

# 2025 – Batch 1 Open Space Applications PDS Recommendations

*Snohomish County Council Briefing*

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# Open Space Program

- Open Space Taxation Act Chapter 84.34 RCW
  - Purpose is to conserve adequate open space lands for production of food and forest crops, and preserve natural and scenic resources
  - Participating properties are valued based on current use



# PDS Reviews Four

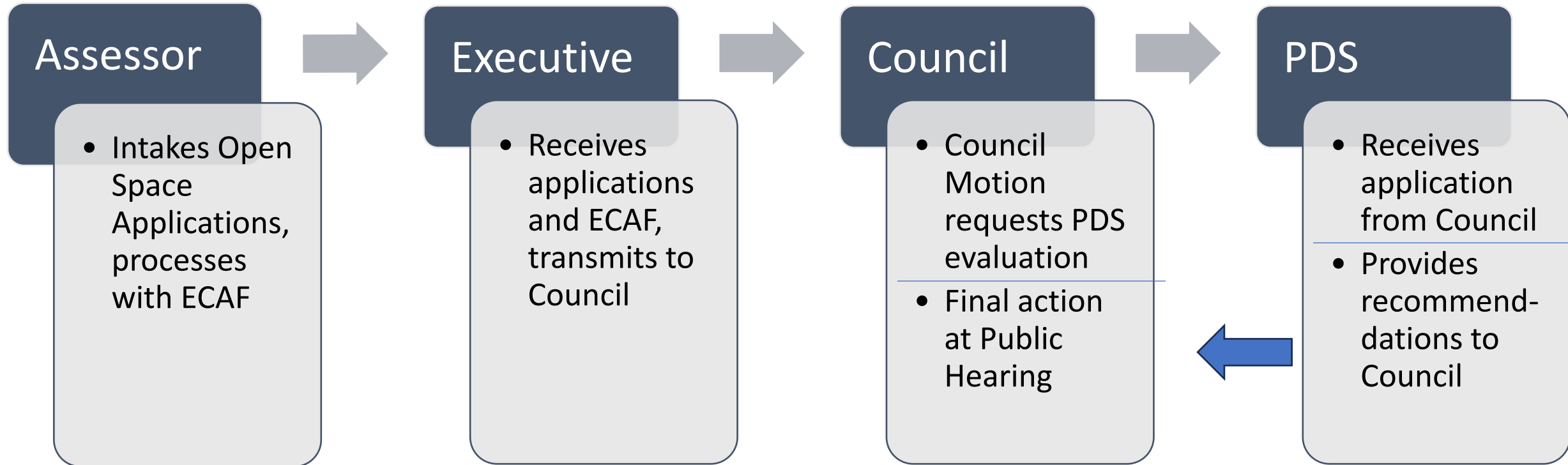
## Open Space Classifications:

- Open Space General (**OSG**)
- Open Space General – Agricultural Conservation (**OSG-AC**)
- Farm and Agricultural Land (**OSA**)
- Open Space General – Timberland (**OSG-T**)

# Open Space Program

- Chapter 4.28 SCC – Open Space policies and procedures
  - Implements the Open Space Taxation Act
  - Applications must meet 1 of twenty criteria in SCC 4.28.040
- PDS evaluates OSG, OSG-FAC, and OST applications
  - Not all acreage is approved due to homesites on property or not being fully eligible for the program
- County Council, after a Public Hearing, approves or denies OSG, OSG-FAC, and OST applications
- Assessor approves OSFA applications

# Open Space Administrative Process













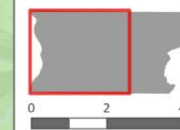
## 2024 – Application Summary

- Twenty Applications
- The requests are new classifications and reclassifications
- Requests would add 55.26 acres to the open space program and reclassify 213.08 acres within the program, totaling 280.34 acres



# SNOHOMISH COUNTY 2024 OPEN SPACE APPLICATIONS

-  Application Property
-  County Boundary
-  Incorporated Area
-  Urban Growth Area (UGA)
-  National Forest
-  Tulip Reservation
-  Stillaguamish Reservation
-  Consolidated Borough of Quil Ceda Village
-  Waterbody
-  Streams
-  Railroad
-  Interstate
-  State Route
-  Arterial



**Snohomish County**

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# New Classifications

Classifications	Applications	Acreage Recommended for Approval	Acreage Requested
Classify as OSG	6	58.26	62.26
Classify as OSG-AC	1	5	5
Transfer from DF to OSG	3	38.41	38.41
Transfer from OSA to OSG	2	30.66	30.66
Transfer from OSG-T to OSG	3	55.08	55.08
Transfer from OSA to OSG-AC	7	84.926	88.93
Total	22	272.336	280.34



# Tarpley – Classify as Open Space General (OSG)

- Location: 1.4 miles SE of Granite Falls
- Acres Requested: 30.6 Acres
- Acres Recommended: 28.06 – Two homesteads on property
- Wetlands: 4.29 Acres
- Criteria:
  - (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.

Snohomish County  
2024 Open Space Review  
Tarpley (3242) - Aerial

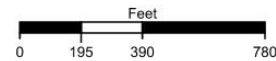
Parcel: 30073000401500



2022 Aerial Imagery

Subject Property

Parcels



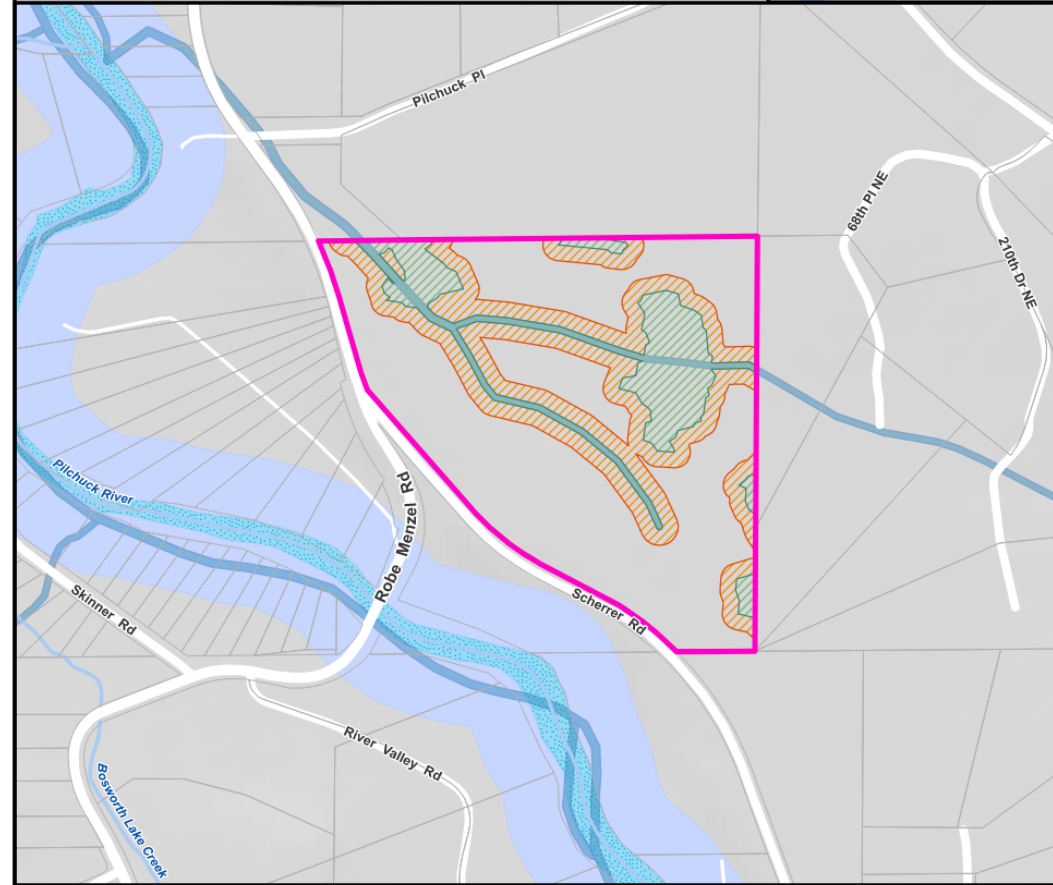
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Snohomish County  
2024 Open Space Review  
Tarpley (3242) - Critical Areas

Parcel: 30073000401500



Subject Property

Wetland Acres: 4.29

Enhanced Buffer

Riverine

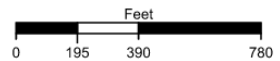
Aquatic Shoreline Environment

Rural Conservancy Shoreline Environment

Parcels

Watercourse

Streets



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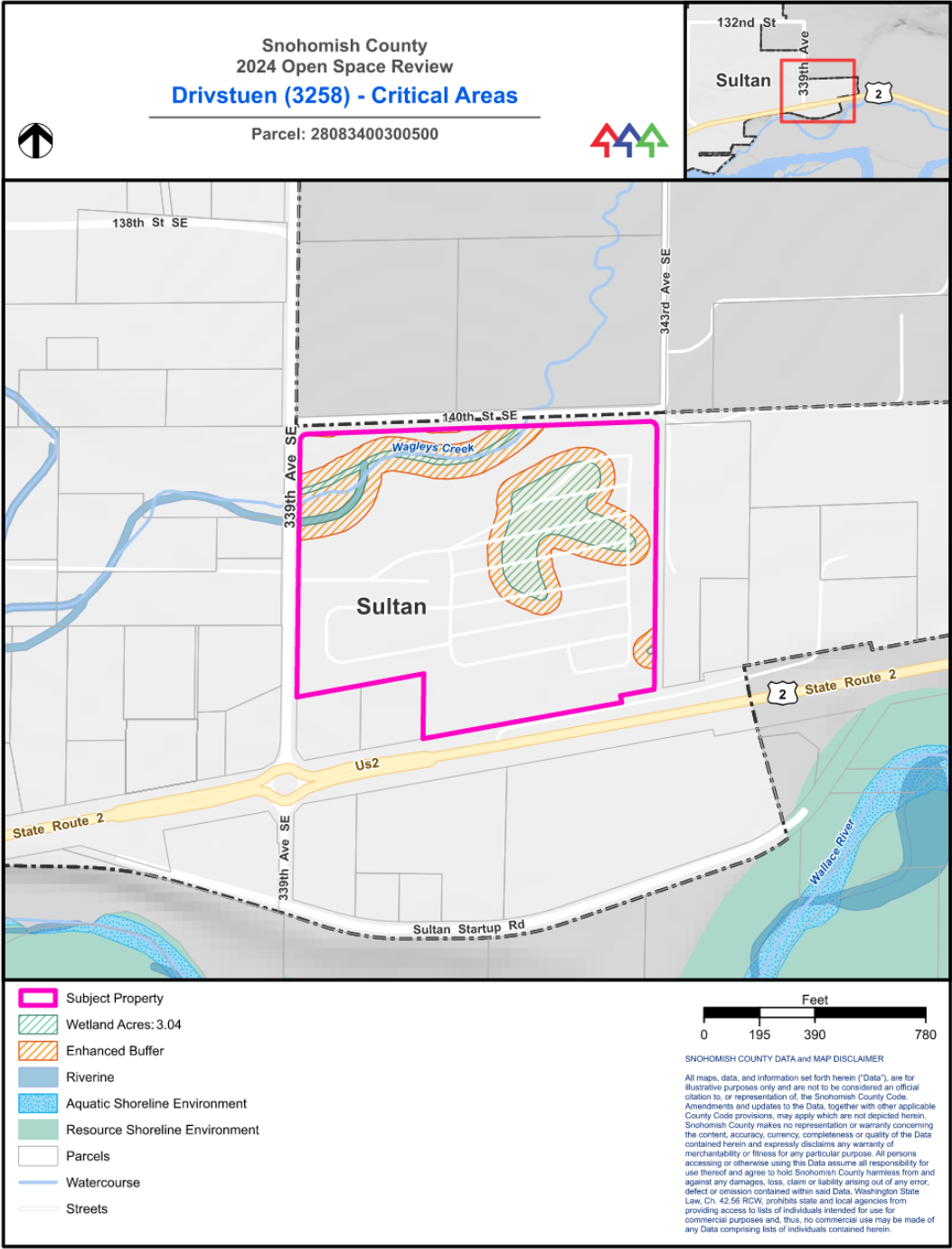
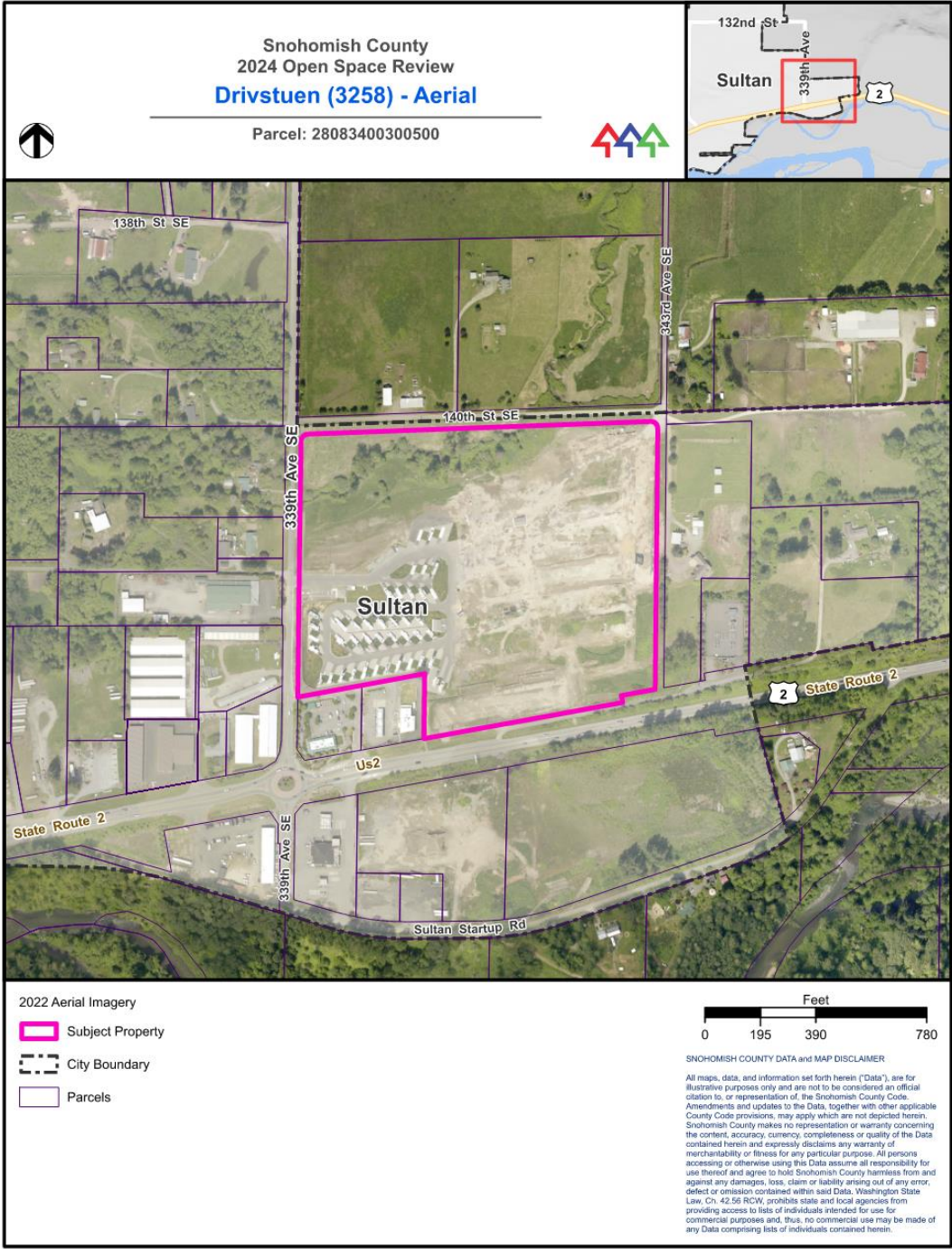
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# Drivstuen – Transfer from Farm and Agriculture (OSA) to Open Space General (OSG)

- Location: Within City of Sultan
- Acres Requested: 6.66 Acres
- Acres Recommended: 6.66 Acres
- Wetlands: 3.04 Acres
- Criteria:

(14) Wetland areas of at least one-fourth acres in size. Associated wetland buffers may also be included. The wetland buffer width may be increased from the standard wetland buffer listed in SCC 30.62.320 Table 2b due to topographic, vegetative or wildlife habitat features which would logically suggest a wide buffer.

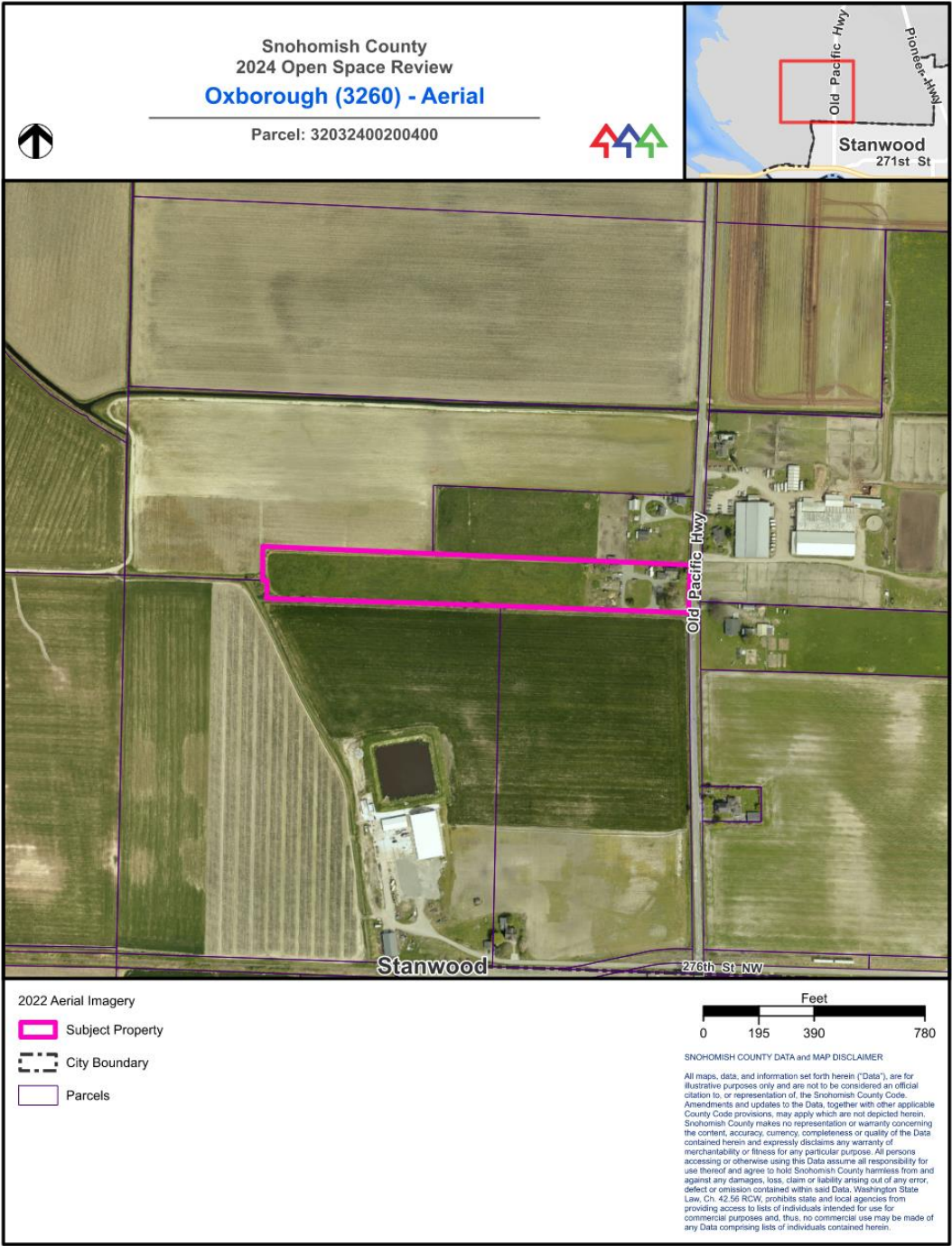






# Oxborough – Transfer from Farm and Agricultural Land (OSA) to Open Space General – Agricultural Conservation (OSG-AC)

- Location: .25 Miles North of the City of Stanwood
- Acres Requested: 5.96 Acres
- Acres Recommended: 4.96 – One acre does not qualify for OSG-AC program due to it not currently being in the OSA program
- Wetlands: 0.04 Acres
- Criteria:
  - (20)(a) – Land that was previously classified under RCW 84.34.020(2) that no longer meets the criteria of subsection RCW 84.34.020(2), and that is reclassified under RCW 87.34.020(1)



# PDS Recommendations

- PDS recommends that all twenty applications are approved, with some acreage not accepted due to homesteads or program eligibility
- This recommendation is based on the understanding that all acres within the program will remain in an undeveloped, natural state and continue to provide the features for which the classifications were granted





# Questions?

