

OPEN SPACE/OPEN SPACE TAX CLASSIFICATION APPLICATION PROCEDURE

In this packet:

- Application Procedure
- Land Use application
- Landowner/Agent Consent Form
- Site Analysis
- Example Site Plan
- Application For Classification or Reclassification as Open Space Land or Timber Land
- Open Space Open Space Program—Okanogan County Code, Chapter 14.08

WHAT TO SUBMIT:

- Fee
- Okanogan County Land Use Application
- Washington State Department of Revenue Application
- Name, address, phone number and signature of landowner or agent
- Site Plan
- Vicinity Map
- Total number of acres proposed for enrollment
- Noxious Weed Plan
- Copy of deed
- List of adjacent landowners within 300-feet of boundaries (obtain from Okanogan County Assessor's Office)
- Narrative statement about resources present (with verification by resource experts), and proposed rules of public access
- Certification of payment of all taxes, assessments, fees, fines, penalties, and/or judgments against property (obtain from Okanogan County Treasurer)

PROCESS:

1. Planning staff reviews application for completeness. If complete, the application is accepted (vested).
2. **Within 14-days of vesting an application**, the Planning staff will:
 - Set a date and time for a public hearing with the Regional Planning Commission,
 - Circulate notice of application and public hearing to property owners within 300-ft. of the property boundaries,
 - Circulate notice of application and public hearing to county, state, and federal agencies for a **30-day comment period**, and
 - Submit notice of application and public hearing to Okanogan County's designated newspaper and one newspaper in the area which the application is proposed.
3. **At Least 10-Days prior to the public hearing**, planning staff shall:
 - Transmit a written report, to the Regional Planning Commission, including summary of comments, conditions, findings of fact, and recommended public benefit rating.
4. **At the Public Hearing**, the Regional Planning Commission shall:
 - Recommend a public benefit rating and conditions,
 - Table and continue,
 - Request additional information, or
 - Recommend denial of the application.

5. **Within 30-days following the Commission's recommendation**, the Board shall, at a public meeting:
 - Set a public benefit rating and necessary conditions,
 - Table and continue,
 - Request additional information, or
 - Deny the application.

6. After approval, an **Open Space Taxation Agreement** is signed between land owner and Commissioners. The Agreement must be filed with Auditor's Office 60 days prior to the following tax year.

Please contact Planning staff if you have detailed questions about application content or process.

Statement of Adjacent Landowners Submitted

As the project applicant or agent I understand that before the Okanogan County Planning Department can vest or continue to process my application as complete I must submit a complete list of all adjacent landowners within 300 feet of the exterior boundaries of the parcel of property on which the proposed project is to take place. This list shall include the name, mailing address and parcel number of the owner/taxpayer. These project applications shall include Short Subdivisions, Short Subdivision Alterations or Vacations, Open Space Timber, Open Space/Open Space, Re-Zones (PD's & PDR's), Zoning Code Amendments, Binding Site Plans and Substantial Shoreline Development Permits.(see example A on reverse side)

Application for a Conditional Use Permit, Variance, Long Subdivision or a Long Subdivision Alteration has the same requirements as above however the complete list of adjacent landowners shall include landowners within 300 feet of any and all land owned by the project proponent that is adjacent to the project parcel. The complete list of adjacent owners of private and/or public lands will be listed as such owner/taxpayer appear on the records of the Okanogan County Assessor. For adjacent properties outside of Okanogan County, the appropriate County Assessor data shall be used. (see example B on reverse side)

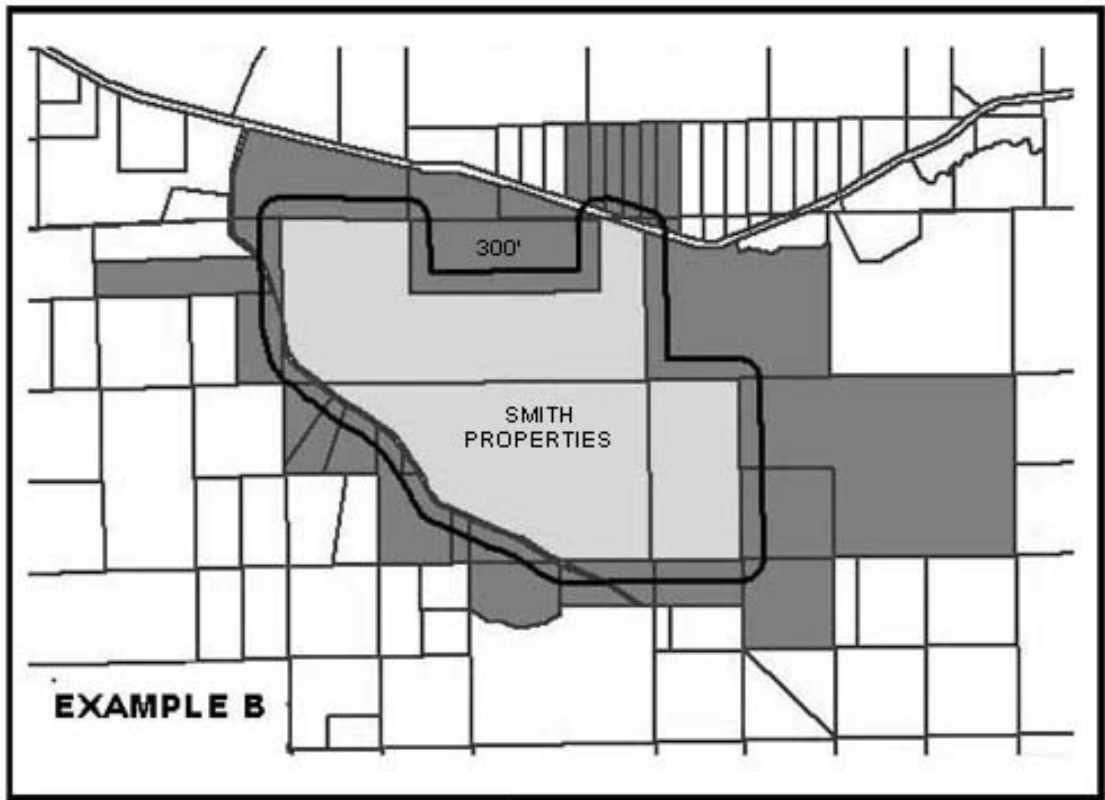
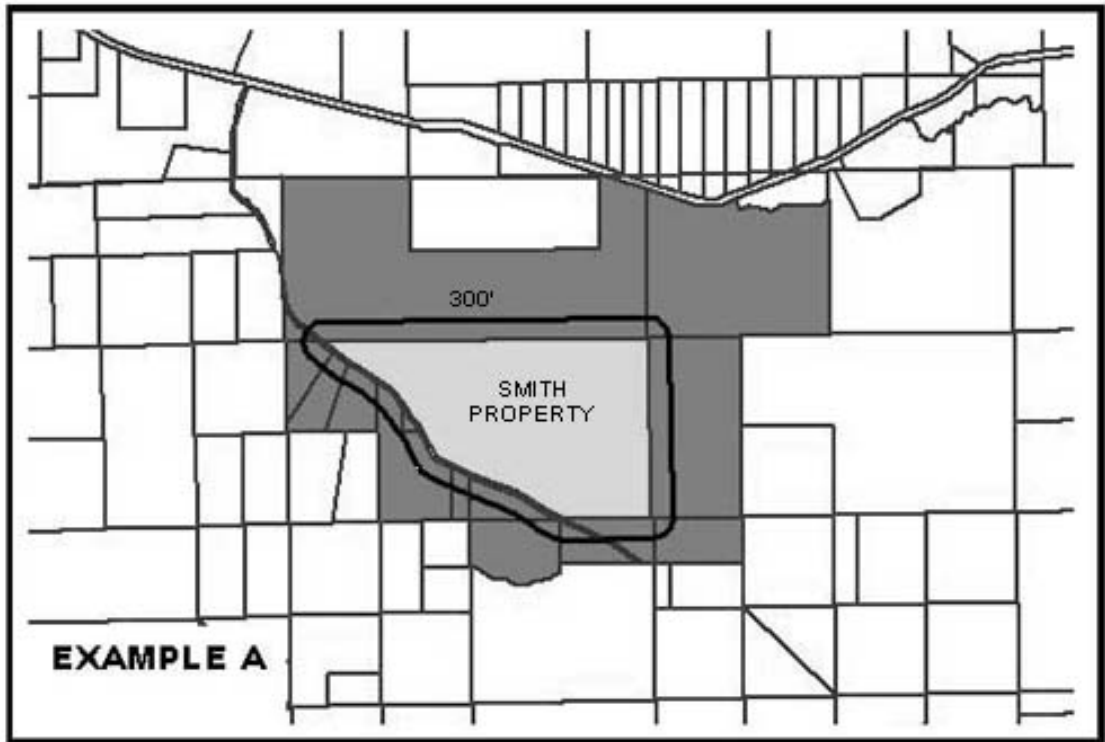
As project applicant or agent I understand that any errors or omissions in the information provided by me may be cause for delays to my project. These delays may include the re-scheduling of my hearing by any Board or Body hearing such application. There may also be additional fees charged to me to cover the cost of re-advertising for notice of a public hearing to all adjacent land owners and publishing of such public hearing in local newspaper(s). Manufacturing and mailing of new posting signs and additional costs to reconvene the appropriate Board hearing the application may also be charged.

By signing below, I acknowledge that I have read and understand the above, and acknowledge the effects of incorrect or incomplete information.

Signature: _____

Landowner taxpayer agent surveyor (circle one)

Date: _____





LAND USE APPLICATION FOR CITIES, COUNTIES AND THE COLVILLE CONFEDERATED TRIBES

(The City/County/Tribes may require that additional application forms be completed)



PROJECT TITLE: _____

THIS APPLICATION IS FOR (check one):

<input type="checkbox"/> Building Permit	<input type="checkbox"/> Short Form Development Permit	<input type="checkbox"/> Variance	<input type="checkbox"/> Conditional Use Permit (CUP)	<input type="checkbox"/> Short Subdivison (4 or fewer lots)	<input type="checkbox"/> Subdivison (5 or more lots)
<input type="checkbox"/> Binding Site Plan	<input type="checkbox"/> Petition for Rezone or Code Amendment	<input type="checkbox"/> Planned Development	<input type="checkbox"/> Flood Plain Development Permit	<input type="checkbox"/> Shoreline Development Permit or Exemption	<input type="checkbox"/> Other (specify) _____ _____

Total Fees \$ _____ **Receipt #** _____

APPLICANT INFORMATION:

Name: _____
 E-911 Address: _____
 City/State/Zip: _____
 Phone: _____

SURVEYOR OR AGENT INFORMATION:

Name: _____
 Address: _____
 City/State/Zip: _____
 Phone: _____

NAME AND ADDRESS OF PROPERTY OWNER, IF DIFFERENT FROM APPLICANT ABOVE:

Name: _____ Address: _____
 City/State/Zip: _____ Phone: _____

CHECK ONE: Colville Tribal Member (Enrollment number _____) OR Non Tribal Member

CHECK ONE: Within the boundaries of the Reservation OR Outside the boundaries of the Reservation
 TOWNSHIP _____ RANGE _____ SECTION _____

CHECK ONE: Trust land [allotment number(s)] 101-- _____ 101-- _____
 Fee Land {10 digit parcel number(s)} _____

This property is located within the _____ ZONING DISTRICT

↓FOR OFFICIAL USE ONLY↓

After reviewing all relevant information about this land use application, the reviewing agencies hereby agree that
 The Colville Tribes Okanogan County/ Municipality of _____ will be the permitting agency.

Signature _____
 Authorized Colville Tribal Representative

Date _____

Signature _____

Date _____

PROJECT INFORMATION:

Brief Description of Proposal (kind of use, size, # of units, method of water supply and sewage disposal, etc.):

General Description (miles from nearest town, water body, highway, etc. Vicinity map may be attached):

Current Land Use _____ Comprehensive Plan _____

Shoreline _____ Flood Zone _____

Zoning Designations: _____

Name of Irrigation District: _____

Electrical Service Provider: _____

Name of Water System: _____

Name of Local Telephone Company: _____

Point of Legal Access (existing or proposed):

Please attach any other plans, specifications, or information as required by ordinance or guidelines.

Please see specific site plan requirements for Okanogan County applications.

SIGNATURE BLOCK

I am the applicant name on the reverse and hereby state that the foregoing information, and all information attached hereto, is true to the best of my knowledge.

Signature _____ Date _____



Application for Classification or Reclassification as Open Space Land or Timber Land for Current Use Assessment Under Chapter 84.34 RCW

File With The County Legislative Authority

Name of Applicant: _____ Phone No: _____

Address: _____

Property Location: _____

1. Interest in property: Fee owner Contract purchaser Other (Describe)

2. Assessor's Parcel or Account Number: _____

Legal description of land to be classified: _____

3. Land classification that is being sought: Open Space Timber Land

NOTE: A single application may be made for both **open space and timber land**, but a separate legal description must be furnished for each area that **classification is being sought**.

4. Total acres in application: _____

5. Open Space Classification

Number of acres: _____

6. Indicate what category of open space this land will qualify for:

- Open space zoning
- Conserve and enhance natural or scenic resources
- Protect streams or water supply
- Promote conservation of soils, wetlands, beaches or tidal marshes
- Enhance public recreation opportunities
- Enhance value to public of abutting or neighboring parks, forests, wildlife preserves, nature reservations or sanctuaries or other open space
- Preserve historic sites
- Preserve visual quality along highway, road, and street corridors or scenic vistas
- Retain in natural state tracts of one (1) or more acres in urban areas and open to public use as reasonably required by granting authority
- Farm and agricultural conservation land as defined in RCW 84.34.020(8)

7. Timber Land Classification

Number of acres: _____

Definition: "Timber land" means any parcel of land that is five or more acres or multiple parcels of land that are contiguous and total five or more acres which is or are devoted primarily to the growth and harvest of forest crops for commercial purposes. "Timber land" means land only and does not include a residential home site. The term includes land used for incidental uses that are compatible with the growing and harvesting of timber but no more than ten percent of the land may be used for such incidental uses. It also includes the land on which appurtenances necessary for the production, preparation, or sale of the timber products exist in conjunction with land producing these products.

A timber management plan shall be filed with the county legislative authority either (a) when an application for classification as timber land pursuant to this chapter is submitted; (b) when a sale or transfer of timber land occurs and a notice of classification continuance is signed; or (c) within sixty days of the date the application for reclassification under this chapter is received. The application for reclassification will be accepted but not processed until the timber management plan is received. If the timber management plan is not received within sixty days of the date the application for reclassification is received, the application for reclassification shall be denied. If circumstances require it, the county assessor may allow in writing an extension of time for submitting a timber management plan when an application for classification or reclassification or notice of continuance is filed. When the assessor approves an extension of time for filing the timber management plan, the county legislative authority may delay processing an application until the timber management plan is received. If the timber management plan is not received by the date set by the assessor, the application or the notice of continuance shall be denied.

8. Submit a copy of your timber management plan with this application.

A timber management plan will include the following elements:

- a) a legal description of, or assessor's parcel numbers for, all land the applicant desires to be classified or reclassified as timber land,
- b) date or dates of acquisition of the land,
- c) a brief description of timber, or if harvested, the owners plan for restocking,
- d) whether there is a forest management plan for the land,
- e) if so, the nature and extent of implementation of the plan,
- f) if land is used for grazing,
- g) whether the land has been subdivided or a plat filed with respect to the land,
- h) whether land and applicant are in compliance with restocking, forest management, fire protection, insect and disease control, etc.,
- i) whether the land is subject to forest fire protection assessments pursuant to RCW 76.04.610,
- j) whether the land is subject to a lease, option, or other right that permits it to be used for a purpose other than growing and harvesting timber,
- k) a summary of past experience and activity of the applicant in growing and harvesting timber,
- l) a summary of current and continuing activity of the applicant in growing and harvesting timber,
- m) a statement that the applicant is aware of the potential tax liability involved when the land ceases to be classified as timber land.

9. Describe the present improvements on this property (buildings, etc.).

10. Is this 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.

NOTICE: The assessor may require owners to submit pertinent data regarding the use of classified land.

Open Space Land Means:

- (a) Any land area so designated by a comprehensive land use plan adopted by a city or county authority, or
- (b) Any land area, in which the preservation in its present use would:
 - (i) Conserve and enhance natural or scenic resources,
 - (ii) Protect streams or water supply,
 - (iii) Promote conservation of soils, wetlands, beaches or tidal marshes,
 - (iv) Enhance the value to the public of abutting or neighboring parks, forests, wildlife preserves, nature reservations or sanctuaries or other open space,
 - (v) Enhance recreation opportunities,
 - (vi) Preserve historic sites,
 - (vii) Preserve visual quality along highway, road, and street corridor or scenic vistas, or
 - (viii) Retain in its natural state tracts of land not less than one acre situated in an urban area and open to public use on such conditions as may be reasonably required by the granting authority.
- (c) Or, any land meeting the definition of "farm and agricultural conservation land".

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" or "Timber 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.
 - (c) A penalty of 20% shall be applied to the additional tax if the classified land is applied to some other use except through compliance with the property owner's request for withdrawal process, or except as a result of those conditions listed in (2) below.

2. The additional tax, interest, and penalty specified in (1) above 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 homesite).
 - (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 fee interest or a conservation easement for the riparian open space program under RCW 76.09.040.
 - (k) The sale or transfer of land within two years after the death of the owner of at least a fifty percent interest in the land if the land has been assessed and valued as designated forest land under chapter 84.33 RCW, or classified under this chapter 84.34 RCW continuously since 1993. The date of death shown on the death certificate is the date used.

Affirmation

As owner(s) of the land described in this application, I hereby indicate by my signature that I am aware of the potential tax liability involved when the land ceases to be classified under provisions of Chapter 84.34 RCW. I also declare under the penalties for false swearing that this application and any accompanying documents have been examined by me and to the best of my knowledge it is a true, correct, and complete statement.

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).

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

All owners and purchasers must sign.

FOR LEGISLATIVE AUTHORITY USE ONLY

Date application received: _____ By: _____

Amount of processing fee collected \$ _____ Transmitted to: _____ Date: _____

FOR GRANTING AUTHORITY USE ONLY

Date received: _____ By: _____

Application approved Approved in part Denied Owner notified of denial on: _____

Agreement executed on: _____ Mailed on: _____

For tax assistance, visit <http://dor.wa.gov/content/taxes/property/default.aspx> or call (360) 570-5900. To inquire about the availability of this document in an alternate format for the visually impaired, please call (360) 705-6715. Teletype (TTY) users may call 1-800-451-7985.