



STAFF REPORT

Date: February 25, 2020

To: Pierce County Planning Commission

From: Chad R. Williams, Senior Planner

Subject: Current Use Assessment Case No. OS1-19

Applicant: Ken & Becky Scherbarth

Summary: The applicants are proposing to transfer 30.5 acres of a 32-acre parcel from Current Use Farm & Ag to Current Use Open Space. The site is located at 43801 14th Avenue East in the Kreger Lake vicinity in Council District 3. The site qualifies with three high priority resources.

Tax Parcel Description: **0316221016**; TR 21 OF ROS 91-12-20-0322 A RE-RECORD OF L L 91-09-26-0269 ALSO THAT POR OF TR 37 OF SD L L DESC AS FOLL BEG AT NE COR OF SD TR 21 TH N 24 DEG 53 MIN 38 SEC E 190.78 FT TH N 02 DEG 18 MIN 02 SEC E 406.01 FT TH S 62 DEG 06 MIN 10 SEC W 290 FT TH S 79 DEG 36 MIN 05 SEC W 785.35 FT TH S 59 DEG 02 MIN 10 SEC W 564.99 FT TO NW COR OF SD TR 21 TH S 89 DEG 34 MIN 14 SEC E 1416.66 FT TO POB EASE OF RECORD CURRENT USE FARM & AG RCW 84.34 32 ACS 06VAL/07TAX 200603311214 OUT OF 1-004 & 1-013 SEG J-0560 JU 2/26/98JU

Date of Site Visit: February 6, 2020

Physical Characteristics of Property: This site gently slopes from west to east. Approximately 15 acres is pastureland with scattered evergreens and hardwoods on another 12 acres. A house, barn, shop, and kennel are found in the westerly portion of the site along with a small stand of mature evergreens.

General Characteristics of Surrounding Area: North: Residential/Pasture; South: Wooded; East: Residential/Pasture/Wooded; West: Residential/Pasture

Public Benefit Rating System Program Eligibility: Please see Pierce County Code 2.114 for specific requirements.

A review of the submitted application identifies three High Priority Resources: Agricultural Lands, and Fish & Wildlife Habitat Conservation Areas, and Wetlands. A maximum of 15

resource points is allowed for any one application. A review of these resources according to the eligibility criteria follow here.

Eligible Resource Categories:

1. High Priority Resources

- a. Agricultural Lands*** – The United States Department of Agriculture, Soil Conservation Service’s 1979 Soil Survey of Pierce County Area, Washington identifies prime agricultural soil present on approximately 50% of this site: Kapowsin gravelly loam. Therefore, the property qualifies for five high priority resource points.
- c. Fish and Wildlife Habitat Conservation Areas*** - This site contains a habitat polygon as identified by Pierce County related to the freshwater pond found in the southeasterly portion of the site. Therefore, the site qualifies for five high priority resource points for fish and wildlife habitat conservation areas.
- f. Wetlands*** – The site contains two delineated Wetland polygons as identified by Pierce County. The National Wetland Inventory identifies a Freshwater Emergent Wetland on this site. Therefore, the property qualifies for five high priority resource points.

Bonus Category:

4. Provides Linkage of Open Space Parcels.

- a.*** The subject property abuts another parcel which currently provides a high or medium priority resource and when both are left undeveloped, create a corridor.
- b.*** The subject parcel must abut a parcel of land which is already in the current use assessment program or is subject to a conservation easement or restrictive covenant as such is defined above.

This property abuts one parcel to the north (0316221012) that is enrolled in the Farm & Ag program and one parcel to the north (0316221011) that is in the Designated Forest Land. The site also abuts a property to the south (0316224013) and three parcels to the east (0316221005, 0316221006, & 0316232002) that are also enrolled in the Farm & Ag program. These properties contain the required high priority resource to qualify for the continuation of an open space corridor. Therefore, the site qualifies for bonus points.

Attributes Supporting Current Use Assessment: The site is eligible for the maximum allowable Priority Resource points of 15 and five Bonus points, for a total of 20 points on the 30.50-acre site with 1.50 acre excluded for present residential uses.

OS1-19 Scherbarth

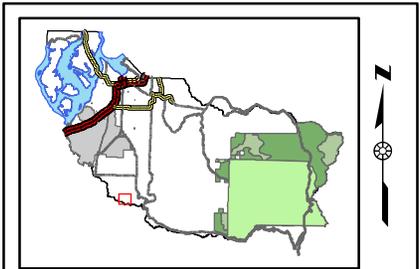


Map Legend

 Subject Parcel

Map Document:
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Scale 1:24,000

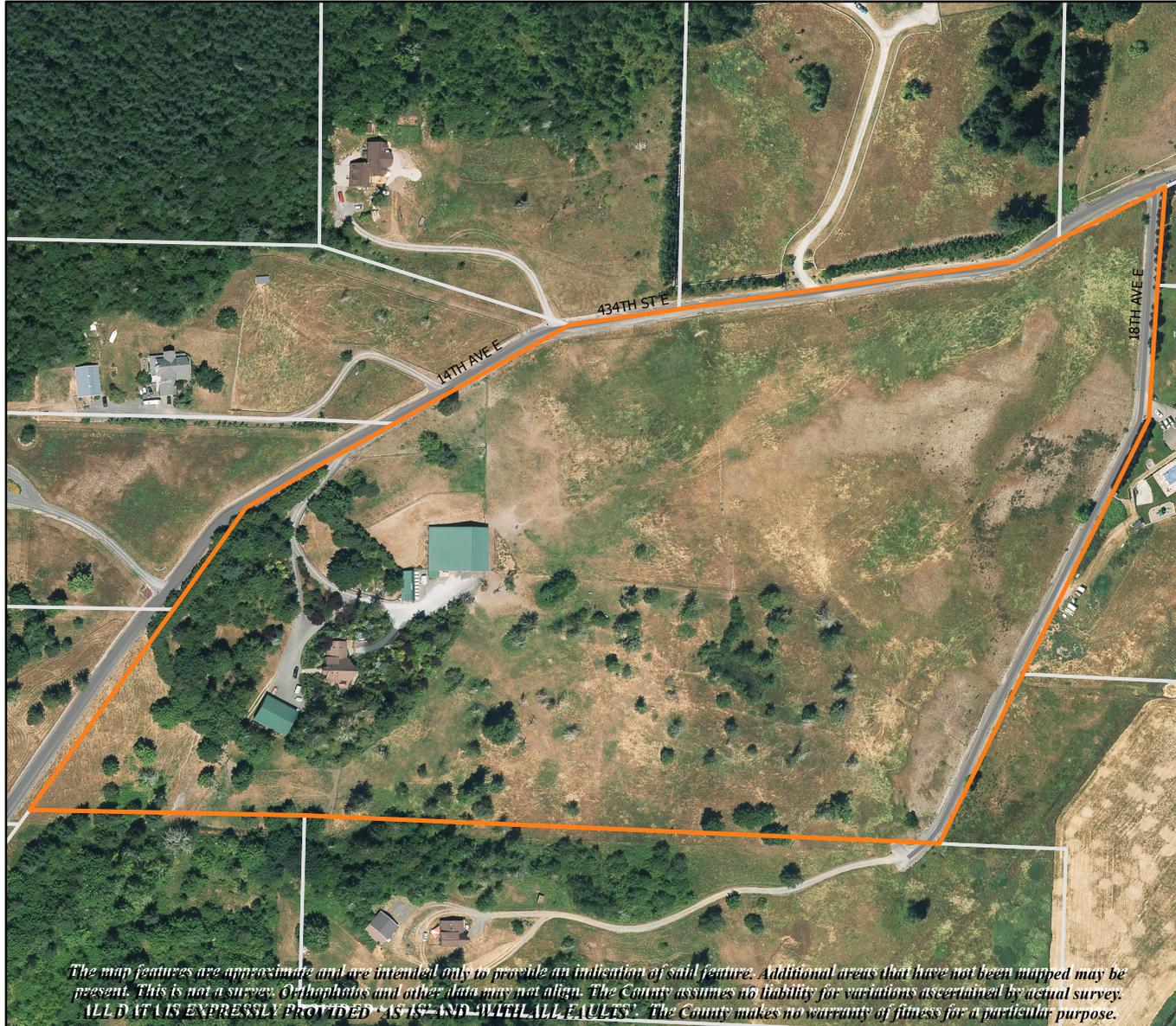


 Pierce County

December 9, 2019

The map features are approximate and are intended only to provide an indication of said feature. Additional areas that have not been mapped may be present. This is not a survey. Orthophotos and other data may not align. The County assumes no liability for variations ascertained by actual survey. ALL DATA IS EXPRESSLY PROVIDED 'AS IS' AND 'WITH ALL FAULTS'. The County makes no warranty of fitness for a particular purpose.

OS1-19 Scherbarth



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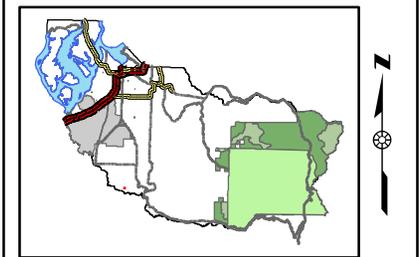
Map Legend

 Subject Parcel

Orthophoto Date: Summer 2017

Map Document:
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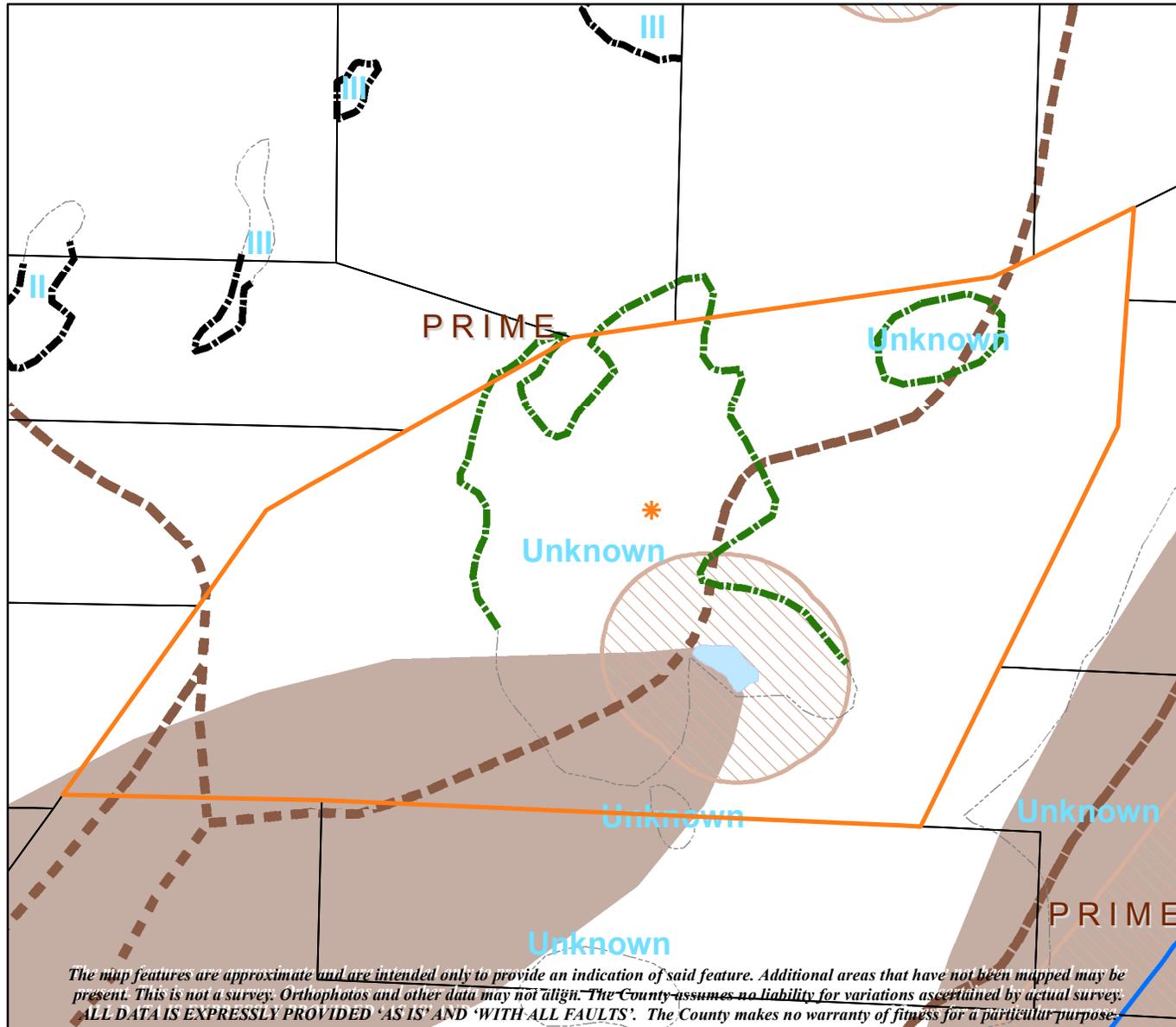
Scale 1:3,400



 **Pierce County**

December 6, 2018

OS1-19 Scherbarth

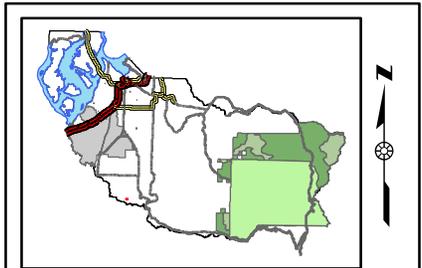


Map Legend

-  Subject Parcel
- Wetlands Delineation**
 -  Delineated
 -  Verified
 -  Unverified
-  Hydro - Waterbodies
- Wetland Category II**
 -  Hydro Centerline
 -  Pipe
 -  Soils
 -  Possible FW Habitat Areas
 -  Seismic Hazard Areas

Map Document:
H:\mxd\williams\CUOS2019\OS1-19_resource.mxd

Scale 1:3,600



Pierce County

December 31, 2019

The map features are approximate and are intended only to provide an indication of said feature. Additional areas that have not been mapped may be present. This is not a survey. Orthophotos and other data may not align. The County assumes no liability for variations ascertained by actual survey. ALL DATA IS EXPRESSLY PROVIDED 'AS IS' AND 'WITH ALL FAULTS'. The County makes no warranty of fitness for a particular purpose.



OSI-19

2/6/2020

\$1,200.00 Application Fee

151-19

PIERCE COUNTY APPLICATION FOR CLASSIFICATION OR RECLASSIFICATION AS OPEN SPACE FOR CURRENT USE ASSESSMENT RCW 84.34

SEP 27 2018 JAN 24 2019

File With the County Legislative Authority

Name of Owner(s) <u>KEN & BECKY SCHENBARTH</u>	A site visit must be scheduled for approval
Mail Address: <u>43801 14th Ave. E. Eatonville WA. 98328</u>	List two phone #s where you can be reached
E-Mail: <u>TOPGUN00@hotmail.com</u>	<u>253 261 9546 - KEN</u>
Is the property gated? If so, provide code: <u>YES - KEY BUTTON FIRST, THEN 021951</u>	<u>253 261 9547 - BECKY</u>

Parcel Number(s) # 0316221016
Property Location Address: 43801 14th Ave. E. Eatonville WA. 98328

• Is the property within city limits? Yes ___ No X If yes, which city? _____

• Legal Description:

• Total Acres of Parcel(s) 33 ACRES Acres Excluded from Open Space 1 1/2 ACRES
• Detailed description of the excluded area (if any) 1 1/2 ACRES FOR HOME & SHOP & BARN WITH LANDSCAPING

• Is the land subject to a lease or agreement which permits any other use than its present use? Yes ___ No X

If yes, attach copy of the lease agreement.

• Is the land subject to any easements? Yes ___ No X

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

• Describe the present use of the land. GROW HAY - WE ALSO DO RESCUE FOR DOGS AND HORSES

• Describe the present improvements located on the land (house, barn, garage, etc)

HOUSE, BARN, SHOP, KENNEL

• 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. THIS LAND HAS BEEN USED TO GROW HAY SINCE I PURCHASED IT

• Include a map or drawing. See instructions on last page.

SEE ATTACHED

• Is this a reclassification (transfer) from another tax classification? If yes, complete the Change form also. (64 0060 or

64 0038) - I WAS A FARM & AGRICULTURE PARTICIPANT - I WAS WORKING WITH DENISE STEVENS

NOTICE:

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

Change of Classification
(Chapters 84.33 and 84.34 RCW)

Tax Code: _____
County: _____

File With County Assessor

<p>Applicant(s) name and address: KEN & BECKY SCHERBARTH 43801 14TH AVE. E. FARMVILLE WA. 98328</p> <p>Phone No: <u>253 2619546</u></p> <p>Land subject to this application (legal description): Parcel # 0316221016</p>	<p>Assessor's Parcel or Account No: _____</p> <p>Auditor's File No. on original application: _____</p>
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Change of Classification
(Check appropriate box)

The land is currently classified as Farm and Agricultural land under RCW 84.34.020(2) and I hereby request reclassification as:

- Timber land as provided under RCW 84.34.020(3), unless county has merged their timber land classification into their designated forest land program. (Attach completed form REV 64 0109 or 64 0111 and a timber-management plan)
- Open Space land as provided under RCW 84.34.020(1). (Attach completed form REV 64 0021)
- Forest Land classification under Chapter 84.33 RCW. (Attach completed form REV 62 0021 or 62 0110)
- Farm and Agricultural Conservation land as defined in RCW 84.34.020(8)(a). (Attach completed form REV 64 0021)

The land is currently classified as Farm and Agricultural Conservation land under RCW 84.34.020(8)(a) and I hereby request reclassification to:

- Farm and Agricultural land under RCW 84.34.020(2). (Attach completed form REV 64 0024 or 64 0108)

The land is currently classified as Timber land under RCW 84.34.020(3) and I hereby request reclassification as:

- Forest land classification under Chapter 84.33 RCW. (Attach completed form REV 62 0021 or 62 0110)
- Open Space land as provided under RCW 84.34.020(1). (Attach completed form REV 64 0021)
- Farm and Agricultural land as provided under RCW 84.34.020(2). (Attach completed form REV 64 0024 or 64 0108)

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 provisions of Chapter 84.33 RCW to Current Use classification under Chapter 84.34 RCW should be made on REV 64 0038.

Attachment:

- | | | | |
|---|--------------------------------------|--------------------------------------|--------------------------------------|
| <input checked="" type="checkbox"/> REV 62 0021 | <input type="checkbox"/> REV 64 0021 | <input type="checkbox"/> REV 64 0108 | <input type="checkbox"/> REV 64 0111 |
| <input type="checkbox"/> REV 62 0110 | <input type="checkbox"/> REV 64 0024 | <input type="checkbox"/> REV 64 0109 | |
| <input type="checkbox"/> Timber Management Plan | | | |

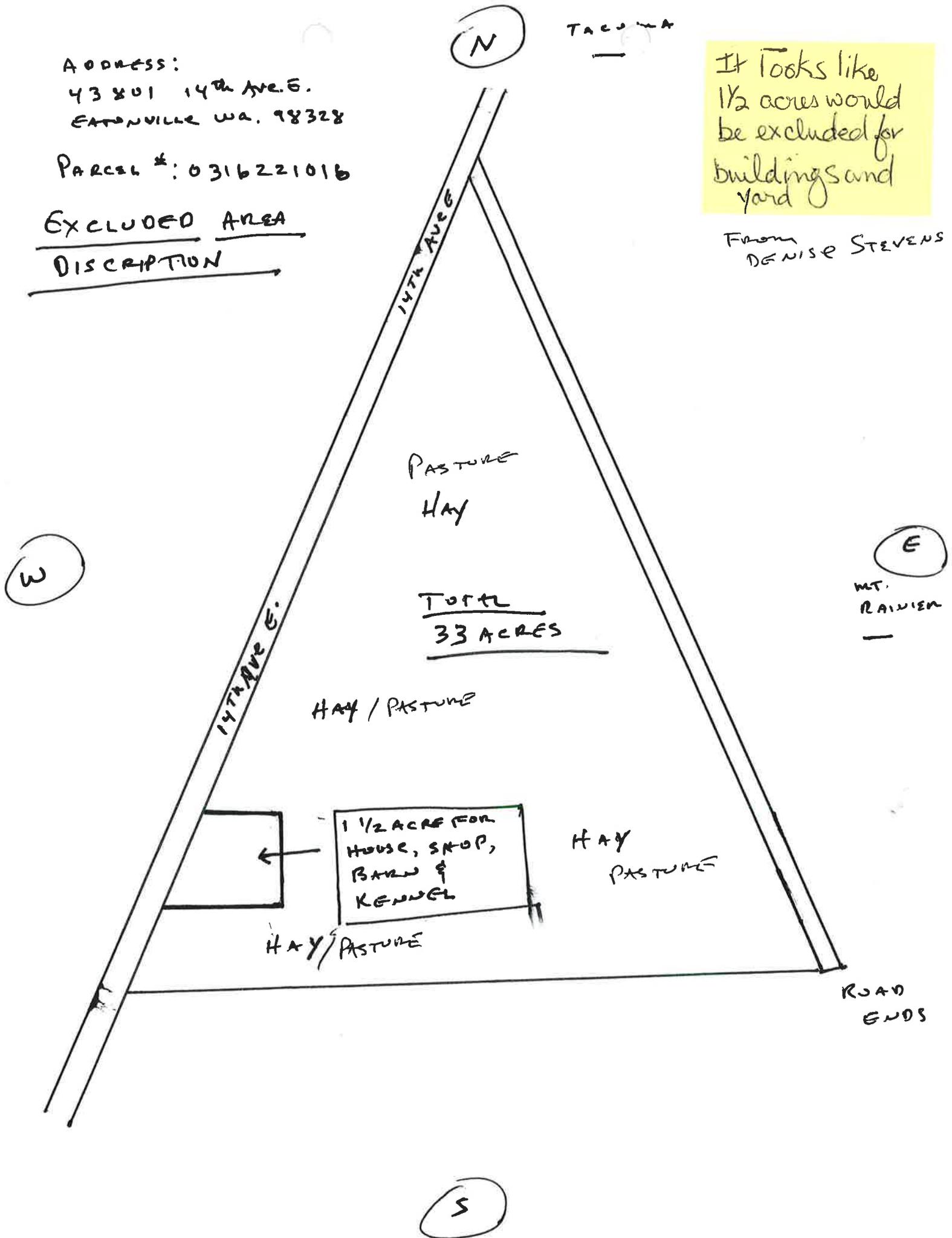
ADDRESS:
43801 14th Ave. E.
EATONVILLE WA. 98328

Parcel #: 0316221016

EXCLUDED AREA
DISCRIPTION →

It looks like
1/2 acres would
be excluded for
buildings and
yard

From
DENISE STEVENS



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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.

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 is...

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Pierce County Planning and Public Works
(253) 798-3739
www.piercecountywa.org/pals

Payment Date: 01/24/2019 08:52:05
Fee Desc: Assessor Treasurer Open Space
Fee Amt: Quantity 1.00 @ \$315.00

Fee Desc: Open Space Timber Land
Fee Amt: Quantity 1.00 @ \$885.00

Tendered Amt: \$1,200.00
Payment Type: Check
Transaction: 58421-1

Total Fee Amt: \$1,200.00
Total Tendered Amt: \$1,200.00
Change Amt: \$0.00

By: jwill13
Printed Date: 01/24/2019

Please retain for your records
Permit information can be located on our
web site at: www.piercecountywa.org/pals

Signatures of Owner(s) or Contract Purchaser(s):

X *[Signature]*

X *Rebecca Scherborn*

Date 1-19-19

Assessor Use Only

If the parcel(s) subject to this document is considered contiguous, as defined, having different ownerships, verify all remaining classified parcels with dif

- 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 format for the visually impaired, please call 1-800-647-7706. Teletype (TTY) users may use the Washington Relay Service by calling 711. For tax assistance, call (360) 534-1400.

Pierce County instructions and information for 64 0021 Open Space

Open Space is land left in its natural state. No cutting, clearing, building, etc.

Fees: (a) The non-refundable application fee of \$1200.00 in unincorporated or \$1450.00 within city limits, must be submitted with application. If within city limits, contact the city to see if they have any additional application fees.

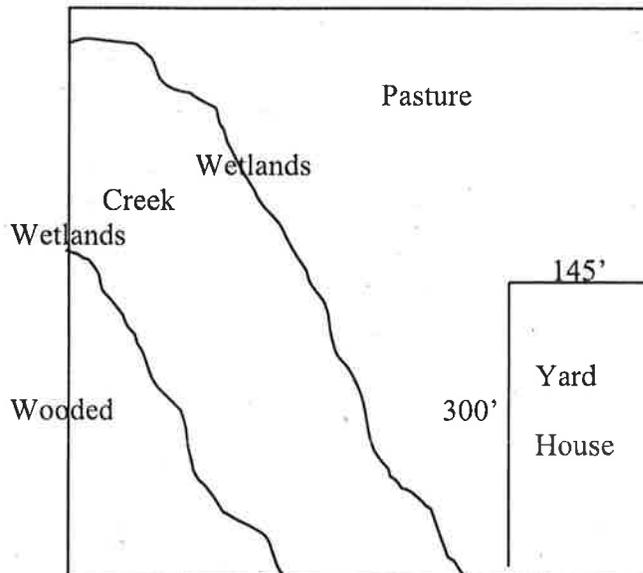
(b) Fee for advertising the final public hearing will be billed and payable prior to recording the final contract. The cost varies depending on length of legal. (Approx. \$50.00)

Excluded area description

Any areas utilized for residential, or uses other than **Open Space**, such as, house, barn, backyard, garage, garden, business, etc., must be excluded in the application. Typically, at least one acre is excluded but could be more. A detailed description must include a drawing of the entire property with the location of the excluded area/s and dimensions shown. Locations and descriptions of the improvements should be included in the drawing. (See the sample drawing below) If applicant chooses, a surveyor's services may be obtained by the applicant.

SAMPLE:

WE ARE OR I AM EXCLUDING 1 ACRE FOR OUR OR MY RESIDENTIAL SITE, APPROXIMATELY 300' x 145' IN THE SOUTHEAST CORNER OF PARCEL AS SHOWN ON DIAGRAM.



Valuation information:

The excluded land and all structures will continue to be valued at market value.

- Applications received
By Dec 31st, this year

If approved, will receive a
reduced value next year

For property tax
due the following year

Submit application, map and fee to: Pierce County Planning and Land Services Development Center
2401 S 35th St Ste 2, Tacoma WA 98409



Pierce County

Office of the Assessor-Treasurer

2401 South 35th Street, Room 142
Tacoma, Washington 98409-7498

MIKE LONERGAN
Assessor-Treasurer

This is an estimate for the land value only. Values and tax rates, which affect taxes, may change by the time this classification is approved.

OPEN SPACE: CASE # OS1-19

NAME: SCHERBARTH KEN & BECKY

PARCEL #(s): 0316221016

20 POINTS

TRANSFER FROM: Productive Farm & Ag (income required)

<i>SHOWS THE CURRENT REDUCTION</i>		<i>SHOWS THE CHANGE TO CURRENT REDUCTION</i>	
TAX BASED ON MARKET LAND VALUE	\$ 2,789.00	TAX BASED ON FARM & AGRICULTURE VALUE	\$ 418.00
TAX BASED ON FARM & AGRICULTURAL VALUE	- \$ 418.00	TAX BASED ON NEW PBRs VALUE	- \$1,414.00
INCREASE/DECREASE	= \$ 2,371.00	INCREASE /DECREASE :	= \$ 996.00

2019
APPLICATION
YEAR

2020
IF APPROVED, THIS YEAR
VALUE CHANGED

2021
PROPERTY TAX
YEAR