

**Qualifying Criteria and Scoring Sheet for Open Space Land**

**Applicant** Teitzel/Omage

Applications must include a management plan identifying the measures that will be taken to ensure the land is preserved in its current use. Agricultural conservation plans must identify steps that will be taken to preserve the land for a return to commercial agriculture. Applicants must select the preservation category or categories for which they are applying and score a minimum of three points in one category to qualify. Qualifying criteria chosen under one category may not be duplicated under a second category. Each point represents a 10% reduction from market value of the land with a maximum award of 8 points, if the application is approved.

**Application is made for Open Space Land because, preserved in its current use, the land would:**  
**(THIS SECTION IS FOR OPEN SPACE LAND ONLY – NOT FOR OPEN SPACE FARM & AGRICULTURE CONSERVATION LAND)**

**Conserve and enhance natural or scenic resources.**

- Land is zoned for open space or identified as a natural resource area by a comprehensive official land use plan adopted by the county or city.
- Land is adjacent to a scenic highway or scenic vista and preserves views visually significant to the aesthetic character of the county, such as commercial forest and agricultural land or seasonal farm activities.
- Land prevents encroachment of urban development into commercial forest and agricultural areas.
- Land provides an unrestricted view of a mountain, river, lake, dam reservoir, or designated wetland.
- Land provides habitat for unique or critical wildlife or native plants.
- Land is located in a big game animal migration corridor and provides essential wildlife habitat.
- Land preserved in its natural state provides an intervening space for a regulated wetland with an open water component, and provides plant and wildlife habitat.
- A wildlife habitat management plan has been prepared by a qualified critical area professional pursuant to Chapter 17.35 LCC.
- Limited public access is provided.

**Total Points**

**Protect streams or water supply, including stream corridors, aquifers and aquifer recharge areas.**

- Land is zoned for open space or identified as a natural resource area by a comprehensive official land use plan adopted by the county or city.
- All or a majority of the land provides an area of flood storage during a flood.
- Land preserved in its natural state provides a riparian buffer pursuant Chapter 17.35 LCC along a river or stream.
- Land abuts a stream or river where a change in land use could cause damage from run-off, siltation, infiltration, or other developments potentially jeopardizing surface or ground water quality.
- Land provides habitat for unique or critical wildlife or native plants.
- Land provides unique opportunities to study and conserve natural areas for floodplain management.
- Land preserved in its natural state provides an intervening space for a regulated wetland with an open water component, and provides plant and wildlife habitat.
- Limited public access is provided.

**Total Points**

**Promote conservation of soils, wetlands, or beaches.**

- Land is zoned for open space or identified as a natural resource area by a comprehensive official land use plan adopted by the county or city.
- Preservation of the natural area protects beaches and natural shoreline area.
- The site provides unique opportunities to observe study and preserve specific natural or manmade wetland management area.
- A college or public school has contracted to use the land for promotion of land conservation principles using curriculum approved by the school.
- Land provides habitat for unique or critical wildlife or native plants.
- Limited public access is provided.

**Total Points**

**Total Points Awarded** \_\_\_\_\_ **PBRS Committee Member** \_\_\_\_\_ **Date** \_\_\_\_\_

**Enhance the value to the public of neighboring parks, forests, dedicated wildlife preserves, nature sanctuaries, or other designated open space, and enhance public recreational opportunities.**

- Land is zoned for open space or identified as a natural resource area by a comprehensive official land use plan adopted by the county or city.
- Land is within ¼ mile of land designated in an adopted park and recreation plan for additional recreational activities.
- Land is contiguous to an existing public park, forest, dedicated wildlife preserve, dedicated nature reservation or sanctuary, interpretive center, or visitor's center.
- Land provides intervening space between developed areas and adjacent highly used recreation areas, such as a municipal or county park or golf course.
- Land provides low intensity public recreational opportunities for non-motorized access, picnicking, and tent camping.
- Public access is provided.

**Total Points**

**Preserve historic sites.**

- Land is listed on the state and/or national historic registry.
- Land is part of an on-going archaeological research area.
- Limited public access is allowed.

**Total Points**

**Retain in its natural state tracts of land not less than one acre situated in an urban area with limited or greater public access.**

- Land is zoned for open space or identified as a natural resource area by a comprehensive official land use plan adopted by the county or city.
- Preservation of the current land use provides passive recreational uses such as bird watching, nature trails, and observation areas of other natural wildlife habitat in urban areas.
- Use of the land is open to the public with no exclusions on the basis of membership.
- Preservation of the land provides a unique opportunity for wetland management, floodplain management, and/or wildlife management in an urban setting.
- Land currently provides habitat for unique or critical wildlife or native plants.

**Total Points**

**(THIS SECTION IS FOR OPEN SPACE FARM & AGRICULTURE CONSERVATION LAND ONLY.)**

**Protect traditional farm and agricultural land and soils from irrevocable conversion to non-open space program uses, and maintain the land in a condition that allows immediate resumption of commercial farm and agricultural uses. Category 1 - less than five acres in size.**

- Farm and agricultural conservation land area is less than five acres, but more than two acres.
- Land is designated in the Lewis County comprehensive plan as agriculture, rural residential (RDD-1 or RDD-2), forestry open space, or is zoned AF, AG-38 or forestry recreational.
- Land and soils are mapped and defined by the USDA Natural Resources Conservation Services as Class 1, 2 or 3.
- The site has been classified as commercial farm and agriculture land as defined in RCW 84.34.020(2) for five or more years.

**Total Points**

**Protect traditional farm and agricultural land and soils from irrevocable conversion to non-open space program uses, and maintain the land in a condition that allows immediate resumption of commercial farm and agricultural uses. Category 2 - five acres or larger tracts.**

- The site contains more than five acres capable of being returned to commercial agricultural production.
- There are no sanitary sewer services adjacent to the land, and the property is not within an adopted sewer service area plan.
- Land and soils are mapped and defined by the USDA Natural Resources Conservation Service as Class 1,2,3,4 and/or 5; and the land is located outside the boundaries of any urban area identified in the Lewis County comprehensive plan, or outside any urban growth management area approved by the board and city.
- The land has a documented history of commercial agricultural production, and has potential for returning to commercial agricultural production at any time.
- A college or public school has contracted to use the land for promotion of land conservation principles, and the curriculum has been approved by the contracted school.

**Total Points**



Pitzer Rd

North fork Rd

SCALE: 1 in = 400 ft

Date: NOV-30-2010



FILE: DWK\_18.pdf  
AME: MapquestHybridSat

LEWIS COUNTY ASSESSOR'S MAPPING

Section 18  
Township 13 N Range 01 W

Map for Locating Property Only  
Measurements Not Guaranteed  
Scale May Change When Printed  
Road centerline from mobile GPS, Lewis Co.  
PLSS lines modified from WA Dept. Nat. Res.  
2008 digital orthophoto from WA Dept. Nat. Res.  
& adjusted to the GPS roads & PLSS lines.

afn 3250

17030-5

5

Area in Application  
is south of  
line.

17

NEW AUKUM

170

RIVER

17017 3

Lewis County, Washington  
DEPARTMENT OF COMMUNITY DEVELOPMENT

**Staff Report on Application for Open Space Reclassification  
Under the Provisions of Lewis County Code 17.140.090**

Applicant Name: Karen Teitze & Javene Omage  
 TAX PARCEL: 17030-5  
 Total Acres: 31.73  
 Current Land Use Zoning (LCC 17): ARL

**Furtherance of the Objectives of Chapter 17.30 LCC Resource Lands:**

*"The purpose of this chapter is to identify and conserve long-term commercially significant forest, agricultural and mineral resource lands designated pursuant to this chapter as required by the Growth Management Act of 1990...to conserve resource lands and protect human health and safety."*

1. FEMA Flood Zone: ABC
2. Population Zone: NW , SW , Mid-County , Gateway
3. Soil Type:

	SCS#:	SCS Name:	Hydric		Class:
			Yes	No	
a.	<u>173</u>	<u>Reed</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>II</u>
b.	<u>48</u>	<u>Chehalis</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<u>II</u>
c.	<u>148</u>	<u>Newberg</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<u>I</u>
d.					

4. Mapped NWI wetlands: Yes  No
5. Water Type: None S Fa Fb Np Ns or if zoned ARL, None 1 2 3 4 5
6. Shoreline Jurisdiction? No  Yes  Environment Rural
7. Sensitive Wildlife Habitat? No  Yes  Type Birds
8. Geological Hazards? Slopes > 30%: Yes  No ; Slide Area: Yes  No
9. Proximity of Resource Lands:
  - a. Forestry Resource Lands within 500 feet? Yes  No
  - b. Mineral Resource Lands within 1320 feet? Yes  No
  - c. Agricultural Resource Lands within 1320 feet? Yes  No

10. Would approval of this application further the objectives of LCC 17.30 Resource Lands? Yes

Consistency with the Lewis County Comprehensive Plan:

Natural Environment Sub Element, Page 4-61

GMA Requirements (9) *Open space and Recreation—Encourage the retention of open space and development of recreational opportunities, conserve fish and wildlife habitat, increase access to natural resource lands and discourage incompatible land uses.*

*Open Space Goals: The County recognizes the importance of open space corridors linking regions of the county and providing physical and visual relief to the built environment. In Lewis County the character of rural Lewis County is derived from its association with large acreage of lands in both the eastern and western portions of the county which are either park, wilderness or resource lands. Connecting these large blocks of land are corridors which flow to and through both the rural and urban areas, defining and separating the developed lands, defining the cities, and providing access and habitat for wildlife. The corridors follow the stream and river valleys and are comprised of steep slopes, agricultural resource land and flood hazard areas. Unlike park and recreation areas, open space lands may be either public or private ownership and are often to generally available to public access.*

Relevant Natural Environment Policies:

*NE 4.2 Encourage the preservation of natural buffers along the County's rivers, lakes and streams.*

*NE 4.3 Encourage the preservation of wetlands, open lands, and habitat areas for the benefit of the county's indigenous fish and wildlife and quality of life of county residents.*

Would approval of this application be consistent with the Lewis County Comprehensive Plan?

Yes

**Recommended conditions to assure conformity with any applicable zoning, the comprehensive plan, the neighborhood, and other applicable regulations:** \_\_\_\_\_

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**Change of Classification or Use**  
(Chapters 84.33 and 84.34 RCW)

Tax Code: \_\_\_\_\_

County: LEWIS

**File With County Assessor**

**Applicant(s) name and address:**  
Karen Fay Teitzel & Javene Adele Omage  
183 Teitzel Rd. B  
Centralia, WA 98531

Phone No: 509-738-2997 (JAVENE)

**Land subject to this application (legal description):**  
Section 18 Township 13N Range 01W -- PT S2 BEING LOT  
5 OF ROS AFN 3259194

**Assessor's Parcel or Account No:**  
17030-5

**Auditor's File No. on original application:**  
\_\_\_\_\_

**Change of Classification**  
(Check appropriate box)

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

- Timber land as provided under RCW 84.34.020(3). (Attach completed form REV 64 0021 and a timber-management plan.)
- Open Space land as provided under RCW 84.34.020(1). (Attach completed form REV 64 0021)  
*ALSO PLEASE SEE ATTACHED MANAGEMENT PLAN & PARCEL MAP*
- Forest Land classification under Chapter 84.33 RCW. (Attach completed form REV 62 0021)
- Farm and Agricultural Conservation land as provided in RCW 84.34.020(1)(c). (Attach completed form REV 64 0021)

The land is classified as Open Space Farm and Agricultural Conservation land under RCW 84.34.020(1)(c) and I hereby request reclassification to:

- Farm and Agricultural land under RCW 84.34.020(2).

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

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

**NOTE: If request to change classification is approved, no additional tax or penalty will be imposed.**  
Requests to transfer from Forest Land designation under provisions of Chapter 84.33 RCW to Current Use classification under Chapter 84.34 RCW should be made on REV 64 0038.

**Attachment:**

- LEWIS 62 0021
- REV 64 0021
- LEWIS 64 0024

## General Information

**RECLASSIFICATIONS:** are defined in RCW 84.34.070(2) as follows:

- (2) The following reclassifications are not considered withdrawals or removals and are not subject to additional tax under RCW 84.34.108:
- (a) Reclassification between lands under RCW 84.34.020(2) and (3);
  - (b) Reclassification of land classified under RCW 84.34.020(2) or (3) or Chapter 84.33 RCW to open space land under RCW 84.34.020(1);
  - (c) Reclassification of land classified under RCW 84.34.020(2) or (3) to forest land classified under Chapter 84.33 RCW; and
  - (d) Reclassification of land classified as open space land under RCW 84.34.020(1)(c) and reclassified to farm and agricultural land under RCW 84.34.020(2) if the land had been previously classified as farm and agricultural land under RCW 84.34.020(2).
- (3) Applications for reclassification shall be subject to applicable provisions of RCW 84.34.035, 84.34.037, 84.34.041, and Chapter 84.33 RCW.
- (4) The income criteria for land classified under RCW 84.34.020(2)(b) and (c) may be deferred for land being reclassified from land classified under RCW 84.34.020(1)(c) or (3), or Chapter 84.33 RCW into RCW 84.34.020(2)(b) or (c) for a period of up to five years from the date of reclassification. [1992 c 69 §10]

**FARM AND AGRICULTURAL CONSERVATION LAND:** is defined in RCW 84.34.020(8)(a & b) as follows:

- (8) "Farm and agricultural conservation land" means either:
- (a) Land that was previously classified under subsection (2) of this section, that no longer meets the criteria of subsection (2) of this section, and that is reclassified under subsection (1) of this section; or
  - (b) Land that is traditional farmland that is not classified under Chapter 84.33 or 84.34 RCW, that has not been irrevocably devoted to a use inconsistent with agricultural uses, and that has a high potential for returning to commercial agriculture. [1992 c 69 § 4]

And also defined in RCW 84.34.037(2)(c) as follows:

- (c) Whether granting the application for land applying under RCW 84.34.020(1)(c) will
  - (i) either preserve land previously classified under RCW 84.34.020(2) or preserve land that is traditional farmland and not classified under Chapter 84.33 or 84.34 RCW, (ii) preserve land with a potential for returning to commercial agriculture, and (iii) affect any other factors relevant in weighing benefits to the general welfare of preserving the current use of property.

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

Javene A. Orage 11-30-10  
Karen F. Teitzel 12-5-10

Date 12-5-10

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: Karen Fay Teitzel & Javene Adele Omage

Phone No: \_\_\_\_\_

Address: 183 Teitzel Rd. B, Centralia, WA 98531

Property Location: 0 North Fork Rd., Chehalis, WA

1. Interest in property: <input checked="" type="checkbox"/> Fee owner <input type="checkbox"/> Contract purchaser <input type="checkbox"/> Other (Describe) _____
2. Assessor's Parcel or Account No.: <u>17030-5</u>
Legal description of land to be classified: <u>Section 18 Township 13N Range 01W -- PT S2 BEING LOT 5 OF ROS AFN 3259194</u>
3. Land classification that is being sought: <input checked="" type="checkbox"/> Open Space <input type="checkbox"/> Timber Land <b>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.</b>
4. Total acres in application: <u>10.62</u>

5. <b>Open Space Classification</b>	Number of acres: <u>10.62</u>
6. Indicate what category of open space this land will qualify for:	
<input type="checkbox"/> Open space zoning	
<input checked="" type="checkbox"/> Conserve and enhance natural or scenic resources	
<input checked="" type="checkbox"/> Protect streams or water supply	
<input checked="" type="checkbox"/> Promote conservation of soils, wetlands, beaches or tidal marshes	
<input checked="" type="checkbox"/> Enhance public recreation opportunities	
<input type="checkbox"/> Enhance value to public of abutting or neighboring parks, forests, wildlife preserves, nature reservations or sanctuaries or other open space	
<input type="checkbox"/> Preserve historic sites	
<input checked="" type="checkbox"/> Preserve visual quality along highway, road, and street corridors or scenic vistas	
<input type="checkbox"/> 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	
<input type="checkbox"/> 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.).

None

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.



**PARTIAL WEST SIDE, HISTORIC TEITZEL FARM  
0 NORTH FORK ROAD, CHEHALIS, WA**

**OPEN SPACE CONSERVATION MANAGEMENT PLAN**

**November 17, 2010**



**Area Location:**

The subject property is located between Jackson Highway and the North Fork Road bordering the Newaukum River, approximately 7 miles south of downtown Chehalis.

**Property Legal Description:**

Section 18 Township 13N Range 01W –PT S2 Being Lot 5 of ROS AFN 3259194, Assessor's Parcel No. 07030005000

**History of Property:**

The <sup>10.62</sup>~~10.2~~ acres of property is a portion of the Teitzel farm acquired in the 1880's by our grandfather Fred Teitzel. Fred Teitzel used the property for rangeland and water for his cattle. In the 1950's our father inherited the property, and used the fields mostly for crop land, thereby leaving the river frontage and a few acres of surrounding property to grow up in river willows, canary grass, alder trees, and a few fir trees where the elevation is slightly higher.

**Overall Plan Objective:** To preserve the scenic beauty of this historic farm acreage; and protect the natural habitat for native wildlife. It is our intent, as owners of the property, to commit this 10.2 acres to open space as described in the following Plan Goals. 10.62

**Plan Goals:**

- Conserve and enhance natural or scenic resources
- Protect streams and water supply
- Promote conservation of soils, wetlands, beaches or tidal marshes
- Enhance public recreation opportunities
- Preserve visual quality along highway, road, and street corridors or scenic vistas

**Plan Objectives:**

- A. The property surrounds approximately 1800 lineal feet of the Newaukum River. The river along with the surrounding plant life is visible from both Jackson Highway and the North Fork Road. It is a significant part of the neighborhood beauty.



- B. The property provides habitat, drinking water, and cover for Elk, blacktail deer, and black bear. It will be our commitment to prohibit logging or further clearing of the described area to ensure their livelihood.



- C. The river shores are home to many varieties of birds, ducks, and wild game. It will be our commitment to prohibit motorized vehicles on the river beaches, or within 30 feet of the beaches. This would exclude the drop-off and pick-up of our family members and friends who are handicapped, and rely on motorized transportation for mobility. This will not require any construction or change in the current state of the land.



D. We would welcome the public on a limited basis.

- The Newaukum River provides seasonal trout and steelhead fishing opportunities. Fishermen would be allowed access from the river to our shorelines for fishing.



- The summer months provide river floating and swimming activities. We would allow the public access from the river to our shorelines for picnicking or resting.
  - We would, of course, expect respectful treatment of the property; and would expel any persons we feel are threatening the pleasant and quiet use by others.
  - We will encourage a “pack it in” and “pack it out” policy by all property users with respect to trash.
- E. Because the majority of the property is flood land, we would prohibit development and/or fill to avoid increasing the flood impact to the surrounding areas.
- F. Any excavation would be treated as though in sensitive areas, and would be accomplished with industry standard silt protection. This applies mainly to existing utility easements.

Parcel no. 17030-5

Area of predominately red alder & canary grass. Few willow with small stand of Douglas fir.  
Deer, ducks & beaver are present. On river.











