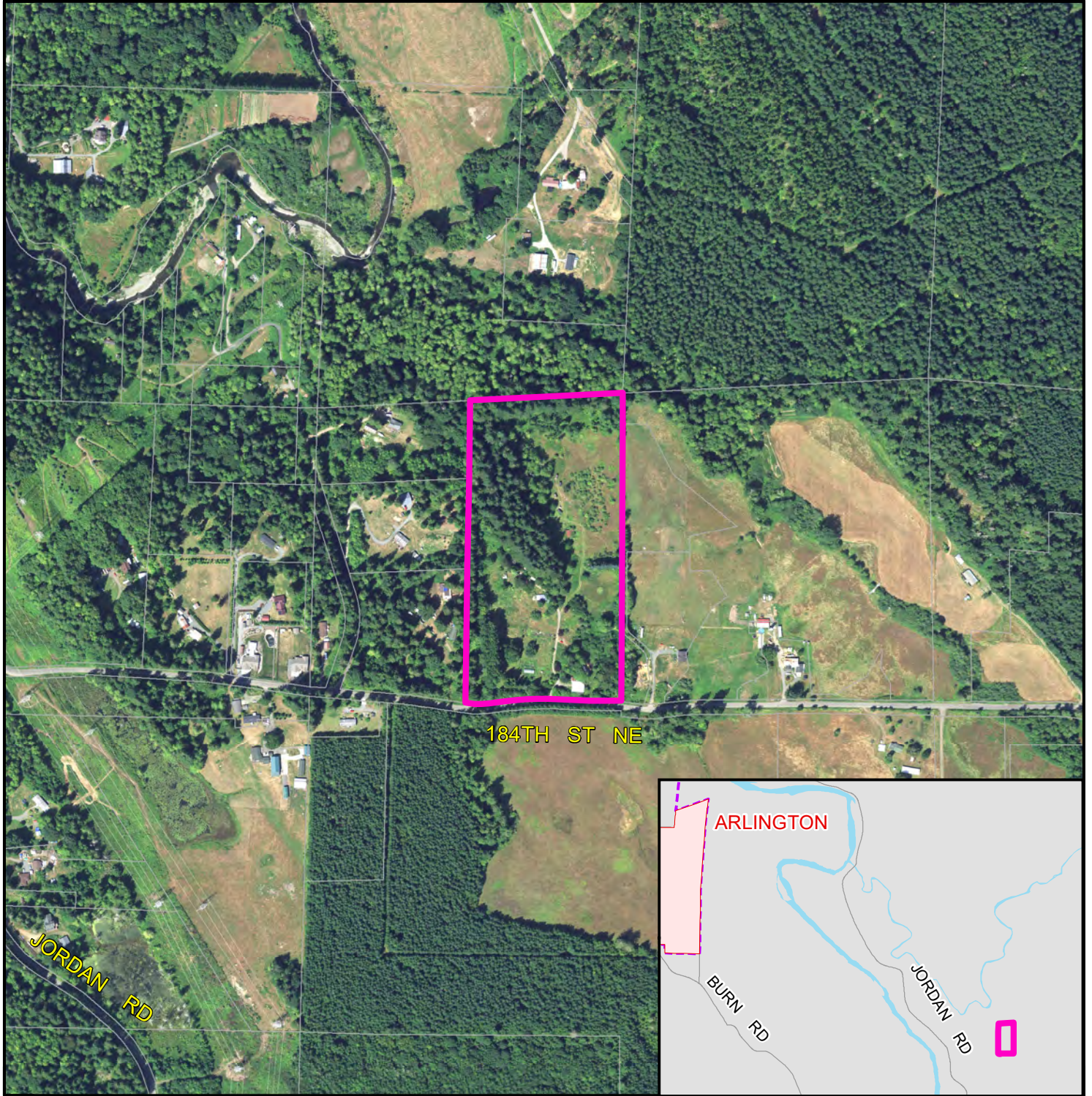
Attachments: Aerial map of property

Snohomish County
Spring 2022 Open Space Review

Evergreen Land Trust (3227) - Aerial

Parcel: 31062100200300

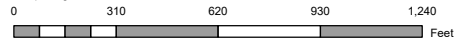
R. 6 E.



T. 31 N.

- Subject Property
- Incorporated City
- Urban Growth Area Boundary

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**CURRENT USE ASSESSMENT
PDS RECOMMENDATION - SPRING 2022**

Dave Somers
County Executive

APPLICANT: Jean, Terry, & Todd Allen ECAF #: 21-1025

TAX PARCEL #: 32061200301800 ASSESSOR #: 3228

PROPERTY ADDRESS: 17917 STATE ROUTE 530 NE, ARLINGTON, WA 98223

MAILING ADDRESS: 17917 STATE ROUTE 530 NE, ARLINGTON, WA 98223

CLASSIFICATION REQUESTED: **OPEN SPACE GENERAL – FARM & AGRICULTURE
CONSERVATION**

The Allen property is currently in the Open Space Farm and Agriculture classification. The property is located 7.2 miles northeast of the City of Arlington. The property is zoned Rural 5-Acre (R-5) and Agriculture-10 Acre (A-10) with the comprehensive plan designation of Rural Residential (RR) and Riverway Commercial Farmland (RCF).

The landowner has requested that the entirety of the property (15.47 acres) be reclassified as Open Space General – Farm & Agriculture Conservation. The landowner states that the property no longer meets the income requirements for the Open Space – Farm & Agriculture classification.

FINDINGS: In addition to satisfying the criteria and standards of RCW 84.34, the properties 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), which states, “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 15.47 acres of tax parcel no. 32061200301800 be reclassified as Open Space General – Farm & Agriculture Conservation. This recommendation is based on the understanding that the property 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.

Attachments: Aerial map of property

Snohomish County
Spring 2022 Open Space Review

Allen (3228) - Aerial

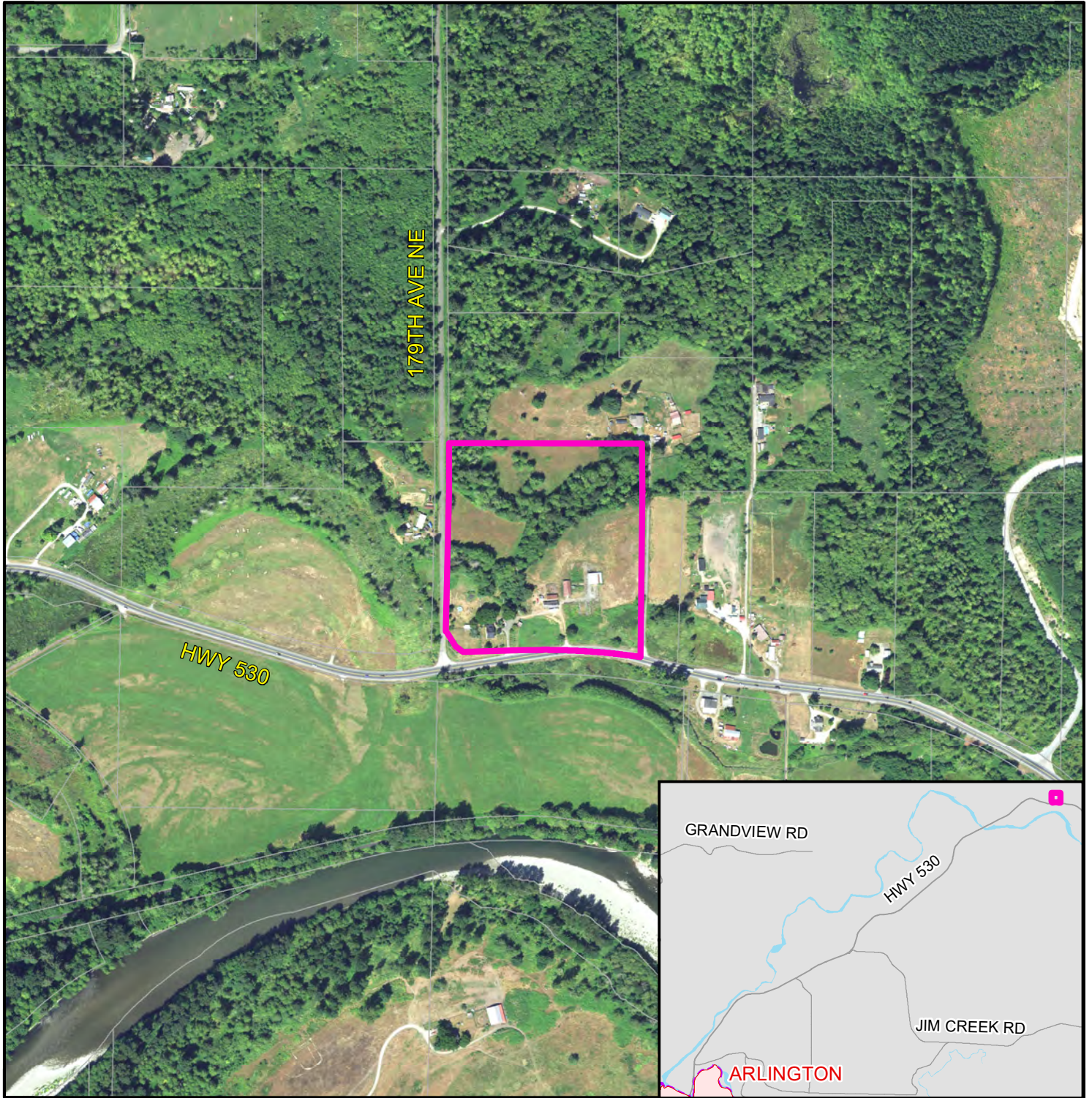
Parcel: 32061200301800





Snohomish County

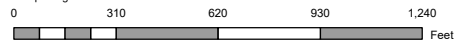
R. 6 E.

T. 32 N.



-  Subject Property
-  Incorporated City

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**CURRENT USE ASSESSMENT
PDS RECOMMENDATION - SPRING 2022**

Dave Somers
County Executive

APPLICANT: Dale Shelton ECAF #: 21-1003

TAX PARCEL #: 32061600300800 ASSESSOR #: 3229

PROPERTY ADDRESS: 28828 139TH AVE NE, ARLINGTON, WA 98223

MAILING ADDRESS: 28828 139TH AVE NE, ARLINGTON, WA 98223

CLASSIFICATION REQUESTED: **OPEN SPACE GENERAL – FARM & AGRICULTURE
CONSERVATION**

The Shelton property is currently in the Open Space Farm and Agriculture classification. The property is located 4.5 miles northeast of the City of Arlington. The property is zoned Agriculture-10 Acre (A-10) with a comprehensive plan designation of Riverway Commercial Farmland (RCF).

The landowner has requested that 9.00 acres of the 10 acre property be reclassified as Open Space General – Farm & Agriculture Conservation. The landowner states that the property no longer meets the income requirements for the Open Space – Farm & Agriculture classification.

FINDINGS: In addition to satisfying the criteria and standards of RCW 84.34, 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), which states, “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 9.00 acres of tax parcel no. 32061600300800 be reclassified as Open Space General – Farm & Agriculture Conservation. This recommendation is based on the understanding that the 9 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.

Attachments: Aerial map of property

Snohomish County
Spring 2022 Open Space Review

Shelton (3229) - Aerial

Parcel: 32061600300800

R. 6 E.

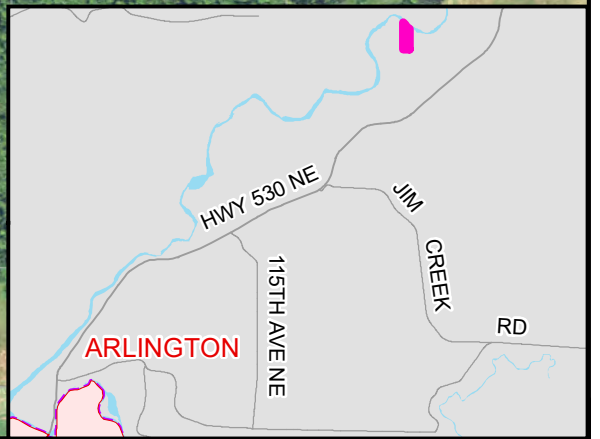
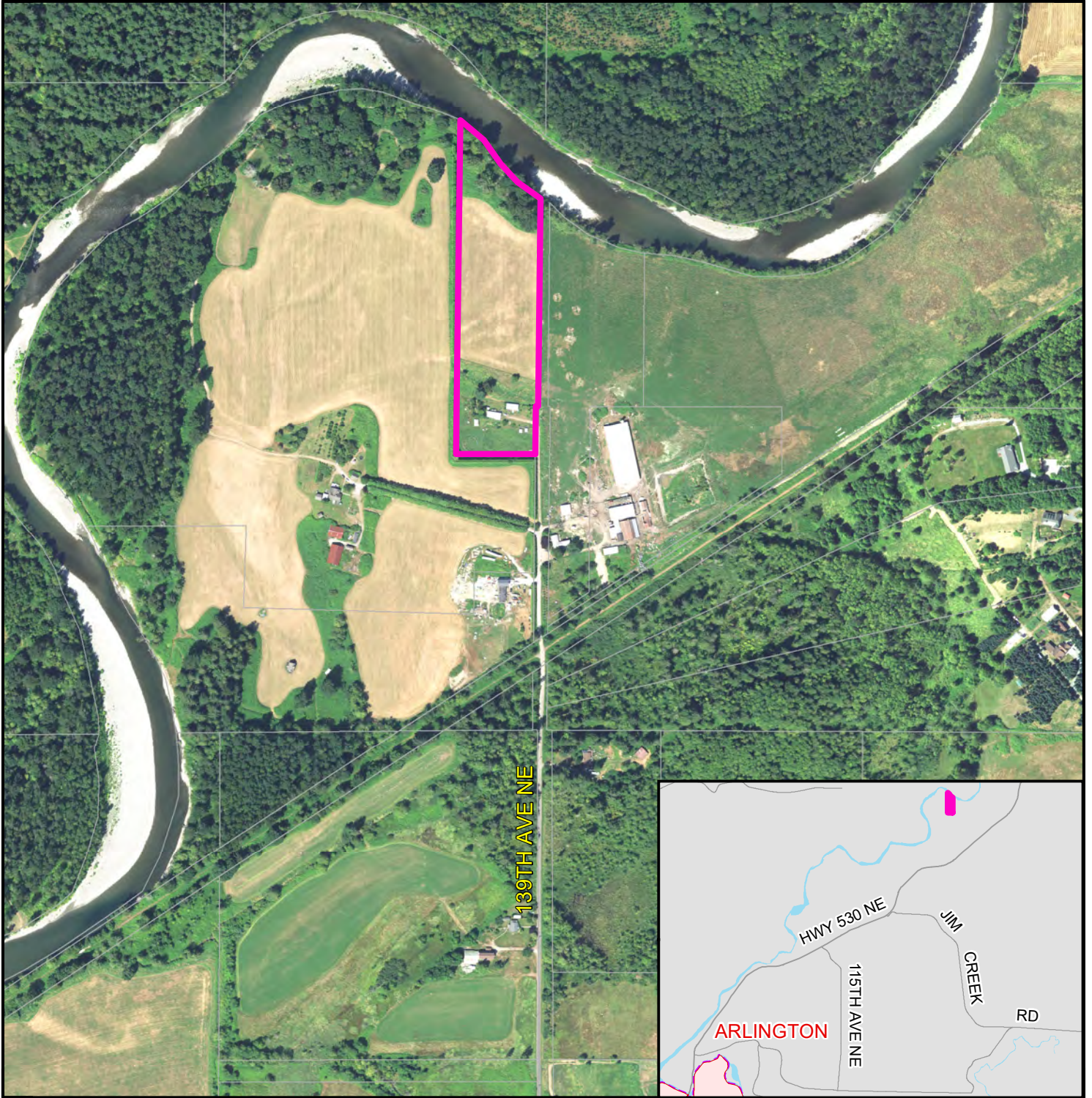


Snohomish County



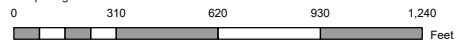
T. 32 N.

139TH AVE NE



- Subject Property
- Incorporated City

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**CURRENT USE ASSESSMENT
PDS RECOMMENDATION - SPRING 2022**

Dave Somers
County Executive

APPLICANT: Karyn Weingarden ECAF #: 21-1001

TAX PARCEL #: 28062300400100 ASSESSOR #: 3230

PROPERTY ADDRESS: 17608 BUTLER RD, SNOHOMISH WA 98290

MAILING ADDRESS: 17608 BUTLER RD, SNOHOMISH WA 98290

CLASSIFICATION REQUESTED: **OPEN SPACE GENERAL**

The Weingarden property is presently not in the Open Space Taxation program. The property is located 1.6 miles north of the City of Monroe. The property is zoned Rural 5 - Acre (R-5) with a comprehensive plan designation of Rural Residential (RR). The landowner has requested that the entire 9.7 acre property be classified as Open Space General.

FINDINGS: In addition to satisfying the criteria and standards of RCW 84.34, 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 (11), which states, "Areas which contain features of unique historic, cultural or education 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:
 - (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."

The barn on the property was constructed in 1932 and is listed on the Historic Barn Register of the Washington Department of Archaeology and Historic Preservation. This barn serves as a representation of Snohomish County's historic farming culture which is important to maintain as farms continue to disappear from the County. PDS has determined that this supports criterion 11.

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 8.7 acres of tax parcel no. 28062300400100 be classified as Open Space General. This recommendation is based on the understanding that the

8.7 acres will remain in current state and continue to provide the features for which the classification was granted for the duration of the classification.

Attachments: Aerial map of property

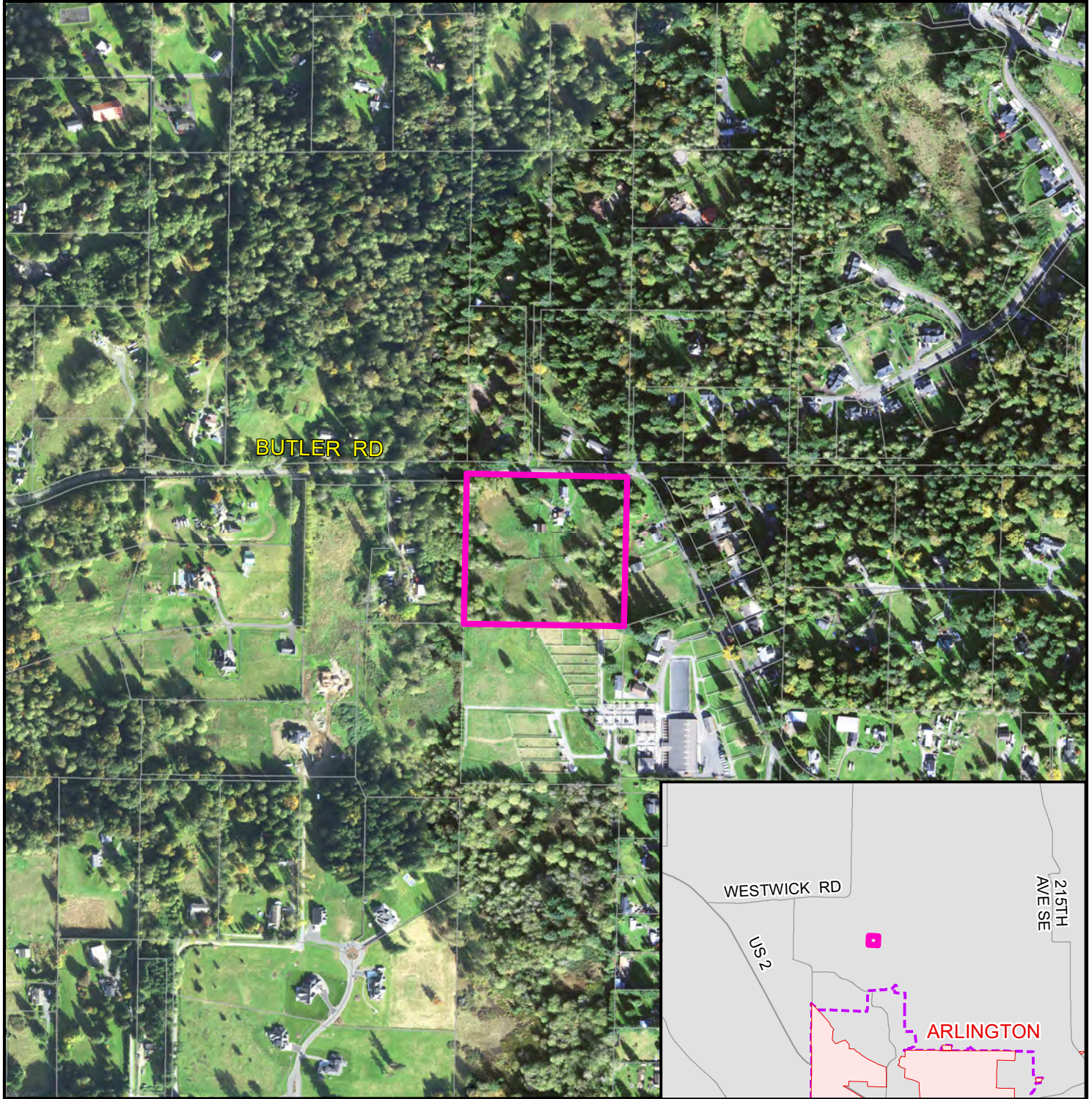
Snohomish County
 Spring 2022 Open Space Review
Weingarden (3230) - Aerial

Parcel: 28062300400100

R. 6 E.



Snohomish County



T. 28 N.




BUTLER RD

WESTWICK RD

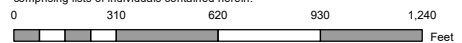
US 2

215TH
 AVE SE

ARLINGTON

-  Subject Property
-  Incorporated City
-  Urban Growth Area Boundary

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Historic Property Report

Resource Name: Nelson, John, Farmstead

Property ID: 226417

Location



Address: 17608 Butler Road, Snohomish, WA
Tax No/Parcel No: 28062300400100
Plat/Block/Lot: SEC 23 TWP 28 RGE 06 NW1/4 NE1/4 SE1/4 LESS CO RD
Geographic Areas: Snohomish County, LAKE ROESIGER Quadrangle, T28R06E23

Information

Number of stories: 1

Construction Dates:

Construction Type	Year	Circa
Built Date	1932	<input type="checkbox"/>

Historic Use:

Category	Subcategory
Agriculture/Subsistence	Agriculture/Subsistence - Agricultural Outbuilding
Agriculture/Subsistence	Agriculture/Subsistence - Agricultural Outbuilding

Historic Context:

Category
Agriculture
Architecture

Architect/Engineer:

Category	Name or Company
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Historic Property Report

Resource Name: Nelson, John, Farmstead

Property ID: 226417

Registers:

Register Type	Listed Date	Removed Date	Period of Significance	Level of Significance	Criteria
Washington Heritage Barn Register	5/20/2015		-	Local	

Thematics:

Local Registers and Districts

Name	Date Listed	Notes
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Project History

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
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**CURRENT USE ASSESSMENT
PDS RECOMMENDATION - SPRING 2022**

Dave Somers
County Executive

APPLICANT: Wayne & Phyllis Maslin ECAF #: 21-1102

TAX PARCEL #: 27072800400500 ASSESSOR #: 3231

PROPERTY ADDRESS: 23518 LAKE FONTAL RD, MONROE, WA 98272

MAILING ADDRESS: 23518 LAKE FONTAL RD, MONROE, WA 98272

CLASSIFICATION REQUESTED: **OPEN SPACE GENERAL**

The Maslin property is currently not participating in the Open Space General program. The property is located approximately 4.4 miles southeast of the City of Monroe. The property is zoned Forestry (F) with a comprehensive plan designation of Low Density Rural Residential (LDRR).

The landowner has requested that the entirety of the property (5.0 acres) be classified as Open Space General (OSG).

FINDINGS: In addition to satisfying the criteria and standards of RCW 84.34, 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 reclassifying the property as Open Space General:

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

As illustrated in the attached aerial map, this property is bisected by a non-fish bearing stream that requires a 50-foot buffer which supports criterion (19).

This non-fish bearing stream and its buffer occupies .7 acres of the site. The buffer is being expanded to include the southern portion of the property rendered inaccessible by the stream as well as the eastern wooded portion of the property. PDS has determined that 1.25 acres of the property qualify for the open space program.

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 1.25 acres of tax parcel no. 27072800400500 be classified as Open Space General. This recommendation is based on the understanding that the 1.25 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.

Attachments: Aerial map of property
Critical Areas Map

Snohomish County
 Spring 2022 Open Space Review
Maslin (3231) - Aerial

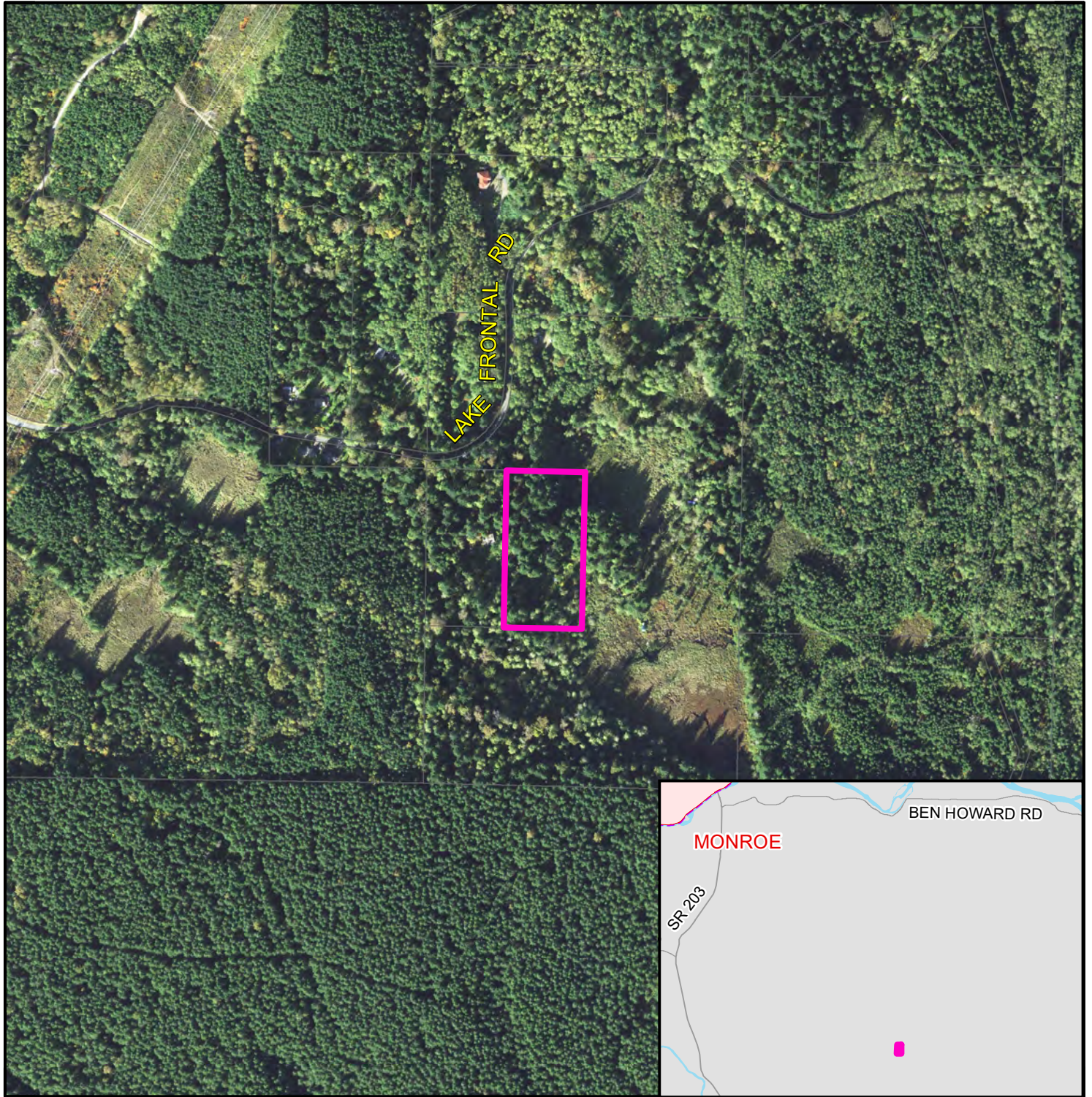
Parcel: 27072800400500



Snohomish County

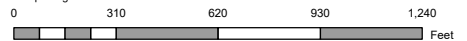
R. 7 E.

T. 27 N.



- Subject Property
- Incorporated City

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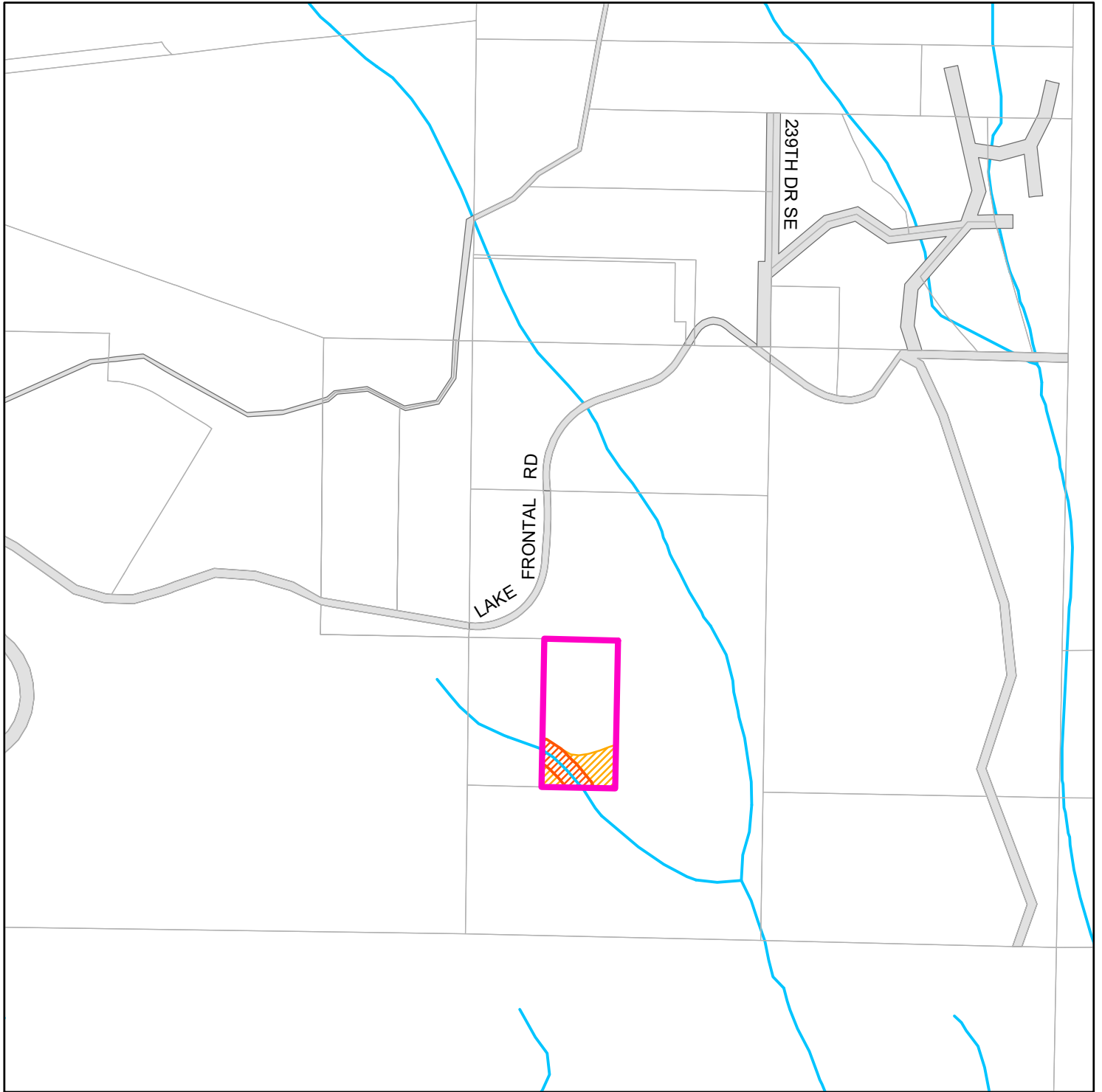
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Snohomish County Spring 2022 Open Space Review **Maslin (3231) - Critical Areas**

Parcel: 27072800400500

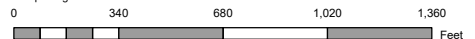


Snohomish County



- Subject Property
- Critical Areas
- Enhanced Buffer
- Assessor Parcels
- Streams

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**CURRENT USE ASSESSMENT
PDS RECOMMENDATION - SPRING 2022**

Dave Somers
County Executive

APPLICANT:	Ralph & Ruth Barker	ECAF #: 21-1090
TAX PARCEL #:	32062100100100, 32061600400500	ASSESSOR #: 3232
PROPERTY ADDRESS:	14618 STATE ROUTE 530 NE, ARLINGTON, WA 98223	
MAILING ADDRESS:	526 N WEST AVE PMB 89, ARLINGTON, WA 98223	
CLASSIFICATION REQUESTED:	OPEN SPACE GENERAL – FARM & AGRICULTURE CONSERVATION	

The Barker properties are currently in the Open Space Farm and Agriculture classification. The properties are located 4.6 miles northeast of the City of Arlington. The property north of SR 530 (32061600400500) is zoned Agriculture-10 Acre (A-10) with a comprehensive plan designation of Riverway Commercial Farmland (RCF). The property to the south of SR 530 (32062100100100) is zoned Rural Residential - 5 with a comprehensive plan designation of Rural Residential.

The landowner has requested that the entirety of both properties (5.8 acres) be reclassified as Open Space General – Farm & Agriculture Conservation. The landowner states that the properties no longer meet the income requirements for the Open Space – Farm & Agriculture classification.

FINDINGS: In addition to satisfying the criteria and standards of RCW 84.34, the properties 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 criteria in SCC 4.28.040 merit consideration for classifying the property as Open Space General – Farm and Agriculture Conservation:

- Criterion(20)(a), which states, “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 5.8 acres of tax parcel nos. 32062100100100 and 32061600400500 be reclassified as Open Space General – Farm & Agriculture Conservation. This recommendation is based on the understanding that the property 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.

Attachments: Aerial map of property

Snohomish County Spring 2022 Open Space Review **Barker (3232) - Aerial**

Parcel: 32062100100100, 32061600400500



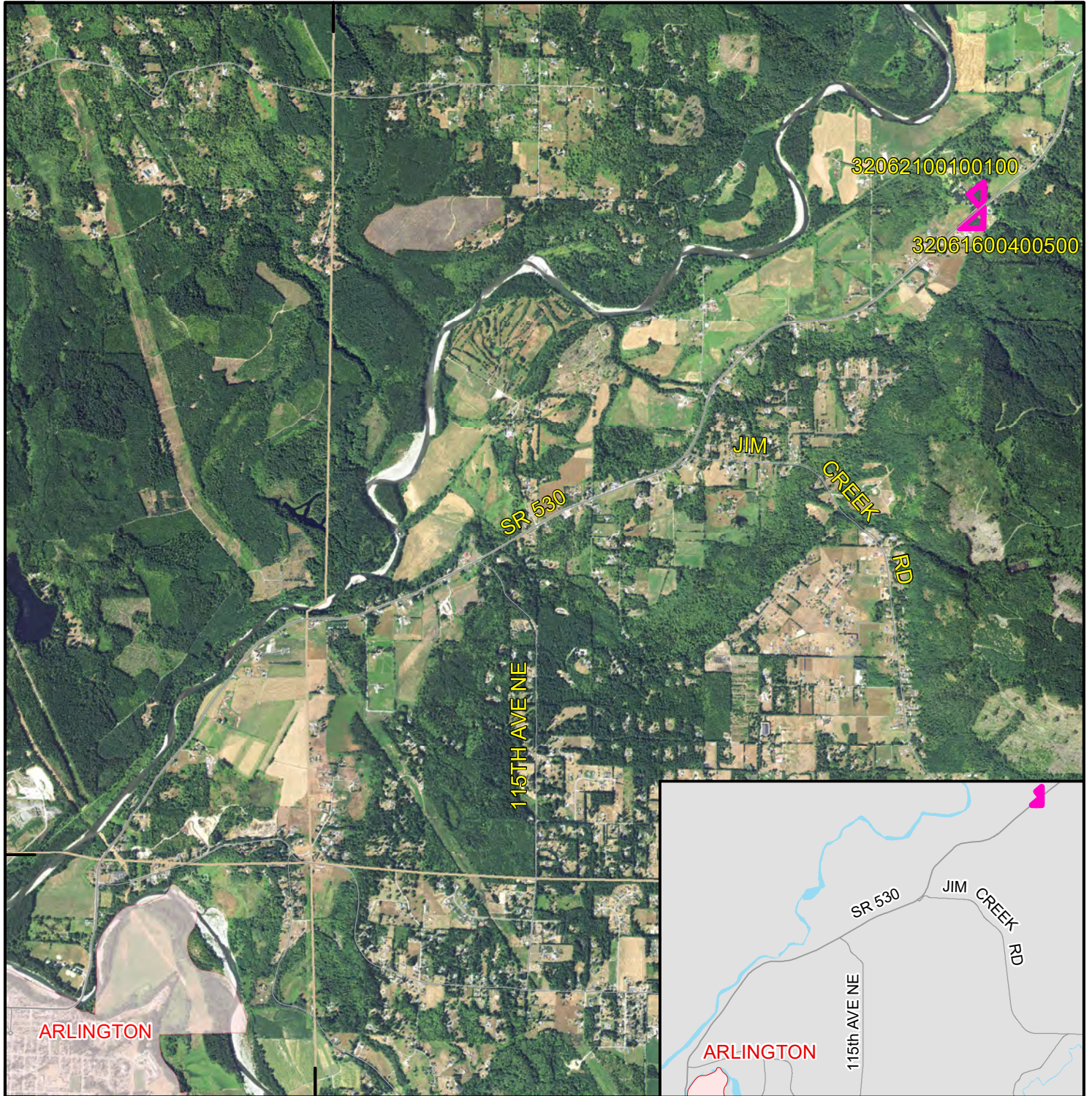
Snohomish County

R. 5 E.

R. 6 E.

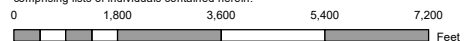
T. 32 N.

T. 31 N.



- Subject Property
- Incorporated City

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3000 Rockefeller Ave., M/S 604
Everett, WA 98201-4046
(425) 388-3311
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**CURRENT USE ASSESSMENT
PDS RECOMMENDATION - SPRING 2022**

Dave Somers
County Executive

APPLICANT: Jeffrey & Eileen Hambleton ECAF #: 21-0998

TAX PARCEL #: 28083100300100, 28083100301600 ASSESSOR #: 3233

PROPERTY ADDRESS: UNASSIGNED

MAILING ADDRESS: 14119 REINER RD, MONROE, WA 98272

CLASSIFICATION REQUESTED: **OPEN SPACE GENERAL**

The Hambleton properties are not currently enrolled in the Open Space program. The properties are located immediately west of the City of Sultan. The property is zoned Rural 5 - Acre (R-5) with a comprehensive plan designation of Rural Residential - 5 (RR-5).

The landowner has requested that the entirety of the properties (10.95 acres) be classified as Open Space General. This is being requested since the properties are encumbered by a rural conservancy shoreline buffer from the Sultan River and a wetland along with its buffer.

FINDINGS: In addition to satisfying the criteria and standards of RCW 84.34, the properties 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 criteria in SCC 4.28.040 merit consideration for classifying the property as Open Space General:

- Criterion (6), which states, "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), which states, "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."

As illustrated in the attached Critical Areas map, the wetland, the shoreline environment, and their buffers cover the majority of the parcels. This meets criterion (6) and criterion (14). The buffers are being expanded to cover the entirety of both properties.

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 10.95 acres of tax parcel nos. 28083100300100 and 28083100301600 be classified as Open Space General. This recommendation is based on the understanding that the properties 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.

Attachments: Aerial map of property
Critical Area Map
Letter of Finding

Snohomish County
Spring 2022 Open Space Review

Hambleton (3223) - Aerial

Parcel: 28083100300100, 28083100301600



Snohomish County

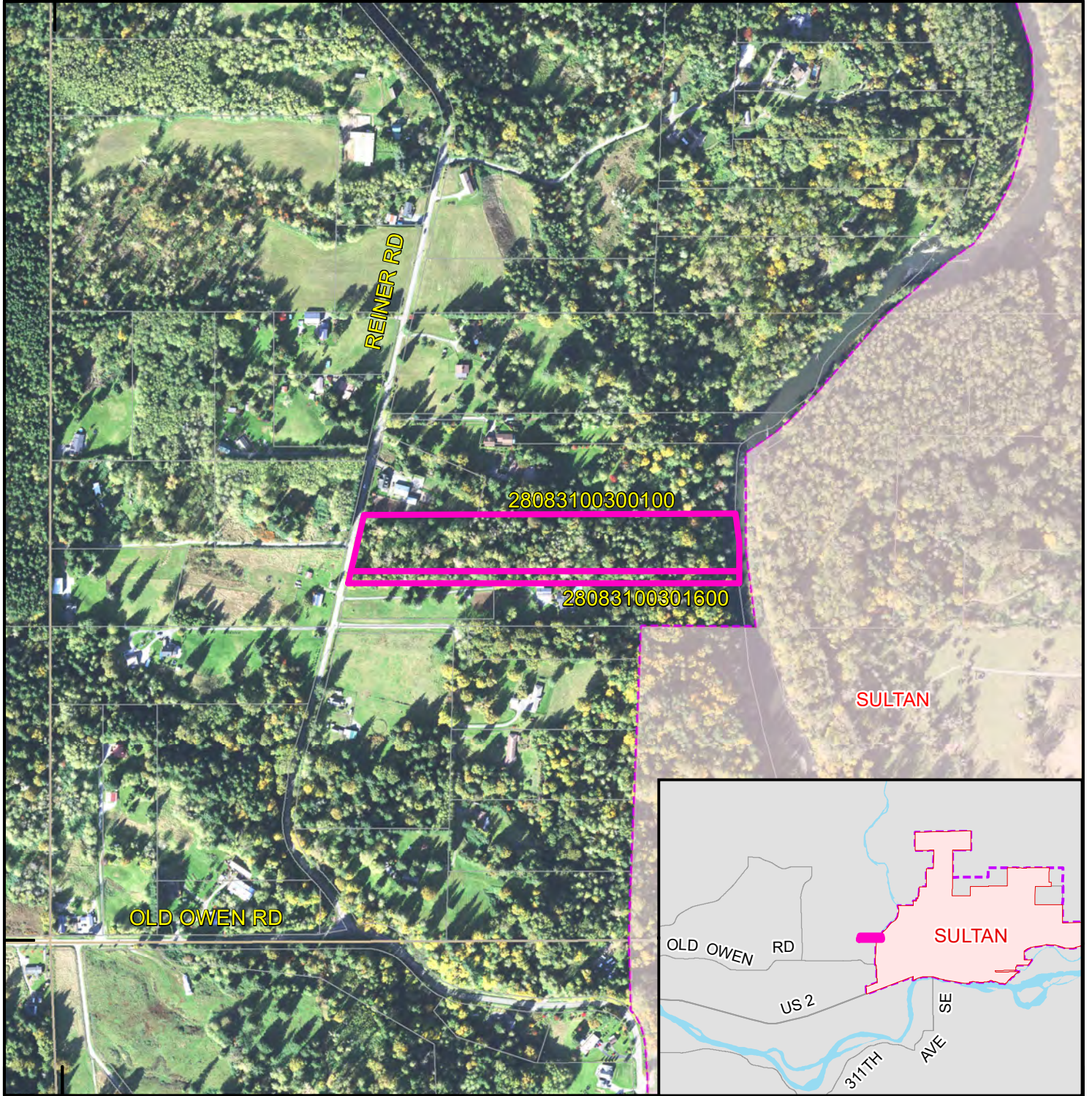


R. 7 E.

R. 8 E.

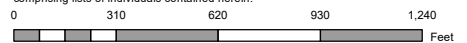
T. 28 N.

T. 27 N.



- Subject Property
- Incorporated City
- Urban Growth Area Boundary

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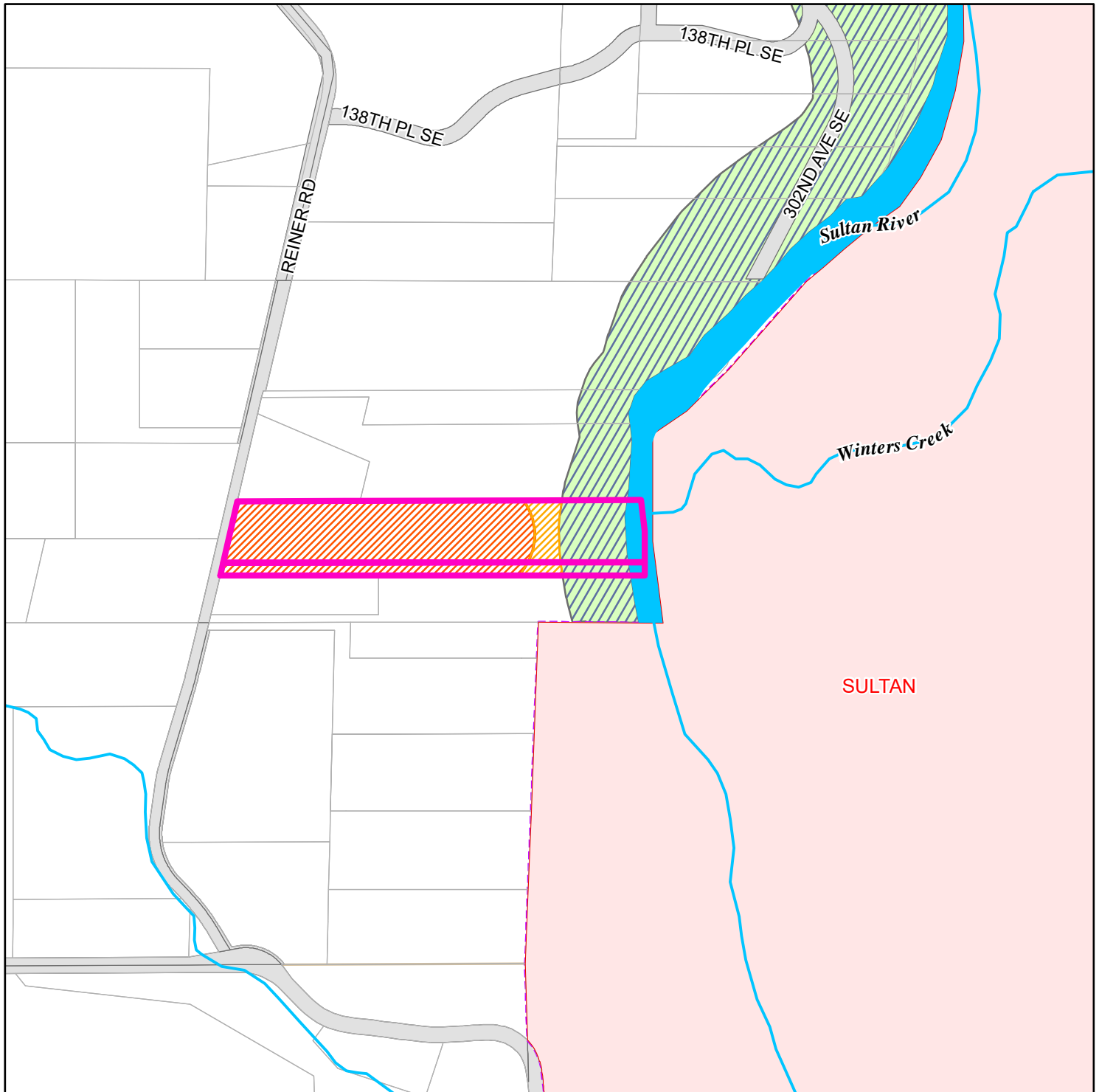
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Snohomish County
 Spring 2022 Open Space Review
Hambleton (3233) - Critical Areas

Parcel: 28083100300100, 28083100301600



Snohomish County



- Subject Property
- Critical Area
- Enhanced Buffer
- Rural Conservancy Shoreline Environment
- Assessor Parcels
- Streams

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0 290 580 870 1,160 Feet

Produced by Snohomish Co. Dept. of Planning & Development Services

Nancy Greenup
 TPN 280831-003-001-00 & -003-016-00
 Reiner Rd, Sultan WA

August 30, 2021
 Harmsen #21-398
 (206) 276-6156
 ngreenup52@gmail.com

Letter of Findings

On 30 August 2021, I visited your parcels of interest situated on Reiner Rd north of Sultan (TPNs 280831-003-001-00, 016-00), to investigate the property for vegetation, hydrology, and soil indicators associated with potential wetland conditions, and for vegetative, geotic, and hydrologic indicators associated with stream conditions. I did not perform a wetland delineation, therefore all descriptions and buffers mentioned in this letter of findings are approximate.



Figure 1. Mapped & observed critical areas on TPNs 280B31-01f3-001-iXI, 016-EKI: regulated steep slopes depicted in orange & approx. minimum slope setback of ≈230' depicted by orange line; wetland boundary depicted in black/white. Afl locations approximate. Image Source: Snohomish County PDS

The site is located in the Lower Sultan River sub-basin, in the Skykomish watershed, within the Snohomish River basin (WRIA 7). Soil above the critical slope is mapped as *Pastik silt loam 0 to 8 percent slopes*, which does not carry a hydric soil rating, although a minor component of this soil, *Bellingham*, does carry a hydric soil rating.

The site is located east of Reiner Rd and slopes from west to east, before the topography breaks to the Sultan River valley: these slopes are regulated and require a standard setback equal to the height of the slope (1h), which is approximately 230' at this site (Fig. 1).

EVERETT (ASPI)
 5205 S. 2nd Avenue, Ste. A
 Everett, WA 98203
 425-252-1884

MONROE
 125 East Main Street., Ste. 104
 Monroe, WA 98272
 360-794-7811

MOUNT VERNON
 603 South First Street
 Mount Vernon, WA 98273
 360-336-9199

OAK HARBOR
 840 SE 8th Avenue, Ste. 102
 Oak Harbor, WA 98271
 360-675-5973

OPEN SPACE
 Assessor's
 Ap c No.

The central portion of the site is encumbered by an extensive depression wetland, situated within a topographic low area stretching from the road to the top of bank (Fig. 1). Indicators of wetland hydrology were consistently saturation and sparsely vegetated concave surface; indicators of hydric soil were redoximorphic features (depletions and iron concentrations) below dark surface soils; all areas are dominated by hydrophytic vegetation. Due to a high Habitat Score of 8/9 per the Wetland Rating System for Western Washington (2014), the estimated standard buffer for all observed wetlands is **225'**: this standard buffer encumbers the entire upland portion of the parcel.

These conditions severely restrict the developable area on the parcel, and only a formal wetland delineation will determine the usable area. Snohomish County does allow residential development within critical areas buffers, if there is not enough area or alternate location available for the development outside of the standard buffer. However, any development within critical areas buffers is limited to 4,000 sqft: this includes driveways and lawn, in addition to any building footprints (**30.62A.520 Snohomish County Code**).

Snohomish County also allows buffer averaging as a remedy, but the buffer cannot be reduced beyond **half (112.5')** which would make virtually no difference on this property, given the parcel dimensions. All disturbances within critical areas buffers must be mitigated for, preferably in-kind and on-site: again, given the parcel dimensions this could be challenging, and Innovative Development Design is allowed only at the discretion of the Planning Dept.

We appreciate the opportunity to serve you. Please do not hesitate call us if you have any questions regarding this determination.

Sincerely,

Erynn O. Sullivan
Wetland Specialist





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**CURRENT USE ASSESSMENT
PDS RECOMMENDATION - SPRING 2022**

Dave Somers
County Executive

APPLICANT: Connie McNamee ECAF #: 21-1024

TAX PARCEL #: 29060300301600 ASSESSOR #: 3234

PROPERTY ADDRESS: 3311 SCHWARTZMILLER RD, LAKE STEVENS, WA 98258

MAILING ADDRESS: 3311 SCHWARTZMILLER RD, LAKE STEVENS, WA 98258

CLASSIFICATION REQUESTED: **OPEN SPACE GENERAL – FARM & AGRICULTURE
CONSERVATION**

The McNamee property is currently in the Open Space Farm and Agriculture classification. The property is located 1.00 mile east of the City of Lake Stevens. The property is zoned Rural - 5 Acre (R-5) with a comprehensive plan designation of Rural Residential - 5 (RR-5).

The landowner has requested that the entirety of the property (19.90 acres) be reclassified as Open Space General – Farm & Agriculture Conservation. The landowner states that the property no longer meets the income requirements for the Open Space – Farm & Agriculture classification.

FINDINGS: In addition to satisfying the criteria and standards of RCW 84.34, 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), which states, “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 19.90 acres of tax parcel no. 29060300301600 be reclassified as Open Space General – Farm & Agriculture Conservation. This recommendation is based on the understanding that the property 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.

Attachments: Aerial map of property

Snohomish County Spring 2022 Open Space Review **McNamee (3234) - Aerial**

Parcel: 29060300301600

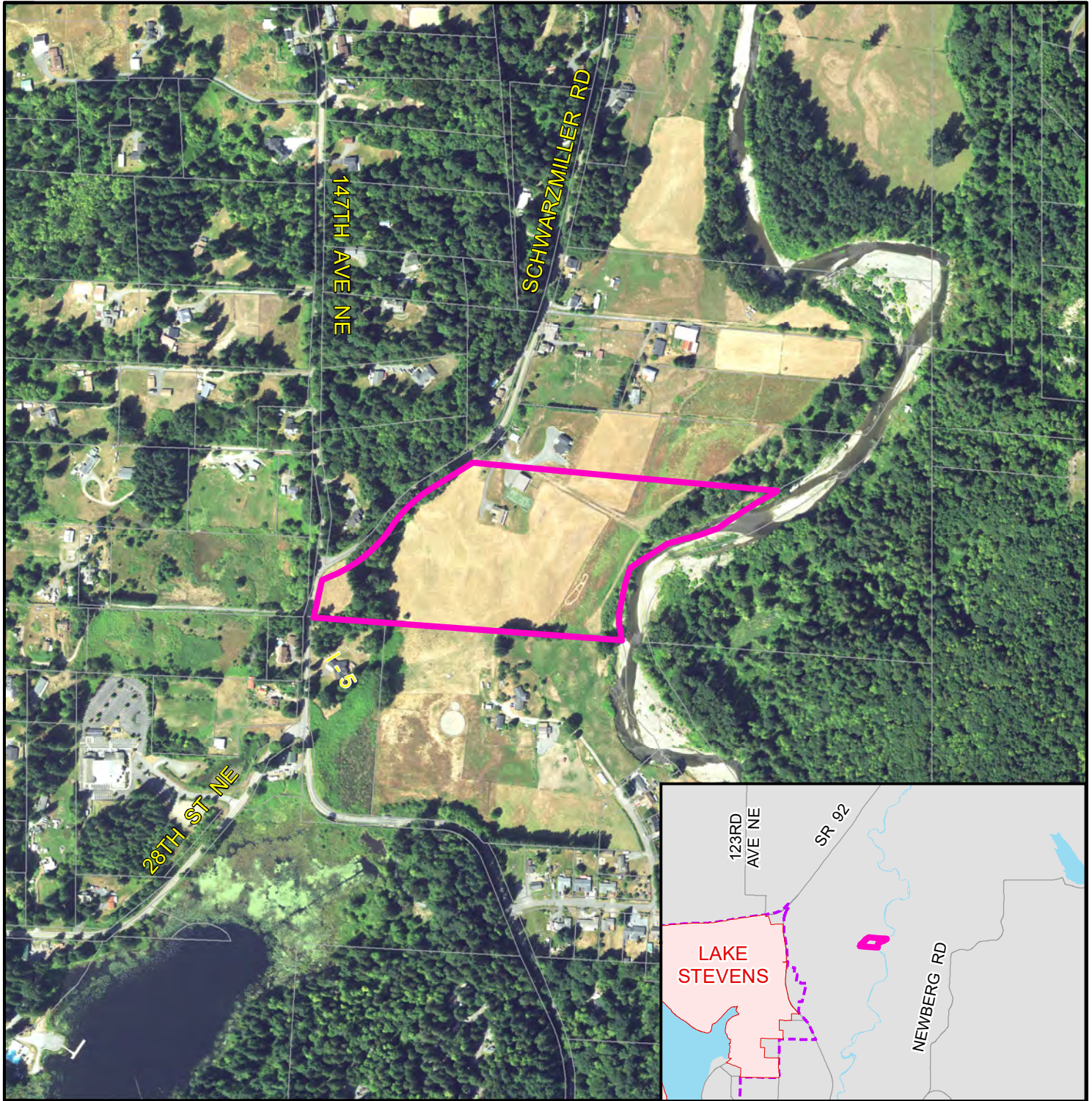
R. 6 E.



Snohomish County

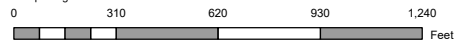


T. 29 N.



- Subject Property
- Incorporated City
- Urban Growth Area Boundary

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**CURRENT USE ASSESSMENT
PDS RECOMMENDATION - SPRING 2022**

Dave Somers
County Executive

APPLICANT: Pamela Jones ECAF #: 21-1110

TAX PARCEL #: 28061000102400 ASSESSOR #: 3235

PROPERTY ADDRESS: 1349 GUERRERO ST, SAN FRANCISCO, CA 94110

MAILING ADDRESS: 1349 GUERRERO ST, SAN FRANCISCO, CA 94110

CLASSIFICATION REQUESTED: **OPEN SPACE GENERAL – FARM & AGRICULTURE
CONSERVATION**

The Pamela Jones property is currently in the Open Space Farm and Agriculture classification. The property is located 2.9 miles east of the City of Snohomish. The property south of Three Lakes Rd is zoned Rural – 5 Acre (R-5) with a comprehensive plan designation of Rural Residential (RR).

The landowner has requested that the entire parcel (6.0 acres) be reclassified as Open Space General – Farm & Agriculture Conservation. The landowner states that the property no longer meets the income requirements for the Open Space – Farm & Agriculture classification.

FINDINGS: In addition to satisfying the criteria and standards of RCW 84.34, 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 merit consideration for classifying the property as Open Space General – Farm and Agriculture Conservation:

- Criterion (20)(a), which states, “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 6.00 acres of tax parcel no. 28061000102400 be reclassified as Open Space General – Farm & Agriculture Conservation. This recommendation is based on the understanding that the property 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.

Attachments: Aerial map of property

Snohomish County Spring 2022 Open Space Review **P. Jones (3235) - Aerial**

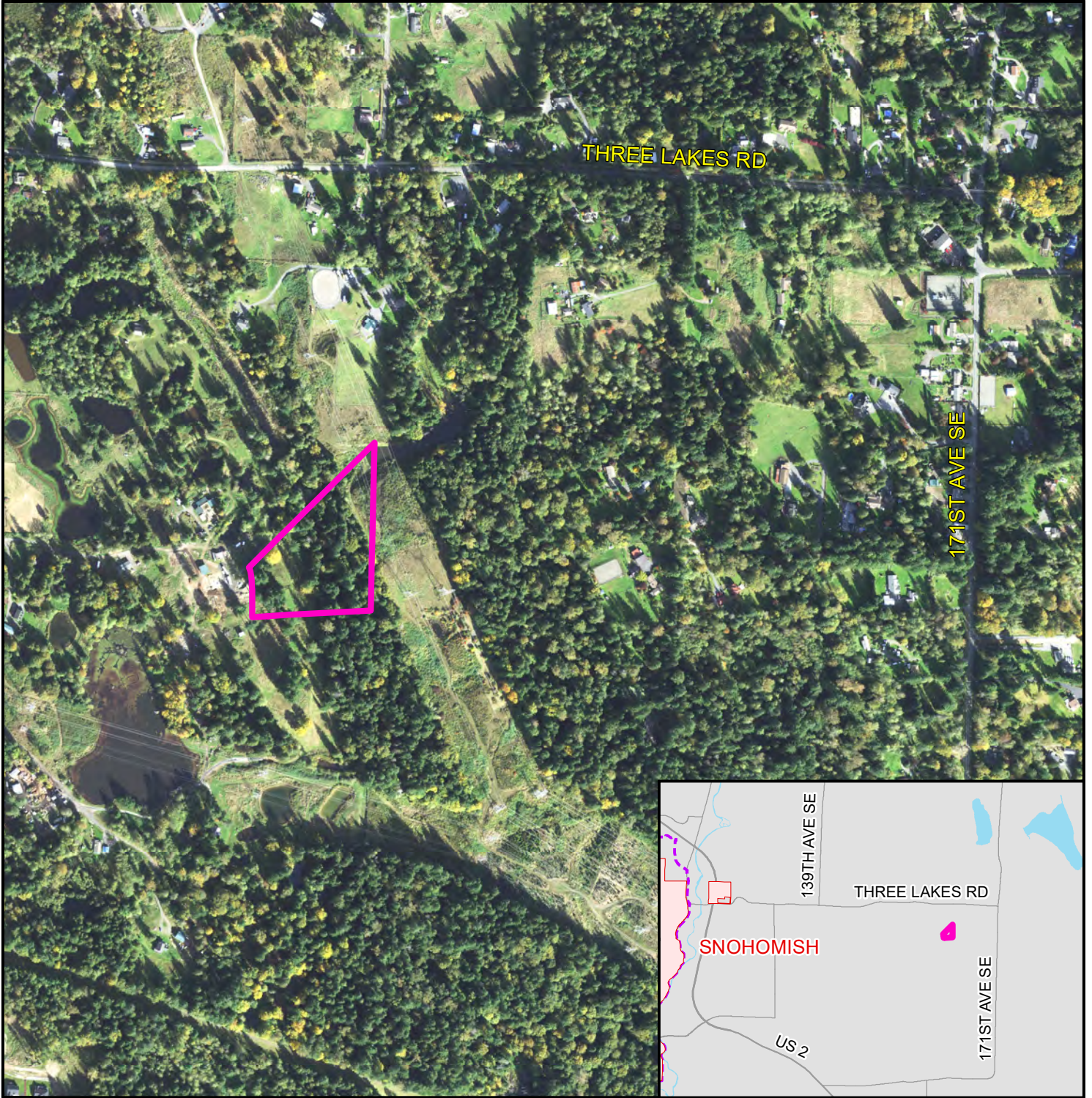
Parcel: 28061000102400



Snohomish County

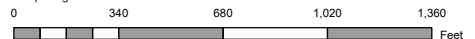
R. 6 E.

T. 28 N.



- Subject Property
- Incorporated City
- Urban Growth Area Boundary

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**CURRENT USE ASSESSMENT
PDS RECOMMENDATION - SPRING 2022**

Dave Somers
County Executive

APPLICANT: Kimberly Jones ECAF #: 21-1108

TAX PARCEL #: 28061000102600, 28061000102700 ASSESSOR #: 3236

PROPERTY ADDRESS: UNASSIGNED

MAILING ADDRESS: 475 I ST, INDEPENDENCE, OR 97351

CLASSIFICATION REQUESTED: **OPEN SPACE GENERAL – FARM & AGRICULTURE
CONSERVATION**

The Kimberly Jones properties are currently in the Open Space Farm and Agriculture classification. The property is located 2.8 miles east of the City of Snohomish. The properties south of Three Lakes Rd is zoned Rural-5 Acre (R-5) with a comprehensive plan designation of Rural Residential – 5 (RR-5).

The landowner has requested that the entirety of both parcels (12.00) acres be reclassified as Open Space General – Farm & Agriculture Conservation. The landowner states that the property no longer meets the income requirements for the Open Space – Farm & Agriculture classification.

FINDINGS: In addition to satisfying the criteria and standards of RCW 84.34, the properties 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), which states, “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 12.00 acres of tax parcel nos. 28061000102600 and 28061000102700 be reclassified as Open Space General – Farm & Agriculture Conservation. This recommendation is based on the understanding that the properties 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.

Attachments: Aerial map of property

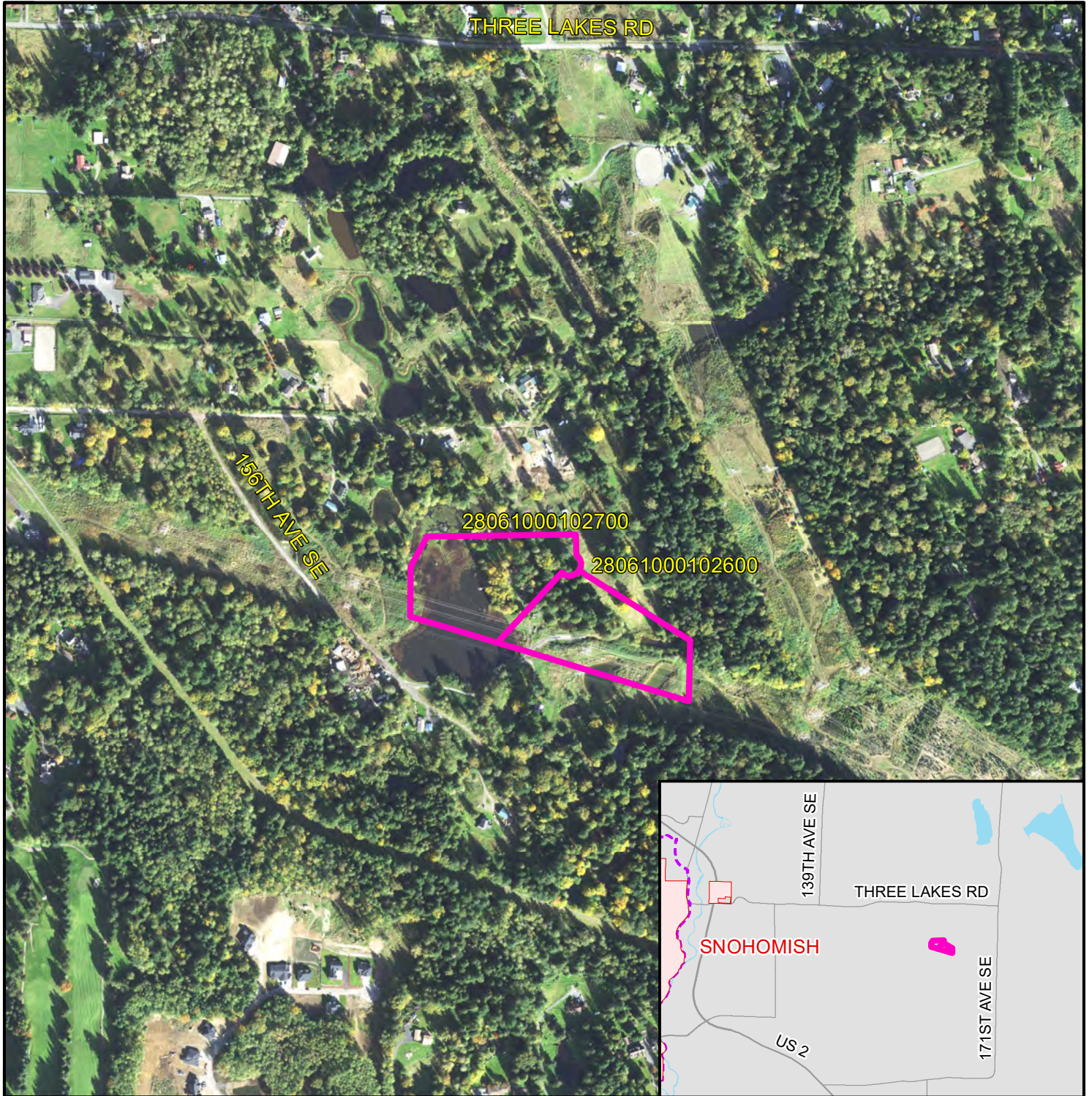
Snohomish County
 Spring 2022 Open Space Review
K. Jones (3236) - Aerial

Parcel: 28061000102600, 28061000102700



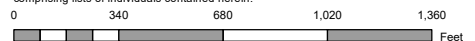
Snohomish County

R. 6 E.



- Subject Property
- Incorporated City
- Urban Growth Area Boundary

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**CURRENT USE ASSESSMENT
PDS RECOMMENDATION - SPRING 2022**

Dave Somers
County Executive

APPLICANT: Anthony & Jessica Ronhaar ECAF #: 21-1121

TAX PARCEL #: 31060400403700 ASSESSOR #: 3237

PROPERTY ADDRESS: 22604 141ST DR NE, ARLINGTON, WA 98223

MAILING ADDRESS: 1011 PARK HILL DR, ARLINGTON, WA 98223

CLASSIFICATION REQUESTED: **OPEN SPACE GENERAL – FARM & AGRICULTURE
CONSERVATION**

The Ronhaar property is currently in the Open Space Farm and Agriculture classification. The property is located about 3 miles east of the City of Arlington. The property is zoned Rural 5-Acre (R-5) with a comprehensive plan designation of Rural Residential (RR), and is approximately 5.47 acres in size.

The landowner has requested that 4.47 acres be reclassified as Open Space General – Farm & Agriculture Conservation. The landowner states that the property no longer meets the income requirements for the Open Space – Farm & Agriculture classification.

FINDINGS: In addition to satisfying the criteria and standards of RCW 84.34, 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), which states, “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 4.47 acres of tax parcel no. 31060400403700 be reclassified as Open Space General – Farm & Agriculture Conservation. This recommendation is based on the understanding that the 4.47 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.

Attachments: Aerial map of property

Snohomish County Spring 2022 Open Space Review Ronhaar (3237) - Aerial

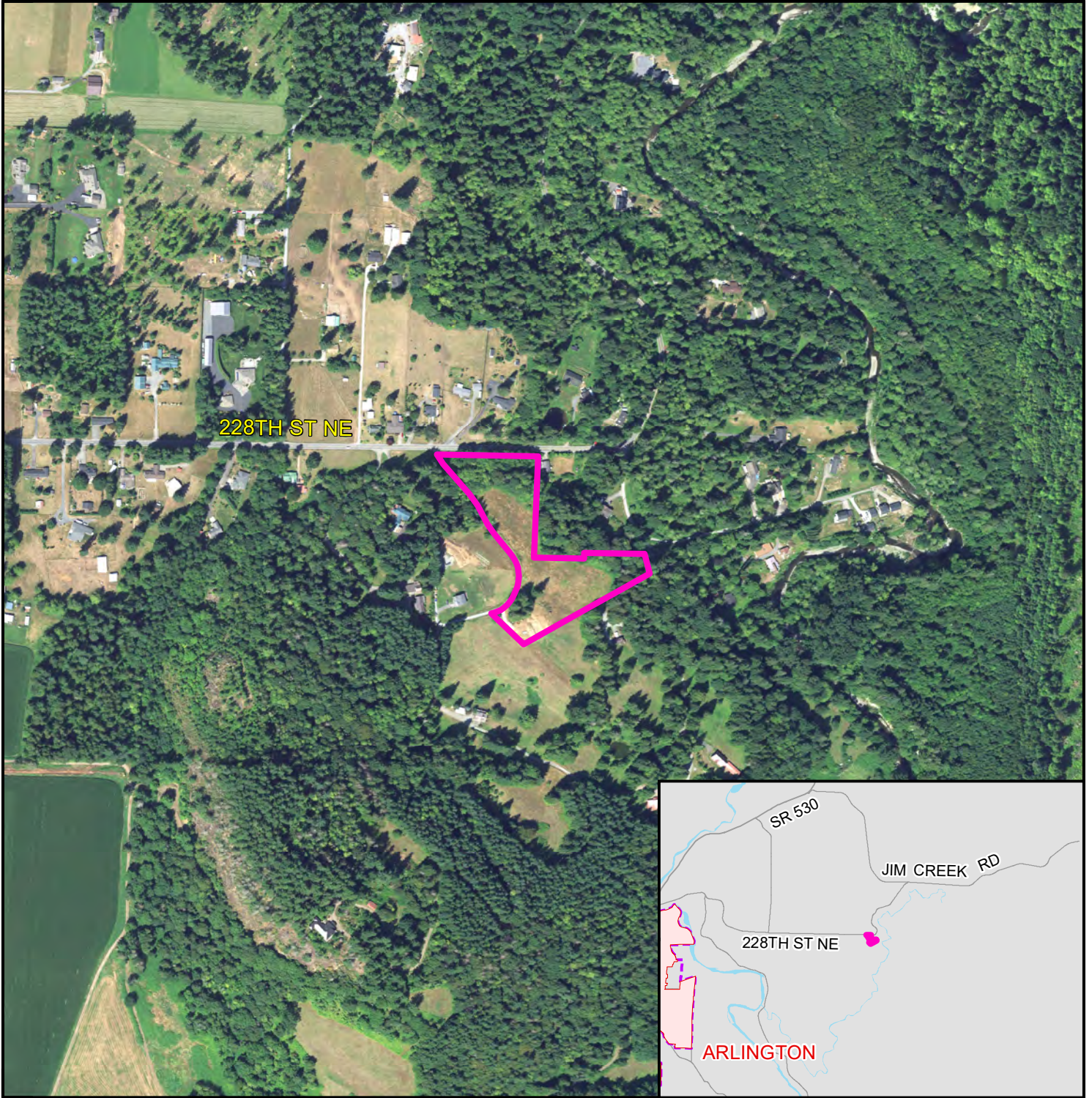
Parcel: 31060400403700






Snohomish County

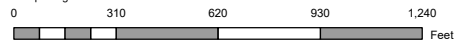
R. 6 E.

T. 31 N.



-  Subject Property
-  Incorporated City
-  Urban Growth Area Boundary

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**CURRENT USE ASSESSMENT
PDS RECOMMENDATION - SPRING 2022**

Dave Somers
County Executive

APPLICANT: Elin Ramsey ECAF #: 22-0153

TAX PARCEL #: 32061100101200 ASSESSOR #: 3239

PROPERTY ADDRESS: 17120 313th ST NE, ARLINGTON, WA 98223

MAILING ADDRESS: 17120 313th ST NE, ARLINGTON, WA 98223

CLASSIFICATION REQUESTED: **OPEN SPACE GENERAL – FARM & AGRICULTURE
CONSERVATION**

The Ramsey property is currently in the Open Space Farm and Agriculture classification. The property is located about 7 miles northeast of the City of Arlington. The property is zoned Rural 5- Acre (R-5) with a comprehensive plan designation of Rural Residential (RR).

The landowner has requested that the entire parcel (13.10 acres) be reclassified as Open Space General – Farm & Agriculture Conservation. The landowner states that the property no longer meets the income requirements for the Open Space – Farm & Agriculture classification.

FINDINGS: In addition to satisfying the criteria and standards of RCW 84.34, 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), which states, “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 13.10 acres of tax parcel no. 32061100101200 be reclassified as Open Space General – Farm & Agriculture Conservation. This recommendation is based on the understanding that the 13.10 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.

Attachments: Aerial map of property

Snohomish County Spring 2022 Open Space Review Ramsey (3239) - Aerial

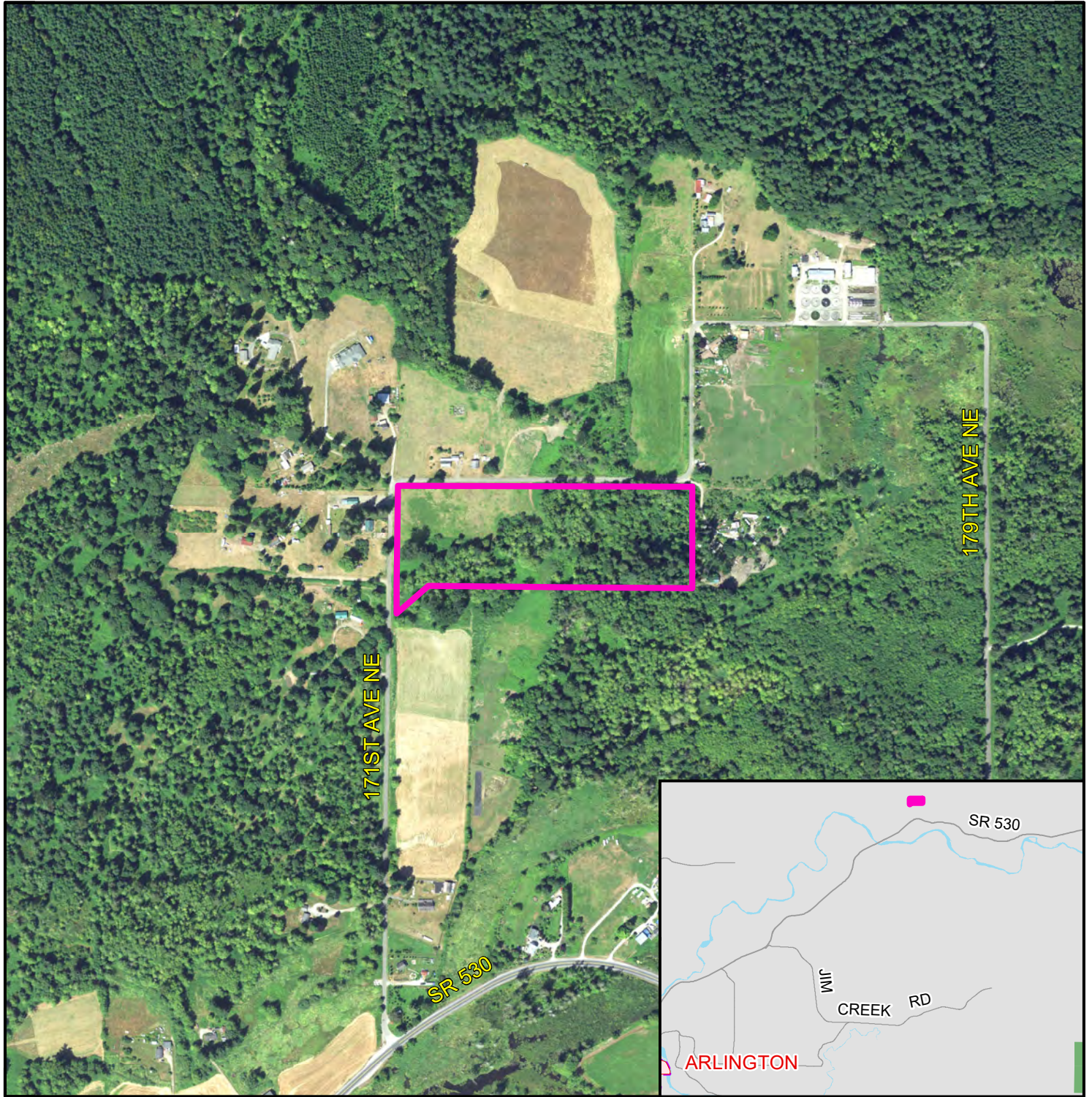
Parcel: 32061100101200



Snohomish County

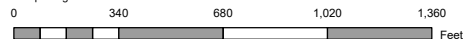
R. 6 E.

T. 32 N.



- Subject Property
- Incorporated City

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4.28.040 Designation criteria and standards - Openspace-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.

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- (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).

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