

1 **TABLE OF EXHIBITS:**

2

Log Items	Document	Date
17	Staff Report to Hearing Examiner	12/10/2002
1-16	Copy of file submitted with the Staff Report	Misc.
18	Affidavit of Publication	12/6/2002

3
4
5

6 **FINDINGS OF FACT**

7 1. The request is to transfer and designate 10.08 acres of a 10.08-
8 acre parcel for current use tax assessment as timber open space under
9 the provisions of RCW 84.34.

10 2. Legal Description: Tax Parcel Number 502-071-003 within the
11 Northeast 1/4 of Section 7, Township 25 North, Range 2 West WM.,
12 Jefferson County, Washington.

13 3. Per the Unified Development Code, as amended, the subject site is
14 zoned as Rural Residential, One Dwelling Unit Per 5 Acres (RR 1-5).

15 4. The Jefferson County Comprehensive Plan Land Use Map adopted
16 August 28, 1998, designates the subject property, including the
17 adjoining properties as Rural Residential, One Dwelling Unit Per 5
18 acres (RR 1:5).

19 5. The total property area consists of approximately 10.08 acres.
20 The requested open space designation is 10.08 acres. There are no
21 improvements constructed on the property. The property is somewhat
22 "Triangular" in shape. Most of the site is characterized by gentle
23 slope. A considerable portion of the property is moderately forested
24 with Douglas fir, Western Red Cedar, Big Leaf Maple, and Red Alder.

25 6. The major tree species on the property consists of Douglas fir
26 interspersed with western red cedar, maple and alder. Portions of the
27 property contain undergrowth consisting of salal, evergreen and
28 deciduous huckleberry, sword fern, deer fern, blackberry, Oregon grape
29 including typical native under story plants.