



Island County Planning and Community Development

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Staff Report and Recommendation

Site Plan Review – Type III

ZAA 307/07 – James and Kathy Weber

Rezone from Rural Agriculture to Rural

Exhibit List

Exhibit 1 – Staff Report and Recommendation

Exhibit 2 – Applications and Reports

Exhibit 3 – Site Data

Exhibit 4 – Notices and Affidavits

Exhibit 5 – SEPA

Exhibit 6 – Review Letters and Replies

Exhibit 1 – Staff Report and Recommendation



ISLAND COUNTY PLANNING & COMMUNITY DEVELOPMENT

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STAFF REPORT & RECOMMENDATION TYPE III ZONING AMENDMENT – 307/07 ZAA – WEBER RURAL AGRICULTURE TO RURAL ZONE

I – PROJECT SUMMARY

James and Kathy Weber, property owners, are requesting a site-specific rezone of parcels R33219-330-3170 and R33219-328-3520. The subject properties are currently in the Rural Agriculture (RA) zone and the proposal is to rezone said properties into the Rural (R) zone. The subject properties consist of an 11.5-acre parcel with a single-family residence, and a 10-acre parcel with a single-family residence. Both parcels are accessed by Baker View Lane, a private road, and all adjacent parcels are zoned Rural (R).

Staff has reviewed the original application and all additional submitted materials. After review of Island County Code section 17.03.220 – Zoning amendments and the 1998 Island County Comprehensive Plan as amended in 2006, staff finds that the proposal does not meet the applicable code. Analysis of relevant code sections is found below.

II – PERMIT DATA

Permit Type	Type III
Permit Number	ZAA 307/07
Date of Complete Application	July 27, 2007
Recommendation	Denial
Recommendation Date	January 18, 2023
Applicant/Owner	James and Kathy Weber
Agent	N/A

III – SITE DATA

Addresses	221 & 227 Baker View Lane, Camano Island
Parcel Number(s)	R33219-330-3170 R33219-328-3520
Parcel Area(s)	R33219-330-3170: 11.15 acres R33219-328-3520: 10 acres
Zone Designation	Rural Agriculture (RA)

RAID Designation	N/A
Plat	N/A
Allowable Density	1 DU per 10 acres
Critical Areas/Overlays	Steep Slopes, Within the vicinity of RA
Shoreline Environment	N/A

IV – STAFF CONTACT

Department	Name	Phone	Email
Planning	John Lanier	360-678-7811	j.lanier@islandcountywa.gov

V – REGULATORY COMPLIANCE

Regulatory Requirement	Complies (Y/N)	Comments
Land Use Standards – ICC 17.03.220	No	Does not meet criteria
Agricultural Resource Lands – WAC 365-190-050	No	Does not meet criteria
Application/Decision Types, Permit Classifications, and Urban Growth Area/Joint Planning Area Procedures – ICC 16.19.040	Yes	Meets criteria
Island County Comprehensive Plan (1998)	No	Does not meet criteria

VI – PUBLIC COMMENTS

Island County received three public comments during the public comment period of August 7, 2007, to August 21, 2007. All public comment was against the proposed rezone from RA to R with concerns stating that there was a long history of agricultural use of the parcels by previous owners, and that rezoning from Rural Agriculture to Rural would alter the character and density of the neighborhood.

VII – FINDINGS

Only major issues, errors in the development proposal, and justification of conditions are discussed below. Staff finds that all other aspects of the proposed development comply with applicable laws, rules, codes, and requirements.

1. Zoning Amendment Application 307/07 ZAA (**Exhibit C**) was submitted on July 12, 2007 and notice of complete application was mailed to the applicants on July 27, 2007. In accordance with ICC 16.19.110 – Vesting of Applications, 307/07 ZAA is vested

under the zoning and development regulations in effect on the date of notice of completed application.

2. Per ICC 17.03.220, site-specific zoning amendments reclassifying from Rural Agriculture (RA) to Rural (R) shall be processed as a Type III decision in accordance with ICC 16.19.170.
3. Per ICC 17.03.220.D.5, reclassification from RA to R shall be granted if requested by the owner upon finding that the owner cannot make reasonable agricultural use of the property if classified CA or RA, considering the factor contained in WAC 365-190-050 and where the inability to make commercial farm use of the property is not due to action or inaction of the owner. Factual information provided by the owner shall be given substantial weight.
4. Per WAC 197-11-800(12)(b), rezones are not exempt from a SEPA threshold determination. A SEPA environmental checklist (**Exhibit D**) has been submitted as a part of the application.
5. The surrounding area is characterized by residential use. The subject parcels are surrounded by parcels within the Rural zone.
6. The landowner has requested that above referenced parcels be rezoned from Rural Agriculture to Rural. The subject properties are 11.15 and 10 acres, and were previously classified under Island County's Current Use Farm and Agriculture program until removal at the request of the property owners on January 5, 2021.
7. This application does not meet the minimum requirements set forth in ICC 17.03.220.D.5 for rezones from Rural Agriculture to Rural. The property owner shall show that they cannot make Reasonable Agricultural Use of the parcels, considering the factors contained in WAC 365-190-050 and where the inability to make Commercial Farm Use of the property is not due to action or inaction of the owner. Factual information provided by the Owner shall be given substantial weight.

A. WAC 365-190-050(3)(a) – The land is not already characterized by urban growth. To evaluate this factor, counties and cities should use the criteria contained in WAC 365-196-310.

Finding: Both parcels are developed with single-family residences. The surrounding parcels are characterized by single-family residences, and the overall density of development on the subject and surrounding parcels is low and do not meet the characteristics of urban growth.

B. WAC 365-190-050(3)(b) – The land is used or capable of being used for agricultural production. This factor evaluates whether lands are well suited to

agricultural use based primarily on their physical and geographic characteristics. Some agricultural operations are less dependent on soil quality than others, including some livestock production operations.

- i. Lands that are currently used for agricultural production and lands that are capable of such use must be evaluated for designation. The intent of a landowner to use land for agriculture or to cease such use is not the controlling factor in determining if land is used or capable of being used for agricultural production. Land enrolled in federal conservation reserve programs is recommended for designation based on previous agricultural use, management requirements, and potential for reuse as agricultural land.*

Finding: The parent parcel of the subject parcels (R33219-335-3280) was approved for the Open Agriculture Tax Program via Application No. OA 02-94 on June 20, 1994. Application OA 02-94 included an owner declaration by previous owners of the parcel that they made an annual gross income of \$100.00 per acre per year from 1989 to 1993 through cultivating hay and grazing. The subject parcels remained in the Open Agriculture Tax Program until voluntary withdrawal on January 5, 2021. In the current Zoning Amendment Application ZAA 307/07, the applicants stated that they made a gross income of \$1000 from the parcels for 2006.

- ii. In determining whether lands are used or capable of being used for agricultural production, counties and cities shall use the land-capability classification system of the United States Department of Agriculture Natural Resources Conservation Service as defined in relevant Field Office Technical Guides. These eight classes are incorporated by the United States Department of Agriculture into map units described in published soil surveys, and are based on the growing capacity, productivity and soil composition of the land.*

Finding: A USDA Natural Resources Conservation Service Custom Soil Resource Report dated February 2, 2021 (**Exhibit E**) states that the soils on the subject parcels are composed of the following: Coveland loam, 35.4%, Prime farmland if drained; Elwah-Zylstra-Morancreek, 11.9%, Prime farmland if irrigated; Mitchellbay gravelly sandy loam, 10.1%, All areas are prime farmland; Everett-Alderwood complex, 8.0%, Prime farmland if irrigated; Indianola loamy sand, 34.5%, Prime farmland if irrigated. In summary, 10.1% of the subject parcels' area is prime farmland with no interventions, 54.4% is prime farmland if irrigated, and 35.4% is prime farmland if drained.

C. WAC 365-190-050(3)(c) – *The land has long-term commercial significance for agriculture. In determining this factor, counties and cities should consider the following nonexclusive criteria, as applicable:*

- i. *The classification of prime and unique farmland soils as mapped by the Natural Resources Conservation Service*

Finding: The USDA Natural Resources Conservation Service Custom Soil Resource Report dated February 2, 2021, states that 10.1% of the subject parcels consists of soils that are prime with no interventions. The remaining 89.9% of the soils on the parcel are prime if the proper interventions such as irrigation or drainage are applied.

- ii. *The availability of public facilities, including roads used in transporting agricultural products*

Finding: The subject parcels are immediately adjacent to Arrowhead Road, an Island County Collector Road. Arrowhead Road connects with E North Camano Drive, an Island County Major Arterial, which in turn intersects with Washington State Route 532, a Washington State Highway. The distance between the subject parcels and State Route 532 is less than two miles.

- iii. *Tax status, including whether lands are enrolled under the current use tax assessment under chapter 84.34 RCW and whether the optional public benefit rating system is used locally, and whether there is the ability to purchase or transfer land development rights*

Finding: The subject parcels were enrolled in the Open Agriculture Tax Program from June 20, 1994, until they were voluntarily withdrawn at the owners' request on January 5, 2021.

- iv. *The availability of public services*

Finding: The standard public services are available to the subject parcels

- v. *Relationship or proximity to urban growth areas*

Finding: There are no Urban Growth Areas on Camano Island. The nearest Urban Area is the City of Stanwood, which is several miles distant, on the mainland, in Snohomish County.

- vi. *Predominant parcel size*

Finding: The subject parcels are 11.15 and 10 acres. Per Island County Code 17.03.090 – Rural Agriculture Zone, the minimum parcel size in the Rural Agriculture zone shall be ten (10) acres.

vii. Land use settlement patterns and their compatibility with agricultural practices

Finding: The surrounding parcels are in the Rural zone, which per Island County Code 17.03.060 has limitations on density and uses, which are designed to provide for a variety of rural lifestyles and to ensure compatible uses. All adjacent parcels are either developed with single-family residences or vacant, and the average size of all adjacent parcels is 4.28 acres. The Rural zone allows for a wide variety of agricultural uses, so the overall pattern of land use and settlement in the area is compatible with agricultural practices.

viii. Intensity of nearby land uses

Finding: All adjacent parcels are either vacant land, forested, or developed with single-family residences and accessory structures. The intensity of land use on adjacent parcels is low. The Utsalady Rural Area of Intensive Development (RAID) is approximately 250 feet away from the subject parcels but not immediately adjacent. The Utsalady RAID is a much more intensely developed area, but according to WAC 365-196-425(6), counties may establish Limited Areas of More Intense Rural Development (LAMIRD) to plan for isolated pockets of more intense development in the rural area.

ix. History of land development permits issued nearby

Finding: An analysis of land use development permits on the adjacent parcels found that development in the immediate area has been exclusively that which is associated with single-family residences and accessory structures.

x. Land values under alternative uses

Finding: The parent parcel that the permit was originally associated with had an assessed market value of \$150,000 in 2006. At the time, the assessed current use value was \$6,736. Current assessed market value as of 2022 for R33219-330-3170 is \$1,144,106, and R33219-328-3520 is \$911,087.

xi. Proximity to markets

Finding: The parcels are located within the Seattle-Tacoma-Olympia Combined Statistical Area, and approximately 58 miles from Downtown Seattle. The Seattle-Tacoma-Bellevue, WA Metropolitan Statistical Area was the 15th largest metropolitan statistical area in the United States as of 2021 according to the US Census Bureau, and home to over half of the population of Washington State. The parcels are less than two miles away from State Highway 532, which connects directly to Interstate-5, the main north-south transportation route for the west coast of the United States.

D. Ability to make Commercial Farm Use of the Property (ICC 17.03.220.D.5)

On August 31, 2007, the Island County Planning Department sent the applicant's agent a Review Letter (**Exhibit F**) explaining the review criteria, and requesting that the applicants supply the following information:

- i. Evidence showing that the soils of the two subject parcels are limited to Class III and Class IV soils as defined by the USDA Natural Resources Conservation Service. Additionally, explain how these soils restrict the applicant from making reasonable agricultural use of both of the parcels.
- ii. Detailed information about the effort in 2006 to produce hay on both of the subject parcels. The details that should be included in this information are: acreage of both parcels devoted to hay production, date of planting, date (approximate) of each harvest, harvest yield (quantify in some manner), irrigation methods (if any), fertilizer used (if any), etc.
- iii. Identification of what other agricultural uses have been explored, and an explanation of why they are not capable of being implemented on either of the subject parcels.

On October 31, 2007, the Island County Planning Department a second Review Letter (**Exhibit G**) to the applicant explaining that the information supplied in response to the original Review Letter was inadequate and incomplete, and once again reiterated the information requested in the August 31, 2007 Review Letter.

On December 14, 2020, the Island County Planning Department sent another Review Letter (**Exhibit H**) to the applicants in response to a request as to the status of the original application. The Review Letter reiterated the information requests from the previous Review Letters. The original application vested on July 27, 2007 was determined to have never been

closed or brought to the Hearing Examiner for a decision. The applicants requested that the Planning Department continue review of the original application, but they have not supplied any additional information other than proof that they voluntarily removed the parcels from the Open Agriculture Tax Program on January 5, 2021 (**Exhibit L**).

On August 9, 2021, the Island County Planning Department sent a review letter to the applicant regarding the removal of the original agent for the project (**Exhibit I**). Following the removal of the original agent, no new agent was added to the permit. An agent authorization form was sent along with the letter.

A second letter requesting the same information was sent by the Island County Planning Department on February 24, 2022 (**Exhibit J**). Following the second letter, the applicant contacted the Planning department stating that as the property owner, they were acting as their own agent and did not need to complete an agent authorization form.

On October 31, 2022, the Island County Planning Department sent a Letter of Impending Decision (**Exhibit K**) to inform the applicant that the Department would send a Recommendation to the Hearing Examiner that is likely to be a Denial if the previously requested information regarding agricultural practices is not received. No response was received.

Finding: The property owner states that they have been unable to make a profit from the property, but have not submitted factual, substantiating evidence to the Planning Department supporting their claim. The tax records for the parcels from the original Open Agriculture Tax Program application by the previous owner, Mr. Dale Yust (**Exhibit M**), approved on June 20, 1994, record consecutive profits from raising cattle for the period of 1991-1993 of \$5,281, \$3,890, and \$1,526, respectively. The historical tax records for the parcels show that they had been agriculturally profitable under a previous owner raising cattle. The applicants stated that in 2006 they made a gross profit of \$1,000 growing hay, and paid \$5,174.64 in taxes, for an overall net loss. Island County Code 17.03.220.D.5 states that the inability of the owner to make Commercial Farm Use of the property cannot be due to the action or inaction of the owner. In this case, there is a documented history of profitable agricultural use of the property by raising cattle, whereas the applicants state that they have been growing hay for a net loss. The applicants have not supplied the requested factual and substantive evidence requested previously by the Planning Department that would show beyond a reasonable doubt that the soils are unsuited for agriculture, that they have made good faith attempts to profit from the land, and that any another owner would also be unsuccessful in profiting from agricultural operations of

any kind on the parcels. Aerial photos show continued agricultural production on the subject parcels.

8. Island County's 1998 Comprehensive Plan considered retention of farm land important, it is a key component of the Vision Statement. Excerpt inset below:

Rural character is one of Island County's most valued assets, providing diversity, a sense of community, and the quality of life desired by many residents....

Farming plays a very important role in Island County, even though many farms are small in scale. Large or small, throughout both islands, all farms in Island County, including tree farms, have unique value by contributing to the County's rural character.

Though it is hard to describe in words, "rural character" is a crucial element of the County's economy and culture – and one of the few things virtually all residents agree is essential to the quality of life here. Rural character not only makes people "feel good" about the place where they live and provides a cultural connection to the County's past – it also has a very clear dollars-and-cents benefit. Rural character (which would not exist without the County's farms and forests) is the basis for the County's important tourist industry. It is also a magnet for retirees and their dollars, as well as for businesses that consider locating here to provide a higher quality of life for their employees.

For all these reasons, it is important as a matter of policy for the County to help keep farmers here farming, including those on limited acreage, especially in the face of growing pressures for residential and commercial development. [*Island County 1998 Comprehensive Plan pages 1-11 through 1-12, Adopted September 28, 1998, Revised May 2006*]

It is the applicant's stated purpose to convert their property from Rural Agriculture to Rural zoning to subdivide for residential development. This is contrary to the vision of the County in the Comprehensive Plan; therefore the Zoning Amendment does not comply with the 1998 Comprehensive Plan as revised in 2006.

9. Pursuant to ICC 17.03.220 a request to rezone a property from Rural Agriculture to Rural is processed as a Type III with a recommendation from the Hearing Examiner to the Board of Island County Commissioners pursuant to 16.19.170.D. This process requires a public comment period. Island County received three public comments during the public comment period of August 7, 2007, to August 21, 2007. All public comment was against the proposed rezone from RA to R with concerns stating that there was a long history of agricultural use of the parcels by previous owners, and that rezoning

from Rural Agriculture to Rural would alter the character and density of the neighborhood.

10. Pursuant to ICC 17.03.220.E: *After county action on an application, no new application for reclassification of the same property may be considered for one (1) year from the date of action.*

VIII – SEPA THRESHOLD DETERMINATION

Island county is not issuing a SEPA Determination for this project at this time because staff is recommending denial of the project. If the project is approved at the Hearing Examiner or Board of County Commissioner level, a final DNS will be issued.

IX – RECOMMENDATION

Based upon the above review, Island County staff concludes the proposed ZAA 307/07 is not consistent with the Washington Administrative Code, the Island County Comprehensive Plan, and the Island County Zoning Code; and hereby, makes the recommendation to deny Zoning Amendment application ZAA 307/07.

X – APPEALS

A quasi-judicial site-specific rezone decision of the Board of Commissioners after a recommendation from the hearing examiner is a final county land use decision. A person with standing seeking further review of a final county land use decision, within twenty-one (21) days of the issuance of the decision, must both file a petition for review in the Island County Superior Court and serve the petition on all necessary parties in conformity with the requirements of the State Land Use Petition Act, Chapter 36.70C RCW.

SIGNED THIS 18 DAY OF JANUARY 2023


John Lanier, Senior Planner

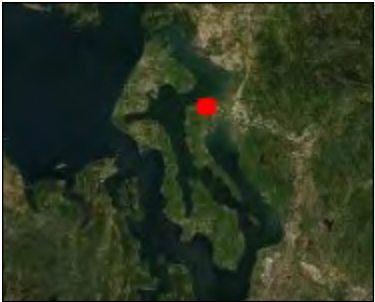
Attachments:

- Exhibit A – Site Map
- Exhibit B – Zoning Atlas Map
- Exhibit C – Zoning Amendment Application 307/07
- Exhibit D – SEPA Checklist
- Exhibit E – USDA Natural Resources Conservation Service Custom Soil Resource Report dated February 2, 2021
- Exhibit F – Review Letter dated August 31, 2007
- Exhibit G – Agent Response Letter dated September 28, 2007
- Exhibit H – Review Letter dated October 31, 2007
- Exhibit I – Review Letter dated December 14, 2020
- Exhibit J – Applicant Response Email with Map Delineating Hay Production and Tax Forms 2007-2019
- Exhibit K – Review Letter dated August 9, 2021
- Exhibit L – Review Letter dated February 24, 2022
- Exhibit M – Notice of Impending Decision dated October 31, 2022
- Exhibit N – Current Use Application Farm and Agricultural Land Classification Chapter 84.34 approved June 20, 1994
- Exhibit O – Notice of Removal of Current Use Classification and Additional Tax Calculations 84.34 RCW dated January 5, 2021
- Exhibit P – Legal Notices
- Exhibit Q – Public Comments
- Exhibit R – Island County Inadvertent Discovery Plan

EXHIBIT A
Site Map



307/07 ZAA



Legend

- Parcels
- Roads
 - Highway
 - Collector and Arterial
 - Local
 - Private

AerialPhoto_2020
Red: Band_1
Green: Band_2
Blue: Band_3
4.8m Resolution Metadata

Notes

Rural Agriculture to Rural Rezone

1,959.8 0 979.89 1,959.8 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
© Latitude Geographics Group Ltd.

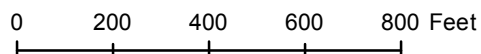
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EXHIBIT B
Zoning Atlas Map



December 13, 2016
Ordinance C-141-16

This map is intended to be used as a GUIDE. Island County is providing this information as a general geographic representation that should not be used for precise measurements or calculations. Some of the features on this map are not accurately depicted. Any user of this map assumes all responsibility for use and agrees to hold Island County harmless for liability, damages, or loss incurred by use of this information. Some changes to parcel boundaries may have been made since adoption of this map. Specific questions should be directed to Island County's Department of Planning and Community Development.



The map displays a residential area with various zoning designations. The lots are color-coded: yellow for residential, brown for commercial, and purple for industrial. The map includes a grid of lots with unique identifiers (e.g., R33219-374-4100, R33219-370-5040) and street names like Baker View Ln, Terry Heights Ln, and E North Camano Dr. The map also shows the location of the Camano Island Airport and the Camano Island Ferry. The map is titled 'Map of City of Camano' and includes a legend for zoning types.

Map of City of Camano

Legend:

- Residential (Yellow)
- Commercial (Brown)
- Industrial (Purple)

Streets:

- Baker View Ln
- Terry Heights Ln
- E North Camano Dr

Lot Identifiers:

- R33219-374-4100
- R33219-370-5040
- R33219-330-4240
- R33219-330-4700
- R33219-298-3850
- R33219-292-4330
- R33219-255-4311
- R33219-260-4800
- R33219-260-5150
- R33219-235-4980
- R33219-190-4310
- R33219-190-4980
- R33219-154-4310
- R33219-154-4980
- R33219-119-4980
- R33219-088-4980
- R33219-054-4980
- R33219-070-4310
- R33219-050-3340
- R33219-252-3540
- R33219-229-3330
- R33219-212-3330
- R33219-185-3660
- R33219-154-3330
- R33219-101-3330
- R33219-415-3620
- R33219-468-4170
- R33219-468-4510
- R33219-410-4800
- R33219-472-5020
- R33220-428-0350
- R33220-363-0670
- R33220-314-0760
- R33220-281-0670
- R33220-197-0660
- R33220-118-0860
- R33220-085-0440
- R33220-036-0440



December 13, 2016
Ordinance C-141-16

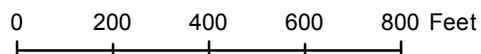
A horizontal number line with tick marks at 0, 200, 400, 600, and 800. The label "Feet" is at the right end.





December 13, 2016
Ordinance C-141-16

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[illegible]

December 13, 2016
Ordinance C-141-16

A horizontal number line with tick marks at 0, 200, 400, 600, and 800. The label "Feet" is at the right end.



EXHIBIT C

Zoning Amendment Application 307/07



ISLAND COUNTY PLANNING & COMMUNITY DEVELOPMENT

Phillip Bakke, AICP, Director

PHONE: (360) 679-7339. from Camano (360) 629-4522. from S. Whidbey (360) 321-5111 FAX: (360) 679-7306. P. O. Box 5000,
Coupeville, WA 98239-5000

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Zoning Amendment APPLICATION

Purpose of a Zoning Amendment (ZAA): As described in ICC 17.03.220 Zoning Amendments, a ZAA provides for a limited number of zoning re-classifications. ZAA applications can only be accepted if it meets one of the following pursuant to Section 17.03.220.D:

1. Reclassification from RF to R shall be granted if requested by the Owner when the Owner cannot make reasonable economic use of the Parcel for commercial forestry, considering all relevant factors. Provided, that the determination of whether the Owner can make reasonable economic use of the Parcel for commercial forestry shall not involve consideration of the personal circumstances of any particular Owner. Provided further, that reclassification from RF to R shall not be granted when the inability to make reasonable economic use of the Parcel for commercial forestry is due to the action or inaction of the Owner. These rezones shall be processed as a Type III decision pursuant to Chapter 16.19 ICC.
2. Reclassification from R to RA or RF shall be granted if requested by the Owner and the Parcel is ten (10) acres or larger in size upon finding that the uses allowed in the proposed classification will be Compatible with surrounding Permitted Uses. These rezones shall be processed as a Type I decision pursuant to Chapter 16.19 ICC.
3. Reclassification from R, RA or RF to CA shall be granted if requested by the Owner and the Parcel is five (5) acres or larger in size, and the Parcel classified in the open agricultural tax program or the Owner demonstrates the Parcel is eligible to be included in the open agricultural tax program, processed as a Type I decision pursuant to Chapter 16.19 ICC. Rezones of parcels five (5) acres or larger in size, but less than ten (10) acres shall be processed as a Type II decision and rezones of parcels ten (10) acres or larger in size shall be processed as a Type I decision pursuant to Chapter 16.19 ICC.
4. Reclassification from CA to RA for lands not included in a Farm Management Plan and RA to R shall be granted if requested by the Owner upon finding that the Owner cannot make Reasonable Agricultural Use of the property if classified CA or RA, considering the factors contained in WAC 365-190-050 and where the inability to make Commercial Farm Use of the property is not due to action or inaction of the Owner. Factual information provided by the Owner shall be given substantial weight. These reclassifications will be processed as a Type III decision pursuant to Chapter 16.19 ICC.
5. Reclassification to any other Zone shall only occur once per year on an annual basis and shall be

processed as a Type IV decision, pursuant to Chapter 16.19.

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ASD

REMEMBER: If you have any question or comments please do not hesitate to phone, e-mail or make an appointment with the Planning Department. All of the requested items listed below must be submitted at the time of application or the application will not be accepted. The purpose of this cover sheet and checklist is to ensure that minimum requirements have been met before an application can be accepted at the counter. After the application is accepted, the Planning Department will perform a more detailed review and will advise you if the application is technically complete. Please use the Applicant Checklist below to ensure you have provided all the information required for your project.

Applicant	Application Requirement	Planning
X	Completed Application Form (Parts A and B);	
X	Signatures of all owners and/or an Affidavit of Owner's Consent;	
X	Answers to the questions in Part A are completed	
X	Answers to the questions in Part B are completed;	
X	SEPA Checklist	
X	Current <i>and</i> Proposed Zoning Maps	

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APPLICANT AUTHORIZATION FORM

If you are authorizing an agent to apply for permits on your behalf you must either sign each of the applications that you submit or complete this form which will provide authorization for a designated agent to apply for permit on your behalf. This form is required for the protection of the property owner. Planning and Community Development will not accept an application that is not either signed by all property owners or accompanied by this form.

I/we, JAMES WEBER and KATHY WEBER the owner(s) of the subject property, understand that by completing this form I hereby authorize Larry Kwarsick of Sound Planning Services to act as my agent. I understand that said agent will be authorized to submit applications on my behalf. I also understand that once an application has been submitted that all future correspondence will be directed to said agent.

ALL PROPERTY OWNERS OF RECORD MUST SIGN THIS FORM

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<p>1) <u>James C. Weber</u> Property Owner Name(s) (print) <u>[Signature]</u> Signature(s)</p> <p>2) <u>Katherine A. Weber</u> Property Owner Name(s) (print) <u>[Signature]</u> Signature(s)</p> <p><u>3-16-07</u> Date</p>	<p>State of Washington) County of <u>San Juan</u>)</p> <p>I certify that I know or have satisfactory evidence that <u>James C and Katherine A Weber</u> signed this instrument and acknowledged it to be (his/her) free and voluntary act for the uses and purposes mentioned in this instrument.</p> <p>Dated <u>3-16-07</u> Signature of Notary Public <u>Shelly A Coyle</u> Printed Name <u>Shelly A Coyle</u> Residing at <u>Camano Island</u> My appointment expires <u>6-22-2008</u></p> <p>ISLAND COUNTY COMMUNITY DEVELOPMENT</p>
<p>1) _____ Property Owner Name(s) (print) _____ Signature(s)</p> <p>2) _____ Property Owner Name(s) (print) _____ Signature(s)</p> <p>_____ Date</p>	<p>State of Washington) County of _____)</p> <p>I certify that I know or have satisfactory evidence that _____ signed this instrument and acknowledged it to be (his/her) free and voluntary act for the uses and purposes mentioned in this instrument.</p> <p>Dated _____ Signature of Notary Public _____ Printed Name _____ Residing at _____ My appointment expires _____</p>

APPLICANT AUTHORIZATION FORM

If you are authorizing an agent to apply for permits on your behalf you must either sign each of the applications that you submit or complete this form which will provide authorization for a designated agent to apply for permit on your behalf. This form is required for the protection of the property owner. Planning and Community Development will not accept an application that is not either signed by all property owners or accompanied by this form.

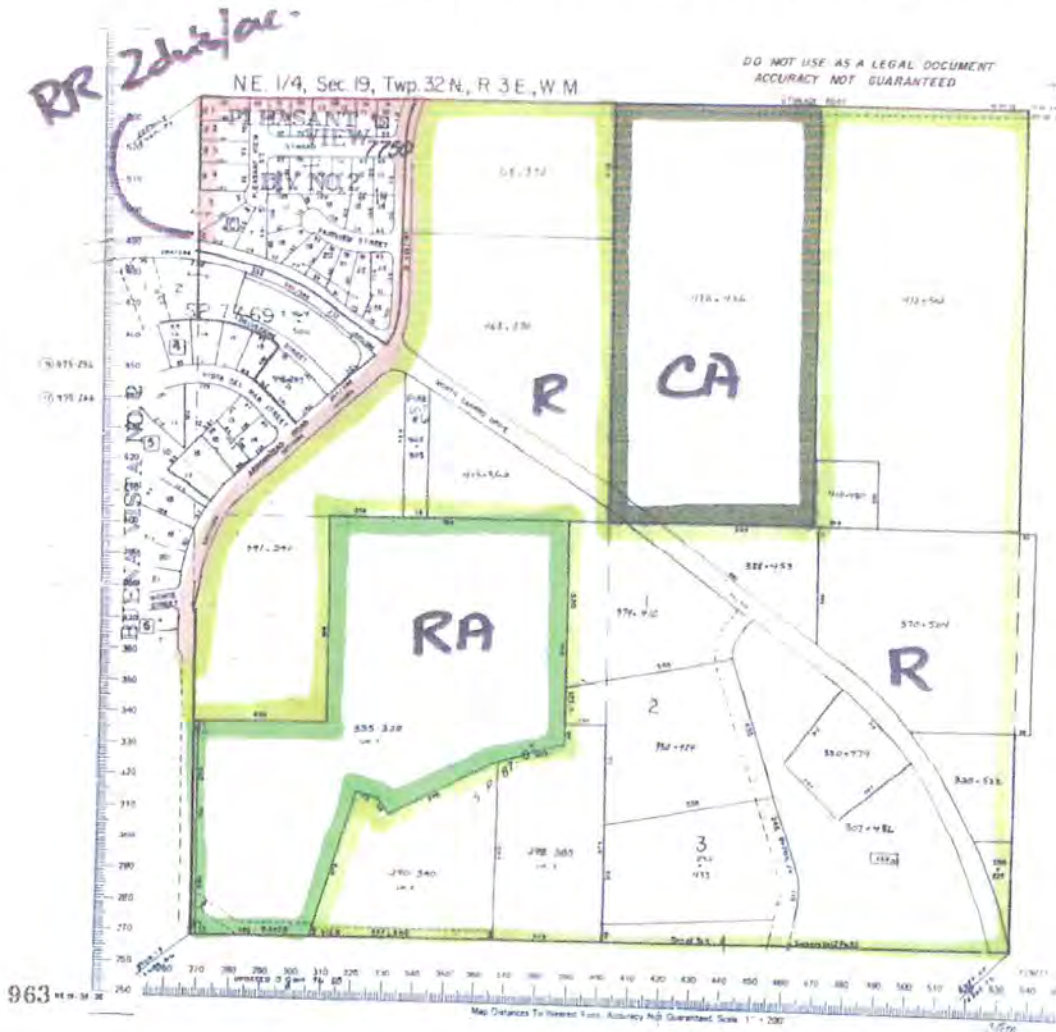
I/we, Timothy McQuery and Rachael McQuery the owner(s) of the subject property, understand that by completing this form I hereby authorize Larry Kwargsick of Sound Planning Services to act as my agent. I understand that said agent will be authorized to submit applications on my behalf. I also understand that once an application has been submitted that all future correspondence will be directed to said agent.

ALL PROPERTY OWNERS OF RECORD MUST SIGN THIS FORM

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<p>1) <u>Timothy A. McQuery</u> Property Owner Name(s) (print) <u>[Signature]</u> Signature(s) 2) <u>Rachael McQuery</u> Property Owner Name(s) (print) <u>[Signature]</u> Signature(s) <u>4/12/07</u> Date</p>	<p>State of Washington) County of <u>Snohomish</u>) I certify that I know or have satisfactory evidence that <u>Timothy A. McQuery + Rachael McQuery</u> signed this instrument and acknowledged it to be (his/her) free and voluntary act for the uses and purposes mentioned in this instrument. Dated <u>4/12/07</u> Signature of <u>[Signature]</u> Notary Public Printed Name <u>Michael William Klein</u> Residing at <u>Snohomish Co.</u> My appointment expires <u>12.10.07</u></p>
<p>1) _____ Property Owner Name(s) (print) _____ Signature(s) 2) _____ Property Owner Name(s) (print) _____ Signature(s) _____ Date</p>	<p>State of Washington) County of _____) I certify that I know or have satisfactory evidence that _____ signed this instrument and acknowledged it to be (his/her) free and voluntary act for the uses and purposes mentioned in this instrument. Dated _____ Signature of _____ Notary Public Printed Name _____ Residing at _____ My appointment expires _____</p>

EXHIBIT C – QUARTER SECTION ZONING MAP



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DATED this 1 day of June, 2007.

Rachael Muller

Owners Signature

State of Washington)

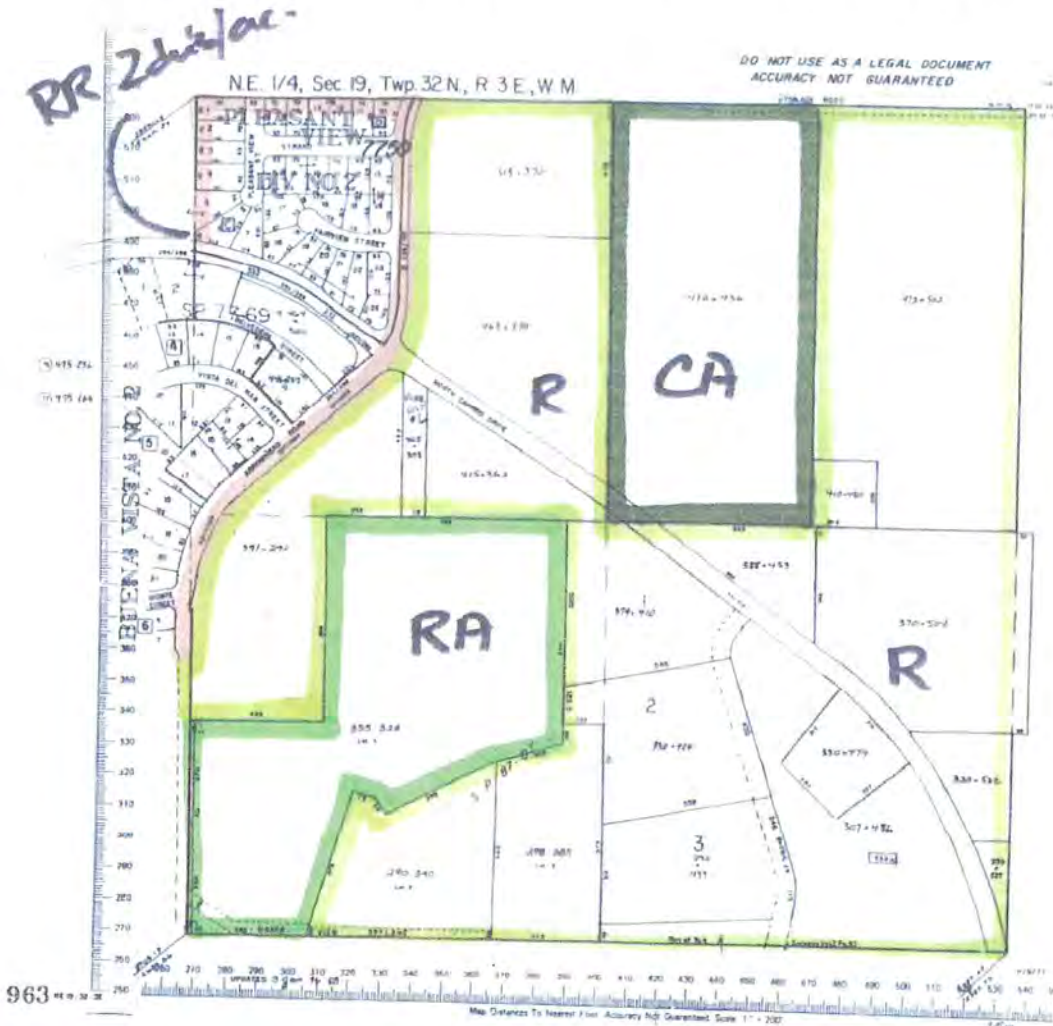
County of SNOHOMISH)



On this 1st day of JUNE, 2007, before me the undersigned Notary Public in and for the above named County and State, duly commissioned and sworn, personally appeared RACHAEL McQUEEN and _____, to me known to be the individuals described in and who executed the foregoing easement and acknowledge to me that they signed this said instrument as their free and voluntary action for the purposes and uses therein made.

Given under my hand and official seal this 1st day of JUNE, 2007
Michael William Klein MY COMMISSION EXPIRES 12-10-07

EXHIBIT C - QUARTER SECTION ZONING MAP



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ISLAND COUNTY
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DATED this 1st day of JUNE, 2007.

Owners Signature

State of Washington)

County of SNOHOMISH)

On this 1st day of JUNE, 2007, before me the undersigned Notary Public in and for the above named County and State, duly commissioned and sworn, personally appeared TIMOTHY McQUEEN and _____, to me known to be the individuals described in and who executed the foregoing easement and acknowledge to me that they signed this said instrument as their free and voluntary action for the purposes and uses therein made.

Given under my hand and official seal this 1st day of JUNE, 2007
Michael William Klein MY COMMISSION EXPIRES 12.10.07



RR 2d/100



DATED this 12 day of June, 2007.

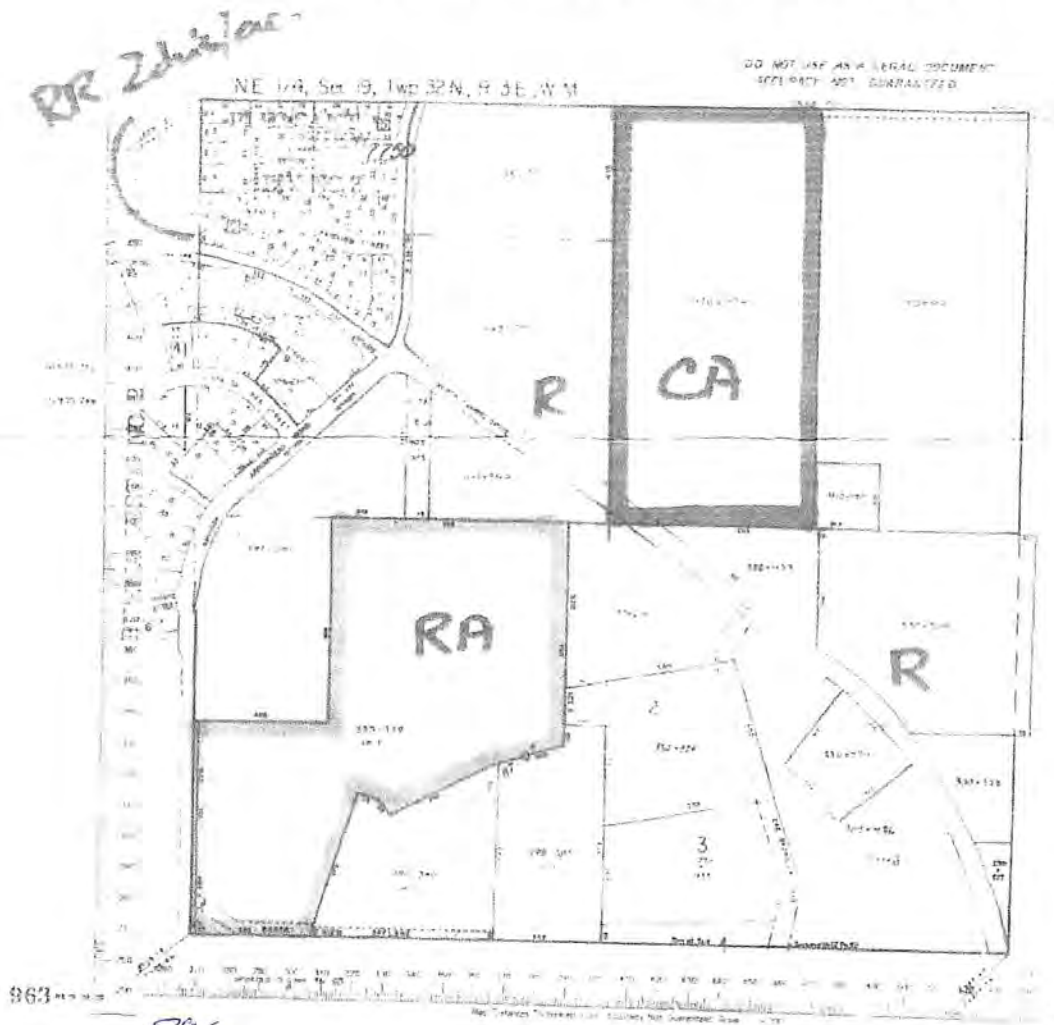
~~Karlens~~ A. Weber

County of Skagit

Given under my hand and official seal this 12th day of June, 2007

Jodi Rose
notary public

EXHIBIT C - QUARTER SECTION ZONING MAP



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DATED this 7th day of JUNE, 2007.

[Signature]

Owners Signature

State of Washington)

County of SICAGIT)

On this 7th day of JUNE, 2007, before me the undersigned Notary Public in and for the above named County and State, duly commissioned and sworn, personally appeared JAMES WEBER and [Signature], to me known to be the individuals described in and who executed the foregoing easement and acknowledge to me that they signed this said instrument as their free and voluntary action for the purposes and uses therein made.

Given under my hand and official seal this 7th day of JUNE, 2007





ISLAND COUNTY AUDITOR

RCO

AFTER RECORDING MAIL TO:

LAW OFFICE OF COLE & COLE, P.C.
P. O. Box 249
Stanwood, WA 98292

EXCISE TAX

JAN 10 2007

LINDA E. RIFFE
ISLAND COUNTY TREASURER

M011007B

QUIT CLAIM DEED

33-

GRANTOR:	WEBER, JAMES & KATHERINE, husband & wife
GRANTEE:	WEBER, JAMES & KATHERINE, husband & wife and McQUERY, TIMOTHY & RACHAEL, husband and wife, as tenants in common pursuant to Agreement Re: Property Ownership Agreement
LEGAL DESCRIPTION:	LOT 1B, S/P 87/07-2.33219.350-3430
ASSESSOR'S TPN:	33219-330-3170

THE GRANTORS, JAMES WEBER and KATHERINE WEBER, husband and wife, for and in consideration of love and affection, convey and quit claim to JAMES WEBER and KATHERINE WEBER, husband and wife, and TIMOTHY McQUERY and RACHAEL McQUERY, husband and wife, as tenants in common pursuant to the Agreement Re: Property Ownership entered between them, the following described real estate situated in the County of Island, State of Washington, together with all after acquired title of the Grantor therein:

The legal description is attached hereto and by this reference incorporated herein as though fully set forth; TOGETHER WITH AND SUBJECT TO rights, reservations, covenants, conditions, easements and restrictions of record.

DATED this 8 day of Jan., 2007.

James Weber

Katherine Weber

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STATE OF WASHINGTON)

) ss:

COUNTY OF SNOHOMISH)

On this day personally appeared before me JAMES WEBER and KATHERINE WEBER to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 8 day of Jan., 2007.



NOTARY PUBLIC and for the State of
Washington, Residing at: Stanwood
My appointment expires: 9/29/09



4191409
Page: 2 of 2
01/10/2007 02:52P

ISLAND COUNTY AUDITOR

ACD

Order No.: IS101197

EXHIBIT "A"

Lot 1 of Island County Short Plat Number 87/07-2.33219.350-343, as approved August 21, 1987, and recorded August 21, 1987, in Volume 2 of Short Plats, pages 134 and 135, under Auditor's File No. 87011594, records of Island County, Washington; being a portion of the Southwest Quarter of the Northeast Quarter of Section 19, Township 32 North, Range 3 East of the Willamette Meridian;

EXCEPT that portion described as follows:

Beginning at the Southwest corner of said Lot 1;
thence along the West line of said Lot 1, North 00°44'55" West a distance of 363.71 feet,
thence North 11°12'19" East a distance of 50.00 feet;
thence North 0°47'05" East a distance of 270.00 feet to the most Southerly Northwest corner of said Lot 1;
thence along the most Southerly North line of said Lot 1 South 89°48'55" East a distance of 402.66 feet to the point of intersection with the most Easterly west line of said Lot 1;
thence along the most Easterly West line of said Lot 1 North 0°37'04" East a distance of 643.50 feet to the most Northerly Northwest corner of said Lot 1;
thence along the North line of said Lot 1 South 89°48'55" East a distance of 373.96 feet;
thence leaving said North line South 0°42'40" West a distance of 645.04 feet;
thence South 64°47'30" West a distance of 442.36 feet;
thence South 26°28'28" West a distance of 316.58 feet;
thence South 17°08'57" West a distance of 41.10 feet;
thence South 29°49'52" West a distance of 35.08 feet;
thence South 0°02'04" West a distance of 137.31 feet to a point on the South line of said Lot 1 a distant of 213.20 feet East of said Southwest corner of said Lot 1, measured along said South line;
thence along said South line, North 89°57'56" West a distance of 213.20 feet to the point of beginning.

Situated in Island County, Washington.

- END OF EXHIBIT "A" -

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ISLAND COUNTY AUDITOR

MD

When Recorded Return To:

James Weber
Kathy Weber
221 East Baker View Lane
Camano Island, WA 98282

ISLAND COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

APR 28 2006

AMOUNT OF
LINDA R. WHITE
ISLAND COUNTY TREASURER

Escrow No. 20060282P

LPB-10

STATUTORY WARRANTY DEED

IS 98248

B32

Reference Numbers of related documents: on page of document
Grantor(s): Dale L. Yust Additional Names on page of document
Grantee(s): James Weber and Kathy Weber Additional Names on page of document
Legal Description (abbreviated): Full legal on page of document
Assessor's Property Tax Parcel Account Number(s): r332193353289r 332193353280 r332193353280a

THE GRANTOR Dale L. Yust, A SINGLE PERSON

for and in consideration of the sum of Ten Dollars and other good and valuable consideration in hand paid, conveys and warrants to James Weber and Kathy Weber, HUSBAND AND WIFE

the following described real estate, situated in the County of Island, State of Washington:

Lot 1 of Island County Short Plat No. 87/07-2.33219.350-343, as approved August 21, 1987, and recorded August 21, 1987, in Volume 2 of Short Plats, pages 134 and 135, under Auditor's File Number 87011594, recors of Island County, Washington; being a portion of the Southwest quarter of the NORTHeast quarter of Section 19, Township 32 North, Range 3 East, of the Willamette Meridian. Situate in Island County, Washington.

Assessor's Property Tax Parcel Account Number(s): r332193353280 r332193353280a ^R33219-335-3289

Subject to:

Easements, Restrictions, Covenants and Conditions of Record as provided for by Chicago Title Commitment #IS98248 and Second Half 2006 R.E. Property Taxes.
Dated this Twenty-Eighth day of March, 2006

Dale L. Yust
Dale L. Yust



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State of Washington
County of Island

I certify that I know or have satisfactory evidence that Dale L. Yust is/are the person(s) who appeared before me, and said person(s) acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

DATED: 4-25-06

Sally A. Hiserman
Notary Public in and for the State of WA
residing at Seattle
My appointment expires: 8-3-2006



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ISLAND COUNTY
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Parcel # R33219-
328-3520

Jim + Kathy Weber
Rachael + Tim McQuerry



LOT 1A
11.15 AC
(485,691 sq. ft.)

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R33219-330-3170

Jim + Kathy Weber

ZONING AMENDMENTS FORM (ZAA)

GREYED SECTION FOR COUNTY USE ONLY			
Application Number	Date Received	Fee Paid	Receipt
ZAA <u>307/07</u>	<u>7/12/07</u>	<u>\$500</u>	<u>12539</u>

Application information must be TYPED or NEATLY PRINTED in BLUE INK. In order to speed our review of your application please provide all information requested. If any portion is not applicable enter NA in the blank. Submit the **original and the 1 copy** of this application and all necessary documentation and plans as outlined on the application Checklist to Island County Planning & Community Development. Illegible and/or incomplete applications will not be accepted. An application will not be considered technically complete until a Notice of Application is provided.

PART A

Applicant Name: James Weber and Kathy Weber **Signature:** See attached
Timothy McQuery and Rachael McQuery **Signature:** See attached

Mailing address: 221 Baker View Lane **Phone:** 360-387-2820

City, State, Zip Code: Camano Island, WA 98282

Contact Person Name: Sound Planning Services

Signature: 

Mailing address: PO Box 581

Phone: (360) 221-3808

City, State, Zip Code: Langley, WA 98260

Owner Names: Same

Signature: _____

Mailing address: Same

Phone: Same

City, State, Zip Code: Same

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Project Address: (Or Closest Intersection) 221 Baker View Lane

Assessor Parcel Number(s): R33219-335-3280 (parcel has been divided in to 2 ten acre parcels not shown yet on county maps. The new numbers are R33219-328-3520 & R33219-330-3170)

Section 19 Township 32 Range 3 1/4 Section NE

Location: North Whidbey ☐ Central Whidbey ☐ South Whidbey ☐ Camano Island ☒

Comprehensive Land Use Designation Rural Ag **Zoning** Rural Ag

Size of Parcel 10 and 11 acre parcels **Existing Use** Single family rural lot

Other County or Federal Applications or Permits Obtained or Pending: None

PART B

Zoning Amendments Application (ZAA)

Modification of Standards: Pursuant to ICC 17.03.220 Zoning Amendments, the Planning Director may administratively review requests for a limited number of zoning changes.. Zoning Amendment shall be processed as a Type I, Type II, Type III or Type IV administrative decision pursuant to ICC Chapter 16.19. Type I decisions are only for requests to change to RA or RF or to CA if the parcel is at least 10 acres in size. Requests to change from R, RA or RF to CA shall be processed as Type II decisions if the parcel is between 5 and 10 acres. Any request to change from RF to R, CA to RA, or RA to R shall be processed as Type III decisions and correction of an error is handled as a Type IV decision.

Supplemental Application Requirements: In addition to the information required in Part A the following must also be submitted with the ZAA Application:

1. Questions.

- a) Please provide a description of the request and reasons for the re-classification:

Applicant can not make reasonable agricultural use of the property. See Exhibit A.

- b) Please initial the applicable box and provide the applicable information. *If you are requesting a reclassification that is not specifically provided below please contact the Planning Department because you may not be using the correct application.*

- ☐ - My property is currently zoned RF and I cannot make Reasonable Economic use of the property for commercial forestry. Therefore; I request that the property be reclassified as R.

On a separate piece of paper please explain in detail why you cannot make reasonable use of the property if classified RF, where the inability to make Commercial Forestry use of the property is not due to action or inaction of the Owner.

- ☒ - My property is currently zoned RA and I cannot make Reasonable Economic use of the property. Therefore; I request that the property be reclassified as R.

On a separate piece of paper please explain in detail why the Owner cannot make Reasonable Agricultural Use of the property if classified CA or RA, considering the factor contained in WAC 365-190-050 and where the inability to make Commercial Farm Use of the property is not due to action or inaction of the Owner. Factual information provided by the Owner shall be given substantial weight.

- ☐ - My parcel is ten (10) acres or larger in size and I wish to reclassify it from R to RA or RF.

On a separate piece of paper please explain in detail how the uses allowed in the RA or RF classification are compatible with surrounding permitted uses.

- ☐ - My property is five (5) acres or larger in size, zoned R or RA and I wish to reclassify it to CA.

Please provide documentation showing that the property is classified in the Open

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Agricultural Tax Program or that the Parcel is eligible to be included in the Open Agricultural Tax Program.

- ☐ - My property is currently zoned CA and I can not make Reasonable use of the property. Therefore, I request that the property be reclassified from CA to RA or R.

On a separate piece of paper please explain in detail why you cannot make reasonable use of the property if classified CA, where the inability to make Commercial Farm Use of the property is not due to action or inaction of the Owner. . Include in your explanation a discussion of the factors in WAC 365- I 90-050 and any factual information you may have.

- ☐ - My property was not assigned the correct classification and I am requesting the error be corrected.

On a separate piece of paper please explain in detail why you believe your property was given the incorrect designation. Please refer to the Designation policies listed in Section IV Goals and Policies in the Island County Comprehensive Plan adopted on September 18, 1998 and the applicable Zoning standards located in Section 17.03 ICC,

If zoning request is other than those listed above, it shall be processed under the Comprehensive Plan Development Regulation Amendment process. This form is not applicable for such requests.

- c) Legal description of the Parcel or property (note if attached):

Parent Parcel Legal Description:

Lot 1 of Island County Short Plat No. 87/07-2,33219.350-343, as approved August 21, 1987, and recorded August 21, 1987, in Volume 2 of Short Plats, pages 134 and 135, under Auditor's File Number 87011594, recors of Island County, Washington; being a portion of the Southwest quarter of the NOrtheast quarter of Section 19, Township 32 North, Range 3 East, of the Willamette Meridian. Situate in Island County, Washington.

Q

- d) Submit a copy of the applicable Zoning Atlas Map outlining the parcel and listing the requested zoning. The map needs to be dated and signed by the property owners in the margin.

See Exhibit – C.

- e) Names, addresses and telephone numbers of associated professional consultants such as architects or engineers not identified on cover sheet:

NA

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EXHIBIT A

REZONE AMENDMENT REQUEST - APPLICATION REQUIREMENTS

1. Application form signed by the owner(s) of record, address, telephone numbers and agent information –

Included

2. A description of the proposed amendment including proposed map or text changes –

Rezone Assessor's Parcel R33219-335-3280 from Rural Agriculture to Rural. Parcel has been divided in to 2 ten acre parcels not shown yet on county maps. The new numbers are R33219-328-3520 & R33219-330-3170.

3. The location of the proposed amendment shown on an assessor's map dated and signed by the Applicant, if the proposal is for a land use map or Zoning Atlas amendment. See **Zoning Map Amendment - Exhibit C.**
4. A legal description and a notarized signature of one or more owners, if a change in the Zoning Atlas is requested by Owner(s) concurrent with a requested land use map amendment;

Parcel Legal Description – Map and Notarized Signature Attached:

Lot 1 of Island County Short Plat No. 87/07-2.33219.350-343, as approved August 21, 1987, and recorded August 21, 1987, in Volume 2 of Short Plats, pages 134 and 135, under Auditor's File Number 87011594, recors of Island County, Washington; being a portion of the Southwest quarter of the NOrtheast quarter of Section 19, Township 32 North, Range 3 East. of the Willamette Meridian. Situate in Island County, Washington.

Q

5. An explanation of why the amendment is being proposed and, if applicable, how or why the map or text is in error;

The owner and applicant can not make reasonable agriculture use of the property. A good faith commercial agricultural use of property could be defined as the pursuit of an agricultural activity for a reasonable profit, or at least upon a reasonable expectation of meeting investment costs and realizing a reasonable profit. The profit or reasonable expectation must be viewed from the standpoint of the owner and measured in light of their investment. The applicant reported a gross income from hay production of \$1,000 in 2006. Even though the property has been in the Agricultural tax classification the market value (not taxed value) of the land and property is \$953,781.00. Taxes paid on an annual basis are \$5,174.64.

The property contains a mix of soils. The north half consists of two soils within the Class III soils. The southerly portion is predominantly Class IV soils.

Pursuant to the Capability Classes established in Agriculture Handbook No. 210:

Class III—Soils in class III have severe limitations that reduce the choice of plants or require special conservation practices, or both.

Soils in class III have more restrictions than those in class II and when used for cultivated crops the conservation practices are usually more difficult to apply and to maintain. They may be used for cultivated crops, pasture, woodland, range, or wildlife food and cover.

Class IV—Soils in class IV have very severe limitations that restrict the choice of plants, require very careful management, or both.

The restrictions in use for soils in class IV are greater than those in class III and the choice of plants is more limited. When these soils are cultivated, more careful management is required and conservation practices are more difficult to apply and maintain. Soils in class IV may be used for crops, pasture, woodland, range, or wildlife food and cover.

6. An explanation of anticipated impacts to be caused by the change;

Subject to compliance with development regulations, the property could be developed into four tracts either at standard parcel sizes or averaged lot sizes.

7. An explanation of how the proposed amendment is consistent with GMA, the county-wide planning policies, the Comprehensive Plan and adopted Findings of Fact and Legislative Intent; (See additional comments Exhibit A with regard to factors considered under WAC 365-190-050.)

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The County chose not to classify such parcels as having long-term commercial significance and therefore the parcel does not meet the strict definition of agricultural land under WAC 365-190-030:

(1) Agricultural land is land primarily devoted to the commercial production of horticultural, viticultural, floricultural, dairy, apiary, vegetable, or animal products or of berries, grain, hay, straw, turf, seed, Christmas trees not subject to the excise tax imposed by RCW 84.33.100 through 84.33.140, or livestock, and that has long-term commercial significance for agricultural production.

(11) Long-term commercial significance includes the growing capacity, productivity, and soil composition of the land for long-term commercial production, in consideration with the land's proximity to population areas, and the possibility of more intense uses of land.

Small parcels of 20 acres or more, within the agricultural tax program were treated as agricultural lands of local importance and designated Rural Agriculture. Incompatible development adjacent to agricultural lands increases

pressures to convert these properties. Pressure comes from demands to suppress the “nuisance” factors created by farms, such as prohibiting livestock raising or limiting the storage and use of fertilizers. Under GMA, the County must ensure that uses on lands adjacent to resource lands do not interfere with continuing well-managed agricultural activities on resource lands. This may be accomplished by establishing a rural zoning density surrounding the resource lands; and, as required per RCW 36.70A.060, adopting regulations requiring that all users of new development within 300 feet of the property be notified of the proximity and impacts of the ongoing agricultural activities. Rising taxation on adjacent land further accelerates conversion pressures. Farm land can be preserved as agricultural open space by implementing an array of programs, such as agricultural land zoning and placing the property in current use-tax programs.

Upon adoption of Comprehensive Plan, Rural Agriculture landowners were to be allocated Earned Development Units based on the time of commitment of their conservation easement in a Farm/Forest Management Plan. This opportunity was never codified. In the case of Rural Forest lands, another designation of local importance, parcels were provided with a bonus density opportunity under which forest land could be preserved in a manner compatible with low density rural growth. In the case of Rural Agricultural lands a density bonus was not provided even though the stated purpose of the density bonus system was devised to

“Protect agricultural and forest resource lands”

but was never provided to RA zoned lands.

8. An explanation of how the change affects Development Regulations or how the amendment brings the Development Regulations into compliance with the Plan;

Not applicable.

9. If applicable, an explanation of why existing Comprehensive Plan language should be added, modified, or deleted;

Not applicable.

10. A SEPA checklist, if required; and

Provided

11. Fees as set by the Board.

Provided

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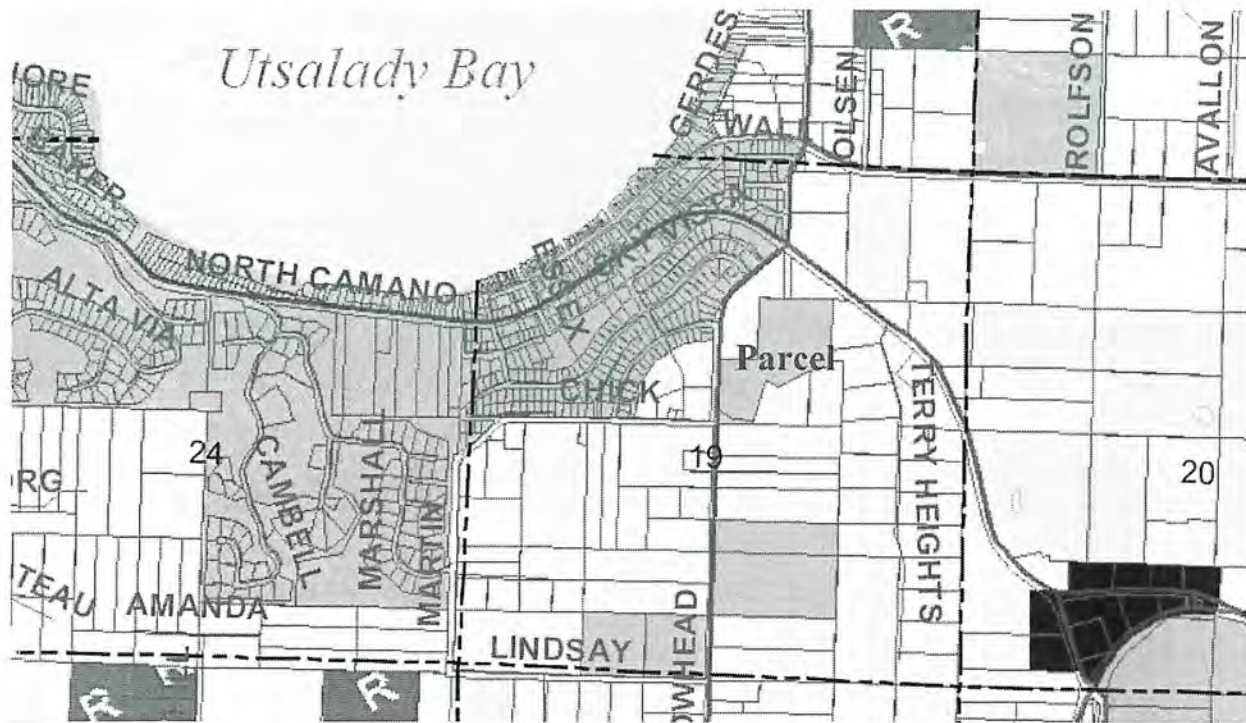
EXHIBIT A

WAC 365-190-050 - Agricultural lands. (1) In classifying agricultural lands of long-term significance for the production of food or other agricultural products, counties and cities shall use the land-capability classification system of the United States Department of Agriculture Soil Conservation Service as defined in Agriculture Handbook No. 210. These eight classes are incorporated by the United States Department of Agriculture into map units described in published soil surveys. These categories incorporate consideration of the growing capacity, productivity and soil composition of the land. Counties and cities shall also consider the combined effects of proximity to population areas and the possibility of more intense uses of the land as indicated by:

- (a) The availability of public facilities - **standard public facilities (except sewer) are available ;**
 - (b) Tax status – **Open Space Ag;**
 - (c) The availability of public services – **standard public services are available;**
 - (d) Relationship or proximity to urban growth areas – **No UGA's are designated on Camano Island, however the property is adjacent to the Utsalady RAID;**
 - (e) Predominant parcel size – **The average parcel size if the parcel's quarter section is less than 3 acres as a result of the adjacent RAID. Even if the platted lots within the RAID are eliminated from the calculation the average parcel size of the remaining lots is approximately 6 acres;**
 - (f) Land use settlement patterns and their compatibility with agricultural practices – **This portion of North Camano is view property which has dictated its conversion over time to residential land uses uses;**
 - (g) Intensity of nearby land uses – **Property is adjacent to Utsalady RAID and Rural development;**
 - (h) History of land development permits issued nearby – **Parent parcel was short platted prior to GMA. Property to the east was also developed as the Community of Terry Heights platted at a 5 acre or large lot subdivision;**
 - (i) Land values under alternative uses –
- Market Value of Land - \$317,250.00 Tax Value under Current Use - \$15,566.00**
- (j) Proximity of markets – **property serves a local market in terms of hay production.**

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EXHIBIT B - VICINITY MAPS, ADJACENT PARCEL SIZES, AND ZONING



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Camano Island Zoning

Section Lines	Park	Rural Center	Rural Village	Review District
Other Roads	Rural	Rural Forest	Federal Land	Municipality
Arterials	Commercial Agriculture	Rural Residential	Light Manufacturing	Parcel Lines
Highways	Rural Agriculture	Rural Service	Airport	



EXHIBIT C – QUARTER SECTION ZONING MAP



This map was adopted by Ordinance
C-10569, PLG-014-02, signed by the
Board of Island County Commissioners
on September 27, 1999.

DATED this _____ day of _____, 2007.

Owners Signature

State of Washington)

County of _____)

On this _____ day of _____, 2007, before me the undersigned Notary Public in and for the above named County and State, duly commissioned and sworn, personally appeared _____ and _____, to me known to be the individuals described in and who executed the foregoing easement and acknowledge to me that they signed this said instrument as their free and voluntary action for the purposes and uses therein made.

Given under my hand and official seal this _____ day of _____, 2007

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SURVEY IN SECTION 19 ,TWP. 32 N, R. 3 E, W.M.



EXHIBIT E – Comprehensive Plan Provisions

Agricultural Land Conservation

Conserving productive agricultural soils and encouraging farming operations as economically viable activity (and as an accepted way of life) is a major challenge in Island County. According to the Island County Economic Development Council, less than 300 persons are employed or depend on agricultural and forest lands in the county. Significant efforts have been made to preserve agricultural lands of key aesthetic and historical significance, and where viable farming is continuing, through public purchase of view easements or of the land itself. In general, outside of those areas, farming activities are scattered and in comparatively small blocks. Much of the area which remains in production is not underlain by significant amounts of prime (Class II or III) soils. There are no unique soils in Island County as defined by the USDA Natural Resource Conservation Service.

Farming which occurs on blocks under one ownership of 40 acres or more includes dairy, beef raising, vegetable and berry production and commercial seed production. There is also a “micro-farming” industry which is growing up in Island County, where individuals conduct farming on parcels smaller than 20 acres in size, usually not deriving the majority of their income from that activity. Although the county wants to encourage such micro-farming activities, the scattered tracts on which it is occurring are not critical to its growth or continuance, since new entrants will select from the full range of rural parcels within the county, not simply from parcels currently in use for micro-farming. In light of the existing pattern of rural development in Island County and the remaining agricultural activities which continue in the county, the focus of agricultural protection must be on blocks within one ownership or management of 20 acres or larger. Of those lands, the issue becomes which lands are of long-term commercial significance and which are more appropriate for a rural agriculture designation, which will encourage agriculture to continue, but provide more long-term flexibility in the use of the land.

Separating lands of long-term commercial significance from those more appropriate for rural agriculture designation.

As of 1997 there were 622 parcels in an agricultural tax program in the county, totaling approximately 13,042 acres. Of those 13,042 acres, only 9,935 acres in the county were in parcels 20 acres or larger. Excluding from the total acreage in an agricultural tax program those lands which are either less than 20 acres in contiguous ownership or which are not underlain by any prime soils leaves a total of 7,454 acres (5.7% of the total acreage in the county) which were identified as being suitable for designation as either agricultural lands of long-term commercial significance or as rural agriculture lands. Of the commercial products produced by Island County farms, dairy and livestock operations tend to be in significantly larger blocks of land under single ownership or management than are vegetable, berry and seed production areas. In examining the minimum block size under a single management which is feasible for dairy or livestock, however, it appears that as small as 40 acres may be economically feasible. Similarly, vegetable, berry or seed production on blocks of 40 acres or more appears to be economically viable. (Micro-farming of vegetables or flowers may occur on significantly smaller tracts, but preserving those tracts as a land base for the industry does not appear to have any significant bearing on the

future viability of such operations.) Given the existing parcelization of the rural areas of the county, there is a long-term need to preserve blocks of 40 acres or more which are in active commercial production and which have soil quality to give them long-term commercial significance for agricultural production.

Reviewing the blocks of land being actively farmed under single management in Island County disclosed that many of those farms are not underlain by 50% or more prime soils. Some commercial farms with relatively little prime soil have been in operation in Island County for many years. It is assumed, however, that where the farm does not have prime soils, the current status of the farm as a commercial operation may be more a result of the skill or commitment of the current operator than the long-term value of the land as a land base for commercial agriculture. As a result, the only farms that should be put in Commercial Agriculture designation automatically are those which meet three criteria:

1. The farm is a block of at least 40 acres in size, owned by a single farmer.
2. Fifty percent or more of the block is underlain by prime soils.
3. The block is in active commercial agricultural use. Farms which do not qualify for designation as Commercial Agriculture because of soil quality may volunteer to be put in that classification.

All other parcels of 20 acres or more, within the agricultural tax program should be treated as agricultural lands of local importance and designated Rural Agriculture. Small farms are gaining increased importance in the County. Specialty crops may be cultivated on lands of a size and with underlying soils not normally associated with larger scale farming. It is important that the County recognize the changing trends of farming in the County and provide for the appropriate land use regulations to allow them to prosper. Incompatible development adjacent to agricultural lands increases pressures to convert these properties. Pressure comes from demands to suppress the "nuisance" factors created by farms, such as prohibiting livestock raising or limiting the storage and use of fertilizers. Right-to-farm measures must be adopted to enhance the farm economy. Under GMA, the County must ensure that uses on lands adjacent to resource lands do not interfere with continuing well-managed agricultural activities on resource lands. This may be accomplished by establishing a rural zoning density surrounding the resource lands; and, as required per RCW 36.70A.060, adopting regulations requiring that all users of new development within 300 feet of the property be notified of the proximity and impacts of the ongoing agricultural activities. Rising taxation on adjacent land further accelerates conversion pressures. Farm land can be preserved as agricultural open space by implementing an array of programs, such as agricultural land zoning and placing the property in current use-tax programs.

Rural Agriculture Lands (RA)

Definition:

Lands where agricultural activities have been an important and valued use in the past, and will continue to be in the future, but do not meet the criteria for inclusion as lands of long-term commercial significance.

Designation Criteria:

A. All lands which are 20 acres or larger in contiguous ownership and are in the agriculture tax status are designated rural agriculture if they are not given a Commercial Agriculture designation.

B. Designation is based, in part, on the analysis presented in the report entitled Island County Commercial Agriculture Land Study, Island County Department of Planning and Community Development, February, 1998.

The Rural Agriculture and Rural Forest make up 8,715 and 14,000 acres respectively, while the Commercial Agriculture designation encompasses 1,900 acres.

Rural Agriculture Lands (RA)**Goal:**

Create an area where rural agricultural activities are encouraged to occur with residential uses while preserving rural character and maintaining open space as the dominant characteristic.

Policies:

A. Minimum parcel size is 20 acres. Base density is one dwelling unit per 20 acres.

B. Preference shall be given to PRD cluster development consisting of either attached or detached housing on parcels at least 20 acres in size in the event subdivision of land occurs provided that at least 50% is allocated for permanent open space, of which no more than 15% can be allocated to community area as defined in chapter 16.17 ICC, and there are no adverse impacts to critical areas or natural resource conservation areas.

C. Upon adoption of this plan, Rural Agriculture landowners will be allocated Earned Development Units based on the time of commitment of their conservation easement in a Farm/Forest Management Plan. A schedule for the allocation of Earned

Development Units shall be shown in the development regulations with a clear relationship between number of earned units and time of commitment of conservation easement.

D. Earned development units may be used pursuant to an adopted Farm/Forest Development and Management Plan through boundary line adjustment, land division or PRD with a maximum lot size of 2.5 acres. No PRD density bonus shall be given to PRDs created as part of a Farm/Forest Plan. The plan will cover such items as the general location of earned development units, identify action to strengthen the farm or forest unit, shall encompass the entire farm or forest unit, shall commit at least 75% of the farm or forest unit to a conservation easement for no less than 10 years, and must protect the most productive portions of the farm or forest unit and enhance commercial productivity. All uses allowed in the Rural land use designation shall be allowed in the remaining 25%. Earned development units may be used only on land that does not contain prime soils or is otherwise not suitable for farming. Earned development units may be located on the Farm unit or other Rural, Rural Agriculture, Rural

Forest or Commercial Agriculture lands owned by the farm or forest operator provided that at least 75% of the Farm unit is kept in a conservation easement.

E. Right-to-farm and forest measures shall protect the right to pursue farm and forestry activities.

F. The Rural Agriculture designation shall provide for appropriately categorized permitted and conditional uses that are compatible with the surrounding area and include accessory uses, agricultural products (growing, harvesting, managing, processing and sale), bed and breakfast rooms, communication towers, equestrian centers, essential public facilities, farm/forest produce stands, farm worker dwellings, forest products (growing, harvesting, managing, processing and sale), guest cottages, gun clubs and shooting ranges, home industries, home occupations, kennels, minor utilities, planned residential developments, seasonal sale of farm produce, single family dwellings, surface mining, and water tanks.

G. Measures shall be used to support roadside stands or farmers' markets which may help farmers who wish to directly market products to nearby residential areas.

H. Encourage the conservation of lands suitable for agricultural use and support farming as an activity valued in the County.

I. Cooperative agricultural production and marketing will be encouraged.

J. Encourage agricultural landowners to retain their lands in agricultural production and to utilize tax incentive programs.

K. Support innovative public and private programs that provide farmers incentives to stay on the land.

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EXHIBIT F –Soils Survey



1. Bb Bow loam, 0 to 5 percent slopes
2. Bc Bow loam, 5 to 15 percent slopes
3. Ae Alderwood gravelly sandy loam, 5 to 15 percent slopes

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**EXHIBIT G – LAND-CAPABILITY
CLASSIFICATION**

**LAND-CAPABILITY
CLASSIFICATION**

Agriculture Handbook No. 210

**NATURAL RESOURCES CONSERVATION SERVICE
U.S. DEPARTMENT OF AGRICULTURE**

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FOREWORD

Since soil surveys are based on all of the characteristics of soils that influence their use and management, interpretations are needed for each of the many uses. Among these interpretations, the grouping of soils into capability units, subclasses, and classes is one of the most important. This grouping serves as an introduction of the soil map to farmers and other land users developing conservation plans.

As we have gained experience in this grouping, the definitions of the categories have improved. It is the purpose of this publication to set forth these definitions. In using the capability classification, the reader must continually recall that it is an interpretation. Like other interpretations, it depends on the probable interactions between the kind of soil and the alternative systems of management. Our management systems are continually changing. Economic conditions change. Our knowledge grows. Land users are continually being offered new things, such as new machines, chemicals, and plant varieties.

The new technology applies unevenly to the various kinds of soil. Thus the grouping of any one kind of soil does not stay the same with changes in technology. That is, new combinations of practices increase the productivity of some soils more than others, so some are going up in the

scale whereas others are going down, relatively. Some of our most productive soils of today were considered poorly suited to crops a few years ago. On the other hand, some other soils that were once regarded as good for cropping are now being used more productively for growing pulpwood. These facts in no way suggest that we should not make interpretations. In fact they become increasingly important as technology grows. But these facts do mean that soils need to be reinterpreted and regrouped after significant changes in economic conditions and technology.

Besides the capability classification explained in this publication, other important interpretations are made of soil surveys. Examples include groupings of soils according to crop-yield predictions, woodland suitability, range potentiality, wildlife habitat, suitability for special crops, and engineering behavior. Many other kinds of special groupings are used to help meet local needs.

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Assistant Administrator for Soil
Survey
Soil Conservation Service

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LAND-CAPABILITY CLASSIFICATION

By A. A. Klingebiel and P. H. Montgomery, soil scientists. Soil Conservation Service

The standard soil-survey map shows the different kinds of soil that are significant and their location in relation to other features of the landscape. These maps are intended to meet the needs of users with widely different problems and, therefore, contain considerable detail to show important basic soil differences.

The information on the soil map must be explained in a way that has meaning to the user. These explanations are called interpretations. Soil maps can be interpreted by (1) the individual kinds of soil on the map, and (2) the grouping of soils that behave similarly in responses to management and treatment. Because there are many kinds of soil, there are many individual soil interpretations. Such interpretations, however, provide the user with all the information that can be obtained from a soil map. Many users of soil maps want more general information than that of the individual soil-mapping unit. Soils are grouped in different ways according to the specific needs of the map user. The kinds of soil grouped and the variation permitted within each group differ according to the use to be made of the grouping.

The capability classification is one of a number of interpretive groupings made primarily for agricultural purposes. As with all interpretive groupings the capability classification begins with the individual soil-mapping units, which are building stones of the system (table 1). In this classification the arable soils are grouped according to their potentialities and limitations for sustained production of the common cultivated crops that do not require specialized site conditioning or site treatment. Non-arable soils (soils unsuitable for longtime sustained use for cultivated crops) are grouped according to their potentialities and limitations for the production of permanent vegetation and according to their risks of soil damage if mismanaged. The individual mapping units on soil maps show the location and extent of the different kinds of soil. One can make the greatest number of precise statements and predictions about the use and management of the individual mapping units shown on the soil map. The capability grouping of soils is designed (1) to help landowners and others use and interpret the soil maps, (2) to introduce users to the detail of the soil map itself, and (3) to make possible broad generalizations based on soil potentialities, limitations in use, and management problems.

The capability classification provides three major categories of soil groupings: (1) Capability unit, (2) capability subclass, and (3) capability class. The first category, capability unit, is a grouping of soils that have about the same responses to systems of management of common cultivated crops and pasture plants. Soils in any one capability unit are adapted to the same kinds of common cultivated and pasture plants and require similar alternative systems of management for these crops. Longtime estimated yields of adapted crops for individual soils within the unit under comparable management do not vary more than about 25 percent.^[1]

The second category, the subclass, is a grouping of capability units having similar kinds of limitations and hazards. Four general kinds of limitations or hazards are recognized: (1) Erosion hazard, (2) wetness, (3) rooting- zone limitations, and (4) climate.

^[1] Yields are significant at the capability-unit level and are one of the criteria used in establishing capability units within a capability class. Normally, yields are estimated under the common management that maintains the soil resource. The main periods for such yield estimates are 10 or more years in humid areas or under irrigation and 20 or more years in subhumid or semiarid areas. The 25 percent allowable range is for economically feasible yields of adapted cultivated and pasture crops.

The third and broadest category in the capability classification places all the soils in eight capability classes. The risks of soil damage or limitations in use become progressively greater from class I to class VIII. Soils in the first four classes under good management are capable of producing adapted plants, such as forest trees or range plants, and the common cultivated field crops^{2[2]} and pasture plants. Soils in classes V, VI, and VII are suited to the use of adapted native plants. Some soils in classes V and VI are also capable of producing specialized crops, such as certain fruits and ornamentals, and even field and vegetable crops under highly intensive management involving elaborate practices for soil and water conservation.^{3[3]} Soils in class VIII do not return on-site benefits for inputs of management for crops, grasses, or trees without major reclamation.

The grouping of soils into capability units, subclasses, and classes is done primarily on the basis of their capability to produce common cultivated crops and pasture plants without deterioration over a long period of time. To express suitability of the soils for range and woodland use, the soil- mapping units are grouped into range sites and woodland-suitability groups.

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^{2[2]} As used here the common crops include: Corn, cotton, tobacco, wheat, tame hay and pasture, oats, barley, grain sorghum, sugarcane, sugar beets, peanuts, soybeans, field-grown vegetables, potatoes, sweet potatoes, field peas and beans, flax, and most clean-cultivated fruit, nut, and ornamental plants. They do not include: Rice, cranberries, blueberries, and those fruit, nut, and ornamental plants that require little or no cultivation.

^{3[3]} Soil and water conservation practices is a general expression for all practices including but not limited to those for erosion control.

Soil-mapping unit	Capability unit	Capability subclass	Capability class
<p>A soil mapping unit is a portion the landscape that has similar characteristics and qualities and whose limits are fixed by precise definitions. Within the cartographic limitations and considering the purpose for which the map is made, the soil mapping unit is the unit about which the greatest number of precise statements and predictions can be made.</p> <p>The soil mapping units provide the most detailed soils information. The basic mapping units are the basis for all interpretive groupings of soils. They furnish the information needed for developing capability units, forest site groupings, crop suitability groupings, range site groupings, engineering groupings, and other interpretive groupings. The most specific management practices and estimated yields are related to the individual mapping unit.</p>	<p>A capability unit is a grouping of one or more individual soil mapping units having similar potentials and continuing limitations or hazards. The soils in a capability unit are sufficiently uniform to (a) produce similar kinds of cultivated crops and pasture plants with similar management practices, (b) require similar conservation treatment and management under the same kind and condition of vegetative cover, (c) have comparable potential productivity.</p> <p>The capability unit condenses and simplifies soils information for planning individual tracts of land, field by field. Capability units with the class and subclass furnish information about the degree of limitation, kind of conservation problems and the management practices needed.</p>	<p>Subclasses are groups of capability units which have the same major conservation problem, such as— e—Erosion and runoff. w—Excess water. s—Root-zone limitations. c—Climatic limitations.</p> <p>The capability subclass provides information as to the kind of conservation problem or limitations involved. The class and subclass together provide the map user information about both the degree of limitation and kind of problem involved for broad program planning, conservation need studies, and similar purposes.</p>	<p>Capability classes are groups of capability subclasses or capability units that have the same relative degree of hazard or limitation. The risks of soil damage or limitation in use become progressively greater from class I to class VIII.</p> <p>The capability classes are useful as a means of introducing the map user to the more detailed information on the soil map. The classes show the location, amount, and general suitability of the soils for agricultural use. Only information concerning general agricultural limitations in soil use are class level.</p> <p style="text-align: right;"> RECEIVED JUL 12 2007 ISLAND COUNTY COMMUNITY DEVELOPMENT </p>

ASSUMPTIONS

In assigning soils to the various capability groupings a number of assumptions are made. Some understanding of these assumptions is necessary if the soils are to be grouped consistently in the capability classification and if the groupings are to be used properly. They are:

1. 1. A taxonomic (or natural) soil classification is based directly on soil characteristics. The capability classification (unit, subclass, and class) is an interpretive classification based on the effects of combinations of climate and permanent soil characteristics on risks of soil damage, limitations in use, productive capacity, and soil management requirements. Slope, soil texture, soil depth, effects of past erosion, permeability, water-holding capacity, type of clay minerals, and the many other similar features are considered permanent soil qualities and characteristics. Shrubs, trees, or stumps are not considered permanent characteristics.
2. 2. The soils within a capability class are similar only with respect to degree of limitations in soil use for agricultural purposes or hazard to the soil when it is so used. Each class includes many different kinds of soil, and many of the soils within any one class require unlike management and treatment. Valid generalizations about suitable kinds of crops or other management needs cannot be made at the class level.
3. 3. A favorable ratio of output to input ^{4[4]} is one of several criteria used for placing any soil in a class suitable for cultivated crop, grazing, or woodland use, but no further relation is assumed or implied between classes and output-input ratios. The capability classification is not a productivity rating for specific crops. Yield estimates are developed for specific kinds of soils and are included in soil handbooks and soil-survey reports.
4. 4. A moderately high level of management is assumed—one that is practical and within the ability of a majority of the farmers and ranchers. The level of management is that commonly used by the "reasonable" men of the community. The capability classification is not, however, a grouping of soils according to the most profitable use to be made of the land. For example, many soils in class III or IV, defined as suitable for several uses including cultivation, may be more profitably used for grasses or trees than for cultivated crops.
5. 5. Capability classes I through IV are distinguished from each other by a summation of the degree of limitations or risks of soil damage that affect their management requirements for longtime sustained use for cultivated crops. Nevertheless, differences in kinds of management or yields of perennial vegetation may be greater between some pairs of soils within one class than between some pairs of soils from different classes. The capability class is not determined by the kind of practices recommended. For example, class II, III, or IV may or may not require the same kind of practices when used for cultivated crops, and classes I through VII may or may not require the same kind of pasture, range, or woodland practices.
6. 6. Presence of water on the surface or excess water in the soil; lack of water for adequate crop production; presence of stones; presence of soluble salts or exchangeable sodium, or

^{4[4]} Based on longtime economic trends for average farms and farmers using moderately high level management. May not apply to specific farms and farmers but will apply to broad areas.

both; or hazard of overflow are not considered permanent limitations to use where the removal of these limitations is feasible.^{5[5]}

7. 7. Soils considered feasible for improvement by draining, by irrigating, by removing stones, by removing salts or exchangeable sodium, or by protecting from overflow are classified according to their continuing limitations in use, or the risks of soil damage, or both, after the improvements have been installed. Differences in initial costs of the systems installed on individual tracts of land do not influence the classification. The fact that certain wet soils are in classes II, III, and IV does not imply that they should be drained. But it does indicate the degree of their continuing limitation in use or risk of soil damage, or both, if adequately drained. Where it is considered not feasible to improve soils by drain- age, irrigation, stone removal, removal of excess salts or exchangeable sodium, or both, or to protect them from overflow, they are classified according to present limitations in use.
8. 8. Soils already drained or irrigated are grouped according to the continuing soil and climatic limitations and risks that affect their use under the present systems or feasible improvements in them.
9. 9. The capability classification of the soils in an area may be changed when major reclamation projects are installed that permanently change the limitations in use or reduce the hazards or risks of soil or crop damage for long periods of time. Examples include establishing major drainage facilities, building levees or flood-retarding structures, providing water for irrigation, removing stones, or large-scale grading of gullied land. (Minor dams, terraces, or field conservation measures subject to change in their effectiveness in a short time are not included.)
10. 10. Capability groupings are subject to change as new information about the behavior and responses of the soils becomes available.
11. 11. Distance to market, kinds of roads, size and shape of the soil areas, locations within fields, skill or resources of individual operators, and other characteristics of land-ownership patterns are not criteria for capability groupings.
12. 12. Soils with such physical-\ limitations that common field crops can be cultivated and harvested only by hand are not placed in classes I, II, III, and IV. Some of these soils need drainage or stone removal, or both, before some kinds of machinery can be used. This does not imply that mechanical equipment cannot be used on some soils in capability classes V, VI, and VII.
13. 13. Soils suited to cultivation are also suited to other uses such as pasture, range, forest, and wildlife. Some not suited to cultivation are suited to pasture, range, forest, or wildlife; others are suited only to pasture or range and wildlife; others only to forest and wildlife; and a few suited only to wildlife, recreation, and water-yielding uses. Groupings of soils for pasture, range, wildlife, or woodland may include soils from more than one capability class. Thus, to interpret soils for these uses, a grouping different from the capability classification is often necessary.

^{5[5]} Feasible as used in this context means (1) that the characteristics and qualities of the soil are such that it is possible to remove the limitation, and (2) that over broad areas it is within the realm of present-day economic possibility to remove the limitation.

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14. 14. Research data, recorded observations, and experience are used as the bases for placing soils in capability units, subclasses, and classes. In areas where data on response of soils to management are lacking, soils are placed in capability groups by interpretation of soil characteristics and qualities in accord with the general principles about use and management developed for similar soils elsewhere.

CAPABILITY CLASSES

Land Suited to Cultivation and Other Uses

Class I—Soils in class I have few limitations that restrict their use.

Soils in this class are suited to a wide range of plants and may be used safely for cultivated crops, pasture, range, woodland, and wildlife. The soils are nearly level⁶⁽⁶⁾ and erosion hazard (wind or water) is low. They are deep, generally well drained, and easily worked. They hold water well and are either fairly well supplied with plant nutrients or highly responsive to inputs of fertilizer.

The soils in class I are not subject to damaging overflow. They are productive and suited to intensive cropping. The local climate must be favorable for growing many of the common field crops.

In irrigated areas, soils may be placed in class I if the limitation of the arid climate has been removed by relatively permanent irrigation works. Such irrigated soils (or soils potentially useful under irrigation) are nearly level, have deep rooting zones, have favorable permeability and water-holding capacity, and are easily maintained in good tilth. Some of the soils may require initial conditioning including leveling to the desired grade, leaching of a slight accumulation of soluble salts, or lowering of the seasonal water table. Where limitations due to salts, water table, overflow, or erosion are likely to recur, the soils are regarded as subject to permanent natural limitations and are not included in class I.

Soils that are wet and have slowly permeable subsoils are not placed in class I. Some kinds of soil in class I may be drained as an improvement measure for increased production and ease of operation.

Soils in class I that are used for crops need ordinary management practices to maintain productivity—both soil fertility and soil structure. Such practices may include the use of one or more of the following: Fertilizers and lime, cover and green-manure crops, conservation of crop residues and animal manures, and sequences of adapted crops.

Class II—Soils in class II have some limitations that reduce the choice of plants or require moderate conservation practices.

Soils in class II require careful soil management, including conservation practices, to prevent deterioration or to improve air and water relations when the soils are cultivated. The limitations are few and the practices are easy to apply. The soils may be used for cultivated crops, pasture, range, woodland, or wildlife food and cover.

Limitations of soils in class II may include singly or in combination the effects of (1) gentle slopes, (2) moderate susceptibility to wind or water erosion or moderate adverse effects of past erosion, (3) less than ideal soil depth, (4) somewhat unfavorable soil structure and workability, (5) slight to moderate salinity or sodium easily corrected but likely to recur, (6) occasional damaging overflow, (7) wetness correctable by drainage but existing permanently as a moderate limitation, and (8) slight climatic limitations on soil use and management.

⁶⁽⁶⁾ Some rapidly permeable soils in class I may have gentle slopes.

The soils in this class provide the farm operator less latitude in the choice of either crops or management practices than soils in class I. They may also require special soil-conserving cropping systems, soil conservation practices, water-control devices, or tillage methods when used for cultivated crops. For example, deep soils of this class with gentle slopes subject to moderate erosion when cultivated may need one of the following practices or some combination of two or more: Terracing, strip cropping, contour tillage, crop rotations that include grasses and legumes, vegetated water disposal areas, cover or green-manure crops, stubble mulching, fertilizers, manure, and lime. The exact combinations of practices vary from place to place, depending on the characteristics of the soil, the local climate, and the farming system.

Class III—Soils in class III have severe limitations that reduce the choice of plants or require special conservation practices, or both.

Soils in class III have more restrictions than those in class II and when used for cultivated crops the conservation practices are usually more difficult to apply and to maintain. They may be used for cultivated crops, pasture, woodland, range, or wildlife food and cover.

Limitations of soils in class III restrict the amount of clean cultivation; timing of planting, tillage, and harvesting; choice of crops; or some combination of these limitations. The limitations may result from the effects of one or more of the following: (1) Moderately steep slopes; (2) high susceptibility to water or wind erosion or severe adverse effects of past erosion; (3) frequent overflow accompanied by some crop damage; (4) very slow permeability of the subsoil; (5) wetness or some continuing waterlogging after drainage; (6) shallow depths to bedrock, hardpan, fragipan, or claypan that limit the rooting zone and the water storage; (7) low moisture-holding capacity; (8) low fertility not easily corrected; (9) moderate salinity or sodium; or (10) moderate climatic limitations. When cultivated, many of the wet, slowly permeable but nearly level soils in class III require drainage and a cropping system that maintains or improves the structure and tilth of the soil. To prevent puddling and to improve permeability it is commonly necessary to supply organic material to such soils and to avoid working them when they are wet. In some irrigated areas, part of the soils in class III have limited use because of high water table, slow permeability, and the hazard of salt or sodic accumulation. Each distinctive kind of soil in class III has one or more alternative combinations of use and practices required for safe use, but the number of practical alternatives for average farmers is less than that for soils in class II.

Class IV—Soils in class IV have very severe limitations that restrict the choice of plants, require very careful management, or both.

The restrictions in use for soils in class IV are greater than those in class III and the choice of plants is more limited. When these soils are cultivated, more careful management is required and conservation practices are more difficult to apply and maintain. Soils in class IV may be used for crops, pasture, woodland, range, or wildlife food and cover.

Soils in class IV may be well suited to only two or three of the common crops or the harvest produced may be low in relation to inputs over a long period of time. Use for cultivated crops is limited as a result of the effects of one or more permanent features such as (1) steep slopes, (2) severe susceptibility to water or wind erosion, (3) severe effects of past erosion, (4) shallow soils, (5) low moisture-holding capacity, (6) frequent overflows accompanied by severe crop damage, (7) excessive wetness with continuing hazard of waterlogging after drainage, (8) severe salinity or sodium, or (9) moderately adverse climate.

Many sloping soils in class IV in humid areas are suited to occasional but not regular cultivation. Some of the poorly drained, nearly level soils placed in class IV are not subject to erosion but are poorly suited to intertilled crops because of the time required for the soil to dry

out in the spring and because of low productivity for cultivated crops. Some soils in class IV are well suited to one or more of the special crops, such as fruits and ornamental trees and shrubs, but this suitability itself is not sufficient to place a soil in class IV.

In subhumid and semiarid areas, soils in class IV may produce good yields of adapted cultivated crops during years of above average rainfall; low yields during years of average rainfall; and failures during years of below average rainfall. During the low rainfall years the soil must be protected even though there can be little or no expectancy of a marketable crop. Special treatments and practices to prevent soil blowing, conserve moisture, and maintain soil productivity are required. Sometimes crops must be planted or emergency tillage used for the primary purpose of maintaining the soil during years of low rainfall. These treatments must be applied more frequently or more intensively than on soils in class III.

Land Limited in Use—Generally Not Suited to Cultivation^{7[7]}

Class V—Soils in class V have little or no erosion hazard but have other limitations impractical to remove that limit their use largely to pasture, range, woodland, or wildlife food and cover.

Soils in class V have limitations that restrict the kind of plants that can be grown and that prevent normal tillage of cultivated crops. They are nearly level but some are wet, are frequently overflowed by streams, are stony, have climatic limitations, or have some combination of these limitations. Examples of class V are (1) soils of the bottom lands subject to frequent overflow that prevents the normal production of cultivated crops, (2) nearly level soils with a growing season that prevents the normal production of cultivated crops, (3) level or nearly level stony or rocky soils, and (4) ponded areas where drainage for cultivated crops is not feasible but where soils are suitable for grasses or trees. Because of these limitations cultivation of the common crops is not feasible but pastures can be improved and benefits from proper management can be expected.

Class VI—Soils in class VI have severe limitations that make them generally unsuited to cultivation and limit their use largely to pasture or range, woodland, or wildlife food and cover.

Physical conditions of soils placed in class VI are such that it is practical to apply range or pasture improvements, if needed, such as seeding, liming, fertilizing, and water control with contour furrows, drainage ditches, diversions, or water spreaders. Soils in class VI have continuing limitations that cannot be corrected, such as (1) steep slope, (2) severe erosion hazard, (3) effects of past erosion, (4) stoniness, (5) shallow rooting zone, (6) excessive wetness or overflow, (7) low moisture capacity, (8) salinity or sodium, or (9) severe climate. Because of one or more of these limitations these soils are not generally suited to cultivated crops. But they may be used for pasture, range, woodland, or wildlife cover or for some combination of these.

Some soils in class VI can be safely used for the common crops provided unusually intensive management is used. Some of the soils in this class are also adapted to special crops such as sodded orchards, blueberries, or the like, requiring soil conditions unlike those demanded by the common crops. Depending upon soil features and local climate the soils may be well or poorly suited to woodlands.

^{7[7]} Certain soils grouped into classes V, VI, VII and VIII may be made fit for use for crops with major earthmoving or other costly renovation.

Class VII—Soils in class VII have very severe limitations that make them unsuited to cultivation and that restrict their use largely to grazing, woodland, or wildlife.

Physical conditions of soils in class VII are such that it is impractical to apply such pasture or range improvements as seeding, liming, fertilizing, and water control with contour furrows, ditches, diversions, or water spreaders. Soil restrictions are more severe than those in class VI because of one or more continuing limitations that cannot be corrected, such as (1) very steep slopes, (2) erosion, (3) shallow soil, (4) stones, (5) wet soil, (6) salts or sodium, (7) unfavorable climate, or (8) other limitations that make them unsuited to common cultivated crops. They can be used safely for grazing or woodland or wildlife food and cover or for some combination of these under proper management.

Depending upon the soil characteristics and local climate, soils in this class may be well or poorly suited to woodland. They are not suited to any of the common cultivated crops; in unusual instances, some soils in this class may be used for special crops under unusual management practices. Some areas of class VII may need seeding or planting to protect the soil and to prevent damage to adjoining areas.

Class VIII—Soils and landforms in class VIII have limitations that preclude their use for commercial plant production and restrict their use to recreation, wildlife, or water supply or to esthetic purposes.

Soils and landforms in class VIII cannot be expected to return significant on-site benefits from management for crops, grasses, or trees, although benefits from wildlife use, watershed protection, or recreation may be possible.

Limitations that cannot be corrected may result from the effects of one or more of the following: (1) Erosion or erosion hazard, (2) severe climate, (3) wet soil, (4) stones, (5) low moisture capacity, and (6) salinity or sodium.

Badlands, rock outcrop, sandy beaches, riverwash, mine tailings, and other nearly barren lands are included in class VIII. It may be necessary to give protection and management for plant growth to soils and landforms in class VIII in order to protect other more valuable soils, to control water, or for wildlife or esthetic reasons.

CAPABILITY SUBCLASSES

Subclasses are groups of capability units within classes that have the same kinds of dominant limitations for agricultural use as a result of soil and climate. Some soils are subject to erosion if they are not protected, while others are naturally wet and must be drained if crops are to be grown. Some soils are shallow or droughty or have other soil deficiencies. Still other soils occur in areas where climate limits their use. The four kinds of limitations recognized at the subclass level are: Risks of erosion, designated by the symbol (e); wetness, drainage, or overflow (w); rooting-zone limitations (s); and climatic limitations (c). The subclass provides the map user information about both the degree and kind of limitation. Capability class I has no subclasses.

Subclass (e) erosion is made up of soils where the susceptibility to erosion is the dominant problem or hazard in their use. Erosion susceptibility and past erosion damage are the major soil factors for placing soils in this subclass.

Subclass (w) excess water is made up of soils where excess water is the dominant hazard or limitation in their use. Poor soil drainage, wetness, high water table, and overflow are the criteria for determining which soils belong in this subclass.

Subclass (s) soil limitations within the rooting zone includes, as the name implies, soils that have such limitations as shallowness of rooting zones, stones, low moisture-holding capacity, low fertility difficult to correct, and salinity or sodium.

Subclass (c) climatic limitation is made up of soils where the climate (temperature or lack of moisture) is the only major hazard or limitation in their use.^{8[8]}

Limitations imposed by erosion, excess water, shallow soils, stones, low moisture-holding capacity, salinity, or sodium can be modified or partially overcome and take precedence over climate in determining subclasses. The dominant kind of limitation or hazard to the use of the land determines the assignment of capability units to the (e), (w), and (s) subclasses. Capability units that have no limitation other than climate are assigned to the (c) subclass.

Where two kinds of limitations that can be modified or corrected are essentially equal, the subclasses have the following priority: e, w, s. For example, we need to group a few soils of humid areas that have both an erosion hazard and an excess water hazard; with them the e takes precedence over the w. In grouping soils having both an excess water limitation and a rooting-zone limitation the w takes precedence over the s. In grouping soils of subhumid and semiarid areas that have both an erosion hazard and a climatic limitation the e takes precedence over the c, and in grouping soils with both rooting-zone limitations and climatic limitations the s takes precedence over the c.

Where soils have two kinds of limitations, both can be indicated if needed for local use; the dominant one is shown first. Where two kinds of problems are shown for a soil group, the dominant one is used for summarizing data by subclasses.

CAPABILITY UNITS

The capability units provide more specific and detailed information than the subclass for application to specific fields on a farm or ranch. A capability unit is a grouping of soils that are nearly alike in suitability for plant growth and responses to the same kinds of soil management. That is, a reasonably uniform set of alternatives can be presented for the soil, water, and plant management of the soils in a capability unit, not considering effects of past management that do not have a more or less permanent effect on the soil. Where soils have been so changed by management that permanent characteristics have been altered, they are placed in different soil series. Soils grouped into capability units respond in a similar way and require similar management although they may have soil characteristics that put them in different soil series.

Soils grouped into a capability unit should be sufficiently uniform in the combinations of soil characteristics that influence their qualities to have similar potentialities and continuing limitations or hazards. Thus the soils in a capability unit should be sufficiently uniform to (a) produce similar kinds of cultivated crops and pasture plants with similar management practices, (b) require similar conservation treatment and management under the same kind and condition of vegetative cover, and (c) have comparable potential productivity. (Estimated average yields under similar management systems should not vary more than about 25 percent among the kinds of soil included within the unit.)

^{8[8]} Especially among young soils such as alluvial soils, although not limited to them, climatic phases of a soil series must be established for proper grouping into capability units and into other interpretive groupings. Since the effects result from interactions between soil and climate, such climatic phases are not defined the same in terms of precipitation, temperature, and so on, for contrasting kinds of soils.

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OTHER KINDS OF SOIL GROUPINGS

Other kinds of interpretive soil groupings are necessary to meet specific needs. Among these are groupings for range use, woodland use, special crops, and engineering interpretation.

The range site is a grouping of soils with a potential for producing the same kinds and amounts of native forage. The range site for rangeland is comparable to the capability unit for cultivated land. The purpose of such a grouping is to show the potential for range use and to provide the basis for which the criteria for determining range condition can be established. The soils grouped into a single range site may be expected to produce similar longtime yields and respond similarly to alternative systems of management and to such practices as seeding, pitting, and water spreading.

Soils suitable for range but not for common cultivated crops may be placed in capability classes V and VI if they are capable of returning inputs from such management practices as seeding, fertilizing, or irrigating and in class VII if they are not. If these soils do not give economic returns under any kind of management when used for cultivated crops, pasture, woodland or range, they fall in class VIII.

Soil-woodland site index correlations are essential for interpreting the potential wood production of the individual soil units that are mapped.

Woodland-site indices are commonly developed for individual kinds of soils. Soil-mapping units can be placed in woodland groupings according to site indices for adapted species and other responses and limitations significant to woodland conservation. Such groupings do not necessarily parallel those for capability units or range sites; however, in some areas capability units may be grouped into range sites and woodland-suitability groups.

Rice has soil requirements unlike those of the common cultivated crops requiring well-aerated soils. Some fruits and ornamentals do not require clean cultivation. Therefore, these crops are not given weight in the capability grouping. Instead, special groupings of the soils for each of these crops are made in the areas where they are significant.

With a good basic table of yields and practices the soils can be placed in any number of suitability groups. Commonly, five groups—unsuited, fairly suited, moderately suited, well suited and very well suited—are sufficient.

Kinds of soil shown on the soil map are also grouped according to need for applying engineering measures including drainage, irrigation, land leveling, land grading; determining suitability as subgrade for roads; and constructing ponds and small dams. Such groupings may be unlike those made for other purposes.

CRITERIA FOR PLACING SOILS IN CAPABILITY CLASSES

Soil and climatic limitations in relation to the use, management, and productivity of soils are the bases for differentiating capability classes. Classes are based on both degree and number of limitations affecting kind of use, risks of soil damage if mismanaged, needs for soil management, and risks of crop failure. To assist in making capability groupings, specific criteria for placing soils in units, subclasses, and classes are presented here. Because the effects of soil characteristics and qualities vary widely with climate, these criteria must be for broad soil areas that have similar climate.

Capability groupings are based on specific information when available—information about the responses of the individual kinds of soil to management and the combined effect of climate

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and soil on the crops grown. It comes from research findings, field trials, and experiences of farmers and other agricultural workers. Among the more common kinds of information obtained are soil and water losses, kinds and amounts of plants that can be grown, weather conditions as they affect plants, and the effect of different kinds and levels of management on plant response. This information is studied along with laboratory data on soil profiles. Careful analysis of this information proves useful not only in determining the capability of these individual kinds of soil but also in making predictions about the use and management of related kinds of soil.

Basic yield estimates of the adapted crops under alternative, defined systems of management are assembled in a table. Where data are few, the estimates should be reasonable when tested against available farm records and studies of the combinations of soil properties. Where information on response of soils to management is lacking, the estimates of yields and the grouping of soils into capability units, subclasses, and classes are based on an evaluation of combinations of the following:

1. 1. Ability of the soil to give plant response to use and management as evidenced by organic-matter content, ease of maintaining a supply of plant nutrients, percentage base saturation, cation-exchange capacity, kind of clay mineral, kind of parent material, available water holding capacity, response to added plant nutrients, or other soil characteristics and qualities.
2. 2. Texture and structure of the soil to the depth that influences the environment of roots and the movement of air and water.
3. 3. Susceptibility to erosion as influenced by kind of soil (and slope) and the effect of erosion on use and management.
4. 4. Continuous or periodic waterlogging in the soil caused by slow permeability of the underlying material, a high water table, or flooding.
5. 5. Depth of soil material to layers inhibiting root penetration.
6. 6. Salts toxic to plant growth.
7. 7. Physical obstacles such as rocks, deep gullies, etc.
8. 8. Climate (temperature and effective moisture).

This list is not intended to be complete. Although the soils of any area may differ from one another in only a few dozen characteristics, none can be taken for granted. Extreme deficiencies or excesses of trace elements, for example, can be vital. Commonly, the underlying geological strata are significant to water infiltration, water yield, and erosion hazard.

Any unfavorable fixed or recurring soil or landscape features may limit the safe and productive use of the soil. One unfavorable feature in the soil may so limit its use that extensive treatment would be required. Several minor unfavorable features collectively may become a major problem and thus limit the use of the soil. The combined effect of these in relation to the use, management, and productivity of soils is the criterion for different capability units.

Some of the criteria used to differentiate between capability classes are discussed on the following pages. The criteria and ranges in characteristics suggested assume that the effects of other soil characteristics and qualities are favorable and are not limiting factors in placing soils in capability classes.

Arid and Semiarid, Stony, Wet, Saline-Sodic, and Overflow Soils

The capability-class designations assigned to soils subject to flooding, poorly or imperfectly drained soils, stony soils, dry soils needing supplemental water, and soils having excess soluble salts or exchangeable sodium are made on the basis of continuing limitations and hazards after removal of excess water, stones, salts, and exchangeable sodium.

When assessing the capability class of any soil the feasibility of any necessary land improvements must be considered. Feasible as used here means (1) that the characteristics and qualities of the soil are such that it is possible to remove the limitation, and (2) that over broad areas it is within the realm of economic possibility to remove the limitation. The capability designation of these areas is determined by those practices that are practical now and in the immediate future.

The following kinds of soil are classified on the basis of their present continuing limitations and hazards: (1) Dry soils (arid and semiarid areas) now irrigated, (2) soils from which stones have been removed, (3) wet soils that have been drained, (4) soils from which excess quantities of soluble salts or exchangeable sodium have been removed, and (5) soils that have been protected from overflow.

The following kinds of soil are classified on the basis of their continuing limitations and hazards as if the correctable limitations had been removed or reduced: (1) Dry soils not now irrigated but for which irrigation is feasible and water is available, (2) stony soils for which stone removal is feasible, (3) wet soils not now drained but for which drainage is feasible, (4) soils that contain excess quantities of soluble salts or exchangeable sodium feasible to remove, and (5) soils subject to overflow but for which protection from overflow is feasible. Where desirable or helpful, the present limitation due to wetness, stoniness, etc., may be indicated.

The following kinds of soil are classified on the basis of their present continuing limitations and hazards if the limitations cannot feasibly be corrected or removed: (1) Dry soils, (2) stony soils, (3) soils with excess quantities of saline and sodic salts, (4) wet soils, or (5) soils subject to overflow.

Climatic Limitations

Climatic limitations (temperature and moisture) affect capability. Extremely low temperatures and short growing seasons are limitations, especially in the very northern part of continental United States and at high altitudes.

Limited natural moisture supply affects capability in subhumid, semiarid, and arid climates. As the classification in any locality is derived in part from observed performance of crop plants, the effects of the interaction of climate with soil characteristics must be considered. In a subhumid climate for example, certain sandy soils may be classified as class VI or class VII whereas soils with similar water-holding capacity in a more humid climate are classified as class III or IV. The moisture factor must be directly considered in the classification in most semiarid and arid climates. The capability of comparable soils decreases as effective rainfall decreases.

In an arid climate the moisture from rain and snow is not enough to support crops. Arid land can be classed as suited to cultivation (class I, II, III, or IV) only if the moisture limitation is removed by irrigation. Wherever the moisture limitation is removed in this way, the soil is classified according to the effects of other permanent features and hazards that limit its use and permanence, without losing sight of the practical requirements of irrigation farming.

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Wetness Limitations

Water on the soil or excess water in the soil presents a hazard to or limits its use. Such water may be a result of poor soil drainage, high water table, overflow (includes stream overflow, ponding, and runoff water from higher areas), and seepage. Usually soil needing drainage has some permanent limitation that precludes placing it in class I even after drainage.

Wet soils are classified according to their continuing soil limitations and hazards after drainage. In determining the capability of wet areas emphasis is placed on practices considered practical now or in the foreseeable future. The vast areas of marshland along the seacoast or high-cost reclamation projects not now being planned or constructed are not classified as class I, II, or III. If reclamation projects are investigated and found to be feasible the soils of the area are reclassified based on the continuing limitations and hazards after drainage. This places the classification of wet soils on a basis similar to that of the classification of irrigated, stony, saline, or overflow soils. Some large areas of bottom land subject to overflow are reclassified when protected by dikes or other major reclamation work. There are examples of these along streams where levees have been constructed. Land already drained is classified according to the continuing limitations and hazards that affect its use.

Needs for initial conditioning, such as for clearing of trees or swamp vegetation, are not considered in the capability classification. They may be of great importance, however, in making some of the land-management decisions. Costs of drainage, likewise, are not considered directly in the capability classification, although they are important to the land manager.

Toxic Salts

Presence of soluble salts or exchangeable sodium in amounts toxic to most plants can be a serious limiting factor in land use. Where toxic salts are the limiting factor, the following ranges are general guides until more specific criteria are available:

Class II—Crops slightly affected. In irrigated areas, even after salt removal, slight salinity or small amounts of sodium remains or is likely to recur.

Class III—Crops moderately affected. In irrigated areas, even after salt removal, moderate salinity or moderate amounts of sodium remains or is likely to recur.

Classes IV-VI—Crops seriously affected on cultivated land. Usually only salt-tolerant plants will grow on noncultivated land. In irrigated areas, even after leaching, severe salinity or large amounts of sodium remains or is likely to recur.

Class VII—Satisfactory growth of useful vegetation impossible, except possibly for some of the most salt-tolerant forms, such as some *Atriplex*es that have limited use for grazing.

Slope and Hazard of Erosion

Soil damage from erosion is significant in the use, management, and response of soil for the following reasons:

1. An adequate soil depth must be maintained for moderate to high crop production. Soil depth is critical on shallow soils over nonrenewable substrata such as hard rock. These soils tolerate less damage from erosion than soils of similar depth with a renewable substrata such as the raw loess or soft shale that can be improved through the use of special tillage, fertilizer, and beneficial cropping practices.
2. Soil loss influences crop yields. The reduction in yield following the loss of each inch of surface soil varies widely for different kinds of soil. The reduction is least on soils

having little difference in texture, consistence, and fertility between the various horizons of the soil. It is greatest where there is a marked difference between surface layers and subsoils, such as among soils with claypans. For example, corn yields on soils with dense, very slowly permeable subsoils may be reduced 3 to 4 bushels per acre per year for each inch of surface soil lost. Yield reduction is normally small on deep, moderately permeable soils having similar textured surface and subsurface layers and no great accumulation of organic matter in the surface soil.

3. 3. Nutrient loss through erosion on sloping soils is important not only because of its influence on crop yield but also because of cost of replacement to maintain crop yields. The loss of plant nutrients can be high, even with slight erosion.
4. 4. Loss of surface soil changes the physical condition of the plow layer in soils having finer textured layers below the surface soil. Infiltration rate is reduced; erosion and runoff rates are increased; tilth is difficult to maintain; and tillage operations and seedbed preparation are more difficult.
5. 5. Loss of surface soil by water erosion, soil blowing, or land leveling may expose highly calcareous lower strata that are difficult to make into suitable surface soil.
6. 6. Water-control structures are damaged by sediments due to erosion. Maintenance of open drains and ponds becomes a problem and their capacity is reduced as sediment accumulates.
7. 7. Gullies form as a result of soil loss. This kind of soil damage causes reduced yields, increased sediment damage, and physical difficulties in farming between the gullies.

The steepness of slope, length of slope, and shape of slope (convex or concave) all influence directly the soil and water losses from a field. Steepness of slope is recorded on soil maps. Length and shape of slopes are not recorded on soil maps; however, they are often characteristic of certain kinds of soil, and their effects on use and management can be evaluated as a part of the mapping unit.

Where available, research data on tons of soil loss per acre per year under given levels of management are used on sloping soils to differentiate between capability classes.

Soil Depth

Effective depth includes the total depth of the soil profile favorable for root development. In some soils this includes the C horizon; in a few only the A horizon is included. Where the effect of depth is the limiting factor, the following ranges are commonly used: Class I, 36 inches or more; class II, 20-36 inches; class III, 10-20 inches; and class IV, less than 10 inches. These ranges in soil depth between classes vary from one section of the country to another depending on the climate. In arid and semiarid areas, irrigated soils in class I are 60 or more inches in depth. Where other unfavorable factors occur in combination with depth, the capability decreases.

Previous Erosion

On some kinds of soil previous erosion reduces crop yields and the choice of crops materially; on others the effect is not great. The effect of past erosion limits the use of soils (1) where subsoil characteristics are unfavorable, or (2) where soil material favorable for plant growth is shallow to bedrock or material similar to bedrock. In some soils, therefore, the degree of erosion influences the capability grouping.

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Available Moisture Holding Capacity

Water-holding capacity is an important quality of soil. Soils that have limited moisture-holding capacity are likely to be droughty and have limitations in kinds and amounts of crops that can be grown; they also present fertility and other management problems. The ranges in water-holding capacity for the soils in the capability classes vary to a limited degree with the amount and distribution of effective precipitation during the growing season. Within a capability class, the range in available moisture-holding capacity varies from one climatic region to another.

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GLOSSARY

Alluvial soils—Soils developing from transported and relatively recently deposited material (alluvium) with little or no modification of the original materials by soil-forming processes. (Soils with well-developed profiles that have formed from alluvium are grouped with other soils having the same kind of profiles, not with the alluvial soils.)

Available nutrient in soils—The part of the supply of a plant nutrient in the soil that can be taken up by plants at rates and in amounts significant to plant growth.

Available water in soils—The part of the water in the soil that can be taken up by plants at rates significant to their growth; usable; obtainable.

Base saturation—The relative degree to which soils have metallic cations absorbed. The proportion of the cation-exchange capacity that is saturated with metallic cations.

Cation-exchange capacity—A measure of the total amount of exchangeable cations that can be held by the soil. It is expressed in terms of milliequivalents per 100 grams of soil at neutrality (pH 7) or at some other stated pH value. (Formerly called base-exchange capacity.)

Clay mineral—Naturally occurring inorganic crystalline material in soils or other earthy deposits of clay size—particles less than 0.002 mm. in diameter.

Deep soil—Generally, a soil deeper than 40 inches to rock or other strongly contrasting material. Also, a soil with a deep black surface layer; a soil deeper than about 40 inches to the parent material or to other unconsolidated rock material not modified by soil-forming processes; or a soil in which the total depth of unconsolidated material, whether true soil or not, is 40 inches or more.

Drainage, soil—(1) The rapidity and extent of the removal of water from the soil by runoff and flow through the soil to underground spaces. (2) As a condition of the soil, soil drainage refers to the frequency and duration of periods when the soil is free of saturation. For example, in well-drained soils, the water is removed readily, but not rapidly; in poorly drained soils, the root zone is waterlogged for long periods and the roots of ordinary crop plants cannot get enough oxygen; and in excessively drained soils, the water is removed so completely that most crop plants suffer from lack of water.

Drought—A period of dryness, especially a long one. Usually considered to be any period of soil-moisture deficiency within the plant root zone. A period of dryness of sufficient length to deplete soil moisture to the extent that plant growth is seriously retarded.

Erosion—The wearing away of the land surface by detachment and transport of soil and rock materials through the action of moving water, wind, or other geological agents.

Fertility, soil—The quality of a soil that enables it to provide compounds, in adequate amounts and in proper balance, for the growth of specified plants, when other growth factors such as light, moisture, temperature, and the physical condition of the soil are favorable.

Field capacity—The amount of moisture remaining in a soil after the free water has been allowed to drain away into drier soil material beneath; usually expressed as a percentage of the oven dry weight of soil or other convenient unit. It is the highest amount of moisture that the soil will hold under conditions of free drainage after excess water has drained away following a rain or irrigation that has wet the whole soil. For permeable soils of medium texture, this is about 2 or 3 days after a rain or thorough irrigation. Although generally similar for one kind of soil, values vary with previous treatments of the soil.

First bottom—The normal flood plain of a stream, subject to frequent or occasional flooding.

Parent material—The unconsolidated mass of rock material (or peat) from which the soil profile develops.

Permeability, soil—The quality of a soil horizon that enables water or air to move through it. It can be measured quantitatively in terms of rate of flow of water through a unit cross section in unit time under specified temperature and hydraulic conditions. Values for saturated soils usually are called hydraulic conductivity. The permeability of a soil may be limited by the presence of one nearly impermeable horizon even though the others are permeable.

Phase, soil—The subdivision of a soil type or other classificational soil unit having variations in characteristics not significant to the classification of the soil in its natural landscape but significant to the use and management of the soil. Examples of the variations recognized by phases of soil types include differences in slope, stoniness, and thickness because of accelerated erosion.

Profile (soil)—A vertical section of the soil through all its horizons and extending into the parent material.

Range (or rangeland)—Land that produces primarily native forage plants suitable for grazing by livestock, including land that has some forest trees.

Runoff—The surface flow of water from an area; or the total volume of surface flow during a specified time.

Saline soil—A soil containing enough soluble salts to impair its productivity for plants but not containing an excess of exchangeable sodium.

Series, soil—A group of soils that have soil horizons similar in their differentiating characteristics and arrangement in the soil profile, except for the texture of the surface soil, and are formed from a particular type of parent material. Soil series is an important category in detailed soil classification. Individual series are given proper names from place names near the first recorded occurrence. Thus names like Houston, Cecil, Bames, and Miami are names of soil series that appear on soil maps and each connotes a unique combination of many soil characteristics. Sodic soil (alkali) Soil that contains sufficient sodium to interfere with the growth of most crop plants; soils for which the exchangeable-sodium- percentage is 15 or more.

Soil (1)—The natural medium for the growth of land plants. (2) A dynamic natural body on the surface of the earth in which plants grow, composed of mineral and organic materials and living forms. (3) The collection of natural bodies occupying parts of the earth's surface that support plants and that have properties due to the integrated effect of climate and living matter acting upon parent material, as conditioned by relief, over periods of time.

A soil is an individual three-dimensional body on the surface of the earth unlike the adjoining bodies. (The area of individual soils ranges from less than 1/2 acre to more than 300 acres.)

A kind of soil is the collection of soils that are alike in specified combinations of characteristics. Kinds of soil are given names in the system of soil classification. The terms "the soil" and "soil" are collective terms used for all soils, equivalent to the word "vegetation" for all plants.

Soil Characteristic—A feature of a soil that can be seen and/or measured in the field or in the laboratory on soil samples. Examples include soil slope and stoniness as well as the texture, structure, color, and chemical composition of soil horizons.

Soil management—The preparation, manipulation, and treatment of soils for the production of plants, including crops, grasses, and trees.

Soil quality—An attribute of a soil that cannot be seen or measured directly from the soil alone but which is inferred from soil characteristics and soil behavior under defined conditions. Fertility, productivity, and erodibility are examples of soil qualities (in contrast to soil characteristics).

Soil survey—A general term for the systematic examination of soils in the field and in the laboratories, their description and classification, the mapping of kinds of soil, and the interpretation of soils according to their adaptability for various crops, grasses, and trees, their behavior under use or treatment for plant production or for other purposes, and their productivity under different management systems.

Structure, soil—The arrangement of primary soil particles into compound particles or clusters that are separated from adjoining aggregates and have properties unlike those of an equal mass of unaggregated primary soil particles. The principal forms of soil structure are platy, prismatic, columnar (prisms with rounded tops), blocky (angular or subangular), and granular.

Structureless soils are (1) single grain—each grain by itself, as in dune sand, or (2) massive—the particles adhering together without any regular cleavage as in many claypans and hardpans. ("Good" or "bad" tilth are terms for the general structural condition of cultivated soils according to particular plants or sequences of plants.)

Subsoil—The B horizons of soils with distinct profiles. In soils with weak profile development, the subsoil can be defined as the soil below the plowed soil (or its equivalent of surface soil), in which roots normally grow. Although a common term, it cannot be defined accurately. It has been carried over from early days when "soil" was conceived only as the plowed soil and that under it as the "subsoil."

Surface soil—The soil ordinarily moved in tillage, or its equivalent in uncultivated soil, about 5 to 8 inches in thickness.

Texture, soil—The relative proportions of the various size groups of individual soil grains in a mass of soil. Specifically, it refers to the proportions of sand, silt, and clay.

Type, soil—A subgroup or category under the soil series based on the texture of the surface soil. A soil type is a group of soils having horizons similar in differentiating characteristics and arrangement in the soil profile and developed from a particular type of parent material. The name of a soil type consists of the name of the soil series plus the textural class name of the upper part of the soil equivalent to the surface soil. Thus Miami silt loam is the name of a soil type within the Miami series.

Water table—The upper limit of the part of the soil or underlying rock material that is wholly saturated with water. In some places an upper, or perched, water table may be separated from a lower one by a dry zone.

Water-holding capacity—The capacity (or ability) of soil to hold water against gravity (see Field capacity). The water-holding capacity of sandy soils is usually considered to be low while that of clayey soils is high. It is often expressed in inches of water per foot depth of soil.

Waterlogged—A condition of soil in which both large and small pore spaces are filled with water. (The soil may be intermittently waterlogged because of a fluctuating water table or waterlogged for short periods after rain.)

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EXHIBIT D
SEPA Checklist

Island County

ENVIRONMENTAL CHECKLIST

(WAC 197-11-960 Environmental checklist)

Purpose of Checklist

The State Environmental Policy Act (SEPA), chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

Instructions for Applicants

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply". Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Use of Checklist for Nonproject Proposals

Complete this checklist for nonproject proposals, even though questions may be answered "does not apply." In addition, complete the Supplemental Sheet for Nonproject Actions (part D).

For nonproject actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively.

A. **BACKGROUND**

1. Name of proposed project, if applicable:

TO BE COMPLETED BY APPLICANT

AGENCY COMMENT

- Rezone from RA to Rural.
2. Name of applicant:
- James Weber and Kathy Weber
Timothy McQuery and Rachael McQuery
3. Address and phone number of applicant and contact person:
- 221 Baker View Lane Phone: 360-387-2820
Camano Island, WA
4. Date checklist prepared:
- July 12, 2007
5. Agency requesting checklist:
- Island County
6. Proposed timing or schedule (including phasing, if applicable):
- Application submitted spring of 2007
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.
- Possibly short platting the property. The property consists of 2 existing 10 acre parcels. Each lot could be divided into 2 lots.
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.
- NA
9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.
- None
10. List any government approvals or permits that will be needed for your proposal, if known.
- Rezone
11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several

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questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

Owner and applicant seek rezone from Rural Agricultural zone to Rural.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

Project Address: (Or Closest Intersection) 221 Baker View Lane

Assessor Parcel Number(s): R33219-335-3280

B. ENVIRONMENTAL ELEMENTS**1. EARTH**

- A. General description of the site (circle one): Flat, ~~rolling~~, hilly, steep slopes, mountainous, other _____

- B. What is the steepest slope on the site (approximate percent slope)?

Maximum slope is approx. 10%

- C. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.

Bow loam, 0 to 5 percent slopes

Bow loam, 5 to 15 percent slopes

Alderwood gravelly sandy loam, 5 to 15 percent slopes

- D. Are there surface indications c

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No

- E. Describe the purpose, type and approximate quantities of any filling or grading proposed. Indicate source of fill.

Does not apply.

- F. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

Does not apply

- G. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

Does not apply

- H. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

County's erosion and sedimentation control would apply to any future land disturbing activities which are currently not planned.

2. AIR

- A. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities of known.

Does not apply

- B. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

Does not apply

- C. Proposed measures to reduce or control emissions or other impacts to air, if any?

Compliance with NW air pollution standards.

3. WATER

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AGENCY COMMENT

A. Surface:

- i. Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

Does not apply

- ii. Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

No project scheduled at this time.

- iii. Estimate the amount of fill and dredge materials that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

Does not apply

- iv. Will the proposal require surface water withdrawals or diversions? Give general description, purpose and approximate quantities if known.

No

- v. Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

No

- vi. Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

None, Non-Project Action

B. Ground:

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ISLAND COUNTY
COMMUNITY DEVELOPMENT

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AGENCY COMMENT

- i. Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.

Non-Project Action but may result in future demand for 2 additional single family residences.

- ii. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . .; agricultural; etc.) Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable) or the number of animals or humans the system(s) are expected to serve.

Does not apply future sewer systems will be OSS.

C. Water Runoff (including storm water):

- i. Describe the source of runoff (including storm water) and method of collection and disposal, if any (including quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Does not apply

- ii. Could waste materials enter ground or surface waters? If so, generally describe.

Does not apply

D. Proposed measures to reduce or control surface, ground and runoff water impacts, if any:

Future actions will comply with County surface water standards.

4. **PLANTS**

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- A. Check or circle types of vegetation found on the site:

All found within service area.

☒ deciduous tree: alder, maple, aspen, other

☒ evergreen tree: fir, cedar, pine, other

☒ shrubs

☒ grass

☒ pasture

☐ crop or grain

☐ wet soil plants: cattail, buttercup, bulrush, skunk
cabbage, other

☐ water plants: water lily, eelgrass, milfoil, other

☐ other types of vegetation

- B. What kind and amount of vegetation will be removed or altered?

Does not apply

- C. List threatened or endangered species known to be on or near the site.

Does not apply

- D. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

Does not apply

5. **ANIMALS**

- A. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

birds: hawk, heron, eagle, songbirds, other

mammals: deer, bear, elk, beaver, other

fish: bass, salmon, trout, herring, shellfish, other

- B. List any threatened or endangered species known to be on or near the site.

None known

- C. Is the site part of a migration route? If so, explain.

Pacific Flyway

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AGENCY COMMENT

- D. Proposed measures to preserve or enhance wildlife, if any:

Does not apply

6. ENERGY AND NATURAL RESOURCES

- A. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Electrical energy for future homes.

- B. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.
Does not apply

- C. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

Energy conservation is primarily related to future residential construction.

7. ENVIRONMENTAL HEALTH

- A. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

No

- i. Describe special emergency services that might be required.

None

- ii. Proposed measures to reduce or control environmental health hazards, if any:

None required

- B. Noise

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- i. What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

Does not apply.
- ii. What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)?
Indicate what hours noise would come from the site.

Non-project action
- iii. Proposed measures to reduce or control noise impacts, if any:

Does not apply.

8. LAND AND SHORELINE USE

- A. What is the current use of the site and adjacent properties?

Rural
- B. Has the site been used for agriculture? If so, describe.

Hay production
- C. Describe any structures on the site.

Two single family residences
- D. Will any structures be demolished? If so, what?

Does not apply
- E. What is the current zoning classification of the site?

Rural Ag
- F. What is the current comprehensive plan designation of the site?
Rural Ag
- G. If applicable, what is the current shoreline master program designation of the site?

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NA

- H. Has any part of the site been classified as an environmentally sensitive" area? If so, specify.

No

- I. Approximately how many people would reside or work in the completed project?

2.5 per household

- J. Approximately how many people would the completed project displace?

Does not apply

- K. Proposed measures to avoid or reduce displacement impacts, if any:

Does not apply.

- L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

Conformance with Island County standards.

9. **HOUSING**

- A. Approximately how many units would be provided, if any? Indicate whether high, middle or low-income housing.

2 currently and with rezone potentially 4.

- B. Approximately how many units, if any, would be eliminated? Indicate whether high, middle or low-income housing.

Not known

- C. Proposed measures to reduce or control housing impacts, if any:

Does not apply

10. **AESTHETICS**

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- A. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building materials(s) proposed?
- Non-project action.
- B. What views in the immediate vicinity would be altered or obstructed?
- Does not apply.
- C. Proposed measures to reduce or control aesthetic impacts, if any:
- Does not apply.

11. LIGHT AND GLARE

- A. What type of light or glare will the proposal produce? What time of day would it mainly occur?
- Does not apply.
- B. Could light or glare from the finished project be a safety hazard or interfere with views?
- Does not apply.
- C. What existing off-site sources of light or glare may affect your proposal?
- Does not apply.
- D. Proposed measures to reduce or control light and glare impacts, if any:
- Does not apply.

12. RECREATION

- A. What designated and informal recreational opportunities are in the immediate vicinity?
- No
- B. Would the proposed project displace any existing recreational uses? If so, describe.

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AGENCY COMMENT

No.

- C. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

Does not apply

13. HISTORIC AND CULTURAL PRESERVATION

- A. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

No

- B. Generally describe any landmarks or evidence of historic, archaeological, scientific or cultural importance known to be on or next to the site.

No

- C. Proposed measures to reduce or control impacts, if any:

Comply with County and State standards with any future project action

14. TRANSPORTATION

- A. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.

See application. Property accesses Arrowhead Road.

- B. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

No

- C. How many parking spaces would the completed project have? How many would the project eliminate?

Does not apply.

- D. Will the proposal require any new roads or streets, or

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AGENCY COMMENT

improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).

- E. Does not apply.
Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

Does not apply.

- F. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

Does not apply.

- G. Proposed measures to reduce or control transportation impacts, if any:

This is a Nonproject action.

15. PUBLIC SERVICES

- A. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.

Does not apply.

- B. Proposed measures to reduce or control direct impacts on public services, if any.

Does not apply.

16. UTILITIES

- A. Circle utilities currently available at the site: Electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.

- B. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

Does not apply. .

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AGENCY COMMENT

17. ECONOMIC CONDITIONS AND IMPACTS

Property would likely be withdrawn from the open space tax program and pay market value taxes.

C. SIGNATURE

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature 

Date Submitted 7/12/07

D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (do not complete this section for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

No impact anticipated other than construction noise during construction of future homes.

Proposed measures to avoid or reduce such increases are:

To be determined at time of specific project proposal

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

No impact anticipated however each implementing project whether public or private will be subject to local environmental review.

Proposed measures to protect or conserve plants, animals, fish or marine life are:

Each implementing project whether public or private will be subject to local environmental review.

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AGENCY COMMENT

3. How would the proposal be likely to deplete energy or natural resources?
Increased power consumption and withdrawal of groundwater.
- Proposed measures to protect or conserve energy and natural resources are:
Each implementing project whether public or private will be subject to local environmental review.
4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?
- No impact anticipated.
- Proposed measures to protect such resources or to avoid or reduce impacts are:
Specific projects will be subject to local review and will require the protection of cultural and historic resources.
5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?
- Parcel size would decrease and density increase to 1 dwelling unit per 5 acres.
- Proposed measures to avoid or reduce shoreline and land use impacts are:
Compliance with rural development standards.
6. How would the proposal be likely to increase demands on transportation or public services and utilities?
- Small increase with the additional 2 single family homes.
- Proposed measures to reduce or respond to such demand(s) are:
- Concurrency review at time of project action
7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.
- No conflicts identified.

EXHIBIT E

USDA Natural Resources Conservation Service Custom Soil Resource Report
February 2, 2021



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 **Island County, Washington**

Baker View Ln.



February 2, 2021

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 (<https://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

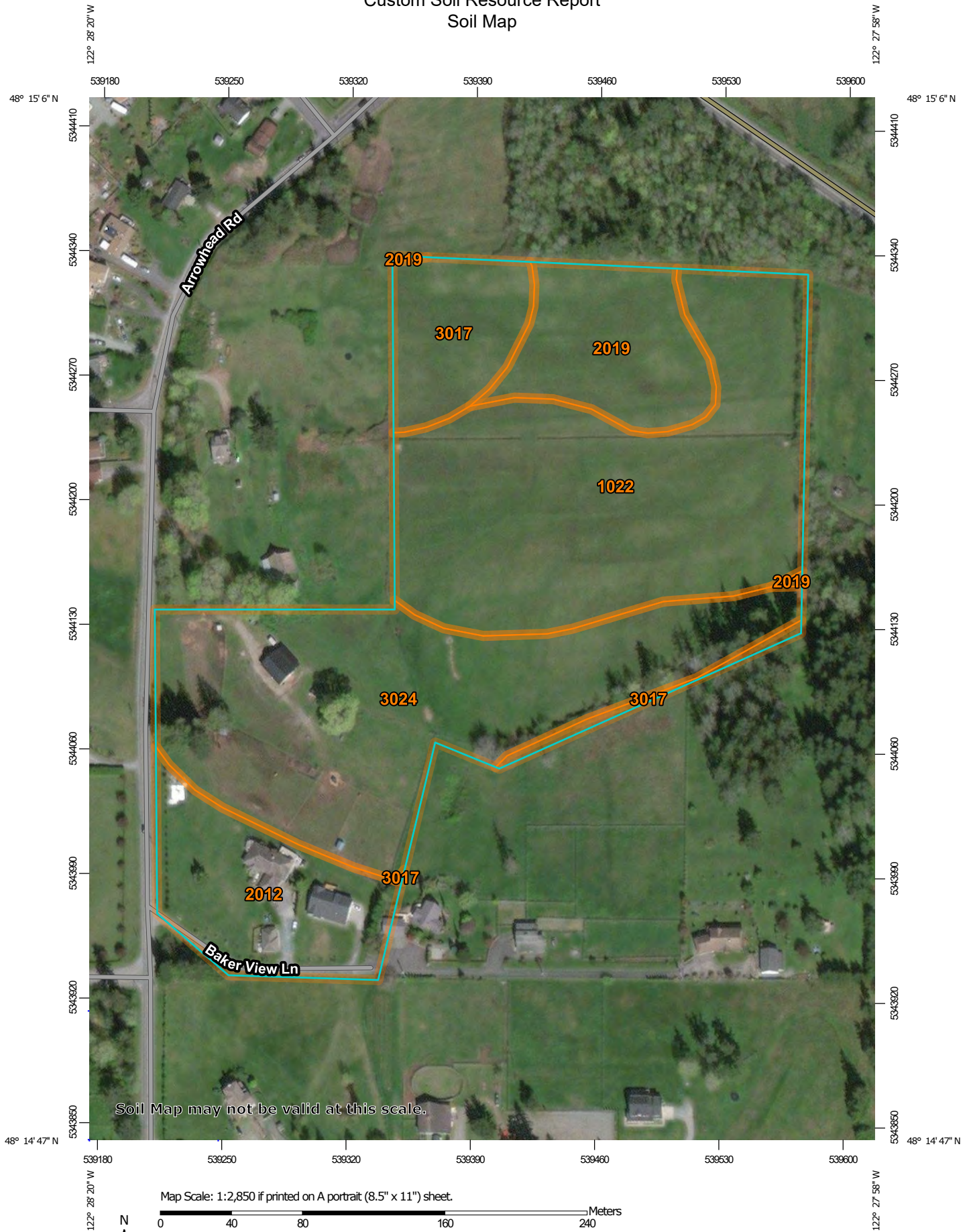
Custom Soil Resource Report

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.

Custom Soil Resource Report Soil Map



Custom Soil Resource Report

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features

 Blowout

 Borrow Pit

 Clay Spot

 Closed Depression

 Gravel Pit

 Gravelly Spot

 Landfill

 Lava Flow

 Marsh or swamp

 Mine or Quarry

 Miscellaneous Water

 Perennial Water

 Rock Outcrop


 Saline Spot

 Sandy Spot

 Severely Eroded Spot

 Sinkhole

 Slide or Slip

 Sodic Spot

 Spoil Area

 Stony Spot

 Very Stony Spot

 Wet Spot

 Other

 Special Line Features

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 1:12,000.

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:
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: Island County, Washington
Survey Area Data: Version 18, Jun 4, 2020

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

Date(s) aerial images were photographed: Dec 31, 2009—Sep 27, 2016

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

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
1022	Coveland loam, cool, 0 to 5 percent slopes	7.6	35.4%
2012	Elwha-Zylstra-Morancreek, cool, complex, 2 to 12 percent slopes	2.6	11.9%
2019	Mitchellbay gravelly sandy loam, cool, 2 to 10 percent slopes	2.2	10.1%
3017	Everett-Alderwood complex, 3 to 15 percent slopes	1.7	8.0%
3024	Indianola loamy sand, 3 to 15 percent slopes	7.4	34.5%
Totals for Area of Interest		21.4	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 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.

Island County, Washington

1022—Coveland loam, cool, 0 to 5 percent slopes

Map Unit Setting

National map unit symbol: 2dvs3
Elevation: 0 to 300 feet
Mean annual precipitation: 20 to 40 inches
Mean annual air temperature: 48 to 50 degrees F
Frost-free period: 200 to 240 days
Farmland classification: Prime farmland if drained

Map Unit Composition

Coveland, cool, undrained, and similar soils: 70 percent
Minor components: 30 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Coveland, Cool, Undrained

Setting

Landform: Valleys
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Glacial drift over dense glaciomarine deposits

Typical profile

A1 - 0 to 4 inches: loam
A2 - 4 to 9 inches: loam
E - 9 to 20 inches: sandy loam
2Btg1 - 20 to 36 inches: silty clay loam
2Btg2 - 36 to 44 inches: silt loam
2Cd - 44 to 59 inches: silt loam

Properties and qualities

Slope: 0 to 5 percent
Depth to restrictive feature: 39 to 59 inches to densic material
Drainage class: Somewhat poorly drained
Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately low (0.00 to 0.06 in/hr)
Depth to water table: About 0 to 8 inches
Frequency of flooding: None
Frequency of ponding: Frequent
Available water capacity: Moderate (about 7.3 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 6w
Hydrologic Soil Group: C/D
Ecological site: F002XN906WA - western hemlock-western redcedar/red huckleberry-salal/western swordfern
Forage suitability group: Wet Soils (G002XN102WA)
Other vegetative classification: Wet Soils (G002XN102WA)
Hydric soil rating: Yes

Minor Components

Coveland, cool, drained

Percent of map unit: 10 percent

Landform: Valleys

Down-slope shape: Linear

Across-slope shape: Linear

Ecological site: F002XN906WA - western hemlock-western redcedar/red huckleberry-salal/western swordfern

Other vegetative classification: Seasonally Wet Soils (G002XN202WA)

Hydric soil rating: Yes

Sucia, cool

Percent of map unit: 10 percent

Landform: Valleys

Down-slope shape: Linear

Across-slope shape: Linear

Ecological site: F002XN906WA - western hemlock-western redcedar/red huckleberry-salal/western swordfern

Other vegetative classification: Droughty Soils (G002XN402WA)

Hydric soil rating: No

Coupeville, undrained

Percent of map unit: 10 percent

Landform: Valleys

Down-slope shape: Concave

Across-slope shape: Concave

Ecological site: F002XN904WA - Sitka spruce - red alder/salmonberry/field horsetail

Other vegetative classification: Wet Soils (G002XN102WA)

Hydric soil rating: Yes

2012—Elwha-Zylstra-Morancreek, cool, complex, 2 to 12 percent slopes

Map Unit Setting

National map unit symbol: 2dvsc

Elevation: 0 to 550 feet

Mean annual precipitation: 25 to 40 inches

Mean annual air temperature: 48 to 50 degrees F

Frost-free period: 200 to 240 days

Farmland classification: Prime farmland if irrigated

Map Unit Composition

Elwha and similar soils: 40 percent

Zylstra and similar soils: 30 percent

Morancreek, cool, and similar soils: 20 percent

Minor components: 10 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Elwha

Setting

Landform: Ridges

Landform position (two-dimensional): Summit

Landform position (three-dimensional): Crest

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: Glacial drift over dense glaciomarine deposits

Typical profile

Oi - 0 to 2 inches: slightly decomposed plant material

A - 2 to 6 inches: gravelly sandy loam

Bw1 - 6 to 14 inches: gravelly sandy loam

Bw2 - 14 to 26 inches: gravelly sandy loam

Bg - 26 to 35 inches: gravelly sandy loam

2Cd1 - 35 to 44 inches: sandy loam

2Cd2 - 44 to 59 inches: sandy loam

Properties and qualities

Slope: 2 to 12 percent

Depth to restrictive feature: 20 to 39 inches to densic material

Drainage class: Moderately well drained

Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately low (0.00 to 0.06 in/hr)

Depth to water table: About 12 to 20 inches

Frequency of flooding: None

Frequency of ponding: None

Available water capacity: Low (about 3.9 inches)

Interpretive groups

Land capability classification (irrigated): 4e

Land capability classification (nonirrigated): 4s

Hydrologic Soil Group: B/D

Ecological site: F002XN906WA - western hemlock-western redcedar/red huckleberry-salal/western swordfern

Forage suitability group: Droughty Soils (G002XN402WA)

Other vegetative classification: Droughty Soils (G002XN402WA)

Hydric soil rating: No

Description of Zylstra

Setting

Landform: Ridges

Landform position (two-dimensional): Footslope

Landform position (three-dimensional): Side slope

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: Glacial drift over dense glaciomarine deposits

Typical profile

A1 - 0 to 4 inches: loam

A2 - 4 to 12 inches: loam

E - 12 to 18 inches: sandy loam

Bg1 - 18 to 32 inches: gravelly sandy loam

Bg2 - 32 to 37 inches: gravelly loam

Custom Soil Resource Report

Cd - 37 to 59 inches: gravelly sandy loam

Properties and qualities

Slope: 2 to 12 percent

Depth to restrictive feature: 20 to 39 inches to densic material

Drainage class: Somewhat poorly drained

Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately low (0.00 to 0.06 in/hr)

Depth to water table: About 4 to 12 inches

Frequency of flooding: None

Frequency of ponding: None

Available water capacity: Low (about 4.6 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 4w

Hydrologic Soil Group: C/D

Ecological site: F002XN906WA - western hemlock-western redcedar/red huckleberry-salal/western swordfern

Forage suitability group: Seasonally Wet Soils (G002XN202WA)

Other vegetative classification: Seasonally Wet Soils (G002XN202WA)

Hydric soil rating: No

Description of Morancreek, Cool

Setting

Landform: Hillslopes

Landform position (two-dimensional): Backslope

Landform position (three-dimensional): Side slope

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: Glacial drift

Typical profile

Oi - 0 to 1 inches: slightly decomposed plant material

A - 1 to 3 inches: sandy loam

Bw1 - 3 to 10 inches: sandy loam

Bw2 - 10 to 21 inches: sandy loam

Bg - 21 to 28 inches: sandy loam

C - 28 to 59 inches: sandy loam

Properties and qualities

Slope: 2 to 12 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Moderately well drained

Capacity of the most limiting layer to transmit water (Ksat): High (1.98 to 5.95 in/hr)

Depth to water table: About 16 to 28 inches

Frequency of flooding: None

Frequency of ponding: None

Available water capacity: High (about 9.1 inches)

Interpretive groups

Land capability classification (irrigated): 4e

Land capability classification (nonirrigated): 3w

Hydrologic Soil Group: A/D

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Ecological site: F002XN906WA - western hemlock-western redcedar/red huckleberry-salal/western swordfern
Forage suitability group: Sloping to Steep Soils (G002XN702WA)
Other vegetative classification: Sloping to Steep Soils (G002XN702WA)
Hydric soil rating: No

Minor Components

Everett

Percent of map unit: 10 percent
Landform: Hillslopes
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Side slope
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: F002XN906WA - western hemlock-western redcedar/red huckleberry-salal/western swordfern
Other vegetative classification: Droughty Soils (G002XN402WA)
Hydric soil rating: No

2019—Mitchellbay gravelly sandy loam, cool, 2 to 10 percent slopes

Map Unit Setting

National map unit symbol: 2dvs5
Elevation: 0 to 280 feet
Mean annual precipitation: 20 to 40 inches
Mean annual air temperature: 48 to 50 degrees F
Frost-free period: 200 to 240 days
Farmland classification: All areas are prime farmland

Map Unit Composition

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

Description of Mitchellbay, Cool

Setting

Landform: Hillslopes
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Side slope
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Glacial drift over dense glaciomarine deposits

Typical profile

Oi - 0 to 1 inches: slightly decomposed plant material
A - 1 to 6 inches: gravelly sandy loam

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Bw - 6 to 15 inches: sandy loam
E - 15 to 20 inches: sandy loam
2Btg1 - 20 to 26 inches: loam
2Btg2 - 26 to 38 inches: loam
2Cd - 38 to 59 inches: loam

Properties and qualities

Slope: 2 to 10 percent
Depth to restrictive feature: 20 to 39 inches to densic material
Drainage class: Somewhat poorly drained
Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately low (0.00 to 0.06 in/hr)
Depth to water table: About 4 to 12 inches
Frequency of flooding: None
Frequency of ponding: None
Available water capacity: Moderate (about 6.2 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4w
Hydrologic Soil Group: C/D
Ecological site: F002XN906WA - western hemlock-western redcedar/red huckleberry-salal/western swordfern
Forage suitability group: Seasonally Wet Soils (G002XN202WA)
Other vegetative classification: Seasonally Wet Soils (G002XN202WA)
Hydric soil rating: No

Minor Components

Coupeville, undrained

Percent of map unit: 10 percent
Landform: Valleys
Down-slope shape: Concave
Across-slope shape: Concave
Ecological site: F002XN904WA - Sitka spruce - red alder/salmonberry/field horsetail
Other vegetative classification: Wet Soils (G002XN102WA)
Hydric soil rating: Yes

3017—Everett-Alderwood complex, 3 to 15 percent slopes

Map Unit Setting

National map unit symbol: 2dzc6
Elevation: 0 to 590 feet
Mean annual precipitation: 25 to 40 inches
Mean annual air temperature: 48 to 50 degrees F
Frost-free period: 200 to 240 days
Farmland classification: Prime farmland if irrigated

Map Unit Composition

Everett and similar soils: 70 percent

Alderwood and similar soils: 30 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Everett

Setting

Landform: Hillslopes

Landform position (two-dimensional): Backslope

Landform position (three-dimensional): Side slope

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: Glacial outwash

Typical profile

Oi - 0 to 2 inches: slightly decomposed plant material

A - 2 to 9 inches: sandy loam

Bw1 - 9 to 13 inches: gravelly sandy loam

Bw2 - 13 to 30 inches: very gravelly coarse sand

C - 30 to 59 inches: extremely gravelly coarse sand

Properties and qualities

Slope: 3 to 15 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Somewhat excessively drained

Capacity of the most limiting layer to transmit water (Ksat): High (1.98 to 5.95 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Available water capacity: Low (about 3.4 inches)

Interpretive groups

Land capability classification (irrigated): 4e

Land capability classification (nonirrigated): 4s

Hydrologic Soil Group: A

Ecological site: F002XN906WA - western hemlock-western redcedar/red huckleberry-salal/western swordfern

Forage suitability group: Droughty Soils (G002XN402WA)

Other vegetative classification: Droughty Soils (G002XN402WA)

Hydric soil rating: No

Description of Alderwood

Setting

Landform: Hillslopes

Landform position (two-dimensional): Backslope

Landform position (three-dimensional): Side slope

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: Glacial drift over dense glaciomarine deposits

Typical profile

Oi - 0 to 1 inches: slightly decomposed plant material

A - 1 to 10 inches: extremely gravelly sandy loam

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Bw - 10 to 18 inches: extremely gravelly coarse sandy loam

Bg - 18 to 36 inches: extremely gravelly coarse sandy loam

2Cd - 36 to 59 inches: gravelly silty clay loam

Properties and qualities

Slope: 3 to 15 percent

Depth to restrictive feature: 20 to 39 inches to densic material

Drainage class: Moderately well drained

Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately low (0.00 to 0.06 in/hr)

Depth to water table: About 12 to 20 inches

Frequency of flooding: None

Frequency of ponding: None

Available water capacity: Very low (about 1.9 inches)

Interpretive groups

Land capability classification (irrigated): 4s

Land capability classification (nonirrigated): 4s

Hydrologic Soil Group: B/D

Ecological site: F002XN906WA - western hemlock-western redcedar/red huckleberry-salal/western swordfern

Forage suitability group: Droughty Soils (G002XN402WA)

Other vegetative classification: Droughty Soils (G002XN402WA)

Hydric soil rating: No

3024—Indianola loamy sand, 3 to 15 percent slopes

Map Unit Setting

National map unit symbol: 2dvsw

Elevation: 0 to 500 feet

Mean annual precipitation: 20 to 40 inches

Mean annual air temperature: 48 to 50 degrees F

Frost-free period: 200 to 240 days

Farmland classification: Prime farmland if irrigated

Map Unit Composition

Indianola and similar soils: 100 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Indianola

Setting

Landform: Hillslopes

Landform position (two-dimensional): Summit

Landform position (three-dimensional): Crest

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: Glacial outwash

Typical profile

Oi - 0 to 1 inches: slightly decomposed plant material

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A - 1 to 6 inches: loamy sand
Bw1 - 6 to 17 inches: loamy sand
Bw2 - 17 to 27 inches: sand
BC - 27 to 37 inches: sand
C - 37 to 59 inches: sand

Properties and qualities

Slope: 3 to 15 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Somewhat excessively drained
Capacity of the most limiting layer to transmit water (Ksat): High to very high (5.95 to 99.90 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water capacity: Low (about 4.5 inches)

Interpretive groups

Land capability classification (irrigated): 4e
Land capability classification (nonirrigated): 3e
Hydrologic Soil Group: A
Ecological site: F002XN906WA - western hemlock-western redcedar/red huckleberry-salal/western swordfern
Forage suitability group: Droughty Soils (G002XN402WA)
Other vegetative classification: Droughty Soils (G002XN402WA)
Hydric soil rating: No

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.

Land Classifications

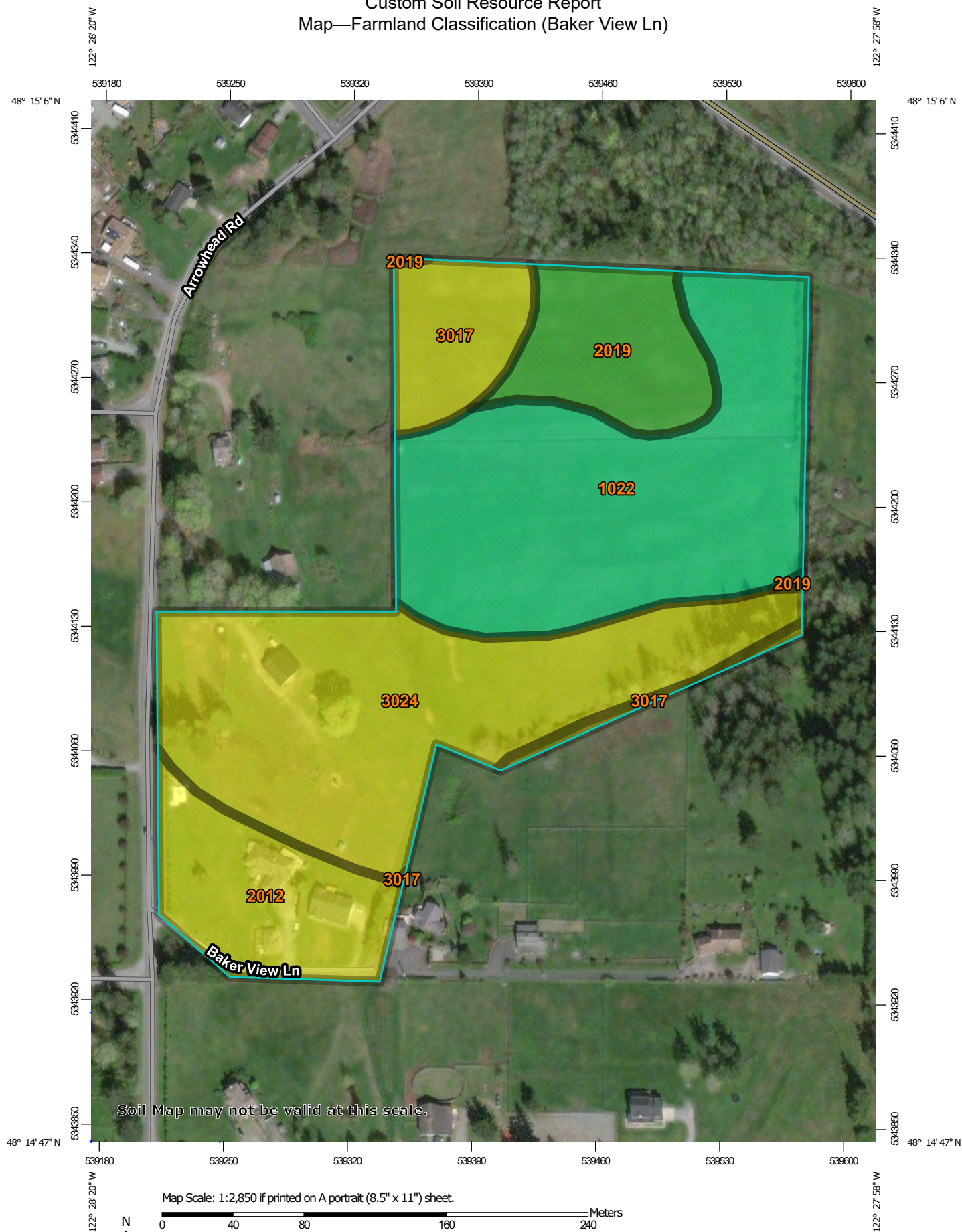
Land Classifications are specified land use and management groupings that are assigned to soil areas because combinations of soil have similar behavior for specified practices. Most are based on soil properties and other factors that directly influence the specific use of the soil. Example classifications include ecological site classification, farmland classification, irrigated and nonirrigated land capability classification, and hydric rating.

Farmland Classification (Baker View Ln)

Farmland classification identifies map units as prime farmland, farmland of statewide importance, farmland of local importance, or unique farmland. It identifies the location and extent of the soils that are best suited to food, feed, fiber, forage, and oilseed crops. NRCS policy and procedures on prime and unique farmlands are published in the "Federal Register," Vol. 43, No. 21, January 31, 1978.

Custom Soil Resource Report


Map—Farmland Classification (Baker View Ln)



Custom Soil Resource Report









MAP LEGEND








Area of Interest (AOI)






 Area of Interest (AOI)








Soils



Soil Rating Polygons

-  Not prime farmland
-  All areas are prime farmland
-  Prime farmland if drained
-  Prime farmland if protected from flooding or not frequently flooded during the growing season
-  Prime farmland if irrigated
-  Prime farmland if drained and either protected from flooding or not frequently flooded during the growing season
-  Prime farmland if irrigated and drained
-  Prime farmland if irrigated and either protected from flooding or not frequently flooded during the growing season









-  Prime farmland if subsoiled, completely removing the root inhibiting soil layer
-  Prime farmland if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60
-  Prime farmland if irrigated and reclaimed of excess salts and sodium
-  Farmland of statewide importance
-  Farmland of statewide importance, if drained
-  Farmland of statewide importance, if protected from flooding or not frequently flooded during the growing season
-  Farmland of statewide importance, if irrigated

-  Farmland of statewide importance, if drained and either protected from flooding or not frequently flooded during the growing season
-  Farmland of statewide importance, if irrigated and drained
-  Farmland of statewide importance, if irrigated and either protected from flooding or not frequently flooded during the growing season
-  Farmland of statewide importance, if subsoiled, completely removing the root inhibiting soil layer
-  Farmland of statewide importance, if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60

-  Farmland of statewide importance, if irrigated and reclaimed of excess salts and sodium
-  Farmland of statewide importance, if drained or either protected from flooding or not frequently flooded during the growing season
-  Farmland of statewide importance, if warm enough, and either drained or either protected from flooding or not frequently flooded during the growing season
-  Farmland of statewide importance, if warm enough
-  Farmland of statewide importance, if thawed
-  Farmland of local importance
-  Farmland of local importance, if irrigated

-  Farmland of unique importance
-  Not rated or not available

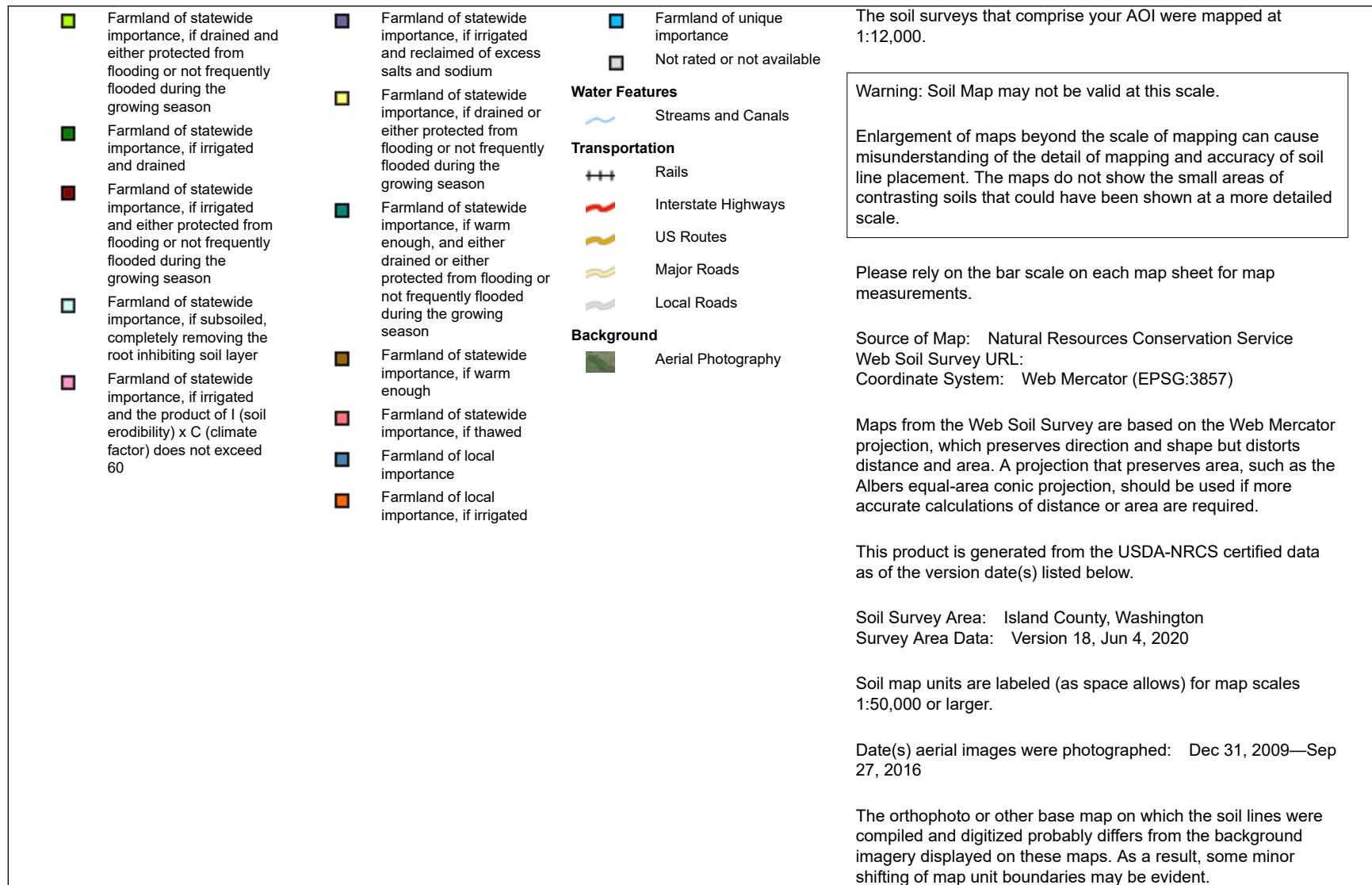
Soil Rating Lines

-  Not prime farmland
-  All areas are prime farmland
-  Prime farmland if drained
-  Prime farmland if protected from flooding or not frequently flooded during the growing season
-  Prime farmland if irrigated
-  Prime farmland if drained and either protected from flooding or not frequently flooded during the growing season
-  Prime farmland if irrigated and drained
-  Prime farmland if irrigated and either protected from flooding or not frequently flooded during the growing season

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	Prime farmland if subsoiled, completely removing the root inhibiting soil layer		Farmland of statewide importance, if drained and either protected from flooding or not frequently flooded during the growing season		Farmland of statewide importance, if irrigated and reclaimed of excess salts and sodium		Farmland of unique importance		Prime farmland if subsoiled, completely removing the root inhibiting soil layer
	Prime farmland if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60		Farmland of statewide importance, if irrigated and drained		Farmland of statewide importance, if drained or either protected from flooding or not frequently flooded during the growing season	Soil Rating Points			Prime farmland if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60
	Prime farmland if irrigated and reclaimed of excess salts and sodium		Farmland of statewide importance, if irrigated and either protected from flooding or not frequently flooded during the growing season		Farmland of statewide importance, if warm enough, and either drained or either protected from flooding or not frequently flooded during the growing season		Not prime farmland		Prime farmland if irrigated and reclaimed of excess salts and sodium
	Farmland of statewide importance		Farmland of statewide importance, if subsoiled, completely removing the root inhibiting soil layer		Farmland of statewide importance, if thawed		Prime farmland if drained		Farmland of statewide importance
	Farmland of statewide importance, if drained		Farmland of statewide importance, if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60		Farmland of local importance		Prime farmland if protected from flooding or not frequently flooded during the growing season		Farmland of statewide importance, if drained
	Farmland of statewide importance, if protected from flooding or not frequently flooded during the growing season				Farmland of local importance, if irrigated		Prime farmland if irrigated		Farmland of statewide importance, if protected from flooding or not frequently flooded during the growing season
	Farmland of statewide importance, if irrigated						Prime farmland if drained and either protected from flooding or not frequently flooded during the growing season		Farmland of statewide importance, if irrigated

Custom Soil Resource Report



Table—Farmland Classification (Baker View Ln)

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
1022	Coveland loam, cool, 0 to 5 percent slopes	Prime farmland if drained	7.6	35.4%
2012	Elwha-Zylstra-Morancreek, cool, complex, 2 to 12 percent slopes	Prime farmland if irrigated	2.6	11.9%
2019	Mitchellbay gravelly sandy loam, cool, 2 to 10 percent slopes	All areas are prime farmland	2.2	10.1%
3017	Everett-Alderwood complex, 3 to 15 percent slopes	Prime farmland if irrigated	1.7	8.0%
3024	Indianola loamy sand, 3 to 15 percent slopes	Prime farmland if irrigated	7.4	34.5%
Totals for Area of Interest			21.4	100.0%

Rating Options—Farmland Classification (Baker View Ln)*Aggregation Method:* No Aggregation Necessary*Tie-break Rule:* Lower

References

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Custom Soil Resource Report

United States Department of Agriculture, Natural Resources Conservation Service. National soil survey handbook, title 430-VI. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/scientists/?cid=nrcs142p2_054242

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EXHIBIT F

Review Letter dated August 31, 2007



ISLAND COUNTY PLANNING & COMMUNITY DEVELOPMENT

Phillip Bakke, AICP
Director

PHONE: (360) 679-7339 ■ from Camano (360) 629-4522 ■ from S. Whidbey (360) 321-5111
FAX: (360) 679-7306 ■ P. O. Box 5000, Coupeville, WA 98239-5000
121N East Camano Drive, Camano Island, WA 98292 ■ Phone (360) 387-7913 ■ FAX (360) 387-6161
Internet Home Page: <http://www.islandcounty.net/planning/>

August 31, 2007

Larry Kwarsick
Sound Planning Services
P.O. Box 581
Langley, WA 98260

Re: Review Comments – Rezone parcel from Rural Agriculture to Rural designation - File ZAA 307/07, Assessor Parcel No. R33219-328-3520, R33219-330-3170

Dear Mr. Kwarsick:

This letter is in regard to Zoning Amendment Application ZAA 307/07, dated July 12, 2007, to change the zoning designation of the parcel referenced above from Rural Agriculture (RA) to Rural (R). Planning and Community Development staff has reviewed the application and has determined that the information provided is insufficient to warrant approval of the requested zoning reclassification. Three public comments were received for this application and they are attached for your review.

The application references two main reasons that the parcel should be changed from its Rural Agriculture zoning designation: 1) The parcel contains soils that are not ideal for agriculture (i.e. soils that are not considered Prime Agricultural Soils). 2) The owner has made a good faith effort of pursuing a reasonable agricultural activity and it did not return a reasonable profit.

The application indicates that the two predominant soil types on the two parcels are Class III and Class IV soils. No evidence was provided to substantiate the claim that the predominant soils on the two parcels are limited to Class III and Class IV soils. In the description provided for Class III soils (Agriculture Handbook No. 210) it states: *They may be used for cultivated crops, pasture, woodland, range, or wildlife food and cover.* Additionally, in the description of Class IV soils it is stated: *Soils in class IV may be used for crops, pasture, woodland, range, or wildlife food and cover.* While there may exist some limitations on the types of crops that can be used, the descriptions of these two soil types specifically list that they can be used for agricultural purposes. In the State Environmental Policy Act (SEPA) checklist the types of soils listed for the parcels are: 1) Bow loam, 0 – 5 percent slopes. 2) Bow loam, 5-15 percent slopes and 3) Alderwood gravelly sandy loam, 5 – 15 percent slopes. These soil types were verified by looking at the United States Department of Agriculture (USDA) Soil Survey for Island County, Washington. Bow loam, 0 – 5 percent slopes, has been identified as a Prime Agricultural Soil. Given this analysis, there is not enough information to conclude that the soils would prevent the applicant from making reasonable agricultural use of the parcel.

The Comprehensive Plan states that for Rural Agriculture zoned parcels, a reclassification to Rural zoning should be allowed when the owner demonstrates reasonable agricultural use can no longer be made of the property. In the application it is stated that:

“A good faith commercial agricultural use of property could be defined as the pursuit of an agricultural activity for a reasonable profit, or at least upon a reasonable expectation of meeting investment costs and realizing a reasonable profit. The profit or reasonable expectation must be viewed from the standpoint of the owner and measured in light of their investment.”

The application describes how the applicant reported a gross income from hay production of \$1,000 in 2006. However, it must be shown that the failure to make reasonable agricultural use of the property cannot be due to the action or inaction of the property owner. Therefore, it is necessary to show the methods used for harvesting the hay. In order to approve a zoning amendment this department needs to verify that the failure to make reasonable agricultural use of the property is not due to abnormal or poor agricultural practices. It is this department's impression that it is not sufficient to give one example of a failed agricultural endeavor in order to justify a rezone out of the Rural Agriculture zoning designation. Staff's interpretation of the requirement of demonstrating that reasonable agricultural use can no longer be made of the property means that the applicant must provide evidence that shows how conditions of the parcel would preclude reasonable agricultural uses. What conditions of these two parcels separate them from other Rural Agriculture zoned parcels?

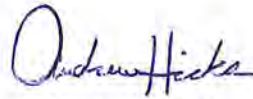
Prior to making a recommendation for the requested rezone, the Planning and Community Development Department requests the following information:

1. Evidence showing that the soils of the two subject parcels are limited to Class III and Class IV soils as defined by the USDA Natural Resource Conservation Service. Additionally, explain how these soils restrict the applicant from making reasonable agricultural use of both of the subject parcels.
2. Detailed information about the effort in 2006 to produce hay on both of the subject parcels. The details that should be included in this information are: acreage of both parcels devoted to hay production, date of planting, date (approximate) of each harvest, harvest yield (quantify in some manner), irrigation methods (if any), fertilizer used (if any), etc.
3. Please identify what other agricultural uses have been explored and explain why they are not capable of being implemented on either of the subject parcels.

Please submit all requested information to the Planning and Community Development Department. Copies are not necessary since no other agencies are reviewing this application. If it is the applicant's wish for this department to make a recommendation without submitting the requested information, please notify me. I have included ordinance C-105-99 for your review, as some of the Island County Code/Comprehensive Plan excerpts that you submitted have changed. I did my best to highlight pertinent sections.

If you have any questions or wish to set an appointment, please feel free to contact me at (360) 678-7821 or by e-mail me at AndrewH@co.island.wa.us

Sincerely,

A handwritten signature in blue ink that reads "Andrew Hicks". The signature is written in a cursive style with a large initial "A".

Andrew Hicks
Assistant Land Use Planner

Enc: Ordinance C-105-99

Cc: File ZAA 307/07

EXHIBIT G

Agent Response Letter dated September 28, 2007



September 28, 2007

Andrew Hicks
Assistant Land Use Planner
PO Box 5000
Coupeville, WA 98239-5000
RE: ZAA 307/07 - Weber

On behalf of the Weber's I am submitting the following in response to your August 31, 2007 staff report.

In your staff report you state "No evidence was provided to substantiate the claim that the predominant soils on the property are limited to Class III and Class IV soils".

The application at Exhibit F depicts the soil survey map with the parcels boundaries and soils types shown. Approximately 50% of the property (the north ½) is Bow loam and approximately 50% of the property (the south ½) is Alderwood gravelly sandy loam

The Soil Survey of Island County categorizes Bow Loam – Bb, as a Class IIIs soil and Bow loam (Bc) as a Class IVe soil. Class III soils are moderately good for cultivation subject to severe limitations for cropland. Class III s soils have low fertility. Bow loam (Bc) is a Class IV which are suitable for tillage only part of the year. Class IVe are underlain by slowly permeable glacial till which are subject to erosion if not protected. The cultivated areas of this soil are used principally for pasture and for hay crops in conjunction with dairying. Dairying in central Whidbey has not surveyed the economics of the changing times and such is the case on Camano as well, especially within only a 20 acre holding.

The remaining soil is Alderwood gravelly sandy loam (Ae) which is a Class IVs soils, again suitable for tillage only part of the year or under extreme care. This soil was historically used for general crop production on North Camano. It is especially well suited to hay and pasture. Most of this soil is under forest and only a small part is farmed.

Pursuant to the Capability Classes established in Agriculture Handbook No. 210:

Class III—Soils in class III have severe limitations that reduce the choice of plants or require special conservation practices, or both. Soils in class III have more restrictions than those in class II and when used for cultivated crops the conservation practices are usually more difficult to apply and to maintain. They may be used for cultivated crops, pasture, woodland, range, or wildlife food and cover.

Class IV—Soils in class IV have very severe limitations that restrict the choice of plants, require very careful management, or both. The restrictions in use for soils in class IV are greater than those in class III and the choice of plants is more limited. When these soils are cultivated, more careful management is required and conservation practices are more difficult to apply and maintain. Soils in class IV may be used for crops, pasture, woodland, range, or wildlife food and cover.

If the parcel contained prime soils it would have been zoned Commercial Agriculture in 1998. It would have met the 4 listed designation criteria but it did not as a result of the property's failure to contain "at least twenty-five percent (25%) of the Lot, Tract or Parcel is composed of prime soils". The County's own action offer proof that the property did not contain prime agricultural soils.

Designation Criteria for Commercial Agriculture. *Parcels that meet the following criteria qualify as resource Agricultural Land and shall be classified in the Commercial Agriculture classification:*

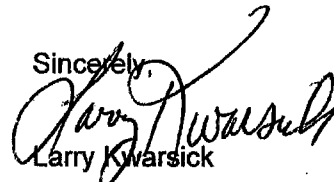
- 1. The Lot, Tract or Parcel is at least twenty (20) acres in size or smaller contiguous lots owned by the same Owner that, in combination, are at least twenty (20) acres in size; and*
- 2. At least twenty-five percent (25%) of the Lot, Tract or Parcel is composed of prime soils; and*
- 3. The Lot, Tract or Parcel as of June 2, 1999, is classified in the open agriculture tax program or if withdrawn, all taxes, interest and penalties were not paid in full as of June 2, 1999; and*
- 4. The Lot, Tract or Parcel is not located within a Drainage or Diking District or otherwise protected by dikes, UGA, RAID, State Park, or owned by the Navy.*

A carefully written agricultural zoning ordinance can prevent farmland from being converted to nonfarm uses, can prevent the fragmentation of farms, prevent land-use conflicts, and protect agricultural producers from nonfarm intrusion into agricultural areas. A further consideration in agricultural zoning is the reduction or elimination of conflicts that arise between farm and nonfarm residents. Nonfarm residents often find that normal farming practices -- tractors operating during early- morning or late-night hours; livestock operations, including well-managed ones, that produce odors from livestock waste; chemical applications that are used for controlling insects and diseases in high-value crops; and machinery moving slowly on the roads from farm to farm -- are among practices that are unacceptable to rural residential land owners. These conflicts normally result with fragmentation which is the case for the Weber property.

In view of the soils limitations, the predominate land use on adjoining properties (including the adjacent RAID), the fragmentation of farmland and the parcel sizes (now two 10 acre parcels), the lack of water rights for crop irrigation, the primary use of soils onsite for cropland which support dairying, it is clear that the inability to make commercial farm use of the property is not due to action or inaction of the Owner. It is a matter of marginal soils, a failing local dairy industry, and fragmentation of farmland into uneconomical units that unfortunately renders commercial farming as a nonviable land use. This does not imply that the property can not be maintained as a hobby farm.

I look forward to hearing from you.

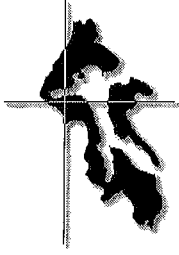
Sincerely,


Larry K. Warsick

P.O. Box 581 ~ Langley, WA 98260 ~ Phone 221-3808 ~ Email sps@whidbey.net

EXHIBIT H

Review Letter dated October 31, 2007



ISLAND COUNTY PLANNING & COMMUNITY DEVELOPMENT

Phillip Bakke, AICP
Director

PHONE: (360) 679-7339 ■ from Camano (360) 629-4522 ■ from S. Whidbey (360) 321-5111
FAX: (360) 679-7306 ■ P. O. Box 5000, Coupeville, WA 98239-5000
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October 31, 2007

Larry Kwarsick
Sound Planning Services
P.O. Box 581
Langley, WA 98260

Re: Review Comments – Rezone parcel from Rural Agriculture to Rural designation - File ZAA 307/07, Assessor Parcel No. R33219-328-3520, R33219-330-3170

Dear Mr. Kwarsick:

This letter is in regard to Zoning Amendment Application ZAA 307/07, dated July 12, 2007, to change the zoning designation of the parcel referenced above from Rural Agriculture (RA) to Rural (R). Planning and Community Development staff has reviewed the application and has determined that the information provided is insufficient to warrant approval of the requested zoning reclassification.

The application references two main reasons that the parcel should be changed from its Rural Agriculture zoning designation: 1) The parcel contains soils that are not ideal for agriculture (i.e. soils that are not considered Prime Agricultural Soils). 2) The owner has made a good faith effort of pursuing a reasonable agricultural activity and it did not return a reasonable profit.

This department sent a request for additional information on August 31, 2007. This request for additional information asked for the following items:

1. Evidence showing that the soils of the two subject parcels are limited to Class III and Class IV soils as defined by the USDA Natural Resource Conservation Service. Additionally, explain how these soils restrict the applicant from making reasonable agricultural use of both of the subject parcels.
2. Detailed information about the effort in 2006 to produce hay on both of the subject parcels. The details that should be included in this information are: acreage of both parcels devoted to hay production, date of planting, date (approximate) of each harvest, harvest yield (quantify in some manner), irrigation methods (if any), fertilizer used (if any), etc.
3. Please identify what other agricultural uses have been explored and explain why they are not capable of being implemented on either of the subject parcels.

The information that was submitted in response to this request appears to address only the first item on the list, which relates to the soil of the parcel. The information provided details that Bow loam (Bc) with 5 to 15% slopes is a Class III soil and Alderwood gravelly sandy loam (Ae) with 5 to 15% slopes is a Class IV soil. Your letter states;

“The application at Exhibit F depicts the soil survey map with the parcels boundaries and soils types shown. Approximately 50% of the property (the north ½) is Bow loam and approximately 50% of the property (the south ½) is Alderwood gravelly sandy loam.”

Originally, the soil survey (Exhibit F) was looked over because the soil boundary lines are barely discernable. However, after further examination, it appears the Bellingham silt loam (Ba) with 0 to 3% slopes covers a significant portion of the middle of these two parcels. Data gathered from the United States Department of Agriculture and the Natural Resource Conservation Service (<http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx>) indicates that as much as 21% of the two parcels are covered by Bellingham silt loam (Ba) with 0 to 3% slopes. Bellingham silt loam (Ba) with 0 – 3% slopes and Bow loam (Bb) with 0 – 5% slopes are identified as Prime Farmland in Island County.

The submitted information and application materials also describe that there are certain limitations on Type III and Type IV soils. This department has investigated these soil types and agrees with the applicant's claim that there are limitations on these soils. However, it has not been demonstrated that those limitations make it impossible to make reasonable economic use of the parcels as they are currently zoned in Rural Agriculture. The Soil Survey describes measures that can be implemented to overcome some of the limitations on soil. **Please provide evidence that agriculture is not economically viable on the two subject parcels.** When considering the ability to make reasonable economic use of the parcels, the parcels should be viewed as a whole. Each soil type is one variable that makes up the whole equation. Ultimately, you need to show the conditions of these two parcels that separate them from other Rural Agriculture zoned parcels? While soils are relevant to the equation, keep in mind that the designation criteria for the Rural Agriculture zone does not include soils as a criteria. So, while soils may play a role in the economic equation it has very little to do with anything else.

It has been stated that an agricultural endeavor was undertaken to harvest hay on the subject parcel and the result was considered by the applicant to be not economically reasonable. However, it has not been demonstrated that if other crops were grown or other agricultural activities practiced, they would not be economically reasonable. **Therefore, please also submit the items listed under #2 and #3 above and in the previous review letter, dated August 31, 2007. It may also be beneficial to show that you are no longer eligible for the agricultural tax program as a way of showing that agriculture is not economically reasonable. Please provide evidence that you are no longer eligible for the agricultural tax program.**

Reasonable Economic Use does not mean that it only needs to be shown that the applicant cannot make a living on the agricultural activity. If that were the standard, then none of the Rural Agriculture land in the County would qualify as agricultural land. Reasonable Economic Use means that there is no economic value for that property to be used for agriculture. For example, every agricultural activity that the applicant has tried on the property has been a money losing proposition. The applicant has not met the standard if he/she hayed the property for one year and was not able to make money. You must describe why other agricultural activities are also not

profitable. Also, we have seen some landowners profit on a piece of land where a prior landowner was unable to do so. In those instances the prior landowner's business plan was not reasonable while a new landowner's business plan was reasonable and resulted in profit. The point here is that the rezone can't be approved as a result of the actions or inactions of the landowner.

All requested information should be submitted to the Planning and Community Development Department. Copies are not necessary since no other agencies are reviewing this application. If it is the applicant's wish for this department to make a recommendation without submitting the requested information, please notify me.

If you have any questions or wish to set an appointment, please feel free to contact me at (360) 678-7821 or by e-mail me at AndrewH@co.island.wa.us

Sincerely,

A handwritten signature in blue ink that reads "Andrew Hicks". The signature is written in a cursive, flowing style.

Andrew Hicks
Assistant Land Use Planner

Cc: File ZAA 307/07

EXHIBIT I

Review Letter dated December 14, 2020



**ISLAND COUNTY
PLANNING & COMMUNITY DEVELOPMENT**

PHONE: 360.679.7339 ■ Camano: 360.629.4522, Ext.7339 ■ S. Whidbey 360.321.5111, Ext. 7339 FAX: 360.679.7306 ■ 1 NE 6th Street, P. O. Box 5000, Coupeville, WA 98239-5000
Internet Home Page: <http://www.islandcountywa.gov/planning>

December 14, 2020

Larry Kwarsick
Sound Planning Services
PO Box 581
Langley, WA 98260
sps@whidbey.net

Re: File No. 307/07 ZAA; Assessor's Parcel No.s R33219-328-3520 and R33219-330-3170

Mr. Kwarsick,

Thank you for the inquiry into the subject Zoning Amendment Application from 2007. There is no record of this file being closed or denied. Island County Planning received the application on July 12, 2007, for a request for zoning amendment from Rural Agriculture (RA) to Rural (R), which was deemed complete on July 27, 2007. During the review process, the following has been requested:

Request for Additional Information/Review Comments: See the attached memos dated August 31, 2007 and October 31, 2007, from Andrew Hicks, Assistant Land Use Planner.

Continuance of review and processing of 307/07 ZAA requires the following to be addressed prior to continuing review of your application:

- Address above mentioned letters;
- Provide documentation and information on use or non-use of the agricultural land over the past years; and,
- Provide letter or communication from/with the Assessor's Office outlining the properties compliance with the Agricultural Current Use Tax program.

Please direct any questions regarding this memo to myself, Jonathan Lange at 360.678.7821 or email: j.lange@islandcountywa.gov

Please provide one hard copy and an electronic copy of the additional information to this office for review. Island County staff is reviewing this application as a Type III Decision and this letter serves as our request for additional or corrected information, as provided in Section 16.19.090 ICC. As of the date of this letter, the review period stops. It will start again when either you submit the corrected information and the reviewing agencies determine that their requests have been satisfied or 14 days after you provide the information, whichever is sooner.

Please work actively to meet all requirements and submit all the information we requested by 30 days of this review letter. We set this timeline to ensure each applicant will continue to work actively to complete his/her application. If you are not able to meet the requirements by January 13, 2021, please contact me in writing to request an extension.

Please call me at 360.678.7821 if you have any further questions or email me at:
j.lange@islandcountywa.gov.

Respectfully,

Jonathan Lange, AICP, CFM
Planning Manager
Island County Planning & Community Development

Attached: Comments from Andrew Hick, Assistant Planner, dated Aug. 31 and Oct. 31, 2007

EXHIBIT J

Applicant Response Email with Map Delineating Hay Production and Tax Forms 2007-2019

Jonathan Lange

From: Kathy Weber <jimkathyweber@hotmail.com>
Sent: Thursday, December 17, 2020 1:46 PM
To: Jonathan Lange
Subject: Schedule F's and map of land that is in hay
Attachments: GoogleEarth_Image.jpg; Schedule F's 2007 and 2008.pdf; Schedule F 2009 - 2019 (1).pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Jonathan

Please see the schedule F's attached for the P&L for the last 15 years. Confirming the loss of 13 out of the last 15 years and the only two years of profit being nominal at best.

Our hay field which is approx. 5.15 acres on one parcel and 6.78 acres on the other parcel for a total of 11.93 acres (map attached) in hay just does not produce enough hay to sustain any kind of income or commercial business. We were not able to make it work in Hay so we went to cows and the hayfield does not even produce enough hay to feed a few cows each year making it necessary to purchase hay to feed just the 5 cows that we have. The equipment is now all breaking down and we are not able to purchase more equipment at this time to make this never ending loss even greater. We have made a valiant effort over the last 15 years to try to make this work but have found that the land just does not substantiate any kind of commercial business and so we would like to be rezoned to a Rural zone just as our surrounding neighbors are, even though Buena Vista is Residential and just across the street.

We are not requesting that kind of zoning but just a more reasonable Rural zoning instead of RA.

As far as the communication with the assessor's office, I'm sorry but there really isn't any. Anything provided for the CUTP would have been schedule F's for any years requested all of which are attached however my husband said that he thinks that we have only been asked to provide them one time. I suppose if they should have kicked us out of the current use tax program than that is something that is not up to me to address.

I have contacted Nicole Wheat to have her send me the total of what is owed for the last 7 years coming out of the CUTP and I'm sure that she will confirm that.

Thank you so much
Kathy Weber
425-772-2214

PARLAY 2.0: Welcome, Kathy Your trial is active.

221 Baker View Ln

1076 ARROWHEAD

1077 TERRY HEIGHTS

807278

1037 TERRY HEIG

© 2020 Europa Technologies
© 2020 Google

Google Earth

1990

Imagery Date: 7/15/2018

48°14'58.71" N 122°28'04.64" W

elev 103 ft

eye alt 1370 ft

SCHEDULE F
(Form 1040)

Department of the Treasury
Internal Revenue Service

Name of proprietor

JAMES C WEBER

A Principal product. Describe in one or two words your principal crop or activity for the current tax year.

HAY

C Accounting method: (1) ☒ Cash (2) ☐ Accrual

OMB No. 1545-0074

2007

Attachment
Sequence No. **14**

Social security number (SSN)

B Enter code from Part IV

111900

D Employer ID number (EIN), if any

E Did you 'materially participate' in the operation of this business during 2007? If 'No,' see instructions for limit on passive losses. ☒ Yes ☐ No

Part I Farm Income — Cash Method. Complete Parts I and II (Accrual method. Complete Parts II & III, & Part I, line 11.)
Do not include sales of livestock held for draft, breeding, sport, or dairy purposes. Report these sales on Form 4797.

1	Sales of livestock and other items you bought for resale	1	
2	Cost or other basis of livestock and other items reported on line 1	2	
3	Subtract line 2 from line 1	3	
4	Sales of livestock, produce, grains, and other products you raised	4	800.
5a	Cooperative distributions (Form(s) 1099-PATR)	5a	
5b	Taxable amount	5b	
6a	Agricultural program payments (see instructions)	6a	
6b	Taxable amount	6b	
7	Commodity Credit Corporation (CCC) loans (see instructions):		
a	CCC loans reported under election	7a	
b	CCC loans forfeited	7b	
7c	Taxable amount	7c	
8	Crop insurance proceeds and federal crop disaster payments (see instructions):		
a	Amount received in 2007	8a	
8b	Taxable amount	8b	
c	If election to defer to 2008 is attached, check here	8d	Amount deferred from 2006
8d		8d	
9	Custom hire (machine work) income	9	
10	Other income, including federal and state gasoline or fuel tax credit or refund (see instructions)	10	
11	Gross income. Add amounts in the right column for lines 3 through 10. If you use the accrual method, enter the amount from Part III, line 51.	11	800.

Part II Farm Expenses — Cash and Accrual Method.
Do not include personal or living expenses such as taxes, insurance, or repairs on your home.

12	Car and truck expenses (see instructions). Also attach Form 4562	12	
13	Chemicals	13	
14	Conservation expenses (see instructions)	14	
15	Custom hire (machine work)	15	
16	Depreciation and section 179 expense deduction not claimed elsewhere (see instructions)	16	3,694.
17	Employee benefit programs other than on line 25	17	
18	Feed	18	
19	Fertilizers and lime	19	
20	Freight and trucking	20	
21	Gasoline, fuel, and oil	21	
22	Insurance (other than health)	22	423.
23	Interest:		
a	Mortgage (paid to banks, etc)	23a	
b	Other	23b	
24	Labor hired (less employment credits)	24	
25	Pension and profit-sharing plans	25	
26	Rent or lease (see instructions):		
a	Vehicles, machinery, and equipment	26a	
b	Other (land, animals, etc)	26b	
27	Repairs and maintenance	27	
28	Seeds and plants	28	
29	Storage and warehousing	29	
30	Supplies	30	
31	Taxes	31	1,382.
32	Utilities	32	
33	Veterinary, breeding, and medicine	33	
34	Other expenses (specify):		
a		34a	
b		34b	
c		34c	
d		34d	
e		34e	
f		34f	

35 Total expenses. Add lines 12 through 34f. If line 34f is negative, see instructions. **35** 5,499.

36 Net farm profit or (loss). Subtract line 35 from line 11.
• If a profit, enter the profit on Form 1040, line 18, and also on Schedule SE, line 1.
• If you file Form 1040NR, enter the profit on Form 1040NR, line 19.
• If a loss, you must go on to line 37. Estates, trusts, and partnerships, see instructions. **36** -4,699.

37 If you have a loss, you must check the box that describes your investment in this activity (see instructions).
• If you checked 37a, enter the loss on Form 1040, line 18, and also on Schedule SE, line 1.
• If you file Form 1040NR, enter the loss on Form 1040NR, line 19.
• If you checked 37b, you must attach Form 6198. Your loss may be limited.
37a ☒ All investment is at risk.
37b ☐ Some investment is not at risk.

**SCHEDULE F
(Form 1040)**

Department of the Treasury
Internal Revenue Service (99)
Name of proprietor

Profit or Loss From Farming

▶ Attach to Form 1040, Form 1040NR, Form 1041, Form 1065, or Form 1065-B.
▶ See Instructions for Schedule F (Form 1040).

OMB No. 1545-0074

2008
Attachment
Sequence No. **14**

Social security number (SSN)

JAMES C WEBER

A Principal product. Describe in one or two words your principal crop or activity for the current tax year.

HAY

B Enter code from Part IV

▶ **111900**

C Accounting method: (1) ☒ Cash (2) ☐ Accrual

D Employer ID number (EIN), if any

E Did you "materially participate" in the operation of this business during 2008? If "No," see page F-3 for limit on passive losses.

☒ Yes ☐ No

Part I Farm Income - Cash Method. Complete Parts I and II (Accrual method. Complete Parts II and III, and Part I, line 11.)
Do not include sales of livestock held for draft, breeding, sport, or dairy purposes. Report these sales on Form 4797.

1	Sales of livestock and other items you bought for resale	1	500.	
2	Cost or other basis of livestock and other items reported on line 1	2		
3	Subtract line 2 from line 1	SEE STATEMENT 6		3 500.
4	Sales of livestock, produce, grains, and other products you raised			4 1,750.
5a	Cooperative distributions (Form(s) 1099-PATR)	5a		5b Taxable amount 5b
6a	Agricultural program payments (see page F-3)	6a		6b Taxable amount 6b
7	Commodity Credit Corporation (CCC) loans (see page F-3):			
a	CCC loans reported under election			7a
b	CCC loans forfeited	7b		7c Taxable amount 7c
8	Crop insurance proceeds and federal crop disaster payments (see page F-3):			
a	Amount received in 2008	8a		8b Taxable amount 8b
c	If election to defer to 2009 is attached, check here <input type="checkbox"/>	8d	Amount deferred from 2007	8d
9	Custom hire (machine work) income			9
10	Other income, including federal and state gasoline or fuel tax credit or refund (see page F-4)			10
11	Gross income. Add amounts in the right column for lines 3 through 10. If you use the accrual method to figure your income, enter the amount from Part III, line 51			11 2,250.

Part II Farm Expenses - Cash and Accrual Method.

Do not include personal or living expenses such as taxes, insurance, or repairs on your home.

12	Car and truck expenses (see page F-5). Also attach Form 4562	12		25	Pension and profit-sharing plans	25	
13	Chemicals	13		26	Rent or lease (see page F-6):		
14	Conservation expenses (see page F-5)	14		a	Vehicles, machinery, and equipment	26a	
15	Custom hire (machine work)	15		b	Other (land, animals, etc.)	26b	
16	Depreciation and section 179 expense deduction not claimed elsewhere (see page F-5)	16	8,536.	27	Repairs and maintenance	27	1,050.
17	Employee benefit programs other than on line 25	17		28	Seeds and plants	28	
18	Feed	18		29	Storage and warehousing	29	
19	Fertilizers and lime	19	373.	30	Supplies	30	344.
20	Freight and trucking	20		31	Taxes	31	
21	Gasoline, fuel, and oil	21		32	Utilities	32	
22	Insurance (other than health)	22	451.	33	Veterinary, breeding, and medicine	33	
23	Interest:			34	Other expenses (specify):		
a	Mortgage (paid to banks, etc.)	23a		a		34a	
b	Other	23b		b		34b	
24	Labor hired (less employment credits)	24		c		34c	
				d		34d	
				e		34e	
				f		34f	
35	Total expenses. Add lines 12 through 34f. If line 34f is negative, see instructions			35		35	10,754.
36	Net farm profit or (loss). Subtract line 35 from line 11. Partnerships, see page F-7.			36		36	-8,504.

37 If you have a loss, you must check the box that describes your investment in this activity (see page F-7).
• If you checked 37a, enter the loss on both Form 1040, line 18, and Schedule SE, line 1a; on Form 1040NR, line 19; or on Form 1041, line 6.
• If a loss, you must go to line 37.
• If you checked 37b, you must attach Form 6198. Your loss may be limited.

37a ☒ All investment is at risk.
37b ☐ Some investment is not at risk.

SCHEDULE F
(Form 1040)

 Department of the Treasury
Internal Revenue Service (99)

Profit or Loss From Farming

▶ Attach to Form 1040, Form 1040NR, Form 1041, Form 1065, or Form 1065-B.
▶ See Instructions for Schedule F (Form 1040).

OMB No. 1545-0074

2009

 Attachment
Sequence No. **14**

Name of proprietor

JAMES C. WEBER

Social security number (SSN)

A Principal product. Describe in one or two words your principal crop or activity for the current tax year.

HAY
B Enter code from Part IV

111900
C Accounting method:

 (1) ☒ Cash

 (2) ☐ Accrual

D Employer ID number (EIN), if any

E Did you 'materially participate' in the operation of this business during 2009? If 'No,' see instructions for limit on passive losses. ☒ Yes ☐ No

Part I Farm Income – Cash Method. Complete Parts I and II (Accrual method. Complete Parts II & III, & Part I, line 11.)
Do not include sales of livestock held for draft, breeding, sport, or dairy purposes. Report these sales on Form 4797.

1	Sales of livestock and other items you bought for resale.	1	14,765.	
2	Cost or other basis of livestock and other items reported on line 1.	2	14,568.	
3	Subtract line 2 from line 1.	3		197.
4	Sales of livestock, produce, grains, and other products you raised.	4		
5a	Cooperative distributions (Form(s) 1099-PATR)	5a		5b Taxable amount
6a	Agricultural program payments (see instructions)	6a		6b Taxable amount
7	Commodity Credit Corporation (CCC) loans (see instructions):			
a	CCC loans reported under election.	7a		
b	CCC loans forfeited.	7b		7c Taxable amount
8	Crop insurance proceeds and federal crop disaster payments (see instructions):			
a	Amount received in 2009.	8a		8b Taxable amount
c	If election to defer to 2010 is attached, check here. <input type="checkbox"/>			8d Amount deferred from 2008.
9	Custom hire (machine work) income	9		
10	Other income, including federal and state gasoline or fuel tax credit or refund (see instructions)	10		
11	Gross income. Add amounts in the right column for lines 3 through 10. If you use the accrual method to figure your income, enter the amount from Part III, line 51.	11		197.

Part II Farm Expenses – Cash and Accrual Method.

Do not include personal or living expenses such as taxes, insurance, or repairs on your home.

12	Car and truck expenses (see instructions). Also attach Form 4562.	12	1,874.	25	Pension and profit-sharing plans	25	
13	Chemicals.	13		26	Rent or lease (see instructions):		
14	Conservation expenses (see instructions).	14		a	Vehicles, machinery, and equipment.	26a	
15	Custom hire (machine work).	15		b	Other (land, animals, etc).	26b	
16	Depreciation and section 179 expense deduction not claimed elsewhere (see instructions).	16	26,881.	27	Repairs and maintenance.	27	
17	Employee benefit programs other than on line 25.	17		28	Seeds and plants.	28	
18	Feed.	18	37.	29	Storage and warehousing.	29	
19	Fertilizers and lime.	19		30	Supplies.	30	1,174.
20	Freight and trucking.	20		31	Taxes.	31	635.
21	Gasoline, fuel, and oil.	21		32	Utilities.	32	
22	Insurance (other than health).	22	132.	33	Veterinary, breeding, and medicine.	33	
23	Interest:			34	Other expenses (specify):		
a	Mortgage (paid to banks, etc).	23a		a	WSDA LICENSE	34a	474.
b	Other.	23b	335.	b		34b	
24	Labor hired (less employment credits).	24		c		34c	
				d		34d	
				e		34e	
				f		34f	
35	Total expenses. Add lines 12 through 34f. If line 34f is negative, see instructions.	35		35			31,542.
36	Net farm profit or (loss). Subtract line 35 from line 11. Partnerships, see instructions. • If a profit, enter the profit on both Form 1040, line 18, and Schedule SE, line 1a; on Form 1040NR, line 19; or on Form 1041, line 6. • If a loss, you must go on to line 37.	36		36			-31,345.

37 If you have a loss, you must check the box that describes your investment in this activity (see instructions).

- If you checked 37a, enter the loss on both Form 1040, line 18, and Schedule SE, line 1a; on Form 1040NR, line 19; or on Form 1041, line 6.
- If you checked 37b, you must attach Form 6198. Your loss may be limited.

37a ☒ All investment is at risk.

37b ☐ Some investment is not at risk.

AS AMENDED

SCHEDULE F
(Form 1040)

Department of the Treasury
Internal Revenue Service (99)

Profit or Loss From Farming

▶ **Attach to Form 1040, Form 1040NR, Form 1041, Form 1065, or Form 1065-B.**
▶ **See Instructions for Schedule F (Form 1040).**

OMB No. 1545-0074

2010

Attachment
Sequence No. **14**

Name of proprietor

JAMES C. WEBER

Social security number (SSN)

A Principal product. Describe in one or two words your principal crop or activity for the current tax year.

HAY

B Enter code from Part IV

▶ 111900

D Employer ID number (EIN), if any

C Accounting method: (1) ☒ Cash (2) ☐ Accrual

E Did you 'materially participate' in the operation of this business during 2010? If 'No,' see instructions for limit on passive losses. ☒ Yes ☐ No

Part I Farm Income – Cash Method. Complete Parts I and II (Accrual method. Complete Parts II & III, & Part I, line 11.)
Do not include sales of livestock held for draft, breeding, sport, or dairy purposes. Report these sales on Form 4797.

1	Sales of livestock and other items you bought for resale.	1	6,541.	
2	Cost or other basis of livestock and other items reported on line 1	2	4,441.	
3	Subtract line 2 from line 1.	3	2,100.	
4	Sales of livestock, produce, grains, and other products you raised	4	1,000.	
5a	Cooperative distributions (Form(s) 1099-PATR)	5a		5b Taxable amount
6a	Agricultural program payments (see instructions)	6a		6b Taxable amount
7	Commodity Credit Corporation (CCC) loans (see instructions):			
a	CCC loans reported under election.	7a		
b	CCC loans forfeited	7b		7c Taxable amount
8	Crop insurance proceeds and federal crop disaster payments (see instructions):			
a	Amount received in 2010.	8a		8b Taxable amount
c	If election to defer to 2011 is attached, check here. ▶ <input type="checkbox"/>	8d		8d Amount deferred from 2009.
9	Custom hire (machine work) income	9		
10	Other income, including federal and state gasoline or fuel tax credit or refund (see instructions)	10		
11	Gross income. Add amounts in the right column for lines 3 through 10. If you use the accrual method to figure your income, enter the amount from Part III, line 51.	11	3,100.	

Part II Farm Expenses – Cash and Accrual Method.

Do not include personal or living expenses such as taxes, insurance, or repairs on your home.

12	Car and truck expenses (see instructions). Also attach Form 4562.	12	1,075.	25	Pension and profit-sharing plans	25	
13	Chemicals	13		26	Rent or lease (see instructions):		
14	Conservation expenses (see instructions)	14		a	Vehicles, machinery, and equipment	26a	
15	Custom hire (machine work)	15		b	Other (land, animals, etc.)	26b	
16	Depreciation and section 179 expense deduction not claimed elsewhere (see instructions)	16	20,316.	27	Repairs and maintenance	27	2,246.
17	Employee benefit programs other than on line 25	17		28	Seeds and plants	28	
18	Feed	18		29	Storage and warehousing	29	
19	Fertilizers and lime	19		30	Supplies	30	239.
20	Freight and trucking	20		31	Taxes	31	
21	Gasoline, fuel, and oil	21	240.	32	Utilities	32	
22	Insurance (other than health)	22		33	Veterinary, breeding, and medicine	33	
23	Interest:			34	Other expenses (specify):		
a	Mortgage (paid to banks, etc.)	23a		a	WSDA LICENSE	34a	560.
b	Other	23b		b		34b	
24	Labor hired (less employment credits)	24		c		34c	
				d		34d	
				e		34e	
				f		34f	

35 Total expenses. Add lines 12 through 34f. If line 34f is negative, see instructions. ▶ **35** 24,676.

36 Net farm profit or (loss). Subtract line 35 from line 11. Partnerships, see instructions.
• If a profit, enter the profit on both **Form 1040, line 18**, and **Schedule SE, line 1a**; on **Form 1040NR, line 19**; or on **Form 1041, line 6**.
• If a loss, you **must** go on to line 37.

37 If you have a loss, you **must** check the box that describes your investment in this activity and whether you received any applicable subsidy (see instructions).

- If you checked 37a, enter the loss on both **Form 1040, line 18**, and **Schedule SE, line 1a**; on **Form 1040NR, line 19**; or on **Form 1041, line 6**.
- If you checked 37b, your loss may be limited. See instructions.

37a ☒ All investment is at risk and you did not receive a subsidy.
37b ☐ Some investment is not at risk or you received a subsidy.

SCHEDULE F
(Form 1040)

Department of the Treasury
Internal Revenue Service (99)

Profit or Loss From Farming

▶ **Attach to Form 1040, Form 1040NR, Form 1041, Form 1065, or Form 1065-B.**
▶ **See Instructions for Schedule F (Form 1040).**

OMB No. 1545-0074

2011

Attachment
Sequence No. **14**

Name of proprietor

JAMES C. WEBER

Social security number (SSN)

A Principal crop or activity

HAY

B Enter code from Part IV

▶ 111900

C Accounting method:

☒ Cash ☐ Accrual

D Employer ID number (EIN), (see instr)

E Did you 'materially participate' in the operation of this business during 2011? If 'No,' see instructions for limit on passive losses. ☒ Yes ☐ No

F Did you make any payments in 2011 that would require you to file Form(s) 1099 (see instructions)? ☐ Yes ☒ No

G If 'Yes,' did you or will you file all required Forms 1099? ☐ Yes ☐ No

Part I Farm Income — Cash Method. Complete Parts I and II (Accrual method, Complete Parts II & III, & Part I, line 9.)

1 a Specified sales of livestock and other resale items (see instructions).....	1 a		
b Sales of livestock and other resale items not reported on line 1a.....	1 b	4,930.	
c Total of lines 1a and 1b (see instructions).....	1 c	4,930.	
d Cost or other basis of livestock or other items reported on line 1c.....	1 d	3,200.	
e Subtract line 1d from line 1c.....	1 e		1,730.
2 a Specified sales of products you raised (see instructions).....	2 a		
b Sales of products you raised not reported on line 2a.....	2 b		
3 a Cooperative distributions (Form(s) 1099-PATR)....	3 a		3 b Taxable amount.....
4 a Agricultural program payments (see instructions) ..	4 a		4 b Taxable amount.....
5 a Commodity Credit Corporation (CCC) loans reported under election.....	5 a		5 a
b CCC loans forfeited.....	5 b		5 c Taxable amount.....
6 Crop insurance proceeds and federal crop disaster payments (see instructions):			
a Amount received in 2011.....	6 a		6 b Taxable amount.....
c If election to defer to 2012 is attached, check here. ▶ <input type="checkbox"/>		6 d Amount deferred from 2010....	6 d
7 a Specified custom hire (machine work) income (see instructions).....	7 a		
b Custom hire income not reported on line 7a.....	7 b		
8 a Specified other income (see instructions).....	8 a		
b Other income not reported on line 8a (see instructions).....	8 b		
9 Gross income. Add amounts in the right column (lines 1e, 2a, 2b, 3b, 4b, 5a, 5c, 6b, 6d, 7a, 7b, 8a, and 8b). If you use the accrual method, enter the amount from Part III, line 50 (see instructions)..... ▶	9		1,730.

Part II Farm Expenses — Cash and Accrual Method. Do not include personal or living expenses (see instrs).

10 Car and truck expenses (see instructions). Also attach Form 4562.....	10	226.	23 Pension and profit-sharing plans.....	23	
11 Chemicals.....	11		24 Rent or lease (see instructions):		
12 Conservation expenses (see instructions).....	12		a Vehicles, machinery, equipment.....	24 a	
13 Custom hire (machine work).....	13		b Other (land, animals, etc).....	24 b	
14 Depreciation and section 179 expense (see instructions).....	14	2,810.	25 Repairs and maintenance.....	25	600.
15 Employee benefit programs other than on line 23.....	15		26 Seeds and plants.....	26	
16 Feed.....	16		27 Storage and warehousing.....	27	
17 Fertilizers and lime.....	17		28 Supplies.....	28	
18 Freight and trucking.....	18		29 Taxes.....	29	
19 Gasoline, fuel, and oil.....	19		30 Utilities.....	30	
20 Insurance (other than health)....	20		31 Veterinary, breeding, and medicine....	31	
21 Interest:			32 Other expenses (specify):		
a Mortgage (paid to banks, etc) ...	21 a		a -----	32 a	
b Other.....	21 b		b -----	32 b	
22 Labor hired (less employment credits) ...	22		c -----	32 c	
			d -----	32 d	
			e -----	32 e	
			f -----	32 f	
33 Total expenses. Add lines 10 through 32f. If line 32f is negative, see instructions..... ▶	33				3,636.
34 Net farm profit or (loss). Subtract line 33 from line 19.....	34				-1,906.

If a profit, stop here and see instructions for where to report. If a loss, complete lines 35 and 36.

35 Did you receive an applicable subsidy in 2011? (see instructions)..... ☐ Yes ☒ No

36 Check the box that describes your investment in this activity and see instructions for where to report your loss.

a ☒ All investment is at risk **b** ☐ Some investment is not at risk

BAA For Paperwork Reduction Act Notice, see your tax return instructions.

FDIZ0212L 12/06/11

Schedule F (Form 1040) 2011

SCHEDULE F
(Form 1040)Department of the Treasury
Internal Revenue Service (99)**Profit or Loss From Farming**

- **Attach to Form 1040, Form 1040NR, Form 1041, Form 1065, or Form 1065-B.**
► Information about Schedule F and its separate instructions is at **www.irs.gov/schedulef**.

OMB No. 1545-0074

2013Attachment
Sequence No. **14**

Name of proprietor

JAMES C. WEBER

Social security number (SSN)

A Principal crop or activity

BEEF CATTLE

B Enter code from Part IV

► 112111

C Accounting method:☒ Cash☐ Accrual**D** Employer ID number (EIN), (see instr)**E** Did you 'materially participate' in the operation of this business during 2013? If 'No,' see instructions for limit on passive losses. ☒ Yes ☐ No**F** Did you make any payments in 2013 that would require you to file Form(s) 1099 (see instructions). ☐ Yes ☒ No**G** If 'Yes,' did you or will you file all required Forms 1099? ☐ Yes ☐ No**Part I Farm Income — Cash Method.** Complete Parts I and II (Accrual method. Complete Parts II and III, and Part I, line 9.)

1 a Sales of livestock and other resale items (see instructions).....	1a		
b Cost or other basis of livestock or other items reported on line 1a.....	1b		
c Subtract line 1b from line 1a.....		1c	
2 Sales of livestock, produce, grains, and other products you raised.....		2	4,600.
3 a Cooperative distributions (Form(s) 1099-PATR)....	3a		
		3b Taxable amount.....	3b
4 a Agricultural program payments (see instructions) ..	4a		
		4b Taxable amount.....	4b
5 a Commodity Credit Corporation (CCC) loans reported under election.....		5a	
b CCC loans forfeited.....	5b		
		5c Taxable amount.....	5c
6 Crop insurance proceeds and federal crop disaster payments (see instructions):			
a Amount received in 2013.....	6a		
		6b Taxable amount.....	6b
c If election to defer to 2014 is attached, check here. ► <input type="checkbox"/>		6d Amount deferred from 2012....	6d
7 Custom hire (machine work) income.....		7	
8 Other income, including federal and state gasoline or fuel tax credit or refund (see instructions).....		8	
9 Gross income. Add amounts in the right column (lines 1c, 2, 3b, 4b, 5a, 5c, 6b, 6d, 7, and 8) If your use the accrual method, enter the amount from Part III, line 50 (see instructions). ►		9	4,600.

Part II Farm Expenses — Cash and Accrual Method. Do not include personal or living expenses (see instrs).

10 Car and truck expenses (see instructions). Also attach Form 4562.....	10	876.	23 Pension and profit-sharing plans.....	23	
11 Chemicals.....	11		24 Rent or lease (see instructions):		
12 Conservation expenses (see instructions).....	12		a Vehicles, machinery, equipment.....	24a	
13 Custom hire (machine work).....	13		b Other (land, animals, etc).....	24b	
14 Depreciation and section 179 expense (see instructions).....	14	4,764.	25 Repairs and maintenance.....	25	
15 Employee benefit programs other than on line 23.....	15		26 Seeds and plants.....	26	
16 Feed.....	16		27 Storage and warehousing.....	27	
17 Fertilizers and lime.....	17		28 Supplies.....	28	2,068.
18 Freight and trucking.....	18		29 Taxes.....	29	
19 Gasoline, fuel, and oil.....	19	20.	30 Utilities.....	30	
20 Insurance (other than health)....	20		31 Veterinary, breeding, and medicine....	31	
21 Interest:			32 Other expenses (specify):		
a Mortgage (paid to banks, etc)....	21a		a GRAVEL.....	32a	28.
b Other.....	21b		b.....	32b	
22 Labor hired (less employment credits)...	22		c.....	32c	
			d.....	32d	
			e.....	32e	
			f.....	32f	
33 Total expenses. Add lines 10 through 32f. If line 32f is negative, see instructions. ►	33				7,756.
34 Net farm profit or (loss). Subtract line 33 from line 9.....	34				-3,156.

If a profit, stop here and see instructions for where to report. If a loss, complete lines 35 and 36.

35 Did you receive an applicable subsidy in 2013? (see instructions) ☐ Yes ☒ No**36** Check the box that describes your investment in this activity and see instructions for where to report your loss.a ☒ All investment is at riskb ☐ Some investment is not at risk

SCHEDULE F
(Form 1040)Department of the Treasury
Internal Revenue Service (99)**Profit or Loss From Farming**

- **Attach to Form 1040, Form 1040NR, Form 1041, Form 1065, or Form 1065-B.**
► Information about Schedule F and its separate instructions is at **www.irs.gov/schedulef**.

OMB No. 1545-0074

2014Attachment
Sequence No. **14**

Name of proprietor

JAMES C. WEBER

Social security number (SSN)

A Principal crop or activity

BEEF CATTLE

B Enter code from Part IV

► 112111

C Accounting method:☒ Cash☐ Accrual**D** Employer ID number (EIN), (see instr)**E** Did you 'materially participate' in the operation of this business during 2014? If 'No,' see instructions for limit on passive losses. ☒ Yes ☐ No**F** Did you make any payments in 2014 that would require you to file Form(s) 1099 (see instructions)? ☐ Yes ☒ No**G** If 'Yes,' did you or will you file required Forms 1099? ☐ Yes ☐ No**Part I Farm Income — Cash Method.** Complete Parts I and II (Accrual method. Complete Parts II and III, and Part I, line 9.)

1 a Sales of livestock and other resale items (see instructions).....	1a	5,947.	
b Cost or other basis of livestock or other items reported on line 1a.....	1b	1,000.	
c Subtract line 1b from line 1a.....	1c		4,947.
2 Sales of livestock, produce, grains, and other products you raised.....	2		
3 a Cooperative distributions (Form(s) 1099-PATR).....	3a		3b Taxable amount.....
4 a Agricultural program payments (see instructions) ..	4a		4b Taxable amount.....
5 a Commodity Credit Corporation (CCC) loans reported under election.....	5a		5a
b CCC loans forfeited.....	5b		5c Taxable amount.....
6 Crop insurance proceeds and federal crop disaster payments (see instructions)			
a Amount received in 2014.....	6a		6b Taxable amount.....
c If election to defer to 2015 is attached, check here. ► <input type="checkbox"/>	6c		6d Amount deferred from 2013.....
7 Custom hire (machine work) income.....	7		
8 Other income, including federal and state gasoline or fuel tax credit or refund (see instructions).....	8		
9 Gross income. Add amounts in the right column (lines 1c, 2, 3b, 4b, 5a, 5c, 6b, 6d, 7, and 8). If you use the accrual method, enter the amount from Part III, line 50 (see instructions).....	9		4,947.

Part II Farm Expenses — Cash and Accrual Method. Do not include personal or living expenses (see instructions).

10 Car and truck expenses (see instructions). Also attach Form 4562.....	10	400.	23 Pension and profit-sharing plans.....	23	
11 Chemicals.....	11		24 Rent or lease (see instructions):		
12 Conservation expenses (see instructions).....	12		a Vehicles, machinery, equipment.....	24a	
13 Custom hire (machine work).....	13		b Other (land, animals, etc).....	24b	
14 Depreciation and section 179 expense (see instructions).....	14	2,040.	25 Repairs and maintenance.....	25	
15 Employee benefit programs other than on line 23.....	15		26 Seeds and plants.....	26	
16 Feed.....	16		27 Storage and warehousing.....	27	
17 Fertilizers and lime.....	17		28 Supplies.....	28	
18 Freight and trucking.....	18		29 Taxes.....	29	
19 Gasoline, fuel, and oil.....	19		30 Utilities.....	30	
20 Insurance (other than health).....	20		31 Veterinary, breeding, and medicine....	31	
21 Interest:			32 Other expenses (specify):		
a Mortgage (paid to banks, etc)....	21a		a BULL RENTAL	32a	400.
b Other.....	21b		b	32b	
22 Labor hired (less employment credits)...	22		c	32c	
			d	32d	
			e	32e	
			f	32f	
33 Total expenses. Add lines 10 through 32f. If line 32f is negative, see instructions.....	33				2,840.
34 Net farm profit or (loss). Subtract line 33 from line 9.....	34				2,107.

If a profit, stop here and see instructions for where to report. If a loss, complete lines 35 and 36.

35 Did you receive an applicable subsidy in 2014? (see instructions) ☐ Yes ☐ No**36** Check the box that describes your investment in this activity and see instructions for where to report your loss.a ☐ All investment is at risk.b ☐ Some investment is not at risk.

SCHEDULE F
(Form 1040)

Department of the Treasury
Internal Revenue Service (99)

Profit or Loss From Farming

▶ **Attach to Form 1040, Form 1040NR, Form 1041, Form 1065, or Form 1065-B.**
▶ Information about Schedule F and its separate instructions is at www.irs.gov/schedulef.

OMB No. 1545-0074

2015

Attachment
Sequence No. **14**

Name of proprietor

Social security number (SSN)

JAMES C. WEBER

A Principal crop or activity

B Enter code from Part IV

C Accounting method:

D Employer ID number (EIN), (see instr)

BEEF CATTLE

▶ 112111

☒ Cash ☐ Accrual

E Did you 'materially participate' in the operation of this business during 2015? If 'No,' see instructions for limit on passive losses ☒ Yes ☐ No

F Did you make any payments in 2015 that would require you to file Form(s) 1099 (see instructions)? ☐ Yes ☒ No

G If 'Yes,' did you or will you file required Forms 1099? ☐ Yes ☐ No

Part I Farm Income — Cash Method. Complete Parts I and II (Accrual method. Complete Parts II and III, and Part I, line 9.)

1 a Sales of livestock and other resale items (see instructions)	1a	
b Cost or other basis of livestock or other items reported on line 1a	1b	
c Subtract line 1b from line 1a.	1c	
2 Sales of livestock, produce, grains, and other products you raised.	2	3,825.
3 a Cooperative distributions (Form(s) 1099-PATR) ...	3a	
3 b Taxable amount.	3b	
4 a Agricultural program payments (see instructions) ..	4a	
4 b Taxable amount.	4b	
5 a Commodity Credit Corporation (CCC) loans reported under election	5a	
b CCC loans forfeited	5b	
5 c Taxable amount.	5c	
6 Crop insurance proceeds and federal crop disaster payments (see instructions)		
a Amount received in 2015	6a	
6 b Taxable amount.	6b	
c If election to defer to 2016 is attached, check here. ▶ <input type="checkbox"/> 6 d Amount deferred from 2014.	6d	
7 Custom hire (machine work) income.	7	
8 Other income, including federal and state gasoline or fuel tax credit or refund (see instructions)	8	
9 Gross income. Add amounts in the right column (lines 1c, 2, 3b, 4b, 5a, 5c, 6b, 6d, 7, and 8). If you use the accrual method, enter the amount from Part III, line 50 (see instructions) ▶	9	3,825.

Part II Farm Expenses — Cash and Accrual Method. Do not include personal or living expenses (see instructions).

10 Car and truck expenses (see instructions). Also attach Form 4562.	10	1,725.	23 Pension and profit-sharing plans.	23	
11 Chemicals	11		24 Rent or lease (see instructions):		
12 Conservation expenses (see instructions)	12		a Vehicles, machinery, equipment.	24a	
13 Custom hire (machine work)	13		b Other (land, animals, etc)	24b	
14 Depreciation and section 179 expense (see instructions)	14	1,036.	25 Repairs and maintenance	25	
15 Employee benefit programs other than on line 23.	15		26 Seeds and plants.	26	
16 Feed	16	1,770.	27 Storage and warehousing	27	
17 Fertilizers and lime.	17		28 Supplies	28	
18 Freight and trucking.	18		29 Taxes	29	
19 Gasoline, fuel, and oil	19		30 Utilities	30	
20 Insurance (other than health)	20		31 Veterinary, breeding, and medicine	31	359.
21 Interest:			32 Other expenses (specify):		
a Mortgage (paid to banks, etc) ...	21a		a	32a	
b Other.	21b		b	32b	
22 Labor hired (less employment credits)	22		c	32c	
			d	32d	
			e	32e	
			f	32f	
33 Total expenses. Add lines 10 through 32f. If line 32f is negative, see instructions.	33				4,890.
34 Net farm profit or (loss). Subtract line 33 from line 9.	34				-1,065.

If a profit, stop here and see instructions for where to report. If a loss, complete lines 35 and 36.

35 Did you receive an applicable subsidy in 2015? (see instructions) ☐ Yes ☒ No

36 Check the box that describes your investment in this activity and see instructions for where to report your loss.

a ☒ All investment is at risk. **b** ☐ Some investment is not at risk.

**SCHEDULE F
(Form 1040)**Department of the Treasury
Internal Revenue Service (99)**Profit or Loss From Farming**

- **Attach to Form 1040, Form 1040NR, Form 1041, Form 1065, or Form 1065-B.**
► Information about Schedule F and its separate instructions is at **www.irs.gov/schedulef**.

OMB No. 1545-0074

2016Attachment
Sequence No. **14**

Name of proprietor

JAMES C. WEBER

Social security number (SSN)

A Principal crop or activity

BEEF CATTLE

B Enter code from Part IV

► 112111

C Accounting method:☒ Cash☐ Accrual**D** Employer ID number (EIN), (see instr)**E** Did you 'materially participate' in the operation of this business during 2016? If 'No,' see instructions for limit on passive losses. ☒ Yes ☐ No**F** Did you make any payments in 2016 that would require you to file Form(s) 1099 (see instructions)? ☐ Yes ☒ No**G** If 'Yes,' did you or will you file required Forms 1099? ☐ Yes ☐ No**Part I Farm Income — Cash Method.** Complete Parts I and II (Accrual method. Complete Parts II and III, and Part I, line 9.)

1 a Sales of livestock and other resale items (see instructions).....	1a		
b Cost or other basis of livestock or other items reported on line 1a.	1b		
c Subtract line 1b from line 1a		1c	
2 Sales of livestock, produce, grains, and other products you raised		2	3,002.
3 a Cooperative distributions (Form(s) 1099-PATR)	3a	3 b Taxable amount	3b
4 a Agricultural program payments (see instructions)	4a	4 b Taxable amount	4b
5 a Commodity Credit Corporation (CCC) loans reported under election		5a	
b CCC loans forfeited	5b	5 c Taxable amount	5c
6 Crop insurance proceeds and federal crop disaster payments (see instructions)			
a Amount received in 2016	6a	6 b Taxable amount	6b
c If election to defer to 2017 is attached, check here. ► <input type="checkbox"/>		6 d Amount deferred from 2015.	6d
7 Custom hire (machine work) income		7	
8 Other income, including federal and state gasoline or fuel tax credit or refund (see instructions)		8	
9 Gross income. Add amounts in the right column (lines 1c, 2, 3b, 4b, 5a, 5c, 6b, 6d, 7, and 8). If you use the accrual method, enter the amount from Part III, line 50 (see instructions)		9	3,002.

Part II Farm Expenses — Cash and Accrual Method. Do not include personal or living expenses (see instructions).

10 Car and truck expenses (see instructions). Also attach Form 4562.	10	108.	23 Pension and profit-sharing plans	23	
11 Chemicals	11		24 Rent or lease (see instructions):		
12 Conservation expenses (see instructions)	12		a Vehicles, machinery, equipment.	24a	
13 Custom hire (machine work)	13		b Other (land, animals, etc.)	24b	
14 Depreciation and section 179 expense (see instructions)	14	980.	25 Repairs and maintenance	25	
15 Employee benefit programs other than on line 23	15		26 Seeds and plants	26	
16 Feed	16	497.	27 Storage and warehousing	27	
17 Fertilizers and lime	17		28 Supplies	28	
18 Freight and trucking	18		29 Taxes	29	
19 Gasoline, fuel, and oil	19		30 Utilities	30	
20 Insurance (other than health) ...	20		31 Veterinary, breeding, and medicine ...	31	
21 Interest:			32 Other expenses (specify):		
a Mortgage (paid to banks, etc.) ...	21 a		a	32 a	
b Other	21 b		b	32 b	
22 Labor hired (less employment credits) ...	22		c	32 c	
			d	32 d	
			e	32 e	
			f	32 f	
33 Total expenses. Add lines 10 through 32f. If line 32f is negative, see instructions.			33		1,585.
34 Net farm profit or (loss). Subtract line 33 from line 9.			34		1,417.
35 Did you receive an applicable subsidy in 2016? (see instructions)				<input type="checkbox"/> Yes <input type="checkbox"/> No	
36 Check the box that describes your investment in this activity and see instructions for where to report your loss.					
a <input type="checkbox"/> All investment is at risk.			b <input type="checkbox"/> Some investment is not at risk.		

**SCHEDULE F
(Form 1040)**Department of the Treasury
Internal Revenue Service (99)**Profit or Loss From Farming**

- Attach to Form 1040, Form 1040NR, Form 1041, Form 1065, or Form 1065-B.
► Go to www.irs.gov/ScheduleF for instructions and the latest information.

OMB No. 1545-0074

2017Attachment
Sequence No. **14**

Name of proprietor

JAMES C. WEBER

Social security number (SSN)

A Principal crop or activity

BEEF CATTLE

B Enter code from Part IV

► 112111

C Accounting method:☒ Cash☐ Accrual**D** Employer ID number (EIN), (see instr)

- E** Did you 'materially participate' in the operation of this business during 2017? If 'No,' see instructions for limit on passive losses. ☒ Yes ☐ No
- F** Did you make any payments in 2017 that would require you to file Form(s) 1099 (see instructions)? ☐ Yes ☒ No
- G** If 'Yes,' did you or will you file required Forms 1099? ☐ Yes ☐ No

Part I Farm Income — Cash Method. Complete Parts I and II (Accrual method. Complete Parts II and III, and Part I, line 9.)

1 a Sales of livestock and other resale items (see instructions).....	1a		
b Cost or other basis of livestock or other items reported on line 1a.	1b		
c Subtract line 1b from line 1a		1c	
2 Sales of livestock, produce, grains, and other products you raised		2	3,800.
3 a Cooperative distributions (Form(s) 1099-PATR)	3a	3 b Taxable amount	3b
4 a Agricultural program payments (see instructions)	4a	4 b Taxable amount	4b
5 a Commodity Credit Corporation (CCC) loans reported under election		5a	
b CCC loans forfeited	5b	5 c Taxable amount	5c
6 Crop insurance proceeds and federal crop disaster payments (see instructions)			
a Amount received in 2017	6a	6 b Taxable amount	6b
c If election to defer to 2018 is attached, check here.	<input type="checkbox"/>	6 d Amount deferred from 2016.	6d
7 Custom hire (machine work) income		7	
8 Other income, including federal and state gasoline or fuel tax credit or refund (see instructions)		8	
9 Gross income. Add amounts in the right column (lines 1c, 2, 3b, 4b, 5a, 5c, 6b, 6d, 7, and 8). If you use the accrual method, enter the amount from Part III, line 50. See instructions.		9	3,800.

Part II Farm Expenses — Cash and Accrual Method. Do not include personal or living expenses. See instructions.

10 Car and truck expenses (see instructions). Also attach Form 4562.	10		23 Pension and profit-sharing plans	23	
11 Chemicals	11		24 Rent or lease (see instructions):		
12 Conservation expenses (see instructions)	12		a Vehicles, machinery, equipment.	24a	
13 Custom hire (machine work)	13		b Other (land, animals, etc.)	24b	
14 Depreciation and section 179 expense (see instructions)	14	4,622.	25 Repairs and maintenance	25	
15 Employee benefit programs other than on line 23	15		26 Seeds and plants	26	
16 Feed	16		27 Storage and warehousing	27	
17 Fertilizers and lime	17		28 Supplies	28	333.
18 Freight and trucking	18		29 Taxes	29	
19 Gasoline, fuel, and oil	19		30 Utilities	30	
20 Insurance (other than health) ...	20		31 Veterinary, breeding, and medicine ...	31	
21 Interest:			32 Other expenses (specify):		
a Mortgage (paid to banks, etc.) ...	21 a		a	32 a	
b Other	21 b	805.	b	32 b	
22 Labor hired (less employment credits) ...	22		c	32 c	
			d	32 d	
			e	32 e	
			f	32 f	
33 Total expenses. Add lines 10 through 32f. If line 32f is negative, see instructions.				33	5,760.
34 Net farm profit or (loss). Subtract line 33 from line 9.				34	-1,960.
35 Did you receive an applicable subsidy in 2017? See instructions.					<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
36 Check the box that describes your investment in this activity and see instructions for where to report your loss.					
a <input checked="" type="checkbox"/> All investment is at risk.			b <input type="checkbox"/> Some investment is not at risk.		

**SCHEDULE F
(Form 1040)**Department of the Treasury
Internal Revenue Service (99)**Profit or Loss From Farming**

▶ Attach to Form 1040, Form 1040NR, Form 1041, or Form 1065.

▶ Go to www.irs.gov/ScheduleF for instructions and the latest information.

OMB No. 1545-0074

2018Attachment
Sequence No. **14**

Name of proprietor

JAMES C. WEBER

Social security number (SSN)

A Principal crop or activity

BEEF CATTLE

B Enter code from Part IV

▶ 112111

C Accounting method:☒ Cash☐ Accrual**D** Employer ID number (EIN), (see instr)**E** Did you 'materially participate' in the operation of this business during 2018? If 'No,' see instructions for limit on passive losses. ☒ Yes ☐ No**F** Did you make any payments in 2018 that would require you to file Form(s) 1099 (see instructions)? ☐ Yes ☒ No**G** If 'Yes,' did you or will you file required Forms 1099? ☐ Yes ☐ No**Part I Farm Income — Cash Method.** Complete Parts I and II (Accrual method. Complete Parts II and III, and Part I, line 9.)

1 a Sales of livestock and other resale items (see instructions).....	1a	
b Cost or other basis of livestock or other items reported on line 1a.	1b	
c Subtract line 1b from line 1a		1c
2 Sales of livestock, produce, grains, and other products you raised		2 4,873.
3 a Cooperative distributions (Form(s) 1099-PATR)	3a	3 b Taxable amount
4 a Agricultural program payments (see instructions)	4a	4 b Taxable amount
5 a Commodity Credit Corporation (CCC) loans reported under election		5a
b CCC loans forfeited	5b	5 c Taxable amount
6 Crop insurance proceeds and federal crop disaster payments (see instructions)		
a Amount received in 2018	6a	6 b Taxable amount
c If election to defer to 2019 is attached, check here. ▶ <input type="checkbox"/>		6 d Amount deferred from 2017. ...
7 Custom hire (machine work) income		7
8 Other income, including federal and state gasoline or fuel tax credit or refund (see instructions)		8
9 Gross income. Add amounts in the right column (lines 1c, 2, 3b, 4b, 5a, 5c, 6b, 6d, 7, and 8). If you use the accrual method, enter the amount from Part III, line 50. See instructions. ▶		9 4,873.

Part II Farm Expenses — Cash and Accrual Method. Do not include personal or living expenses. See instructions.

10 Car and truck expenses (see instructions). Also attach Form 4562.	10	136.	23 Pension and profit-sharing plans	23	
11 Chemicals	11		24 Rent or lease (see instructions):		
12 Conservation expenses (see instructions)	12		a Vehicles, machinery, equipment.	24a	
13 Custom hire (machine work)	13		b Other (land, animals, etc.)	24b	
14 Depreciation and section 179 expense (see instructions)	14	5,555.	25 Repairs and maintenance	25	
15 Employee benefit programs other than on line 23	15		26 Seeds and plants	26	
16 Feed	16	860.	27 Storage and warehousing	27	
17 Fertilizers and lime	17		28 Supplies	28	
18 Freight and trucking	18		29 Taxes	29	
19 Gasoline, fuel, and oil	19		30 Utilities	30	
20 Insurance (other than health) ...	20		31 Veterinary, breeding, and medicine ...	31	
21 Interest (see instructions)			32 Other expenses (specify):		
a Mortgage (paid to banks, etc.) ...	21 a		a	32 a	
b Other	21 b		b	32 b	
22 Labor hired (less employment credits) ...	22		c	32 c	
			d	32 d	
			e	32 e	
			f	32 f	
33 Total expenses. Add lines 10 through 32f. If line 32f is negative, see instructions. ▶	33				6,551.
34 Net farm profit or (loss). Subtract line 33 from line 9.	34				-1,678.
35 Reserved for future use					
36 Check the box that describes your investment in this activity and see instructions for where to report your loss.					
a <input checked="" type="checkbox"/> All investment is at risk. b <input type="checkbox"/> Some investment is not at risk.					

**SCHEDULE F
(Form 1040 or 1040-SR)**Department of the Treasury
Internal Revenue Service (99)

Name of proprietor

Profit or Loss From Farming

- Attach to Form 1040, Form 1040-SR, Form 1040-NR, Form 1041, or Form 1065.
► Go to www.irs.gov/ScheduleF for instructions and the latest information.

OMB No. 1545-0074

2019Attachment
Sequence No. **14**

JAMES C. WEBER

Social security number (SSN)

A Principal crop or activity

BEEF CATTLE

B Enter code from Part IV

► 112111

C Accounting method:☒ Cash☐ Accrual**D** Employer ID number (EIN) (see instr.)**E** Did you 'materially participate' in the operation of this business during 2019? If 'No,' see instructions for limit on passive losses. ☒ Yes ☐ No**F** Did you make any payments in 2019 that would require you to file Form(s) 1099? See instructions. ☐ Yes ☒ No**G** If 'Yes,' did you or will you file required Form(s) 1099? ☐ Yes ☐ No**Part I Farm Income — Cash Method.** Complete Parts I and II. (Accrual method. Complete Parts II and III, and Part I, line 9.)

1a Sales of livestock and other resale items (see instructions).....	1a		
b Cost or other basis of livestock or other items reported on line 1a.	1b		
c Subtract line 1b from line 1a		1c	
2 Sales of livestock, produce, grains, and other products you raised		2	4,710.
3a Cooperative distributions (Form(s) 1099-PATR)....	3a	3b Taxable amount	3b
4a Agricultural program payments (see instructions)....	4a	4b Taxable amount	4b
5a Commodity Credit Corporation (CCC) loans reported under election.....		5a	
b CCC loans forfeited.....	5b	5c Taxable amount	5c
6 Crop insurance proceeds and federal crop disaster payments (see instructions):			
a Amount received in 2019.....	6a	6b Taxable amount	6b
c If election to defer to 2020 is attached, check here.... ► <input type="checkbox"/>		6d Amount deferred from 2018. ...	6d
7 Custom hire (machine work) income		7	
8 Other income, including federal and state gasoline or fuel tax credit or refund (see instructions).....		8	
9 Gross income. Add amounts in the right column (lines 1c, 2, 3b, 4b, 5a, 5c, 6b, 6d, 7, and 8). If you use the accrual method, enter the amount from Part III, line 50. See instructions.		9	4,710.

Part II Farm Expenses — Cash and Accrual Method. Do not include personal or living expenses. See instructions.

10 Car and truck expenses (see instructions). Also attach Form 4562.	10	501.	23 Pension and profit-sharing plans	23	
11 Chemicals.....	11		24 Rent or lease (see instructions):		
12 Conservation expenses (see instructions).....	12		a Vehicles, machinery, equipment.....	24a	
13 Custom hire (machine work).....	13		b Other (land, animals, etc.).....	24b	
14 Depreciation and section 179 expense (see instructions).....	14	4,575.	25 Repairs and maintenance.....	25	355.
15 Employee benefit programs other than on line 23.....	15		26 Seeds and plants.....	26	
16 Feed.....	16	405.	27 Storage and warehousing.....	27	
17 Fertilizers and lime	17		28 Supplies.....	28	
18 Freight and trucking	18		29 Taxes	29	
19 Gasoline, fuel, and oil.....	19		30 Utilities.....	30	
20 Insurance (other than health)....	20		31 Veterinary, breeding, and medicine....	31	
21 Interest (see instructions):			32 Other expenses (specify):		
a Mortgage (paid to banks, etc.)....	21a		a	32a	
b Other	21b		b	32b	
22 Labor hired (less employment credits)...	22		c	32c	
			d	32d	
			e	32e	
			f	32f	
33 Total expenses. Add lines 10 through 32f. If line 32f is negative, see instructions.				33	5,836.
34 Net farm profit or (loss). Subtract line 33 from line 9.....				34	-1,126.

If a profit, stop here and see instructions for where to report. If a loss, complete lines 35 and 36.

35 Reserved for future use.**36** Check the box that describes your investment in this activity and see instructions for where to report your loss:**a** ☒ All investment is at risk.**b** ☐ Some investment is not at risk.

Exhibit K

Review Letter dated August 9, 2021



**ISLAND COUNTY
PLANNING & COMMUNITY DEVELOPMENT**

PHONE: 360.679.7339 ■ Camano: 360.629.4522, Ext. 7339 ■ S. Whidbey 360.321.5111, Ext. 7339 FAX: 360.679.7306 ■ 1 NE 6th Street, P. O. Box 5000, Coupeville, WA 98239-5000
Internet Home Page: <http://www.islandcountywa.gov/planning>

August 9, 2021

Kathy Weber
221 Baker View Ln.
Camano Island, WA 98282

Re: File No. 307/07 ZAA; Assessor's Parcel No.s R33219-328-3520 and R33219-330-3170

Ms. Weber,

Island County Planning received the application on July 12, 2007, for a request for zoning amendment from Rural Agriculture (RA) to Rural (R), which was deemed complete on July 27, 2007. During the review process, it has been determined that more information is required.

Continuance of review and processing of 307/07 ZAA requires the following to be addressed prior to continuing review of your application:

- A notarized Applicant Authorization Form from the owners of parcel no. R33219-328-3520 authorizing Kathy Weber as agent for this application must be received by this office.

Please direct any questions regarding this memo to myself, Grant Johnson at 360.679.7365 or email: g.johnson@islandcountywa.gov

Please provide one hard copy and an electronic copy of the additional information to this office for review. Island County staff is reviewing this application as a Type III Decision and this letter serves as our request for additional or corrected information, as provided in Section 16.19.090 ICC. As of the date of this letter, the review period stops. It will start again when either you submit the corrected information and the reviewing agencies determine that their requests have been satisfied or 14 days after you provide the information, whichever is sooner.

Please work actively to meet all requirements and submit all the information we requested by 30 days of this review letter. We set this timeline to ensure each applicant will continue to work actively to complete his/her application. If you are not able to meet the requirements by September 6, 2021, please contact me in writing to request an extension.

Respectfully,

Grant Johnson
Associate Planner
Island County Planning & Community Development

Attached: Applicant Authorization Form



APPLICANT AUTHORIZATION FORM

If you are authorizing an agent or contractor to apply for permit(s) on your behalf, you must complete this form providing authorization for a designated agent to apply for permit(s) on your behalf. This form is required for the protection of the landowner. A permit/application authorizing an agent to act on the landowner's behalf that is not accompanied by a signed and notarized Applicant Authorization Form will not be accepted. All original signatures must be in blue ink.

I/We, _____ the owner(s) of the subject property, understand that by completing this form I/We hereby authorize _____ to act as my/our agent. I/We understand that said agent will be authorized to submit applications/permits on my/our behalf. I also understand that once a permit/application has been submitted that all future correspondence may be directed to said agent.

ALL PROPERTY OWNERS OF RECORD MUST SIGN THIS FORM

1) _____
Property Owner Name(s) (print)

Signature(s)

2) _____
Property Owner Name(s) (print)

Signature(s)

3) _____
Property Owner Name(s) (print)

Signature(s)

Date

State of Washington _____)
County of _____)

I certify that I know or have satisfactory evidence that

_____ signed this instrument and acknowledged it to be (his/her) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated _____

Signature of
Notary Public _____

Printed Name _____

Residing at _____

My appointment expires _____

Stamp

Exhibit L

Review Letter dated February 24, 2022



**ISLAND COUNTY
PLANNING & COMMUNITY DEVELOPMENT**

PHONE: 360.679.7339 ■ Camano: 360.629.4522, Ext.7339 ■ S. Whidbey 360.321.5111, Ext. 7339 FAX: 360.679.7306 ■ 1 NE 6th Street, P. O. Box 5000, Coupeville, WA 98239-5000
Internet Home Page: <http://www.islandcountywa.gov/planning>

February 24, 2022

Kathy Weber
221 Baker View Ln.
Camano Island, WA 98282

Re: File No. 307/07 ZAA; Assessor's Parcel Nos. R33219-328-3520 and R33219-330-3170

Ms. Weber,

Island County Planning received the application on July 12, 2007, for a request for zoning amendment from Rural Agriculture (RA) to Rural (R), which was deemed complete on July 27, 2007. During the review process, it has been determined that more information is required.

Continuance of review and processing of 307/07 ZAA requires the following to be addressed prior to continuing review of your application:

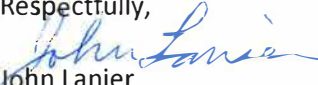
- **A notarized Applicant Authorization Form from the owners of parcel no. R33219-328-3520 authorizing Kathy Weber as agent for this application must be received by this office.**

Please direct any questions regarding this memo to myself, John Lanier at 360.678.7811 or email: j.lanier@islandcountywa.gov

Please provide one hard copy of the additional information to this office for review. Island County staff is reviewing this application as a Type III Decision and this letter serves as our request for additional or corrected information, as provided in Section 16.19.090 ICC. As of the date of this letter, the review period stops. It will start again when either you submit the corrected information and the reviewing agencies determine that their requests have been satisfied or 14 days after you provide the information, whichever is sooner.

Please work actively to meet all requirements and submit all the information we requested by 30 days of this review letter. We set this timeline to ensure each applicant will continue to work actively to complete his/her application. If you are not able to meet the requirements by April 1, 2022, please contact me in writing to request an extension.

Respectfully,


John Lanier

Senior Planner

Island County Planning & Community Development

Attached: *Applicant Authorization Form*



APPLICANT AUTHORIZATION FORM

If you are authorizing an agent or contractor to apply for permit(s) on your behalf, you must complete this form providing authorization for a designated agent to apply for permit(s) on your behalf. This form is required for the protection of the landowner. A permit/application authorizing an agent to act on the landowner's behalf that is not accompanied by a signed and notarized Applicant Authorization Form will not be accepted. All original signatures must be in blue ink.

I/We, _____ the owner(s) of the subject property, understand that by completing this form I/We hereby authorize _____ to act as my/our agent. I/We understand that said agent will be authorized to submit applications/permits on my/our behalf. I also understand that once a permit/application has been submitted that all future correspondence may be directed to said agent.

ALL PROPERTY OWNERS OF RECORD MUST SIGN THIS FORM

1) _____
Property Owner Name(s) (print)

Signature(s)

2) _____
Property Owner Name(s) (print)

Signature(s)

3) _____
Property Owner Name(s) (print)

Signature(s)

Date

State of Washington)
County of _____)

I certify that I know or have satisfactory evidence that

signed this instrument and acknowledged it to be (his/her)
free and voluntary act for the uses and purposes mentioned
in this instrument.

Dated _____

Signature of _____
Notary Public _____

Printed Name _____

Residing at _____

My appointment expires _____

Stamp

Exhibit M

Letter of Impending Decision dated October 31, 2022



ISLAND COUNTY PLANNING & COMMUNITY DEVELOPMENT

PHONE: (360) 679-7339 ■ from Camano (360) 629-4522, Ext. 7339 ■ from S. Whidbey (360) 321-5111, Ext. 7339 FAX: (360) 679-7306 ■ 1 NE 6th Street, P. O. Box 5000, Coupeville, WA 98239-5000
Internet Home Page: <http://www.islandcountywa.gov/planning/>

October 31, 2022

Kathy Weber
221 Baker View Ln
Camano Island WA 98282

Re: 307/07 ZAA
Parcel: R33219-328-3520 and R33219-330-3170

Dear Ms. Weber,

On December 14, 2020, a review letter from Jonathan Lange, Assistant Director, was sent requesting additional information regarding outstanding issues in Application 307/07 ZAA that must be addressed prior to Planning issuing a Recommendation of Approval to the Hearing Examiner. On August 31, 2007, and October 31, 2007, two previous letters from Andrew Hicks, Assistant Planner were sent requesting additional information. Copies of the review letters are attached. To date, there has been no submittal of the following requested materials.

Please include the following information for 2006-2022:

- Evidence showing that the soils of the two subject parcels are limited to Class III and Class IV soils as defined by the USDA Natural Resources Conservation Service. Additionally, explain how these soils restrict the applicant from making reasonable agricultural use of both of the parcels. [*Note: all soils on site are considered either prime agricultural soils or capable of being prime agricultural soils with proper drainage or irrigation*].
- Detailed information about the effort in 2006 to produce hay on both of the subject parcels. The details that should be included in this information are: acreage of both parcels devoted to hay production, date of planting, date (approximate) of each harvest, harvest yield (quantify in some manner), irrigation methods (if any), fertilizer used (if any), etc. [*Please also include the same detailed information about the agricultural efforts from 2007-2022*].
- Identification of what other agricultural uses have been explored, and an explanation of why they are not capable of being implemented on either of the subject parcels.

This letter is being sent as notice that this Department intends to issue a Recommendation on the submitted application after 45 days from the date of this mailing. If no formal response is received that adequately addresses the issues outlined in the attached review letter request, this Department will issue a Recommendation to the Hearing Examiner which is likely to be a denial.

EXHIBIT N

Current Use Application Farm and Agricultural Land Classification Chapter 84.34
June 20, 1994

**CURRENT USE APPLICATION
FARM AND AGRICULTURAL LAND CLASSIFICATION
Chapter 84.34 RCW**

0A 02-94 *8000*

FILE WITH COUNTY ASSESSOR

Island

COUNTY

Tax Code _____

Account Numbers: 622080PARCEL R-93215-335-3280

Applicant(s) Name and Address:

Dale + Margaret Yust
615 N. Arrowhead Rd
Camano Is. Wash
98292

NOTICE OF APPROVAL OR DENIAL

- ☒ Application Approved ☐ Application Denied
☐ All of Parcel ☐ Portion of Parcel

Date 6/20/94, 19__Owner Notified on 6/21/94, 19__Fee Returned ☐ Yes ☒ No Date _____, 19__

M.R. [Signature]
(Assessor or Deputy Signature)

Auditor File Number _____ Date _____, 19__

APPEAL: A denial of an application for classification as farm and agricultural land may be appealed to the county legislative authority.

1. Legal description of land R 33219-335-3280 KEY 622080
Sec 15 Twp 32 N Rge 3

2. Acreage: Cultivated ✓ Irrigated acres _____ Dry acres 21.15
Grazed ✓ Is grazing land cultivated? ☒ Yes ☐ No
Farm woodlots _____
Total acreage 21.15

3. List the property rented to others which is not affiliated with agricultural use and show the location on the map.

4. Is the land subject to a lease or agreement that permits any use other than its present use? ☐ Yes ☒ No

5. Describe the present current use of each parcel of land described in this application.

GRAZED + HAY

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

HOUSE FENCING

7. Attach a map of the property to show an outline of the current use of each area of the property such as: livestock (type), row crops, hay land, pasture, wasteland, woodlots, etc.

Include on the map, if available, the soil qualities and capabilities. Also indicate the location of buildings.

8. To qualify for this classification, an application describing land of less than 20 acres must meet certain minimum income standards (see definition of agricultural land (b) and (c)). Please supply the following or any other pertinent data to show that the land will qualify for classification.

Year 1989 1990 1991 1992 1993 Average

List the yield per acre for the last five (5) years (bushels, pounds, tons, etc.).

2 2 2 2 2 2

List the annual gross income per acre for the last five (5) years.

100⁰⁰ X 100⁰⁰ X 100⁰⁰ X 100⁰⁰ X 100⁰⁰ X 100⁰⁰ X

If rented or leased, list the annual gross rental fee for the last five years.

NOTICE: The assessor may require the owners to submit pertinent data regarding the use of the classified land, productivity of typical crops, income, etc.

Schedule F 1

(Form 1040)

Department of the Treasury

Internal Revenue Service

Profit or Loss from Farming

▶ Attach to Form 1040, Form 1041, or Form 1065.

▶ See instructions for Schedule F (Form 1040).

OMB No. 1545-0074

1991

14

Name of proprietor

DALE L. YUST

Social security number (SSN)

A Principal Product (Describe in one or two words your principal crop or activity for the current tax year.)

CATTLE

B Enter principal agricultural activity code

(from page 2) ▶ 212

C Accounting method:

(1) ☒ Cash(2) ☐ Accrual

D Employer ID number (Not SSN)

E Did you make an election in a prior year to include Commodity Credit Corporation loan proceeds as income in that year? . . . ☐ Yes ☒ NoF Did you 'materially participate' in the operation of this business during 1991? (If 'No', see instructions for limitations on losses.) . . . ☒ Yes ☐ NoG Do you elect, or did you previously elect, to currently deduct certain reproductive period expenses? . . . ☒ Does not apply ☐ Yes ☐ No**Part I Farm Income -- Cash Method -- Complete Parts I and II (Accrual method taxpayers complete Parts II and III, and line 11 of Part I.)**

Do not include sales of livestock held for draft, breeding, sport, or dairy purposes; report these sales on Form 4797.

1 Sales of livestock and other items you bought for resale	1	18,585	
2 Cost or other basis of livestock and other items reported on line 1	2		
3 Subtract line 2 from line 1	3		18,585
4 Sales of livestock, produce, grains, and other products you raised	4		
5a Total cooperative distributions (Form(s) 1099-PATR)	5a		5b Taxable amount
6a Agricultural program payments	6a		6b Taxable amount
7 Commodity Credit Corporation (CCC) loans:			
a CCC loans reported under election	7a		7c Taxable amount
b CCC loans forfeited or repaid with certificates	7b		7c Taxable amount
8 Crop insurance proceeds and certain disaster payments:			
a Amount received in 1991	8a		8b Taxable amount
c If election to defer to 1992 is attached, check here <input type="checkbox"/>	8d	8d Amount deferred from 1990	
9 Custom hire (machine work) income	9		
10 Other income, including Federal and state gasoline or fuel tax credit or refund	10		
11 Add amounts in the right column for lines 3 through 10. If accrual method taxpayer, enter the amount from page 2, line 52. This is your gross income	11		18,585

Part II Farm Expenses-- Cash and Accrual Method (Do not include personal or living expenses such as taxes, insurance, repairs, etc. on your home.)

12 Breeding fees	12		25 Labor hired (less jobs credit)	25	804
13 Car & truck expenses (attach Form 4562)	13		26 Pension and profit-sharing plans	26	
14 Chemicals	14	567	27 Rent or lease:		
15 Conservation expenses (attach Form 8645)	15		a Vehicles, machinery, and equipment	27a	45
16 Custom hire (machine work)	16		b Other (land, animals, etc.)	27b	2,400
17 Depreciation and section 179 exp deduction not claimed elsewhere	17	3,216	28 Repairs and maintenance	28	2,145
18 Employee benefit programs other than on line 26	18		29 Seeds and plants purchased	29	
19 Feed purchased	19	245	30 Storage and warehousing	30	
20 Fertilizers and lime	20		31 Supplies purchased	31	
21 Freight and trucking	21		32 Taxes	32	1,046
22 Gasoline, fuel, and oil	22	1,267	33 Utilities	33	288
23 Insurance (other than health)	23	948	34 Veterinary fees and medicine	34	
24 Interest:			35 Other expenses (specify):		
a Mortgage (paid to banks, etc.)	24a		a TAX PREPARATION	35a	215
b Other	24b		b PROFESSIONAL FEES	35b	20
			c CLOTHING	35c	98
			d	35d	
			e	35e	
			f	35f	

36 Add lines 12 through 35f. These are your total expenses ▶ 36 13,304

37 Net farm profit or (loss). Subtract line 36 from line 11. If a profit, enter on Form 1040, line 19, and on Schedule SE, line 1. If a loss, you MUST go on to line 38. (Fiduciaries and partnerships, see instructions.) 37 5,281

38 If you have a loss, you MUST check the box that describes your investment in this activity. } 38a ☐ All investment is at risk.

If you checked 38a, enter the loss on Form 1040, line 19, and Schedule SE, line 1.

If you checked 38b, you MUST attach Form 6198.

H773 For Paperwork Reduction Act Notice, see Form 1040 Instructions.

Schedule F (Form 1040) 1991

SCHEDULE F**(Form 1040)**Department of the Treasury
Internal Revenue Service**Profit or Loss From Farming**

▶ Attach to Form 1040, Form 1041, or Form 1065.

▶ See Instructions for Schedule F (Form 1040).

OMB No. 1545-0074

1992Attachment
Sequence No. 14

Name of proprietor

DALE L. YUST

Social security number (SSN)

A Principal product. Describe in one or two words your principal crop or activity for the current tax year.

CATTLE

B Enter principal agricultural activity
code (from page 2) ▶ 212

D Employer ID No. (Not SSN)

C Accounting method:

(1) ☒ Cash(2) ☐ Accrual

E Did you "materially participate" in the operation of this business during 1992? If "No," see page F-1 for limitations on losses.

☒ Yes ☐ No**Part I Farm Income—Cash Method—Complete Parts I and II** (Accrual method taxpayers complete Parts II and III, and line 11 of Part I.)
Do not include sales of livestock held for draft, breeding, sport, or dairy purposes; report these sales on Form 4797.

1	Sales of livestock and other items you bought for resale	1	
2	Cost or other basis of livestock and other items reported on line 1	2	
3	Subtract line 2 from line 1	3	
4	Sales of livestock, produce, grains, and other products you raised	4	23,468.
5a	Total cooperative distributions (Form(s) 1099-PATR)	5a	11.
5b	Taxable amount	5b	11.
6a	Agricultural program payments (see page F-2).	6a	
6b	Taxable amount	6b	
7	Commodity Credit Corporation (CCC) loans (see page F-2):		
a	CCC loans reported under election	7a	
b	CCC loans forfeited or repaid with certificates	7b	
7c	Taxable amount	7c	
8	Crop insurance proceeds and certain disaster payments (see page F-2):		
a	Amount received in 1992	8a	
8b	Taxable amount	8b	
c	If election to defer to 1993 is attached, check here <input type="checkbox"/>	8d	Amount deferred from 1991.
9	Custom hire (machine work) income	9	
10	Other income, including Federal and state gasoline or fuel tax credit or refund (see page F-3)	10	162.
11	Gross income. Add amounts in the right column for lines 3 through 10. If accrual method taxpayer, enter the amount from page 2, line 51	11	23,641.

Part II Farm Expenses—Cash and Accrual Method (Do not include personal or living expenses such as taxes, insurance, repairs, etc., on your home.)

12	Car and truck expenses (see page F-3—also attach Form 4562)	12		25	Pension and profit-sharing plans	25	
13	Chemicals	13	93.	26	Rent or lease (see page F-4):		
14	Conservation expenses. Attach Form 8645	14		a	Vehicles, machinery and equipment	26a	412.
15	Custom hire (machine work)	15		b	Other (land, animals, etc.)	26b	2,400.
16	Depreciation and section 179 expense deduction not claimed elsewhere (see page F-3)	16	2,005.	27	Repairs and maintenance	27	2,923.
17	Employee benefit programs other than on line 25.	17		28	Seeds and plants purchased	28	272.
18	Feed purchased	18	170.	29	Storage and warehousing	29	
19	Fertilizers and lime	19	621.	30	Supplies purchased	30	207.
20	Freight and trucking	20		31	Taxes	31	1,856.
21	Gasoline, fuel, and oil	21	1,898.	32	Utilities	32	508.
22	Insurance (other than health)	22	1,812.	33	Veterinary, breeding, and medicine	33	93.
23	Interest:			34	Other expenses (specify):		
a	Mortgage (paid to banks, etc.)	23a	128.	a	See Schedule #3	34a	3,145.
b	Other	23b		b	. . . . .	34b	
24	Labor hired (less jobs credits)	24	1,208.	c	. . . . .	34c	
				d	. . . . .	34d	
				e	. . . . .	34e	
				f	. . . . .	34f	
35	Total expenses. Add lines 12 through 34f.	35	19,751.				
36	Net farm profit or (loss). Subtract line 35 from line 11. If a profit, enter on Form 1040, line 19, and on Schedule SE, line 1. If a loss, you MUST go on to line 37 (fiduciaries and partnerships, see page F-5).	36	3,890.				
37	If you have a loss, you MUST check the box that describes your investment in this activity (see page F-5). If you checked 37a, enter the loss on Form 1040, line 19, and Schedule SE, line 1. If you checked 37b, you MUST attach Form 6198.			37a	All investment is at risk.		
				37b	Some investment is not at risk.		

Name of proprietor

Social Security number (SSN)

DALE L. YUST

A Principal product. Describe in one or two words your principal crop or activity for the current tax year.

CATTLE

Employer ID No. (EIN), if any

212

C Accounting method:

(1) ☒ Cash

(2) ☐ Accrual

E Did you "materially participate" in the operation of this business during 1993? If "No," see page F-2 for limit on losses.

☒ Yes ☐ No

Part I Farm Income - Cash Method - Complete Parts I and II (Accrual method taxpayers complete Parts II and III, and line 11 of Part I.)
Do not include sales of livestock held for draft, breeding, sport, or dairy purposes; report these sales on Form 4797.

1	Sales of livestock and other items you bought for resale	1	
2	Cost or other basis of livestock and other items reported on line 1	2	
3	Subtract line 2 from line 1	3	
4	Sales of livestock, produce, grains, and other products you raised. Sch. #1	4	17,808.
5a	Total cooperative distributions (Form(s) 1099-PATR)	5a	
5b	Taxable amount	5b	
6a	Agricultural program payments (see page F-2)	6a	
6b	Taxable amount	6b	
7	Commodity Credit Corporation (CCC) loans (see page F-2):	7a	
a	CCC loans reported under election	7b	
b	CCC loans forfeited or repaid with certificates	7c	
8	Crop insurance proceeds and certain disaster payments (see page F-2):	8a	
a	Amount received in 1993	8b	
c	If election to defer to 1994 is attached, check here <input type="checkbox"/> 8d Amount deferred from 1992	8d	
9	Custom hire (machine work) income	9	
10	Other income, including Federal and state gasoline or fuel tax credit or refund (see page F-3)	10	60.
11	Gross income. Add amounts in the right column for lines 3 through 10. If accrual method taxpayer, enter the amount from page 2, line 51	11	17,868.

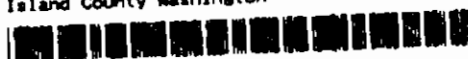
Part II Farm Expenses - Cash and Accrual Method (Do not include personal or living expenses such as taxes, insurance, repairs, etc., on your home.)

12	Car and truck expenses (see page F-3-also attach Form 4562)	12		25	Pension and profit-sharing plans	25	
13	Chemicals	13	106.	26	Rent or lease (see page F-4):		
14	Conservation expenses. Attach Form 8645	14		a	Vehicles, machinery and equipment	26a	421.
15	Custom hire (machine work)	15		b	Other (land, animals, etc.)	26b	2,600.
16	Depreciation and section 179 expense deduction not claimed elsewhere (see page F-4)	16		27	Repairs and maintenance	27	4,492.
17	Employee benefit programs other than on line 25	17		28	Seeds and plants purchased	28	394.
18	Feed purchased	18	82.	29	Storage and warehousing	29	
19	Fertilizers and lime	19	1,676.	30	Supplies purchased	30	42.
20	Freight and trucking	20		31	Taxes. Sch. #3	31	498.
21	Gasoline, fuel, and oil	21	1,676.	32	Utilities	32	374.
22	Insurance (other than health)	22	1,888.	33	Veterinary, breeding, and medicine	33	156.
23	Interest:			34	Other expenses (specify):		
a	Mortgage (paid to banks, etc.)	23a	6.	a	See Schedule #4	34a	2,623.
b	Other	23b		b		34b	
24	Labor hired (less jobs credits)	24	308.	c		34c	
				d		34d	
				e		34e	
				f		34f	

35	Total expenses. Add lines 12 through 34f	35	16,342.
36	Net farm profit or (loss). Subtract line 35 from line 11. If a profit, enter on Form 1040, line 19 and ALSO on Schedule SE, line 1. If a loss, you MUST go on to line 37 (fiduciaries and partnerships, see page F-5)	36	1,526.
37	If you have a loss, you MUST check the box that describes your investment in this activity (see page F-5). If you checked 37a, enter the loss on Form 1040, line 19, and ALSO on Schedule SE, line 1. If you checked 37b, you MUST attach Form 6198.	37a	<input type="checkbox"/> All investment is at risk.
		37b	<input type="checkbox"/> Some investment is not at risk.

EXHIBIT O

Notice of Removal of Current Use Classification and Additional Tax Calculations 84.34 RCW
January 5, 2021



When recorded return to:

Island County Assessor
PO Box 5000
Coupeville, WA 98239

**Notice of Removal of Current Use Classification
and Additional Tax Calculations
Chapter 84.34 RCW**

Island County

Grantor or County: Island

Grantee or Property Owner: James Weber / Kathy Weber

Mailing Address: 221 Baker View Ln

Camano Island

City

WA

State

98282-7782

Zip

Legal Description: Section 19 of township 32 range 3E WM and Section 19 of township 32 range 3E WM - see attached exhibit "a"

Assessor's Parcel/Account Number: R33219-330-3170 / 807277 & R33219-328-3520 / 807278

Reference Numbers of Documents Assigned or Released:

94013754

You are hereby notified that the current use classification for the above described property which has been classified as:

☐ Open Space Land ☐ Timber Land ☒ Farm and Agricultural Land

is being removed for the following reason:

☒ Owner's request ☐ Change in use/no longer qualifies
☐ Sale/transfer to government entity ☐ Notice of continuance not signed
☐ Classified in error ☐ Other (specific reason) _____

Is removal subject to additional tax, interest, and penalty? ☒ Yes ☐ No

If yes, go to page two and complete the rest of form. If no, complete questions 1-4 below.

1. Date of removal: 1/5/2021

2. Calculate amount due in #8 (recording fee) and #10 (calculation of tax for remainder of current year.)

3. Reason for exception (see page 4 for exceptions.)

4. Provide a brief explanation on why removal meets the exception listed in #3.

owner has been classified over ten years and removal is at owner request.

ALB
County Assessor or Deputy

1/5/2021
Date

(See next page for current use assessment additional tax statement.)

Reclassification Option

You may apply to have the land reclassified into one of the other current use classifications under Chapter 84.34 RCW or forest land designation under Chapter 84.33 RCW. If an application for reclassification is received within 30 days of this notice, no additional tax, interest, or penalty are due until the application is denied. If an application for reclassification under 84.34 RCW was previously denied, a reapplication covering the same parcel of land, or a portion thereof, may not be submitted to the granting authority until 365 days have elapsed from the date the initial application for reclassification was received. WAC 458-30-215(8)

Appeal Rights

The property owner or person responsible for the payment of taxes may appeal the assessor's removal of classification to the County Board of Equalization. Said Board may be reconvened to consider the appeal. The petition must be filed with the board on or before July 1 of the year of the determination, or within thirty days after the date the notice has been mailed, or within a time limit of up to sixty days adopted by the county legislative authority, whichever is later. A petition form may be obtained by either contacting the assessor or the county board of equalization in the county in which the land is located. County contact information can be found at the following website: <http://dor.wa.gov/Content/FindTaxesAndRates/PropertyTax/Links.aspx>

Additional Tax, Interest and Penalty upon Removal

Upon removal of classification from this property, an additional tax will be imposed equal to the sum of the following:

1. The difference between the property tax that was levied upon the current use value and the tax that would have been levied upon the true and fair value for the seven tax years preceding removal; plus
2. Interest at the statutory rate charged on delinquent property taxes specified in RCW 84.56.020 from April 30 of the year the tax could have been paid without penalty to the date of removal; plus
3. A penalty of 20% added to the total amount computed in 1 and 2 above, except when the property owner complies with the withdrawal procedure specified in RCW 84.34.070, or when the removal is not subject to the additional tax, interest, and penalty, as provided in 4 (below).
4. The additional tax, interest, and penalty specified in 1, 2, and 3 (above) will not be imposed if removal from classification resulted solely from:
 - a) Transfer to a government 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, wildfire, 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 disallowing the present use of such land;
 - e) Transfer of land to a church when such land would qualify for 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 84.04.130 for the purpose enumerated in those sections (RCW 84.34.108(6)(f));
 - g) Removal of land classified as farm and agricultural land under RCW 84.34.020(2)(f)(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 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 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 chapter 84.34 RCW continuously since 1993 and the individual(s) or entity(ies) who received the land from the deceased owner is selling or transferring the land. The date of death shown on the death certificate is the date used; or
 - l) The discovery that the land was classified in error through no fault of the owner.

Exhibit A

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF ISLAND, STATE OF WASHINGTON, AND IS DESCRIBED AS FOLLOWS:

THAT PORTION OF LOT 1 OF ISLAND COUNTY SHORT PLAT NO. 87407-233219.330-343, AS APPROVED AUGUST 21, 1987, AND RECORDED AUGUST 21, 1987 AS AUDITOR'S FILE NO. 87011594 IN VOLUME 2 OF SHORT PLATE, PAGES 134 AND 135, RECORDS OF ISLAND COUNTY, WASHINGTON; BEING A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER IN SECTION 19, TOWNSHIP 32 NORTH, RANGE 3 EAST OF THE WELAMETTE MERIDIAN DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 1;

THENCE ALONG THE WEST LINE OF SAID LOT 1, NORTH 00°44'55" WEST A DISTANCE OF 363.71 FEET; THENCE NORTH 11°12'19" EAST A DISTANCE OF 50.00 FEET;

THENCE NORTH 0°47'05" EAST A DISTANCE OF 270.00 FEET TO THE MOST SOUTHERLY NORTHWEST CORNER OF SAID LOT 1;

THENCE ALONG THE MOST SOUTHERLY NORTH LINE OF SAID LOT 1 SOUTH 89°48'35" EAST A DISTANCE OF 402.66 FEET TO THE POINT OF INTERSECTION WITH THE MOST EASTERLY WEST LINE OF SAID LOT 1;

THENCE ALONG THE MOST EASTERLY WEST LINE OF SAID LOT 1 NORTH 0°37'04" EAST A DISTANCE OF 643.90 FEET TO THE MOST NORTHERLY NORTHWEST CORNER OF SAID LOT 1;

THENCE ALONG THE NORTH LINE OF SAID LOT 1 SOUTH 89°48'35" EAST A DISTANCE OF 373.96 FEET;

THENCE LEAVING SAID NORTH LINE SOUTH 0°42'40" WEST A DISTANCE OF 643.04 FEET;

THENCE SOUTH 64°47'30" WEST A DISTANCE OF 442.36 FEET;

THENCE SOUTH 26°28'25" WEST A DISTANCE OF 316.58 FEET;

THENCE SOUTH 17°08'57" WEST A DISTANCE OF 41.10 FEET;

THENCE SOUTH 29°49'52" WEST A DISTANCE OF 33.08 FEET;

THENCE SOUTH 0°02'04" WEST A DISTANCE OF 137.31 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 1 A DISTANCE OF 213.20 FEET

EAST OF SAID SOUTHWEST CORNER OF SAID LOT 1, MEASURED ALONG SAID SOUTH LINE;

THENCE ALONG SAID SOUTH LINE, NORTH 89°37'56" WEST A DISTANCE OF 213.20 FEET TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF ISLAND, STATE OF WASHINGTON.

Parcel ID: R33219-330-3170

**Commonly known as 221 Baker View Lane, Camano Island, WA 98282
However, by showing this address no additional coverage is provided**

**ABBREVIATED LEGAL: PTN LOT 1, SP87/07 VOLUME 2 PAGES 134 &
135.**

EXHIBIT "A"

Lot 1 of Island County Short Plat Number 87/07-2.33219.350-343, as approved August 21, 1987, and recorded August 21, 1987, in Volume 2 of Short Plats, pages 134 and 135, under Auditor's File No. 87011564, records of Island County, Washington; being a portion of the Southwest Quarter of the Northeast Quarter of Section 19, Township 32 North, Range 3 East of the Willamette Meridian;

EXCEPT that portion described as follows:

Beginning at the Southwest corner of said Lot 1;
 thence along the West line of said Lot 1, North 00°44'55" West a distance of 363.71 feet;
 thence North 11°12'19" East a distance of 50.00 feet;
 thence North 0°47'05" East a distance of 270.00 feet to the most Southerly Northwest corner of said Lot 1;
 thence along the most Southerly North line of said Lot 1 South 89°48'55" East a distance of 402.66 feet to the point of intersection with the most Easterly west line of said Lot 1;
 thence along the most Easterly West line of said Lot 1 North 0°37'04" East a distance of 643.50 feet to the most Northerly Northwest corner of said Lot 1;
 thence along the North line of said Lot 1 South 89°48'55" East a distance of 373.96 feet;
 thence leaving said North line South 0°42'40" West a distance of 645.04 feet;
 thence South 64°47'30" West a distance of 442.36 feet;
 thence South 26°28'28" West a distance of 316.58 feet;
 thence South 17°08'57" West a distance of 41.10 feet;
 thence South 29°49'52" West a distance of 35.08 feet;
 thence South 0°02'04" West a distance of 137.31 feet to a point on the South line of said Lot 1 a distant of 213.20 feet East of said Southwest corner of said Lot 1, measured along said South line;
 thence along said South line, North 89°57'56" West a distance of 213.20 feet to the point of beginning.

Situated in Island County, Washington.

Open Space Loss Worksheet for Property 807277

Change In Use Date: January 08, 2021

Acres Removed: 10.1600

Non-Senior**Current Tax Year**

Year	Market Value	Current Use Value	Levy Rate	Proration Factor	Market Taxes Due	Current Use Taxes Due	Additional Taxes Due	Interest Due	Tax & Interest	Override
Current Tax Year	\$273,094.00	\$7,470.00	9.570	0.013899	\$35.80	\$0.88	\$34.82	\$0.00	\$34.82	
Remainder of Year	\$273,094.00	\$7,470.00	9.570	0.986301	\$2,577.71	\$70.51	\$2,507.20	\$0.00	\$2,507.20	
Total									\$2,642.02	

Prior Tax Years

Year	Tax Year	Market Value	Current Use Value	Value Difference	Tax Area ID	Levy Rate	Additional Taxes Due	Int 1%/Mo from 4/30	Interest Due	Tax & Interest
1	2019 - 2020	\$315,000.00	\$7,470.00	\$307,530.00	250,244	9.570	\$2,943.07	9	\$264.88	\$3,207.95
2	2018 - 2019	\$180,000.00	\$7,470.00	\$172,530.00	250,244	9.544	\$1,646.58	21	\$345.78	\$1,992.34
3	2017 - 2018	\$180,000.00	\$7,470.00	\$172,530.00	250,244	10.300	\$1,777.04	33	\$586.42	\$2,363.46
4	2016 - 2017	\$180,000.00	\$7,470.00	\$172,530.00	250,244	9.253	\$1,588.36	45	\$718.36	\$2,314.72
5	2015 - 2016	\$227,360.00	\$7,470.00	\$219,890.00	250,244	8.820	\$2,115.30	57	\$1,205.72	\$3,321.02
6	2014 - 2015	\$227,360.00	\$7,470.00	\$219,890.00	250,244	9.843	\$2,164.44	69	\$1,493.46	\$3,657.90
7	2013 - 2014	\$227,360.00	\$7,470.00	\$219,890.00	250,244	10.089	\$2,218.57	81	\$1,797.04	\$4,015.61
Total										\$20,873.00

Penalty: 0.00
 Penalty Percent: 0.00%
 Total Prior Year Taxes Due: 20,873.00
 Total Additional Taxes & Interest: 23,415.02
 RECORDING FEE: \$0.00
 Total Due: 23,415.02

Current Year Taxes Due: 2,642.02
 Prior Year Taxes Due: 20,873.00

APPROVED JAN 05 2021

Open Space Loss Worksheet

for Property 807278

Change In Use Date: January 05, 2021

Acres Removed: 9.0000

Non-Senior

Current Tax Year

Year	Market Value	Current Use Value	Levy Rate	Proration Factor	Market Taxes Due	Current Use Taxes Due	Additional Taxes Due	Interest Due	Tax & Interest	Override
Current Tax Year	\$216,000.00	\$3,312.00	9.570	0.013699	\$28.32	\$0.43	\$27.88	\$0.00	\$27.88	
Remainder of Year	\$216,000.00	\$3,312.00	9.570	0.986301	\$2,038.81	\$31.26	\$2,007.54	\$0.00	\$2,007.54	
Total									\$2,035.42	

Prior Tax Years

Year	Tax Year	Market Value	Current Use Value	Value Difference	Tax Area ID	Levy Rate	Additional Taxes Due	Int 1%/Mo from 4/30	Interest Due	Tax & Interest
1	2019 - 2020	\$315,000.00	\$3,312.00	\$311,688.00	250,244	9.570	\$2,982.86	9	\$268.48	\$3,251.32
2	2018 - 2019	\$252,000.00	\$3,312.00	\$248,688.00	250,244	9.544	\$2,373.38	21	\$498.41	\$2,871.79
3	2017 - 2018	\$180,000.00	\$3,312.00	\$176,688.00	250,244	10.300	\$1,819.87	33	\$800.56	\$2,420.43
4	2016 - 2017	\$180,000.00	\$3,312.00	\$176,688.00	250,244	9.253	\$1,634.84	45	\$735.88	\$2,370.52
5	2015 - 2016	\$129,800.00	\$3,312.00	\$126,488.00	250,244	9.820	\$1,214.87	57	\$682.48	\$1,907.35
6	2014 - 2015	\$129,800.00	\$3,312.00	\$126,488.00	250,244	9.843	\$1,243.09	69	\$857.73	\$2,100.82
7	2013 - 2014	\$129,800.00	\$3,312.00	\$126,488.00	250,244	10.089	\$1,274.18	81	\$1,032.09	\$2,306.27
Total										\$17,228.60

Current Year Taxes Due: 2,035.42
 Prior Year Taxes Due: 17,228.60

APPROVED JAN 05 2021

Penalty: 0.00
 Penalty Percent: 0.00%
 Total Prior Year Taxes Due: 17,228.60
 Total Additional Taxes & Interest: 19,263.92
 RECORDING FEE: \$0.00
 Total Due: 19,263.92

Exhibit P
Legal Notices

ISLAND COUNTY NOTICE OF APPLICATION WITH SEPA

Island County has received the following applications for review. For each of the following applications, Island County expects to issue a determination of non-significance (DNS), and is using the optional DNS process established by WAC 197-11-355. The public comment period may be the only opportunity to comment on the environmental impacts of the following proposals.

File Number	307/07 ZAA
Applicant:	James & Kathy Weber
Date of Notice of Application	August 7, 2007
Description of Proposal	Zoning reclassification of two (2) parcels, currently zoned Rural Agriculture, to the Rural Zoning designation. The parcels are approximately ten (10) and eleven (11) acres.
Location:	221 Baker View Ln., Camano Island
Staff Contact:	Andrew Hicks
Hearing Date:	TO BE DETERMINED

FILES AVAILABLE FOR REVIEW: The application files are available for inspection at no cost, and will be provided at the cost of reproduction in a timely manner.

OPPORTUNITY FOR PUBLIC COMMENT: Your written comments on the project are requested. Comments on environmental impacts must be received by 4:30 p.m. on **AUGUST 21, 2007.**

Comments may be: mailed to Island County Community Development, P.O. Box 5000, Coupeville, WA 98239; personally delivered to 6th & Main Street, Coupeville, WA between 10:00 a.m. and 4:30 p.m. Monday through Friday; or sent by facsimile to (360) 679-7306. Comments should be as specific as possible.

ADDITIONAL INFORMATION To request notice of hearings, or receive a copy of the decision or final threshold determination, mail written request to the before mentioned address. For information on appeal procedures, or any additional information, contact Island County Planning & Community Development by mail, in person, or by phone at (360) 679-7339, 321-5111, or 629-4522.

FOR PUBLICATION IN THE AUGUST 7, 2007 ISSUE OF THE STANWOOD/CAMANO NEWS.

Planning & Community Development
PO Box 5000
Coupeville, Washington 98239-5000

RECEIVED
AUG 08 2007
ISLAND COUNTY
COMMUNITY DEVELOPMENT

Affidavit of Posting the Public Notice Sign

I, Katherine Weber, am the applicant/authorized
agent for an application for _____
on this parcel in Island County, do hereby depose and swear I did on the 7th day
of August, 2007, post a public notice sign, prominently
displayed, at the following location(s):

west side of property
on Arrowhead Road

advertising a review of the following application before the Planning and Community
Development Division of Island County:

Application Number: 307/07 ZAA

Name of Applicant/Agent (print) Katherine Weber

Katherine Weber
Signature of Applicant or Agent

STATE OF WASHINGTON)
COUNTY OF ISLAND)

RECEIVED

AUG 7 2007

CAMANO ANNEX
BUILDING DEPT

Subscribed and sworn to before me this 7th day of August,
2007.



Kathryn L. Sharp
Notary Public in and for the State of Washington:

Kathryn L. Sharp
Name Printed

My Commission Expires: 3-01-2010

Placement of the Sign: Place the sign to be clearly visible and readable from abutting road(s) or at the principal entry point to the property from the nearest public right-of-way. Make sure an interested party is not required to enter onto private property to read it and that information on the sign is not obscured by structures, vegetation or other site features. The lowest point of the sign should be at least three feet above the ground. You may need to use special measures to secure the sign to withstand wind and rain. **You must ensure that the sign remains posted and clearly visible until the final decision is issued, or the issuance of the decision may be delayed until the notice requirements are met.** If the sign is removed, blown down, or destroyed, call Planning & Community Development immediately for a replacement sign.

REMOVAL OF SIGN: You should remove the sign immediately after the decision is issued, **but not before.**

AFFIDAVIT OF POSTING: MUST BE NOTIRIZED AND RETURNED PRIOR TO THE END OF THE PUBLIC COMMENT PERIOD.

Information to be Printed on the Sign.

Application No: 307/07 ZAA Applicant: James & Kathy Weber Staff Contact: Andrew Hicks Date of Notice: <u>August 7, 2007</u>	SEPA: A DNS is likely. The optional DNS process of WAC 197-11-355 is being used for this proposal. This may be the only opportunity to comment on the environmental impacts of this proposal.
Submit Comments By: August 21, 2007 (End of Public Comment Period)	
Location: 221 Baker View Ln., Camano Island Proposal: Zoning reclassification of two (2) parcels, currently zoned Rural Agriculture, to the Rural Zoning designation. The parcels are approximately ten (10) and eleven (11) acres. Public Hearing Date: Location:	
To submit written comments by the end of the public comment period, to request notice of hearings, to receive a copy of the decision, or to request information on appeal procedures, or other information, contact: ISLAND COUNTY PLANNING & COMMUNITY DEVELOPMENT PO BOX 5000; COUPEVILLE, WA 98239 (360)679-7339 (360)321-5111 (360)629-4522.	

RECEIVED

AUG 18 2007

ISLAND COUNTY
COMMUNITY DEVELOPMENT

IN THE SUPERIOR COURT
OF THE STATE OF WASHINGTON
COUNTY OF ISLAND



AFFIDAVIT OF PUBLICATION

In the Matter of

PLANNING AND COMMUNITY DEVELOPMENT

STATE OF WASHINGTON

SS.

COUNTY OF ISLAND

SHARON D. BARTLETT being first duly sworn, on oath deposes and says that she is a clerk at the STANWOOD/CAMANO NEWS, a weekly newspaper. That said newspaper is a legal newspaper of general circulation and it is now and has been for more than six months prior to the date of publication hereinafter referred to, published in the English language continuously as a weekly newspaper in Stanwood, Snohomish County, Washington, and it is now and during all of said time was printed in an office maintained at the aforesaid place of publication of said newspaper. That the said STANWOOD/CAMANO NEWS was on the 11th day of June 1993, approved as a legal newspaper by the Superior Court of said Island County.

That the annexed is a true copy of NOTICE OF APPLICATION WITH SEPA, 307/07 ZAA, AUGUST 7TH 2007, as it was published in the regular issue (and not in supplement form) of said weekly newspaper commencing and ending on the 7TH DAY OF AUGUST, 2007, and that said newspaper was regularly distributed to its subscribers during all of said period. That the full amount of the fee \$ 66.50 at the rate of \$7.00 per column inch for each insertion.

Sharon D Bartlett

Subscribed and sworn to before me this 7 day of AUGUST, 2007

Jennifer Lynn Adkins
Notary Public in and for the State of Washington, residing at

CAMANO ISLAND



ISLAND COUNTY
NOTICE OF APPLICATION
WITH SEPA

Island County has received the following applications for review. For each of the following applications, Island County expects to issue a determination of non-significance (DNS), and is using the optional DNS process established by WAC 197-11-355. The public comment period may be the only opportunity to comment on the environmental impacts of the following proposals.

File Number 307/07 ZAA

Applicant: James & Kathy Weber

Date of Notice of Application August 7, 2007

Description of Proposal
Zoning reclassification of two (2) parcels, currently zoned Rural Agriculture, to the Rural Zoning designation. The parcels are approximately ten (10) and eleven (11) acres.

Location: 221 Baker View Ln., Camano Island

Staff Contact: Andrew Hicks

Hearing Date: TO BE DETERMINED

FILES AVAILABLE FOR REVIEW: The application files are available for inspection at no cost, and will be provided at the cost of reproduction in a timely manner.

OPPORTUNITY FOR PUBLIC COMMENT: Your written comments on the project are requested. Comments on environmental impacts must be received by 4:30 p.m. on **AUGUST 21, 2007**.

Comments may be: mailed to Island County Community Development, P.O. Box 5000, Coupeville, WA 98239; personally delivered to 6th & Main Street, Coupeville, WA between 10:00 a.m. and 4:30 p.m. Monday through Friday; or sent by facsimile to (360) 679-7306. Comments should be as specific as possible.

ADDITIONAL INFORMATION To request notice of hearings, or receive a copy of the decision or final threshold determination, mail written request to the before mentioned address. For information on appeal procedures, or any additional information, contact Island County Planning & Community Development by mail, in person, or by phone at (360) 679-7339, 321-5111, or 629-4522.

PUBLISHED IN THE STANWOOD/CAMANO NEWS AUG. 7, 2007.

Exhibit Q
Public Comments

Day to: 360-679-7306

Day from: Steve & Connie Kraken

8/21/07

1029 Arrowhead; Carrano Island
360-387-5002
WA 98282

Island County Community Dev.
Attn Andrew Nicks

PO Box 5000

Coupeville WA 98239

re. file #307/07 ZAA

applicant James & Kathy Wilber

Dear Mrs Nicks,

~~Previously~~
~~Previously~~ the farmland in question
was harvested by fewer people and with
considerable less labor hours. The
previous owner cut the hay earlier in
the season ~~before~~ and had it baled
and left in ^{his} field for customers to
pickup with their own labor and
vehicles. He put a hand painted sign
out front and within two weeks all
the hay was gone.

The other farmers growing hay on Arrowhead
have been growing the crop successfully for
years and their hay is sold to customers.

○ Long before the Weber's crop was harvested we believe it was ruined on before ~~the~~ dated making it less valuable. Also, the Weber's have multiple mules and built a second house on the property so they have less land to farm. The mules do eat from the harvest whereas the previous owner sold all of his.

○ The ~~phoe~~ previous owner cut his hay when it was still ^{a bit} green which customers like my grandfather who had five horses preferred because they liked it better and I believe it was better for them. The Weber's hay was dry and yellow.

The Webers built a large barn and I believe they are storing hay for these mules. The previous owner sold ~~it~~ all of his.

○ A few years ago we contacted the man who bulldozed the Weber's property prior to their purchase. He told us the land was wetlands and tile was put in to drain the field so hay could be grown. That something that needs to be addressed

Pg 3

It does not make sense to us that the land can't be ~~necessarily~~ successfully farmed in a profitable manner.

The former owner of the land around our property ~~had~~ grew and harvested hay for years profitably before selling and he was a senior citizen. The Weber property was owned and farmed profitably by a senior citizen as well.

We would like correspondence on all matters concerning this rezoning include prior notification of any public hearings.

Thank you for your attention to this matter.

Sincerely,

Connie and Steve Yricken

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AUG 10 2007

ISLAND COUNTY
COMMUNITY DEVELOPMENT

Starlene Cook
Jason Nevilier
235 Baker View Lane
Camano Island Wa 98282

August 9, 2007

Island County Community Development
Andrew Hicks
P.O. Box 5000
Coupeville, Wa 98239

Re: 307/07 ZAA

Dear Mr. Hicks,

We are writing in response to a letter received by our neighbor. We however, did not receive a copy of this letter and only noticed something was going on, after driving by the sign on Arrowhead in regards to the Weber's decision to change from Agriculture to Rural zoning.

The Weber's are very good at getting around county codes and rules and I just wonder what there intentions are after getting the zoning changed. They just bought this 21 acre parcel of land and home in May of 06 and since purchasing they have successfully, split there parcel from 21 acres to two pieces, one 10 and one 11 and built a house next to our home and property line for there daughter and husband to reside. (we were total that this was a one time split and could not be done again under the agriculture classification.) They have remodeled there home, built a barn, moved there 3 car garage from one side of the driveway to the other and had perc tests performed on the lower hay field. All of this has been done within one year of purchasing this home and 21 acres.

We purchased our home in February of 2006 and purchased the home because of the fact that homes were spaced far apart (only 3 homes on our little road) and enjoying the farm setting as we have 3 horses. We were told that Island County does not wish to be overdeveloped and farm land would stay just that. Then we got the Weber's for neighbors, since then we now have a home 50' off of our property line which is an additional home on our little road. I personally do not have a problem with the Weber's or there daughter and son in law except for the fact of building a home on top of us and failing to keep up the maintenance on the road. They were to upgrade the road after the construction of the daughter's home. The home is complete and they are waiting to pour the driveway but the road has yet to be upgraded.

Water from the home and property above Baker View Lane runs down a ditch that runs underground and come out at the bottom of our 5.66 acres and into the lower pasture/hay field belonging to the Weber's. This land is very wet and holds water in the winter. IF they are attempting to again ask for another split of land and develop that lower field where will the water go? How many times can the land be split? Where will the access to that land be? Off Arrowhead? At this time the only way to access it is thru the Weber's property or unless they get permission from the land owner near the bottom of the Weber's acreage along Arrowhead. My question is why they want to do this, their property taxes will be higher. If they are looking to develop the lower land we would not be happy with that decision, we are losing all of our open spaces, and someone needs to protect them. Why did they purchase agriculture zoned land if they just wanted to change it within a year? Do the Weber's wish to sell the whole lower section? If so we would entertain the idea of purchasing it and keeping it agriculture zoning.

Please advise us of what the final decision is.

Thank you,

Starlene Cook
Jason Nevilier

Handwritten signatures of Starlene Cook and Jason Nevilier. The signature for Starlene Cook is on the left, and the signature for Jason Nevilier is on the right, with the name 'JASON NEVILIER' written in capital letters below it.

8-10-07 RECEIVED

AUG 14 2007

ISLAND COUNTY
COMMUNITY DEVELOPMENT
FILE #

we SAY - NO

To Andrew Hicks (in charge) 307-07 ZAA
I am writing in regards to the rural
change-over on Kathy & Jim Weber property from
farmland.

They have 4 miles, so I would call it
agriculture. If they get a road easement
off Arrowhead it would be very dangerous
as it's on a steep hill & heavy traffic.
It's a very blind hill. We have an
easement on a short road with 3 drive-
ways. Somehow the county let them come
in & cram another house in & another
driveway. (? how) If this change goes through
another driveway will have to be made.
No way except on the existing road or
arrowhead (Both not good). Could they
get into the 10 & 12 acre parcels. It's
all swamp land below the house with
drainage ditches. Where will the water
go if they start developing.

Webers split the property once in
the last year. This, I guess, is how they
managed to get the new house in. Now
they closed off all existing driveways to
back fields, so are trying to get another way in.

We need our farmland. We need
our open space. We need our water.
Let's keep the farmland that keeps
our "open space" & feeds us.

Thank you
Murell & Ed Barnett
5 acres

Ed & Murell Barnett
273 Baker View Ln.
Camano Island, WA 98282-7282

360-387-0437

Exhibit R
Island County Inadvertent Discovery Plan

Island County Inadvertent Discovery Plan

In the event that any ground-disturbing activities or other project activities related to this development or in any future development uncover protected cultural material (e.g., bones, shell, antler, horn or stone tools), the following actions will be taken:

1. When an unanticipated discovery of protected **cultural material** (see definitions below) occurs, the property owner or contractor will completely secure the location and contact:
 - a) The property owner and project manager;
 - b) The Department of Archaeology and Historic Preservation (DAHP) (Stephanie Jolivette, 360-586-3088);
 - c) The affected Tribal members:
 - a. The Swinomish Indian Tribal Community (Josephine Jefferson, THPO, office:360-466-7352, cell: 360-488-3860);
 - b. The Tulalip Tribes (Richard Young, cell: 425-622-4303);
 - c. Scott Schuyler, Upper Skagit Tribe (360-854-7090, cell 360-630-3680),
 - d. Jackie Ferry, THPO, Samish Tribe (office:360-726-3399, cell: 360-770-7784),
 - e. and Kerry Lyste, Stillaguamish Tribe, THPO (office: 360-572-3072)
 - d) and the Island County planner associated with the project.
 2. If the discovery is **human remains**, the property owner or contractor will stop work in and adjacent to the discovery, completely secure the work area by moving the land-altering equipment to a reasonable distance, and will immediately contact:
 - a) The property owner and project manager;
 - b) The Island County Sheriff's Department (360-629-4523 x7310)
 - c) and the Island County Coroner, Robert Bishop (360-679-7358) to determine if the remains are forensic in nature;
 - d) If the remains are not forensic in nature the Department of Archaeology and Historic Preservation (DAHP) (Stephanie Jolivette 360-586-3088 and Guy Tasa 360-586-3534); will take the lead on determining the appropriate method of treatment for the remains and will consult with the affected tribes;
- Cultural material that may be protected by law could include but not be limited to:
1. Buried layers of black soil with layers of shell, charcoal, and fish and mammal bones (Figure 1).
 2. Buried cobbles that may indicate a hearth feature;
 3. Non-natural sediment or stone deposits that may be related to activity areas of people;
 4. Stone, bone, shell, horn, or antler tools that may include projectile points (arrowheads),
 5. scrapers, cutting tools, wood working wedges or axes, and grinding stones (Figures 2 and 3);
 6. Stone tools or stone flakes (Figures 2 and 3);
 7. Perennially damp areas may have preservation conditions that allow for remnants of wood and other plant fibers; in these locations there may be remains including fragments of basketry, weaving, wood tools, or carved pieces (Figure 4); and
 8. Concentrations of historical period artifacts (> 50 years old) (Figure 5); and
 9. Human remains.

Figure 1: Shell Middens. These middens can extend into the intertidal zone in areas that have undergone sea level rise during the precontact period.



Figure 2: Examples of stone and bone tools.



Figure 3: Examples of stone flakes.



Figure 4: Examples of underwater/intertidal archaeological features including wood or stone fish weirs (left), clam gardens (bottom), sunken canoes (right) or other watercraft, and basketry.



Figure 5. Historical period sites (more than 50 years in age) are also protect by archaeology laws. These can include concentrations of broken ceramics, bottles, bricks, and metal objects.



Exhibit 2 – Applications and Reports



ISLAND COUNTY PLANNING & COMMUNITY DEVELOPMENT

Phillip Bakke, AICP, Director

PHONE: (360) 679-7339, from Camano (360) 629-4522, from S. Whidbey (360) 321-5111 FAX: (360) 679-7306, P. O. Box 5000,
Coupeville, WA 98239-5000

Internet Home Page: <http://www.islandcounty.net/planning/>

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JUL 12 2007

ISLAND COUNTY
COMMUNITY DEVELOPMENT

Zoning Amendment APPLICATION

Purpose of a Zoning Amendment (ZAA): As described in ICC 17.03.220 Zoning Amendments, a ZAA provides for a limited number of zoning re-classifications. ZAA applications can only be accepted if it meets one of the following pursuant to Section 17.03.220.D:

1. Reclassification from RF to R shall be granted if requested by the Owner when the Owner cannot make reasonable economic use of the Parcel for commercial forestry, considering all relevant factors. Provided, that the determination of whether the Owner can make reasonable economic use of the Parcel for commercial forestry shall not involve consideration of the personal circumstances of any particular Owner. Provided further, that reclassification from RF to R shall not be granted when the inability to make reasonable economic use of the Parcel for commercial forestry is due to the action or inaction of the Owner. These rezones shall be processed as a Type III decision pursuant to Chapter 16.19 ICC.
2. Reclassification from R to RA or RF shall be granted if requested by the Owner and the Parcel is ten (10) acres or larger in size upon finding that the uses allowed in the proposed classification will be Compatible with surrounding Permitted Uses. These rezones shall be processed as a Type I decision pursuant to Chapter 16.19 ICC.
3. Reclassification from R, RA or RF to CA shall be granted if requested by the Owner and the Parcel is five (5) acres or larger in size, and the Parcel classified in the open agricultural tax program or the Owner demonstrates the Parcel is eligible to be included in the open agricultural tax program, processed as a Type I decision pursuant to Chapter 16.19 ICC. Rezones of parcels five (5) acres or larger in size, but less than ten (10) acres shall be processed as a Type II decision and rezones of parcels ten (10) acres or larger in size shall be processed as a Type I decision pursuant to Chapter 16.19 ICC.
4. Reclassification from CA to RA for lands not included in a Farm Management Plan and RA to R shall be granted if requested by the Owner upon finding that the Owner cannot make Reasonable Agricultural Use of the property if classified CA or RA, considering the factors contained in WAC 365-190-050 and where the inability to make Commercial Farm Use of the property is not due to action or inaction of the Owner. Factual information provided by the Owner shall be given substantial weight. These reclassifications will be processed as a Type III decision pursuant to Chapter 16.19 ICC.
5. Reclassification to any other Zone shall only occur once per year on an annual basis and shall be

processed as a Type IV decision, pursuant to Chapter 16.19.

RECEIVED
JUL 12 2007
ISLAND COUNTY
COMMUNITY DEVELOPMENT

KSD

REMEMBER: If you have any question or comments please do not hesitate to phone, e-mail or make an appointment with the Planning Department. All of the requested items listed below must be submitted at the time of application or the application will not be accepted. The purpose of this cover sheet and checklist is to ensure that minimum requirements have been met before an application can be accepted at the counter. After the application is accepted, the Planning Department will perform a more detailed review and will advise you if the application is technically complete. Please use the Applicant Checklist below to ensure you have provided all the information required for your project.

Applicant	Application Requirement	Planning
X	Completed Application Form (Parts A and B);	
X	Signatures of all owners and/or an Affidavit of Owner's Consent;	
X	Answers to the questions in Part A are completed	
X	Answers to the questions in Part B are completed;	
X	SEPA Checklist	
X	Current and Proposed Zoning Maps	

RECEIVED
JUL 12 2007
ISLAND COUNTY
COMMUNITY DEVELOPMENT

APPLICANT AUTHORIZATION FORM

If you are authorizing an agent to apply for permits on your behalf you must either sign each of the applications that you submit or complete this form which will provide authorization for a designated agent to apply for permit on your behalf. This form is required for the protection of the property owner. Planning and Community Development will not accept an application that is not either signed by all property owners or accompanied by this form.

I/we, JAMES WEBER and KATHY WEBER the owner(s) of the subject property, understand that by completing this form I hereby authorize Larry Kwarsick of Sound Planning Services to act as my agent. I understand that said agent will be authorized to submit applications on my behalf. I also understand that once an application has been submitted that all future correspondence will be directed to said agent.

ALL PROPERTY OWNERS OF RECORD MUST SIGN THIS FORM

RECEIVED

JUL 12 2007

<p>1) <u>James C. Weber</u> Property Owner Name(s) (print) <u>[Signature]</u> Signature(s)</p> <p>2) <u>Katherine A. Weber</u> Property Owner Name(s) (print) <u>[Signature]</u> Signature(s)</p> <p><u>3-16-07</u> Date</p>	<p>State of Washington) County of <u>San Juan</u>)</p> <p>I certify that I know or have satisfactory evidence that <u>James C and Katherine A Weber</u> signed this instrument and acknowledged it to be (his/her) free and voluntary act for the uses and purposes mentioned in this instrument.</p> <p>Dated <u>3-16-07</u> Signature of Notary Public <u>Shelly A Coyle</u> Printed Name <u>Shelly A Coyle</u> Residing at <u>Camano Island</u> My appointment expires <u>6-22-2008</u></p> <p>ISLAND COUNTY COMMUNITY DEVELOPMENT</p>
<p>1) _____ Property Owner Name(s) (print) _____ Signature(s)</p> <p>2) _____ Property Owner Name(s) (print) _____ Signature(s)</p> <p>_____ Date</p>	<p>State of Washington) County of _____)</p> <p>I certify that I know or have satisfactory evidence that _____ signed this instrument and acknowledged it to be (his/her) free and voluntary act for the uses and purposes mentioned in this instrument.</p> <p>Dated _____ Signature of Notary Public _____ Printed Name _____ Residing at _____ My appointment expires _____</p>

APPLICANT AUTHORIZATION FORM

If you are authorizing an agent to apply for permits on your behalf you must either sign each of the applications that you submit or complete this form which will provide authorization for a designated agent to apply for permit on your behalf. This form is required for the protection of the property owner. Planning and Community Development will not accept an application that is not either signed by all property owners or accompanied by this form.

I/we, Timothy McQuery and Rachael McQuery the owner(s) of the subject property, understand that by completing this form I hereby authorize Larry Kwarsick of Sound Planning Services to act as my agent. I understand that said agent will be authorized to submit applications on my behalf. I also understand that once an application has been submitted that all future correspondence will be directed to said agent.

ALL PROPERTY OWNERS OF RECORD MUST SIGN THIS FORM

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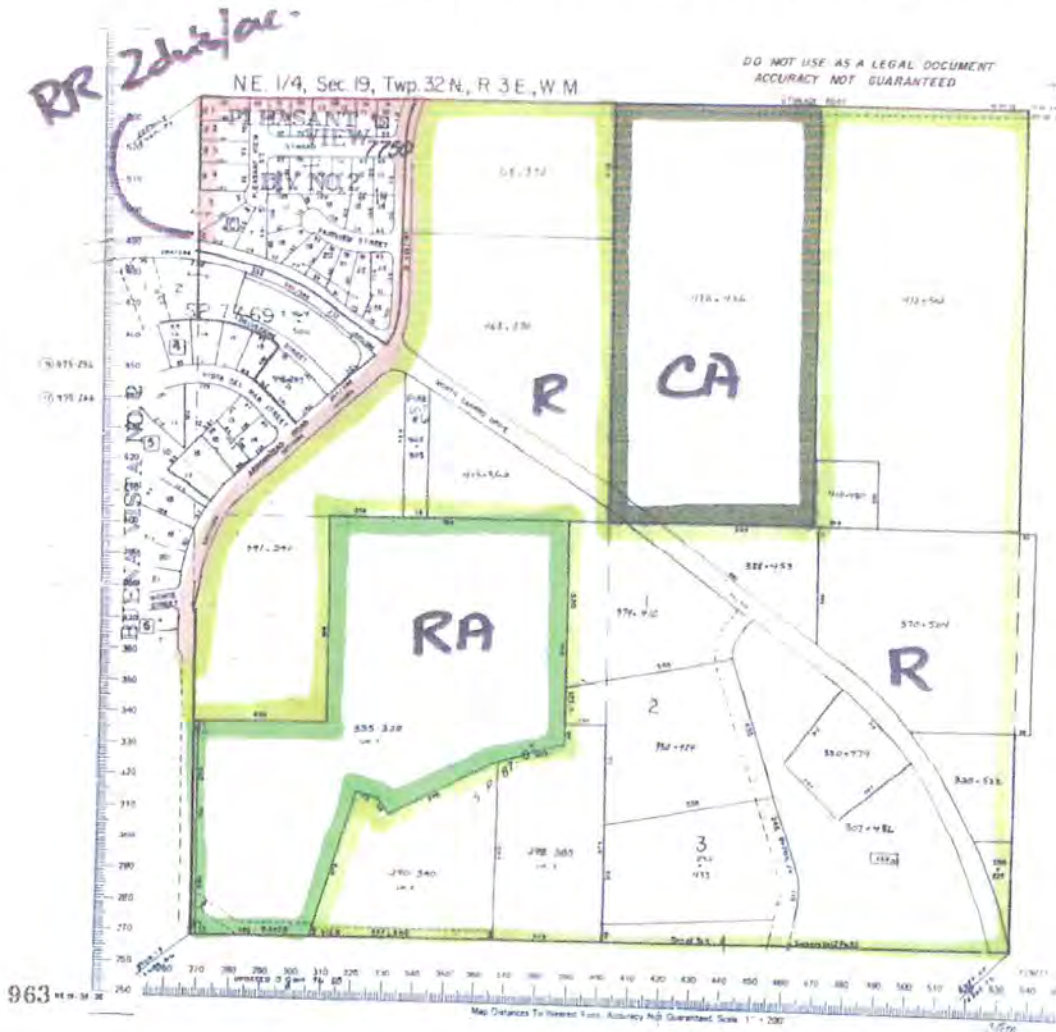
<p>1) <u>Timothy A. McQuery</u> Property Owner Name(s) (print) <u>[Signature]</u> Signature(s) 2) <u>Rachael McQuery</u> Property Owner Name(s) (print) <u>[Signature]</u> Signature(s) <u>4/12/07</u> Date</p>	<p>State of Washington) County of <u>Snohomish</u>)</p> <p>I certify that I know or have satisfactory evidence that <u>Timothy A. McQuery + Rachael McQuery</u> signed this instrument and acknowledged it to be (his/her) free and voluntary act for the uses and purposes mentioned in this instrument.</p> <p>Dated <u>4/12/07</u> Signature of <u>[Signature]</u> Notary Public Printed Name <u>Michael William Klein</u> Residing at <u>Snohomish Co.</u> My appointment expires <u>12.10.07</u></p> <p></p>
<p>1) _____ Property Owner Name(s) (print) _____ Signature(s) 2) _____ Property Owner Name(s) (print) _____ Signature(s) _____ Date</p>	<p>State of Washington) County of _____)</p> <p>I certify that I know or have satisfactory evidence that _____ signed this instrument and acknowledged it to be (his/her) free and voluntary act for the uses and purposes mentioned in this instrument.</p> <p>Dated _____ Signature of _____ Notary Public Printed Name _____ Residing at _____ My appointment expires _____</p>

EXHIBIT C – QUARTER SECTION ZONING MAP



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COMMUNITY DEVELOPMENT

DATED this 1 day of June, 2007.

Rachael Muller

Owners Signature

State of Washington)

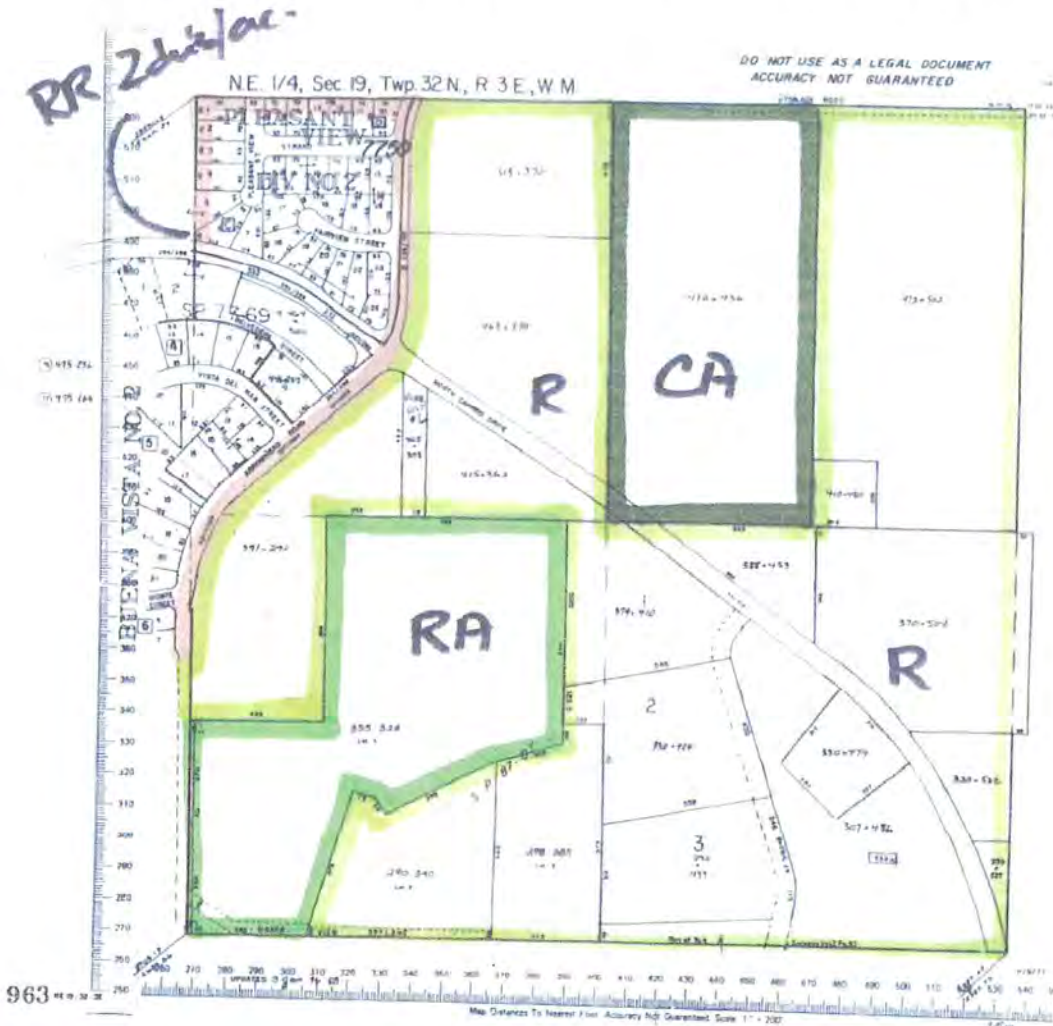
County of SNOHOMISH)



On this 1st day of JUNE, 2007, before me the undersigned Notary Public in and for the above named County and State, duly commissioned and sworn, personally appeared RACHAEL McQUEEN and _____, to me known to be the individuals described in and who executed the foregoing easement and acknowledge to me that they signed this said instrument as their free and voluntary action for the purposes and uses therein made.

Given under my hand and official seal this 1st day of JUNE, 2007
Michael William Klein MY COMMISSION EXPIRES 12-10-07

EXHIBIT C - QUARTER SECTION ZONING MAP



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ISLAND COUNTY
COMMUNITY DEVELOPMENT

DATED this 1st day of JUNE, 2007.

Owners Signature

State of Washington)

County of SNOHOMISH)

On this 1st day of JUNE, 2007, before me the undersigned Notary Public in and for the above named County and State, duly commissioned and sworn, personally appeared TIMOTHY McQUEEN and _____, to me known to be the individuals described in and who executed the foregoing easement and acknowledge to me that they signed this said instrument as their free and voluntary action for the purposes and uses therein made.

Given under my hand and official seal this 1st day of JUNE, 2007
Michael William Klein MY COMMISSION EXPIRES 12.10.07




RR 2d/100-
NE 1/4



DATED this 12 day of June, 2007.

~~Karlens~~ A. Weber

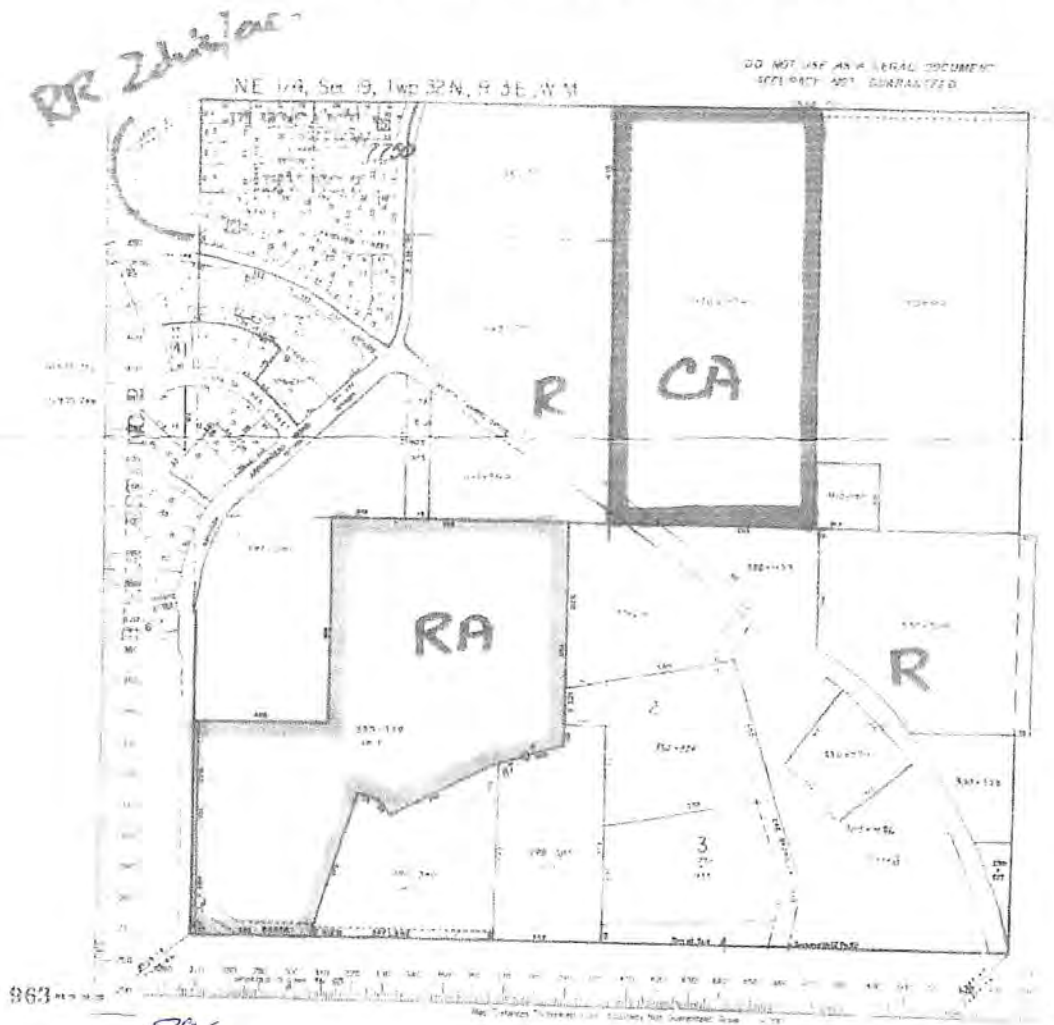


County of Skagit

Given under my hand and official seal this 12th day of June, 2007

Jodi Rose
notary public

EXHIBIT C - QUARTER SECTION ZONING MAP



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ISLAND COUNTY
COMMUNITY DEVELOPMENT

DATED this 7th day of JUNE, 2007.

[Signature]

Owners Signature

State of Washington)

County of SICAGIT)

On this 7th day of JUNE, 2007, before me the undersigned Notary Public in and for the above named County and State, duly commissioned and sworn, personally appeared JAMES WEBER and [Signature], to me known to be the individuals described in and who executed the foregoing easement and acknowledge to me that they signed this said instrument as their free and voluntary action for the purposes and uses therein made.

Given under my hand and official seal this 7th day of JUNE, 2007





ISLAND COUNTY AUDITOR

RCO

AFTER RECORDING MAIL TO:

LAW OFFICE OF COLE & COLE, P.C.
P. O. Box 249
Stanwood, WA 98292

EXCISE TAX

JAN 10 2007

LINDA E. RIFFE
ISLAND COUNTY TREASURER

M011007B

QUIT CLAIM DEED

33-

GRANTOR:	WEBER, JAMES & KATHERINE, husband & wife
GRANTEE:	WEBER, JAMES & KATHERINE, husband & wife and McQUERY, TIMOTHY & RACHAEL, husband and wife, as tenants in common pursuant to Agreement Re: Property Ownership Agreement
LEGAL DESCRIPTION:	LOT 1B, S/P 87/07-2.33219.350-3430
ASSESSOR'S TPN:	33219-330-3170

THE GRANTORS, JAMES WEBER and KATHERINE WEBER, husband and wife, for and in consideration of love and affection, convey and quit claim to JAMES WEBER and KATHERINE WEBER, husband and wife, and TIMOTHY McQUERY and RACHAEL McQUERY, husband and wife, as tenants in common pursuant to the Agreement Re: Property Ownership entered between them, the following described real estate situated in the County of Island, State of Washington, together with all after acquired title of the Grantor therein:

The legal description is attached hereto and by this reference incorporated herein as though fully set forth; TOGETHER WITH AND SUBJECT TO rights, reservations, covenants, conditions, easements and restrictions of record.

DATED this 8 day of Jan., 2007.

James Weber

Katherine Weber

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STATE OF WASHINGTON)
) ss:
COUNTY OF SNOHOMISH)

On this day personally appeared before me JAMES WEBER and KATHERINE WEBER to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 8 day of Jan., 2007.



NOTARY PUBLIC and for the State of
Washington, Residing at: Stanwood
My appointment expires: 9/29/09



4191409
Page: 2 of 2
01/10/2007 02:52P

ISLAND COUNTY AUDITOR

ACD

Order No.: IS101197

EXHIBIT "A"

Lot 1 of Island County Short Plat Number 87/07-2.33219.350-343, as approved August 21, 1987, and recorded August 21, 1987, in Volume 2 of Short Plats, pages 134 and 135, under Auditor's File No. 87011594, records of Island County, Washington; being a portion of the Southwest Quarter of the Northeast Quarter of Section 19, Township 32 North, Range 3 East of the Willamette Meridian;

EXCEPT that portion described as follows:

Beginning at the Southwest corner of said Lot 1;
thence along the West line of said Lot 1, North 00°44'55" West a distance of 363.71 feet,
thence North 11°12'19" East a distance of 50.00 feet;
thence North 0°47'05" East a distance of 270.00 feet to the most Southerly Northwest corner of said Lot 1;
thence along the most Southerly North line of said Lot 1 South 89°48'55" East a distance of 402.66 feet to the point of intersection with the most Easterly west line of said Lot 1;
thence along the most Easterly West line of said Lot 1 North 0°37'04" East a distance of 643.50 feet to the most Northerly Northwest corner of said Lot 1;
thence along the North line of said Lot 1 South 89°48'55" East a distance of 373.96 feet;
thence leaving said North line South 0°42'40" West a distance of 645.04 feet;
thence South 64°47'30" West a distance of 442.36 feet;
thence South 26°28'28" West a distance of 316.58 feet;
thence South 17°08'57" West a distance of 41.10 feet;
thence South 29°49'52" West a distance of 35.08 feet;
thence South 0°02'04" West a distance of 137.31 feet to a point on the South line of said Lot 1 a distant of 213.20 feet East of said Southwest corner of said Lot 1, measured along said South line;
thence along said South line, North 89°57'56" West a distance of 213.20 feet to the point of beginning.

Situated in Island County, Washington.

- END OF EXHIBIT "A" -

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ISLAND COUNTY AUDITOR

MD

When Recorded Return To:

James Weber
Kathy Weber
221 East Baker View Lane
Camano Island, WA 98282

ISLAND COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

APR 28 2006

AMOUNT OF
LINDA R. WHITE
ISLAND COUNTY TREASURER

Escrow No. 20060282P

LPB-10

STATUTORY WARRANTY DEED

IS 98248 ✓

B32

Reference Numbers of related documents: on page of document
Grantor(s): Dale L. Yust Additional Names on page of document
Grantee(s): James Weber and Kathy Weber Additional Names on page of document
Legal Description (abbreviated): Full legal on page of document
Assessor's Property Tax Parcel Account Number(s): r332193353289r 332193353280 r332193353280a

THE GRANTOR Dale L. Yust, A SINGLE PERSON

for and in consideration of the sum of Ten Dollars and other good and valuable consideration in hand paid, conveys and warrants to James Weber and Kathy Weber, HUSBAND AND WIFE

the following described real estate, situated in the County of Island, State of Washington:

Lot 1 of Island County Short Plat No. 87/07-2.33219.350-343, as approved August 21, 1987, and recorded August 21, 1987, in Volume 2 of Short Plats, pages 134 and 135, under Auditor's File Number 87011594, recors of Island County, Washington; being a portion of the Southwest quarter of the NOrtheast quarter of Section 19, Township 32 North, Range 3 East, of the Willamette Meridian. Situate in Island County, Washington.

Assessor's Property Tax Parcel Account Number(s): r332193353280 r332193353280a ^R33219-335-3289

Subject to:

Easements, Restrictions, Covenants and Conditions of Record as provided for by Chicago Title Commitment #IS98248 and Second Half 2006 R.E. Property Taxes.
Dated this Twenty-Eighth day of March, 2006

Dale L. Yust
Dale L. Yust



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State of Washington
County of Island

I certify that I know or have satisfactory evidence that Dale L. Yust is/are the person(s) who appeared before me, and said person(s) acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

DATED: 4-25-06

Sally A. Hiserman
Notary Public in and for the State of WA
residing at Seacrest
My appointment expires: 8-3-2006



Lot 1B
10.00 AC
(435,604 sq. ft.)

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Parcel # R33219-
328-3520

Jim + Kathy Weber
Rachael + Tim McQuerry



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COMMUNITY DEVELOPMENT

R33219-330-3170

Jim + Kathy Weber

ZONING AMENDMENTS FORM (ZAA)

GREYED SECTION FOR COUNTY USE ONLY			
Application Number	Date Received	Fee Paid	Receipt
ZAA <u>307/07</u>	<u>7/12/07</u>	<u>\$500</u>	<u>12539</u>

Application information must be TYPED or NEATLY PRINTED in BLUE INK. In order to speed our review of your application please provide all information requested. If any portion is not applicable enter NA in the blank. Submit the **original and the 1 copy** of this application and all necessary documentation and plans as outlined on the application Checklist to Island County Planning & Community Development. Illegible and/or incomplete applications will not be accepted. An application will not be considered technically complete until a Notice of Application is provided.

PART A

Applicant Name: James Weber and Kathy Weber **Signature:** See attached
Timothy McQuery and Rachael McQuery **Signature:** See attached

Mailing address: 221 Baker View Lane **Phone:** 360-387-2820

City, State, Zip Code: Camano Island, WA 98282

Contact Person Name: Sound Planning Services

Signature: 

Mailing address: PO Box 581

Phone: (360) 221-3808

City, State, Zip Code: Langley, WA 98260

Owner Names: Same

Signature: _____

Mailing address: Same

Phone: Same

City, State, Zip Code: Same

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Project Address: (Or Closest Intersection) 221 Baker View Lane

Assessor Parcel Number(s): R33219-335-3280 (parcel has been divided in to 2 ten acre parcels not shown yet on county maps. The new numbers are R33219-328-3520 & R33219-330-3170

Section 19 Township 32 Range 3 1/4 Section NE

Location: North Whidbey ☐ Central Whidbey ☐ South Whidbey ☐ Camano Island ☒

Comprehensive Land Use Designation Rural Ag **Zoning** Rural Ag

Size of Parcel 10 and 11 acre parcels **Existing Use** Single family rural lot

Other County or Federal Applications or Permits Obtained or Pending: None

PART B

Zoning Amendments Application (ZAA)

Modification of Standards: Pursuant to ICC 17.03.220 Zoning Amendments, the Planning Director may administratively review requests for a limited number of zoning changes.. Zoning Amendment shall be processed as a Type I, Type II, Type III or Type IV administrative decision pursuant to ICC Chapter 16.19. Type I decisions are only for requests to change to RA or RF or to CA if the parcel is at least 10 acres in size. Requests to change from R, RA or RF to CA shall be processed as Type II decisions if the parcel is between 5 and 10 acres. Any request to change from RF to R, CA to RA, or RA to R shall be processed as Type III decisions and correction of an error is handled as a Type IV decision.

Supplemental Application Requirements: In addition to the information required in Part A the following must also be submitted with the ZAA Application:

1. Questions.

- a) Please provide a description of the request and reasons for the re-classification:

Applicant can not make reasonable agricultural use of the property. See Exhibit A.

- b) Please initial the applicable box and provide the applicable information. *If you are requesting a reclassification that is not specifically provided below please contact the Planning Department because you may not be using the correct application.*

☐ - My property is currently zoned RF and I cannot make Reasonable Economic use of the property for commercial forestry. Therefore; I request that the property be reclassified as R.

On a separate piece of paper please explain in detail why you cannot make reasonable use of the property if classified RF, where the inability to make Commercial Forestry use of the property is not due to action or inaction of the Owner.

☒ - My property is currently zoned RA and I cannot make Reasonable Economic use of the property. Therefore; I request that the property be reclassified as R.

On a separate piece of paper please explain in detail why the Owner cannot make Reasonable Agricultural Use of the property if classified CA or RA, considering the factor contained in WAC 365-190-050 and where the inability to make Commercial Farm Use of the property is not due to action or inaction of the Owner. Factual information provided by the Owner shall be given substantial weight.

☐ - My parcel is ten (10) acres or larger in size and I wish to reclassify it from R to RA or RF.

On a separate piece of paper please explain in detail how the uses allowed in the RA or RF classification are compatible with surrounding permitted uses.

☐ - My property is five (5) acres or larger in size, zoned R or RA and I wish to reclassify it to CA.

Please provide documentation showing that the property is classified in the Open

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Agricultural Tax Program or that the Parcel is eligible to be included in the Open Agricultural Tax Program.

- ☐ - My property is currently zoned CA and I can not make Reasonable use of the property. Therefore, I request that the property be reclassified from CA to RA or R.

On a separate piece of paper please explain in detail why you cannot make reasonable use of the property if classified CA, where the inability to make Commercial Farm Use of the property is not due to action or inaction of the Owner. . Include in your explanation a discussion of the factors in WAC 365- I 90-050 and any factual information you may have.

- ☐ - My property was not assigned the correct classification and I am requesting the error be corrected.

On a separate piece of paper please explain in detail why you believe your property was given the incorrect designation. Please refer to the Designation policies listed in Section IV Goals and Policies in the Island County Comprehensive Plan adopted on September 18, 1998 and the applicable Zoning standards located in Section 17.03 ICC,

If zoning request is other than those listed above, it shall be processed under the Comprehensive Plan Development Regulation Amendment process. This form is not applicable for such requests.

- c) Legal description of the Parcel or property (note if attached):

Parent Parcel Legal Description:

Lot 1 of Island County Short Plat No. 87/07-2,33219.350-343, as approved August 21, 1987, and recorded August 21, 1987, in Volume 2 of Short Plats, pages 134 and 135, under Auditor's File Number 87011594, recors of Island County, Washington; being a portion of the Southwest quarter of the NOrtheast quarter of Section 19, Township 32 North, Range 3 East, of the Willamette Meridian. Situate in Island County, Washington.

Q

- d) Submit a copy of the applicable Zoning Atlas Map outlining the parcel and listing the requested zoning. The map needs to be dated and signed by the property owners in the margin.

See Exhibit – C.

- e) Names, addresses and telephone numbers of associated professional consultants such as architects or engineers not identified on cover sheet:

NA

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EXHIBIT A

REZONE AMENDMENT REQUEST - APPLICATION REQUIREMENTS

1. Application form signed by the owner(s) of record, address, telephone numbers and agent information –

Included

2. A description of the proposed amendment including proposed map or text changes –

Rezone Assessor's Parcel R33219-335-3280 from Rural Agriculture to Rural. Parcel has been divided in to 2 ten acre parcels not shown yet on county maps. The new numbers are R33219-328-3520 & R33219-330-3170.

3. The location of the proposed amendment shown on an assessor's map dated and signed by the Applicant, if the proposal is for a land use map or Zoning Atlas amendment. See **Zoning Map Amendment - Exhibit C.**
4. A legal description and a notarized signature of one or more owners, if a change in the Zoning Atlas is requested by Owner(s) concurrent with a requested land use map amendment;

Parcel Legal Description – Map and Notarized Signature Attached:

Lot 1 of Island County Short Plat No. 87/07-2.33219.350-343, as approved August 21, 1987, and recorded August 21, 1987, in Volume 2 of Short Plats, pages 134 and 135, under Auditor's File Number 87011594, recors of Island County, Washington; being a portion of the Southwest quarter of the NOrtheast quarter of Section 19, Township 32 North, Range 3 East. of the Willamette Meridian. Situate in Island County, Washington.

Q

5. An explanation of why the amendment is being proposed and, if applicable, how or why the map or text is in error;

The owner and applicant can not make reasonable agriculture use of the property. A good faith commercial agricultural use of property could be defined as the pursuit of an agricultural activity for a reasonable profit, or at least upon a reasonable expectation of meeting investment costs and realizing a reasonable profit. The profit or reasonable expectation must be viewed from the standpoint of the owner and measured in light of their investment. The applicant reported a gross income from hay production of \$1,000 in 2006. Even though the property has been in the Agricultural tax classification the market value (not taxed value) of the land and property is \$953,781.00. Taxes paid on an annual basis are \$5,174.64.

The property contains a mix of soils. The north half consists of two soils within the Class III soils. The southerly portion is predominantly Class IV soils.

Pursuant to the Capability Classes established in Agriculture Handbook No. 210:

Class III—Soils in class III have severe limitations that reduce the choice of plants or require special conservation practices, or both.

Soils in class III have more restrictions than those in class II and when used for cultivated crops the conservation practices are usually more difficult to apply and to maintain. They may be used for cultivated crops, pasture, woodland, range, or wildlife food and cover.

Class IV—Soils in class IV have very severe limitations that restrict the choice of plants, require very careful management, or both.

The restrictions in use for soils in class IV are greater than those in class III and the choice of plants is more limited. When these soils are cultivated, more careful management is required and conservation practices are more difficult to apply and maintain. Soils in class IV may be used for crops, pasture, woodland, range, or wildlife food and cover.

6. An explanation of anticipated impacts to be caused by the change;

Subject to compliance with development regulations, the property could be developed into four tracts either at standard parcel sizes or averaged lot sizes.

7. An explanation of how the proposed amendment is consistent with GMA, the county-wide planning policies, the Comprehensive Plan and adopted Findings of Fact and Legislative Intent; (See additional comments Exhibit A with regard to factors considered under WAC 365-190-050.)

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The County chose not to classify such parcels as having long-term commercial significance and therefore the parcel does not meet the strict definition of agricultural land under WAC 365-190-030:

(1) Agricultural land is land primarily devoted to the commercial production of horticultural, viticultural, floricultural, dairy, apiary, vegetable, or animal products or of berries, grain, hay, straw, turf, seed, Christmas trees not subject to the excise tax imposed by RCW 84.33.100 through 84.33.140, or livestock, and that has long-term commercial significance for agricultural production.

(11) Long-term commercial significance includes the growing capacity, productivity, and soil composition of the land for long-term commercial production, in consideration with the land's proximity to population areas, and the possibility of more intense uses of land.

Small parcels of 20 acres or more, within the agricultural tax program were treated as agricultural lands of local importance and designated Rural Agriculture. Incompatible development adjacent to agricultural lands increases

pressures to convert these properties. Pressure comes from demands to suppress the “nuisance” factors created by farms, such as prohibiting livestock raising or limiting the storage and use of fertilizers. Under GMA, the County must ensure that uses on lands adjacent to resource lands do not interfere with continuing well-managed agricultural activities on resource lands. This may be accomplished by establishing a rural zoning density surrounding the resource lands; and, as required per RCW 36.70A.060, adopting regulations requiring that all users of new development within 300 feet of the property be notified of the proximity and impacts of the ongoing agricultural activities. Rising taxation on adjacent land further accelerates conversion pressures. Farm land can be preserved as agricultural open space by implementing an array of programs, such as agricultural land zoning and placing the property in current use-tax programs.

Upon adoption of Comprehensive Plan, Rural Agriculture landowners were to be allocated Earned Development Units based on the time of commitment of their conservation easement in a Farm/Forest Management Plan. This opportunity was never codified. In the case of Rural Forest lands, another designation of local importance, parcels were provided with a bonus density opportunity under which forest land could be preserved in a manner compatible with low density rural growth. In the case of Rural Agricultural lands a density bonus was not provided even though the stated purpose of the density bonus system was devised to

“Protect agricultural and forest resource lands”

but was never provided to RA zoned lands.

8. An explanation of how the change affects Development Regulations or how the amendment brings the Development Regulations into compliance with the Plan;

Not applicable.

9. If applicable, an explanation of why existing Comprehensive Plan language should be added, modified, or deleted;

Not applicable.

10. A SEPA checklist, if required; and

Provided

11. Fees as set by the Board.

Provided

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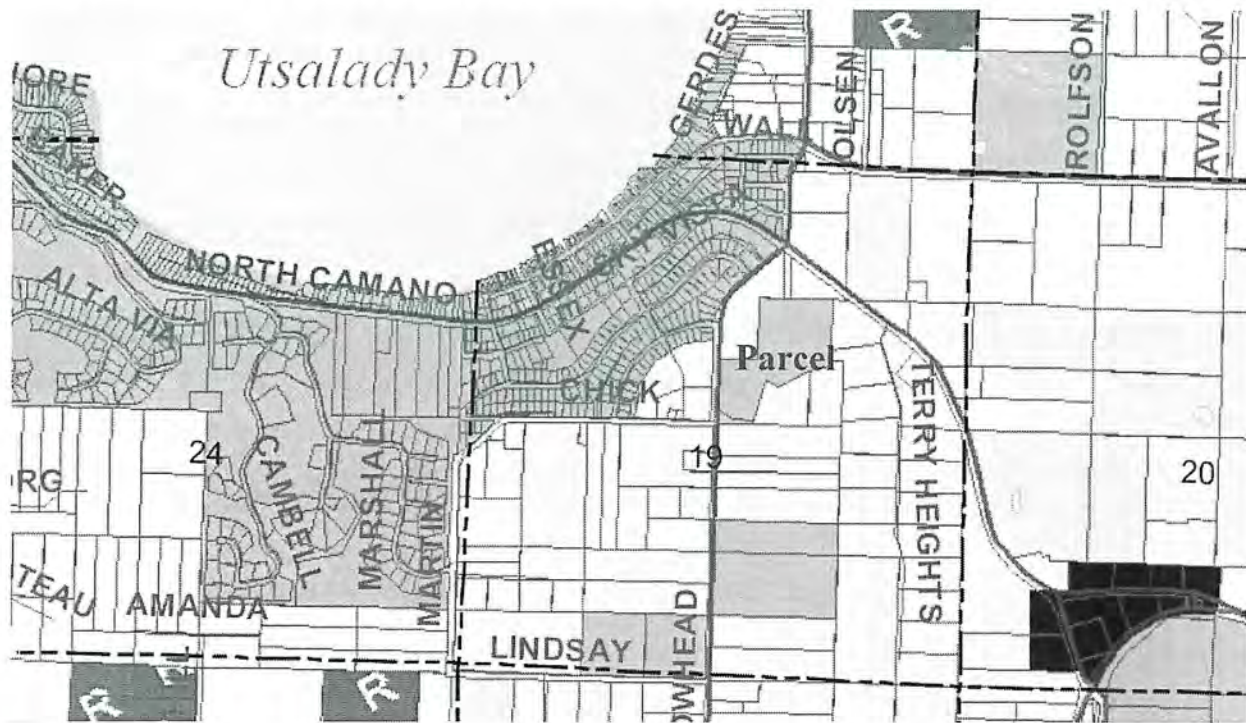
EXHIBIT A

WAC 365-190-050 - Agricultural lands. (1) In classifying agricultural lands of long-term significance for the production of food or other agricultural products, counties and cities shall use the land-capability classification system of the United States Department of Agriculture Soil Conservation Service as defined in Agriculture Handbook No. 210. These eight classes are incorporated by the United States Department of Agriculture into map units described in published soil surveys. These categories incorporate consideration of the growing capacity, productivity and soil composition of the land. Counties and cities shall also consider the combined effects of proximity to population areas and the possibility of more intense uses of the land as indicated by:

- (a) The availability of public facilities - **standard public facilities (except sewer) are available ;**
 - (b) Tax status – **Open Space Ag;**
 - (c) The availability of public services – **standard public services are available;**
 - (d) Relationship or proximity to urban growth areas – **No UGA's are designated on Camano Island, however the property is adjacent to the Utsalady RAID;**
 - (e) Predominant parcel size – **The average parcel size if the parcel's quarter section is less than 3 acres as a result of the adjacent RAID. Even if the platted lots within the RAID are eliminated from the calculation the average parcel size of the remaining lots is approximately 6 acres;**
 - (f) Land use settlement patterns and their compatibility with agricultural practices – **This portion of North Camano is view property which has dictated its conversion over time to residential land uses uses;**
 - (g) Intensity of nearby land uses – **Property is adjacent to Utsalady RAID and Rural development;**
 - (h) History of land development permits issued nearby – **Parent parcel was short platted prior to GMA. Property to the east was also developed as the Community of Terry Heights platted at a 5 acre or large lot subdivision;**
 - (i) Land values under alternative uses –
- Market Value of Land - \$317,250.00 Tax Value under Current Use - \$15,566.00**
- (j) Proximity of markets – **property serves a local market in terms of hay production.**

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EXHIBIT B - VICINITY MAPS, ADJACENT PARCEL SIZES, AND ZONING



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Camano Island Zoning

Section Lines	Park	Rural Center	Rural Village	Review District
Other Roads	Rural	Rural Forest	Federal Land	Municipality
Arterials	Commercial Agriculture	Rural Residential	Light Manufacturing	Parcel Lines
Highways	Rural Agriculture	Rural Service	Airport	



EXHIBIT C – QUARTER SECTION ZONING MAP



This map was adopted by Ordinance C-10569, PLG-014-02, signed by the Board of Island County Commissioners on September 27, 1999.

DATED this _____ day of _____, 2007.

Owners Signature

State of Washington)

County of _____)

On this _____ day of _____, 2007, before me the undersigned Notary Public in and for the above named County and State, duly commissioned and sworn, personally appeared _____ and _____, to me known to be the individuals described in and who executed the foregoing easement and acknowledge to me that they signed this said instrument as their free and voluntary action for the purposes and uses therein made.

Given under my hand and official seal this _____ day of _____, 2007

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ISLAND COUNTY
COMMUNITY DEVELOPMENT

SURVEY IN SECTION 19 , TWP. 32 N, R. 3 E, W.M.



EXHIBIT E – Comprehensive Plan Provisions

Agricultural Land Conservation

Conserving productive agricultural soils and encouraging farming operations as economically viable activity (and as an accepted way of life) is a major challenge in Island County. According to the Island County Economic Development Council, less than 300 persons are employed or depend on agricultural and forest lands in the county. Significant efforts have been made to preserve agricultural lands of key aesthetic and historical significance, and where viable farming is continuing, through public purchase of view easements or of the land itself. In general, outside of those areas, farming activities are scattered and in comparatively small blocks. Much of the area which remains in production is not underlain by significant amounts of prime (Class II or III) soils. There are no unique soils in Island County as defined by the USDA Natural Resource Conservation Service.

Farming which occurs on blocks under one ownership of 40 acres or more includes dairy, beef raising, vegetable and berry production and commercial seed production. There is also a “micro-farming” industry which is growing up in Island County, where individuals conduct farming on parcels smaller than 20 acres in size, usually not deriving the majority of their income from that activity. Although the county wants to encourage such micro-farming activities, the scattered tracts on which it is occurring are not critical to its growth or continuance, since new entrants will select from the full range of rural parcels within the county, not simply from parcels currently in use for micro-farming. In light of the existing pattern of rural development in Island County and the remaining agricultural activities which continue in the county, the focus of agricultural protection must be on blocks within one ownership or management of 20 acres or larger. Of those lands, the issue becomes which lands are of long-term commercial significance and which are more appropriate for a rural agriculture designation, which will encourage agriculture to continue, but provide more long-term flexibility in the use of the land.

Separating lands of long-term commercial significance from those more appropriate for rural agriculture designation.

As of 1997 there were 622 parcels in an agricultural tax program in the county, totaling approximately 13,042 acres. Of those 13,042 acres, only 9,935 acres in the county were in parcels 20 acres or larger. Excluding from the total acreage in an agricultural tax program those lands which are either less than 20 acres in contiguous ownership or which are not underlain by any prime soils leaves a total of 7,454 acres (5.7% of the total acreage in the county) which were identified as being suitable for designation as either agricultural lands of long-term commercial significance or as rural agriculture lands. Of the commercial products produced by Island County farms, dairy and livestock operations tend to be in significantly larger blocks of land under single ownership or management than are vegetable, berry and seed production areas. In examining the minimum block size under a single management which is feasible for dairy or livestock, however, it appears that as small as 40 acres may be economically feasible. Similarly, vegetable, berry or seed production on blocks of 40 acres or more appears to be economically viable. (Micro-farming of vegetables or flowers may occur on significantly smaller tracts, but preserving those tracts as a land base for the industry does not appear to have any significant bearing on the

future viability of such operations.) Given the existing parcelization of the rural areas of the county, there is a long-term need to preserve blocks of 40 acres or more which are in active commercial production and which have soil quality to give them long-term commercial significance for agricultural production.

Reviewing the blocks of land being actively farmed under single management in Island County disclosed that many of those farms are not underlain by 50% or more prime soils. Some commercial farms with relatively little prime soil have been in operation in Island County for many years. It is assumed, however, that where the farm does not have prime soils, the current status of the farm as a commercial operation may be more a result of the skill or commitment of the current operator than the long-term value of the land as a land base for commercial agriculture. As a result, the only farms that should be put in Commercial Agriculture designation automatically are those which meet three criteria:

1. The farm is a block of at least 40 acres in size, owned by a single farmer.
2. Fifty percent or more of the block is underlain by prime soils.
3. The block is in active commercial agricultural use. Farms which do not qualify for designation as Commercial Agriculture because of soil quality may volunteer to be put in that classification.

All other parcels of 20 acres or more, within the agricultural tax program should be treated as agricultural lands of local importance and designated Rural Agriculture. Small farms are gaining increased importance in the County. Specialty crops may be cultivated on lands of a size and with underlying soils not normally associated with larger scale farming. It is important that the County recognize the changing trends of farming in the County and provide for the appropriate land use regulations to allow them to prosper. Incompatible development adjacent to agricultural lands increases pressures to convert these properties. Pressure comes from demands to suppress the "nuisance" factors created by farms, such as prohibiting livestock raising or limiting the storage and use of fertilizers. Right-to-farm measures must be adopted to enhance the farm economy. Under GMA, the County must ensure that uses on lands adjacent to resource lands do not interfere with continuing well-managed agricultural activities on resource lands. This may be accomplished by establishing a rural zoning density surrounding the resource lands; and, as required per RCW 36.70A.060, adopting regulations requiring that all users of new development within 300 feet of the property be notified of the proximity and impacts of the ongoing agricultural activities. Rising taxation on adjacent land further accelerates conversion pressures. Farm land can be preserved as agricultural open space by implementing an array of programs, such as agricultural land zoning and placing the property in current use-tax programs.

Rural Agriculture Lands (RA)

Definition:

Lands where agricultural activities have been an important and valued use in the past, and will continue to be in the future, but do not meet the criteria for inclusion as lands of long-term commercial significance.

Designation Criteria:

A. All lands which are 20 acres or larger in contiguous ownership and are in the agriculture tax status are designated rural agriculture if they are not given a Commercial Agriculture designation.

B. Designation is based, in part, on the analysis presented in the report entitled Island County Commercial Agriculture Land Study, Island County Department of Planning and Community Development, February, 1998.

The Rural Agriculture and Rural Forest make up 8,715 and 14,000 acres respectively, while the Commercial Agriculture designation encompasses 1,900 acres.

Rural Agriculture Lands (RA)**Goal:**

Create an area where rural agricultural activities are encouraged to occur with residential uses while preserving rural character and maintaining open space as the dominant characteristic.

Policies:

A. Minimum parcel size is 20 acres. Base density is one dwelling unit per 20 acres.

B. Preference shall be given to PRD cluster development consisting of either attached or detached housing on parcels at least 20 acres in size in the event subdivision of land occurs provided that at least 50% is allocated for permanent open space, of which no more than 15% can be allocated to community area as defined in chapter 16.17 ICC, and there are no adverse impacts to critical areas or natural resource conservation areas.

C. Upon adoption of this plan, Rural Agriculture landowners will be allocated Earned Development Units based on the time of commitment of their conservation easement in a Farm/Forest Management Plan. A schedule for the allocation of Earned

Development Units shall be shown in the development regulations with a clear relationship between number of earned units and time of commitment of conservation easement.

D. Earned development units may be used pursuant to an adopted Farm/Forest Development and Management Plan through boundary line adjustment, land division or PRD with a maximum lot size of 2.5 acres. No PRD density bonus shall be given to PRDs created as part of a Farm/Forest Plan. The plan will cover such items as the general location of earned development units, identify action to strengthen the farm or forest unit, shall encompass the entire farm or forest unit, shall commit at least 75% of the farm or forest unit to a conservation easement for no less than 10 years, and must protect the most productive portions of the farm or forest unit and enhance commercial productivity. All uses allowed in the Rural land use designation shall be allowed in the remaining 25%. Earned development units may be used only on land that does not contain prime soils or is otherwise not suitable for farming. Earned development units may be located on the Farm unit or other Rural, Rural Agriculture, Rural

Forest or Commercial Agriculture lands owned by the farm or forest operator provided that at least 75% of the Farm unit is kept in a conservation easement.

E. Right-to-farm and forest measures shall protect the right to pursue farm and forestry activities.

F. The Rural Agriculture designation shall provide for appropriately categorized permitted and conditional uses that are compatible with the surrounding area and include accessory uses, agricultural products (growing, harvesting, managing, processing and sale), bed and breakfast rooms, communication towers, equestrian centers, essential public facilities, farm/forest produce stands, farm worker dwellings, forest products (growing, harvesting, managing, processing and sale), guest cottages, gun clubs and shooting ranges, home industries, home occupations, kennels, minor utilities, planned residential developments, seasonal sale of farm produce, single family dwellings, surface mining, and water tanks.

G. Measures shall be used to support roadside stands or farmers' markets which may help farmers who wish to directly market products to nearby residential areas.

H. Encourage the conservation of lands suitable for agricultural use and support farming as an activity valued in the County.

I. Cooperative agricultural production and marketing will be encouraged.

J. Encourage agricultural landowners to retain their lands in agricultural production and to utilize tax incentive programs.

K. Support innovative public and private programs that provide farmers incentives to stay on the land.

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EXHIBIT F –Soils Survey



1. Bb Bow loam, 0 to 5 percent slopes
2. Bc Bow loam, 5 to 15 percent slopes
3. Ae Alderwood gravelly sandy loam, 5 to 15 percent slopes

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**EXHIBIT G – LAND-CAPABILITY
CLASSIFICATION**

**LAND-CAPABILITY
CLASSIFICATION**

Agriculture Handbook No. 210

**NATURAL RESOURCES CONSERVATION SERVICE
U.S. DEPARTMENT OF AGRICULTURE**

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FOREWORD

Since soil surveys are based on all of the characteristics of soils that influence their use and management, interpretations are needed for each of the many uses. Among these interpretations, the grouping of soils into capability units, subclasses, and classes is one of the most important. This grouping serves as an introduction of the soil map to farmers and other land users developing conservation plans.

As we have gained experience in this grouping, the definitions of the categories have improved. It is the purpose of this publication to set forth these definitions. In using the capability classification, the reader must continually recall that it is an interpretation. Like other interpretations, it depends on the probable interactions between the kind of soil and the alternative systems of management. Our management systems are continually changing. Economic conditions change. Our knowledge grows. Land users are continually being offered new things, such as new machines, chemicals, and plant varieties.

The new technology applies unevenly to the various kinds of soil. Thus the grouping of any one kind of soil does not stay the same with changes in technology. That is, new combinations of practices increase the productivity of some soils more than others, so some are going up in the

scale whereas others are going down, relatively. Some of our most productive soils of today were considered poorly suited to crops a few years ago. On the other hand, some other soils that were once regarded as good for cropping are now being used more productively for growing pulpwood. These facts in no way suggest that we should not make interpretations. In fact they become increasingly important as technology grows. But these facts do mean that soils need to be reinterpreted and regrouped after significant changes in economic conditions and technology.

Besides the capability classification explained in this publication, other important interpretations are made of soil surveys. Examples include groupings of soils according to crop-yield predictions, woodland suitability, range potentiality, wildlife habitat, suitability for special crops, and engineering behavior. Many other kinds of special groupings are used to help meet local needs.

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Assistant Administrator for Soil
Survey
Soil Conservation Service

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LAND-CAPABILITY CLASSIFICATION

By A. A. Klingebiel and P. H. Montgomery, soil scientists. Soil Conservation Service

The standard soil-survey map shows the different kinds of soil that are significant and their location in relation to other features of the landscape. These maps are intended to meet the needs of users with widely different problems and, therefore, contain considerable detail to show important basic soil differences.

The information on the soil map must be explained in a way that has meaning to the user. These explanations are called interpretations. Soil maps can be interpreted by (1) the individual kinds of soil on the map, and (2) the grouping of soils that behave similarly in responses to management and treatment. Because there are many kinds of soil, there are many individual soil interpretations. Such interpretations, however, provide the user with all the information that can be obtained from a soil map. Many users of soil maps want more general information than that of the individual soil-mapping unit. Soils are grouped in different ways according to the specific needs of the map user. The kinds of soil grouped and the variation permitted within each group differ according to the use to be made of the grouping.

The capability classification is one of a number of interpretive groupings made primarily for agricultural purposes. As with all interpretive groupings the capability classification begins with the individual soil-mapping units, which are building stones of the system (table 1). In this classification the arable soils are grouped according to their potentialities and limitations for sustained production of the common cultivated crops that do not require specialized site conditioning or site treatment. Non-arable soils (soils unsuitable for longtime sustained use for cultivated crops) are grouped according to their potentialities and limitations for the production of permanent vegetation and according to their risks of soil damage if mismanaged. The individual mapping units on soil maps show the location and extent of the different kinds of soil. One can make the greatest number of precise statements and predictions about the use and management of the individual mapping units shown on the soil map. The capability grouping of soils is designed (1) to help landowners and others use and interpret the soil maps, (2) to introduce users to the detail of the soil map itself, and (3) to make possible broad generalizations based on soil potentialities, limitations in use, and management problems.

The capability classification provides three major categories of soil groupings: (1) Capability unit, (2) capability subclass, and (3) capability class. The first category, capability unit, is a grouping of soils that have about the same responses to systems of management of common cultivated crops and pasture plants. Soils in any one capability unit are adapted to the same kinds of common cultivated and pasture plants and require similar alternative systems of management for these crops. Longtime estimated yields of adapted crops for individual soils within the unit under comparable management do not vary more than about 25 percent.^[1]

The second category, the subclass, is a grouping of capability units having similar kinds of limitations and hazards. Four general kinds of limitations or hazards are recognized: (1) Erosion hazard, (2) wetness, (3) rooting- zone limitations, and (4) climate.

^[1] Yields are significant at the capability-unit level and are one of the criteria used in establishing capability units within a capability class. Normally, yields are estimated under the common management that maintains the soil resource. The main periods for such yield estimates are 10 or more years in humid areas or under irrigation and 20 or more years in subhumid or semiarid areas. The 25 percent allowable range is for economically feasible yields of adapted cultivated and pasture crops.

The third and broadest category in the capability classification places all the soils in eight capability classes. The risks of soil damage or limitations in use become progressively greater from class I to class VIII. Soils in the first four classes under good management are capable of producing adapted plants, such as forest trees or range plants, and the common cultivated field crops^{2[2]} and pasture plants. Soils in classes V, VI, and VII are suited to the use of adapted native plants. Some soils in classes V and VI are also capable of producing specialized crops, such as certain fruits and ornamentals, and even field and vegetable crops under highly intensive management involving elaborate practices for soil and water conservation.^{3[3]} Soils in class VIII do not return on-site benefits for inputs of management for crops, grasses, or trees without major reclamation.

The grouping of soils into capability units, subclasses, and classes is done primarily on the basis of their capability to produce common cultivated crops and pasture plants without deterioration over a long period of time. To express suitability of the soils for range and woodland use, the soil- mapping units are grouped into range sites and woodland-suitability groups.

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^{2[2]} As used here the common crops include: Corn, cotton, tobacco, wheat, tame hay and pasture, oats, barley, grain sorghum, sugarcane, sugar beets, peanuts, soybeans, field-grown vegetables, potatoes, sweet potatoes, field peas and beans, flax, and most clean-cultivated fruit, nut, and ornamental plants. They do not include: Rice, cranberries, blueberries, and those fruit, nut, and ornamental plants that require little or no cultivation.

^{3[3]} Soil and water conservation practices is a general expression for all practices including but not limited to those for erosion control.

Soil-mapping unit	Capability unit	Capability subclass	Capability class
<p>A soil mapping unit is a portion the landscape that has similar characteristics and qualities and whose limits are fixed by precise definitions. Within the cartographic limitations and considering the purpose for which the map is made, the soil mapping unit is the unit about which the greatest number of precise statements and predictions can be made.</p> <p>The soil mapping units provide the most detailed soils information. The basic mapping units are the basis for all interpretive groupings of soils. They furnish the information needed for developing capability units, forest site groupings, crop suitability groupings, range site groupings, engineering groupings, and other interpretive groupings. The most specific management practices and estimated yields are related to the individual mapping unit.</p>	<p>A capability unit is a grouping of one or more individual soil mapping units having similar potentials and continuing limitations or hazards. The soils in a capability unit are sufficiently uniform to (a) produce similar kinds of cultivated crops and pasture plants with similar management practices, (b) require similar conservation treatment and management under the same kind and condition of vegetative cover, (c) have comparable potential productivity.</p> <p>The capability unit condenses and simplifies soils information for planning individual tracts of land, field by field. Capability units with the class and subclass furnish information about the degree of limitation, kind of conservation problems and the management practices needed.</p>	<p>Subclasses are groups of capability units which have the same major conservation problem, such as— e—Erosion and runoff. w—Excess water. s—Root-zone limitations. c—Climatic limitations.</p> <p>The capability subclass provides information as to the kind of conservation problem or limitations involved. The class and subclass together provide the map user information about both the degree of limitation and kind of problem involved for broad program planning, conservation need studies, and similar purposes.</p>	<p>Capability classes are groups of capability subclasses or capability units that have the same relative degree of hazard or limitation. The risks of soil damage or limitation in use become progressively greater from class I to class VIII.</p> <p>The capability classes are useful as a means of introducing the map user to the more detailed information on the soil map. The classes show the location, amount, and general suitability of the soils for agricultural use. Only information concerning general agricultural limitations in soil use are class level.</p>

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ASSUMPTIONS

In assigning soils to the various capability groupings a number of assumptions are made. Some understanding of these assumptions is necessary if the soils are to be grouped consistently in the capability classification and if the groupings are to be used properly. They are:

1. 1. A taxonomic (or natural) soil classification is based directly on soil characteristics. The capability classification (unit, subclass, and class) is an interpretive classification based on the effects of combinations of climate and permanent soil characteristics on risks of soil damage, limitations in use, productive capacity, and soil management requirements. Slope, soil texture, soil depth, effects of past erosion, permeability, water-holding capacity, type of clay minerals, and the many other similar features are considered permanent soil qualities and characteristics. Shrubs, trees, or stumps are not considered permanent characteristics.
2. 2. The soils within a capability class are similar only with respect to degree of limitations in soil use for agricultural purposes or hazard to the soil when it is so used. Each class includes many different kinds of soil, and many of the soils within any one class require unlike management and treatment. Valid generalizations about suitable kinds of crops or other management needs cannot be made at the class level.
3. 3. A favorable ratio of output to input ^{4[4]} is one of several criteria used for placing any soil in a class suitable for cultivated crop, grazing, or woodland use, but no further relation is assumed or implied between classes and output-input ratios. The capability classification is not a productivity rating for specific crops. Yield estimates are developed for specific kinds of soils and are included in soil handbooks and soil-survey reports.
4. 4. A moderately high level of management is assumed—one that is practical and within the ability of a majority of the farmers and ranchers. The level of management is that commonly used by the "reasonable" men of the community. The capability classification is not, however, a grouping of soils according to the most profitable use to be made of the land. For example, many soils in class III or IV, defined as suitable for several uses including cultivation, may be more profitably used for grasses or trees than for cultivated crops.
5. 5. Capability classes I through IV are distinguished from each other by a summation of the degree of limitations or risks of soil damage that affect their management requirements for longtime sustained use for cultivated crops. Nevertheless, differences in kinds of management or yields of perennial vegetation may be greater between some pairs of soils within one class than between some pairs of soils from different classes. The capability class is not determined by the kind of practices recommended. For example, class II, III, or IV may or may not require the same kind of practices when used for cultivated crops, and classes I through VII may or may not require the same kind of pasture, range, or woodland practices.
6. 6. Presence of water on the surface or excess water in the soil; lack of water for adequate crop production; presence of stones; presence of soluble salts or exchangeable sodium, or

^{4[4]} Based on longtime economic trends for average farms and farmers using moderately high level management. May not apply to specific farms and farmers but will apply to broad areas.

both; or hazard of overflow are not considered permanent limitations to use where the removal of these limitations is feasible.^{5[5]}

7. 7. Soils considered feasible for improvement by draining, by irrigating, by removing stones, by removing salts or exchangeable sodium, or by protecting from overflow are classified according to their continuing limitations in use, or the risks of soil damage, or both, after the improvements have been installed. Differences in initial costs of the systems installed on individual tracts of land do not influence the classification. The fact that certain wet soils are in classes II, III, and IV does not imply that they should be drained. But it does indicate the degree of their continuing limitation in use or risk of soil damage, or both, if adequately drained. Where it is considered not feasible to improve soils by drain- age, irrigation, stone removal, removal of excess salts or exchangeable sodium, or both, or to protect them from overflow, they are classified according to present limitations in use.
8. 8. Soils already drained or irrigated are grouped according to the continuing soil and climatic limitations and risks that affect their use under the present systems or feasible improvements in them.
9. 9. The capability classification of the soils in an area may be changed when major reclamation projects are installed that permanently change the limitations in use or reduce the hazards or risks of soil or crop damage for long periods of time. Examples include establishing major drainage facilities, building levees or flood-retarding structures, providing water for irrigation, removing stones, or large-scale grading of gullied land. (Minor dams, terraces, or field conservation measures subject to change in their effectiveness in a short time are not included.)
10. 10. Capability groupings are subject to change as new information about the behavior and responses of the soils becomes available.
11. 11. Distance to market, kinds of roads, size and shape of the soil areas, locations within fields, skill or resources of individual operators, and other characteristics of land-ownership patterns are not criteria for capability groupings.
12. 12. Soils with such physical-\ limitations that common field crops can be cultivated and harvested only by hand are not placed in classes I, II, III, and IV. Some of these soils need drainage or stone removal, or both, before some kinds of machinery can be used. This does not imply that mechanical equipment cannot be used on some soils in capability classes V, VI, and VII.
13. 13. Soils suited to cultivation are also suited to other uses such as pasture, range, forest, and wildlife. Some not suited to cultivation are suited to pasture, range, forest, or wildlife; others are suited only to pasture or range and wildlife; others only to forest and wildlife; and a few suited only to wildlife, recreation, and water-yielding uses. Groupings of soils for pasture, range, wildlife, or woodland may include soils from more than one capability class. Thus, to interpret soils for these uses, a grouping different from the capability classification is often necessary.

^{5[5]} Feasible as used in this context means (1) that the characteristics and qualities of the soil are such that it is possible to remove the limitation, and (2) that over broad areas it is within the realm of present-day economic possibility to remove the limitation.

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14. 14. Research data, recorded observations, and experience are used as the bases for placing soils in capability units, subclasses, and classes. In areas where data on response of soils to management are lacking, soils are placed in capability groups by interpretation of soil characteristics and qualities in accord with the general principles about use and management developed for similar soils elsewhere.

CAPABILITY CLASSES

Land Suited to Cultivation and Other Uses

Class I—Soils in class I have few limitations that restrict their use.

Soils in this class are suited to a wide range of plants and may be used safely for cultivated crops, pasture, range, woodland, and wildlife. The soils are nearly level⁶⁽⁶⁾ and erosion hazard (wind or water) is low. They are deep, generally well drained, and easily worked. They hold water well and are either fairly well supplied with plant nutrients or highly responsive to inputs of fertilizer.

The soils in class I are not subject to damaging overflow. They are productive and suited to intensive cropping. The local climate must be favorable for growing many of the common field crops.

In irrigated areas, soils may be placed in class I if the limitation of the arid climate has been removed by relatively permanent irrigation works. Such irrigated soils (or soils potentially useful under irrigation) are nearly level, have deep rooting zones, have favorable permeability and water-holding capacity, and are easily maintained in good tilth. Some of the soils may require initial conditioning including leveling to the desired grade, leaching of a slight accumulation of soluble salts, or lowering of the seasonal water table. Where limitations due to salts, water table, overflow, or erosion are likely to recur, the soils are regarded as subject to permanent natural limitations and are not included in class I.

Soils that are wet and have slowly permeable subsoils are not placed in class I. Some kinds of soil in class I may be drained as an improvement measure for increased production and ease of operation.

Soils in class I that are used for crops need ordinary management practices to maintain productivity—both soil fertility and soil structure. Such practices may include the use of one or more of the following: Fertilizers and lime, cover and green-manure crops, conservation of crop residues and animal manures, and sequences of adapted crops.

Class II—Soils in class II have some limitations that reduce the choice of plants or require moderate conservation practices.

Soils in class II require careful soil management, including conservation practices, to prevent deterioration or to improve air and water relations when the soils are cultivated. The limitations are few and the practices are easy to apply. The soils may be used for cultivated crops, pasture, range, woodland, or wildlife food and cover.

Limitations of soils in class II may include singly or in combination the effects of (1) gentle slopes, (2) moderate susceptibility to wind or water erosion or moderate adverse effects of past erosion, (3) less than ideal soil depth, (4) somewhat unfavorable soil structure and workability, (5) slight to moderate salinity or sodium easily corrected but likely to recur, (6) occasional damaging overflow, (7) wetness correctable by drainage but existing permanently as a moderate limitation, and (8) slight climatic limitations on soil use and management.

⁶⁽⁶⁾ Some rapidly permeable soils in class I may have gentle slopes.

The soils in this class provide the farm operator less latitude in the choice of either crops or management practices than soils in class I. They may also require special soil-conserving cropping systems, soil conservation practices, water-control devices, or tillage methods when used for cultivated crops. For example, deep soils of this class with gentle slopes subject to moderate erosion when cultivated may need one of the following practices or some combination of two or more: Terracing, strip cropping, contour tillage, crop rotations that include grasses and legumes, vegetated water disposal areas, cover or green-manure crops, stubble mulching, fertilizers, manure, and lime. The exact combinations of practices vary from place to place, depending on the characteristics of the soil, the local climate, and the farming system.

Class III—Soils in class III have severe limitations that reduce the choice of plants or require special conservation practices, or both.

Soils in class III have more restrictions than those in class II and when used for cultivated crops the conservation practices are usually more difficult to apply and to maintain. They may be used for cultivated crops, pasture, woodland, range, or wildlife food and cover.

Limitations of soils in class III restrict the amount of clean cultivation; timing of planting, tillage, and harvesting; choice of crops; or some combination of these limitations. The limitations may result from the effects of one or more of the following: (1) Moderately steep slopes; (2) high susceptibility to water or wind erosion or severe adverse effects of past erosion; (3) frequent overflow accompanied by some crop damage; (4) very slow permeability of the subsoil; (5) wetness or some continuing waterlogging after drainage; (6) shallow depths to bedrock, hardpan, fragipan, or claypan that limit the rooting zone and the water storage; (7) low moisture-holding capacity; (8) low fertility not easily corrected; (9) moderate salinity or sodium; or (10) moderate climatic limitations. When cultivated, many of the wet, slowly permeable but nearly level soils in class III require drainage and a cropping system that maintains or improves the structure and tilth of the soil. To prevent puddling and to improve permeability it is commonly necessary to supply organic material to such soils and to avoid working them when they are wet. In some irrigated areas, part of the soils in class III have limited use because of high water table, slow permeability, and the hazard of salt or sodic accumulation. Each distinctive kind of soil in class III has one or more alternative combinations of use and practices required for safe use, but the number of practical alternatives for average farmers is less than that for soils in class II.

Class IV—Soils in class IV have very severe limitations that restrict the choice of plants, require very careful management, or both.

The restrictions in use for soils in class IV are greater than those in class III and the choice of plants is more limited. When these soils are cultivated, more careful management is required and conservation practices are more difficult to apply and maintain. Soils in class IV may be used for crops, pasture, woodland, range, or wildlife food and cover.

Soils in class IV may be well suited to only two or three of the common crops or the harvest produced may be low in relation to inputs over a long period of time. Use for cultivated crops is limited as a result of the effects of one or more permanent features such as (1) steep slopes, (2) severe susceptibility to water or wind erosion, (3) severe effects of past erosion, (4) shallow soils, (5) low moisture-holding capacity, (6) frequent overflows accompanied by severe crop damage, (7) excessive wetness with continuing hazard of waterlogging after drainage, (8) severe salinity or sodium, or (9) moderately adverse climate.

Many sloping soils in class IV in humid areas are suited to occasional but not regular cultivation. Some of the poorly drained, nearly level soils placed in class IV are not subject to erosion but are poorly suited to intertilled crops because of the time required for the soil to dry

out in the spring and because of low productivity for cultivated crops. Some soils in class IV are well suited to one or more of the special crops, such as fruits and ornamental trees and shrubs, but this suitability itself is not sufficient to place a soil in class IV.

In subhumid and semiarid areas, soils in class IV may produce good yields of adapted cultivated crops during years of above average rainfall; low yields during years of average rainfall; and failures during years of below average rainfall. During the low rainfall years the soil must be protected even though there can be little or no expectancy of a marketable crop. Special treatments and practices to prevent soil blowing, conserve moisture, and maintain soil productivity are required. Sometimes crops must be planted or emergency tillage used for the primary purpose of maintaining the soil during years of low rainfall. These treatments must be applied more frequently or more intensively than on soils in class III.

Land Limited in Use—Generally Not Suited to Cultivation^{7[7]}

Class V—Soils in class V have little or no erosion hazard but have other limitations impractical to remove that limit their use largely to pasture, range, woodland, or wildlife food and cover.

Soils in class V have limitations that restrict the kind of plants that can be grown and that prevent normal tillage of cultivated crops. They are nearly level but some are wet, are frequently overflowed by streams, are stony, have climatic limitations, or have some combination of these limitations. Examples of class V are (1) soils of the bottom lands subject to frequent overflow that prevents the normal production of cultivated crops, (2) nearly level soils with a growing season that prevents the normal production of cultivated crops, (3) level or nearly level stony or rocky soils, and (4) ponded areas where drainage for cultivated crops is not feasible but where soils are suitable for grasses or trees. Because of these limitations cultivation of the common crops is not feasible but pastures can be improved and benefits from proper management can be expected.

Class VI—Soils in class VI have severe limitations that make them generally unsuited to cultivation and limit their use largely to pasture or range, woodland, or wildlife food and cover.

Physical conditions of soils placed in class VI are such that it is practical to apply range or pasture improvements, if needed, such as seeding, liming, fertilizing, and water control with contour furrows, drainage ditches, diversions, or water spreaders. Soils in class VI have continuing limitations that cannot be corrected, such as (1) steep slope, (2) severe erosion hazard, (3) effects of past erosion, (4) stoniness, (5) shallow rooting zone, (6) excessive wetness or overflow, (7) low moisture capacity, (8) salinity or sodium, or (9) severe climate. Because of one or more of these limitations these soils are not generally suited to cultivated crops. But they may be used for pasture, range, woodland, or wildlife cover or for some combination of these.

Some soils in class VI can be safely used for the common crops provided unusually intensive management is used. Some of the soils in this class are also adapted to special crops such as sodded orchards, blueberries, or the like, requiring soil conditions unlike those demanded by the common crops. Depending upon soil features and local climate the soils may be well or poorly suited to woodlands.

^{7[7]} Certain soils grouped into classes V, VI, VII and VIII may be made fit for use for crops with major earthmoving or other costly renovation.

Class VII—Soils in class VII have very severe limitations that make them unsuited to cultivation and that restrict their use largely to grazing, woodland, or wildlife.

Physical conditions of soils in class VII are such that it is impractical to apply such pasture or range improvements as seeding, liming, fertilizing, and water control with contour furrows, ditches, diversions, or water spreaders. Soil restrictions are more severe than those in class VI because of one or more continuing limitations that cannot be corrected, such as (1) very steep slopes, (2) erosion, (3) shallow soil, (4) stones, (5) wet soil, (6) salts or sodium, (7) unfavorable climate, or (8) other limitations that make them unsuited to common cultivated crops. They can be used safely for grazing or woodland or wildlife food and cover or for some combination of these under proper management.

Depending upon the soil characteristics and local climate, soils in this class may be well or poorly suited to woodland. They are not suited to any of the common cultivated crops; in unusual instances, some soils in this class may be used for special crops under unusual management practices. Some areas of class VII may need seeding or planting to protect the soil and to prevent damage to adjoining areas.

Class VIII—Soils and landforms in class VIII have limitations that preclude their use for commercial plant production and restrict their use to recreation, wildlife, or water supply or to esthetic purposes.

Soils and landforms in class VIII cannot be expected to return significant on-site benefits from management for crops, grasses, or trees, although benefits from wildlife use, watershed protection, or recreation may be possible.

Limitations that cannot be corrected may result from the effects of one or more of the following: (1) Erosion or erosion hazard, (2) severe climate, (3) wet soil, (4) stones, (5) low moisture capacity, and (6) salinity or sodium.

Badlands, rock outcrop, sandy beaches, riverwash, mine tailings, and other nearly barren lands are included in class VIII. It may be necessary to give protection and management for plant growth to soils and landforms in class VIII in order to protect other more valuable soils, to control water, or for wildlife or esthetic reasons.

CAPABILITY SUBCLASSES

Subclasses are groups of capability units within classes that have the same kinds of dominant limitations for agricultural use as a result of soil and climate. Some soils are subject to erosion if they are not protected, while others are naturally wet and must be drained if crops are to be grown. Some soils are shallow or droughty or have other soil deficiencies. Still other soils occur in areas where climate limits their use. The four kinds of limitations recognized at the subclass level are: Risks of erosion, designated by the symbol (e); wetness, drainage, or overflow (w); rooting-zone limitations (s); and climatic limitations (c). The subclass provides the map user information about both the degree and kind of limitation. Capability class I has no subclasses.

Subclass (e) erosion is made up of soils where the susceptibility to erosion is the dominant problem or hazard in their use. Erosion susceptibility and past erosion damage are the major soil factors for placing soils in this subclass.

Subclass (w) excess water is made up of soils where excess water is the dominant hazard or limitation in their use. Poor soil drainage, wetness, high water table, and overflow are the criteria for determining which soils belong in this subclass.

Subclass (s) soil limitations within the rooting zone includes, as the name implies, soils that have such limitations as shallowness of rooting zones, stones, low moisture-holding capacity, low fertility difficult to correct, and salinity or sodium.

Subclass (c) climatic limitation is made up of soils where the climate (temperature or lack of moisture) is the only major hazard or limitation in their use.^{8[8]}

Limitations imposed by erosion, excess water, shallow soils, stones, low moisture-holding capacity, salinity, or sodium can be modified or partially overcome and take precedence over climate in determining subclasses. The dominant kind of limitation or hazard to the use of the land determines the assignment of capability units to the (e), (w), and (s) subclasses. Capability units that have no limitation other than climate are assigned to the (c) subclass.

Where two kinds of limitations that can be modified or corrected are essentially equal, the subclasses have the following priority: e, w, s. For example, we need to group a few soils of humid areas that have both an erosion hazard and an excess water hazard; with them the e takes precedence over the w. In grouping soils having both an excess water limitation and a rooting-zone limitation the w takes precedence over the s. In grouping soils of subhumid and semiarid areas that have both an erosion hazard and a climatic limitation the e takes precedence over the c, and in grouping soils with both rooting-zone limitations and climatic limitations the s takes precedence over the c.

Where soils have two kinds of limitations, both can be indicated if needed for local use; the dominant one is shown first. Where two kinds of problems are shown for a soil group, the dominant one is used for summarizing data by subclasses.

CAPABILITY UNITS

The capability units provide more specific and detailed information than the subclass for application to specific fields on a farm or ranch. A capability unit is a grouping of soils that are nearly alike in suitability for plant growth and responses to the same kinds of soil management. That is, a reasonably uniform set of alternatives can be presented for the soil, water, and plant management of the soils in a capability unit, not considering effects of past management that do not have a more or less permanent effect on the soil. Where soils have been so changed by management that permanent characteristics have been altered, they are placed in different soil series. Soils grouped into capability units respond in a similar way and require similar management although they may have soil characteristics that put them in different soil series.

Soils grouped into a capability unit should be sufficiently uniform in the combinations of soil characteristics that influence their qualities to have similar potentialities and continuing limitations or hazards. Thus the soils in a capability unit should be sufficiently uniform to (a) produce similar kinds of cultivated crops and pasture plants with similar management practices, (b) require similar conservation treatment and management under the same kind and condition of vegetative cover, and (c) have comparable potential productivity. (Estimated average yields under similar management systems should not vary more than about 25 percent among the kinds of soil included within the unit.)

^{8[8]} Especially among young soils such as alluvial soils, although not limited to them, climatic phases of a soil series must be established for proper grouping into capability units and into other interpretive groupings. Since the effects result from interactions between soil and climate, such climatic phases are not defined the same in terms of precipitation, temperature, and so on, for contrasting kinds of soils.

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OTHER KINDS OF SOIL GROUPINGS

Other kinds of interpretive soil groupings are necessary to meet specific needs. Among these are groupings for range use, woodland use, special crops, and engineering interpretation.

The range site is a grouping of soils with a potential for producing the same kinds and amounts of native forage. The range site for rangeland is comparable to the capability unit for cultivated land. The purpose of such a grouping is to show the potential for range use and to provide the basis for which the criteria for determining range condition can be established. The soils grouped into a single range site may be expected to produce similar longtime yields and respond similarly to alternative systems of management and to such practices as seeding, pitting, and water spreading.

Soils suitable for range but not for common cultivated crops may be placed in capability classes V and VI if they are capable of returning inputs from such management practices as seeding, fertilizing, or irrigating and in class VII if they are not. If these soils do not give economic returns under any kind of management when used for cultivated crops, pasture, woodland or range, they fall in class VIII.

Soil-woodland site index correlations are essential for interpreting the potential wood production of the individual soil units that are mapped.

Woodland-site indices are commonly developed for individual kinds of soils. Soil-mapping units can be placed in woodland groupings according to site indices for adapted species and other responses and limitations significant to woodland conservation. Such groupings do not necessarily parallel those for capability units or range sites; however, in some areas capability units may be grouped into range sites and woodland-suitability groups.

Rice has soil requirements unlike those of the common cultivated crops requiring well-aerated soils. Some fruits and ornamentals do not require clean cultivation. Therefore, these crops are not given weight in the capability grouping. Instead, special groupings of the soils for each of these crops are made in the areas where they are significant.

With a good basic table of yields and practices the soils can be placed in any number of suitability groups. Commonly, five groups—unsuited, fairly suited, moderately suited, well suited and very well suited—are sufficient.

Kinds of soil shown on the soil map are also grouped according to need for applying engineering measures including drainage, irrigation, land leveling, land grading; determining suitability as subgrade for roads; and constructing ponds and small dams. Such groupings may be unlike those made for other purposes.

CRITERIA FOR PLACING SOILS IN CAPABILITY CLASSES

Soil and climatic limitations in relation to the use, management, and productivity of soils are the bases for differentiating capability classes. Classes are based on both degree and number of limitations affecting kind of use, risks of soil damage if mismanaged, needs for soil management, and risks of crop failure. To assist in making capability groupings, specific criteria for placing soils in units, subclasses, and classes are presented here. Because the effects of soil characteristics and qualities vary widely with climate, these criteria must be for broad soil areas that have similar climate.

Capability groupings are based on specific information when available—information about the responses of the individual kinds of soil to management and the combined effect of climate

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and soil on the crops grown. It comes from research findings, field trials, and experiences of farmers and other agricultural workers. Among the more common kinds of information obtained are soil and water losses, kinds and amounts of plants that can be grown, weather conditions as they affect plants, and the effect of different kinds and levels of management on plant response. This information is studied along with laboratory data on soil profiles. Careful analysis of this information proves useful not only in determining the capability of these individual kinds of soil but also in making predictions about the use and management of related kinds of soil.

Basic yield estimates of the adapted crops under alternative, defined systems of management are assembled in a table. Where data are few, the estimates should be reasonable when tested against available farm records and studies of the combinations of soil properties. Where information on response of soils to management is lacking, the estimates of yields and the grouping of soils into capability units, subclasses, and classes are based on an evaluation of combinations of the following:

1. 1. Ability of the soil to give plant response to use and management as evidenced by organic-matter content, ease of maintaining a supply of plant nutrients, percentage base saturation, cation-exchange capacity, kind of clay mineral, kind of parent material, available water holding capacity, response to added plant nutrients, or other soil characteristics and qualities.
2. 2. Texture and structure of the soil to the depth that influences the environment of roots and the movement of air and water.
3. 3. Susceptibility to erosion as influenced by kind of soil (and slope) and the effect of erosion on use and management.
4. 4. Continuous or periodic waterlogging in the soil caused by slow permeability of the underlying material, a high water table, or flooding.
5. 5. Depth of soil material to layers inhibiting root penetration.
6. 6. Salts toxic to plant growth.
7. 7. Physical obstacles such as rocks, deep gullies, etc.
8. 8. Climate (temperature and effective moisture).

This list is not intended to be complete. Although the soils of any area may differ from one another in only a few dozen characteristics, none can be taken for granted. Extreme deficiencies or excesses of trace elements, for example, can be vital. Commonly, the underlying geological strata are significant to water infiltration, water yield, and erosion hazard.

Any unfavorable fixed or recurring soil or landscape features may limit the safe and productive use of the soil. One unfavorable feature in the soil may so limit its use that extensive treatment would be required. Several minor unfavorable features collectively may become a major problem and thus limit the use of the soil. The combined effect of these in relation to the use, management, and productivity of soils is the criterion for different capability units.

Some of the criteria used to differentiate between capability classes are discussed on the following pages. The criteria and ranges in characteristics suggested assume that the effects of other soil characteristics and qualities are favorable and are not limiting factors in placing soils in capability classes.

Arid and Semiarid, Stony, Wet, Saline-Sodic, and Overflow Soils

The capability-class designations assigned to soils subject to flooding, poorly or imperfectly drained soils, stony soils, dry soils needing supplemental water, and soils having excess soluble salts or exchangeable sodium are made on the basis of continuing limitations and hazards after removal of excess water, stones, salts, and exchangeable sodium.

When assessing the capability class of any soil the feasibility of any necessary land improvements must be considered. Feasible as used here means (1) that the characteristics and qualities of the soil are such that it is possible to remove the limitation, and (2) that over broad areas it is within the realm of economic possibility to remove the limitation. The capability designation of these areas is determined by those practices that are practical now and in the immediate future.

The following kinds of soil are classified on the basis of their present continuing limitations and hazards: (1) Dry soils (arid and semiarid areas) now irrigated, (2) soils from which stones have been removed, (3) wet soils that have been drained, (4) soils from which excess quantities of soluble salts or exchangeable sodium have been removed, and (5) soils that have been protected from overflow.

The following kinds of soil are classified on the basis of their continuing limitations and hazards as if the correctable limitations had been removed or reduced: (1) Dry soils not now irrigated but for which irrigation is feasible and water is available, (2) stony soils for which stone removal is feasible, (3) wet soils not now drained but for which drainage is feasible, (4) soils that contain excess quantities of soluble salts or exchangeable sodium feasible to remove, and (5) soils subject to overflow but for which protection from overflow is feasible. Where desirable or helpful, the present limitation due to wetness, stoniness, etc., may be indicated.

The following kinds of soil are classified on the basis of their present continuing limitations and hazards if the limitations cannot feasibly be corrected or removed: (1) Dry soils, (2) stony soils, (3) soils with excess quantities of saline and sodic salts, (4) wet soils, or (5) soils subject to overflow.

Climatic Limitations

Climatic limitations (temperature and moisture) affect capability. Extremely low temperatures and short growing seasons are limitations, especially in the very northern part of continental United States and at high altitudes.

Limited natural moisture supply affects capability in subhumid, semiarid, and arid climates. As the classification in any locality is derived in part from observed performance of crop plants, the effects of the interaction of climate with soil characteristics must be considered. In a subhumid climate for example, certain sandy soils may be classified as class VI or class VII whereas soils with similar water-holding capacity in a more humid climate are classified as class III or IV. The moisture factor must be directly considered in the classification in most semiarid and arid climates. The capability of comparable soils decreases as effective rainfall decreases.

In an arid climate the moisture from rain and snow is not enough to support crops. Arid land can be classed as suited to cultivation (class I, II, III, or IV) only if the moisture limitation is removed by irrigation. Wherever the moisture limitation is removed in this way, the soil is classified according to the effects of other permanent features and hazards that limit its use and permanence, without losing sight of the practical requirements of irrigation farming.

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Wetness Limitations

Water on the soil or excess water in the soil presents a hazard to or limits its use. Such water may be a result of poor soil drainage, high water table, overflow (includes stream overflow, ponding, and runoff water from higher areas), and seepage. Usually soil needing drainage has some permanent limitation that precludes placing it in class I even after drainage.

Wet soils are classified according to their continuing soil limitations and hazards after drainage. In determining the capability of wet areas emphasis is placed on practices considered practical now or in the foreseeable future. The vast areas of marshland along the seacoast or high-cost reclamation projects not now being planned or constructed are not classified as class I, II, or III. If reclamation projects are investigated and found to be feasible the soils of the area are reclassified based on the continuing limitations and hazards after drainage. This places the classification of wet soils on a basis similar to that of the classification of irrigated, stony, saline, or overflow soils. Some large areas of bottom land subject to overflow are reclassified when protected by dikes or other major reclamation work. There are examples of these along streams where levees have been constructed. Land already drained is classified according to the continuing limitations and hazards that affect its use.

Needs for initial conditioning, such as for clearing of trees or swamp vegetation, are not considered in the capability classification. They may be of great importance, however, in making some of the land-management decisions. Costs of drainage, likewise, are not considered directly in the capability classification, although they are important to the land manager.

Toxic Salts

Presence of soluble salts or exchangeable sodium in amounts toxic to most plants can be a serious limiting factor in land use. Where toxic salts are the limiting factor, the following ranges are general guides until more specific criteria are available:

Class II—Crops slightly affected. In irrigated areas, even after salt removal, slight salinity or small amounts of sodium remains or is likely to recur.

Class III—Crops moderately affected. In irrigated areas, even after salt removal, moderate salinity or moderate amounts of sodium remains or is likely to recur.

Classes IV-VI—Crops seriously affected on cultivated land. Usually only salt-tolerant plants will grow on noncultivated land. In irrigated areas, even after leaching, severe salinity or large amounts of sodium remains or is likely to recur.

Class VII—Satisfactory growth of useful vegetation impossible, except possibly for some of the most salt-tolerant forms, such as some *Atriplex*es that have limited use for grazing.

Slope and Hazard of Erosion

Soil damage from erosion is significant in the use, management, and response of soil for the following reasons:

1. An adequate soil depth must be maintained for moderate to high crop production. Soil depth is critical on shallow soils over nonrenewable substrata such as hard rock. These soils tolerate less damage from erosion than soils of similar depth with a renewable substrata such as the raw loess or soft shale that can be improved through the use of special tillage, fertilizer, and beneficial cropping practices.
2. Soil loss influences crop yields. The reduction in yield following the loss of each inch of surface soil varies widely for different kinds of soil. The reduction is least on soils

having little difference in texture, consistence, and fertility between the various horizons of the soil. It is greatest where there is a marked difference between surface layers and subsoils, such as among soils with claypans. For example, corn yields on soils with dense, very slowly permeable subsoils may be reduced 3 to 4 bushels per acre per year for each inch of surface soil lost. Yield reduction is normally small on deep, moderately permeable soils having similar textured surface and subsurface layers and no great accumulation of organic matter in the surface soil.

3. 3. Nutrient loss through erosion on sloping soils is important not only because of its influence on crop yield but also because of cost of replacement to maintain crop yields. The loss of plant nutrients can be high, even with slight erosion.
4. 4. Loss of surface soil changes the physical condition of the plow layer in soils having finer textured layers below the surface soil. Infiltration rate is reduced; erosion and runoff rates are increased; tilth is difficult to maintain; and tillage operations and seedbed preparation are more difficult.
5. 5. Loss of surface soil by water erosion, soil blowing, or land leveling may expose highly calcareous lower strata that are difficult to make into suitable surface soil.
6. 6. Water-control structures are damaged by sediments due to erosion. Maintenance of open drains and ponds becomes a problem and their capacity is reduced as sediment accumulates.
7. 7. Gullies form as a result of soil loss. This kind of soil damage causes reduced yields, increased sediment damage, and physical difficulties in farming between the gullies.

The steepness of slope, length of slope, and shape of slope (convex or concave) all influence directly the soil and water losses from a field. Steepness of slope is recorded on soil maps. Length and shape of slopes are not recorded on soil maps; however, they are often characteristic of certain kinds of soil, and their effects on use and management can be evaluated as a part of the mapping unit.

Where available, research data on tons of soil loss per acre per year under given levels of management are used on sloping soils to differentiate between capability classes.

Soil Depth

Effective depth includes the total depth of the soil profile favorable for root development. In some soils this includes the C horizon; in a few only the A horizon is included. Where the effect of depth is the limiting factor, the following ranges are commonly used: Class I, 36 inches or more; class II, 20-36 inches; class III, 10-20 inches; and class IV, less than 10 inches. These ranges in soil depth between classes vary from one section of the country to another depending on the climate. In arid and semiarid areas, irrigated soils in class I are 60 or more inches in depth. Where other unfavorable factors occur in combination with depth, the capability decreases.

Previous Erosion

On some kinds of soil previous erosion reduces crop yields and the choice of crops materially; on others the effect is not great. The effect of past erosion limits the use of soils (1) where subsoil characteristics are unfavorable, or (2) where soil material favorable for plant growth is shallow to bedrock or material similar to bedrock. In some soils, therefore, the degree of erosion influences the capability grouping.

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Available Moisture Holding Capacity

Water-holding capacity is an important quality of soil. Soils that have limited moisture-holding capacity are likely to be droughty and have limitations in kinds and amounts of crops that can be grown; they also present fertility and other management problems. The ranges in water-holding capacity for the soils in the capability classes vary to a limited degree with the amount and distribution of effective precipitation during the growing season. Within a capability class, the range in available moisture-holding capacity varies from one climatic region to another.

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GLOSSARY

Alluvial soils—Soils developing from transported and relatively recently deposited material (alluvium) with little or no modification of the original materials by soil-forming processes. (Soils with well-developed profiles that have formed from alluvium are grouped with other soils having the same kind of profiles, not with the alluvial soils.)

Available nutrient in soils—The part of the supply of a plant nutrient in the soil that can be taken up by plants at rates and in amounts significant to plant growth.

Available water in soils—The part of the water in the soil that can be taken up by plants at rates significant to their growth; usable; obtainable.

Base saturation—The relative degree to which soils have metallic cations absorbed. The proportion of the cation-exchange capacity that is saturated with metallic cations.

Cation-exchange capacity—A measure of the total amount of exchangeable cations that can be held by the soil. It is expressed in terms of milliequivalents per 100 grams of soil at neutrality (pH 7) or at some other stated pH value. (Formerly called base-exchange capacity.)

Clay mineral—Naturally occurring inorganic crystalline material in soils or other earthy deposits of clay size—particles less than 0.002 mm. in diameter.

Deep soil—Generally, a soil deeper than 40 inches to rock or other strongly contrasting material. Also, a soil with a deep black surface layer; a soil deeper than about 40 inches to the parent material or to other unconsolidated rock material not modified by soil-forming processes; or a soil in which the total depth of unconsolidated material, whether true soil or not, is 40 inches or more.

Drainage, soil—(1) The rapidity and extent of the removal of water from the soil by runoff and flow through the soil to underground spaces. (2) As a condition of the soil, soil drainage refers to the frequency and duration of periods when the soil is free of saturation. For example, in well-drained soils, the water is removed readily, but not rapidly; in poorly drained soils, the root zone is waterlogged for long periods and the roots of ordinary crop plants cannot get enough oxygen; and in excessively drained soils, the water is removed so completely that most crop plants suffer from lack of water.

Drought—A period of dryness, especially a long one. Usually considered to be any period of soil-moisture deficiency within the plant root zone. A period of dryness of sufficient length to deplete soil moisture to the extent that plant growth is seriously retarded.

Erosion—The wearing away of the land surface by detachment and transport of soil and rock materials through the action of moving water, wind, or other geological agents.

Fertility, soil—The quality of a soil that enables it to provide compounds, in adequate amounts and in proper balance, for the growth of specified plants, when other growth factors such as light, moisture, temperature, and the physical condition of the soil are favorable.

Field capacity—The amount of moisture remaining in a soil after the free water has been allowed to drain away into drier soil material beneath; usually expressed as a percentage of the oven dry weight of soil or other convenient unit. It is the highest amount of moisture that the soil will hold under conditions of free drainage after excess water has drained away following a rain or irrigation that has wet the whole soil. For permeable soils of medium texture, this is about 2 or 3 days after a rain or thorough irrigation. Although generally similar for one kind of soil, values vary with previous treatments of the soil.

First bottom—The normal flood plain of a stream, subject to frequent or occasional flooding.

Parent material—The unconsolidated mass of rock material (or peat) from which the soil profile develops.

Permeability, soil—The quality of a soil horizon that enables water or air to move through it. It can be measured quantitatively in terms of rate of flow of water through a unit cross section in unit time under specified temperature and hydraulic conditions. Values for saturated soils usually are called hydraulic conductivity. The permeability of a soil may be limited by the presence of one nearly impermeable horizon even though the others are permeable.

Phase, soil—The subdivision of a soil type or other classificational soil unit having variations in characteristics not significant to the classification of the soil in its natural landscape but significant to the use and management of the soil. Examples of the variations recognized by phases of soil types include differences in slope, stoniness, and thickness because of accelerated erosion.

Profile (soil)—A vertical section of the soil through all its horizons and extending into the parent material.

Range (or rangeland)—Land that produces primarily native forage plants suitable for grazing by livestock, including land that has some forest trees.

Runoff—The surface flow of water from an area; or the total volume of surface flow during a specified time.

Saline soil—A soil containing enough soluble salts to impair its productivity for plants but not containing an excess of exchangeable sodium.

Series, soil—A group of soils that have soil horizons similar in their differentiating characteristics and arrangement in the soil profile, except for the texture of the surface soil, and are formed from a particular type of parent material. Soil series is an important category in detailed soil classification. Individual series are given proper names from place names near the first recorded occurrence. Thus names like Houston, Cecil, Barnes, and Miami are names of soil series that appear on soil maps and each connotes a unique combination of many soil characteristics. Sodic soil (alkali) Soil that contains sufficient sodium to interfere with the growth of most crop plants; soils for which the exchangeable-sodium- percentage is 15 or more.

Soil (1)—The natural medium for the growth of land plants. (2) A dynamic natural body on the surface of the earth in which plants grow, composed of mineral and organic materials and living forms. (3) The collection of natural bodies occupying parts of the earth's surface that support plants and that have properties due to the integrated effect of climate and living matter acting upon parent material, as conditioned by relief, over periods of time.

A soil is an individual three-dimensional body on the surface of the earth unlike the adjoining bodies. (The area of individual soils ranges from less than 1/2 acre to more than 300 acres.)

A kind of soil is the collection of soils that are alike in specified combinations of characteristics. Kinds of soil are given names in the system of soil classification. The terms "the soil" and "soil" are collective terms used for all soils, equivalent to the word "vegetation" for all plants.

Soil Characteristic—A feature of a soil that can be seen and/or measured in the field or in the laboratory on soil samples. Examples include soil slope and stoniness as well as the texture, structure, color, and chemical composition of soil horizons.

Soil management—The preparation, manipulation, and treatment of soils for the production of plants, including crops, grasses, and trees.

Soil quality—An attribute of a soil that cannot be seen or measured directly from the soil alone but which is inferred from soil characteristics and soil behavior under defined conditions. Fertility, productivity, and erodibility are examples of soil qualities (in contrast to soil characteristics).

Soil survey—A general term for the systematic examination of soils in the field and in the laboratories, their description and classification, the mapping of kinds of soil, and the interpretation of soils according to their adaptability for various crops, grasses, and trees, their behavior under use or treatment for plant production or for other purposes, and their productivity under different management systems.

Structure, soil—The arrangement of primary soil particles into compound particles or clusters that are separated from adjoining aggregates and have properties unlike those of an equal mass of unaggregated primary soil particles. The principal forms of soil structure are platy, prismatic, columnar (prisms with rounded tops), blocky (angular or subangular), and granular.

Structureless soils are (1) single grain—each grain by itself, as in dune sand, or (2) massive—the particles adhering together without any regular cleavage as in many claypans and hardpans. ("Good" or "bad" tilth are terms for the general structural condition of cultivated soils according to particular plants or sequences of plants.)

Subsoil—The B horizons of soils with distinct profiles. In soils with weak profile development, the subsoil can be defined as the soil below the plowed soil (or its equivalent of surface soil), in which roots normally grow. Although a common term, it cannot be defined accurately. It has been carried over from early days when "soil" was conceived only as the plowed soil and that under it as the "subsoil."

Surface soil—The soil ordinarily moved in tillage, or its equivalent in uncultivated soil, about 5 to 8 inches in thickness.

Texture, soil—The relative proportions of the various size groups of individual soil grains in a mass of soil. Specifically, it refers to the proportions of sand, silt, and clay.

Type, soil—A subgroup or category under the soil series based on the texture of the surface soil. A soil type is a group of soils having horizons similar in differentiating characteristics and arrangement in the soil profile and developed from a particular type of parent material. The name of a soil type consists of the name of the soil series plus the textural class name of the upper part of the soil equivalent to the surface soil. Thus Miami silt loam is the name of a soil type within the Miami series.

Water table—The upper limit of the part of the soil or underlying rock material that is wholly saturated with water. In some places an upper, or perched, water table may be separated from a lower one by a dry zone.

Water-holding capacity—The capacity (or ability) of soil to hold water against gravity (see Field capacity). The water-holding capacity of sandy soils is usually considered to be low while that of clayey soils is high. It is often expressed in inches of water per foot depth of soil.

Waterlogged—A condition of soil in which both large and small pore spaces are filled with water. (The soil may be intermittently waterlogged because of a fluctuating water table or waterlogged for short periods after rain.)

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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 **Island County, Washington**

Baker View Ln.



February 2, 2021

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 (<https://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

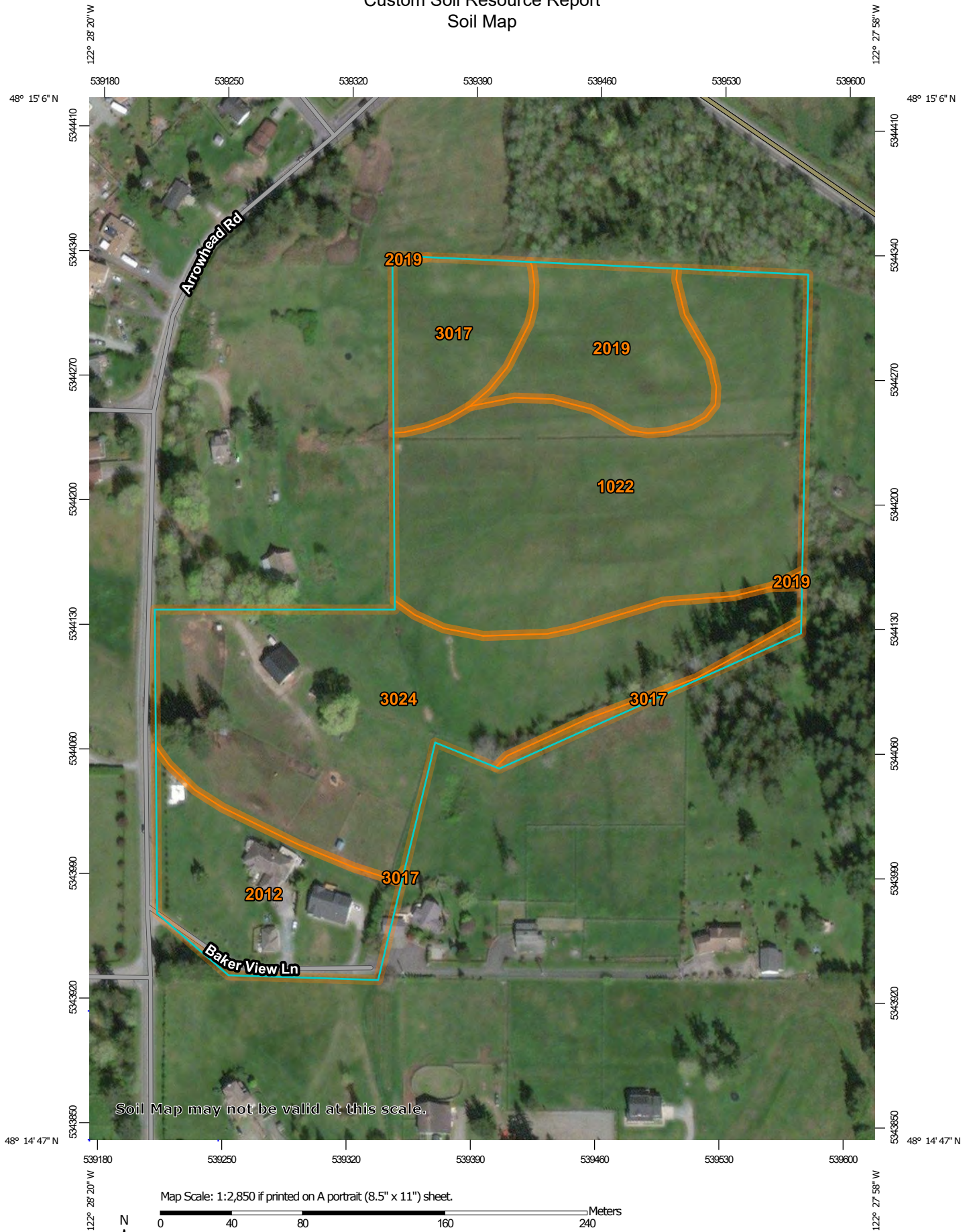
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identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

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.

Custom Soil Resource Report Soil Map



Map Scale: 1:2,850 if printed on A portrait (8.5" x 11") sheet.

0 40 80 160 240 Meters
0 100 200 400 600 Feet
Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 10N WGS84

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MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features

 Blowout

 Borrow Pit

 Clay Spot

 Closed Depression

 Gravel Pit

 Gravelly Spot

 Landfill

 Lava Flow

 Marsh or swamp

 Mine or Quarry

 Miscellaneous Water

 Perennial Water

 Rock Outcrop


 Saline Spot

 Sandy Spot

 Severely Eroded Spot

 Sinkhole

 Slide or Slip

 Sodic Spot

 Spoil Area

 Stony Spot

 Very Stony Spot

 Wet Spot

 Other

 Special Line Features

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 1:12,000.

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:
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: Island County, Washington
Survey Area Data: Version 18, Jun 4, 2020

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

Date(s) aerial images were photographed: Dec 31, 2009—Sep 27, 2016

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

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
1022	Coveland loam, cool, 0 to 5 percent slopes	7.6	35.4%
2012	Elwha-Zylstra-Morancreek, cool, complex, 2 to 12 percent slopes	2.6	11.9%
2019	Mitchellbay gravelly sandy loam, cool, 2 to 10 percent slopes	2.2	10.1%
3017	Everett-Alderwood complex, 3 to 15 percent slopes	1.7	8.0%
3024	Indianola loamy sand, 3 to 15 percent slopes	7.4	34.5%
Totals for Area of Interest		21.4	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 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.

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1022—Coveland loam, cool, 0 to 5 percent slopes

Map Unit Setting

National map unit symbol: 2dvs3
Elevation: 0 to 300 feet
Mean annual precipitation: 20 to 40 inches
Mean annual air temperature: 48 to 50 degrees F
Frost-free period: 200 to 240 days
Farmland classification: Prime farmland if drained

Map Unit Composition

Coveland, cool, undrained, and similar soils: 70 percent
Minor components: 30 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Coveland, Cool, Undrained

Setting

Landform: Valleys
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Glacial drift over dense glaciomarine deposits

Typical profile

A1 - 0 to 4 inches: loam
A2 - 4 to 9 inches: loam
E - 9 to 20 inches: sandy loam
2Btg1 - 20 to 36 inches: silty clay loam
2Btg2 - 36 to 44 inches: silt loam
2Cd - 44 to 59 inches: silt loam

Properties and qualities

Slope: 0 to 5 percent
Depth to restrictive feature: 39 to 59 inches to densic material
Drainage class: Somewhat poorly drained
Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately low (0.00 to 0.06 in/hr)
Depth to water table: About 0 to 8 inches
Frequency of flooding: None
Frequency of ponding: Frequent
Available water capacity: Moderate (about 7.3 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 6w
Hydrologic Soil Group: C/D
Ecological site: F002XN906WA - western hemlock-western redcedar/red huckleberry-salal/western swordfern
Forage suitability group: Wet Soils (G002XN102WA)
Other vegetative classification: Wet Soils (G002XN102WA)
Hydric soil rating: Yes

Minor Components

Coveland, cool, drained

Percent of map unit: 10 percent

Landform: Valleys

Down-slope shape: Linear

Across-slope shape: Linear

Ecological site: F002XN906WA - western hemlock-western redcedar/red huckleberry-salal/western swordfern

Other vegetative classification: Seasonally Wet Soils (G002XN202WA)

Hydric soil rating: Yes

Sucia, cool

Percent of map unit: 10 percent

Landform: Valleys

Down-slope shape: Linear

Across-slope shape: Linear

Ecological site: F002XN906WA - western hemlock-western redcedar/red huckleberry-salal/western swordfern

Other vegetative classification: Droughty Soils (G002XN402WA)

Hydric soil rating: No

Coupeville, undrained

Percent of map unit: 10 percent

Landform: Valleys

Down-slope shape: Concave

Across-slope shape: Concave

Ecological site: F002XN904WA - Sitka spruce - red alder/salmonberry/field horsetail

Other vegetative classification: Wet Soils (G002XN102WA)

Hydric soil rating: Yes

2012—Elwha-Zylstra-Morancreek, cool, complex, 2 to 12 percent slopes

Map Unit Setting

National map unit symbol: 2dvsc

Elevation: 0 to 550 feet

Mean annual precipitation: 25 to 40 inches

Mean annual air temperature: 48 to 50 degrees F

Frost-free period: 200 to 240 days

Farmland classification: Prime farmland if irrigated

Map Unit Composition

Elwha and similar soils: 40 percent

Zylstra and similar soils: 30 percent

Morancreek, cool, and similar soils: 20 percent

Minor components: 10 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Elwha

Setting

Landform: Ridges
Landform position (two-dimensional): Summit
Landform position (three-dimensional): Crest
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Glacial drift over dense glaciomarine deposits

Typical profile

Oi - 0 to 2 inches: slightly decomposed plant material
A - 2 to 6 inches: gravelly sandy loam
Bw1 - 6 to 14 inches: gravelly sandy loam
Bw2 - 14 to 26 inches: gravelly sandy loam
Bg - 26 to 35 inches: gravelly sandy loam
2Cd1 - 35 to 44 inches: sandy loam
2Cd2 - 44 to 59 inches: sandy loam

Properties and qualities

Slope: 2 to 12 percent
Depth to restrictive feature: 20 to 39 inches to densic material
Drainage class: Moderately well drained
Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately low (0.00 to 0.06 in/hr)
Depth to water table: About 12 to 20 inches
Frequency of flooding: None
Frequency of ponding: None
Available water capacity: Low (about 3.9 inches)

Interpretive groups

Land capability classification (irrigated): 4e
Land capability classification (nonirrigated): 4s
Hydrologic Soil Group: B/D
Ecological site: F002XN906WA - western hemlock-western redcedar/red huckleberry-salal/western swordfern
Forage suitability group: Droughty Soils (G002XN402WA)
Other vegetative classification: Droughty Soils (G002XN402WA)
Hydric soil rating: No

Description of Zylstra

Setting

Landform: Ridges
Landform position (two-dimensional): Footslope
Landform position (three-dimensional): Side slope
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Glacial drift over dense glaciomarine deposits

Typical profile

A1 - 0 to 4 inches: loam
A2 - 4 to 12 inches: loam
E - 12 to 18 inches: sandy loam
Bg1 - 18 to 32 inches: gravelly sandy loam
Bg2 - 32 to 37 inches: gravelly loam

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Cd - 37 to 59 inches: gravelly sandy loam

Properties and qualities

Slope: 2 to 12 percent

Depth to restrictive feature: 20 to 39 inches to densic material

Drainage class: Somewhat poorly drained

Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately low (0.00 to 0.06 in/hr)

Depth to water table: About 4 to 12 inches

Frequency of flooding: None

Frequency of ponding: None

Available water capacity: Low (about 4.6 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 4w

Hydrologic Soil Group: C/D

Ecological site: F002XN906WA - western hemlock-western redcedar/red huckleberry-salal/western swordfern

Forage suitability group: Seasonally Wet Soils (G002XN202WA)

Other vegetative classification: Seasonally Wet Soils (G002XN202WA)

Hydric soil rating: No

Description of Morancreek, Cool

Setting

Landform: Hillslopes

Landform position (two-dimensional): Backslope

Landform position (three-dimensional): Side slope

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: Glacial drift

Typical profile

Oi - 0 to 1 inches: slightly decomposed plant material

A - 1 to 3 inches: sandy loam

Bw1 - 3 to 10 inches: sandy loam

Bw2 - 10 to 21 inches: sandy loam

Bg - 21 to 28 inches: sandy loam

C - 28 to 59 inches: sandy loam

Properties and qualities

Slope: 2 to 12 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Moderately well drained

Capacity of the most limiting layer to transmit water (Ksat): High (1.98 to 5.95 in/hr)

Depth to water table: About 16 to 28 inches

Frequency of flooding: None

Frequency of ponding: None

Available water capacity: High (about 9.1 inches)

Interpretive groups

Land capability classification (irrigated): 4e

Land capability classification (nonirrigated): 3w

Hydrologic Soil Group: A/D

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Ecological site: F002XN906WA - western hemlock-western redcedar/red huckleberry-salal/western swordfern
Forage suitability group: Sloping to Steep Soils (G002XN702WA)
Other vegetative classification: Sloping to Steep Soils (G002XN702WA)
Hydric soil rating: No

Minor Components

Everett

Percent of map unit: 10 percent
Landform: Hillslopes
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Side slope
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: F002XN906WA - western hemlock-western redcedar/red huckleberry-salal/western swordfern
Other vegetative classification: Droughty Soils (G002XN402WA)
Hydric soil rating: No

2019—Mitchellbay gravelly sandy loam, cool, 2 to 10 percent slopes

Map Unit Setting

National map unit symbol: 2dvs5
Elevation: 0 to 280 feet
Mean annual precipitation: 20 to 40 inches
Mean annual air temperature: 48 to 50 degrees F
Frost-free period: 200 to 240 days
Farmland classification: All areas are prime farmland

Map Unit Composition

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

Description of Mitchellbay, Cool

Setting

Landform: Hillslopes
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Side slope
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Glacial drift over dense glaciomarine deposits

Typical profile

Oi - 0 to 1 inches: slightly decomposed plant material
A - 1 to 6 inches: gravelly sandy loam

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Bw - 6 to 15 inches: sandy loam
E - 15 to 20 inches: sandy loam
2Btg1 - 20 to 26 inches: loam
2Btg2 - 26 to 38 inches: loam
2Cd - 38 to 59 inches: loam

Properties and qualities

Slope: 2 to 10 percent
Depth to restrictive feature: 20 to 39 inches to densic material
Drainage class: Somewhat poorly drained
Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately low (0.00 to 0.06 in/hr)
Depth to water table: About 4 to 12 inches
Frequency of flooding: None
Frequency of ponding: None
Available water capacity: Moderate (about 6.2 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4w
Hydrologic Soil Group: C/D
Ecological site: F002XN906WA - western hemlock-western redcedar/red huckleberry-salal/western swordfern
Forage suitability group: Seasonally Wet Soils (G002XN202WA)
Other vegetative classification: Seasonally Wet Soils (G002XN202WA)
Hydric soil rating: No

Minor Components

Coupeville, undrained

Percent of map unit: 10 percent
Landform: Valleys
Down-slope shape: Concave
Across-slope shape: Concave
Ecological site: F002XN904WA - Sitka spruce - red alder/salmonberry/field horsetail
Other vegetative classification: Wet Soils (G002XN102WA)
Hydric soil rating: Yes

3017—Everett-Alderwood complex, 3 to 15 percent slopes

Map Unit Setting

National map unit symbol: 2dzc6
Elevation: 0 to 590 feet
Mean annual precipitation: 25 to 40 inches
Mean annual air temperature: 48 to 50 degrees F
Frost-free period: 200 to 240 days
Farmland classification: Prime farmland if irrigated

Map Unit Composition

Everett and similar soils: 70 percent

Alderwood and similar soils: 30 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Everett

Setting

Landform: Hillslopes

Landform position (two-dimensional): Backslope

Landform position (three-dimensional): Side slope

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: Glacial outwash

Typical profile

Oi - 0 to 2 inches: slightly decomposed plant material

A - 2 to 9 inches: sandy loam

Bw1 - 9 to 13 inches: gravelly sandy loam

Bw2 - 13 to 30 inches: very gravelly coarse sand

C - 30 to 59 inches: extremely gravelly coarse sand

Properties and qualities

Slope: 3 to 15 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Somewhat excessively drained

Capacity of the most limiting layer to transmit water (Ksat): High (1.98 to 5.95 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Available water capacity: Low (about 3.4 inches)

Interpretive groups

Land capability classification (irrigated): 4e

Land capability classification (nonirrigated): 4s

Hydrologic Soil Group: A

Ecological site: F002XN906WA - western hemlock-western redcedar/red huckleberry-salal/western swordfern

Forage suitability group: Droughty Soils (G002XN402WA)

Other vegetative classification: Droughty Soils (G002XN402WA)

Hydric soil rating: No

Description of Alderwood

Setting

Landform: Hillslopes

Landform position (two-dimensional): Backslope

Landform position (three-dimensional): Side slope

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: Glacial drift over dense glaciomarine deposits

Typical profile

Oi - 0 to 1 inches: slightly decomposed plant material

A - 1 to 10 inches: extremely gravelly sandy loam

Custom Soil Resource Report

Bw - 10 to 18 inches: extremely gravelly coarse sandy loam

Bg - 18 to 36 inches: extremely gravelly coarse sandy loam

2Cd - 36 to 59 inches: gravelly silty clay loam

Properties and qualities

Slope: 3 to 15 percent

Depth to restrictive feature: 20 to 39 inches to densic material

Drainage class: Moderately well drained

Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately low (0.00 to 0.06 in/hr)

Depth to water table: About 12 to 20 inches

Frequency of flooding: None

Frequency of ponding: None

Available water capacity: Very low (about 1.9 inches)

Interpretive groups

Land capability classification (irrigated): 4s

Land capability classification (nonirrigated): 4s

Hydrologic Soil Group: B/D

Ecological site: F002XN906WA - western hemlock-western redcedar/red huckleberry-salal/western swordfern

Forage suitability group: Droughty Soils (G002XN402WA)

Other vegetative classification: Droughty Soils (G002XN402WA)

Hydric soil rating: No

3024—Indianola loamy sand, 3 to 15 percent slopes

Map Unit Setting

National map unit symbol: 2dvsw

Elevation: 0 to 500 feet

Mean annual precipitation: 20 to 40 inches

Mean annual air temperature: 48 to 50 degrees F

Frost-free period: 200 to 240 days

Farmland classification: Prime farmland if irrigated

Map Unit Composition

Indianola and similar soils: 100 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Indianola

Setting

Landform: Hillslopes

Landform position (two-dimensional): Summit

Landform position (three-dimensional): Crest

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: Glacial outwash

Typical profile

Oi - 0 to 1 inches: slightly decomposed plant material

Custom Soil Resource Report

A - 1 to 6 inches: loamy sand
Bw1 - 6 to 17 inches: loamy sand
Bw2 - 17 to 27 inches: sand
BC - 27 to 37 inches: sand
C - 37 to 59 inches: sand

Properties and qualities

Slope: 3 to 15 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Somewhat excessively drained
Capacity of the most limiting layer to transmit water (Ksat): High to very high (5.95 to 99.90 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water capacity: Low (about 4.5 inches)

Interpretive groups

Land capability classification (irrigated): 4e
Land capability classification (nonirrigated): 3e
Hydrologic Soil Group: A
Ecological site: F002XN906WA - western hemlock-western redcedar/red huckleberry-salal/western swordfern
Forage suitability group: Droughty Soils (G002XN402WA)
Other vegetative classification: Droughty Soils (G002XN402WA)
Hydric soil rating: No

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.

Land Classifications

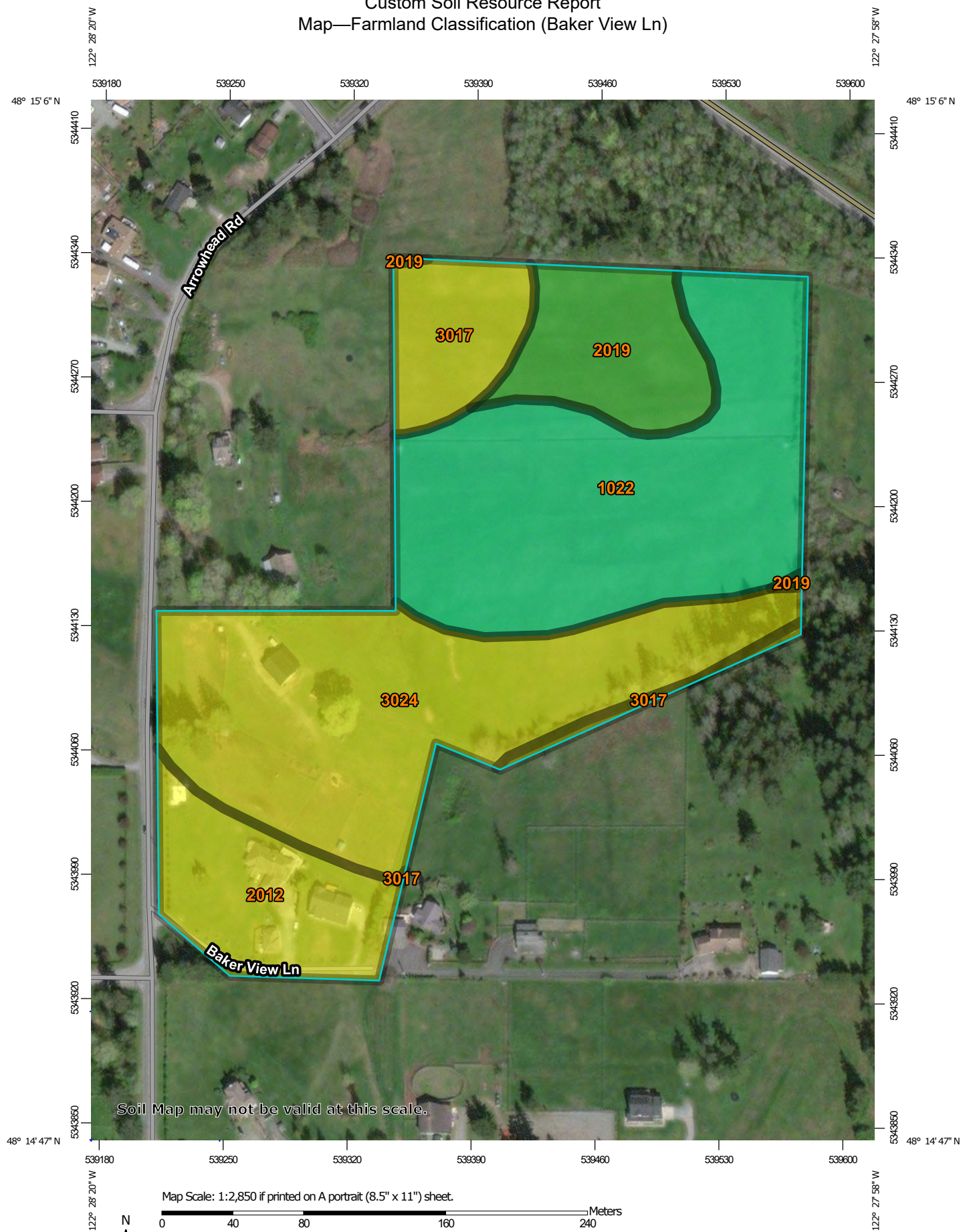
Land Classifications are specified land use and management groupings that are assigned to soil areas because combinations of soil have similar behavior for specified practices. Most are based on soil properties and other factors that directly influence the specific use of the soil. Example classifications include ecological site classification, farmland classification, irrigated and nonirrigated land capability classification, and hydric rating.

Farmland Classification (Baker View Ln)

Farmland classification identifies map units as prime farmland, farmland of statewide importance, farmland of local importance, or unique farmland. It identifies the location and extent of the soils that are best suited to food, feed, fiber, forage, and oilseed crops. NRCS policy and procedures on prime and unique farmlands are published in the "Federal Register," Vol. 43, No. 21, January 31, 1978.

Custom Soil Resource Report


Map—Farmland Classification (Baker View Ln)



Custom Soil Resource Report









MAP LEGEND








Area of Interest (AOI)






 Area of Interest (AOI)








Soils



Soil Rating Polygons

-  Not prime farmland
-  All areas are prime farmland
-  Prime farmland if drained
-  Prime farmland if protected from flooding or not frequently flooded during the growing season
-  Prime farmland if irrigated
-  Prime farmland if drained and either protected from flooding or not frequently flooded during the growing season
-  Prime farmland if irrigated and drained
-  Prime farmland if irrigated and either protected from flooding or not frequently flooded during the growing season









-  Prime farmland if subsoiled, completely removing the root inhibiting soil layer
-  Prime farmland if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60
-  Prime farmland if irrigated and reclaimed of excess salts and sodium
-  Farmland of statewide importance
-  Farmland of statewide importance, if drained
-  Farmland of statewide importance, if protected from flooding or not frequently flooded during the growing season
-  Farmland of statewide importance, if irrigated

-  Farmland of statewide importance, if drained and either protected from flooding or not frequently flooded during the growing season
-  Farmland of statewide importance, if irrigated and drained
-  Farmland of statewide importance, if irrigated and either protected from flooding or not frequently flooded during the growing season
-  Farmland of statewide importance, if subsoiled, completely removing the root inhibiting soil layer
-  Farmland of statewide importance, if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60

-  Farmland of statewide importance, if irrigated and reclaimed of excess salts and sodium
-  Farmland of statewide importance, if drained or either protected from flooding or not frequently flooded during the growing season
-  Farmland of statewide importance, if warm enough, and either drained or either protected from flooding or not frequently flooded during the growing season
-  Farmland of statewide importance, if warm enough
-  Farmland of statewide importance, if thawed
-  Farmland of local importance
-  Farmland of local importance, if irrigated

-  Farmland of unique importance
-  Not rated or not available

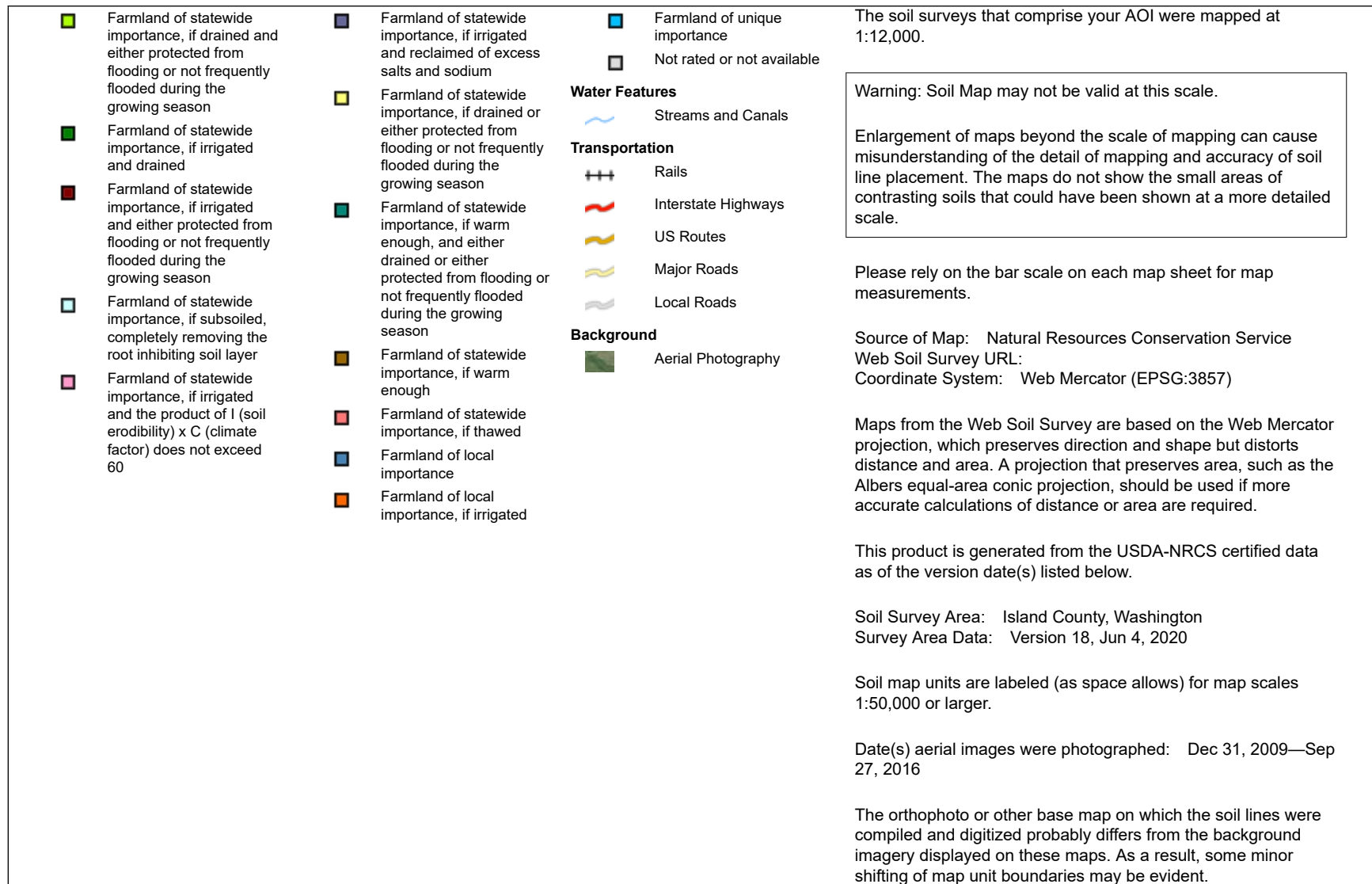
Soil Rating Lines

-  Not prime farmland
-  All areas are prime farmland
-  Prime farmland if drained
-  Prime farmland if protected from flooding or not frequently flooded during the growing season
-  Prime farmland if irrigated
-  Prime farmland if drained and either protected from flooding or not frequently flooded during the growing season
-  Prime farmland if irrigated and drained
-  Prime farmland if irrigated and either protected from flooding or not frequently flooded during the growing season

Custom Soil Resource Report

	Prime farmland if subsoiled, completely removing the root inhibiting soil layer		Farmland of statewide importance, if drained and either protected from flooding or not frequently flooded during the growing season		Farmland of statewide importance, if irrigated and reclaimed of excess salts and sodium		Farmland of unique importance		Prime farmland if subsoiled, completely removing the root inhibiting soil layer
	Prime farmland if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60		Farmland of statewide importance, if irrigated and drained		Farmland of statewide importance, if drained or either protected from flooding or not frequently flooded during the growing season	Soil Rating Points			Prime farmland if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60
	Prime farmland if irrigated and reclaimed of excess salts and sodium		Farmland of statewide importance, if irrigated and either protected from flooding or not frequently flooded during the growing season		Farmland of statewide importance, if warm enough, and either drained or either protected from flooding or not frequently flooded during the growing season		Not prime farmland		Prime farmland if irrigated and reclaimed of excess salts and sodium
	Farmland of statewide importance		Farmland of statewide importance, if subsoiled, completely removing the root inhibiting soil layer		Farmland of statewide importance, if thawed		Prime farmland if drained		Farmland of statewide importance
	Farmland of statewide importance, if drained		Farmland of statewide importance, if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60		Farmland of local importance		Prime farmland if protected from flooding or not frequently flooded during the growing season		Farmland of statewide importance, if drained
	Farmland of statewide importance, if protected from flooding or not frequently flooded during the growing season				Farmland of local importance, if irrigated		Prime farmland if irrigated		Farmland of statewide importance, if protected from flooding or not frequently flooded during the growing season
	Farmland of statewide importance, if irrigated						Prime farmland if drained and either protected from flooding or not frequently flooded during the growing season		Farmland of statewide importance, if irrigated

Custom Soil Resource Report



Table—Farmland Classification (Baker View Ln)

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
1022	Coveland loam, cool, 0 to 5 percent slopes	Prime farmland if drained	7.6	35.4%
2012	Elwha-Zylstra-Morancreek, cool, complex, 2 to 12 percent slopes	Prime farmland if irrigated	2.6	11.9%
2019	Mitchellbay gravelly sandy loam, cool, 2 to 10 percent slopes	All areas are prime farmland	2.2	10.1%
3017	Everett-Alderwood complex, 3 to 15 percent slopes	Prime farmland if irrigated	1.7	8.0%
3024	Indianola loamy sand, 3 to 15 percent slopes	Prime farmland if irrigated	7.4	34.5%
Totals for Area of Interest			21.4	100.0%

Rating Options—Farmland Classification (Baker View Ln)

Aggregation Method: No Aggregation Necessary

Tie-break Rule: Lower

References

- American Association of State Highway and Transportation Officials (AASHTO). 2004. Standard specifications for transportation materials and methods of sampling and testing. 24th edition.
- American Society for Testing and Materials (ASTM). 2005. Standard classification of soils for engineering purposes. ASTM Standard D2487-00.
- Cowardin, L.M., V. Carter, F.C. Golet, and E.T. LaRoe. 1979. Classification of wetlands and deep-water habitats of the United States. U.S. Fish and Wildlife Service FWS/OBS-79/31.
- Federal Register. July 13, 1994. Changes in hydric soils of the United States.
- Federal Register. September 18, 2002. Hydric soils of the United States.
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- United States Army Corps of Engineers, Environmental Laboratory. 1987. Corps of Engineers wetlands delineation manual. Waterways Experiment Station Technical Report Y-87-1.
- United States Department of Agriculture, Natural Resources Conservation Service. National forestry manual. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/home/?cid=nrcs142p2_053374
- United States Department of Agriculture, Natural Resources Conservation Service. National range and pasture handbook. <http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/landuse/rangepasture/?cid=stelprdb1043084>

Custom Soil Resource Report

United States Department of Agriculture, Natural Resources Conservation Service. National soil survey handbook, title 430-VI. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/scientists/?cid=nrcs142p2_054242

United States Department of Agriculture, Natural Resources Conservation Service. 2006. Land resource regions and major land resource areas of the United States, the Caribbean, and the Pacific Basin. U.S. Department of Agriculture Handbook 296. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/soils/?cid=nrcs142p2_053624

United States Department of Agriculture, Soil Conservation Service. 1961. Land capability classification. U.S. Department of Agriculture Handbook 210. http://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/nrcs142p2_052290.pdf

Exhibit 3 – Site Data



Island County Planning & Community Development: Site Data

Taxlot Information:

Report Generated: 1/19/2023 11:05:14 AM

Parcel Number: R33219-328-3520

PID: 807278

[Permit Portal Link](#)

Legal Owner: MCQUERY, TIMOTHY & RACHAEL & JAMES & KATHERINE WEBER

Site Address:

Mailing Address: 227 BAKER VIEW LN

CAMANO ISLAND WA 98282

Property Value: \$911,087.00

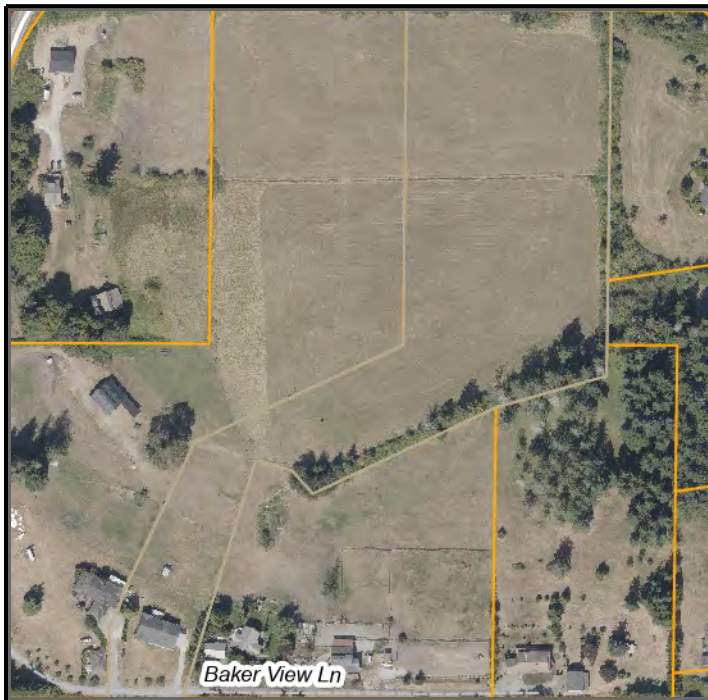
Improvement Value: \$511,087.00

Land Value: \$400,000.00

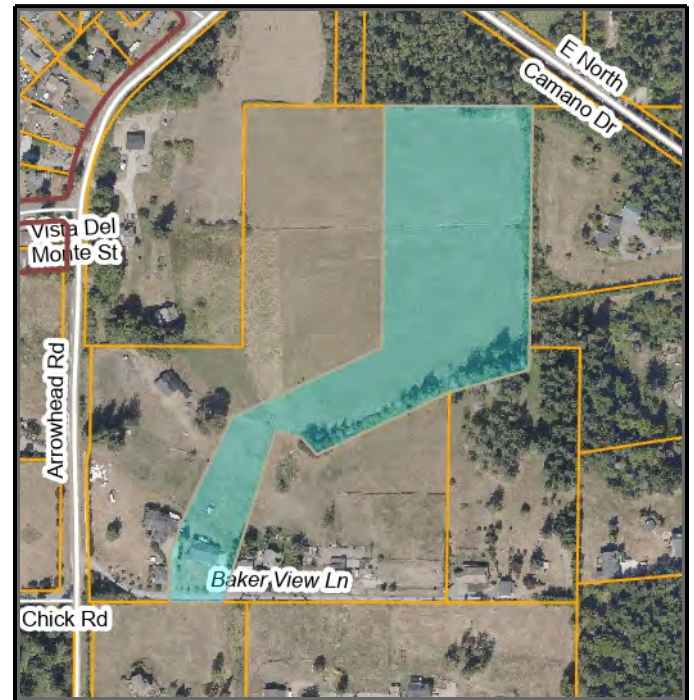
Water Source: Well on parcel

Legal Acres: 10.00 acres GIS Acres: 9.96 acres GIS Lot Size: 434,023.10 sq.ft

Permit Portal Link: <https://co-island-wa.smartgovcommunity.com/Parcels/ParcelDetail/Index/1e1c26da-a39a-486b-8025-98c5aef0207c>



Parcel Detailed Map



Parcel Overview Map

Any Open Health/Planning Cases: No

Property Use: 11 Improved household single family units

S-T-R: 19-32-3E & 19-32-3E

Quarter Section Map: 961 & 963

Within Incorporated Area: N/A

Tax Code: 590

Plat/Subdivision: N/A

Plat Map: N/A

Planning Areas: Camano Island:Camano

Zoning: Rural Agriculture

This map is a user generated static output from an Internet mapping site and is for reference only. Data in report has not been field verified. Without field verification, data layers and outputs resulting from overlapping analyses that appear on this map may or may not be accurate, current, or otherwise reliable. DO NOT USE AS A LEGAL DOCUMENT. ACCURACY NOT GUARANTEED.



Island County Planning & Community Development: Site Data

Land Use Designation: Rural Lands

Within RAID: N/A

Min.Lot Size: 435,600 sq.ft

UGA Boundary: N/A

UGA/JPA Location: N/A

Within 500' of RA/RF/CA: Yes

Within 500' of Mineral Lands: No

Within AICUZ Noise Zone: No **Zone:** N/A

FIRM Panel: 53029C0165F & 53029C0275F

Aircraft Accident Potential: N/A

Aviation Notify Area: Yes Camano Island Airfield

Mapped Critical Areas

* If a 'Yes' is shown below it indicates the current Critical Areas Data Layers show an overlap with the Parcel Data Layer on the selected parcel

If a 'No' is shown below it indicates the current Critical Areas Data Layers do not show an overlap with the Parcel Data Layer on the selected parcel

Mapped Wetlands: No

Mapped Critical Drainage Area: No

Mapped Streams: No

Mapped Natural Heritage Program: No

Mapped Steep Slopes: Yes

Mapped Habitats of Local Importance: No

Mapped Unstable Slopes: No

Mapped Species of Local Importance: No

Mapped Flood Hazard Area: No **Zone:** N/A

Within Ebey's Review Area: No **Level:** N/A

Mapped Flood LOMR Area: No

Mapped Eagles Management Area: No

Feeder Bluff: No N/A

Vicinity of Cultural Resources: No

Shoreline Designation: No **Type:** N/A

Within 100' of Well: Yes

Staff SmartGov Link:

Pending Parcel Reconfiguration Notes: N/A

Current Use Program Parcel: No

Current Forest Practice Moratorium: No



Island County Planning & Community Development: Site Data

Taxlot Information:

Report Generated: 1/19/2023 11:04:59 AM

Parcel Number: R33219-330-3170

PID: 807277

[Permit Portal Link](#)

Legal Owner: WEBER, JAMES & KATHY WEBER

Site Address:

Mailing Address: 221 BAKER VIEW LN

CAMANO ISLAND WA 98282

Property Value: \$1,144,106.00

Improvement Value: \$744,106.00

Land Value: \$400,000.00

Water Source:

Legal Acres: 11.15 acres GIS Acres: 11.16 acres GIS Lot Size: 486,124.30 sq.ft

Permit Portal Link: <https://co-island-wa.smartgovcommunity.com/Parcels/ParcelDetail/Index/b24e43bf-8733-40d6-8a32-2c84ea00dfbf>



Parcel Detailed Map



Parcel Overview Map

Any Open Health/Planning Cases: No

Property Use: 11 Improved household single family units

S-T-R: 19-32-3E & 19-32-3E

Quarter Section Map: 961 & 963

Within Incorporated Area: N/A

Tax Code: 590

Plat/Subdivision: N/A

Plat Map: N/A

Planning Areas: Camano Island:Camano

Zoning: Rural Agriculture

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Island County Planning & Community Development: Site Data

Land Use Designation: Rural Lands

Within RAID: N/A

Min.Lot Size: 435,600 sq.ft

UGA Boundary: N/A

UGA/JPA Location: N/A

Within 500' of RA/RF/CA: Yes

Within 500' of Mineral Lands: No

Within AICUZ Noise Zone: No **Zone:** N/A

FIRM Panel: 53029C0165F & 53029C0275F

Aircraft Accident Potential: N/A

Aviation Notify Area: Yes Camano Island Airfield

Mapped Critical Areas

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If a 'No' is shown below it indicates the current Critical Areas Data Layers do not show an overlap with the Parcel Data Layer on the selected parcel

Mapped Wetlands: No

Mapped Critical Drainage Area: No

Mapped Streams: No

Mapped Natural Heritage Program: No

Mapped Steep Slopes: Yes

Mapped Habitats of Local Importance: No

Mapped Unstable Slopes: No

Mapped Species of Local Importance: No

Mapped Flood Hazard Area: No **Zone:** N/A

Within Ebey's Review Area: No **Level:** N/A

Mapped Flood LOMR Area: No

Mapped Eagles Management Area: No

Feeder Bluff: No N/A

Vicinity of Cultural Resources: No

Shoreline Designation: No **Type:** N/A

Within 100' of Well: Yes

Staff SmartGov Link:

Pending Parcel Reconfiguration Notes: N/A

Current Use Program Parcel: No

Current Forest Practice Moratorium: No

Exhibit 4 – Notices and Affidavits

ISLAND COUNTY NOTICE OF APPLICATION WITH SEPA

Island County has received the following applications for review. For each of the following applications, Island County expects to issue a determination of non-significance (DNS), and is using the optional DNS process established by WAC 197-11-355. The public comment period may be the only opportunity to comment on the environmental impacts of the following proposals.

File Number	307/07 ZAA
Applicant:	James & Kathy Weber
Date of Notice of Application	August 7, 2007
Description of Proposal	Zoning reclassification of two (2) parcels, currently zoned Rural Agriculture, to the Rural Zoning designation. The parcels are approximately ten (10) and eleven (11) acres.
Location:	221 Baker View Ln., Camano Island
Staff Contact:	Andrew Hicks
Hearing Date:	TO BE DETERMINED

FILES AVAILABLE FOR REVIEW: The application files are available for inspection at no cost, and will be provided at the cost of reproduction in a timely manner.

OPPORTUNITY FOR PUBLIC COMMENT: Your written comments on the project are requested. Comments on environmental impacts must be received by 4:30 p.m. on **AUGUST 21, 2007.**

Comments may be: mailed to Island County Community Development, P.O. Box 5000, Coupeville, WA 98239; personally delivered to 6th & Main Street, Coupeville, WA between 10:00 a.m. and 4:30 p.m. Monday through Friday; or sent by facsimile to (360) 679-7306. Comments should be as specific as possible.

ADDITIONAL INFORMATION To request notice of hearings, or receive a copy of the decision or final threshold determination, mail written request to the before mentioned address. For information on appeal procedures, or any additional information, contact Island County Planning & Community Development by mail, in person, or by phone at (360) 679-7339, 321-5111, or 629-4522.

FOR PUBLICATION IN THE AUGUST 7, 2007 ISSUE OF THE STANWOOD/CAMANO NEWS.

Planning & Community Development
PO Box 5000
Coupeville, Washington 98239-5000

RECEIVED
AUG 08 2007
ISLAND COUNTY
COMMUNITY DEVELOPMENT

Affidavit of Posting the Public Notice Sign

I, Katherine Weber, am the applicant/authorized
agent for an application for _____
on this parcel in Island County, do hereby depose and swear I did on the 7th day
of August, 2007, post a public notice sign, prominently
displayed, at the following location(s):

west side of property
on Arrowhead Road

advertising a review of the following application before the Planning and Community
Development Division of Island County:

Application Number: 307/07 ZAA

Name of Applicant/Agent (print) Katherine Weber

Katherine Weber

Signature of Applicant or Agent

STATE OF WASHINGTON)
COUNTY OF ISLAND)

RECEIVED

AUG 7 2007

CAMANO ANNEX
BUILDING DEPT

Subscribed and sworn to before me this 7th day of August,
2007.



Kathryn L. Sharp
Notary Public in and for the State of Washington:

Kathryn L. Sharp
Name Printed

My Commission Expires: 3-01-2010

Placement of the Sign: Place the sign to be clearly visible and readable from abutting road(s) or at the principal entry point to the property from the nearest public right-of-way. Make sure an interested party is not required to enter onto private property to read it and that information on the sign is not obscured by structures, vegetation or other site features. The lowest point of the sign should be at least three feet above the ground. You may need to use special measures to secure the sign to withstand wind and rain. **You must ensure that the sign remains posted and clearly visible until the final decision is issued, or the issuance of the decision may be delayed until the notice requirements are met.** If the sign is removed, blown down, or destroyed, call Planning & Community Development immediately for a replacement sign.

REMOVAL OF SIGN: You should remove the sign immediately after the decision is issued, **but not before.**

AFFIDAVIT OF POSTING: MUST BE NOTIRIZED AND RETURNED PRIOR TO THE END OF THE PUBLIC COMMENT PERIOD.

Information to be Printed on the Sign.

Application No: 307/07 ZAA Applicant: James & Kathy Weber Staff Contact: Andrew Hicks Date of Notice: <u>August 7, 2007</u>	SEPA: A DNS is likely. The optional DNS process of WAC 197-11-355 is being used for this proposal. This may be the only opportunity to comment on the environmental impacts of this proposal.
Submit Comments By: August 21, 2007 (End of Public Comment Period)	
Location: 221 Baker View Ln., Camano Island Proposal: Zoning reclassification of two (2) parcels, currently zoned Rural Agriculture, to the Rural Zoning designation. The parcels are approximately ten (10) and eleven (11) acres. Public Hearing Date: Location:	
To submit written comments by the end of the public comment period, to request notice of hearings, to receive a copy of the decision, or to request information on appeal procedures, or other information, contact: ISLAND COUNTY PLANNING & COMMUNITY DEVELOPMENT PO BOX 5000; COUPEVILLE, WA 98239 (360)679-7339 (360)321-5111 (360)629-4522.	

RECEIVED

AUG 18 2007

ISLAND COUNTY
COMMUNITY DEVELOPMENT

IN THE SUPERIOR COURT
OF THE STATE OF WASHINGTON
COUNTY OF ISLAND



AFFIDAVIT OF PUBLICATION

In the Matter of

PLANNING AND COMMUNITY DEVELOPMENT

STATE OF WASHINGTON

SS.

COUNTY OF ISLAND

SHARON D. BARTLETT being first duly sworn, on oath deposes and says that she is a clerk at the STANWOOD/CAMANO NEWS, a weekly newspaper. That said newspaper is a legal newspaper of general circulation and it is now and has been for more than six months prior to the date of publication hereinafter referred to, published in the English language continuously as a weekly newspaper in Stanwood, Snohomish County, Washington, and it is now and during all of said time was printed in an office maintained at the aforesaid place of publication of said newspaper. That the said STANWOOD/CAMANO NEWS was on the 11th day of June 1993, approved as a legal newspaper by the Superior Court of said Island County.

That the annexed is a true copy of NOTICE OF APPLICATION WITH SEPA, 307/07 ZAA, AUGUST 7TH 2007, as it was published in the regular issue (and not in supplement form) of said weekly newspaper commencing and ending on the 7TH DAY OF AUGUST, 2007, and that said newspaper was regularly distributed to its subscribers during all of said period. That the full amount of the fee \$ 66.50 at the rate of \$7.00 per column inch for each insertion.

Sharon D Bartlett

Subscribed and sworn to before me this 7 day of AUGUST, 2007

Jennifer Lynn Adkins
Notary Public in and for the State of Washington, residing at

CAMANO ISLAND



ISLAND COUNTY
NOTICE OF APPLICATION
WITH SEPA

Island County has received the following applications for review. For each of the following applications, Island County expects to issue a determination of non-significance (DNS), and is using the optional DNS process established by WAC 197-11-355. The public comment period may be the only opportunity to comment on the environmental impacts of the following proposals.

File Number 307/07 ZAA

Applicant: James & Kathy Weber

Date of Notice of Application August 7, 2007

Description of Proposal
Zoning reclassification of two (2) parcels, currently zoned Rural Agriculture, to the Rural Zoning designation. The parcels are approximately ten (10) and eleven (11) acres.

Location: 221 Baker View Ln., Camano Island

Staff Contact: Andrew Hicks

Hearing Date: TO BE DETERMINED

FILES AVAILABLE FOR REVIEW: The application files are available for inspection at no cost, and will be provided at the cost of reproduction in a timely manner.

OPPORTUNITY FOR PUBLIC COMMENT: Your written comments on the project are requested. Comments on environmental impacts must be received by 4:30 p.m. on **AUGUST 21, 2007**.

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PUBLISHED IN THE STANWOOD/CAMANO NEWS AUG. 7, 2007.

ISLAND COUNTY
PLANNING & COMMUNITY DEVELOPMENT
PO BOX 5000
COUPEVILLE, WA 98239-5000

AFFIDAVIT OF MAILING

I, John Lanier, holding the position of Senior Planner for the Island County Planning and Community Development, do hereby depose and swear I did on January 18, 2023, mail copies of the staff report, in the matter referenced as 307/07 to the persons listed below:

Kathy Weber
221 Baker View Lane
Camano Island, WA 98282

jimkathyweber@hotmail.com

Via: US Mail & electronic mail



Signature

ISLAND COUNTY
PLANNING & COMMUNITY DEVELOPMENT
PO BOX 5000
COUPEVILLE, WA 98239-5000

AFFIDAVIT OF MAILING

I, John Lanier, holding the position of Senior Planner for the Island County Planning and Community Development, do hereby depose and swear I did on January 19, 2023, mail copies of the staff report, in the matter referenced as 307/07 to the persons listed below:

Starlene Cook
Jason Nevilier
235 Baker View Lane
Camano Island WA 98282

Steve and Connie Kriken
1029 Arrowhead Road
Camano Island WA 98282

Via: US Mail


Signature

Exhibit 5 – SEPA

Island County

ENVIRONMENTAL CHECKLIST

(WAC 197-11-960 Environmental checklist)

Purpose of Checklist

The State Environmental Policy Act (SEPA), chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

Instructions for Applicants

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply". Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Use of Checklist for Nonproject Proposals

Complete this checklist for nonproject proposals, even though questions may be answered "does not apply." In addition, complete the Supplemental Sheet for Nonproject Actions (part D).

For nonproject actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively.

A. BACKGROUND

1. Name of proposed project, if applicable:

TO BE COMPLETED BY APPLICANT

AGENCY COMMENT

Rezone from RA to Rural.

2. Name of applicant:

James Weber and Kathy Weber

Timothy McQuery and Rachael McQuery

3. Address and phone number of applicant and contact person:

221 Baker View Lane
Camano Island, WA

Phone: 360-387-2820

4. Date checklist prepared:

July 12, 2007

5. Agency requesting checklist:

Island County

6. Proposed timing or schedule (including phasing, if applicable):

Application submitted spring of 2007

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

Possibly short platting the property. The property consists of 2 existing 10 acre parcels. Each lot could be divided into 2 lots.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

NA

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

None

10. List any government approvals or permits that will be needed for your proposal, if known.

Rezone

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several

TO BE COMPLETED BY APPLICANT**AGENCY COMMENT**

questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

Owner and applicant seek rezone from Rural Agricultural zone to Rural.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

Project Address: (Or Closest Intersection) 221 Baker View Lane

Assessor Parcel Number(s): R33219-335-3280

B. ENVIRONMENTAL ELEMENTS**1. EARTH**

- A. General description of the site (circle one): Flat, ~~rolling~~, hilly, steep slopes, mountainous, other _____

- B. What is the steepest slope on the site (approximate percent slope)?

Maximum slope is approx. 10%

- C. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.

Bow loam, 0 to 5 percent slopes

Bow loam, 5 to 15 percent slopes

Alderwood gravelly sandy loam, 5 to 15 percent slopes

- D. Are there surface indications c

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AGENCY COMMENT

No

- E. Describe the purpose, type and approximate quantities of any filling or grading proposed. Indicate source of fill.

Does not apply.

- F. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

Does not apply

- G. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

Does not apply

- H. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

County's erosion and sedimentation control would apply to any future land disturbing activities which are currently not planned.

2. AIR

- A. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities of known.

Does not apply

- B. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

Does not apply

- C. Proposed measures to reduce or control emissions or other impacts to air, if any?

Compliance with NW air pollution standards.

3. WATER

TO BE COMPLETED BY APPLICANT

AGENCY COMMENT

A. Surface:

- i. Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

Does not apply

- ii. Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

No project scheduled at this time.

- iii. Estimate the amount of fill and dredge materials that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

Does not apply

- iv. Will the proposal require surface water withdrawals or diversions? Give general description, purpose and approximate quantities if known.

No

- v. Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

No

- vi. Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

None, Non-Project Action

B. Ground:

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ISLAND COUNTY
COMMUNITY DEVELOPMENT

TO BE COMPLETED BY APPLICANT

AGENCY COMMENT

- i. Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.

Non-Project Action but may result in future demand for 2 additional single family residences.

- ii. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . .; agricultural; etc.) Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable) or the number of animals or humans the system(s) are expected to serve.

Does not apply future sewer systems will be OSS.

C. Water Runoff (including storm water):

- i. Describe the source of runoff (including storm water) and method of collection and disposal, if any (including quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Does not apply

- ii. Could waste materials enter ground or surface waters? If so, generally describe.

Does not apply

D. Proposed measures to reduce or control surface, ground and runoff water impacts, if any:

Future actions will comply with County surface water standards.

4. **PLANTS**

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AGENCY COMMENT

- A. Check or circle types of vegetation found on the site:

All found within service area.

☒ deciduous tree: alder, maple, aspen, other

☒ evergreen tree: fir, cedar, pine, other

☒ shrubs

☒ grass

☒ pasture

☐ crop or grain

☐ wet soil plants: cattail, buttercup, bulrush, skunk
cabbage, other

☐ water plants: water lily, eelgrass, milfoil, other

☐ other types of vegetation

- B. What kind and amount of vegetation will be removed or altered?

Does not apply

- C. List threatened or endangered species known to be on or near the site.

Does not apply

- D. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

Does not apply

5. **ANIMALS**

- A. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

birds: hawk, heron, eagle, songbirds, other

mammals: deer, bear, elk, beaver, other

fish: bass, salmon, trout, herring, shellfish, other

- B. List any threatened or endangered species known to be on or near the site.

None known

- C. Is the site part of a migration route? If so, explain.

Pacific Flyway

TO BE COMPLETED BY APPLICANT

AGENCY COMMENT

- D. Proposed measures to preserve or enhance wildlife, if any:

Does not apply

6. ENERGY AND NATURAL RESOURCES

- A. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Electrical energy for future homes.

- B. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.
Does not apply

- C. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

Energy conservation is primarily related to future residential construction.

7. ENVIRONMENTAL HEALTH

- A. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

No

- i. Describe special emergency services that might be required.

None

- ii. Proposed measures to reduce or control environmental health hazards, if any:

None required

- B. Noise

TO BE COMPLETED BY APPLICANT

AGENCY COMMENT

- i. What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

Does not apply.
- ii. What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)?
Indicate what hours noise would come from the site.

Non-project action
- iii. Proposed measures to reduce or control noise impacts, if any:

Does not apply.

8. LAND AND SHORELINE USE

- A. What is the current use of the site and adjacent properties?

Rural
- B. Has the site been used for agriculture? If so, describe.

Hay production
- C. Describe any structures on the site.

Two single family residences
- D. Will any structures be demolished? If so, what?

Does not apply
- E. What is the current zoning classification of the site?

Rural Ag
- F. What is the current comprehensive plan designation of the site?
Rural Ag
- G. If applicable, what is the current shoreline master program designation of the site?

TO BE COMPLETED BY APPLICANT

AGENCY COMMENT

NA

- H. Has any part of the site been classified as an environmentally sensitive" area? If so, specify.

No

- I. Approximately how many people would reside or work in the completed project?

2.5 per household

- J. Approximately how many people would the completed project displace?

Does not apply

- K. Proposed measures to avoid or reduce displacement impacts, if any:

Does not apply.

- L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

Conformance with Island County standards.

9. **HOUSING**

- A. Approximately how many units would be provided, if any? Indicate whether high, middle or low-income housing.

2 currently and with rezone potentially 4.

- B. Approximately how many units, if any, would be eliminated? Indicate whether high, middle or low-income housing.

Not known

- C. Proposed measures to reduce or control housing impacts, if any:

Does not apply

10. **AESTHETICS**

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AGENCY COMMENT

- A. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building materials(s) proposed?
- Non-project action.
- B. What views in the immediate vicinity would be altered or obstructed?
- Does not apply.
- C. Proposed measures to reduce or control aesthetic impacts, if any:
- Does not apply.

11. LIGHT AND GLARE

- A. What type of light or glare will the proposal produce? What time of day would it mainly occur?
- Does not apply.
- B. Could light or glare from the finished project be a safety hazard or interfere with views?
- Does not apply.
- C. What existing off-site sources of light or glare may affect your proposal?
- Does not apply.
- D. Proposed measures to reduce or control light and glare impacts, if any:
- Does not apply.

12. RECREATION

- A. What designated and informal recreational opportunities are in the immediate vicinity?
- No
- B. Would the proposed project displace any existing recreational uses? If so, describe.

TO BE COMPLETED BY APPLICANT

AGENCY COMMENT

No.

- C. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

Does not apply

13. HISTORIC AND CULTURAL PRESERVATION

- A. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

No

- B. Generally describe any landmarks or evidence of historic, archaeological, scientific or cultural importance known to be on or next to the site.

No

- C. Proposed measures to reduce or control impacts, if any:

Comply with County and State standards with any future project action

14. TRANSPORTATION

- A. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.

See application. Property accesses Arrowhead Road.

- B. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

No

- C. How many parking spaces would the completed project have? How many would the project eliminate?

Does not apply.

- D. Will the proposal require any new roads or streets, or

TO BE COMPLETED BY APPLICANT

AGENCY COMMENT

improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).

- E. Does not apply.
Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

Does not apply.

- F. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

Does not apply.

- G. Proposed measures to reduce or control transportation impacts, if any:

This is a Nonproject action.

15. PUBLIC SERVICES

- A. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.

Does not apply.

- B. Proposed measures to reduce or control direct impacts on public services, if any.

Does not apply.

16. UTILITIES

- A. Circle utilities currently available at the site: Electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.

- B. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

Does not apply. .

TO BE COMPLETED BY APPLICANT

AGENCY COMMENT

17. ECONOMIC CONDITIONS AND IMPACTS

Property would likely be withdrawn from the open space tax program and pay market value taxes.

C. SIGNATURE

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature 

Date Submitted 7/12/07

D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (do not complete this section for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

No impact anticipated other than construction noise during construction of future homes.

Proposed measures to avoid or reduce such increases are:

To be determined at time of specific project proposal

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

No impact anticipated however each implementing project whether public or private will be subject to local environmental review.

Proposed measures to protect or conserve plants, animals, fish or marine life are:

Each implementing project whether public or private will be subject to local environmental review.

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AGENCY COMMENT

3. How would the proposal be likely to deplete energy or natural resources?
Increased power consumption and withdrawal of groundwater.
- Proposed measures to protect or conserve energy and natural resources are:
Each implementing project whether public or private will be subject to local environmental review.
4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?
- No impact anticipated.
- Proposed measures to protect such resources or to avoid or reduce impacts are:
Specific projects will be subject to local review and will require the protection of cultural and historic resources.
5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?
- Parcel size would decrease and density increase to 1 dwelling unit per 5 acres.
- Proposed measures to avoid or reduce shoreline and land use impacts are:
Compliance with rural development standards.
6. How would the proposal be likely to increase demands on transportation or public services and utilities?
- Small increase with the additional 2 single family homes.
- Proposed measures to reduce or respond to such demand(s) are:
- Concurrency review at time of project action
7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.
- No conflicts identified.

Exhibit 6 – Review Letters and Replies



ISLAND COUNTY PLANNING & COMMUNITY DEVELOPMENT

Phillip Bakke, AICP
Director

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Internet Home Page: <http://www.islandcounty.net/planning/>

August 31, 2007

Larry Kwarsick
Sound Planning Services
P.O. Box 581
Langley, WA 98260

Re: Review Comments – Rezone parcel from Rural Agriculture to Rural designation - File ZAA 307/07, Assessor Parcel No. R33219-328-3520, R33219-330-3170

Dear Mr. Kwarsick:

This letter is in regard to Zoning Amendment Application ZAA 307/07, dated July 12, 2007, to change the zoning designation of the parcel referenced above from Rural Agriculture (RA) to Rural (R). Planning and Community Development staff has reviewed the application and has determined that the information provided is insufficient to warrant approval of the requested zoning reclassification. Three public comments were received for this application and they are attached for your review.

The application references two main reasons that the parcel should be changed from its Rural Agriculture zoning designation: 1) The parcel contains soils that are not ideal for agriculture (i.e. soils that are not considered Prime Agricultural Soils). 2) The owner has made a good faith effort of pursuing a reasonable agricultural activity and it did not return a reasonable profit.

The application indicates that the two predominant soil types on the two parcels are Class III and Class IV soils. No evidence was provided to substantiate the claim that the predominant soils on the two parcels are limited to Class III and Class IV soils. In the description provided for Class III soils (Agriculture Handbook No. 210) it states: *They may be used for cultivated crops, pasture, woodland, range, or wildlife food and cover.* Additionally, in the description of Class IV soils it is stated: *Soils in class IV may be used for crops, pasture, woodland, range, or wildlife food and cover.* While there may exist some limitations on the types of crops that can be used, the descriptions of these two soil types specifically list that they can be used for agricultural purposes. In the State Environmental Policy Act (SEPA) checklist the types of soils listed for the parcels are: 1) Bow loam, 0 – 5 percent slopes. 2) Bow loam, 5-15 percent slopes and 3) Alderwood gravelly sandy loam, 5 – 15 percent slopes. These soil types were verified by looking at the United States Department of Agriculture (USDA) Soil Survey for Island County, Washington. Bow loam, 0 – 5 percent slopes, has been identified as a Prime Agricultural Soil. Given this analysis, there is not enough information to conclude that the soils would prevent the applicant from making reasonable agricultural use of the parcel.

The Comprehensive Plan states that for Rural Agriculture zoned parcels, a reclassification to Rural zoning should be allowed when the owner demonstrates reasonable agricultural use can no longer be made of the property. In the application it is stated that:

“A good faith commercial agricultural use of property could be defined as the pursuit of an agricultural activity for a reasonable profit, or at least upon a reasonable expectation of meeting investment costs and realizing a reasonable profit. The profit or reasonable expectation must be viewed from the standpoint of the owner and measured in light of their investment.”

The application describes how the applicant reported a gross income from hay production of \$1,000 in 2006. However, it must be shown that the failure to make reasonable agricultural use of the property cannot be due to the action or inaction of the property owner. Therefore, it is necessary to show the methods used for harvesting the hay. In order to approve a zoning amendment this department needs to verify that the failure to make reasonable agricultural use of the property is not due to abnormal or poor agricultural practices. It is this department's impression that it is not sufficient to give one example of a failed agricultural endeavor in order to justify a rezone out of the Rural Agriculture zoning designation. Staff's interpretation of the requirement of demonstrating that reasonable agricultural use can no longer be made of the property means that the applicant must provide evidence that shows how conditions of the parcel would preclude reasonable agricultural uses. What conditions of these two parcels separate them from other Rural Agriculture zoned parcels?

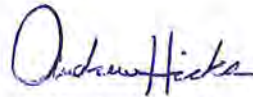
Prior to making a recommendation for the requested rezone, the Planning and Community Development Department requests the following information:

1. Evidence showing that the soils of the two subject parcels are limited to Class III and Class IV soils as defined by the USDA Natural Resource Conservation Service. Additionally, explain how these soils restrict the applicant from making reasonable agricultural use of both of the subject parcels.
2. Detailed information about the effort in 2006 to produce hay on both of the subject parcels. The details that should be included in this information are: acreage of both parcels devoted to hay production, date of planting, date (approximate) of each harvest, harvest yield (quantify in some manner), irrigation methods (if any), fertilizer used (if any), etc.
3. Please identify what other agricultural uses have been explored and explain why they are not capable of being implemented on either of the subject parcels.

Please submit all requested information to the Planning and Community Development Department. Copies are not necessary since no other agencies are reviewing this application. If it is the applicant's wish for this department to make a recommendation without submitting the requested information, please notify me. I have included ordinance C-105-99 for your review, as some of the Island County Code/Comprehensive Plan excerpts that you submitted have changed. I did my best to highlight pertinent sections.

If you have any questions or wish to set an appointment, please feel free to contact me at (360) 678-7821 or by e-mail me at AndrewH@co.island.wa.us

Sincerely,

A handwritten signature in blue ink that reads "Andrew Hicks". The signature is written in a cursive style with a large initial "A".

Andrew Hicks
Assistant Land Use Planner

Enc: Ordinance C-105-99

Cc: File ZAA 307/07



September 28, 2007

Andrew Hicks
Assistant Land Use Planner
PO Box 5000
Coupeville, WA 98239-5000
RE: ZAA 307/07 - Weber

On behalf of the Weber's I am submitting the following in response to your August 31, 2007 staff report.

In your staff report you state "No evidence was provided to substantiate the claim that the predominant soils on the property are limited to Class III and Class IV soils".

The application at Exhibit F depicts the soil survey map with the parcels boundaries and soils types shown. Approximately 50% of the property (the north ½) is Bow loam and approximately 50% of the property (the south ½) is Alderwood gravelly sandy loam

The Soil Survey of Island County categorizes Bow Loam – Bb, as a Class IIIs soil and Bow loam (Bc) as a Class IVe soil. Class III soils are moderately good for cultivation subject to severe limitations for cropland. Class III s soils have low fertility. Bow loam (Bc) is a Class IV which are suitable for tillage only part of the year. Class IVe are underlain by slowly permeable glacial till which are subject to erosion if not protected. The cultivated areas of this soil are used principally for pasture and for hay crops in conjunction with dairying. Dairying in central Whidbey has not surveyed the economics of the changing times and such is the case on Camano as well, especially within only a 20 acre holding.

The remaining soil is Alderwood gravelly sandy loam (Ae) which is a Class IVs soils, again suitable for tillage only part of the year or under extreme care. This soil was historically used for general crop production on North Camano. It is especially well suited to hay and pasture. Most of this soil is under forest and only a small part is farmed.

Pursuant to the Capability Classes established in Agriculture Handbook No. 210:

Class III—Soils in class III have severe limitations that reduce the choice of plants or require special conservation practices, or both. Soils in class III have more restrictions than those in class II and when used for cultivated crops the conservation practices are usually more difficult to apply and to maintain. They may be used for cultivated crops, pasture, woodland, range, or wildlife food and cover.

Class IV—Soils in class IV have very severe limitations that restrict the choice of plants, require very careful management, or both. The restrictions in use for soils in class IV are greater than those in class III and the choice of plants is more limited. When these soils are cultivated, more careful management is required and conservation practices are more difficult to apply and maintain. Soils in class IV may be used for crops, pasture, woodland, range, or wildlife food and cover.

If the parcel contained prime soils it would have been zoned Commercial Agriculture in 1998. It would have met the 4 listed designation criteria but it did not as a result of the property's failure to contain "at least twenty-five percent (25%) of the Lot, Tract or Parcel is composed of prime soils". The County's own action offer proof that the property did not contain prime agricultural soils.

Designation Criteria for Commercial Agriculture. *Parcels that meet the following criteria qualify as resource Agricultural Land and shall be classified in the Commercial Agriculture classification:*

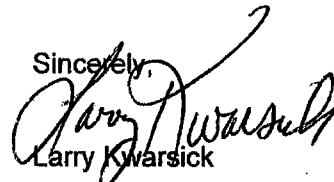
- 1. The Lot, Tract or Parcel is at least twenty (20) acres in size or smaller contiguous lots owned by the same Owner that, in combination, are at least twenty (20) acres in size; and*
- 2. At least twenty-five percent (25%) of the Lot, Tract or Parcel is composed of prime soils; and*
- 3. The Lot, Tract or Parcel as of June 2, 1999, is classified in the open agriculture tax program or if withdrawn, all taxes, interest and penalties were not paid in full as of June 2, 1999; and*
- 4. The Lot, Tract or Parcel is not located within a Drainage or Diking District or otherwise protected by dikes, UGA, RAID, State Park, or owned by the Navy.*

A carefully written agricultural zoning ordinance can prevent farmland from being converted to nonfarm uses, can prevent the fragmentation of farms, prevent land-use conflicts, and protect agricultural producers from nonfarm intrusion into agricultural areas. A further consideration in agricultural zoning is the reduction or elimination of conflicts that arise between farm and nonfarm residents. Nonfarm residents often find that normal farming practices -- tractors operating during early- morning or late-night hours; livestock operations, including well-managed ones, that produce odors from livestock waste; chemical applications that are used for controlling insects and diseases in high-value crops; and machinery moving slowly on the roads from farm to farm -- are among practices that are unacceptable to rural residential land owners. These conflicts normally result with fragmentation which is the case for the Weber property.

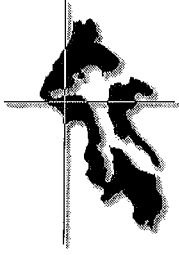
In view of the soils limitations, the predominate land use on adjoining properties (including the adjacent RAID), the fragmentation of farmland and the parcel sizes (now two 10 acre parcels), the lack of water rights for crop irrigation, the primary use of soils onsite for cropland which support dairying, it is clear that the inability to make commercial farm use of the property is not due to action or inaction of the Owner. It is a matter of marginal soils, a failing local dairy industry, and fragmentation of farmland into uneconomical units that unfortunately renders commercial farming as a nonviable land use. This does not imply that the property can not be maintained as a hobby farm.

I look forward to hearing from you.

Sincerely,


Larry K. Warsick

P.O. Box 581 ~ Langley, WA 98260 ~ Phone 221-3808 ~ Email sps@whidbey.net



ISLAND COUNTY PLANNING & COMMUNITY DEVELOPMENT

Phillip Bakke, AICP
Director

PHONE: (360) 679-7339 ■ from Camano (360) 629-4522 ■ from S. Whidbey (360) 321-5111
FAX: (360) 679-7306 ■ P. O. Box 5000, Coupeville, WA 98239-5000
121N East Camano Drive, Camano Island, WA 98292 ■ Phone (360) 387-7913 ■ FAX (360) 387-6161
Internet Home Page: <http://www.islandcounty.net/planning/>

October 31, 2007

Larry Kwarsick
Sound Planning Services
P.O. Box 581
Langley, WA 98260

Re: Review Comments – Rezone parcel from Rural Agriculture to Rural designation - File ZAA 307/07, Assessor Parcel No. R33219-328-3520, R33219-330-3170

Dear Mr. Kwarsick:

This letter is in regard to Zoning Amendment Application ZAA 307/07, dated July 12, 2007, to change the zoning designation of the parcel referenced above from Rural Agriculture (RA) to Rural (R). Planning and Community Development staff has reviewed the application and has determined that the information provided is insufficient to warrant approval of the requested zoning reclassification.

The application references two main reasons that the parcel should be changed from its Rural Agriculture zoning designation: 1) The parcel contains soils that are not ideal for agriculture (i.e. soils that are not considered Prime Agricultural Soils). 2) The owner has made a good faith effort of pursuing a reasonable agricultural activity and it did not return a reasonable profit.

This department sent a request for additional information on August 31, 2007. This request for additional information asked for the following items:

1. Evidence showing that the soils of the two subject parcels are limited to Class III and Class IV soils as defined by the USDA Natural Resource Conservation Service. Additionally, explain how these soils restrict the applicant from making reasonable agricultural use of both of the subject parcels.
2. Detailed information about the effort in 2006 to produce hay on both of the subject parcels. The details that should be included in this information are: acreage of both parcels devoted to hay production, date of planting, date (approximate) of each harvest, harvest yield (quantify in some manner), irrigation methods (if any), fertilizer used (if any), etc.
3. Please identify what other agricultural uses have been explored and explain why they are not capable of being implemented on either of the subject parcels.

The information that was submitted in response to this request appears to address only the first item on the list, which relates to the soil of the parcel. The information provided details that Bow loam (Bc) with 5 to 15% slopes is a Class III soil and Alderwood gravelly sandy loam (Ae) with 5 to 15% slopes is a Class IV soil. Your letter states;

“The application at Exhibit F depicts the soil survey map with the parcels boundaries and soils types shown. Approximately 50% of the property (the north ½) is Bow loam and approximately 50% of the property (the south ½) is Alderwood gravelly sandy loam.”

Originally, the soil survey (Exhibit F) was looked over because the soil boundary lines are barely discernable. However, after further examination, it appears the Bellingham silt loam (Ba) with 0 to 3% slopes covers a significant portion of the middle of these two parcels. Data gathered from the United States Department of Agriculture and the Natural Resource Conservation Service (<http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx>) indicates that as much as 21% of the two parcels are covered by Bellingham silt loam (Ba) with 0 to 3% slopes. Bellingham silt loam (Ba) with 0 – 3% slopes and Bow loam (Bb) with 0 – 5% slopes are identified as Prime Farmland in Island County.

The submitted information and application materials also describe that there are certain limitations on Type III and Type IV soils. This department has investigated these soil types and agrees with the applicant's claim that there are limitations on these soils. However, it has not been demonstrated that those limitations make it impossible to make reasonable economic use of the parcels as they are currently zoned in Rural Agriculture. The Soil Survey describes measures that can be implemented to overcome some of the limitations on soil. **Please provide evidence that agriculture is not economically viable on the two subject parcels.** When considering the ability to make reasonable economic use of the parcels, the parcels should be viewed as a whole. Each soil type is one variable that makes up the whole equation. Ultimately, you need to show the conditions of these two parcels that separate them from other Rural Agriculture zoned parcels? While soils are relevant to the equation, keep in mind that the designation criteria for the Rural Agriculture zone does not include soils as a criteria. So, while soils may play a role in the economic equation it has very little to do with anything else.

It has been stated that an agricultural endeavor was undertaken to harvest hay on the subject parcel and the result was considered by the applicant to be not economically reasonable. However, it has not been demonstrated that if other crops were grown or other agricultural activities practiced, they would not be economically reasonable. **Therefore, please also submit the items listed under #2 and #3 above and in the previous review letter, dated August 31, 2007. It may also be beneficial to show that you are no longer eligible for the agricultural tax program as a way of showing that agriculture is not economically reasonable. Please provide evidence that you are no longer eligible for the agricultural tax program.**

Reasonable Economic Use does not mean that it only needs to be shown that the applicant cannot make a living on the agricultural activity. If that were the standard, then none of the Rural Agriculture land in the County would qualify as agricultural land. Reasonable Economic Use means that there is no economic value for that property to be used for agriculture. For example, every agricultural activity that the applicant has tried on the property has been a money losing proposition. The applicant has not met the standard if he/she hayed the property for one year and was not able to make money. You must describe why other agricultural activities are also not

profitable. Also, we have seen some landowners profit on a piece of land where a prior landowner was unable to do so. In those instances the prior landowner's business plan was not reasonable while a new landowner's business plan was reasonable and resulted in profit. The point here is that the rezone can't be approved as a result of the actions or inactions of the landowner.

All requested information should be submitted to the Planning and Community Development Department. Copies are not necessary since no other agencies are reviewing this application. If it is the applicant's wish for this department to make a recommendation without submitting the requested information, please notify me.

If you have any questions or wish to set an appointment, please feel free to contact me at (360) 678-7821 or by e-mail me at AndrewH@co.island.wa.us

Sincerely,

A handwritten signature in blue ink that reads "Andrew Hicks". The signature is written in a cursive, flowing style.

Andrew Hicks
Assistant Land Use Planner

Cc: File ZAA 307/07



**ISLAND COUNTY
PLANNING & COMMUNITY DEVELOPMENT**

PHONE: 360.679.7339 ■ Camano: 360.629.4522, Ext.7339 ■ S. Whidbey 360.321.5111, Ext. 7339 FAX: 360.679.7306 ■ 1 NE 6th Street, P. O. Box 5000, Coupeville, WA 98239-5000
Internet Home Page: <http://www.islandcountywa.gov/planning>

December 14, 2020

Larry Kwarsick
Sound Planning Services
PO Box 581
Langley, WA 98260
sps@whidbey.net

Re: File No. 307/07 ZAA; Assessor's Parcel No.s R33219-328-3520 and R33219-330-3170

Mr. Kwarsick,

Thank you for the inquiry into the subject Zoning Amendment Application from 2007. There is no record of this file being closed or denied. Island County Planning received the application on July 12, 2007, for a request for zoning amendment from Rural Agriculture (RA) to Rural (R), which was deemed complete on July 27, 2007. During the review process, the following has been requested:

Request for Additional Information/Review Comments: See the attached memos dated August 31, 2007 and October 31, 2007, from Andrew Hicks, Assistant Land Use Planner.

Continuance of review and processing of 307/07 ZAA requires the following to be addressed prior to continuing review of your application:

- Address above mentioned letters;
- Provide documentation and information on use or non-use of the agricultural land over the past years; and,
- Provide letter or communication from/with the Assessor's Office outlining the properties compliance with the Agricultural Current Use Tax program.

Please direct any questions regarding this memo to myself, Jonathan Lange at 360.678.7821 or email: j.lange@islandcountywa.gov

Please provide one hard copy and an electronic copy of the additional information to this office for review. Island County staff is reviewing this application as a Type III Decision and this letter serves as our request for additional or corrected information, as provided in Section 16.19.090 ICC. As of the date of this letter, the review period stops. It will start again when either you submit the corrected information and the reviewing agencies determine that their requests have been satisfied or 14 days after you provide the information, whichever is sooner.

Please work actively to meet all requirements and submit all the information we requested by 30 days of this review letter. We set this timeline to ensure each applicant will continue to work actively to complete his/her application. If you are not able to meet the requirements by January 13, 2021, please contact me in writing to request an extension.

Please call me at 360.678.7821 if you have any further questions or email me at:
j.lange@islandcountywa.gov.

Respectfully,

Jonathan Lange, AICP, CFM
Planning Manager
Island County Planning & Community Development

Attached: Comments from Andrew Hick, Assistant Planner, dated Aug. 31 and Oct. 31, 2007

Jonathan Lange

From: Kathy Weber <jimkathyweber@hotmail.com>
Sent: Thursday, December 17, 2020 1:46 PM
To: Jonathan Lange
Subject: Schedule F's and map of land that is in hay
Attachments: GoogleEarth_Image.jpg; Schedule F's 2007 and 2008.pdf; Schedule F 2009 - 2019 (1).pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Jonathan

Please see the schedule F's attached for the P&L for the last 15 years. Confirming the loss of 13 out of the last 15 years and the only two years of profit being nominal at best.

Our hay field which is approx. 5.15 acres on one parcel and 6.78 acres on the other parcel for a total of 11.93 acres (map attached) in hay just does not produce enough hay to sustain any kind of income or commercial business. We were not able to make it work in Hay so we went to cows and the hayfield does not even produce enough hay to feed a few cows each year making it necessary to purchase hay to feed just the 5 cows that we have. The equipment is now all breaking down and we are not able to purchase more equipment at this time to make this never ending loss even greater. We have made a valiant effort over the last 15 years to try to make this work but have found that the land just does not substantiate any kind of commercial business and so we would like to be rezoned to a Rural zone just as our surrounding neighbors are, even though Buena Vista is Residential and just across the street.

We are not requesting that kind of zoning but just a more reasonable Rural zoning instead of RA.

As far as the communication with the assessor's office, I'm sorry but there really isn't any. Anything provided for the CUTP would have been schedule F's for any years requested all of which are attached however my husband said that he thinks that we have only been asked to provide them one time. I suppose if they should have kicked us out of the current use tax program than that is something that is not up to me to address.

I have contacted Nicole Wheat to have her send me the total of what is owed for the last 7 years coming out of the CUTP and I'm sure that she will confirm that.

Thank you so much
Kathy Weber
425-772-2214

PARLAY 2.0: Welcome, Kathy Your trial is active.

221 Baker View Ln

1076 ARROWHEAD

1077 TERRY HEIGHTS

807278

1037 TERRY HEIG

© 2020 Europa Technologies
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Google Earth

1990

Imagery Date: 7/15/2018

48°14'58.71" N 122°28'04.64" W

elev 103 ft

eye alt 1370 ft

SCHEDULE F
(Form 1040)

Department of the Treasury
Internal Revenue Service

Profit or Loss From Farming

▶ **Attach to Form 1040, Form 1040NR, Form 1041, Form 1065, or Form 1065-B.**
▶ **See instructions for Schedule F (Form 1040).**

OMB No. 1545-0074

2007

Attachment
Sequence No. **14**

Name of proprietor

JAMES C WEBER

Social security number (SSN)

Enter code from Part IV

▶ **111900**

HAY

C Accounting method:

(1) ☒ Cash

(2) ☐ Accrual

D Employer ID number (EIN), if any

E Did you 'materially participate' in the operation of this business during 2007? If 'No,' see instructions for limit on passive losses. ☒ Yes ☐ No

Part I Farm Income — Cash Method. Complete Parts I and II (Accrual method. Complete Parts II & III, & Part I, line 11.)
Do not include sales of livestock held for draft, breeding, sport, or dairy purposes. Report these sales on Form 4797.

1	Sales of livestock and other items you bought for resale	1		
2	Cost or other basis of livestock and other items reported on line 1	2		
3	Subtract line 2 from line 1	3		
4	Sales of livestock, produce, grains, and other products you raised	4		800.
5a	Cooperative distributions (Form(s) 1099-PATR)	5a		
5b	Taxable amount	5b		
6a	Agricultural program payments (see instructions)	6a		
6b	Taxable amount	6b		
7	Commodity Credit Corporation (CCC) loans (see instructions):			
a	CCC loans reported under election	7a		
b	CCC loans forfeited	7b		
7c	Taxable amount	7c		
8	Crop insurance proceeds and federal crop disaster payments (see instructions):			
a	Amount received in 2007	8a		
8b	Taxable amount	8b		
c	If election to defer to 2008 is attached, check here	8d	Amount deferred from 2006	
9	Custom hire (machine work) income	9		
10	Other income, including federal and state gasoline or fuel tax credit or refund (see instructions)	10		
11	Gross income. Add amounts in the right column for lines 3 through 10. If you use the accrual method, enter the amount from Part III, line 51.	11		800.

Part II Farm Expenses — Cash and Accrual Method.
Do not include personal or living expenses such as taxes, insurance, or repairs on your home.

12	Car and truck expenses (see instructions). Also attach Form 4562	12		
13	Chemicals	13		
14	Conservation expenses (see instructions)	14		
15	Custom hire (machine work)	15		
16	Depreciation and section 179 expense deduction not claimed elsewhere (see instructions)	16	3,694.	
17	Employee benefit programs other than on line 25	17		
18	Feed	18		
19	Fertilizers and lime	19		
20	Freight and trucking	20		
21	Gasoline, fuel, and oil	21		
22	Insurance (other than health)	22	423.	
23	Interest:			
a	Mortgage (paid to banks, etc)	23a		
b	Other	23b		
24	Labor hired (less employment credits)	24		
25	Pension and profit-sharing plans	25		
26	Rent or lease (see instructions):			
a	Vehicles, machinery, and equipment	26a		
b	Other (land, animals, etc)	26b		
27	Repairs and maintenance	27		
28	Seeds and plants	28		
29	Storage and warehousing	29		
30	Supplies	30		
31	Taxes	31		1,382.
32	Utilities	32		
33	Veterinary, breeding, and medicine	33		
34	Other expenses (specify):			
a		34a		
b		34b		
c		34c		
d		34d		
e		34e		
f		34f		

35 Total expenses. Add lines 12 through 34f. If line 34f is negative, see instructions. **35** 5,499.

36 Net farm profit or (loss). Subtract line 35 from line 11.
• If a profit, enter the profit on **Form 1040, line 18**, and also on **Schedule SE, line 1**.
• If you file Form 1040NR, enter the profit on **Form 1040NR, line 19**.
• If a loss, you must go on to line 37. Estates, trusts, and partnerships, see instructions. **36** -4,699.

37 If you have a loss, you must check the box that describes your investment in this activity (see instructions).
• If you checked 37a, enter the loss on **Form 1040, line 18**, and also on **Schedule SE, line 1**.
• If you file Form 1040NR, enter the loss on **Form 1040NR, line 19**.
• If you checked 37b, you must attach **Form 6198**. Your loss may be limited.
37a ☒ All investment is at risk.
37b ☐ Some investment is not at risk.

**SCHEDULE F
(Form 1040)**

Department of the Treasury
Internal Revenue Service (99)
Name of proprietor

Profit or Loss From Farming

▶ Attach to Form 1040, Form 1040NR, Form 1041, Form 1065, or Form 1065-B.
▶ See Instructions for Schedule F (Form 1040).

OMB No. 1545-0074

2008
Attachment
Sequence No. **14**

Social security number (SSN)

JAMES C WEBER

A Principal product. Describe in one or two words your principal crop or activity for the current tax year.

HAY

B Enter code from Part IV

▶ **111900**

C Accounting method: (1) ☒ Cash (2) ☐ Accrual

D Employer ID number (EIN), if any

E Did you "materially participate" in the operation of this business during 2008? If "No," see page F-3 for limit on passive losses.

☒ Yes ☐ No

Part I Farm Income - Cash Method. Complete Parts I and II (Accrual method. Complete Parts II and III, and Part I, line 11.)
Do not include sales of livestock held for draft, breeding, sport, or dairy purposes. Report these sales on Form 4797.

1	Sales of livestock and other items you bought for resale	1	500.
2	Cost or other basis of livestock and other items reported on line 1	2	
3	Subtract line 2 from line 1	SEE STATEMENT 6	3 500.
4	Sales of livestock, produce, grains, and other products you raised	4	1,750.
5a	Cooperative distributions (Form(s) 1099-PATR)	5a	
5b	Taxable amount	5b	
6a	Agricultural program payments (see page F-3)	6a	
6b	Taxable amount	6b	
7	Commodity Credit Corporation (CCC) loans (see page F-3):		
a	CCC loans reported under election	7a	
b	CCC loans forfeited	7b	
7c	Taxable amount	7c	
8	Crop insurance proceeds and federal crop disaster payments (see page F-3):		
a	Amount received in 2008	8a	
8b	Taxable amount	8b	
c	If election to defer to 2009 is attached, check here <input type="checkbox"/>	8d	
8d	Amount deferred from 2007	8d	
9	Custom hire (machine work) income	9	
10	Other income, including federal and state gasoline or fuel tax credit or refund (see page F-4)	10	
11	Gross income. Add amounts in the right column for lines 3 through 10. If you use the accrual method to figure your income, enter the amount from Part III, line 51	11	2,250.

Part II Farm Expenses - Cash and Accrual Method.

Do not include personal or living expenses such as taxes, insurance, or repairs on your home.

12	Car and truck expenses (see page F-5). Also attach Form 4562	12		25	Pension and profit-sharing plans	25	
13	Chemicals	13		26	Rent or lease (see page F-6):	26	
14	Conservation expenses (see page F-5)	14		a	Vehicles, machinery, and equipment	26a	
15	Custom hire (machine work)	15		b	Other (land, animals, etc.)	26b	
16	Depreciation and section 179 expense deduction not claimed elsewhere (see page F-5)	16	8,536.	27	Repairs and maintenance	27	1,050.
17	Employee benefit programs other than on line 25	17		28	Seeds and plants	28	
18	Feed	18		29	Storage and warehousing	29	
19	Fertilizers and lime	19	373.	30	Supplies	30	344.
20	Freight and trucking	20		31	Taxes	31	
21	Gasoline, fuel, and oil	21		32	Utilities	32	
22	Insurance (other than health)	22	451.	33	Veterinary, breeding, and medicine	33	
23	Interest:			34	Other expenses (specify):		
a	Mortgage (paid to banks, etc.)	23a		a		34a	
b	Other	23b		b		34b	
24	Labor hired (less employment credits)	24		c		34c	
				d		34d	
				e		34e	
				f		34f	
35	Total expenses. Add lines 12 through 34f. If line 34f is negative, see instructions	35	10,754.				
36	Net farm profit or (loss). Subtract line 35 from line 11. Partnerships, see page F-7.	36	-8,504.				

37 If you have a loss, you must check the box that describes your investment in this activity (see page F-7).
• If you checked 37a, enter the loss on both Form 1040, line 18, and Schedule SE, line 1a; on Form 1040NR, line 19; or on Form 1041, line 6.
• If a loss, you must go to line 37.
• If you checked 37b, you must attach Form 6198. Your loss may be limited.

37a ☒ All investment is at risk.
37b ☐ Some investment is not at risk.

SCHEDULE F

(Form 1040)

Department of the Treasury
Internal Revenue Service (99)

Profit or Loss From Farming

▶ Attach to Form 1040, Form 1040NR, Form 1041, Form 1065, or Form 1065-B.
▶ See Instructions for Schedule F (Form 1040).

OMB No. 1545-0074

2009

Attachment
Sequence No. **14**

Name of proprietor

JAMES C. WEBER

Social security number (SSN)

A Principal product. Describe in one or two words your principal crop or activity for the current tax year.

HAY

B Enter code from Part IV

111900

C Accounting method:

(1) ☒ Cash

(2) ☐ Accrual

D Employer ID number (EIN), if any

E Did you 'materially participate' in the operation of this business during 2009? If 'No,' see instructions for limit on passive losses. ☒ Yes ☐ No

Part I Farm Income – Cash Method. Complete Parts I and II (Accrual method. Complete Parts II & III, & Part I, line 11.) Do not include sales of livestock held for draft, breeding, sport, or dairy purposes. Report these sales on Form 4797.

1	Sales of livestock and other items you bought for resale.....	1	14,765.	
2	Cost or other basis of livestock and other items reported on line 1.....	2	14,568.	
3	Subtract line 2 from line 1.....	3		197.
4	Sales of livestock, produce, grains, and other products you raised.....	4		
5a	Cooperative distributions (Form(s) 1099-PATR)....	5a		5b Taxable amount.....
6a	Agricultural program payments (see instructions) ..	6a		6b Taxable amount.....
7	Commodity Credit Corporation (CCC) loans (see instructions):			
a	CCC loans reported under election.....	7a		
b	CCC loans forfeited.....	7b		7c Taxable amount.....
8	Crop insurance proceeds and federal crop disaster payments (see instructions):			
a	Amount received in 2009.....	8a		8b Taxable amount.....
c	If election to defer to 2010 is attached, check here. ▶ <input type="checkbox"/>			8d Amount deferred from 2008....
9	Custom hire (machine work) income.....	9		
10	Other income, including federal and state gasoline or fuel tax credit or refund (see instructions).....	10		
11	Gross income. Add amounts in the right column for lines 3 through 10. If you use the accrual method to figure your income, enter the amount from Part III, line 51.....	11		197.

Part II Farm Expenses – Cash and Accrual Method.

Do not include personal or living expenses such as taxes, insurance, or repairs on your home.

12	Car and truck expenses (see instructions). Also attach Form 4562.....	12	1,874.	25	Pension and profit-sharing plans.....	25	
13	Chemicals.....	13		26	Rent or lease (see instructions):		
14	Conservation expenses (see instructions).....	14		a	Vehicles, machinery, and equipment.....	26a	
15	Custom hire (machine work).....	15		b	Other (land, animals, etc).....	26b	
16	Depreciation and section 179 expense deduction not claimed elsewhere (see instructions).....	16	26,881.	27	Repairs and maintenance.....	27	
17	Employee benefit programs other than on line 25.....	17		28	Seeds and plants.....	28	
18	Feed.....	18	37.	29	Storage and warehousing.....	29	
19	Fertilizers and lime.....	19		30	Supplies.....	30	1,174.
20	Freight and trucking.....	20		31	Taxes.....	31	635.
21	Gasoline, fuel, and oil.....	21		32	Utilities.....	32	
22	Insurance (other than health)....	22	132.	33	Veterinary, breeding, and medicine....	33	
23	Interest:			34	Other expenses (specify):		
a	Mortgage (paid to banks, etc)....	23a		a	WSDA LICENSE.....	34a	474.
b	Other.....	23b	335.	b	.....	34b	
24	Labor hired (less employment credits) ...	24		c	.....	34c	
				d	.....	34d	
				e	.....	34e	
				f	.....	34f	
35	Total expenses. Add lines 12 through 34f. If line 34f is negative, see instructions.....	35		35		31,542.	
36	Net farm profit or (loss). Subtract line 35 from line 11. Partnerships, see instructions. • If a profit, enter the profit on both Form 1040, line 18, and Schedule SE, line 1a; on Form 1040NR, line 19; or on Form 1041, line 6. • If a loss, you must go on to line 37.	36		36		-31,345.	

37 If you have a loss, you must check the box that describes your investment in this activity (see instructions).

• If you checked 37a, enter the loss on both Form 1040, line 18, and Schedule SE, line 1a; on Form 1040NR, line 19; or on Form 1041, line 6.

• If you checked 37b, you must attach Form 6198. Your loss may be limited.

37a ☒ All investment is at risk.

37b ☐ Some investment is not at risk.

AS AMENDED

SCHEDULE F
(Form 1040)

Department of the Treasury
Internal Revenue Service (99)

Profit or Loss From Farming

▶ **Attach to Form 1040, Form 1040NR, Form 1041, Form 1065, or Form 1065-B.**
▶ **See Instructions for Schedule F (Form 1040).**

OMB No. 1545-0074

2010

Attachment
Sequence No. **14**

Name of proprietor

JAMES C. WEBER

Social security number (SSN)

A Principal product. Describe in one or two words your principal crop or activity for the current tax year.

HAY

B Enter code from Part IV

▶ 111900

C Accounting method:

(1) ☒ Cash

(2) ☐ Accrual

D Employer ID number (EIN), if any

E Did you 'materially participate' in the operation of this business during 2010? If 'No,' see instructions for limit on passive losses. ☒ Yes ☐ No

Part I Farm Income – Cash Method. Complete Parts I and II (Accrual method. Complete Parts II & III, & Part I, line 11.)

Do not include sales of livestock held for draft, breeding, sport, or dairy purposes. Report these sales on Form 4797.

1	Sales of livestock and other items you bought for resale.	1	6,541.	
2	Cost or other basis of livestock and other items reported on line 1	2	4,441.	
3	Subtract line 2 from line 1.	3		2,100.
4	Sales of livestock, produce, grains, and other products you raised	4		1,000.
5a	Cooperative distributions (Form(s) 1099-PATR)	5a		5b Taxable amount
6a	Agricultural program payments (see instructions)	6a		6b Taxable amount
7	Commodity Credit Corporation (CCC) loans (see instructions):			
a	CCC loans reported under election.	7a		
b	CCC loans forfeited	7b		7c Taxable amount
8	Crop insurance proceeds and federal crop disaster payments (see instructions):			
a	Amount received in 2010.	8a		8b Taxable amount
c	If election to defer to 2011 is attached, check here. ▶ <input type="checkbox"/>			8d Amount deferred from 2009.
9	Custom hire (machine work) income	9		
10	Other income, including federal and state gasoline or fuel tax credit or refund (see instructions)	10		
11	Gross income. Add amounts in the right column for lines 3 through 10. If you use the accrual method to figure your income, enter the amount from Part III, line 51.	11		3,100.

Part II Farm Expenses – Cash and Accrual Method.

Do not include personal or living expenses such as taxes, insurance, or repairs on your home.

12	Car and truck expenses (see instructions). Also attach Form 4562.	12	1,075.	25	Pension and profit-sharing plans	25	
13	Chemicals	13		26	Rent or lease (see instructions):		
14	Conservation expenses (see instructions)	14		a	Vehicles, machinery, and equipment	26a	
15	Custom hire (machine work)	15		b	Other (land, animals, etc.)	26b	
16	Depreciation and section 179 expense deduction not claimed elsewhere (see instructions)	16	20,316.	27	Repairs and maintenance	27	2,246.
17	Employee benefit programs other than on line 25	17		28	Seeds and plants	28	
18	Feed	18		29	Storage and warehousing	29	
19	Fertilizers and lime	19		30	Supplies	30	239.
20	Freight and trucking	20		31	Taxes	31	
21	Gasoline, fuel, and oil	21	240.	32	Utilities	32	
22	Insurance (other than health)	22		33	Veterinary, breeding, and medicine	33	
23	Interest:			34	Other expenses (specify):		
a	Mortgage (paid to banks, etc.)	23a		a	WSDA LICENSE	34a	560.
b	Other	23b		b		34b	
24	Labor hired (less employment credits)	24		c		34c	
				d		34d	
				e		34e	
				f		34f	

35 Total expenses. Add lines 12 through 34f. If line 34f is negative, see instructions. ▶ **35** 24,676.

36 Net farm profit or (loss). Subtract line 35 from line 11. Partnerships, see instructions.
• If a profit, enter the profit on both **Form 1040, line 18**, and **Schedule SE, line 1a**; on **Form 1040NR, line 19**; or on **Form 1041, line 6**.
• If a loss, you **must** go on to line 37. **36** -21,576.

37 If you have a loss, you **must** check the box that describes your investment in this activity and whether you received any applicable subsidy (see instructions).

- If you checked 37a, enter the loss on both **Form 1040, line 18**, and **Schedule SE, line 1a**; on **Form 1040NR, line 19**; or on **Form 1041, line 6**.
- If you checked 37b, your loss may be limited. See instructions.

37a ☒ All investment is at risk and you did not receive a subsidy.
37b ☐ Some investment is not at risk or you received a subsidy.

SCHEDULE F
(Form 1040)

Department of the Treasury
Internal Revenue Service (99)

Profit or Loss From Farming

▶ **Attach to Form 1040, Form 1040NR, Form 1041, Form 1065, or Form 1065-B.**
▶ **See Instructions for Schedule F (Form 1040).**

OMB No. 1545-0074

2011

Attachment
Sequence No. **14**

Name of proprietor

JAMES C. WEBER

Social security number (SSN)

A Principal crop or activity

HAY

B Enter code from Part IV

▶ 111900

C Accounting method:

☒ Cash ☐ Accrual

D Employer ID number (EIN), (see instr)

E Did you 'materially participate' in the operation of this business during 2011? If 'No,' see instructions for limit on passive losses. ☒ Yes ☐ No

F Did you make any payments in 2011 that would require you to file Form(s) 1099 (see instructions)? ☐ Yes ☒ No

G If 'Yes,' did you or will you file all required Forms 1099? ☐ Yes ☐ No

Part I Farm Income — Cash Method. Complete Parts I and II (Accrual method, Complete Parts II & III, & Part I, line 9.)

1 a Specified sales of livestock and other resale items (see instructions).....	1 a		
b Sales of livestock and other resale items not reported on line 1a.....	1 b	4,930.	
c Total of lines 1a and 1b (see instructions).....	1 c	4,930.	
d Cost or other basis of livestock or other items reported on line 1c.....	1 d	3,200.	
e Subtract line 1d from line 1c.....	1 e		1,730.
2 a Specified sales of products you raised (see instructions).....	2 a		
b Sales of products you raised not reported on line 2a.....	2 b		
3 a Cooperative distributions (Form(s) 1099-PATR)....	3 a		3 b Taxable amount.....
4 a Agricultural program payments (see instructions) ..	4 a		4 b Taxable amount.....
5 a Commodity Credit Corporation (CCC) loans reported under election.....	5 a		5 a
b CCC loans forfeited.....	5 b		5 c Taxable amount.....
6 Crop insurance proceeds and federal crop disaster payments (see instructions):			
a Amount received in 2011.....	6 a		6 b Taxable amount.....
c If election to defer to 2012 is attached, check here. ▶ <input type="checkbox"/>		6 d Amount deferred from 2010....	6 d
7 a Specified custom hire (machine work) income (see instructions).....	7 a		
b Custom hire income not reported on line 7a.....	7 b		
8 a Specified other income (see instructions).....	8 a		
b Other income not reported on line 8a (see instructions).....	8 b		
9 Gross income. Add amounts in the right column (lines 1e, 2a, 2b, 3b, 4b, 5a, 5c, 6b, 6d, 7a, 7b, 8a, and 8b). If you use the accrual method, enter the amount from Part III, line 50 (see instructions)..... ▶	9		1,730.

Part II Farm Expenses — Cash and Accrual Method. Do not include personal or living expenses (see instrs).

10 Car and truck expenses (see instructions). Also attach Form 4562.....	10	226.	23 Pension and profit-sharing plans.....	23	
11 Chemicals.....	11		24 Rent or lease (see instructions):		
12 Conservation expenses (see instructions).....	12		a Vehicles, machinery, equipment.....	24 a	
13 Custom hire (machine work).....	13		b Other (land, animals, etc).....	24 b	
14 Depreciation and section 179 expense (see instructions).....	14	2,810.	25 Repairs and maintenance.....	25	600.
15 Employee benefit programs other than on line 23.....	15		26 Seeds and plants.....	26	
16 Feed.....	16		27 Storage and warehousing.....	27	
17 Fertilizers and lime.....	17		28 Supplies.....	28	
18 Freight and trucking.....	18		29 Taxes.....	29	
19 Gasoline, fuel, and oil.....	19		30 Utilities.....	30	
20 Insurance (other than health)....	20		31 Veterinary, breeding, and medicine....	31	
21 Interest:			32 Other expenses (specify):		
a Mortgage (paid to banks, etc) ...	21 a		a -----	32 a	
b Other.....	21 b		b -----	32 b	
22 Labor hired (less employment credits) ...	22		c -----	32 c	
			d -----	32 d	
			e -----	32 e	
			f -----	32 f	
33 Total expenses. Add lines 10 through 32f. If line 32f is negative, see instructions..... ▶	33				3,636.
34 Net farm profit or (loss). Subtract line 33 from line 19.....	34				-1,906.

If a profit, stop here and see instructions for where to report. If a loss, complete lines 35 and 36.

35 Did you receive an applicable subsidy in 2011? (see instructions)..... ☐ Yes ☒ No

36 Check the box that describes your investment in this activity and see instructions for where to report your loss.

a ☒ All investment is at risk **b** ☐ Some investment is not at risk

BAA For Paperwork Reduction Act Notice, see your tax return instructions.

FDIZ0212L 12/06/11

Schedule F (Form 1040) 2011

SCHEDULE F
(Form 1040)Department of the Treasury
Internal Revenue Service (99)

Name of proprietor

Profit or Loss From Farming

- **Attach to Form 1040, Form 1040NR, Form 1041, Form 1065, or Form 1065-B.**
► Information about Schedule F and its separate instructions is at **www.irs.gov/schedulef**.

OMB No. 1545-0074

2013Attachment
Sequence No. **14**

JAMES C. WEBER

Social security number (SSN)

A Principal crop or activity

BEEF CATTLE

B Enter code from Part IV

► 112111

C Accounting method:☒ Cash☐ Accrual**D** Employer ID number (EIN), (see instr)**E** Did you 'materially participate' in the operation of this business during 2013? If 'No,' see instructions for limit on passive losses. ☒ Yes ☐ No**F** Did you make any payments in 2013 that would require you to file Form(s) 1099 (see instructions). ☐ Yes ☒ No**G** If 'Yes,' did you or will you file all required Forms 1099? ☐ Yes ☐ No**Part I Farm Income — Cash Method.** Complete Parts I and II (Accrual method. Complete Parts II and III, and Part I, line 9.)

1 a Sales of livestock and other resale items (see instructions).....	1a		
b Cost or other basis of livestock or other items reported on line 1a.....	1b		
c Subtract line 1b from line 1a.....		1c	
2 Sales of livestock, produce, grains, and other products you raised.....		2	4,600.
3 a Cooperative distributions (Form(s) 1099-PATR)....	3a	3 b Taxable amount.....	3b
4 a Agricultural program payments (see instructions) ..	4a	4 b Taxable amount.....	4b
5 a Commodity Credit Corporation (CCC) loans reported under election.....		5 a	
b CCC loans forfeited.....	5b	5 c Taxable amount.....	5c
6 Crop insurance proceeds and federal crop disaster payments (see instructions):			
a Amount received in 2013.....	6a	6 b Taxable amount.....	6b
c If election to defer to 2014 is attached, check here. ► <input type="checkbox"/>		6d Amount deferred from 2012....	6d
7 Custom hire (machine work) income.....		7	
8 Other income, including federal and state gasoline or fuel tax credit or refund (see instructions).....		8	
9 Gross income. Add amounts in the right column (lines 1c, 2, 3b, 4b, 5a, 5c, 6b, 6d, 7, and 8) If your use the accrual method, enter the amount from Part III, line 50 (see instructions). ►		9	4,600.

Part II Farm Expenses — Cash and Accrual Method. Do not include personal or living expenses (see instrs).

10 Car and truck expenses (see instructions). Also attach Form 4562.....	10	876.	23 Pension and profit-sharing plans.....	23	
11 Chemicals.....	11		24 Rent or lease (see instructions):		
12 Conservation expenses (see instructions).....	12		a Vehicles, machinery, equipment.....	24a	
13 Custom hire (machine work).....	13		b Other (land, animals, etc).....	24b	
14 Depreciation and section 179 expense (see instructions).....	14	4,764.	25 Repairs and maintenance.....	25	
15 Employee benefit programs other than on line 23.....	15		26 Seeds and plants.....	26	
16 Feed.....	16		27 Storage and warehousing.....	27	
17 Fertilizers and lime.....	17		28 Supplies.....	28	2,068.
18 Freight and trucking.....	18		29 Taxes.....	29	
19 Gasoline, fuel, and oil.....	19	20.	30 Utilities.....	30	
20 Insurance (other than health)....	20		31 Veterinary, breeding, and medicine....	31	
21 Interest:			32 Other expenses (specify):		
a Mortgage (paid to banks, etc)....	21 a		a GRAVEL.....	32 a	28.
b Other.....	21 b		b	32 b	
22 Labor hired (less employment credits)...	22		c	32 c	
			d	32 d	
			e	32 e	
			f	32 f	
33 Total expenses. Add lines 10 through 32f. If line 32f is negative, see instructions. ►	33				7,756.
34 Net farm profit or (loss). Subtract line 33 from line 9.....	34				-3,156.

If a profit, stop here and see instructions for where to report. If a loss, complete lines 35 and 36.

35 Did you receive an applicable subsidy in 2013? (see instructions) ☐ Yes ☒ No**36** Check the box that describes your investment in this activity and see instructions for where to report your loss.**a** ☒ All investment is at risk**b** ☐ Some investment is not at risk

SCHEDULE F
(Form 1040)Department of the Treasury
Internal Revenue Service (99)**Profit or Loss From Farming**

- **Attach to Form 1040, Form 1040NR, Form 1041, Form 1065, or Form 1065-B.**
► Information about Schedule F and its separate instructions is at **www.irs.gov/schedulef**.

OMB No. 1545-0074

2014Attachment
Sequence No. **14**

Name of proprietor

JAMES C. WEBER

Social security number (SSN)

A Principal crop or activity

BEEF CATTLE

B Enter code from Part IV

► 112111

C Accounting method:☒ Cash ☐ Accrual**D** Employer ID number (EIN), (see instr)**E** Did you 'materially participate' in the operation of this business during 2014? If 'No,' see instructions for limit on passive losses. ☒ Yes ☐ No**F** Did you make any payments in 2014 that would require you to file Form(s) 1099 (see instructions)? ☐ Yes ☒ No**G** If 'Yes,' did you or will you file required Forms 1099? ☐ Yes ☐ No**Part I Farm Income — Cash Method.** Complete Parts I and II (Accrual method. Complete Parts II and III, and Part I, line 9.)

1 a Sales of livestock and other resale items (see instructions).....	1a	5,947.	
b Cost or other basis of livestock or other items reported on line 1a.....	1b	1,000.	
c Subtract line 1b from line 1a.....	1c		4,947.
2 Sales of livestock, produce, grains, and other products you raised.....	2		
3 a Cooperative distributions (Form(s) 1099-PATR).....	3a		3b Taxable amount.....
4 a Agricultural program payments (see instructions) ..	4a		4b Taxable amount.....
5 a Commodity Credit Corporation (CCC) loans reported under election.....			5a
b CCC loans forfeited.....	5b		5c Taxable amount.....
6 Crop insurance proceeds and federal crop disaster payments (see instructions)			
a Amount received in 2014.....	6a		6b Taxable amount.....
c If election to defer to 2015 is attached, check here. ► <input type="checkbox"/>		6d Amount deferred from 2013.	6d
7 Custom hire (machine work) income.....	7		
8 Other income, including federal and state gasoline or fuel tax credit or refund (see instructions).....	8		
9 Gross income. Add amounts in the right column (lines 1c, 2, 3b, 4b, 5a, 5c, 6b, 6d, 7, and 8). If you use the accrual method, enter the amount from Part III, line 50 (see instructions).....	9		4,947.

Part II Farm Expenses — Cash and Accrual Method. Do not include personal or living expenses (see instructions).

10 Car and truck expenses (see instructions). Also attach Form 4562.....	10	400.	23 Pension and profit-sharing plans.....	23	
11 Chemicals.....	11		24 Rent or lease (see instructions):		
12 Conservation expenses (see instructions).....	12		a Vehicles, machinery, equipment.....	24a	
13 Custom hire (machine work).....	13		b Other (land, animals, etc).....	24b	
14 Depreciation and section 179 expense (see instructions).....	14	2,040.	25 Repairs and maintenance.....	25	
15 Employee benefit programs other than on line 23.....	15		26 Seeds and plants.....	26	
16 Feed.....	16		27 Storage and warehousing.....	27	
17 Fertilizers and lime.....	17		28 Supplies.....	28	
18 Freight and trucking.....	18		29 Taxes.....	29	
19 Gasoline, fuel, and oil.....	19		30 Utilities.....	30	
20 Insurance (other than health).....	20		31 Veterinary, breeding, and medicine....	31	
21 Interest:			32 Other expenses (specify):		
a Mortgage (paid to banks, etc)....	21a		a BULL RENTAL.....	32a	400.
b Other.....	21b		b.....	32b	
22 Labor hired (less employment credits)...	22		c.....	32c	
			d.....	32d	
			e.....	32e	
			f.....	32f	
33 Total expenses. Add lines 10 through 32f. If line 32f is negative, see instructions.....	33				
34 Net farm profit or (loss). Subtract line 33 from line 9.....	34				

If a profit, stop here and see instructions for where to report. If a loss, complete lines 35 and 36.

35 Did you receive an applicable subsidy in 2014? (see instructions) ☐ Yes ☐ No**36** Check the box that describes your investment in this activity and see instructions for where to report your loss.a ☐ All investment is at risk.b ☐ Some investment is not at risk.

SCHEDULE F
(Form 1040)

Department of the Treasury
Internal Revenue Service (99)

Profit or Loss From Farming

▶ **Attach to Form 1040, Form 1040NR, Form 1041, Form 1065, or Form 1065-B.**
▶ Information about Schedule F and its separate instructions is at www.irs.gov/schedulef.

OMB No. 1545-0074

2015

Attachment
Sequence No. **14**

Name of proprietor

Social security number (SSN)

JAMES C. WEBER

A Principal crop or activity

B Enter code from Part IV

C Accounting method:

D Employer ID number (EIN), (see instr)

BEEF CATTLE

▶ 112111

☒ Cash ☐ Accrual

E Did you 'materially participate' in the operation of this business during 2015? If 'No,' see instructions for limit on passive losses ☒ Yes ☐ No

F Did you make any payments in 2015 that would require you to file Form(s) 1099 (see instructions)? ☐ Yes ☒ No

G If 'Yes,' did you or will you file required Forms 1099? ☐ Yes ☐ No

Part I Farm Income — Cash Method. Complete Parts I and II (Accrual method. Complete Parts II and III, and Part I, line 9.)

1 a Sales of livestock and other resale items (see instructions)	1a	
b Cost or other basis of livestock or other items reported on line 1a	1b	
c Subtract line 1b from line 1a	1c	
2 Sales of livestock, produce, grains, and other products you raised	2	3,825.
3 a Cooperative distributions (Form(s) 1099-PATR)	3a	
3 b Taxable amount	3b	
4 a Agricultural program payments (see instructions)	4a	
4 b Taxable amount	4b	
5 a Commodity Credit Corporation (CCC) loans reported under election	5a	
b CCC loans forfeited	5b	
5 c Taxable amount	5c	
6 Crop insurance proceeds and federal crop disaster payments (see instructions)		
a Amount received in 2015	6a	
b Taxable amount	6b	
c If election to defer to 2016 is attached, check here <input type="checkbox"/>	6d Amount deferred from 2014	
7 Custom hire (machine work) income	7	
8 Other income, including federal and state gasoline or fuel tax credit or refund (see instructions)	8	
9 Gross income. Add amounts in the right column (lines 1c, 2, 3b, 4b, 5a, 5c, 6b, 6d, 7, and 8). If you use the accrual method, enter the amount from Part III, line 50 (see instructions)	9	3,825.

Part II Farm Expenses — Cash and Accrual Method. Do not include personal or living expenses (see instructions).

10 Car and truck expenses (see instructions). Also attach Form 4562	10	1,725.	23 Pension and profit-sharing plans	23	
11 Chemicals	11		24 Rent or lease (see instructions):		
12 Conservation expenses (see instructions)	12		a Vehicles, machinery, equipment	24a	
13 Custom hire (machine work)	13		b Other (land, animals, etc)	24b	
14 Depreciation and section 179 expense (see instructions)	14	1,036.	25 Repairs and maintenance	25	
15 Employee benefit programs other than on line 23	15		26 Seeds and plants	26	
16 Feed	16	1,770.	27 Storage and warehousing	27	
17 Fertilizers and lime	17		28 Supplies	28	
18 Freight and trucking	18		29 Taxes	29	
19 Gasoline, fuel, and oil	19		30 Utilities	30	
20 Insurance (other than health)	20		31 Veterinary, breeding, and medicine	31	359.
21 Interest:			32 Other expenses (specify):		
a Mortgage (paid to banks, etc)	21a		a	32a	
b Other	21b		b	32b	
22 Labor hired (less employment credits)	22		c	32c	
			d	32d	
			e	32e	
			f	32f	
33 Total expenses. Add lines 10 through 32f. If line 32f is negative, see instructions	33				
34 Net farm profit or (loss). Subtract line 33 from line 9	34	-1,065.			

If a profit, stop here and see instructions for where to report. If a loss, complete lines 35 and 36.

35 Did you receive an applicable subsidy in 2015? (see instructions) ☐ Yes ☒ No

36 Check the box that describes your investment in this activity and see instructions for where to report your loss.

a ☒ All investment is at risk. b ☐ Some investment is not at risk.

**SCHEDULE F
(Form 1040)**Department of the Treasury
Internal Revenue Service (99)**Profit or Loss From Farming**

- **Attach to Form 1040, Form 1040NR, Form 1041, Form 1065, or Form 1065-B.**
► Information about Schedule F and its separate instructions is at **www.irs.gov/schedulef**.

OMB No. 1545-0074

2016Attachment
Sequence No. **14**

Name of proprietor

JAMES C. WEBER

Social security number (SSN)

A Principal crop or activity

BEEF CATTLE

B Enter code from Part IV

► 112111

C Accounting method:☒ Cash☐ Accrual**D** Employer ID number (EIN), (see instr)**E** Did you 'materially participate' in the operation of this business during 2016? If 'No,' see instructions for limit on passive losses. ☒ Yes ☐ No**F** Did you make any payments in 2016 that would require you to file Form(s) 1099 (see instructions)? ☐ Yes ☒ No**G** If 'Yes,' did you or will you file required Forms 1099? ☐ Yes ☐ No**Part I Farm Income — Cash Method.** Complete Parts I and II (Accrual method. Complete Parts II and III, and Part I, line 9.)

1 a Sales of livestock and other resale items (see instructions).....	1a		
b Cost or other basis of livestock or other items reported on line 1a.	1b		
c Subtract line 1b from line 1a		1c	
2 Sales of livestock, produce, grains, and other products you raised		2	3,002.
3 a Cooperative distributions (Form(s) 1099-PATR)	3a	3 b Taxable amount	3b
4 a Agricultural program payments (see instructions)	4a	4 b Taxable amount	4b
5 a Commodity Credit Corporation (CCC) loans reported under election		5a	
b CCC loans forfeited	5b	5 c Taxable amount	5c
6 Crop insurance proceeds and federal crop disaster payments (see instructions)			
a Amount received in 2016	6a	6 b Taxable amount	6b
c If election to defer to 2017 is attached, check here. ► <input type="checkbox"/>		6 d Amount deferred from 2015.	6d
7 Custom hire (machine work) income		7	
8 Other income, including federal and state gasoline or fuel tax credit or refund (see instructions)		8	
9 Gross income. Add amounts in the right column (lines 1c, 2, 3b, 4b, 5a, 5c, 6b, 6d, 7, and 8). If you use the accrual method, enter the amount from Part III, line 50 (see instructions)		9	3,002.

Part II Farm Expenses — Cash and Accrual Method. Do not include personal or living expenses (see instructions).

10 Car and truck expenses (see instructions). Also attach Form 4562.	10	108.	23 Pension and profit-sharing plans	23	
11 Chemicals	11		24 Rent or lease (see instructions):		
12 Conservation expenses (see instructions)	12		a Vehicles, machinery, equipment.	24a	
13 Custom hire (machine work)	13		b Other (land, animals, etc.)	24b	
14 Depreciation and section 179 expense (see instructions)	14	980.	25 Repairs and maintenance	25	
15 Employee benefit programs other than on line 23	15		26 Seeds and plants	26	
16 Feed	16	497.	27 Storage and warehousing	27	
17 Fertilizers and lime	17		28 Supplies	28	
18 Freight and trucking	18		29 Taxes	29	
19 Gasoline, fuel, and oil	19		30 Utilities	30	
20 Insurance (other than health)	20		31 Veterinary, breeding, and medicine	31	
21 Interest:			32 Other expenses (specify):		
a Mortgage (paid to banks, etc.)	21 a		a	32 a	
b Other	21 b		b	32 b	
22 Labor hired (less employment credits)	22		c	32 c	
			d	32 d	
			e	32 e	
			f	32 f	
33 Total expenses. Add lines 10 through 32f. If line 32f is negative, see instructions. ►	33				1,585.
34 Net farm profit or (loss). Subtract line 33 from line 9.	34				1,417.
35 Did you receive an applicable subsidy in 2016? (see instructions)				<input type="checkbox"/> Yes <input type="checkbox"/> No	
36 Check the box that describes your investment in this activity and see instructions for where to report your loss.					
a <input type="checkbox"/> All investment is at risk.			b <input type="checkbox"/> Some investment is not at risk.		

**SCHEDULE F
(Form 1040)**Department of the Treasury
Internal Revenue Service (99)**Profit or Loss From Farming**

- **Attach to Form 1040, Form 1040NR, Form 1041, Form 1065, or Form 1065-B.**
► **Go to www.irs.gov/ScheduleF for instructions and the latest information.**

OMB No. 1545-0074

2017Attachment
Sequence No. **14**

Name of proprietor

JAMES C. WEBER

Social security number (SSN)

A Principal crop or activity

BEEF CATTLE

B Enter code from Part IV

► 112111

C Accounting method:☒ Cash☐ Accrual**D** Employer ID number (EIN), (see instr)**E** Did you 'materially participate' in the operation of this business during 2017? If 'No,' see instructions for limit on passive losses. ☒ Yes ☐ No**F** Did you make any payments in 2017 that would require you to file Form(s) 1099 (see instructions)? ☐ Yes ☒ No**G** If 'Yes,' did you or will you file required Forms 1099? ☐ Yes ☐ No**Part I Farm Income — Cash Method.** Complete Parts I and II (Accrual method. Complete Parts II and III, and Part I, line 9.)

1 a Sales of livestock and other resale items (see instructions).....	1a	
b Cost or other basis of livestock or other items reported on line 1a.	1b	
c Subtract line 1b from line 1a		1c
2 Sales of livestock, produce, grains, and other products you raised		2 3,800.
3 a Cooperative distributions (Form(s) 1099-PATR)	3a	3 b Taxable amount 3b
4 a Agricultural program payments (see instructions)	4a	4 b Taxable amount 4b
5 a Commodity Credit Corporation (CCC) loans reported under election		5a
b CCC loans forfeited	5b	5 c Taxable amount 5c
6 Crop insurance proceeds and federal crop disaster payments (see instructions)		
a Amount received in 2017	6a	6 b Taxable amount 6b
c If election to defer to 2018 is attached, check here. <input type="checkbox"/>		6 d Amount deferred from 2016. ... 6d
7 Custom hire (machine work) income		7
8 Other income, including federal and state gasoline or fuel tax credit or refund (see instructions)		8
9 Gross income. Add amounts in the right column (lines 1c, 2, 3b, 4b, 5a, 5c, 6b, 6d, 7, and 8). If you use the accrual method, enter the amount from Part III, line 50. See instructions.		9 3,800.

Part II Farm Expenses — Cash and Accrual Method. Do not include personal or living expenses. See instructions.

10 Car and truck expenses (see instructions). Also attach Form 4562.	10		23 Pension and profit-sharing plans	23	
11 Chemicals	11		24 Rent or lease (see instructions):		
12 Conservation expenses (see instructions)	12		a Vehicles, machinery, equipment.	24a	
13 Custom hire (machine work)	13		b Other (land, animals, etc.)	24b	
14 Depreciation and section 179 expense (see instructions)	14	4,622.	25 Repairs and maintenance	25	
15 Employee benefit programs other than on line 23	15		26 Seeds and plants	26	
16 Feed	16		27 Storage and warehousing	27	
17 Fertilizers and lime	17		28 Supplies	28	333.
18 Freight and trucking	18		29 Taxes	29	
19 Gasoline, fuel, and oil	19		30 Utilities	30	
20 Insurance (other than health) ...	20		31 Veterinary, breeding, and medicine ...	31	
21 Interest:			32 Other expenses (specify):		
a Mortgage (paid to banks, etc.) ...	21 a		a	32 a	
b Other	21 b	805.	b	32 b	
22 Labor hired (less employment credits) ...	22		c	32 c	
			d	32 d	
			e	32 e	
			f	32 f	
33 Total expenses. Add lines 10 through 32f. If line 32f is negative, see instructions.				33	5,760.
34 Net farm profit or (loss). Subtract line 33 from line 9.				34	-1,960.
35 Did you receive an applicable subsidy in 2017? See instructions.					<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
36 Check the box that describes your investment in this activity and see instructions for where to report your loss.					
a <input checked="" type="checkbox"/> All investment is at risk.			b <input type="checkbox"/> Some investment is not at risk.		

**SCHEDULE F
(Form 1040)**Department of the Treasury
Internal Revenue Service (99)**Profit or Loss From Farming**

- **Attach to Form 1040, Form 1040NR, Form 1041, or Form 1065.**
► **Go to www.irs.gov/ScheduleF for instructions and the latest information.**

OMB No. 1545-0074

2018Attachment
Sequence No. **14**

Name of proprietor

JAMES C. WEBER

Social security number (SSN)

A Principal crop or activity

BEEF CATTLE

B Enter code from Part IV

► 112111

C Accounting method:☒ Cash☐ Accrual**D** Employer ID number (EIN), (see instr)**E** Did you 'materially participate' in the operation of this business during 2018? If 'No,' see instructions for limit on passive losses. ☒ Yes ☐ No**F** Did you make any payments in 2018 that would require you to file Form(s) 1099 (see instructions)? ☐ Yes ☒ No**G** If 'Yes,' did you or will you file required Forms 1099? ☐ Yes ☐ No**Part I Farm Income — Cash Method.** Complete Parts I and II (Accrual method. Complete Parts II and III, and Part I, line 9.)

1 a	Sales of livestock and other resale items (see instructions).....	1a		
b	Cost or other basis of livestock or other items reported on line 1a.	1b		
c	Subtract line 1b from line 1a	1c		
2	Sales of livestock, produce, grains, and other products you raised	2		4,873.
3 a	Cooperative distributions (Form(s) 1099-PATR)....	3a		
3 b	Taxable amount	3b		
4 a	Agricultural program payments (see instructions)....	4a		
4 b	Taxable amount	4b		
5 a	Commodity Credit Corporation (CCC) loans reported under election.....	5a		
b	CCC loans forfeited.....	5b		
5 c	Taxable amount	5c		
6	Crop insurance proceeds and federal crop disaster payments (see instructions)			
a	Amount received in 2018.....	6a		
6 b	Taxable amount	6b		
c	If election to defer to 2019 is attached, check here.... <input type="checkbox"/>	6d		
6 d	Amount deferred from 2017....	6d		
7	Custom hire (machine work) income.....	7		
8	Other income, including federal and state gasoline or fuel tax credit or refund (see instructions).....	8		
9	Gross income. Add amounts in the right column (lines 1c, 2, 3b, 4b, 5a, 5c, 6b, 6d, 7, and 8). If you use the accrual method, enter the amount from Part III, line 50. See instructions.....	9		4,873.

Part II Farm Expenses — Cash and Accrual Method. Do not include personal or living expenses. See instructions.

10	Car and truck expenses (see instructions). Also attach Form 4562.....	10		136.	23	Pension and profit-sharing plans.....	23	
11	Chemicals.....	11			24	Rent or lease (see instructions):		
12	Conservation expenses (see instructions).....	12			a	Vehicles, machinery, equipment.....	24a	
13	Custom hire (machine work).....	13			b	Other (land, animals, etc.).....	24b	
14	Depreciation and section 179 expense (see instructions).....	14		5,555.	25	Repairs and maintenance.....	25	
15	Employee benefit programs other than on line 23.....	15			26	Seeds and plants.....	26	
16	Feed.....	16		860.	27	Storage and warehousing.....	27	
17	Fertilizers and lime.....	17			28	Supplies.....	28	
18	Freight and trucking.....	18			29	Taxes.....	29	
19	Gasoline, fuel, and oil.....	19			30	Utilities.....	30	
20	Insurance (other than health)....	20			31	Veterinary, breeding, and medicine....	31	
21	Interest (see instructions)				32	Other expenses (specify):		
a	Mortgage (paid to banks, etc.)....	21a			a		32a	
b	Other.....	21b			b		32b	
22	Labor hired (less employment credits)...	22			c		32c	
					d		32d	
					e		32e	
					f		32f	
33	Total expenses. Add lines 10 through 32f. If line 32f is negative, see instructions.....	33						6,551.
34	Net farm profit or (loss). Subtract line 33 from line 9.....	34						-1,678.
35	Reserved for future use							
36	Check the box that describes your investment in this activity and see instructions for where to report your loss.							
a	<input checked="" type="checkbox"/> All investment is at risk.	b	<input type="checkbox"/> Some investment is not at risk.					

SCHEDULE F
(Form 1040 or 1040-SR)Department of the Treasury
Internal Revenue Service (99)

Name of proprietor

Profit or Loss From Farming

- Attach to Form 1040, Form 1040-SR, Form 1040-NR, Form 1041, or Form 1065.
► Go to www.irs.gov/ScheduleF for instructions and the latest information.

OMB No. 1545-0074

2019Attachment
Sequence No. **14**

JAMES C. WEBER

Social security number (SSN)

A Principal crop or activity

BEEF CATTLE

B Enter code from Part IV

► 112111

C Accounting method:☒ Cash☐ Accrual**D** Employer ID number (EIN) (see instr.)**E** Did you 'materially participate' in the operation of this business during 2019? If 'No,' see instructions for limit on passive losses. ☒ Yes ☐ No**F** Did you make any payments in 2019 that would require you to file Form(s) 1099? See instructions. ☐ Yes ☒ No**G** If 'Yes,' did you or will you file required Form(s) 1099? ☐ Yes ☐ No**Part I Farm Income — Cash Method.** Complete Parts I and II. (Accrual method. Complete Parts II and III, and Part I, line 9.)

1a Sales of livestock and other resale items (see instructions).....	1a		
b Cost or other basis of livestock or other items reported on line 1a.	1b		
c Subtract line 1b from line 1a		1c	
2 Sales of livestock, produce, grains, and other products you raised		2	4,710.
3a Cooperative distributions (Form(s) 1099-PATR)....	3a	3b Taxable amount	3b
4a Agricultural program payments (see instructions)....	4a	4b Taxable amount	4b
5a Commodity Credit Corporation (CCC) loans reported under election.....		5a	
b CCC loans forfeited.....	5b	5c Taxable amount	5c
6 Crop insurance proceeds and federal crop disaster payments (see instructions):			
a Amount received in 2019.....	6a	6b Taxable amount	6b
c If election to defer to 2020 is attached, check here.... ► <input type="checkbox"/>		6d Amount deferred from 2018. ...	6d
7 Custom hire (machine work) income		7	
8 Other income, including federal and state gasoline or fuel tax credit or refund (see instructions).....		8	
9 Gross income. Add amounts in the right column (lines 1c, 2, 3b, 4b, 5a, 5c, 6b, 6d, 7, and 8). If you use the accrual method, enter the amount from Part III, line 50. See instructions.		9	4,710.

Part II Farm Expenses — Cash and Accrual Method. Do not include personal or living expenses. See instructions.

10 Car and truck expenses (see instructions). Also attach Form 4562.	10	501.	23 Pension and profit-sharing plans	23	
11 Chemicals.....	11		24 Rent or lease (see instructions):		
12 Conservation expenses (see instructions).....	12		a Vehicles, machinery, equipment.....	24a	
13 Custom hire (machine work).....	13		b Other (land, animals, etc.).....	24b	
14 Depreciation and section 179 expense (see instructions).....	14	4,575.	25 Repairs and maintenance.....	25	355.
15 Employee benefit programs other than on line 23.....	15		26 Seeds and plants.....	26	
16 Feed.....	16	405.	27 Storage and warehousing.....	27	
17 Fertilizers and lime	17		28 Supplies.....	28	
18 Freight and trucking	18		29 Taxes	29	
19 Gasoline, fuel, and oil.....	19		30 Utilities.....	30	
20 Insurance (other than health)....	20		31 Veterinary, breeding, and medicine....	31	
21 Interest (see instructions):			32 Other expenses (specify):		
a Mortgage (paid to banks, etc.)....	21a		a	32a	
b Other	21b		b	32b	
22 Labor hired (less employment credits)...	22		c	32c	
			d	32d	
			e	32e	
			f	32f	
33 Total expenses. Add lines 10 through 32f. If line 32f is negative, see instructions.				33	5,836.
34 Net farm profit or (loss). Subtract line 33 from line 9.....				34	-1,126.

If a profit, stop here and see instructions for where to report. If a loss, complete lines 35 and 36.

35 Reserved for future use.**36** Check the box that describes your investment in this activity and see instructions for where to report your loss:**a** ☒ All investment is at risk.**b** ☐ Some investment is not at risk.



**ISLAND COUNTY
PLANNING & COMMUNITY DEVELOPMENT**

PHONE: 360.679.7339 ■ Camano: 360.629.4522, Ext. 7339 ■ S. Whidbey 360.321.5111, Ext. 7339 FAX: 360.679.7306 ■ 1 NE 6th Street, P. O. Box 5000, Coupeville, WA 98239-5000
Internet Home Page: <http://www.islandcountywa.gov/planning>

August 9, 2021

Kathy Weber
221 Baker View Ln.
Camano Island, WA 98282

Re: File No. 307/07 ZAA; Assessor's Parcel No.s R33219-328-3520 and R33219-330-3170

Ms. Weber,

Island County Planning received the application on July 12, 2007, for a request for zoning amendment from Rural Agriculture (RA) to Rural (R), which was deemed complete on July 27, 2007. During the review process, it has been determined that more information is required.

Continuance of review and processing of 307/07 ZAA requires the following to be addressed prior to continuing review of your application:

- A notarized Applicant Authorization Form from the owners of parcel no. R33219-328-3520 authorizing Kathy Weber as agent for this application must be received by this office.

Please direct any questions regarding this memo to myself, Grant Johnson at 360.679.7365 or email: g.johnson@islandcountywa.gov

Please provide one hard copy and an electronic copy of the additional information to this office for review. Island County staff is reviewing this application as a Type III Decision and this letter serves as our request for additional or corrected information, as provided in Section 16.19.090 ICC. As of the date of this letter, the review period stops. It will start again when either you submit the corrected information and the reviewing agencies determine that their requests have been satisfied or 14 days after you provide the information, whichever is sooner.

Please work actively to meet all requirements and submit all the information we requested by 30 days of this review letter. We set this timeline to ensure each applicant will continue to work actively to complete his/her application. If you are not able to meet the requirements by September 6, 2021, please contact me in writing to request an extension.

Respectfully,

Grant Johnson
Associate Planner
Island County Planning & Community Development

Attached: Applicant Authorization Form



APPLICANT AUTHORIZATION FORM

If you are authorizing an agent or contractor to apply for permit(s) on your behalf, you must complete this form providing authorization for a designated agent to apply for permit(s) on your behalf. This form is required for the protection of the landowner. A permit/application authorizing an agent to act on the landowner's behalf that is not accompanied by a signed and notarized Applicant Authorization Form will not be accepted. All original signatures must be in blue ink.

I/We, _____ the owner(s) of the subject property, understand that by completing this form I/We hereby authorize _____ to act as my/our agent. I/We understand that said agent will be authorized to submit applications/permits on my/our behalf. I also understand that once a permit/application has been submitted that all future correspondence may be directed to said agent.

ALL PROPERTY OWNERS OF RECORD MUST SIGN THIS FORM

1) _____
Property Owner Name(s) (print)

Signature(s)

2) _____
Property Owner Name(s) (print)

Signature(s)

3) _____
Property Owner Name(s) (print)

Signature(s)

Date

State of Washington _____)
County of _____)

I certify that I know or have satisfactory evidence that

_____ signed this instrument and acknowledged it to be (his/her) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated _____

Signature of
Notary Public _____

Printed Name _____

Residing at _____

My appointment expires _____

Stamp



**ISLAND COUNTY
PLANNING & COMMUNITY DEVELOPMENT**

PHONE: 360.679.7339 ■ Camano: 360.629.4522, Ext.7339 ■ S. Whidbey 360.321.5111, Ext. 7339 FAX: 360.679.7306 ■ 1 NE 6th Street, P. O. Box 5000, Coupeville, WA 98239-5000
Internet Home Page: <http://www.islandcountywa.gov/planning>

February 24, 2022

Kathy Weber
221 Baker View Ln.
Camano Island, WA 98282

Re: File No. 307/07 ZAA; Assessor's Parcel Nos. R33219-328-3520 and R33219-330-3170

Ms. Weber,

Island County Planning received the application on July 12, 2007, for a request for zoning amendment from Rural Agriculture (RA) to Rural (R), which was deemed complete on July 27, 2007. During the review process, it has been determined that more information is required.

Continuance of review and processing of 307/07 ZAA requires the following to be addressed prior to continuing review of your application:

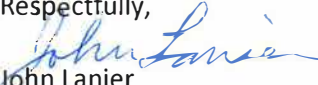
- **A notarized Applicant Authorization Form from the owners of parcel no. R33219-328-3520 authorizing Kathy Weber as agent for this application must be received by this office.**

Please direct any questions regarding this memo to myself, John Lanier at 360.678.7811 or email: j.lanier@islandcountywa.gov

Please provide one hard copy of the additional information to this office for review. Island County staff is reviewing this application as a Type III Decision and this letter serves as our request for additional or corrected information, as provided in Section 16.19.090 ICC. As of the date of this letter, the review period stops. It will start again when either you submit the corrected information and the reviewing agencies determine that their requests have been satisfied or 14 days after you provide the information, whichever is sooner.

Please work actively to meet all requirements and submit all the information we requested by 30 days of this review letter. We set this timeline to ensure each applicant will continue to work actively to complete his/her application. If you are not able to meet the requirements by April 1, 2022, please contact me in writing to request an extension.

Respectfully,


John Lanier

Senior Planner

Island County Planning & Community Development

Attached: *Applicant Authorization Form*



APPLICANT AUTHORIZATION FORM

If you are authorizing an agent or contractor to apply for permit(s) on your behalf, you must complete this form providing authorization for a designated agent to apply for permit(s) on your behalf. This form is required for the protection of the landowner. A permit/application authorizing an agent to act on the landowner's behalf that is not accompanied by a signed and notarized Applicant Authorization Form will not be accepted. All original signatures must be in blue ink.

I/We, _____ the owner(s) of the subject property, understand that by completing this form I/We hereby authorize _____ to act as my/our agent. I/We understand that said agent will be authorized to submit applications/permits on my/our behalf. I also understand that once a permit/application has been submitted that all future correspondence may be directed to said agent.

ALL PROPERTY OWNERS OF RECORD MUST SIGN THIS FORM

1) _____
Property Owner Name(s) (print)

Signature(s)

2) _____
Property Owner Name(s) (print)

Signature(s)

3) _____
Property Owner Name(s) (print)

Signature(s)

Date

State of Washington)
County of _____)

I certify that I know or have satisfactory evidence that

signed this instrument and acknowledged it to be (his/her)
free and voluntary act for the uses and purposes mentioned
in this instrument.

Dated _____

Signature of _____

Notary Public _____

Printed Name _____

Residing at _____

My appointment expires _____

Stamp



ISLAND COUNTY PLANNING & COMMUNITY DEVELOPMENT

PHONE: (360) 679-7339 ■ from Camano (360) 629-4522, Ext. 7339 ■ from S. Whidbey (360) 321-5111, Ext. 7339 FAX: (360) 679-7306 ■ 1 NE 6th Street, P. O. Box 5000, Coupeville, WA 98239-5000
Internet Home Page: <http://www.islandcountywa.gov/planning/>

October 31, 2022

Kathy Weber
221 Baker View Ln
Camano Island WA 98282

Re: 307/07 ZAA
Parcel: R33219-328-3520 and R33219-330-3170

Dear Ms. Weber,

On December 14, 2020, a review letter from Jonathan Lange, Assistant Director, was sent requesting additional information regarding outstanding issues in Application 307/07 ZAA that must be addressed prior to Planning issuing a Recommendation of Approval to the Hearing Examiner. On August 31, 2007, and October 31, 2007, two previous letters from Andrew Hicks, Assistant Planner were sent requesting additional information. Copies of the review letters are attached. To date, there has been no submittal of the following requested materials.

Please include the following information for 2006-2022:

- Evidence showing that the soils of the two subject parcels are limited to Class III and Class IV soils as defined by the USDA Natural Resources Conservation Service. Additionally, explain how these soils restrict the applicant from making reasonable agricultural use of both of the parcels. [*Note: all soils on site are considered either prime agricultural soils or capable of being prime agricultural soils with proper drainage or irrigation*].
- Detailed information about the effort in 2006 to produce hay on both of the subject parcels. The details that should be included in this information are: acreage of both parcels devoted to hay production, date of planting, date (approximate) of each harvest, harvest yield (quantify in some manner), irrigation methods (if any), fertilizer used (if any), etc. [*Please also include the same detailed information about the agricultural efforts from 2007-2022*].
- Identification of what other agricultural uses have been explored, and an explanation of why they are not capable of being implemented on either of the subject parcels.

This letter is being sent as notice that this Department intends to issue a Recommendation on the submitted application after 45 days from the date of this mailing. If no formal response is received that adequately addresses the issues outlined in the attached review letter request, this Department will issue a Recommendation to the Hearing Examiner which is likely to be a denial.

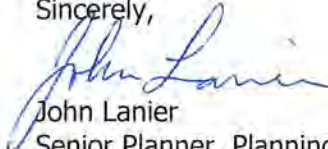
The Hearing Examiner will provide a recommendation to the Board of Island County Commissioners for this Zoning Amendment Application, and the Board holds the final decision authority.

Please address the issues outlined in the attached review letter within 45 days of the date of this mailing. If you wish to withdraw this application, you may do so by notifying this department of such in writing. Please note that any new applications will be considered in accordance with the present regulations in Island County Code and will require an entirely new review.

Island County Planning will be contacting the Hearing Examiner's Office on December 15, 2022, to set up the Hearing for this Zoning Amendment Application.

If you have any questions, please let me know. I can be reached at (360) 678-7811 or email at j.lanier@islandcountywa.gov.

Sincerely,

A handwritten signature in blue ink, appearing to read "John Lanier", is written over the typed name.

John Lanier
Senior Planner, Planning & Community Development

Attached:

Comments from Andrew Hicks, Assistant Planner, dated August 31, 2007, and October 31, 2007;
Request for Additional Information from Jonathan Lange, Assistant Director, dated December 14, 2020
cc: File 307/07 ZAA



ISLAND COUNTY PLANNING & COMMUNITY DEVELOPMENT

Phillip Bakke, AICP
Director

PHONE: (360) 679-7339 ■ from Camano (360) 629-4522 ■ from S. Whidbey (360) 321-5111
FAX: (360) 679-7306 ■ P. O. Box 5000, Coupeville, WA 98239-5000
121N East Camano Drive, Camano Island, WA 98292 ■ Phone (360) 387-7913 ■ FAX (360) 387-6161
Internet Home Page: <http://www.islandcounty.net/planning/>

August 31, 2007

Larry Kwarsick
Sound Planning Services
P.O. Box 581
Langley, WA 98260

Re: Review Comments – Rezone parcel from Rural Agriculture to Rural designation - File ZAA 307/07, Assessor Parcel No. R33219-328-3520, R33219-330-3170

Dear Mr. Kwarsick:

This letter is in regard to Zoning Amendment Application ZAA 307/07, dated July 12, 2007, to change the zoning designation of the parcel referenced above from Rural Agriculture (RA) to Rural (R). Planning and Community Development staff has reviewed the application and has determined that the information provided is insufficient to warrant approval of the requested zoning reclassification. Three public comments were received for this application and they are attached for your review.

The application references two main reasons that the parcel should be changed from its Rural Agriculture zoning designation: 1) The parcel contains soils that are not ideal for agriculture (i.e. soils that are not considered Prime Agricultural Soils). 2) The owner has made a good faith effort of pursuing a reasonable agricultural activity and it did not return a reasonable profit.

The application indicates that the two predominant soil types on the two parcels are Class III and Class IV soils. No evidence was provided to substantiate the claim that the predominant soils on the two parcels are limited to Class III and Class IV soils. In the description provided for Class III soils (Agriculture Handbook No. 210) it states: *They may be used for cultivated crops, pasture, woodland, range, or wildlife food and cover.* Additionally, in the description of Class IV soils it is stated: *Soils in class IV may be used for crops, pasture, woodland, range, or wildlife food and cover.* While there may exist some limitations on the types of crops that can be used, the descriptions of these two soil types specifically list that they can be used for agricultural purposes. In the State Environmental Policy Act (SEPA) checklist the types of soils listed for the parcels are: 1) Bow loam, 0 – 5 percent slopes. 2) Bow loam, 5-15 percent slopes and 3) Alderwood gravelly sandy loam, 5 – 15 percent slopes. These soil types were verified by looking at the United States Department of Agriculture (USDA) Soil Survey for Island County, Washington. Bow loam, 0 – 5 percent slopes, has been identified as a Prime Agricultural Soil. Given this analysis, there is not enough information to conclude that the soils would prevent the applicant from making reasonable agricultural use of the parcel.

The Comprehensive Plan states that for Rural Agriculture zoned parcels, a reclassification to Rural zoning should be allowed when the owner demonstrates reasonable agricultural use can no longer be made of the property. In the application it is stated that:

“A good faith commercial agricultural use of property could be defined as the pursuit of an agricultural activity for a reasonable profit, or at least upon a reasonable expectation of meeting investment costs and realizing a reasonable profit. The profit or reasonable expectation must be viewed from the standpoint of the owner and measured in light of their investment.”

The application describes how the applicant reported a gross income from hay production of \$1,000 in 2006. However, it must be shown that the failure to make reasonable agricultural use of the property cannot be due to the action or inaction of the property owner. Therefore, it is necessary to show the methods used for harvesting the hay. In order to approve a zoning amendment this department needs to verify that the failure to make reasonable agricultural use of the property is not due to abnormal or poor agricultural practices. It is this department's impression that it is not sufficient to give one example of a failed agricultural endeavor in order to justify a rezone out of the Rural Agriculture zoning designation. Staff's interpretation of the requirement of demonstrating that reasonable agricultural use can no longer be made of the property means that the applicant must provide evidence that shows how conditions of the parcel would preclude reasonable agricultural uses. What conditions of these two parcels separate them from other Rural Agriculture zoned parcels?

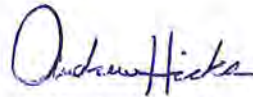
Prior to making a recommendation for the requested rezone, the Planning and Community Development Department requests the following information:

1. Evidence showing that the soils of the two subject parcels are limited to Class III and Class IV soils as defined by the USDA Natural Resource Conservation Service. Additionally, explain how these soils restrict the applicant from making reasonable agricultural use of both of the subject parcels.
2. Detailed information about the effort in 2006 to produce hay on both of the subject parcels. The details that should be included in this information are: acreage of both parcels devoted to hay production, date of planting, date (approximate) of each harvest, harvest yield (quantify in some manner), irrigation methods (if any), fertilizer used (if any), etc.
3. Please identify what other agricultural uses have been explored and explain why they are not capable of being implemented on either of the subject parcels.

Please submit all requested information to the Planning and Community Development Department. Copies are not necessary since no other agencies are reviewing this application. If it is the applicant's wish for this department to make a recommendation without submitting the requested information, please notify me. I have included ordinance C-105-99 for your review, as some of the Island County Code/Comprehensive Plan excerpts that you submitted have changed. I did my best to highlight pertinent sections.

If you have any questions or wish to set an appointment, please feel free to contact me at (360) 678-7821 or by e-mail me at AndrewH@co.island.wa.us

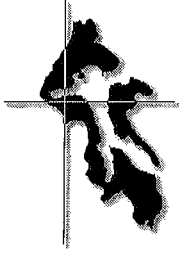
Sincerely,

A handwritten signature in blue ink that reads "Andrew Hicks". The signature is written in a cursive style with a large initial "A".

Andrew Hicks
Assistant Land Use Planner

Enc: Ordinance C-105-99

Cc: File ZAA 307/07



ISLAND COUNTY PLANNING & COMMUNITY DEVELOPMENT

Phillip Bakke, AICP
Director

PHONE: (360) 679-7339 ■ from Camano (360) 629-4522 ■ from S. Whidbey (360) 321-5111
FAX: (360) 679-7306 ■ P. O. Box 5000, Coupeville, WA 98239-5000
121N East Camano Drive, Camano Island, WA 98292 ■ Phone (360) 387-7913 ■ FAX (360) 387-6161
Internet Home Page: <http://www.islandcounty.net/planning/>

October 31, 2007

Larry Kwarsick
Sound Planning Services
P.O. Box 581
Langley, WA 98260

Re: Review Comments – Rezone parcel from Rural Agriculture to Rural designation - File ZAA 307/07, Assessor Parcel No. R33219-328-3520, R33219-330-3170

Dear Mr. Kwarsick:

This letter is in regard to Zoning Amendment Application ZAA 307/07, dated July 12, 2007, to change the zoning designation of the parcel referenced above from Rural Agriculture (RA) to Rural (R). Planning and Community Development staff has reviewed the application and has determined that the information provided is insufficient to warrant approval of the requested zoning reclassification.

The application references two main reasons that the parcel should be changed from its Rural Agriculture zoning designation: 1) The parcel contains soils that are not ideal for agriculture (i.e. soils that are not considered Prime Agricultural Soils). 2) The owner has made a good faith effort of pursuing a reasonable agricultural activity and it did not return a reasonable profit.

This department sent a request for additional information on August 31, 2007. This request for additional information asked for the following items:

1. Evidence showing that the soils of the two subject parcels are limited to Class III and Class IV soils as defined by the USDA Natural Resource Conservation Service. Additionally, explain how these soils restrict the applicant from making reasonable agricultural use of both of the subject parcels.
2. Detailed information about the effort in 2006 to produce hay on both of the subject parcels. The details that should be included in this information are: acreage of both parcels devoted to hay production, date of planting, date (approximate) of each harvest, harvest yield (quantify in some manner), irrigation methods (if any), fertilizer used (if any), etc.
3. Please identify what other agricultural uses have been explored and explain why they are not capable of being implemented on either of the subject parcels.

The information that was submitted in response to this request appears to address only the first item on the list, which relates to the soil of the parcel. The information provided details that Bow loam (Bc) with 5 to 15% slopes is a Class III soil and Alderwood gravelly sandy loam (Ae) with 5 to 15% slopes is a Class IV soil. Your letter states;

“The application at Exhibit F depicts the soil survey map with the parcels boundaries and soils types shown. Approximately 50% of the property (the north ½) is Bow loam and approximately 50% of the property (the south ½) is Alderwood gravelly sandy loam.”

Originally, the soil survey (Exhibit F) was looked over because the soil boundary lines are barely discernable. However, after further examination, it appears the Bellingham silt loam (Ba) with 0 to 3% slopes covers a significant portion of the middle of these two parcels. Data gathered from the United States Department of Agriculture and the Natural Resource Conservation Service (<http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx>) indicates that as much as 21% of the two parcels are covered by Bellingham silt loam (Ba) with 0 to 3% slopes. Bellingham silt loam (Ba) with 0 – 3% slopes and Bow loam (Bb) with 0 – 5% slopes are identified as Prime Farmland in Island County.

The submitted information and application materials also describe that there are certain limitations on Type III and Type IV soils. This department has investigated these soil types and agrees with the applicant's claim that there are limitations on these soils. However, it has not been demonstrated that those limitations make it impossible to make reasonable economic use of the parcels as they are currently zoned in Rural Agriculture. The Soil Survey describes measures that can be implemented to overcome some of the limitations on soil. **Please provide evidence that agriculture is not economically viable on the two subject parcels.** When considering the ability to make reasonable economic use of the parcels, the parcels should be viewed as a whole. Each soil type is one variable that makes up the whole equation. Ultimately, you need to show the conditions of these two parcels that separate them from other Rural Agriculture zoned parcels? While soils are relevant to the equation, keep in mind that the designation criteria for the Rural Agriculture zone does not include soils as a criteria. So, while soils may play a role in the economic equation it has very little to do with anything else.

It has been stated that an agricultural endeavor was undertaken to harvest hay on the subject parcel and the result was considered by the applicant to be not economically reasonable. However, it has not been demonstrated that if other crops were grown or other agricultural activities practiced, they would not be economically reasonable. **Therefore, please also submit the items listed under #2 and #3 above and in the previous review letter, dated August 31, 2007. It may also be beneficial to show that you are no longer eligible for the agricultural tax program as a way of showing that agriculture is not economically reasonable. Please provide evidence that you are no longer eligible for the agricultural tax program.**

Reasonable Economic Use does not mean that it only needs to be shown that the applicant cannot make a living on the agricultural activity. If that were the standard, then none of the Rural Agriculture land in the County would qualify as agricultural land. Reasonable Economic Use means that there is no economic value for that property to be used for agriculture. For example, every agricultural activity that the applicant has tried on the property has been a money losing proposition. The applicant has not met the standard if he/she hayed the property for one year and was not able to make money. You must describe why other agricultural activities are also not

profitable. Also, we have seen some landowners profit on a piece of land where a prior landowner was unable to do so. In those instances the prior landowner's business plan was not reasonable while a new landowner's business plan was reasonable and resulted in profit. The point here is that the rezone can't be approved as a result of the actions or inactions of the landowner.

All requested information should be submitted to the Planning and Community Development Department. Copies are not necessary since no other agencies are reviewing this application. If it is the applicant's wish for this department to make a recommendation without submitting the requested information, please notify me.

If you have any questions or wish to set an appointment, please feel free to contact me at (360) 678-7821 or by e-mail me at AndrewH@co.island.wa.us

Sincerely,

A handwritten signature in blue ink that reads "Andrew Hicks". The signature is written in a cursive, flowing style.

Andrew Hicks
Assistant Land Use Planner

Cc: File ZAA 307/07



ISLAND COUNTY PLANNING & COMMUNITY DEVELOPMENT

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Internet Home Page: <http://www.islandcountywa.gov/planning>

December 14, 2020

Larry Kwarsick
Sound Planning Services
PO Box 581
Langley, WA 98260
sps@whidbey.net

Re: File No. 307/07 ZAA; Assessor's Parcel No.s R33219-328-3520 and R33219-330-3170

Mr. Kwarsick,

Thank you for the inquiry into the subject Zoning Amendment Application from 2007. There is no record of this file being closed or denied. Island County Planning received the application on July 12, 2007, for a request for zoning amendment from Rural Agriculture (RA) to Rural (R), which was deemed complete on July 27, 2007. During the review process, the following has been requested:

Request for Additional Information/Review Comments: See the attached memos dated August 31, 2007 and October 31, 2007, from Andrew Hicks, Assistant Land Use Planner.

Continuance of review and processing of 307/07 ZAA requires the following to be addressed prior to continuing review of your application:

- Address above mentioned letters;
- Provide documentation and information on use or non-use of the agricultural land over the past years; and,
- Provide letter or communication from/with the Assessor's Office outlining the properties compliance with the Agricultural Current Use Tax program.

Please direct any questions regarding this memo to myself, Jonathan Lange at 360.678.7821 or email: j.lange@islandcountywa.gov

Please provide one hard copy and an electronic copy of the additional information to this office for review. Island County staff is reviewing this application as a Type III Decision and this letter serves as our request for additional or corrected information, as provided in Section 16.19.090 ICC. As of the date of this letter, the review period stops. It will start again when either you submit the corrected information and the reviewing agencies determine that their requests have been satisfied or 14 days after you provide the information, whichever is sooner.

Please work actively to meet all requirements and submit all the information we requested by 30 days of this review letter. We set this timeline to ensure each applicant will continue to work actively to complete his/her application. If you are not able to meet the requirements by January 13, 2021, please contact me in writing to request an extension.

Please call me at 360.678.7821 if you have any further questions or email me at:
j.lange@islandcountywa.gov.

Respectfully,

Jonathan Lange, AICP, CFM
Planning Manager
Island County Planning & Community Development

Attached: Comments from Andrew Hick, Assistant Planner, dated Aug. 31 and Oct. 31, 2007