

File No. FAC-7-17

SPOKANE COUNTY DEPARTMENT OF BUILDING & PLANNING ANALYSIS November 8, 2017

"Farm & Agriculture Conservation Land" CURRENT USE ASSESSMENT Chapter 84.34 RCW

RCW 84.34.010 Legislative declaration. *The legislature hereby declares that it is in the best interest of the state to maintain, preserve, conserve and otherwise continue in existence adequate open space lands for production of food, fiber and forest crops, and to assure the use and enjoyment of natural resources and scenic beauty for economic and social well-being of the state and its citizens. The legislature further declares that assessment practices must be so designed as to permit the continued availability of open space lands for these purposes, and it is the intent of this chapter so to provide. The legislature further declares its intent that farm and agricultural lands shall be valued on the basis of their value for use as authorized by section 11 of Article VII of the Constitution of the state of Washington. [1973 1st ex.s. c 212 § 1; 1970 ex.s. c 87 § 1.]*

RCW 84.34.020 Definitions. *As used in this chapter, unless a different meaning is required by the context:*

8) "Farm and agricultural conservation land" means either:

(a) Land that was previously classified under subsection (2) [*Farm and Agricultural Land*] of this section, that no longer meets the criteria of subsection (2) [*Farm and Agricultural Land*] of this section, and that is reclassified under subsection (1) [*Open Space - Farm and Agricultural Conservation Land*] 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.

2005 c 57 § 1; 2004 c 217 § 1; 2002 c 315 § 1; 2001 c 249 § 12; 1998 c 320 § 7; 1997 c 429 § 31; 1992 c 69 § 4; 1988 c 253 § 3; 1983 c 3 § 227; 1973 1st ex.s. c 212 § 2; 1970 ex.s. c 87 § 2.]

RCW 84.34 provides an opportunity for owners of property currently classified under the Open Space Farm and Agriculture Land, but which no longer qualify for that classification, or Traditional Farmland not currently classified under the Open Space Taxation Act, to apply for the Farm and Agriculture Conservation tax classification. This classification allows those owners of qualifying agricultural land to obtain up to a 50% tax deferral while their qualifying agricultural land is idle, provided they develop a plan to produce a qualifying agricultural product that will meet the income standards of the County's Farm and Agricultural program and show intent to return to that program. Applications will be rated according to Spokane County's adopted Public Benefit Rating Form.

Spokane County recognizes the State Legislature's intent to promote the production of food and fiber and implements it with the adoption of a Public Benefit Rating System which allows the County to rate properties according to their potential to return to commercial agriculture production. Spokane County's Farm & Agriculture Conservation program enables the County to tax productive, but currently idle farm land at a current use value, rather than at the highest and best use, thereby promoting the State's interest.

PROPERTY OWNER: Michael and Mary Ann Hume
7809 N. Jensen Rd.
Spokane, WA. 99217

PROJECT PLANNER: Robert Brock, AICP

I. ASSESSOR'S PARCEL NUMBER(S): 46302.9013 & 46302.9014

II. GENERAL LOCATION:

The property is located along west side of the Jensen Rd., approximately 1/3 of a mile north of its intersection with the Bigelow Gulch Road in the NW¼ of Section 30, Township 26 North, Range 44 EWM, Spokane County, Washington.

III. ZONING:

Rural Traditional (RT)

IV. PROPOSAL:

The property owner is requesting to change from the tax classification of "Farm and Agricultural Land" to a tax classification of " Farm and Agriculture Conservation" pursuant to RCW 84.34.020(8)(a). The subject property consists of two parcels totaling approximately **20 acres**, containing a single-family dwelling and associated outbuildings.

V. ANALYSIS BASED UPON SPOKANE COUNTY CRITERIA:

A. Eligibility: The applicant's property is currently classified as current use Farm and Agriculture.

B. Priority Consideration: The applicant has provided a Farm Plan indicating they intend to produce a qualifying agricultural product (wheat and cattle) and provided a target date (2020) of first commercial production. The current use of the land is consistent with the proposed future agricultural activities.

C. Additional Consideration: The land is zoned Rural Traditional (RT), which allows agricultural uses and is located outside the Urban Growth Boundary. The applicant has developed a noxious weed and pest control strategy, as part of their Farm Plan.

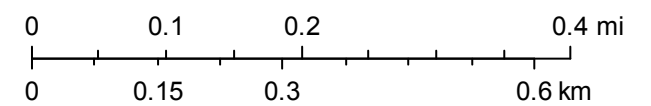
D. Impediments to Farm and Agricultural Land: No impediments to agricultural production have been identified.



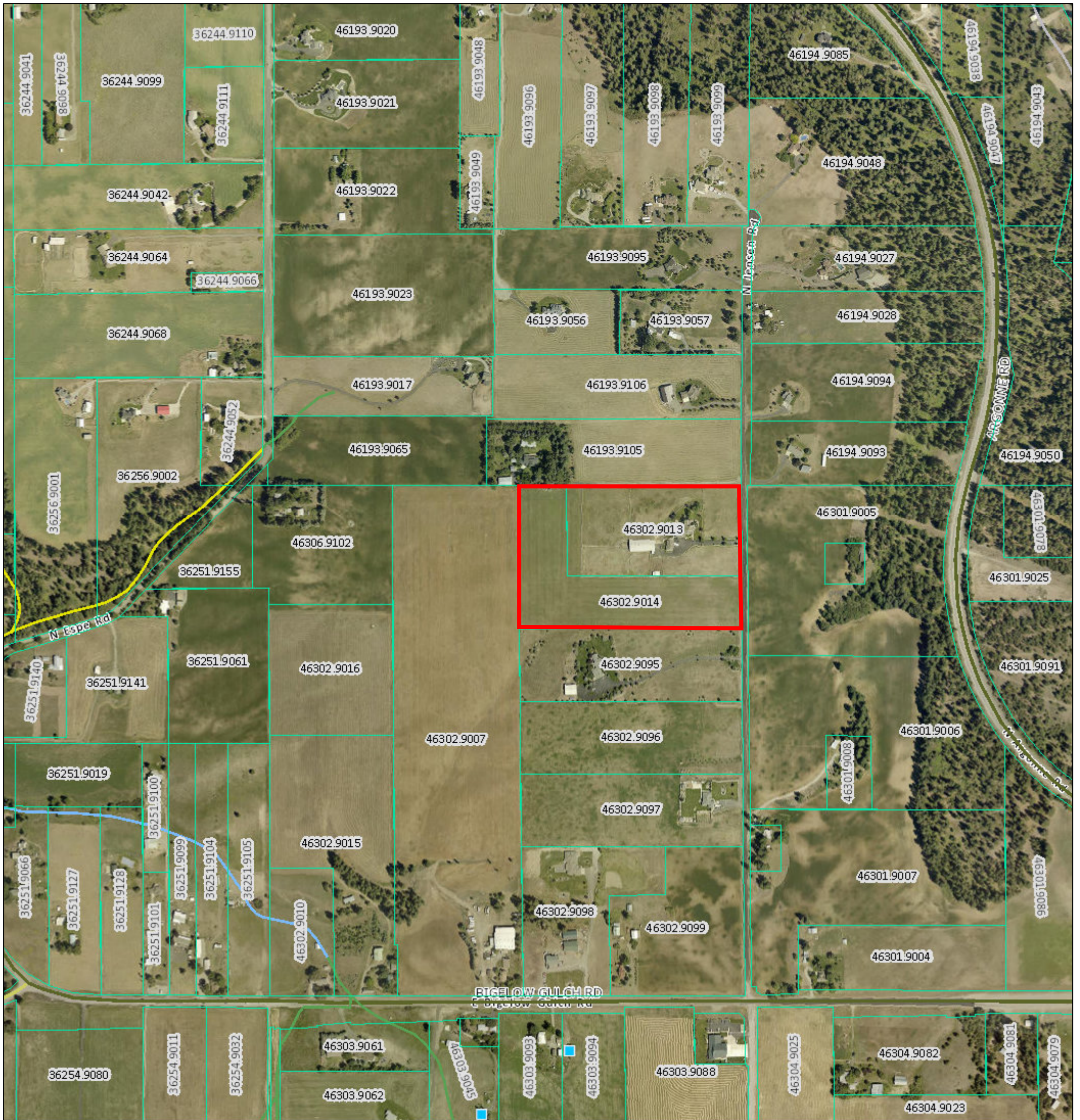
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- Parcels
- Mobile Home Points
- Condos and other Vertical Units**
- Ground Floor or Leased Land
- Other Floors
- City of Spokane Parks
- County Parks**
- Conservation
- Community Park
- Golf
- Off Road Vehicle
- Regional Park
- Other Municipal Parks
- Tumbull National Wildlife Refuge
- State Parks
- Airfield Influence Area
- Airfield Overlay Zone**
- Runway
- Primary Surface
- Runway Protection Zone- 1
- Traffic Pattern Zone- 5
- Inner Approach/Departure Zone- 2
- Inner Turning Zone-Outer Approach/Departure Zone- 3
- Sideline Zone- 4
- Clear Zone
- APZ I
- APZ II
- APZ B
- Building Height Exception Area
- Arterial Road Plan**
- Urban Principal Arterial
- Urban Minor Arterial
- Urban Collector Arterial
- Rural Major Collector
- Rural Minor Collector

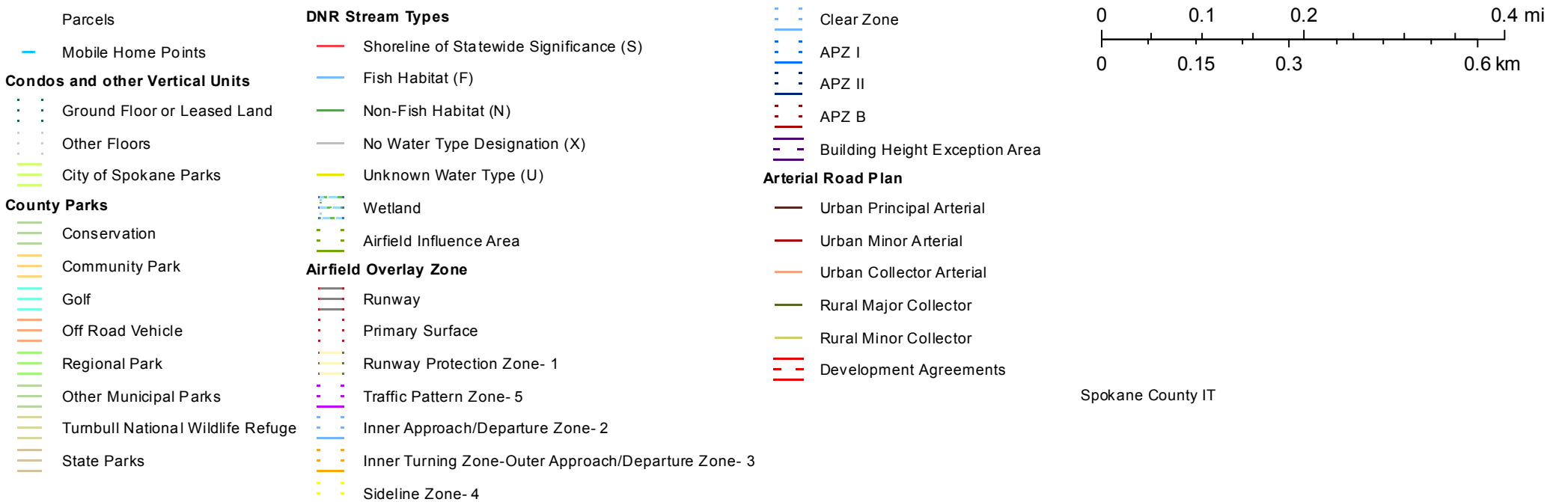


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