

**Application for Classification or Reclassification
Open Space Land
Chapter 84.34 RCW**

RECEIVED
SNOHOMISH COUNTY
DEC 11 2025
ASSESSORS OFFICE

File With The County Legislative Authority

Name of Owner(s): Leonora S. Camner, Mark Yetter Phone No: 646-512-2093
Email Address: leonorasc@gmail.com
Address: 1013 16th St. Unit 102 Santa Monica, CA 90403

Parcel Number(s): 31060800400700 IUP
Legal Description: See attached Exhibit A (legal description from Title Report)

Total Acres in Application: 4.01 acres OF 5.01

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



1. Describe the present use of the land.

The 4.01 acres are presently undeveloped agricultural open space.
The land consists of pasture/field areas suitable for agricultural and conservation use. No commercial agricultural activity is currently occurring, and the land is being maintained in its natural agricultural character.

2. Is the land subject to a lease or agreement which permits any other use than its present use?

☐ Yes ☒ No

If yes, attach a copy of the lease agreement.

3. Describe the present improvements (residence, buildings, etc.) located on the land.

There are no structures or improvements on the 4.01-acre portion of the land. The property is vacant.

4. Is the land subject to any easements?

☒ Yes ☐ No

If yes, describe the type of easement, the easement restrictions, and the length of the easement.

Yes. Property has recorded utility and transmission easements (Rec. Nos. 2228469, 2228470, and 201902010148) for power/utility lines along portions of the parcel.

These are standard and do not interfere with agricultural or open-space use. See Exhibit B for details.

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

See Exhibit C

NOTICE:

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

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

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

Print the name of each owner:

Signature of each owner:

Date

Leonora Camner

Leonora Camner

11 / 22 / 2025

Mark Yetter

Mark Yetter

12 / 02 / 2025

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



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

1. Upon removal of classification, an additional tax shall be imposed which shall be due and payable to the county treasurer 30 days after removal or upon sale or transfer, unless the new owner has signed the Notice of Continuance. The additional tax shall be the sum of the following:
 - (a) The difference between the property tax paid as "Open Space Land" and the amount of property tax otherwise due and payable for the last seven years had the land not been so classified; plus
 - (b) Interest upon the amounts of the difference in (a), paid at the same statutory rate charged on delinquent property taxes; plus
 - (c) A penalty of 20% will be applied to the additional tax and interest if the classified land is applied to some other use except through compliance with the property owner's request for withdrawal as described in RCW 84.34.070(1).
2. The additional tax, interest, and penalty specified in (1) shall not be imposed if removal resulted solely from:
 - (a) Transfer to a governmental entity in exchange for other land located within the State of Washington.
 - (b) A taking through the exercise of the power of eminent domain, or sale or transfer to an entity having the power of eminent domain in anticipation of the exercise of such power.
 - (c) A natural disaster such as a flood, windstorm, earthquake, wildfire, or other such calamity rather than by virtue of the act of the landowner changing the use of such property.
 - (d) Official action by an agency of the State of Washington or by the county or city where the land is located disallows the present use of such land.
 - (e) Transfer of land to a church when such land would qualify for property tax exemption pursuant to RCW 84.36.020.
 - (f) Acquisition of property interests by State agencies or agencies or organizations qualified under RCW 84.34.210 and 64.04.130 (See RCW 84.34.108(6)(f)).
 - (g) Removal of land classified as farm & agricultural land under RCW 84.34.020(2)(f) (farm home site).
 - (h) Removal of land from classification after enactment of a statutory exemption that qualifies the land for exemption and receipt of notice from the owner to remove the land from classification.
 - (i) The creation, sale, or transfer of forestry riparian easements under RCW 76.13.120.
 - (j) The creation, sale, or transfer of a conservation easement of private forest lands within unconfined channel migration zones or containing critical habitat for threatened or endangered species under RCW 76.09.040.
 - (k) The sale or transfer of land within two years after the death of the owner of at least a fifty percent interest in the land if the land has been assessed and valued as designated forest land under chapter 84.33 RCW, or classified under this chapter 84.34 RCW continuously since 1993. The date of death shown on the death certificate is the date used.
 - (l) The discovery that the land was classified in error through no fault of the owner.

FOR LEGISLATIVE AUTHORITY USE ONLY

Date application received: _____ By: _____

Amount of processing fee collected: \$ _____

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

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

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

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

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

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

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

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

Signed OSTA received by Legislative Authority on:

Copy of signed OSTA forwarded to Assessor on:

To ask about the availability of this publication in an alternate format for the visually impaired, please call 360-705-6705. Teletype (TTY) users may use the Washington Relay Service by calling 711. For assistance, contact your local county assessor's office.

REV 64 0021e (6/26/19)

REV 64 0021 (08/02/17)



LEGAL DESCRIPTION EXHIBIT

The land referred to is situated in the unincorporated area of the County of Snohomish, State of Washington, and is described as follows:

Parcel A:

That portion of the West half of the Northwest quarter of the Southeast quarter of Section 8, Township 31 North, Range 6 East of the Willamette Meridian described as follows:

Beginning at the Northwest corner of said subdivision;
THENCE South 88° 56' 22" East, along the North line of said subdivision, a distance of 235.39 feet;
THENCE South 0° 43' 25" East a distance of 480.60 feet;
THENCE South 2° 12' 39" West a distance of 344.43 feet;
THENCE North 85° 48' 07" West a distance of 288.22 feet to the West line of said subdivision;
THENCE North 4° 11' 53" East, along said East line, a distance of 810.16 feet to the Point of Beginning;

Parcel B:

TOGETHER WITH a 30.00 feet wide easement for ingress, egress, and utilities, over, under, across and through that portion of the West half of the Northwest quarter of the Southeast quarter of Section 8, Township 31 North, Range 6 East, W.M., lying 15.00 feet on each side of the following described center line:

Commencing at the Northwest corner of said subdivision;
THENCE South 88°56'22" East, along the North line of said subdivision, a distance of 235.39 feet to the True Point of Beginning;
THENCE South 0°43'25" East a distance of 480.60 feet;
THENCE South 2°12'39" West a distance of 515.28 feet;
THENCE South 20°52'44" West a distance of 92.96 feet;
THENCE South 3°23'33" West a distance of 164.04 feet to the terminus of this center line description.

(ALSO KNOWN AS Lot 1 of Testamentary Subdivision, recorded under Recording No. [202308185003](#), records of Snohomish County, Washington)

BOTH SITUATE in the County of Snohomish, State of Washington



ABBREVIATED LEGAL

Lot 1 of Testamentary Subdivision, Recording No. [202308185003](#), being a portion of the Southwest quarter of the Southeast quarter of Section 8, Township 31 North, Range 6 East, W.M., in Snohomish County, Washington

Tax Account No's. 310608-004-007-00 (IOP) and 310608-004-007-02



6. Any lien or right to a lien for services, labor, material or equipment unless such lien is shown by the Public Records at Date of Policy.

7. Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records or are shown in Schedule B.

8. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as provided in the following

Instrument	:	Transmission Line Easement
Granted To	:	United States of America
For	:	Electric power transmission structures and appurtenant signal lines
Recorded	:	in Official Records under Recording Number 2228469
Affects	:	A portion of subject premises and other property

9. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as provided in the following

Granted To	:	United States of America
For	:	Electric power transmission lines
Recorded	:	in Official Records under Recording Number 2228470
Affects	:	Portion of subject premises and other property

10. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as provided in the following

Instrument	:	Distribution Easement
Granted To	:	Public Utility District No. 1 of Snohomish County, a Washington State municipal corporation and Frontier Communications Northwest, Inc.
For	:	Overhead and/or underground electric, distribution lines and facilities
Recorded	:	February 1, 2019 in Official Records under Recording Number 201902010148
Affects	:	West 10 feet and North 25 feet

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Old Republic National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I – Requirements; and Schedule B, Part II – Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Exhibit C

This land was previously classified as Farm and Agricultural Land under RCW 84.34.020(2). It no longer meets the commercial agricultural income requirements but remains traditional farmland with high potential for returning to agricultural production.

Previous Use:

The land has historically been agricultural field/pasture land.

Current Use:

The acreage is currently maintained as open agricultural land in its natural state, without commercial agricultural production. No residential structures are present on the classified portion.

Intended Future Use:

The 4.01 acres will be preserved as agricultural open space and maintained in a manner consistent with Open Space Farm and Agricultural Conservation Land, including soil conservation, vegetative cover, and potential pasture, perennial crops, garden crops, orchard areas, or similar agricultural uses.





No residential structures will be located on the classified acreage. Agricultural improvements such as wells, fencing, greenhouses, sheds, irrigation systems, and similar structures that support agricultural and conservation use may be constructed in compliance with RCW 84.34.

A separate 1-acre homesite will be removed from classification before closing and will contain any residential structures.



Title	Open Space Classification Documents
File name	Application..._64_021.pdf and 1 other
Document ID	4d0c4a3cb7657d7cd90ac2edcf0eff547ca03d07
Audit trail date format	MM / DD / YYYY
Status	● Signed

Document History

 SENT	12 / 02 / 2025 23:29:45 UTC	Sent for signature to Mark Yetter (mark.yetter1@gmail.com) from leonorasc@gmail.com IP: 23.242.71.155
 VIEWED	12 / 02 / 2025 23:31:54 UTC	Viewed by Mark Yetter (mark.yetter1@gmail.com) IP: 104.28.85.109
 SIGNED	12 / 02 / 2025 23:32:21 UTC	Signed by Mark Yetter (mark.yetter1@gmail.com) IP: 104.28.85.109
 COMPLETED	12 / 02 / 2025 23:32:21 UTC	The document has been completed.