



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

**File With The County Legislative Authority**

Name of Owner(s): Jeffrey D + Eileen W. Hambleton Phone No: 425-923-0227  
 Email Address: j.hambleton@comcast.net  
 Address: 14119 Reiner Rd  
Monroe WA 98272

Parcel Number(s): 280831-003-001-00, 280831-003-016-00  
 Legal Description: see attached official Notice of Assessed Value  
 \_\_\_\_\_  
 \_\_\_\_\_  
 Total Acres in Application: 10.95

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

**OPEN SPACE  
Assessor's  
Application No.  
3233**

**28083100300100**

SEC 31 TWP 28 RGE 08 RT-9) N1/2 FDP ALL TH PTN GOVT LOT 8 & ALL TH PTN NE1/4 SW1/4 LY E OF CO RD ALLES  
FDT BEG AT INT OF N LN SD NE1/4 SW1/4 WITH E BDY OF CO RD TH SWLY ALG SDE BDY OF CO RD TO CTR LN RUN E &  
W IN SD SUB TH CONT SWLY ALG SD E BDY CO RD 200FT TH E TO W BDY OF SULTAN RIV TH NLYALG W BDY SULTAN  
RIV TO N LN SD LOT 8 TH W ALG N LN SD LOT 8 & N LN NE1/4 SW1/4 TO POB 11 WRONG CHANGE # SHOULD BE  
C750784

**28083100301600**

SEC 31 TWP 28 RGE 08 RT-9C) N 50FT OF S1/2 FDP ALL THAT PTN GOVT LOT 8 & ALL TH PTN NE1/4 SW1/4 LY E OF CO  
RD LESS FDT BEG INT N LN SD NE1/4 SW1/4 WITH E LN CO RD TH SWLY ALG SD E LN CO RD TO C/L RUN E & W IN SD  
SUB TH CONT SWLY ALG RD 200FT TH E TO W BDY SULTAN RIV TH NLY ALG RIV TO N LN SD LOT 8 TH W ALG N LN SD  
LOT & N LN SD NE1/4 SW1/4 POB

OPEN SPACE  
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1. Describe the present use of the land. Undeveloped open space.

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.  
None.

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.

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.

N/A

**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
<u>Jeffrey Hambleton</u>	<u>J. Hambleton</u>	<u>11/15/2021</u>
<u>Eileen Hambleton</u>	<u>Eileen Hambleton</u>	<u>11/15/2021</u>

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.



## 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 Letter of Findings prepared by Eryn Sullivan, Wetland Specialist for Harmesen LLC. This was prepared as a feasibility study for a prospective buyer.

Property Owner

Hambleton, Jeffrey and Eileen

Parcel Number(s)

280831-003-001-00, 280831-003-016-00

OPEN SPACE  
Assessor's  
Application No.  
3233

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.

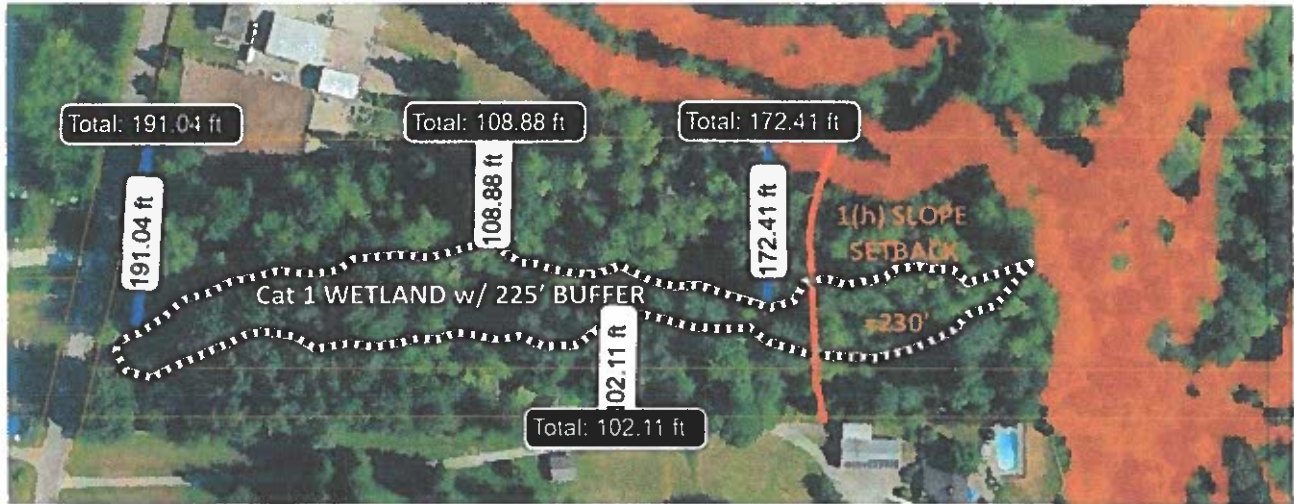


Figure 1. Mapped & observed critical areas on TPNs 280831-003-001-00, 016-00: regulated steep slopes depicted in orange & approx. minimum slope setback of ≈230' depicted by orange line; wetland boundary depicted in black/white. All locations approximate. Image Source: Snohomish County PDS

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. 2<sup>nd</sup> 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 8<sup>th</sup> Avenue, Ste. 102  
 Oak Harbor, WA 98271  
 360-675-5973

OPEN SPACE  
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 3233


The central portion of the site is encumbered by an extensive depressional wetland, situate 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.

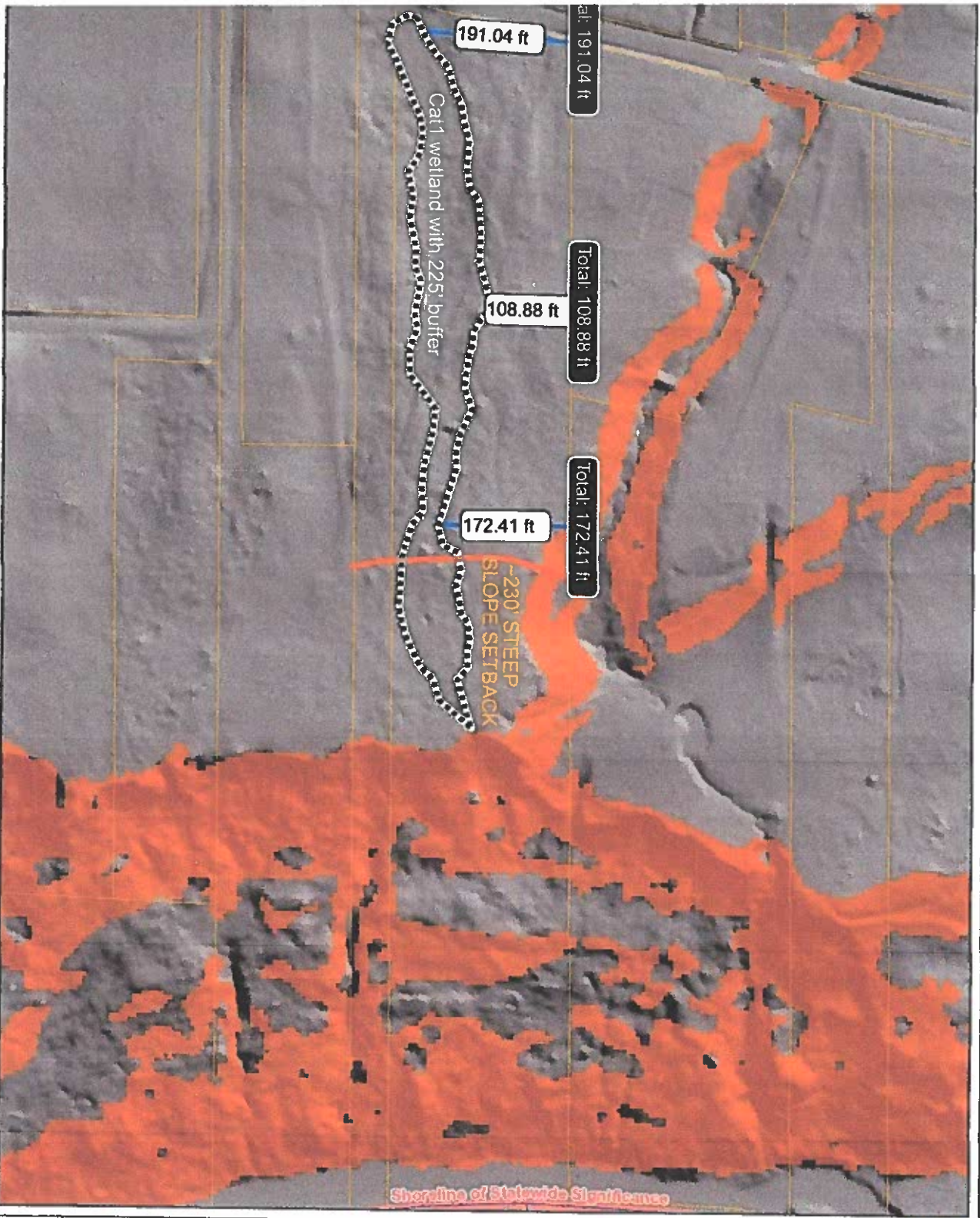
Sincerely,



Erynn O. Sullivan  
Wetland Specialist



OPEN SPACE  
Assessor's  
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Projection: NAD\_1983\_StatePlane\_Washington\_North\_FIPS\_4601\_Feet  
Mapping and Development Services, Snohomish County

All maps, data, and information which appear on this map are for informational purposes only and are not to be considered an official action or a representation of the Snohomish County Planning & Development Services. Snohomish County makes no representation as to the accuracy, completeness, or quality of the data contained herein and expressly disclaims any warranty of merchantability or fitness for any particular purpose. All portions appearing on this map are the responsibility of the user 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. Snohomish County makes no representation as to the accuracy, completeness, or quality of the data contained herein and expressly disclaims any warranty of merchantability or fitness for any particular purpose. All portions appearing on this map are the responsibility of the user 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. Snohomish County makes no representation as to the accuracy, completeness, or quality of the data contained herein and expressly disclaims any warranty of merchantability or fitness for any particular purpose. All portions appearing on this map are the responsibility of the user 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.

**Legend**

- Snohomish County Tax Parc
- Snohomish County Streams
- Shoreline of Statewide Significance
- Fish Habitat
- Non-fish Habitat Perennial
- Non-fish Habitat Seasonal
- Unknown, Untyped
- NE Quad **REGULATED**
- NW Quad **STEEP**
- SE Quad **SLOPE**
- SW Quad

Orange line depicts approximate minimum (1h) steep slope setback of ~230' from top of bank

Black and white dashed line depicts wetland boundary with 225' standard buffer

\*ALL portions of the parcel are encumbered by the 225' standard buffer

**Notes**

1:2,344

This map was automatically generated by Geocortex Essentials.

OPEN SPACE  
Asessor's  
Application No.  
3239





## Snohomish County

### 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.**

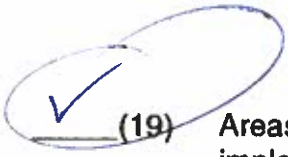
- \_\_\_\_(1) Urban areas where the entire site is in an undeveloped, natural state and has slopes of 25% or greater or where at least one-half of the total site area has slopes of at least 35% or more.
- \_\_\_\_(2) Areas designated on the comprehensive land use plan or the county park and recreation plan as potential parks, trails, or greenbelt, 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 1-acre in size and is predominately 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 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.
- \_\_\_\_(6) Undeveloped, natural areas adjacent to water bodies which come under the jurisdiction of the State Shoreline Management Act and are designated by the master plan as "natural", "conservancy", "rural", "suburban" or "urban" type environment.

- \_\_\_\_(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 gull 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 fifty years of age, which would have value to future generations due to the uncommon nature or rare representation of past times and events.
- \_\_\_(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 has 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 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.
- \_\_\_ (14) 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.
- \_\_\_ (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 or 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% of the total site area contains tillable Class II or III variety soils as classified by the Soil Conservation Service.
- 2 -  (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.