



# KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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"Building Partnerships – Building Communities"

## OC-12-00001 TUCKER OPEN SPACE CURRENT USE APPLICATION STAFF REPORT

**TO:** Kittitas County Planning Commission  
**FROM:** Jeff Watson, Staff Planner  
**DATE:** February 11, 2014  
**SUBJECT:** Tucker Open Space Current Use Application (OC-12-00001)

### I. GENERAL INFORMATION

**Proposal:** On or about December 28, 2012 Mr. Thomas Tucker submitted an application for classification or reclassification as open space land or timber land for current use assessment under Chapter 84.34 RCW. The application has been reviewed by Assessor staff for ownership, parcel numbers, and legal descriptions, and Community Development Services staff for land use and critical areas assessment.

**Location:** The subject property is located approximately 5.5 miles northeast of Cle Elum at 8517 Teanaway Road.

### II. SITE INFORMATION

**Site Characteristics:** Utilizing Aerial Photography, analysis indicates the site is predominately wooded with deciduous undergrowth and coniferous forest. The application indicates that there are two cabins located on the parcel. The topography is varied with a general rise in the southern portion of the parcel ending in a drop-off into the Teanaway River. A Critical areas review indicates that tip of the parcel is located within the floodway and the southern half in the FIRM floodplain (Panel 5300950252B). The Teanaway River is a shoreline of the state with this section being delineated in the shoreline master program as Rural. A R3USC (Riverine Upper Perennial Unconsolidated Shore Seasonally Flooded) wetland is shown to exist on the subject property. The parcel is zoned Agriculture 20 but was created by a court ordered segregation in November of 2012 (CC #02-2-00410-8), the original parcel was 13.82 acres. The Assessor's office indicates that the resulting tax shift if open space current use status is granted to this parcel would be approximately \$640 annually.

### III. CRITERIA ANALYSIS

The application as submitted is requesting classification as open space for current use. Justification for this proposed designation by the applicant is based on the following criteria listed in RCW 84.34.020.

*(ii) protect streams or water supply,*

Kittitas County ordinance 1994-025 stipulates that applications "... for open space on protection of streams and meet at least one of the following:

- (1) Preservation or protection of major drainage ways (major drainage ways being defined as the areas where feeder streams intersect with major streams) flowing directly into streams of 20 C.F.S. or more.
- (2) Tracts continuous to or straddling major streams flowing at a rate of 20 C. F.S. or more.
- (3) Significant aquifer recharge areas and areas of significant springs identified as water resources."

**The parcel is contiguous to the Teanaway River which is a shoreline of the state and by definition a "...major streams flowing at a rate of 20 C. F.S. or more".**