



CITY COUNCIL SPECIAL MEETING
Wednesday, September 27, 2017
Planning Conference Room, City Hall, 280 Madison Avenue N.,
Bainbridge Island, Washington

AGENDA

1. CALL TO ORDER/ROLL CALL - 11:30 AM

Mayor: Val Tollefson

Deputy Mayor: Sarah Blossom

Councilmembers: Ron Peltier Michael Scott
 Kol Medina Roger Townsend
 Wayne Roth

2. PUBLIC HEARING(S)

A. Parker Property Current Use Taxation Program Public Hearing
(PLN50837 OS), AB 17-172 - Planning

3. ADJOURNMENT - 11:45 PM

City of Bainbridge Island

City Council Agenda Bill



PROCESS INFORMATION

Subject: Parker Property Current Use Taxation Program Public Hearing (PLN50837 OS), AB 17-172 - Planning	Date: 9/27/2017
Agenda Item: PUBLIC HEARING(S)	Bill No.: 17-172
Proposed By: Planning and Community Development	Referrals(s):

BUDGET INFORMATION

Department: Planning	Fund:
Expenditure Req:	Budgeted? Budget Amend. Req?

REFERRALS/REVIEW

:	Recommendation:
City Manager:	Legal: Yes Finance:

DESCRIPTION/BACKGROUND

See attached memorandum.

RECOMMENDED ACTION/MOTION

I move to approve the Parker current use application to transfer two properties from the *Farm and Agriculture Land* tax classification to “*Traditional Farmland*” tax classification.

ATTACHMENTS:

Description	Type
❑ Memorandum	Backup Material
❑ Open Space Land Summary	Backup Material
❑ Current Use Application	Backup Material
❑ Property Map & Photo	Backup Material
❑ Farm Plan	Backup Material
❑ Tax Shift Estimate Lot -001	Backup Material
❑ Tax Shift Estimate Lot -039	Backup Material
❑ DRAFT Minutes 8/10 Planning Commission Mtg	Backup Material



CITY OF
BAINBRIDGE ISLAND

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
MEMORANDUM

DATE: SEPTEMBER 27, 2017
TO: CITY COUNCIL & COUNTY COMMISSIONERS
FROM: JENNIFER SUTTON, AICP
SENIOR PLANNER
SUBJECT: PARKER OPEN SPACE CLASSIFICATION APPLICATION
FILE NO: PLN 50837 OS

I. INTRODUCTION

Applicant: Newell & Saradel Parker
5524 Lynwood Center Road
Bainbridge Island, WA 98110

Request: The applicant has submitted an application to the Kitsap County Assessor's Office (attached) to transfer two properties from the *Farm and Agriculture Land tax* classification to "*Traditional Farmland*"- a subclassification in the *Farm and Agriculture Conservation Land* category for current use assessment under [Revised Code of Washington \(RCW\) Chapter 84.34.020\(8\)\(b\)](#).

Tax account number: 332502-4-001-2007 & 332502-4-039-2003

Zoning & Comprehensive

Plan Designation: R-1, One unit per 40,000 square feet

II. RECOMMENDATION

Based on the analysis, staff recommends approval of changing the current use assessment of the Parker properties from *Farm and Agriculture Land* under [RCW 84.34.020\(2\)\(b\)](#) to *Farm and Agriculture Conservation Land/Traditional Farmland* pursuant to [RCW 84.34.020\(8\)\(b\)](#).

III. PLANNING COMMISSION REVIEW

The City Planning Commission is responsible for reviewing and making recommendations on all Open Space Classification Applications. The Commission discussed this application at their August 10, 2017 meeting (see DRAFT minutes at the end of this packet). The Commission recommended approval of the Parker application, and forwarded their recommendation to the County Commissioners and City Council for a decision.

IV. ANALYSIS & FINDINGS

City of Bainbridge Island Comprehensive Plan

The Parker properties are designated Residential (R-1) in the City's Comprehensive Plan. The zone is designated for areas appropriate for low-density, residential development and a variety of agricultural and forestry uses and the preservation of open space.

Zoning and Land Use

The Parker properties is zoned R-1, One Unit per 40,000 square feet zone. The northern property (Lot - 001-2007, 4.5 acres) currently one residence and accessory buildings upon it, concentrated in the eastern quarter of the property. The southern property (Lot -039-2003, 5.01 acres) has an agriculture accessory building in the NE corner. Both properties have areas of pasture and forest. The Parker properties have been a horse farm for many years, and the properties have been enrolled in the *Farm and Agriculture Land* current use taxation program. The horse breeding and training businesses have ceased, and the properties will no longer produce enough agriculture income to qualify as commercial *Farm and Agriculture Land* pursuant to [RCW 84.34.020\(2\)\(b\)](#) to *Farm and Agriculture Conservation Land/Traditional Farmland* pursuant to [RCW 84.34.020\(8\)\(b\)](#). The Parker properties qualify as *Traditional Farmland* because the land has not been irrevocably devoted to a use inconsistent with agricultural uses and has a high potential of returning to commercial agriculture in the future.

Totaling 9.51 acres in size, the two properties theoretically could yield nine additional single-family residential lot, if subdivided, for a total of 10 single-family residential lots.

Current Use Tax Reduction

The Kitsap County Assessor's Office completed a property tax comparison table to understand the tax implications of the Parker Current Use Assessment application. That comparison is attached. The Parker's property taxes will increase with the transfer from the *Farm and Agriculture Land* designation to the *Traditional Farmland* designation.

Findings

The application has been reviewed for consistency with the Kitsap County Open Space Plan (KCC Chapter 18.12) and found to be consistent with the criteria for current use assessment for Open Space Classification- *Farm and Agriculture Conservation Land/Traditional Farmland*.

1) Land that was previously classified (as Open Space – Agriculture) under RCW 84.34.020(2) that no longer meet the criteria of said subsection (2) and that is reclassified under RCW 84.34.020(1) (“Open Space land”).

(2) 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.

IV. ANALYSIS & FINDINGS

Open Space Land Summary

Parker Current Use Application

Property Site Plan/Map

Parker Farm Plan, prepared by the Kitsap Conservation District

Kitsap County Assessor’s Property Tax Shift Estimate

DRAFT Minutes, August 10, 2017 Meeting



Open Space Land

Program Summary

Chapter 84.34 RCW provides property tax relief for properties that meet certain use requirements. *Open space land* is defined as any of the following:

1. Land zoned for open space
2. Any land area, the preservation of which, in its present use, would:
 - a) conserve and enhance natural or scenic resources
 - b) protect streams or water supply
 - c) promote conservation of soils, wetlands, beaches or tidal marshes
 - d) enhance the value to the public of abutting or neighboring parks, forest, wildlife preserves, nature reservations or sanctuaries or other open space
 - e) enhance recreation opportunities
 - f) preserve historic sites
 - g) preserve visual quality along highway, road, and street corridors or scenic vistas
 - h) 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 legislative body granting the open space classification
3. Any land meeting the definition of "farm and agricultural conservation land", which means either:
 - a) Land previously classified as farm and agricultural land that no longer meets the criteria and is reclassified under open space land.
 - b) "Traditional farmland", not classified, that has not been irrevocably devoted to a use inconsistent with agricultural uses, and that has a high potential of returning to commercial agricultural.

Basis of Assessment

Kitsap County has adopted an Open Space Plan (WAC 458-30-330) that results in values based on sensitive characteristics of the land and its benefit to the public. If a parcel of land qualifies with two sensitive characteristics, taxable value would be reduced by 50%. If a parcel qualifies with three sensitive characteristics, and if a permanent conservation easement exists on the property, taxable value would be reduced by 80%. If public access is allowed, in appropriate measure so that the integrity of the land is not compromised, an additional 10% reduction would be granted. Generally, if the land characteristics make it reasonable, public access in some measure is expected as part of the public benefit for the classification. If a residence exists on the parcel, a minimum one-acre residence site is excluded from classification.

Application Requirements

Applications must be filed with the Department of Community Development. An application fee will apply. If the property is located within city limits other city fees may also apply. A farm plan may be required. The application may be for an entire parcel or any portion thereof. Complete applications received on or before December 31 are processed during the next calendar year for the following year's taxes.

Review Process

Applications are reviewed by the Department of Community Development and by the city planning department, if the property is located within a city limits. Following a public hearing, applications are approved or denied by the Board of County Commissioners and, if in a city, by the city council. Denial may be appealed in Superior Court. Upon approval, an Open Space Taxation Agreement will be sent to the applicant, who may accept or reject the agreement. The signed agreement is recorded with the county auditor.

(Continued on the back)

Property Use Restrictions

Land approved for classification as open space will be subject to certain use restrictions, designed to ensure that the natural character of the land will not be disturbed. While specific restrictions may vary from property to property, the following is a list of standard conditions that will apply to most properties:

1. No motorized vehicles
2. No domestic animals or livestock (except on "traditional farm land")
3. No clearing of vegetation
4. No hunting, fishing, or trapping
5. No camping
6. No smoking, campfires, or firearms
7. No mining, storage or excavation of materials
8. No dumping

All conditions of approval become part of the recorded agreement.

Removal of Classification

Classification will be removed, and back taxes imposed, upon the occurrence of any of the following:

- Owner's request: The request for withdrawal must be made in writing and signed by all owners. Forms for withdrawal are available from the assessor. .
- Change of use: Determination is made by Kitsap County that the property is no longer primarily devoted to the use for which it was classified.
- Sale or transfer of the property, and the new owner does not wish to continue classification: Back taxes must be collected before the conveyance is recorded.

Transfer of Ownership

A new owner may request to continue classification by signing a "Notice of Continuance". All new owners must sign, and an updated management plan may be required. The new owners assume all tax liability accrued by the previous owner, including liability related to this classification.

Back Taxes

Back taxes equal the difference between the tax paid under open space classification and the tax at true and fair value for the current year and the last seven years, plus interest at 1% per month. A 20% penalty is also applied if the property was classified less than ten years or a 2 year written notice of removal was not given or if there was a change in use. Back taxes are not collected under the following circumstances:

1. Transfer to a government entity in exchange for other land within the state
2. Land is taken by power of eminent domain or transferred in anticipation of the exercise of such power
3. A natural disaster changes the use of the property
4. Official action by the state, county, or city disallows the present use of such land
5. Transfer of land to a church when such land would qualify for a property tax exemption pursuant to RCW 84.36.020
6. Acquisition of property interests by public agencies for the purpose of preserving open space lands and riparian easements

Back taxes become due 30 days following notification of the owner, and are subject to additional interest of 1% per month after the due date.

Kitsap County Assessor's Office
614 Division Street MS-22
Port Orchard, WA 98366-4677
Telephone: (360) 337-7160
Fax: (360) 337-4874
E-mail: assessor@co.kitsap.wa.us
www.kitsapgov.com/assr/

17 01272

bparker@peoplepc.com

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APR 4 2017

KITSAP COUNTY
COMMUNITY DEVELOPMENT

SUPPLEMENTAL APPLICATION **FOR CLASSIFICATION** **OR RECLASSIFICATION** **OPEN SPACE LAND**

Kitsap County Code is available online at <http://www.codepublishing.com/wa/kitsapcounty/>

Click on Title 18 Environment, Click on Chapter 18.12 Open Space Plan

Washington State Department of Revenue

Chapter 84.34 RCW

NOTE: This permit type requires a Submittal Appointment. When you have assembled all required submittal items, please call (360)337-5777 to schedule your Permit Submittal Appointment.

File With the County Legislative Authority: Kitsap CountyName of Owner(s): Newell & Saradel Parker Phone No: 206 842 1329Address: 5524 Lynwood Center Road
Bainbridge Island, WA. 98110Parcel Number(s): 332502-4-001-2007, 332502-4-039-2003Legal description: see attachedTotal acres in application: 9.5 ac.

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 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

APR 13 2017

Planning and
Community Development

8

1. Describe the present use of the land.

The property has a residence, barn, and shed.
The fenced pastures have several horses.

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 is a residence, barn, shed and fenced pastures.

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.

The property has been a horse farm for many years. The horse breeding and training has now stopped. There are currently several older horses on the property. We will continue in future.

NOTICE:

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

As the 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.

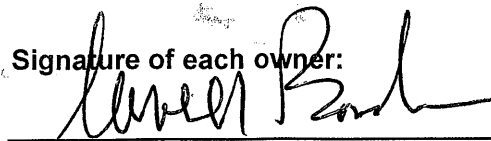
The agreement to tax according to use of the property is not a contract and can be annulled or canceled at any time by the Legislature (RCW 84.34.070)

Print the name of each owner:

Newell Parker

Sarah Parker

Signature of each owner:





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 (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, 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)(e) (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 a 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 this application designated as open space by a comprehensive land use plan adopted by a city or county and zoned accordingly? ☐ Yes ☐ No

If yes, application must 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 after 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.

- Is the land subject to this application 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.

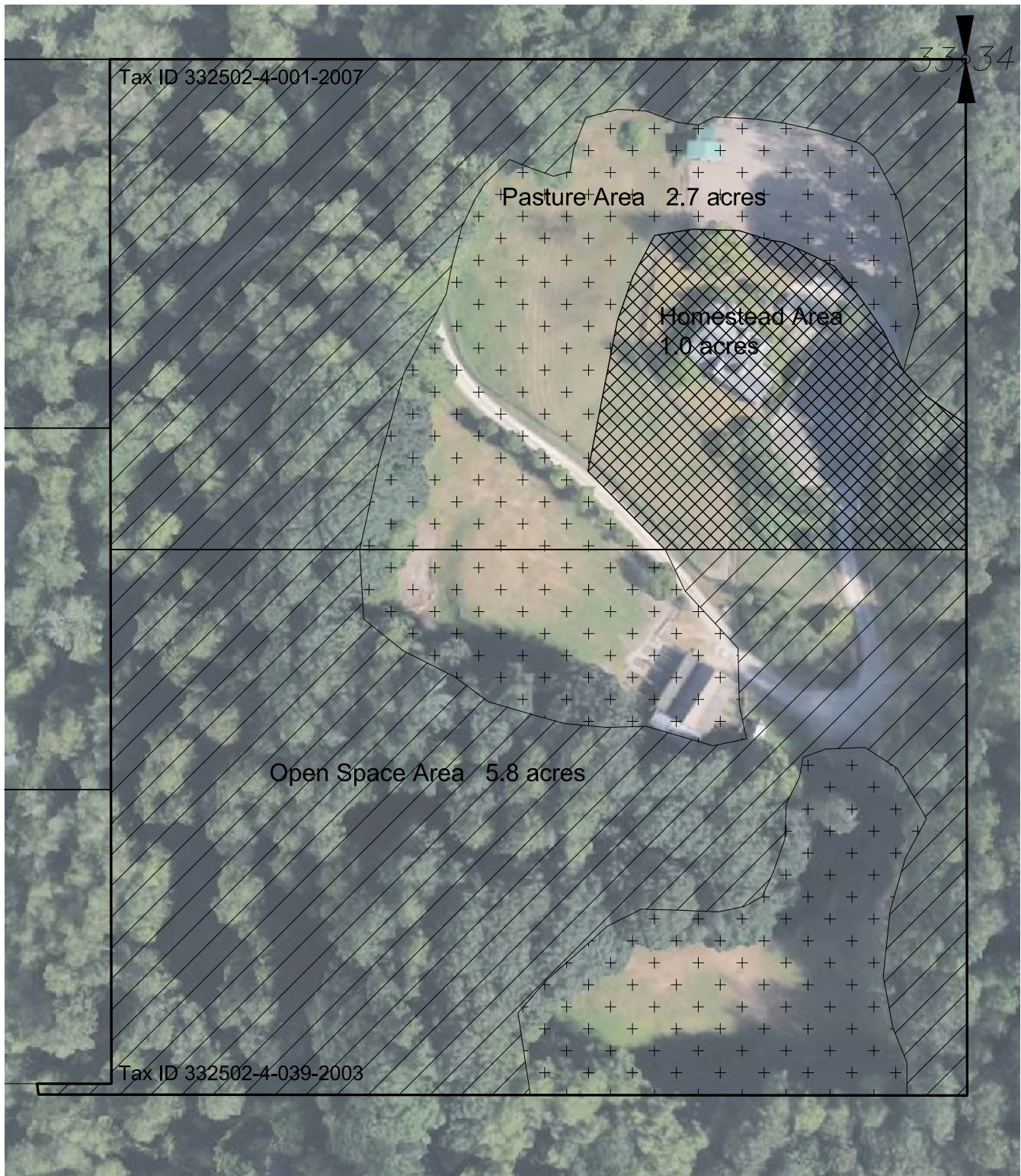
- ☐ Application approved ☐ In whole ☐ In part
- ☐ Denied ☐ Date owner notified of denial (Form 64 0103):

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

Date signed OSTA received by Legislative Authority:

Date copy of signed OSTA forwarded to Assessor:

To ask about the availability of this publication in an alternate format for the visually impaired, please call (360) 705-6715. Teletype (TTY) users, please call (360) 705-6718. For tax assistance, call (360) 534-1400.



Parker Family Property

SITEPLAN

08.08.17

REVISION A

1"=100'

Property Areas:

Pasture Area:	118,243sf	2.7 acres
Homestead Area:	43,560sf	1.0 acres
Open Space:	252,559sf	5.8 acres
	<u>Total</u>	<u>9.5 acres</u>



Kitsap Conservation District

Office Address 10332 Central Valley Rd, Poulsbo, WA 98170
360 204 5529 FAX 360 204 5519

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KITSAP COUNTY

COMMUNITY DEVELOPMENT

Cooperative Agreement between Kitsap Conservation District and Land Owner

Agreement No.

Photo No.

I am interested in conserving my renewable natural resources and desire assistance in developing a complete conservation plan.

I mutually agree to follow the recommendations of the District in establishing conservation practices on my land, which consists of 9.5 acres and is located in SECTION 31, TOWNSHIP 25N, RANGE 2E, LEGAL SUBDIVISIONS.

THE DISTRICT MUTUALLY AGREES TO:

1. Assist the landowner in planning, carrying out and maintaining a conservation program for the renewable natural resources under their jurisdiction.
2. Provide the landowner with (a) resource information, (b) technical assistance, and (c) other assistance which may become available.

THE LAND OCCUPIER MUTUALLY AGREES TO:

1. Cooperate with District personnel and other agency representatives involved in establishing Best Management Practices (BMP'S) (ie Natural Resource Conservation Service, Dept. of Fisheries, Dept. of Ecology).
2. Comply with all requirements established for the implementation of BMP'S.
3. Use any material or equipment made available to him/her by the District for the purpose and in the manner provided for it.

THE LAND OCCUPIER AGREES TO:

1. Maintain all structures funded under the program and continue use of all associated conservation measures put into effect.
2. Notify the District if changes are planned with potential impact upon the funded structure or systems installed, or if the property is to be sold.

Owner: Newell and Saradel Parker

ADDRESS: 5524 Lynwood Center

CITY: Bainbridge Island, WA

ZIP 98110

PLAN NO.

PHONE (206) 799-4623

LAND OCCUPIER (IF DIFFERENT)

SIGNATURE

LANDOWNER

DATE

DISTRICT REPRESENTATIVE

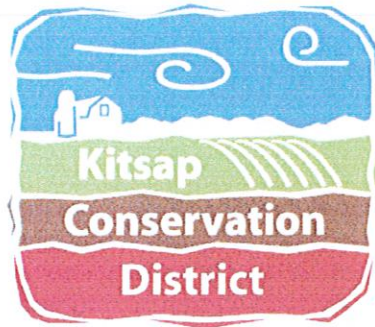
DATE

This agreement is effective on the date of the last signature and may be terminated upon request of either party. The provisions of this agreement are understood by the Land Occupier and the District and neither party is liable for damage to the other's property from carrying out this agreement unless such damage is caused by negligence or misconduct.

BOARD OF SUPERVISOR'S APPROVAL

DATE 7/13/14

FOR MORE ZONING SHIPS TO ACCOMPLISH MORE



**RESOURCE INVENTORY EVALUATION
AND
MANAGEMENT ALTERNATIVES
CONSERVATION FARM PLAN**

For

**Newell and Saradel Parker
5524 Lynwood Center Rd
Bainbridge Island, WA 98110**

By

Brian Stahl
Resource Coordinator
Kitsap Conservation District
10332 Central Valley Rd
Poulsbo, WA 98370
(360)204-5529 ext 112

July 2016

Farm Plan Disclaimer

This farm plan does not exempt the property owners or lessees from compliance with any and all local ordinances, including but not limited to zoning, solid waste, wellhead protection and critical areas ordinances nor any applicable federal, state and local permits that may be required during any BMP implementation phases of this farm plan.

PURPOSE

A Conservation Farm Plan is a document developed by your Conservation District and you, the farmer or landowner. It is a series of actions developed to meet a farmer's goals while protecting water quality and the natural resources. Some of the things considered in a farm plan are farm size, soils type, slope of the land, proximity to streams or water bodies, type of livestock or crops, the farmer's goals, resources such as machinery or buildings and finances available.

BACKGROUND

The 9.5-acre property is in the SE ¼ of Section 33, Township 25N, Range 2E on Lynwood Center Rd in the Pleasant Beach Watershed. The owners used to breed, train and sell Arabian horses. Currently, the owners keep three horses on the property for personal use. Approximately fifty percent of the property is forested and has four fenced pastures. A CONSERVATION PLAN MAP is located in the appendix. This plan is being prepared in response to the landowner's desire to meet Kitsap County's Open Space Traditional Agriculture program requirements.

OBJECTIVES

- Meet Open Space requirements
- Continue to protect water quality
- Maintain rural aspect of the property
- Maintain healthy environment for horses

GENERAL INFORMATION

- The average annual rainfall in this area is about 37 inches.
- The average annual air temperature is 51 degrees F.

Livestock – As of the initial site visit on June 20th, 2016, there were three horses on the property.

Agricultural Buildings – There was one 40' x 50' barn with 8 stalls and a one 12' x 24' turn out shed in Field 1. Barn has gutters installed and outlet rain water into a wooded area south of the barn. Paddocks were graveled.

Drainfield – The drainfield is located in field 3.

RESOURCE INVENTORY

Soils - Please refer to attached soil map and descriptions. Monthly Leaching Index calculations indicate nutrient leaching into ground water sources may occur between November 1st and March 1st.

Soil Type	Hydrologic Group
16 – Harstine gravelly sandy loam, 15-30% slopes	C
22 – Kapowsin gravelly loam, 0-6% slopes	B

Soils found on the property are mapped as Harstine gravelly sandy loam, 15-30% slopes and Kapowsin gravelly loam, 0-6% slopes. Both soils are considered moderately deep with a hardpan at about 30".

See attached Parker Soil Report for soil locations

Water – At the time of the initial site visit, June 20, 2016, there was no evidence of any surface water concerns. Horses are watered by water troughs filled with garden hoses. Water is procured from Emerald Heights Water System.

Livestock – As of the initial site visit on June 20, 2016, there three horses on the property.

Pasture - At the site visit on June 20, 2016, there were four pastures on the property. See Animal Waste Nutrient Balance Worksheet and Feed and Forage Balance for pasture sizes and estimated production. The pastures varied from fair condition to good condition.

Air - Presently, there was no odor concern on the property.

Wildlife Area – Approximately 4.5 acres of the property is excluded from livestock and is forested. Forested area is a mix of very well established conifers and deciduous trees with a healthy native understory.

CONSERVATION NEEDS AND ALTERNATIVES - See Conservation Plan Map for locations of proposed practices.

Some of the alternatives listed below may be eligible for financial assistance. To insure eligibility, Kitsap Conservation District must be notified before project initiation i.e. material purchase, design, installation.

WASTE MANAGEMENT

EXISTING SITUATION

As of the initial site visit on June 20, 2016, there were three horses on the property. There are no wetlands or streams on the property. The heavy use areas were clean of manure and surfaced with graveled or hard packed soil. Gutters on the barn carried roof runoff away from livestock use areas. The turn-out shed also has gutters, and there was no evidence of a mud concern. Collected manure is being stored on an uncovered pile near the southwest edge of field 3. There was no evidence of manure laden runoff entering the wooded area west of field 3. Manure is removed from the property twice a year by a neighboring crop farmer. Pasture production ranged from 0.7 ton per acre up to 1.4 ton per acre due to pasture conditions. It is estimated that, under current pasture conditions, approximately 133% of the pasture plant nitrogen needs are being met by livestock manure. See attached Animal Waste Nutrient Balance sheet for estimated production levels.

EFFECTS of miss- managed livestock manure and roof runoff.

- An uncovered manure pile or accumulation of manure contributes nutrients and bacteria to surface water through the processes of leaching and runoff.

ALTERNATIVES

Use Exclusion (472) – Excluding animals, people or vehicles from an area.

Purpose – To protect, maintain, or improve the quality and quantity of plants, soil, air and water, and improve aesthetics, human and animal health and safety.

- Due to Bremerton-Kitsap Health District ordinances, no hooved animals are allowed on drain fields.
- Follow Prescribed Grazing (528A) on pastures to maintain productivity and reduce compaction. See attached Prescribed Grazing worksheet.
- Confine animals to roofed areas or barns with heavy use areas and sacrifice fields during rainy season.

Waste Storage Facility (313) – A planned system in which all necessary components are installed for storing liquid and solid waste

Purpose – To store waste in a manner that prevents or minimizes degradation of air, soil, and water resources and protect public health and safety.

- Continue to use existing waste storage area, but cover with a tarp to comply with Kitsap County Health District Solid Waste Code

- Consider constructing a Waste Storage Structure to store livestock manure. KCD staff can offer assistance on sizing and designs if necessary.
- Do not spread manure onto ponded or saturated fields. Spread in accordance with nutrient management as described later in this plan. See attached Nutrient Management worksheet.

Roof Runoff Management (558) / Underground Outlets (620) – A facility for collecting, controlling, and disposing of runoff water from roofs.

Purpose – To prevent roof runoff water from flowing across concentrated waste areas, barnyards, roads, and alleys, and to reduce pollution and erosion, improve water quality, preventing flooding, improve drainage, and protect the environment.

- Maintain roof gutters and continue to outlet in to forested area south of barn.

Heavy Use Area Protection (561) - Protecting heavily used areas by surfacing with suitable materials to reduce muddiness and surface runoff that may lead to manure laden runoff, leaching of nutrients, and unhealthy livestock conditions.

Purpose – To stabilize urban, recreation or facility areas frequently and intensely used by people, animals, or vehicles.

- Continue to collect manure from confinement areas.

**Manure must be picked from heavy use areas and paddocks to prevent surface sealing which will lead to ponding and surface runoff.*

Nutrient Management (590) - Managing the amount, form, placement, and timing of applications of plant nutrients.

Purpose - To supply plant nutrients for optimum forage and crop yields, minimize entry of nutrients to surface and groundwater, and to maintain or improve chemical and biological condition of the soil.

- The proposed "**ANIMAL WASTE NUTRIENT BALANCE SHEET**" indicates, under good management conditions, proposed livestock manure will provide 44% of the nitrogen, 201% of the phosphorus, and 177% of the potassium needs of the pasture grasses. Due to the estimated nitrogen deficiency, collected manure may be used as a nutrient source and applied to pastures. The environmental hazard of future phosphorous buildup in soils can be evaluated using a P-Index, which the conservation district can run for you in the future, using soil test data and manure application rates.
- Consider spreading stored manure onto pastures April or May of each year or when conditions permit to provide plants with nutrients to maximize forage production. Apply nutrients in accordance with plant needs. This information will be provided as needed. It is suggested that a soil test be completed to determine nutrients in soil. If commercial fertilizer is applied, deduct nutrients in manure from recommended rates to avoid over application of nutrients.
- Exclude livestock from ponded fields and wet soils during the winter months to allow plants to maintain vigor and avoid overgrazing and soil compaction.
- A fall soil test is recommended to 'fine tune' nitrate application. See attached Nutrient Management worksheet.
- Do not apply wastes to surface water or excessively wet soils.

Cover Crop (340) – A crop of close-growing grasses, legumes, or small grain grown primarily for seasonal protection and soil improvement. It usually is grown for 1 year or less, except where there is permanent cover as in orchards.

Purpose - To control erosion during wet periods, allow nutrient uptake, provide filter for sediment and nutrient, add organic material to the soil, and improve infiltration, aeration, and tilth.

- In the fall of each year, overseed bare soil areas in fields with close-growing grasses, legume, or small grain to uptake nutrients and minimize soil erosion.

Pest Management (595) – Utilizing environmentally sensitive prevention, avoidance, monitoring and suppression strategies to manage weeds, insects, disease, animals and other organisms (including invasive and non-invasive species), that directly or indirectly cause damage or annoyance.

Purpose – Enhance quantity and quality of commodities. Minimize negative impacts of pest control on soil resources, water resources, air resources, plant resources, animal resources and/or humans.

- Integrated Pest Management (IPM) that strives to balance economics, efficiency and environmental risk shall be implemented. Washington State University Extension Bulletin 1786 provides information on IPM. This sustainable approach to pest control combines the use of prevention, avoidance, monitoring and suppression strategies, to maintain pest populations below economical damaging levels, to minimize pest resistance, and to minimize harmful effects of pest control on human and environmental resources. IPM suppression systems include biological controls, cultural controls and the judicious use of chemical controls. Information and fact sheets are available for commodity specific IPM at the following web-sites:

- <http://ipm.wsu.edu/>
- <http://pep.wsu.edu/>
- <http://wsprs.wsu.edu/CropProfiles.html>

PASTURE MANAGEMENT

EXISTING SITUATION:

At the site visit on June 20, 2016, there were four pastures on the property. All pastures were overgrazed due to continuous use. Pasture 1 was historically used as a sacrifice field, but has been recently reseeded with pasture grasses. Pasture 2 is older and well established with mostly a bentgrass/ bluegrass mix. Forage production is estimated at 1.4 ton per acre. Pasture 3 has similar grass species to pasture 2, but had a high percentage of bare soil areas. Forage production is estimated at 0.7 ton per acre. Pasture 4 is the shadiest pasture and had similar grass species as pastures 2 and 3. Forage production is estimated at 1.0 ton per acre. With good pasture management, all pasture has the potential to produce about 2.0 ton of forage per acre. See Animal Waste Nutrient Balance Worksheet and Feed and Forage Balance for pasture sizes and estimated production.

EFFECTS of inadequate pasture management

- Animal access to wet soils can cause soil compaction, divoting of sod cover, reduced plant growth and an increase in the presence of undesirable plant species.

- Uncontrolled grazing by animals can result in overgrazing. This causes a lack of plant vigor and growth, increases weed infestations and a reduction in forage production.
- A lack of an adequate vegetative cover in fields can result in a reduction in the filtering capacity and nutrient uptake of the grasses and soils and an increase in erosion.

ALTERNATIVES

Use Exclusion (472) – Excluding animals, people or vehicles from an area.

Purpose – To protect, maintain, or improve the quality and quantity of the plant, animal, soil, air, water, and aesthetics resources and human health and safety.

- Due to Bremerton-Kitsap Health District ordinances, no hooved animals are allowed on drain fields.
- Exclude livestock from saturated soils, ponded pastures or when grasses have been grazed down to heights explained in Prescribed Grazing (528A)
- Consider remove livestock from pastures during rainy periods during the winter months and confine to barns, sheds, sacrifice fields, or heavy use areas. This will avoid damaging pastures and will allow them to regrow following the summer grazing period.
- Limit livestock use of newly established pastures until grasses have a good root base. This can be determined by a "pull test". Grab and pull a handful of grass, if the roots are pulled out of the soil, it is too early for grazing.

Pasture and Hayland Planting (512) – Establishing and reestablishing long-term stands of adapted species of perennial, biennial, or reseeding forage plants.

Purpose – To reduce erosion, to produce high-quality forage, and to adjust land use.

- Allow livestock to graze pastures or mow to remove invasive weeds.
- If needed, overseed more heavily used areas of pastures with tall fescue or orchard grass at the rate of 30 pounds per acre in the fall to recreate a good stand of grasses as necessary. Landowner could consider tilling and reseeding all fields to a prescribed pasture mix to further improve forage production. See attached "PASTURE & HAYLAND RENOVATION FOR WESTERN WASHINGTON & OREGON" pamphlet for information on grass varieties and planting preparation. Exclude livestock from reseeded areas until plants are well established.
- Limit livestock use of newly established pastures until grasses have a good root base. This can be determined by a "pull test". Grab and pull a handful of grass, if the roots are pulled out of the soil, it is too early for grazing.

Prescribed Grazing (528A) – The controlled harvest of vegetation with grazing or browsing animals, managed with the intent to achieve a specified objective.

Purpose – This practice may be applied as part of a conservation management system to accomplish one or more of the following purposes:

- ❖ Improve or maintain the health and vigor of selected plant(s) and to maintain a stable and desired plant community.
- ❖ Provide or maintain food, cover and shelter for animals of concern.
- ❖ Improve or maintain animal health and productivity.
- ❖ Maintain or improve water quality and quantity.

❖ Reduce accelerated soil erosion and maintain or improve soil condition for sustainability of the resource.

- With good pasture management, proposed pastures could provide 5 tons (31%) of the estimated 16 tons of forage needs for the proposed livestock on the property. Due to the number of livestock, pastures will need to be managed at a very high level to meet Prescribed Grazing as described below. See attached Prescribed Grazing worksheet.

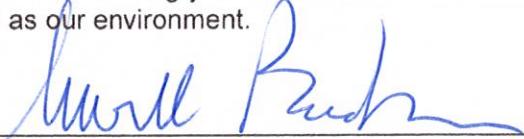
a) Rotational grazing -- To gain optimal usage from the grass it is important to minimize immediate regrowth of new growth and to utilize pastures as evenly as possible. Rotate livestock to another field while resting the previously grazed field. Turn livestock back in when grasses are 5-6" tall and remove animals when grasses are 2-3" tall or after a two-week period whichever comes first. Clip and harrow, if needed, after each grazing period. Clipping maintains grass at an even height and eliminates tall unpalatable grasses and weeds. Harrowing spreads manure droppings and minimizes uneven growth. See attached "LIVESTOCK FEED & FORAGE BALANCE WORKSHEET" for forage provided by pastures and for an estimate of hay which needs to be purchased.

b) Livestock exclusion -- (1) Exclude livestock from wet or ponded pasture areas to prevent compaction and muddiness. (2) Exclude livestock from pastures during rainy season.

c) Nutrient management -- If possible, apply manure in spring of each year evenly to pastures to meet nutrient needs and improve soil tilth. A soil test is suggested to see if any additional fertilization is needed. Remember to subtract nutrient amount applied in manure from amount suggested in soil test. Do not apply manure/fertilizer to open water area. A fall test is recommended to evaluate residual soil nitrogen level to further "fine tune" applications of nitrogen the following years.

CONCLUSION

This completes your current farm plan. This is a working document that can change as your objectives change. The plan serves as a record of decisions and provides a way of allowing you to track your progress. To the best of our ability, with either financial or technical assistance, we will assist you in the implementation of your farm plan. Thank you for giving us the opportunity to work with you. Maintaining your awareness of our natural resources will benefit you and your livestock as well as our environment.



Landowner

10/5/10

Date



Resource Planner

8/5/16

Date

Contents

- Conservation Plan Map
- Parker Soil Report
- Animal Waste Nutrient Balance
- Livestock Feed & Forage Balance Worksheet
- Nutrient Management worksheet
- Prescribed Grazing worksheet
- Pasture Renovation Recommendations

NOTE: NRCS Specification Sheets will be provided for each practice upon request.

USDA NATURAL RESOURCES CONSERVATION SERVICE

8/5/2016

ANIMAL WASTE NUTRIENT BALANCE

FOR: Parker

COUNTY: Kitsap

Scenario: Proposed

File Name: parker

By: BDS

Type of Animal	Waste Production				Animal #s	A.U.	Number of Days in System		Net Nutrients Available					
	N	P	K	Volume					Grazing			Confined		
	lb/day	lb/day	lb/day	cu ft/d			Grazing	Confined	N	P	K	N	P	K
Horse	0.28	0.05	0.19	1.0	3	1.00	365					113	42	184
Total ave. AU's:				3			TOTALS:					113	42	184

Nutrient Retention Value (%) (See tables at right)

	Nutrient Retention Value (%) (See tables at right)					
	Grazing			Confined		
Type of Loss	N	P	K	N	P	K
Storage Loss	100%	100%	100%	80%	85%	95%
Volatilization	75%	100%	100%	80%	100%	100%
Denitrification	100%	100%	100%	85%	100%	100%
Mineralization	81%	93%	98%	68%	90%	93%

Confinement Bedding & Manure Volume

Bedding Material	cu yds/yr
Shavings/bedding	
Manure	41
Total	41
Reduction factor	0.8
Total volume material	32

[illegible]

Fertilizer Value

Fertilizer Value		N	P	K
Total Nutrients Required/Yr for Crop Production on:	2.6 acres	255	21	104
Net Nutrients Available/Yr for Crop Production on:	2.6 acres	113	42	184
Total Excess Pounds of Nutrients on:	2.6 acres		21	80
	Per acre		8	31
Additional Pounds of Nutrients Needed on:	2.6 acres	142		
	Per acre	55		
Net Nutrients Available in Stored Waste, Annually:		113	42	184
Amount of Stored Nutrients/cubic yard available to apply to fields:		3.5	1.3	5.7
Net Nutrients Available from Grazing, Annually:				
Amount of Nutrients/acre in droppings, Assuming EQUAL Distribution:				
Percent of Nutrient Needs Supplied by Animals:		44%	201%	177%



Natural Resources Conservation Service

Nutrient Management

Specification 590

10/05

Parker

Operator	
Assisted by	Brian Stahl

Soil Type(s):

Parker

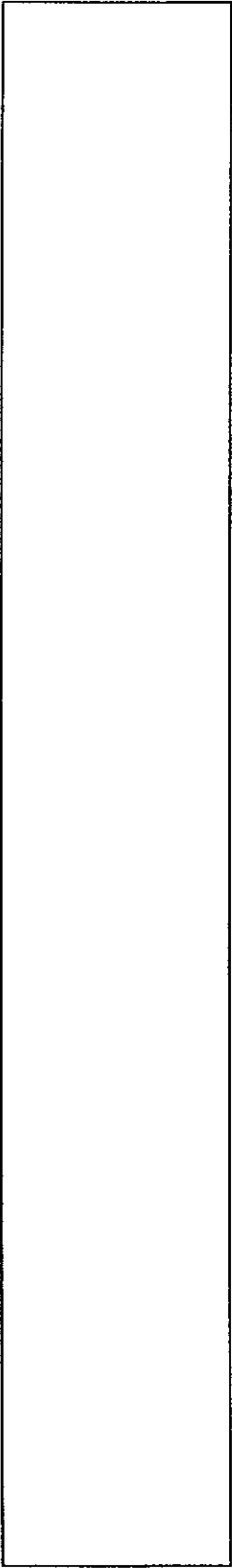
7

July 2016

v 2016

Tract(s): [

[illegible][illegible]



EM8832-E Table 4 Grass for hay or silage. Suggested interpretation for post-harvest soil nitrate-N (0 - 12-inch depth)

If post-harvest nitrate-N is less than 15 ppm N (greater than approximately 55 lb N/acre)
Continue present nitrogen management

If post-harvest nitrate-N is 15 - 30 ppm (approximately 55 - 105 lb N/acre)

Apply manure earlier in the growing season.

Keep records to document crop yield, dry matter, and crop Nitrogen removal. Total applied manure-N + fertilizer-N should be less than 125 % of the documented crop N

Check protein levels in forage. Grass crude protein greater than 21% is associated with increased potential for nitrate toxicity to cows.

Plan to reduce manure-N application by 10% - 25%

Improve whole farm nutrient balance.

If post-harvest nitrate-N is greater than 30 ppm N (greater than approximately 105 lb N/acre)

Apply manure earlier in the growing season. Reduce manure application after August 1.

Keep records to document crop yield, dry matter, and crop N removal. Total manure-N + fertilizer-N should be less than or equal to crop N removal. Even if calculated crop removal exceeds 400 lb N per acre, apply manure-N + fertilizer-N not to exceed 400 lb N per acre per year.

Consider reseeding or interseeding if grass yield is limited by poor stand or undesirable species.

Check protein levels in forage. Grass crude protein greater than 21% is associated with increased potential for nitrate toxicity to cows.

Plan to reduce manure-N application by 25% - 40%.

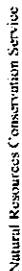
Consult experts to improve whole farm nutrient balance and reduce danger of nitrate toxicity to cows.

** May be changed to reflect a specific farm.

1	MLRA A2 - Droughty Soils
---	--------------------------

Vancouver & Lower Cowlitz Basins

* One AUM equals 900 lb of air-dry pasture forage or 660 lb of hay because of less wasted feed with hay



Specification 528a

5/03

Date: July 2016

5524 Lynwood Center

Livestock Types:

Horse					Total Air-Dry Ton Equivalents Grown as Forage/Year:	5
					Percentage of Annual Feed Needs Grown (Air-Dry Ton Equivalents):	32%

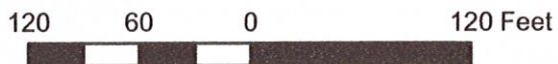
	October	November	December	January	February	March	April	May	June	July	August	September
	31%	15%	4%	15%	38%	61%	92%	80%	38%	4%	0%	4%

[illegible]

- Remove livestock whenever soils are saturated.
 - For fertilizer recommendations, see the Nutrient Management (590) specification sheet.
 - For weed control, monitor species and populations and control as needed. See the Pest Management (595) spec sheet, if included.
 - For fence locations and specifications, see the Fence (382) specification sheet, if included.
 - For wildlife grazing considerations, see Upland Wildlife Habitat Management Specification (645), if included.
- Other:



Brian Stahl
(360)204-5529 ext 112
June 2016



Newell & Saradel Parker
5524 Lynwood Center Rd
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United States
Department of
Agriculture

NRCS

Natural
Resources
Conservation
Service

A product of the National
Cooperative Soil Survey,
a joint effort of the United
States Department of
Agriculture and other
Federal agencies, State
agencies including the
Agricultural Experiment
Stations, and local
participants

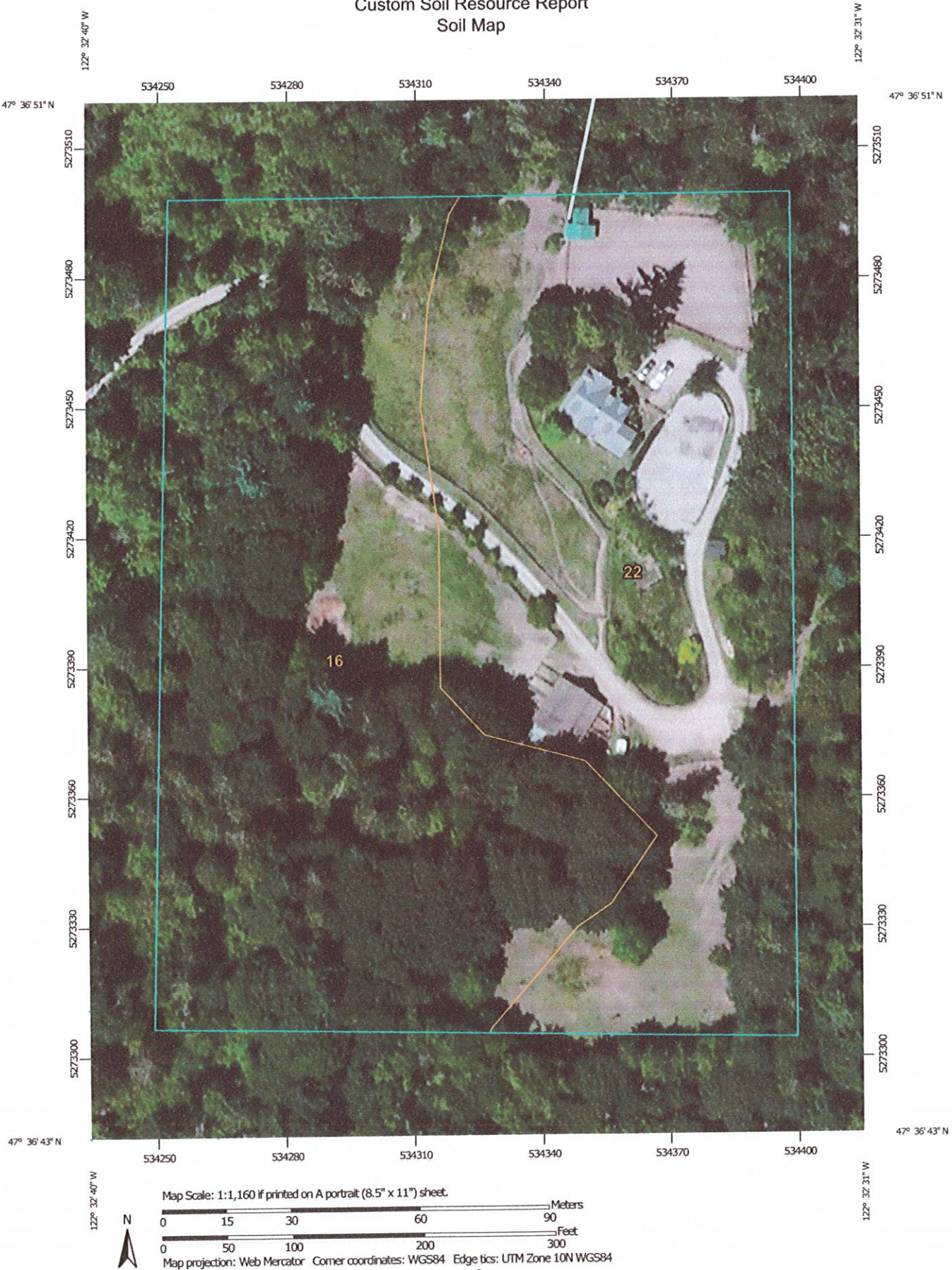
Custom Soil Resource Report for **Kitsap County Area, Washington**

Parker



June 21, 2016

Custom Soil Resource Report
Soil Map



Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (<http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/>) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (<http://offices.sc.egov.usda.gov/locator/app?agency=nrcs>) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

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How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil scientists classified and named the soils in the survey area, they compared the

individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

MAP LEGEND

	Area of Interest (AOI)		Spoil Area
	Area of Interest (AOI)		Stony Spot
	Soils		Very Stony Spot
	Soil Map Unit Polygons		Wet Spot
	Soil Map Unit Lines		Other
	Soil Map Unit Points		Special Line Features
	Special Point Features		
	Blowout		Water Features
	Borrow Pit		Streams and Canals
	Clay Spot		Transportation
	Closed Depression		Rails
	Gravel Pit		Interstate Highways
	Gravelly Spot		US Routes
	Landfill		Major Roads
	Lava Flow		Local Roads
	Marsh or swamp		Background
	Mine or Quarry		Aerial Photography
	Miscellaneous Water		
	Perennial Water		
	Rock Outcrop		
	Saline Spot		
	Sandy Spot		
	Severely Eroded Spot		
	Sinkhole		
	Slide or Slip		
	Sodic Spot		

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL: <http://websoilsurvey.nrcs.usda.gov>
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Kitsap County Area, Washington
Survey Area Data: Version 11, Sep 14, 2015

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jul 9, 2010—Aug 20, 2011

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map-unit boundaries may be evident.

Map Unit Legend

Kitsap County Area, Washington (WA635)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
16	Harstine gravelly ashy sandy loam, 15 to 30 percent slopes	3.7	51.5%
22	Kapowsin gravelly ashy loam, 0 to 6 percent slopes	3.4	48.5%
Totals for Area of Interest		7.1	100.0%

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If

Custom Soil Resource Report

intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Kitsap County Area, Washington

16—Harstine gravelly ashy sandy loam, 15 to 30 percent slopes

Map Unit Setting

National map unit symbol: 2rtvk
Elevation: 200 to 390 feet
Mean annual precipitation: 30 to 55 inches
Mean annual air temperature: 48 to 52 degrees F
Frost-free period: 180 to 200 days
Farmland classification: Farmland of statewide importance

Map Unit Composition

Harstine and similar soils: 90 percent
Minor components: 10 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Harstine

Setting

Landform: Ridges
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Side slope
Down-slope shape: Linear
Across-slope shape: Convex
Parent material: Sandy glacial drift with an influence of volcanic ash over dense glaciomarine deposits

Typical profile

O_i - 0 to 0 inches: slightly decomposed plant material
O_e - 0 to 1 inches: moderately decomposed plant material
Bw₁ - 1 to 6 inches: gravelly ashy sandy loam
Bw₂ - 6 to 14 inches: gravelly ashy sandy loam
Bw₃ - 14 to 22 inches: gravelly ashy sandy loam
Bw₄ - 22 to 32 inches: gravelly ashy sandy loam
2Cd₁ - 32 to 38 inches: gravelly loamy sand
2Cd₂ - 38 to 61 inches: gravelly loamy sand

Properties and qualities

Slope: 15 to 30 percent
Depth to restrictive feature: 20 to 39 inches to densic material
Natural drainage class: Moderately well drained
Capacity of the most limiting layer to transmit water (K_{sat}): Very low (0.00 to 0.00 in/hr)
Depth to water table: About 24 to 37 inches
Frequency of flooding: None
Frequency of ponding: None
Available water storage in profile: Low (about 4.2 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4e
Hydrologic Soil Group: C
Other vegetative classification: Limited Depth Soils (G002XN302WA)

Minor Components

Neilton

Percent of map unit: 5 percent
Landform: Outwash terraces
Landform position (three-dimensional): Riser
Down-slope shape: Linear
Across-slope shape: Linear

Indianola

Percent of map unit: 5 percent
Landform: Eskers, kames, terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear

22—Kapowsin gravelly ashy loam, 0 to 6 percent slopes

Map Unit Setting

National map unit symbol: 2t61w
Elevation: 50 to 900 feet
Mean annual precipitation: 30 to 50 inches
Mean annual air temperature: 48 to 52 degrees F
Frost-free period: 150 to 220 days
Farmland classification: All areas are prime farmland

Map Unit Composition

Kapowsin and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Kapowsin

Setting

Landform: Moraines
Landform position (two-dimensional): Toeslope, summit
Landform position (three-dimensional): Base slope
Down-slope shape: Convex
Across-slope shape: Linear
Parent material: Volcanic ash mixed with glacial drift over dense glaciomarine deposits

Typical profile

Ap - 0 to 7 inches: gravelly ashy loam
Bhs - 7 to 11 inches: gravelly ashy loam
Bs1 - 11 to 15 inches: gravelly ashy loam
2Bs2 - 15 to 25 inches: loam
3Bstm - 25 to 29 inches: loam
3Cd - 29 to 59 inches: gravelly loam

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Properties and qualities

Slope: 0 to 6 percent

Depth to restrictive feature: About 29 inches to densic material; About 25 inches to cemented horizon

Natural drainage class: Moderately well drained

Capacity of the most limiting layer to transmit water (Ksat): Very low (0.00 to 0.00 in/hr)

Depth to water table: About 11 to 24 inches

Frequency of flooding: None

Frequency of ponding: None

Available water storage in profile: Low (about 5.3 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 3s

Hydrologic Soil Group: B

Other vegetative classification: Limited Depth Soils (G002XF303WA), Limited Depth Soils (G002XN302WA)

Minor Components

Alderwood

Percent of map unit: 5 percent

Landform: Ridges, hills

Landform position (two-dimensional): Summit

Landform position (three-dimensional): Crest, tal

Down-slope shape: Linear, convex

Across-slope shape: Convex

Dupont

Percent of map unit: 2 percent

Landform: Depressions, troughs

Landform position (three-dimensional): Dip

Down-slope shape: Concave, linear

Across-slope shape: Concave

Norma

Percent of map unit: 2 percent

Landform: Depressions, drainageways

Landform position (three-dimensional): Dip

Down-slope shape: Concave, linear

Across-slope shape: Concave

Mckenna

Percent of map unit: 2 percent

Landform: Depressions, drainageways

Landform position (three-dimensional): Dip

Down-slope shape: Concave, linear

Across-slope shape: Concave

Harstine

Percent of map unit: 2 percent

Landform: Ridges

Landform position (two-dimensional): Summit

Landform position (three-dimensional): Crest

Down-slope shape: Linear

Across-slope shape: Convex

Custom Soil Resource Report

Neilton

Percent of map unit: 2 percent

Landform: Outwash terraces

Landform position (three-dimensional): Tread

Down-slope shape: Linear

Across-slope shape: Linear

Soil Information for All Uses

Suitabilities and Limitations for Use

The Suitabilities and Limitations for Use section includes various soil interpretations displayed as thematic maps with a summary table for the soil map units in the selected area of interest. A single value or rating for each map unit is generated by aggregating the interpretive ratings of individual map unit components. This aggregation process is defined for each interpretation.

Vegetative Productivity

Vegetative productivity includes estimates of potential vegetative production for a variety of land uses, including cropland, forestland, hayland, pastureland, horticulture and rangeland. In the underlying database, some states maintain crop yield data by individual map unit component. Other states maintain the data at the map unit level. Attributes are included for both, although only one or the other is likely to contain data for any given geographic area. For other land uses, productivity data is shown only at the map unit component level. Examples include potential crop yields under irrigated and nonirrigated conditions, forest productivity, forest site index, and total rangeland production under of normal, favorable and unfavorable conditions.

Yields of Non-Irrigated Crops (Component): Grass-legume pasture (AUM)

These are the estimated average yields per acre that can be expected of selected nonirrigated crops under a high level of management. In any given year, yields may be higher or lower than those indicated because of variations in rainfall and other climatic factors.

In the database, some states maintain crop yield data by individual map unit component and others maintain the data at the map unit level. Attributes are included in this application for both, although only one or the other is likely to contain data for any given geographic area. This attribute uses data maintained at the map unit component level.

The yields are actually recorded as three separate values in the database. A low value and a high value indicate the range for the soil component. A "representative" value

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indicates the expected value for the component. For these yields, only the representative value is used.

The yields are based mainly on the experience and records of farmers, conservationists, and extension agents. Available yield data from nearby areas and results of field trials and demonstrations also are considered.

The management needed to obtain the indicated yields of the various crops depends on the kind of soil and the crop. Management can include drainage, erosion control, and protection from flooding; the proper planting and seeding rates; suitable high-yielding crop varieties; appropriate and timely tillage; control of weeds, plant diseases, and harmful insects; favorable soil reaction and optimum levels of nitrogen, phosphorus, potassium, and trace elements for each crop; effective use of crop residue, barnyard manure, and green manure crops; and harvesting that ensures the smallest possible loss.

The estimated yields reflect the productive capacity of each soil for the selected crop. Yields are likely to increase as new production technology is developed. The productivity of a given soil compared with that of other soils, however, is not likely to change.

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 Map—Yields of Non-Irrigated Crops (Component): Grass-legume pasture (AUM)



MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

Soil Rating Polygons

 = 3.96

 Not rated or not available

Soil Rating Lines

 = 3.96

 Not rated or not available

Soil Rating Points

 = 3.96

 Not rated or not available

Water Features

 Streams and Canals

Transportation

 Rails

 Interstate Highways

 US Routes

 Major Roads

 Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL: <http://websoilsurvey.nrcs.usda.gov>
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Kitsap County Area, Washington
Survey Area Data: Version 11, Sep 14, 2015

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jul 9, 2010—Aug 20, 2011

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Table—Yields of Non-Irrigated Crops (Component): Grass-legume pasture (AUM)

Yields of Non-Irrigated Crops (Component): Grass-legume pasture (AUM)— Summary by Map Unit — Kitsap County Area, Washington (WA635)				
Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
16	Harstine gravelly ashy sandy loam, 15 to 30 percent slopes	3.96	3.7	51.5%
22	Kapowsin gravelly ashy loam, 0 to 6 percent slopes		3.4	48.5%
Totals for Area of Interest			7.1	100.0%

Rating Options—Yields of Non-Irrigated Crops (Component): Grass-legume pasture (AUM)*Crop:* Grass-legume pasture*Yield Units:* AUM*Aggregation Method:* Weighted Average*Component Percent Cutoff:* None Specified*Tie-break Rule:* Higher*Interpret Nulls as Zero:* Yes

Soil Properties and Qualities

The Soil Properties and Qualities section includes various soil properties and qualities displayed as thematic maps with a summary table for the soil map units in the selected area of interest. A single value or rating for each map unit is generated by aggregating the interpretive ratings of individual map unit components. This aggregation process is defined for each property or quality.

Soil Qualities and Features

Soil qualities are behavior and performance attributes that are not directly measured, but are inferred from observations of dynamic conditions and from soil properties. Example soil qualities include natural drainage, and frost action. Soil features are attributes that are not directly part of the soil. Example soil features include slope and depth to restrictive layer. These features can greatly impact the use and management of the soil.

Hydrologic Soil Group

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

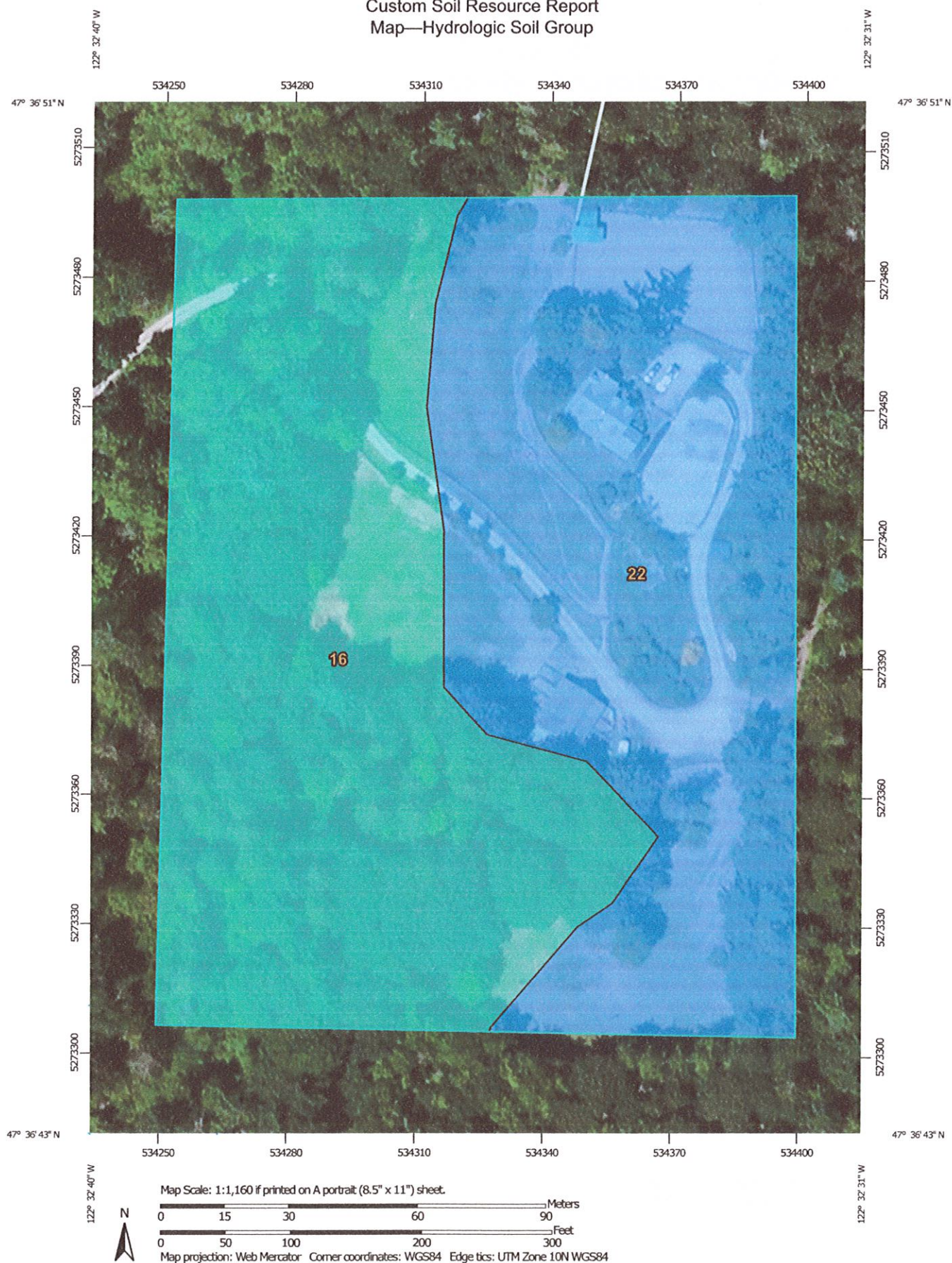
Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the

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surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Custom Soil Resource Report Map—Hydrologic Soil Group



Table—Hydrologic Soil Group

Hydrologic Soil Group— Summary by Map Unit — Kitsap County Area, Washington (WA635)				
Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
16	Harstine gravelly ashy sandy loam, 15 to 30 percent slopes	C	3.7	51.5%
22	Kapowsin gravelly ashy loam, 0 to 6 percent slopes	B	3.4	48.5%
Totals for Area of Interest			7.1	100.0%

Rating Options—Hydrologic Soil Group*Aggregation Method: Dominant Condition**Component Percent Cutoff: None Specified**Tie-break Rule: Higher*

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Tax Shift Estimate to Transfer from Commercial Farm & Ag to Open Space Traditional Farm

332502-4-001-2007 (Current Use = 3.5 Acres / Fully taxable home site = 1 acre)

PARKER, NEWELL & SARADEL

This estimate is based on the 2017 value and tax rate

Current Farm & Ag Exemption:

Current Market Land Value:	248,650
Current Taxable Land Value:	133,700
Improvement Value:	464,240
Total Taxable Value:	597,940
Current Rate:	10.165060
Current Tax Due:	<u>6,078</u>

Possibly Traditional Farm Exemption (-50%):

Current Use Market Land Value:	116,900
Potential Taxable Value (40%):	58,450
Homesite Value:	131,750
Improvement Value:	464,240
Total Taxable Value:	654,440
Current Rate:	10.165060
Projected Tax Due:	<u>6,652</u>

If property was fully taxable:

Market Land Value:	248,650
Taxable Value:	248,650
Improvement Value:	464,240
Total Market Value:	712,890
Current Rate:	10.165060
Possible Tax Due:	<u>7,247</u>

If transferred from Farm & Ag to Open Space Traditional Farm

Estimated annual tax increase: \$574

If removed from all exemption programs & the property becomes fully taxable

Estimated annual tax increase: \$1,168

Tax Shift Estimate to Transfer from Commercial Farm & Ag to Open Space Traditional Farm

332502-4-039-2003 (Current Use = 5.01)

PARKER, NEWELL & SARADEL

This estimate is based on the 2017 value and tax rate

Current Farm & Ag Exemption:

Current Market Land Value:	276,980
Current Taxable Land Value:	2,790
Improvement Value:	14,850
Total Taxable Value:	17,640
Current Rate:	10.165060
Current Tax Due:	<u>179</u>

Possibly Traditional Farm Exemption (-50%):

Current Use Market Land Value:	276,980
Potential Taxable Value (40%):	138,490
Homesite Value:	0
Improvement Value:	14,850
Total Taxable Value:	153,340
Current Rate:	10.165060
Projected Tax Due:	<u>1,559</u>

If property was fully taxable:

Market Land Value:	276,980
Taxable Value:	276,980
Improvement Value:	14,850
Total Market Value:	291,830
Current Rate:	10.165060
Possible Tax Due:	<u>2,966</u>

If transferred from Farm & Ag to Open Space Traditional Farm

Estimated annual tax increase: \$1,379

If removed from all exemption programs & the property becomes fully taxable

Estimated annual tax increase: \$2,787

CALL TO ORDER – Call to Order, Agenda Review, Conflict Disclosure
REVIEW OF MINUTES – June 26, 2017
PUBLIC COMMENT – Accept public comment on off agenda items
NEW/OLD BUSINESS
ADJOURN

CALL TO ORDER – Call to Order, Agenda Review, Conflict Disclosure

Chair J. Mack Pearl called the meeting to order at 7:00 PM. Commissioners in attendance were Jon Quitslund, William Chester, Michael Killion, Kimberly Osmond McCormick and Don Doman. Lisa Macchio was absent and excused. City Staff present were Planning Director Gary Christensen, Senior City Planners Jennifer Sutton and Christy Carr. Administrative Specialist Jane Rasely prepared minutes from meeting recording.

The agenda was reviewed. There were not any conflicts disclosed.

REVIEW OF MINUTES – June 26, 2017

Minutes were approved via a motion not captured on recording.

PARKER OPEN SPACE PUBLIC HEARING (PLN50837 OS)

Senior City Planner Jennifer Sutton gave an overview of the Parker's application reminding the Planning Commission they would provide a recommendation to City Council and County Land Commissioners about the change in tax classification. Ms. Sutton also mentioned the Parker's taxes would go up in the transfer of land from commercial farmland to traditional farmland.

Motion: I'd like to make the motion that we approve the Parker Open Space Plan presented.

Chester/Quitslund: Passed Unanimously.

PUBLIC COMMENT – Accept public comment on off agenda items

None.

SMP LIMITED GENERAL AMENDMENT – Introduction

Senior City Planner Christy Carr introduced some changes to the State review process for amendments that included a State joint review concurrently with the City's review. Ms. Carr also spoke about incorporating the Critical Areas Ordinance update into the Shoreline Master Program once Council had approved it. She also recapped the Geotech report provided by Herrera for the Critical Areas Ordinance.

DISCUSSION OF ADDING COMMISSION REVIEW OF SUBDIVISIONS

Planning and Community Development Director Gary Christensen led the conversation regarding the possibility of adding the Planning Commission to the subdivision permit application process citing new additions to the Land Use Element in the Comprehensive Plan update.

DISCUSSION OF ELECTION OF COMMISSION CHAIR & VICE-CHAIR

Chair Pearl mentioned they had missed their window of opportunity to elect a new chair and vice-chair in January 2017.

Motion: I move that you (J. Mack Pearl) continue until January.

Killion/Quitslund: Passed Unanimously

NEW/OLD BUSINESS

It was requested that Mark Epstein, the City's project manager for the STO trail and the bridge across Highway 305 attend a future meeting.

ADJOURN

The meeting was adjourned at 8:40 PM.

Approved by:

J. Mack Pearl, Chair

Jane Rasely, Administrative Specialist