Change of Classification

(Chapters 84.33 and 84.34 RCW)

,	Tax Code: 3669
File With County Assessor	County: Sno hamish
Applicant(s) name and address: G.R. Slabaugh 3 Terese E. Slabaugh 17517 Fales Rd Snahamish, WA 98296 Phone No: 425-286-9646 Land subject to this application (legal description): See attached	Assessor's Parcel or Account No: 27060800300300; 270608003022 Auditor's File No. on original application:
see an acree	
	Classification propriate box)
The land is currently classified as Farm and Agricultural la reclassification as:	and under RCW 84.34.020(2) and I hereby request 34.020(3), unless county has merged their timber land land program. (Attach completed form REV 64 0109 or
	7 84.34.020(1). (Attach completed form REV 64 0021)
Forest Land classification under Chapter 62 0110)	84.33 RCW. (Attach completed form REV 62 0021 or
Farm and Agricultural Conservation land form REV 64 0021)	as defined in RCW 84.34.020(8)(a).(Attach completed
and a consideration to	Conservation land under RCW 84.34.020(8)(a) and I hereby 84.34.020(2). (Attach completed form REV 64 0024 or
	The state of the s
The land is currently classified as Timber land under RCV	W 84.34.020(3) and I hereby request reclassification as.
62 0110)	84.33 RCW. (Attach completed form REV 62 0021 or
	W 84.34.020(1). (Attach completed form REV 64 0021)
Farm and Agricultural land as provided REV 64 0024 or 64 0108)	under RCW 84.34.020(2).(Attach completed form
NOTE: If request to change classification is approved	, no additional tax, interest, and penalty will be imposed.
Requests to transfer from Forest Land designation under classification under Chapter 84.34 RCW should be made	provisions of Chapter 84.33 RCW to Current Use on REV 64 0038.
Attachment:	T DEV. 64 0111
 □ REV 62 0021 □ REV 64 0021 □ REV 64 0024 □ Timber Management Plan 	☐ REV 64 0108 ☐ REV 64 0111 ☐ REV 64 0109

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

General Information

RECLASSIFICATIONS are defined in RCW 84.34.070(2) as follows:

- (2) The following reclassifications are not considered withdrawals or removals and are not subject to additional tax under RCW 84.34.108:
 - (a) Reclassification between lands under RCW 84.34.020(2) and (3);
 - (b) Reclassification of land classified under RCW 84.34.020(2) or (3) or Chapter 84.33 RCW to open space land under RCW 84.34.020(1);
 - (c) Reclassification of land classified under RCW 84.34.020(2) or (3) to forest land classified under Chapter 84.33 RCW; and
 - (d) Reclassification of land classified as open space land under RCW 84.34.020(1)(c) and reclassified to farm and agricultural land under RCW 84.34.020(2) if the land had been previously classified as farm and agricultural land under RCW 84.34.020(2).
- (3) Applications for reclassification shall be subject to applicable provisions of RCW 84.34.035, 84.34.037, 84.34.041, and Chapter 84.33 RCW.
- (4) The income criteria for land classified under RCW 84.34.020(2)(b) and (c) may be deferred for land being reclassified from land classified under RCW 84.34.020(1)(c) or (3), or Chapter 84.33 RCW into RCW 84.34.020(2)(b) or (c) for a period of up to five years from the date of reclassification.

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

FARM AND AGRICULTURAL CONSERVATION LAND is defined in RCW 84.34.020(8)(a & b) as follows:

- (8) "Farm and agricultural conservation land" means either:
 - (a) Land that was previously classified under RCW 84.34.020(2), that no longer meets the criteria and is reclassified under RCW 84.34.020(1)(c); 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.

And also defined in RCW 84.34.037(2)(c) as follows:

(c) Whether granting the application for land applying under RCW 84.34.020(1)(c) will; (i) preserve land previously classified under RCW 84.34.020(2) or preserve land that is traditional farmland and not classified under Chapter 84.33 or 84.34 RCW; (ii) preserve land with a potential for returning to commercial agriculture; and (iii) affect any other factors relevant in weighing benefits to the general welfare of preserving the current use of property.

to five years from the date of reclassification.	
Signatures of Owner(s) or Contract Purchaser(s):	
SPAN	
Levere E. Slabanah	
U	
Date 2-28-2023	
Assessor	Use Only
If the parcel(s) subject to this document is considered cont having different ownerships, verify all remaining classified	iguous, as defined in RCW 84.34.020(6), with other parcels d parcels with different ownerships are still:
Adjoining	
Being managed as part of a single operation	
Meeting the definition of "family" as defined in RCW	84.34.020(6)(b)(ii) with the owner of an adjoining parcel
To ask about the availability of this publication in an alternate for Teletype (TTY) users may use the Washington Relay Service by	ormat for the visually impaired, please call 1-800-647-7706. calling 711. For tax assistance, call (360) 534-1400.

Legal Description

5 Acres

10.52 Acres



SNOHOMISH COUNTY

Property Account Summary As Of 9/20/2018 Status: Active

Account No.:

27060800302200

Alternate Property Number:

Account Type:

Real Property

TCA:

03669

Situs Address:

UNKNOWN UNKNOWN WA

No Country

Legal:

Section 8 Township 27 Range 6 Quarter SW NEW LOT 1 OF SNO CO BLA 13-113175 REC AFN 201312060293 &

AS DELINEATED ON ROS REC AFN 201312065003 BEING A PTN OF W1/2 SW1/4 SD SEC 8 OSA-1975

Parties:



SNOHOMISH COUNTY

Property Account Summary As Of 9/20/2018 Status: Active

Account No.:

27060800300300

Alternate Property Number: 08270630030006

Account Type:

Real Property

TCA:

03669

Situs Address:

17517 FALES RD

SNOHOMISH WA 98296-5046

Legal:

Section 08 Township 27 Range 06 Quarter SW NEW LOT 2 OF SNO CO BLA 13-113175 REC AFN 201312060293 & AS DELINEATED ON ROS REC AFN 201312065003 BEING A PTN OF W1/2 SW1/4 SD SEC 8 OSA-1975

Parties:



Application for Classification or Reclassification Open Space Land Chapter 84.34 RCW

File With The County Legislative Authority Phone No: 425-296-9646 Name of Owner(s): Email Address: terese Address: Snahomish, WA 98296 2706800302260 Parcel Number(s): Legal Description: Total Acres in Application: 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

Legal Description

5 Acres



SNOHOMISH COUNTY

Property Account Summary
As Of 9/20/2018 Status: Active

Account No.:

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AS DELINEATED ON ROS REC AFN 201312065003 BEING A PTN OF W1/2 SW1/4 SD SEC 8 OSA-1975

Parties:



SNOHOMISH COUNTY

Property Account Summary
As Of 9/20/2018 Status: Active

Account No.:

27060800300300

Account Type: TCA:

Real Property

03669

Situs Address:

17517 FALES RD

SNOHOMISH WA 98296-5046

Legal:

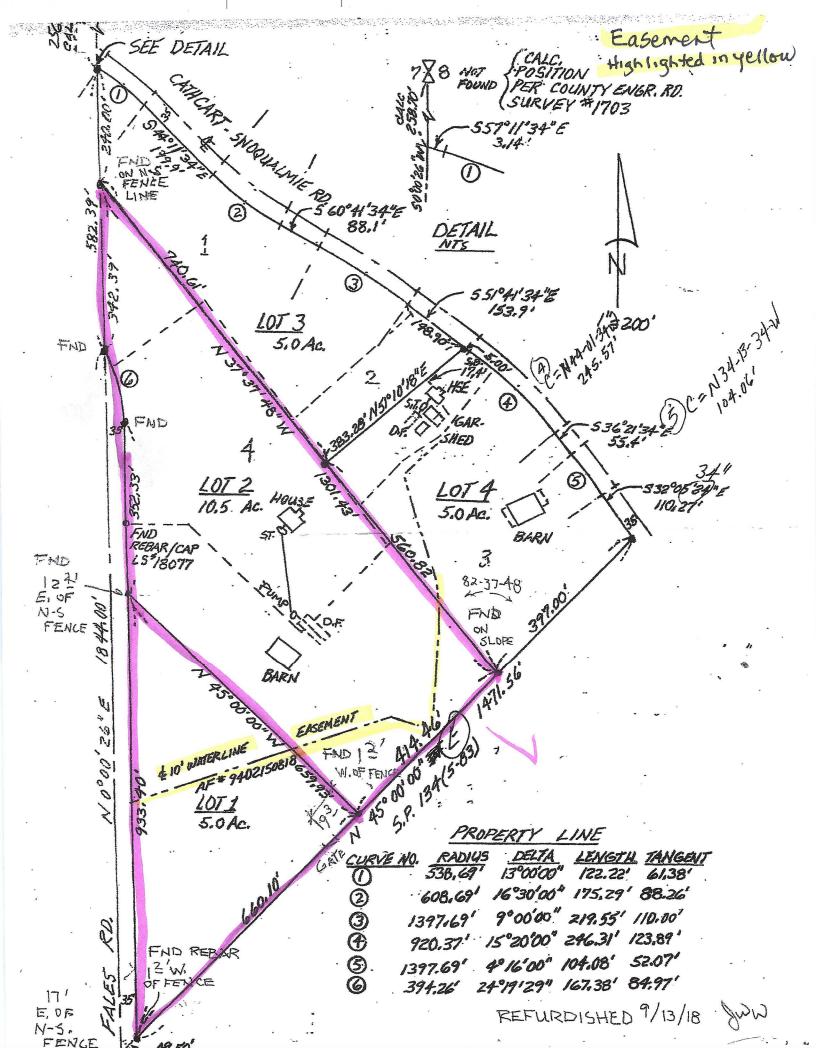
Section 08 Township 27 Range 06 Quarter SW NEW LOT 2 OF SNO CO BLA 13-113175 REC AFN 201312060293 & AS DELINEATED ON ROS REC AFN 201312065003 BEING A PTN OF W1/2 SW1/4 SD SEC 8 OSA-1975

Alternate Property Number: 08270630030006

10.52 Acres

Parties:

1.	Describe the present use of the land. Pasture, orchard, form	-est	
2.	Is the land subject to a lease or agreement which permits any other use than its present use? If yes, attach a copy of the lease agreement.] Yes	⊠ No
3.	Describe the present improvements (residence, buildings, etc.) located on the land. 2600 54ff Hene; 1440 54ff Barn		
4.	Is the land subject to any easements? If yes, describe the type of easement, the easement restrictions, and the length of the Water line, utilities, see attached	X Yes easeme	□ No
5.	If applying for the farm and agricultural conservation land category, provide a detailed about the previous use, the current use, and the intended future use of the land. Previous use horse pasture, forrest use orchard, pasture, forrest future use of chard, pasture, forrest future use of chard, pasture for set of the land. NOTICE: The county and/or city legislative authorities may require owners to subminformation regarding the use of the land.		
((As owner of the parcel(s) described in this application, I hereby indicate by my signature am aware of the additional tax, interest, and penalties involved when the land ceases to under the provisions of Chapter 84.34 RCW. I also certify that this application and any addocuments are accurate and complete. The agreement to tax according to use of the property is not a contract and can be annual canceled at any time by the Legislature (RCW 84.34.070)	be class accompa	sified
Pri	int the name of each owner: Signature of each owner:	Date	
	G.R. Slabaugh Alalk	2.2	8-23
1	ETESE E Slabaugh Serese E. Slabaugh	2-28	-2023
1	The granting or denial of an application for classification or reclassification as open spalegislative determination and shall be reviewable only for arbitrary and capricious action only appealable to the superior court of the county in which the land is located and the made.	ns. Denia	ils are



Easement

EXHIBIT "B"

Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Snohomish County Short Plat No. SP33(2-84):

Recording No: 8408310357

Said Short Plat corrected under Recording No. 8505030102 and Recording No. 9402150818

Power of Attorney and agreement including the terms, covenants and provisions thereof

Recording Date:

May 8, 1984

Recording No.:

8405080226

3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Purpose:

ingress, egress and utilities

Recording Date:

December 24, 1985

Recording No.:

8512240211

Affects:

as described in said instrument

4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to:

Public Utility District No. 1 of Snohomish County

Purpose:

underground and/or overhead distribution easement

Recording Date:

April 27, 1995

Recording No.:

9504270027

Affects:

as described in said instrument

Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Boundary Line Adjustment No. 13-113175:

Recording No: 201312060293 and Survey recorded under Recording No. 201312065003

6. Any assessments arising pursuant to Notice of Water Connection Charge, Cross Valley Water

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

- 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 64.04.130 (See RCW 84.34.108(6)(f)).
 - (g) Removal of land classified as farm & agricultural land under RCW 84.3,4.020(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.
 - (i) 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:			

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SKETCHED MAP SHEET REQUIRED

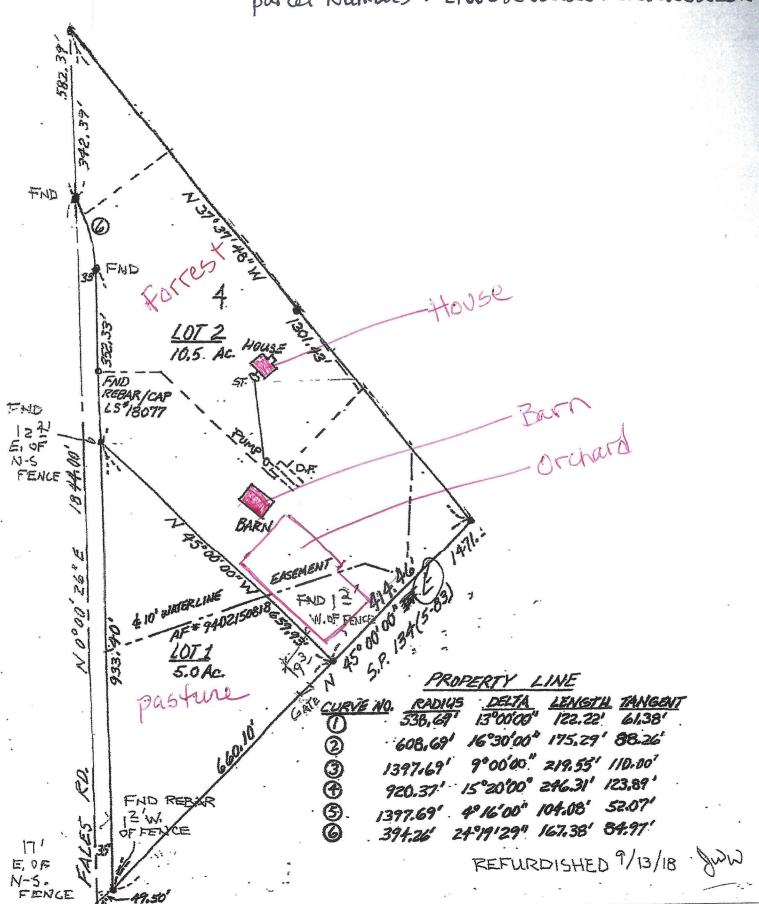
Please sketch a representative drawing of your property which clearly locates all buildings, residence(s), sheds, forestlands, wetlands, buffers, roads, trails, etc. An aerial map may be attached, but will not be accepted as a replacement for this detailed sketch, as aerial maps may not always reflect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

See attached	

Property Owner G: R. + Terese E. 5 abough

Parcel Number(s) 27060800300300; 27060800302200

Sketched map sheet property owners: G.R. and Terese E Slabaugh parcel Numbers: 270608003000+27060800302200



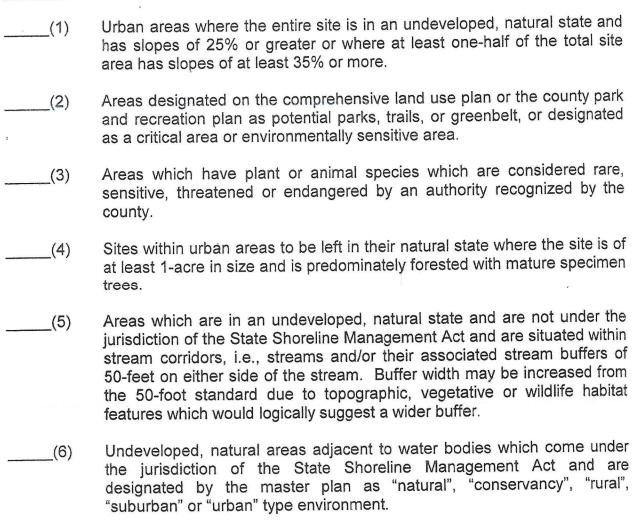
Property owners: G.R. 3 Terese E. Slabourgh parcel #: 29060800300300; 27060800302200



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.



	_(7)	Sites within an urban area which would serve as a buffer between residential development and tracts of land in excess of <u>five acres</u> 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.
- i i sumafaan m	_(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.
MANISON CONTROL OF SPRINGER	_(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)		there are habitats or species of plant life which are considered rare, sensitive, threatened or endangered by an authority recognized by the county, or:
		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;
		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.
		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:
- 4l u	(a)	Where such a site would constitute a logical extension of the park or
other		public lands including provisions for public use but has been excluded principally by lack of funds, or;
		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.
	, ,	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.
		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:
To Southerne		Where at least one-half of the total site lies within 200 feet of the
highwa	ау,	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.
	<u>(</u> 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.

G. R. SLABAUGH
TERESE E. SLABAUGH
17517 FALES RD
SNOHOMISH, WA 98296

Pay to the Order of Snehowsh County Assessor's Office \$ 560.00

Five Hundred Dellars Nel 100 — Dollars Delsa or Delsa or Supposite Delsa or Delsa or