

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



Classifications

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

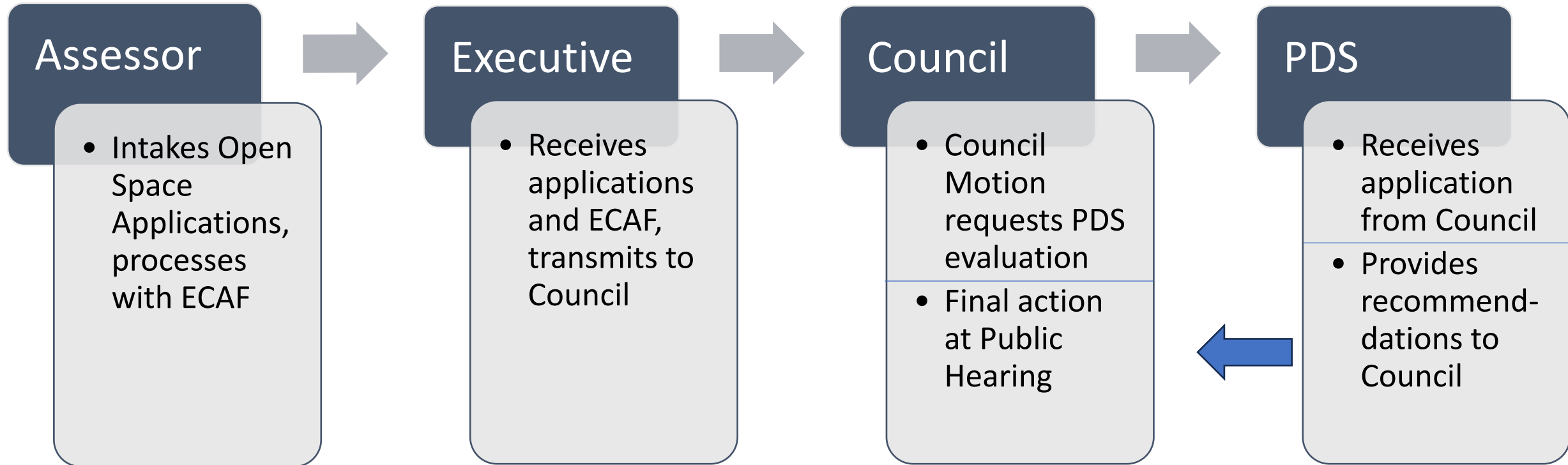


PDS Reviews Three Application Types of Open Space Classifications

Transfers from all application types to the following classifications or new applications:

- Open Space General (**OSG**)
- Open Space General – Agricultural Conservation (**OSG-AC**)
- Open Space General – Timberland (**OSG-T**)

Open Space Administrative Process



Open Space Program - Criteria

- The Assessor's Office evaluates whether applications fit the criteria pursuant to *RCW 84.34.037, Chapter 458-30 WAC, and the Current Use and Designated Forestland Administration Manual*
- PDS evaluates OSG, OSG-AC, and OSG-T applications
 - Chapter 4.28 SCC – *Open Space policies and procedures*
 - *RCW 84.34*
 - Applications must meet one of the twenty criteria in *SCC 4.28.040*
- PDS and Assessor's Office collaboratively evaluate criteria during review process to assess if an application meets standards
- Not all acreage is approved due to homesites on property or not being fully eligible for the program

Open Space Program - Criteria

- County Council, at a Public Hearing, approves or denies OSG, OSG-AC, and OSG-T applications based on the following criteria:
 - 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 potential for returning to commercial agriculture
 - d) Whether approval of the application enhances open space policies outlined in SCC 4.28.030 and 4.28.050
- Assessor approves all other applications



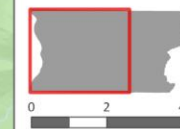


2025 Batch 1 Application Summary

- Twenty Applications from late 2023-mid 2024
- 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	<u>Acreage Recommended for Approval</u>	<u>Acreage Requested</u>
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

*Note that two applications had multiple classification requests

Tarpley – Classify as Open Space General (OSG)

- Location: 1.4 miles SE of Granite Falls
- Acres Requested: 30.6 Acres
- Acres Recommended: 28.6 – Two homesites on property, 1 acre for each homesite
- Wetlands: 4.29 Acres
- SCC 4.28 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

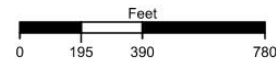
Parcel: 30073000401500



2022 Aerial Imagery

Subject Property

Parcels



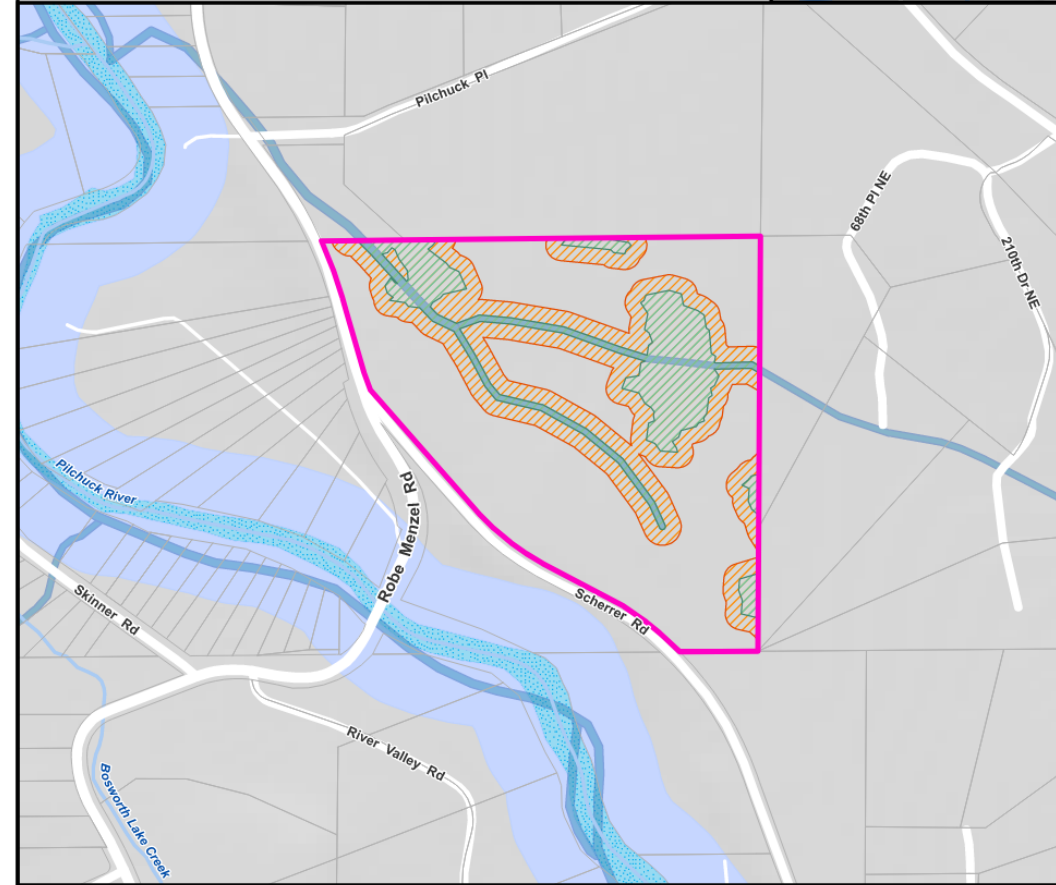
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Snohomish County
2024 Open Space Review
Tarpley (3242) - Critical Areas

Parcel: 30073000401500



Subject Property

Wetland Acres: 4.29

Enhanced Buffer

Riverine

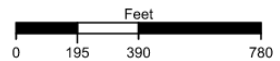
Aquatic Shoreline Environment

Rural Conservancy Shoreline Environment

Parcels

Watercourse

Streets



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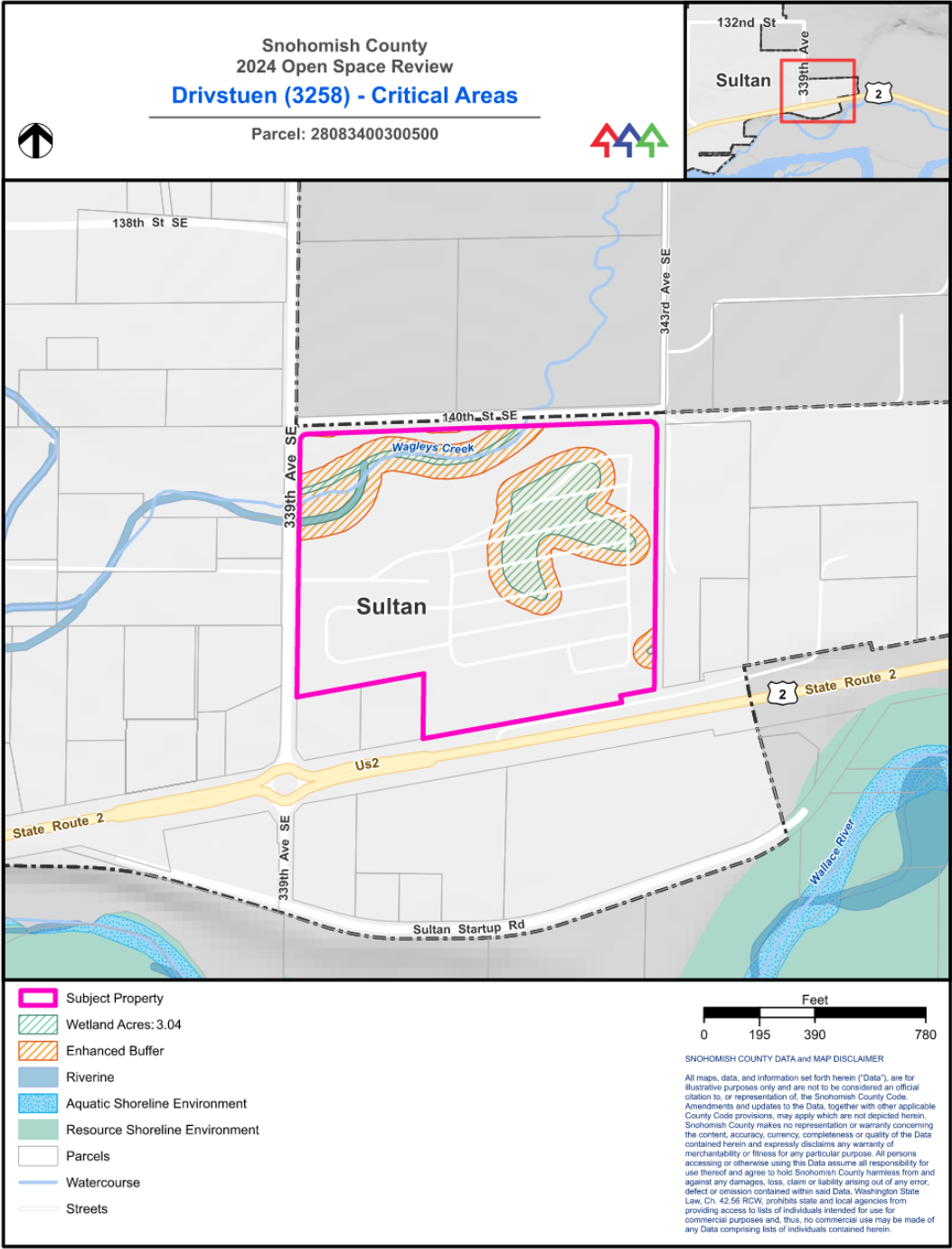
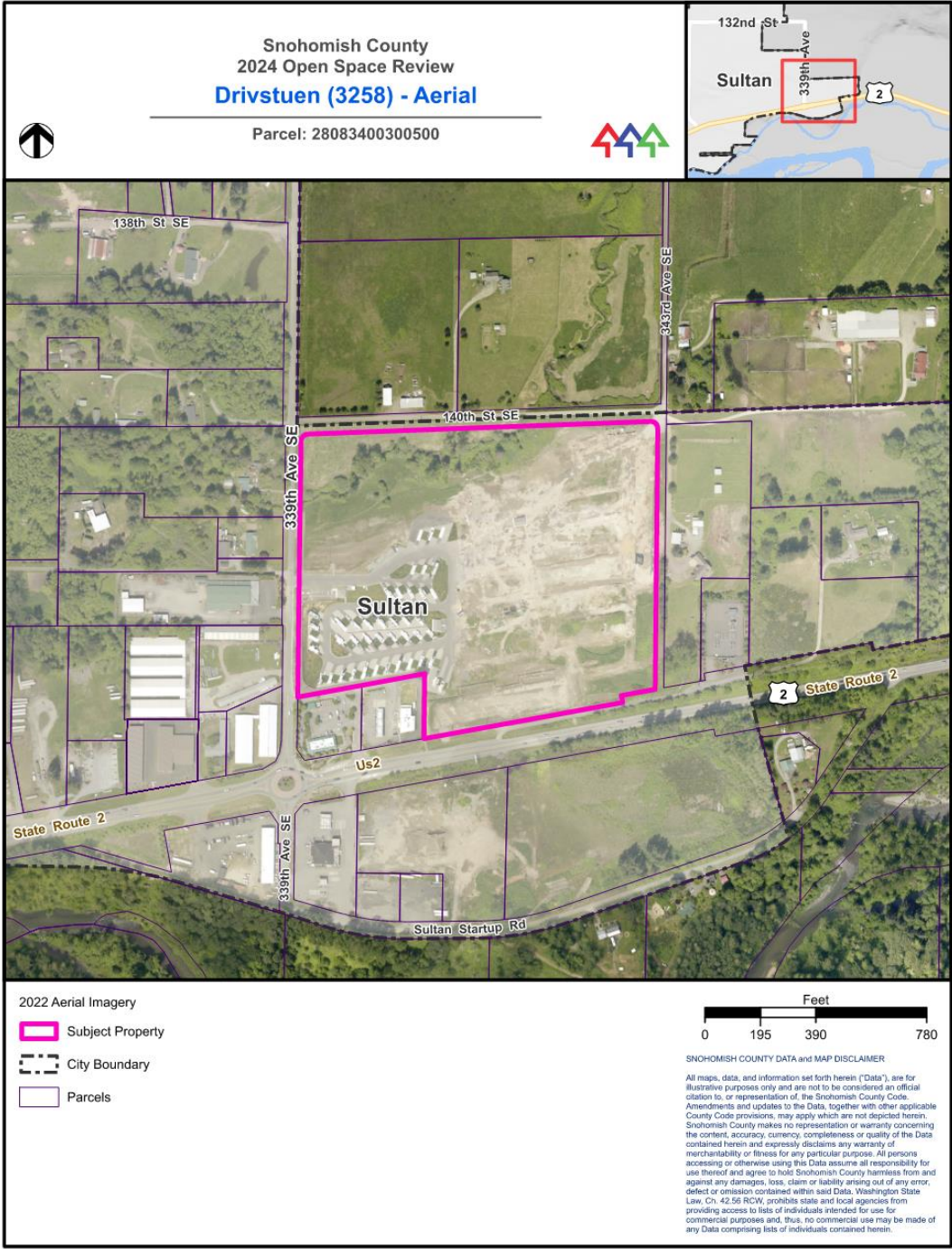
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Drivstuen – Transfer from Farm and Agriculture (OSA) to Open Space General (OSG)

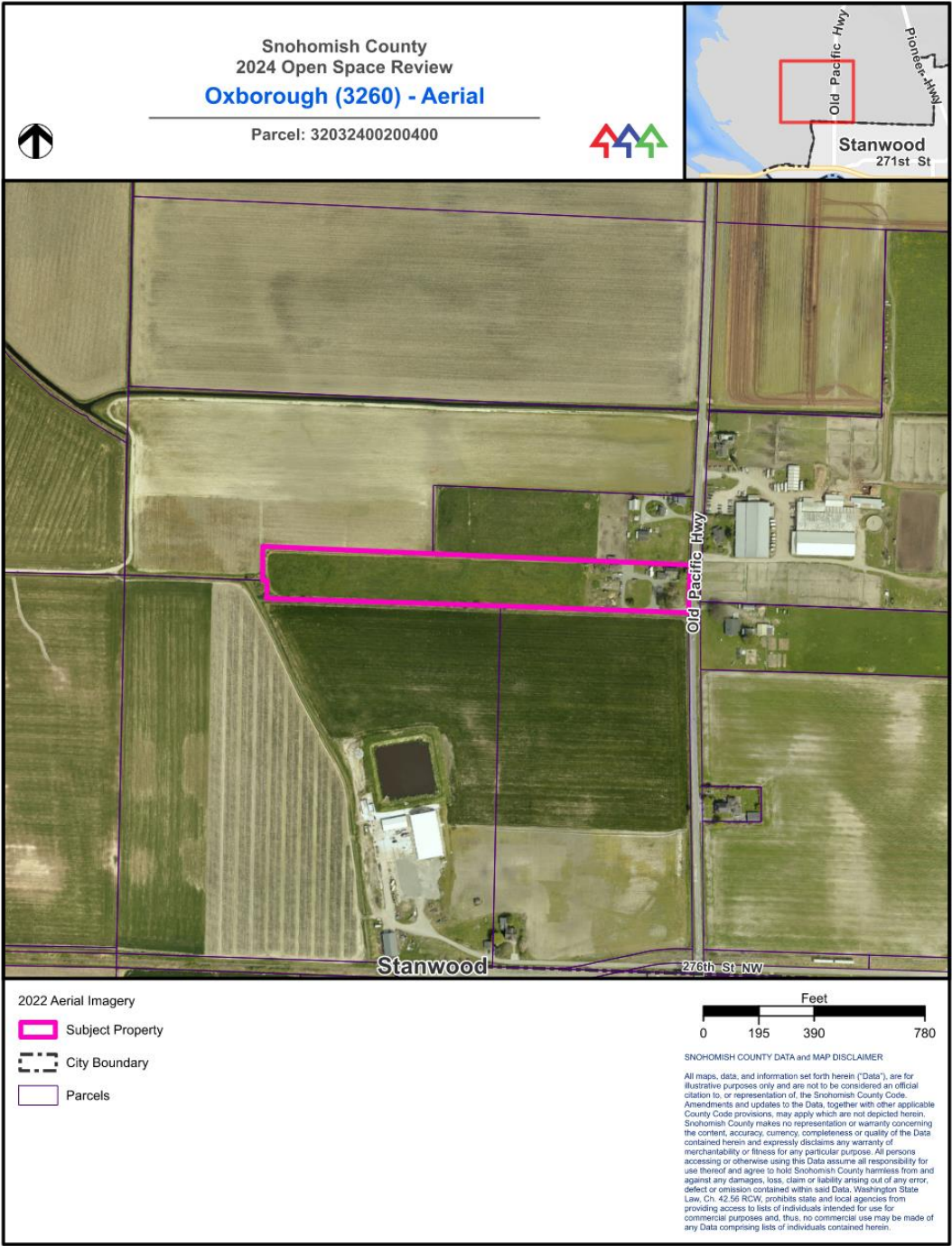
- Location: Within City of Sultan
- Acres Requested: 6.66 Acres
- Acres Recommended: 6.66 Acres
- Wetlands: 3.04 Acres
- SCC 4.28 Criteria:

(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
- SCC 4.28 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?

