

**JEFFERSON COUNTY
BOARD OF COUNTY COMMISSIONERS**

AGENDA REQUEST

TO: Board of County Commissioners (BoCC)

FROM: Josh D. Peters, AICP, Director, Department of Community Development (DCD)
Greg Ballard, Code Administrator DCD
David Wayne Johnson, Associate Lead Planner DCD

DATE: December 9, 2024

SUBJECT: Continuation of Public Hearing - Open Space Tax Program 2024 Current Use
Application CUA2024-00001 Zuker & Allday

STATEMENT OF ISSUE:

On November 18, 2024 the BoCC held a duly noticed public hearing on Jefferson County's Current Use Open Space Tax Program Applications for 2024. After hearing a staff report, taking staff, applicant and public testimony, the Board decided to close public testimony and extend the public hearing to a future date in order to allow the applicants for CUA2024-00001 Zuker to provide additional information relevant to the Public Benefits Rating, which was not reviewed by staff, and therefore was not reflective of all the points the applicant was entitled to. Staff is requesting the BoCC continue that public hearing on Monday December 9, 2024 at 9:30 am during their regular weekly Board meeting, and, hear a presentation of the revised staff report, take testimony if necessary, and take action to either approve or deny pending application CUA2024-00001 Zuker.

ANALYSIS:

Staff has prepared a revised staff report based upon the attached report from the State Department of Fish & Wildlife, submitted by the applicant subsequent to the public hearing on November 18, 2024. The revised staff report will be presented after the opening of the hearing, at the direction of the Board.

FISCAL IMPACT:

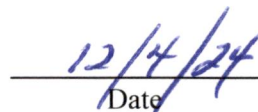
There are no requirements for funding this request, and no fiscal impacts as the fee for the public hearing has been paid by the applicants.

RECOMMENDATION:

Staff requests the Board hold a continuation of the public hearing on pending Open Space Tax Program Current Use Application CUA2024-00001 for 2024 during the regular Monday morning Board meeting of December 9, 2024 at 9:30 am.

REVIEWED BY:


Mark McCauley, County Administrator


Date



JEFFERSON COUNTY

DEPARTMENT OF COMMUNITY DEVELOPMENT

621 Sheridan Street | Port Townsend, WA 98368 | Web: www.co.jefferson.wa.us/communitydevelopment
Tel: 360.379.4450 | Fax: 360.379.4451 | Email: dcd@co.jefferson.wa.us

Building Permits & Inspections | Development Consistency Review | Long Range Planning | Watershed Stewardship Resource Center

**COMMUNITY DEVELOPMENT
REVISED STAFF REPORT
TO
THE BOARD OF COUNTY COMMISSIONERS**

Re:	Current Use Tax Assessment (CUA)	)	FINDINGS, CONCLUSIONS
	Open Space/Open Space Applications	)	AND PROPOSED
	For 2024	)	RECOMMENDATIONS
		)	
Case No.s:	CUA2022-00002 Hood Canal Salmon	)	
	Enhancement Group (HCSEG)	)	
	CUA2024-00001 Zuker	)	
	CUA2024-00002 Thorndyke LLC	)	
		)	
		)	
Project Planner:	David Wayne Johnson	)	

BACKGROUND INFORMATION

The Open Space Taxation Act, enacted in 1970, allows property owners to have their open space, agricultural, and timber lands valued at their current use rather than at their highest and best use. The Act provides a property tax reduction as an incentive to preserve certain types of lands in their current use, when such preservation will provide a public and/or environmental benefit.

Chapter 84.34 RCW empowers the Jefferson County Board of Commissioners to adopt an open space program and public benefit rating system to evaluate lands proposed for open space current use assessment. Resolution No. 82-91 was passed by the Board August 12, 1991, and has served to guide citizens and the County in processing applications for participation in the Open Space Tax Program. Resolution No. 75-95 was adopted into the program in 1995 to address Tidelands, Shorelands and Buffers.

Applications for “Current Use Assessment” (CUA) are made through the Department of Community Development (DCD), but is not a Land Use application under Jefferson County Code. DCD evaluates the property per the public benefit ratings system (PBRs), while the Assessor determines the potential property tax reduction based on ratings points. Together, DCD and the Assessor make a recommendation for approval, or inclusion in the program and how much of a benefit or tax reduction the property owner should receive. The Board of County Commissioners (BoCC) then considers the recommendation and signs an Open Space Tax Agreement with the property owner upon approval of the application.

Of the 3 categories of the Open Space Taxation Act, Community Development administers the open space category while the Assessor administers the farm category. The timber category has been managed by Community Development for parcels under 20 acres, but due to statutory changes, timberlands can now be administered by the Assessor under 84.33 RCW Forestlands for all acreage sizes. Many counties have transferred their legacy 84.34 timber accounts to 84.33, which we may also do in the future.

APPLICATIONS

As noted in the heading of this report, there are three (3) applications that need to be reviewed and evaluated by staff, with a recommendation to the Board for either approval or denial for each, and how much tax benefit would be granted. The following table provides basic information on each of the applications. Application files may be accessed by hyperlink at the end of this report.

Case No./Property Owner/ Address	Parcel No. - Acres	Legal Description/Location	Zoning
CUA2022-00002 Hood Canal Salmon Enhancement Group Attn: Gus Johnson PO Box 2169 Belfair, WA 98528	702233006 - 54	S23 T27 R2W TAX 41 BND THRU BLA #139781 SUBJ/EASE, Located adjacent to 300 Glen Logie Road Quilcene, WA 98376	AL-20
CUA2024-00001 Zoe Zuker 175 Dabob Post Office Road Quilcene, WA 98376	801333001 - 21	S33 T28 R1W SW QUARTER(LY E'LY OF DABOB PO RD AND LY N'LY OF COYLE RD) LS TX 4, Located at 175 Dabob Post Office Road Quilcene, WA 98376	CF-80
CUA2024-00002 Thorndyke LLC Attn: Marty Wickland, Maria Pope 101 SW Madison St. Portland, OR 98376	701252001 - 104	S25 T27N R1W GOV LOTS 1(N900'),2(ALL),3(N1056') AND W1/4 OF SEC (E150' OF N3717.77' W/RD) - PARCEL B LOT CERT MLA22- 00061/AF#658106, Located at 6267 Thorndyke Road, Quilcene, WA 98376	CF-80

PUBLIC BENEFIT RATING SYSTEM

In order to evaluate the benefit of the proposed property, Part IV Open Space Lands of the Open Space Tax Program makes use of a list of evaluation elements such as resources, assess to the site, transfer of development rights, County policy goals, and shoreland buffers, that if present on the property, can be claimed through a point system to determine the total number points. The total number of points is then used to determine the rating and current use value of the property as a percentage of the market value. For ease of use, staff has developed a worksheet for the applicant and staff to use to determine the rating of the property, and thus the current use value. A maximum of the 12, and a minimum of 5 points are required to qualify for a tax reduction under the program.

Based upon the applicants submitted PBRS worksheet, each application has been evaluated separately under the PBRS as described below (see attached public benefit rating system PBRS worksheets for each

application). Staff evaluates the worksheets based upon the detailed descriptions under Section V, and Section VI – Current Use Valuation. In some cases, a site visit may be necessary to confirm the existence of an element or category. If staff disagrees with the select of an element by the applicant, that will be noted on the PBRs worksheets that are attached to this report.

PBRs Summary Table

Evaluation Elements	CUA2022-00002 Points	CUA2024-00001 Points	CUA2024-00002 Points
High Priority Resources	4	4	2
Low Priority Resources			
Access	3		
Transfer of Development Rights	6	6	
County Policy Goals		2	
Shorelands and Buffers			11
Total Points (not less than 5 and not to exceed 12)	12	12	12
Current Use Assessment Valuation Schedule (percent of market value)	10%	10%	10%

PBRs ANALYSIS BY APPLICATION

CUA2022-00002 Hood Canal Salmon Enhancement Group

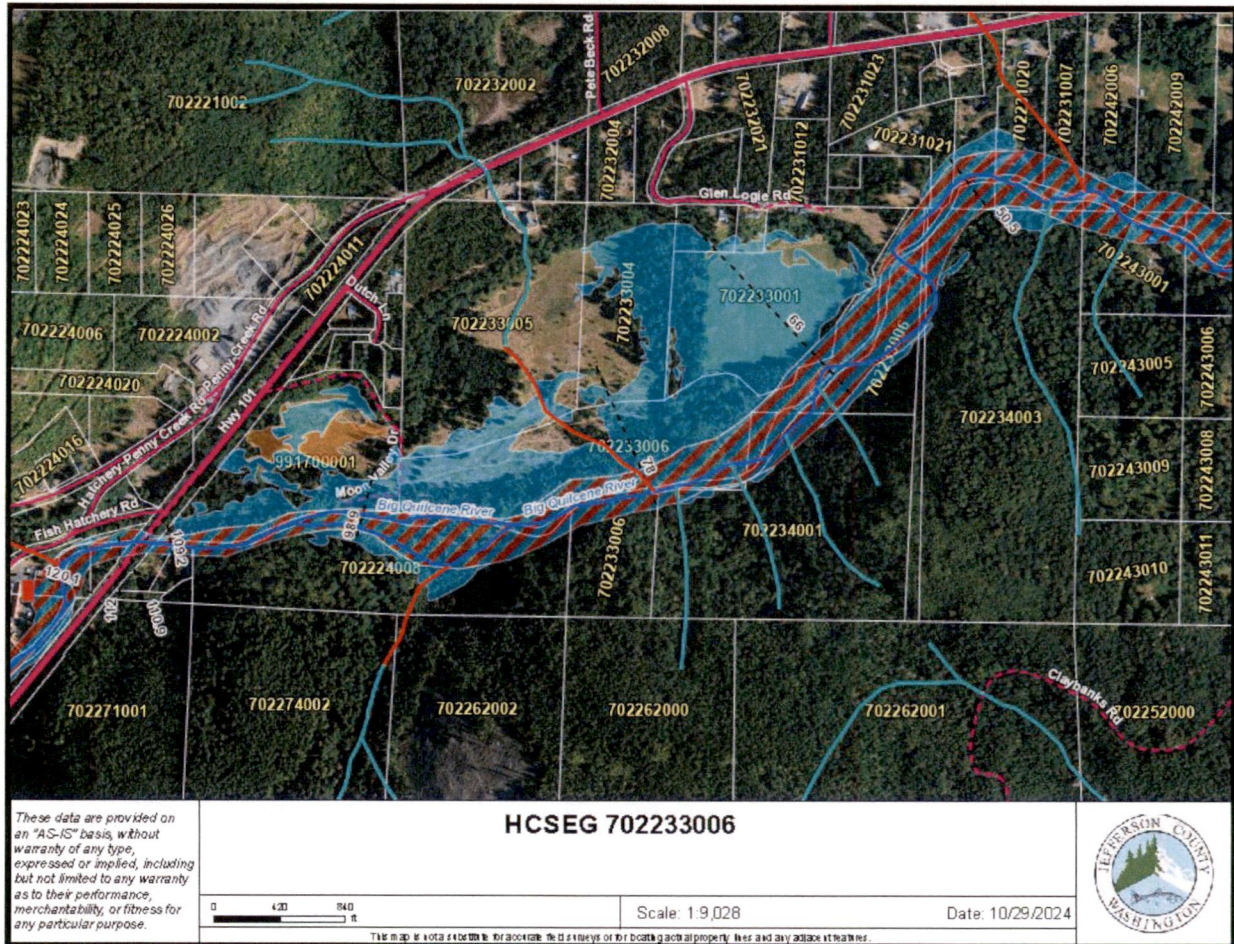
Applicant's Statement:

The Hood Canal Salmon Enhancement Group (HCSEG) purchased a 30-acre parcel along the Big Quilcene River in February 2022 (parcel ID# 702233006). HCSEG will also be purchasing a 24-acre portion of a neighboring property in October 2022 (parcel ID# 702233001). The two areas are being combined via boundary line adjustment into a single 54-acre parcel that will retain the #702233006 parcel ID. Once acquired, this area will be used for conservation purposes including the construction of a floodplain and salmon restoration project. The property will also be open to the public for recreational purposes. The properties currently carry separate land use designations. 702233006 is in Designated Forest Land and 702233001 is in Open Space Agriculture. HCSEG is requesting that these designations be removed from the property and be replaced with an Open Space designation. This change in designation is appropriate since it will most accurately reflect the future uses of the property.

PBRs Detail:

As stated above, the Big Quilcene River (see GIS map below), is within the Conservancy Shoreline Designation, runs through the parcel, and qualifies for 2 points as a High Priority Shoreline. One Hundred Year Flood Plains are associated with the river which qualifies for 2 points under the Floodplains

category. Both High Priority Shoreline and Floodplains are categories under the High Priority Resources for a total of 4 points under that evaluation element.

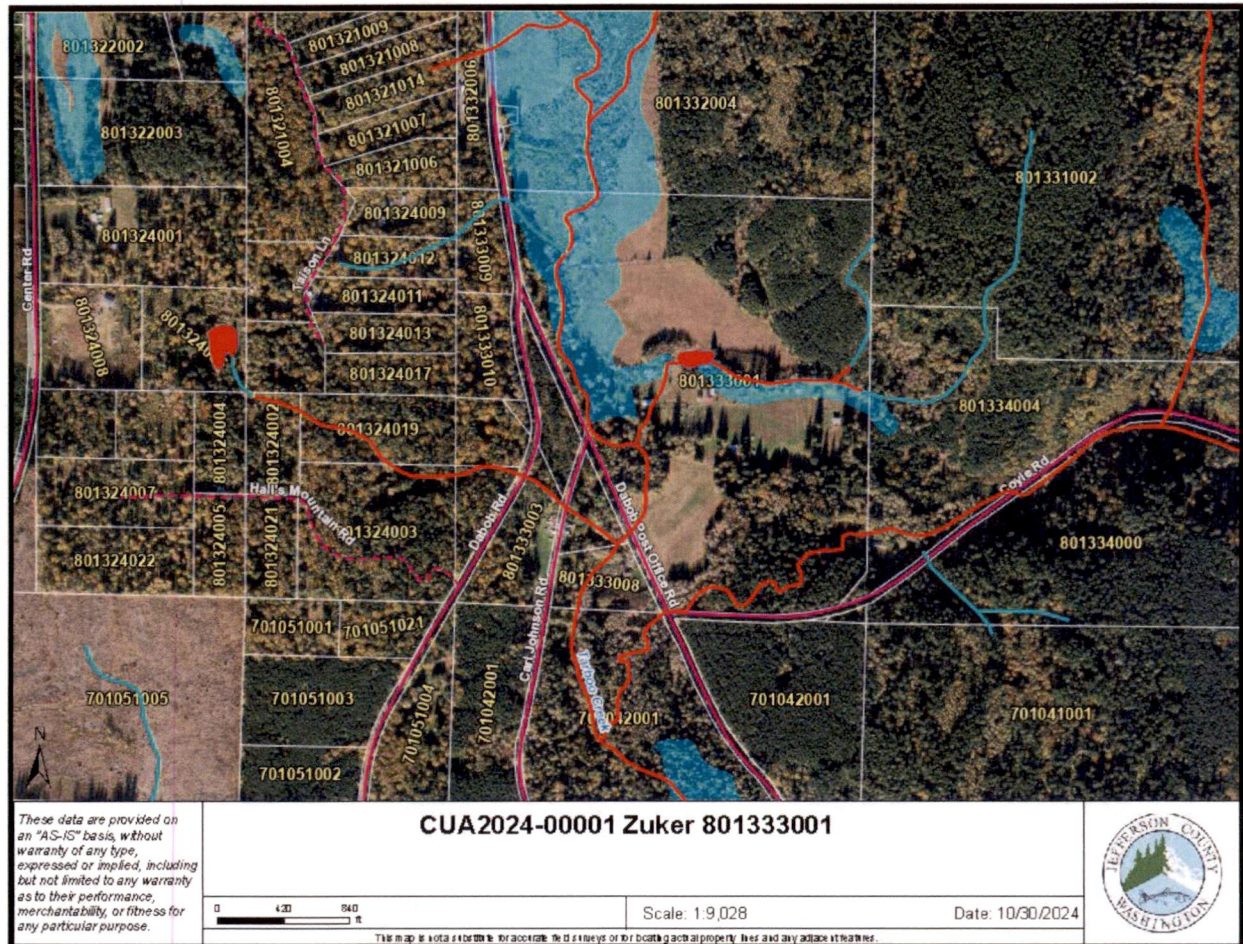


The applicant will offer the public access to the site for recreational purposes which qualifies for 3 points under the Access element. Signage to access the site will be required, and this will be a condition of approval on the Tax Agreement form (see attached Tax Agreement forms for each application).

A boundary line adjust was processed by DCD to include and acquire adjacent property that was in the Agriculture designation. Combined with the subject parcel being in the Forest Land Designation, the applicant is requesting transfer from these designations to the Open Space designation. This is considered a transfer of development rights and qualifies for 6 points under that element.

Since no more than 12 points per application is possible, this application should receive 12 points, which would correspond to a 10% of market value tax benefit under the current use assessment valuation schedule, Section VI.C.

CUA2024-00001 Zuker



Applicant's Statement:

A portion of APN 801333001 is protected by a perpetual conservation easement (AFN 510365) held by Jefferson Land Trust, which permanently conserves it as open space. The conservation easement was acquired by Jefferson Land Trust in 2006, and protects in perpetuity the approximately 20.5-acre forested property's 'conservation values,' which include fish and wildlife habitat, scenic quality, and educational and scientific opportunity. The conservation easement restricts certain activities on the protected portion of the property, including any residential, agricultural, commercial, or industrial development or use. Jefferson Land Trust monitors the property annually to ensure the terms of the conservation easement are continuously honored.

PBRS Detail:

As stated above, 20.5 acres in the southern portion of the subject parcel of 112 acres is under a conservation easement in perpetuity, which is considered a transfer of development rights, and qualifies for 6 points under the PBRS. Within the conservation easement is a Type F stream, a tributary of Tarboo Creek (see GIS map above), with an associated buffer of 150 foot, which qualifies for 4 points as Surface Water Quality Buffer and Significant Fish and Wildlife Habitat Areas under the High Priority Resources element. Finally, the Type F stream

meanders through undisturbed forest land that is part of a landscape scale effort to protect and restore valuable watersheds in our area, such as Tarboo Creek, and helps retain fish and wildlife habitat under the County Policy Goals (last bullet) and should receive 2 point under that element. A total of 12 points under the PBRS are possible with this application, corresponding to a 10% of market value tax benefit under the current use assessment valuation schedule, for the 20.5 acre conservation easement site only.

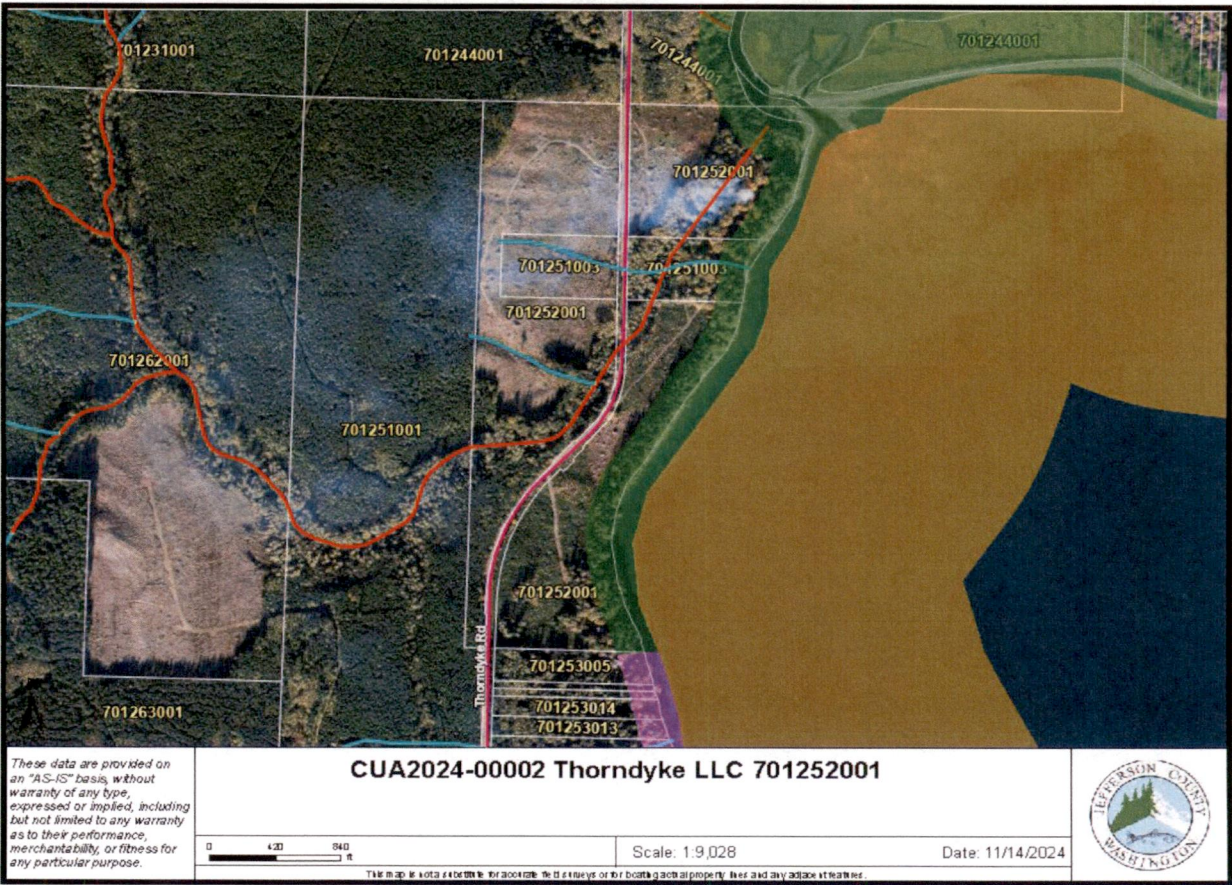
CUA2024-00002 Thorndyke LLC

Applicant’s Statement:

We intend to keep the area a beautiful open space. We do not intend to develop the property or use it for commercial use. At present there are several homesites we intend to use. Only one is used today.

PBRS Detail:

The parcel fronts the Hood Canal within the Natural Shoreline Designation, which qualifies for 2 points for High Priority Shorelines. Under the Tidelands, Shorelands, and Buffers element, the parcel qualifies for 11 points as Undisturbed Shoreland Buffers in the CF-80 zone, and designated as Forest Land. As a condition of approval, the buffer must remain as an undisturbed zone of native vegetation, of no less than 200 feet wide and 200 feet deep. A total of 12 points under the PBRS are possible with this application, corresponding to a 10% of market value tax benefit under the current use assessment valuation schedule.



Staff conducted a site visit on Tuesday, November 5, 2024 to confirm the existence of the forested shoreline. The parcel has been clear cut of timber, and it is assumed will require replanting of trees in the harvest area. It appears from the GIS map that the forested shoreline buffer varies in areas between over 200 feet and not less than 100 feet in other areas, resulting in an approximate average buffer of 200 feet. Staff recommends that the shoreline be surveyed and staked at 200 feet from the Ordinary High Water Mark to delineate the buffer, and prevent encroachment and maintain the undisturbed buffer of 200 feet.

STAFF FINDINGS & CONCLUSIONS

1. Processing of the subject applications is in accordance with the procedures and criteria under Part IV Open Space Land of the Jefferson County Open Space Tax Program (Res. 82-91 & 75-95) and RCW 84.34.037.
2. The subject applications are consistent with the Goals and Policies for Open Space/Open Space Tax Classification as set forth in the Jefferson County Open Space Tax Program, which in turn is consistent with the goals and policies of the Jefferson County Comprehensive Plan.
3. Agency Comments Received – none received as of 11/15/2024
4. Staff Response to Comments – N/A
5. Notice of Public Hearing
RCW 84.34.037 requires that notice of the hearing shall have provide to the public by one publication in a local newspaper of general circulation in the area at least ten days before the hearing. Publication of Legal Notice: November 6, 2024 (Port Townsend-Jefferson County Leader)
6. Public Comments
As of November 14, 2024 no comments from the public have been received.

STAFF RECOMMENDATION

Based on the above findings, analysis, and conclusions, the applications for enrollment in the Jefferson County Open Space Tax Program as Open Space/Open Space Lands Current Use Assessment as described in this report, is hereby recommended for **APPROVAL** subject to the following conditions:

RECOMMENDED CONDITIONS OF APPROVAL

1. As required in Part I, Section 1, B of Resolution 82-91, prior to approval, the applicant shall provide certification of “no delinquent property tax” issued by the Jefferson County Treasurer. Approval will be denied if the landowner has failed to satisfy any judgments Jefferson County has obtained against the landowner, or if the landowner owes any fee to Jefferson County, or has failed to pay traffic fines or penalties of the Jefferson County District Court.
2. The applicant shall enter into an Open Space Taxation Agreement with the Jefferson County Board of County Commissioners. The executed agreement shall be recorded at the expense of the applicant.

3. Any compensating tax due at the time of the transfer shall be paid in full.
4. CUA2022-00002 shall provide and maintain signage for public access to the site. Signage must be installed when other project elements are finished and the site is open to the public, approximately 2028.
5. CUA2024-00002 must continuously maintain an undisturbed zone of native vegetation, along the marine shoreline of the parcel, not less than 200 feet from the ordinary high water mark. A survey delineating the 200 foot buffer from Ordinary High Water Mark should be staked at 300 foot intervals with signage indicating a “undisturbed shoreline buffer.”

Prepared by Associate Lead Planner, David Wayne Johnson, November 15, 2024, revised 12/3/2024.

Materials for each application will be provided upon request: djohnson@co.jefferson.wa.us 360-379-4465

2022 CUA <https://test.co.jefferson.wa.us/WeblinkExternal/Browse.aspx?id=7928485>

2024 CUA <https://test.co.jefferson.wa.us/WeblinkExternal/Browse.aspx?id=7929250>

PBRs WORKSHEETS

CUA 2022-00002

OPEN SPACE CURRENT USE TAX ASSESSMENT
PUBLIC BENEFIT RATING WORKSHEET

Applicant Hood Canal Salmon Enhancement Group Phone: 360-775-4967

Case Number/Site Address: TPN: 702233006 (subject to BLA)

HIGH PRIORITY RESOURCES

(2 points each)

Significant Archaeological and Historical Sites
Significant Geologic and Shoreline Features
High Priority Wetlands
High Priority Shorelines
Significant Fish and Wildlife Habitat Areas
Special Animal and Plant Sites
Public Water Supply Watersheds
Surface Water Quality Buffer Areas
Floodplains
Urban Open Spaces
Total

✓
✓
✓ Big Quilcane River
Conservancy
✓ 100 year Flood Plain
4

LOW PRIORITY RESOURCES

(1 point each)

Low Priority Shorelines
Public Lands Buffer
Scenic Vista
Steep Unstable Slopes
Prime Agricultural Lands
Low Priority Wetlands
Total

✓

Total Priority Resource Points
(4 Points Max)

4

ACCESS

- Unlimited Public Access (signs required) (3 points)
- Restricted Access due to Environmental Sensitivity (3 points)
- Some Public Access (1 point)

✓

Total Access Points
(3 Points Max)

3 Condition
of Approval

TRANSFER OF DEVELOPMENT RIGHTS (TDR)

Conveyance recorded with the Auditor (6 points)

AFN 237525 ? 1976

438221 DF

439613 PF 12/15/2000 Re-recorded

Total TDR Points
(6 Points Max)

6

COUNTY POLICY GOALS (1 point each)

- Implements Jefferson County Parks, Recreation and Open Space Plan _____
- Provides buffer between conflicting uses _____
- Limits access, congestion and strip-commercial Development _____
- Preserves corridors for future public roads _____
- Enhances the value to the public of abutting or neighboring nature reservation, sanctuaries, or other open spaces ✓
- Assists in implementing the Jefferson County Comprehensive Plan by establishing open space corridors between urban growth areas or by retaining fish and wildlife habitat ✓

Total County Policy Goals Points 2
(2 Maximum Points)

TIDELANDS, SHORELANDS, AND BUFFERS (Resolution 75-95)

Undeveloped Shorelands Buffers (3 points)

Undeveloped zone of vegetation, adjacent to marine waters, of no less than 200 feet deep. Undeveloped means no permanent man-made alterations to the land. _____

Undisturbed Shorelands Buffers (11 points) adjacent to Marine undisturbed zone of native vegetation, adjacent to marine waters, of no less than 200 feet wide and 200 feet deep and backed by classified or designated forest lands [RCW84.33.035(2)] or open space timber land [RCW 84.34.020 (3)]. All characteristics must be continuously maintained to receive bonus points. _____

Aquaculture Tidelands (11 points)

Tidelands used for commercial growth and harvest of aquatic plants and animals. _____

Total Tidelands, Shorelands & Buffers Points 0

TOTAL PUBLIC BENEFIT RATING FOR ALL CATEGORIES

X = doesn't meet criteria
? = need more information
= meets criteria

15 13
12 Pts. Max

CUA2024-00001

OPEN SPACE CURRENT USE TAX ASSESSMENT
PUBLIC BENEFIT RATING WORKSHEET

Applicant Eugene Allday & Zoe Zuker Case

Phone: 303-386-5480

Number/Site Address: 175 Dabob Post Office Rd, Quilcene, WA 98382 801333001

HIGH PRIORITY RESOURCES

(2 points each)

Significant Archaeological and Historical Sites
Significant Geologic and Shoreline Features
High Priority Wetlands
High Priority Shorelines
Significant Fish and Wildlife Habitat Areas
Special Animal and Plant Sites
Public Water Supply Watersheds
Surface Water Quality Buffer Areas
Floodplains
Urban Open Spaces
Total

2 X
2
(2)

Per WDFW report

Type "F" Stream
Tributary of Tarbo
Creek

LOW PRIORITY RESOURCES

(1 point each)

Low Priority Shorelines
Public Lands Buffer
Scenic Vista
Steep Unstable Slopes
Prime Agricultural Lands
Low Priority Wetlands
Total

Total Priority Resource Points
(4 Points Max)

(2X)

4 pts
Per
WDFW
Report

ACCESS

- Unlimited Public Access (signs required) (3 points)
- Restricted Access due to Environmental Sensitivity (3 points)
- Some Public Access (1 point)

Total Access Points 0
(3 Points Max)

TRANSFER OF DEVELOPMENT RIGHTS (TDR)

Conveyance recorded with the Auditor (6 points)
AFN 510365 2006

6

Land Trust Conservation
Easement Parcel 001333001-77

Total TDR Points
(6 Points Max)

(6)

COUNTY POLICY GOALS (1 point each)

- Implements Jefferson County Parks, Recreation and Open Space Plan _____
- Provides buffer between conflicting uses _____
- Limits access, congestion and strip-commercial Development _____
- Preserves corridors for future public roads _____
- Enhances the value to the public of abutting or neighboring nature reservation, sanctuaries, or other open spaces _____
- Assists in implementing the Jefferson County Comprehensive Plan by establishing open space corridors between urban growth areas or by retaining fish and wildlife habitat _____

1

per applicant request 11/15/2024

Total County Policy Goals Points
(2 Maximum Points)

1 Type F Stream
XX Total 2

TIDELANDS, SHORELANDS, AND BUFFERS (Resolution 75-95)

Undeveloped Shorelands Buffers (3 points)

Undeveloped zone of vegetation, adjacent to marine waters, of no less than 200 feet deep. Undeveloped means no permanent man-made alterations to the land. _____

Undisturbed Shorelands Buffers (11 points) adjacent to Marine undisturbed zone of native vegetation, adjacent to marine waters, of no less than 200 feet wide and 200 feet deep and backed by classified or designated forest lands [RCW84.33.035(2)] or open space timber land [RCW 84.34.020 (3)]. All characteristics must be continuously maintained to receive bonus points. _____

Aquaculture Tidelands (11 points)

Tidelands used for commercial growth and harvest of aquatic plants and animals. _____

Total Tidelands, Shorelands & Buffers Points _____

TOTAL PUBLIC BENEFIT RATING FOR ALL CATEGORIES

9
XX

Total 12
12/3/2024 DWJ

X = doesn't meet criteria
? = need more information
= meets criteria

CUA2024-00002

OPEN SPACE CURRENT USE TAX ASSESSMENT
PUBLIC BENEFIT RATING WORKSHEET

Applicant THORNDYKE LLC / MARIA POPE Phone: 503-75-0831
Case Number/Site Address: 6267 Thorndyke, Quilcrene, WA 98376

HIGH PRIORITY RESOURCES

(2 points each)

Significant Archaeological and Historical Sites
Significant Geologic and Shoreline Features
High Priority Wetlands
High Priority Shorelines
Significant Fish and Wildlife Habitat Areas
Special Animal and Plant Sites
Public Water Supply Watersheds
Surface Water Quality Buffer Areas
Floodplains
Urban Open Spaces
Total

② Natural Shoreline
2 Designation

LOW PRIORITY RESOURCES

(1 point each)

Low Priority Shorelines
Public Lands Buffer
Scenic Vista
Steep Unstable Slopes
Prime Agricultural Lands
Low Priority Wetlands
Total

Total Priority Resource Points
(4 Points Max)

4 ②

ACCESS

- Unlimited Public Access (signs required) (3 points)
- Restricted Access due to Environmental Sensitivity (3 points)
- Some Public Access (1 point)

Total Access Points
(3 Points Max)

TRANSFER OF DEVELOPMENT RIGHTS (TDR)

Conveyance recorded with the Auditor (6 points)
AFN _____

Total TDR Points
(6 Points Max)

COUNTY POLICY GOALS (1 point each)

- Implements Jefferson County Parks, Recreation and Open Space Plan _____
- Provides buffer between conflicting uses _____
- Limits access, congestion and strip-commercial Development _____
- Preserves corridors for future public roads _____
- Enhances the value to the public of abutting or neighboring nature reservation, sanctuaries, or other open spaces 1
- Assists in implementing the Jefferson County Comprehensive Plan by establishing open space corridors between urban growth areas or by retaining fish and wildlife habitat _____

Total County Policy Goals Points 1
(2 Maximum Points)

TIDELANDS, SHORELANDS, AND BUFFERS (Resolution 75-95)

Undeveloped Shorelands Buffers (3 points)

Undeveloped zone of vegetation, adjacent to marine waters, of no less than 200 feet deep. Undeveloped means no permanent man-made alterations to the land. _____

Undisturbed Shorelands Buffers (11 points) adjacent to Marine undisturbed zone of native vegetation, adjacent to marine waters, of no less than 200 feet wide and 200 feet deep and backed by classified or designated forest lands [RCW84.33.035(2)] or open space timber land [RCW 84.34.020 (3)]. All characteristics must be continuously maintained to receive bonus points. 11

CF-80
Forestland
11

Condition of Approval

Aquaculture Tidelands (11 points)

Tidelands used for commercial growth and harvest of aquatic plants and animals. 11

Total Tidelands, Shorelands & Buffers Points 22 11

TOTAL PUBLIC BENEFIT RATING FOR ALL CATEGORIES

27 13

X = doesn't meet criteria
? = need more information
= meets criteria

12 pte Total Map

OPEN SPACE TAX AGREEMENTS

When Recorded Return to:

Jefferson County

Department of Community Development

621 Sheridan St.

Port Townsend, WA 98368

Open Space Taxation Agreement Chapter 84.34 RCW

(To be used for "Open Space" and "Timber Land" Classification or Reclassification Only)

Property Owner Hood Canal Salmon Enhancement Group

Property Address Adjacent to 300 Glen Logie Road Quilcene, WA 98376

Legal Description S23 T27 R2W TAX 41 BND THRU BLA #139781 SUBJ/EASE, Located adjacent to 300
Glen Logie Road
Quilcene, WA 98376

Assessor's Property Tax Parcel or Account Number 702233006

Reference Numbers of Documents Assigned or Released CUA2022-00002

This agreement between Hood Canal Salmon Enhancement Group

hereinafter called the "Owner", and Jefferson County

hereinafter called the "Granting Authority".

Whereas, the owner of the above described real property having made application for classification of that property under the provisions of Chapter 84.34 RCW. And whereas, both the owner and granting authority agree to limit the use of said property, recognizing that such land has substantial public value as open space and that the preservation of such land constitutes an important physical, social, esthetic, and economic asset to the public, and both parties agree that the classification of the property during the life of this agreement shall be for:

☒ **Open Space Land – RCW 84.34.020(1)(a) or (b)**

☐ **Farm and Agricultural Conservation Land (a sub classification of open space land) – RCW 84.34.020(1)(c)**

☐ **Timber Land – RCW 84.34.020(3)**

Now, therefore, the parties, in consideration of the mutual covenants and conditions set forth herein, do agree as follows:

1. During the term of this agreement, the land shall be used only in accordance with its classified use.
2. No structures shall be built upon such land except those directly related to, and compatible with, the classified use of the land.
3. This agreement shall be effective commencing on the date the legislative body receives the signed agreement from the property owner and shall remain in effect until the property is withdrawn or removed from classification.
4. This agreement shall apply to the parcels of land described herein and shall be binding upon the heirs, successors and assignees of the parties hereto.
5. A request may be filed with the assessor to withdraw from the program after the land has been classified for 10 or more years. No 20% penalty will be imposed. The applicable taxes and interest shall be imposed as provided in RCW 84.34.070.

6. After the effective date of this agreement, any change in use of the land, except through compliance with items (5), (7), (9), or (10), shall be considered a **breach** of this agreement, and shall be subject to removal of classification and liable for additional tax, interest, and penalty as provided in RCW 84.34.080 and RCW 84.34.108.
7. A **breach** of agreement shall not have occurred and the additional tax shall not be imposed if removal of classification resulted solely from:
 - a) Transfer to a governmental entity in exchange for other land located within the State of Washington;
 - b) A taking through the exercise of the power of eminent domain, or sale or transfer to an entity having the power in anticipation of the exercise of such power and having manifested its intent in writing or by other official action;
 - 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 64.04.130 for the purposes enumerated in those sections (see RCW 84.34.108(6)(f));
 - g) Removal of land classified as farm and agricultural land under RCW 84.34.020(2)(f);
 - 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 fee interest or 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 forest land under chapter 84.33 RCW, or under chapter 84.34 RCW continuously since 1993. 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.
8. The county assessor may require an owner to submit data relevant to continuing the eligibility of any parcel of land described in this agreement.
9. The owner may apply for reclassification of the land if reclassification is permissible under RCW 84.34.070.
10. Changes to the conditions of this agreement could result in the re-rating of the parcel by the granting authority, subject to a public hearing, and may result in a change in assessed value. If the granting authority approves the changes in conditions, a revised agreement may be required.

The parcel(s) of land described in this agreement is subject to the following conditions:

1. As required in Part I, Section 1, B of Resolution 82-91, prior to approval, the applicant shall provide certification of "no delinquent property tax" issued by the Jefferson County Treasurer. Approval will be denied if the landowner has failed to satisfy any judgments Jefferson County has obtained against the landowner, or if the landowner owes any fee to Jefferson County, or has failed to pay traffic fines or penalties of the Jefferson County District Court.
2. The applicant shall enter into an Open Space Taxation Agreement with the Jefferson County Board of County Commissioners. The executed agreement shall be recorded at the expense of the applicant.
3. Any compensating tax due at the time of the transfer shall be paid in full.
4. Requires signage for public access to the site. Signage must be installed when other project elements are finished and the site is open to the public, approximately 2028.

The parcel(s) of land described in this agreement may be used in the following manner:

Salmon Restoration Project, public access for recreation.

The parcel(s) of land described in this agreement may be removed if the land is used in the following manner:

It is declared that this agreement specifies the classification and conditions as provided for in Chapter 84.34 RCW and the conditions imposed by this Granting Authority. This agreement to tax according to the use of the property is not a contract and can be annulled or canceled at any time by the Legislature (RCW 84.34.070).

Dated _____	_____ Signature(s) of County and/or City Legislative Authority
	_____ Title

Dated _____	_____ Signature(s) of County and/or City Legislative Authority
	_____ Title

Dated _____	_____ Signature(s) of County and/or City Legislative Authority
	_____ Title

As owner(s) of the herein-described land I/we indicated by my/our signature(s) that I am/we are aware of the potential tax liability and hereby accept the classification and conditions of this agreement.

	_____ Owner(s)
Dated _____	_____ (Must be signed by all owners)

Date signed agreement received by Legislative Authority	_____
---	-------

Prepare in triplicate with one copy to each of the following: Owner, Granting Authority, and County Assessor

To ask about the availability of this publication in an alternate format for the visually impaired, please call 1-800-647-7706. Teletype (TTY) users may use the Washington Relay Service by calling 711. For assistance, contact your local county assessor's office.

When Recorded Return to:

Jefferson County
Department of Community Development
621 Sheridan St.
Port Townsend, WA 98368

Open Space Taxation Agreement Chapter 84.34 RCW

(To be used for "Open Space" and "Timber Land" Classification or Reclassification Only)

Property Owner Zoe Zuker & Eugene Allday
Property Address 175 Dabob Post Office Road, Quilcene, WA 98376
Legal Description S33 T28 R1W SW QUARTER(LY E'LY OF DABOB PO RD AND LY N'LY OF COYLE
RD) LS TX 4,

Assessor's Property Tax Parcel or Account Number 801333001

Reference Numbers of Documents Assigned or Released CUA2024-00001

This agreement between Zoe Zuker & Eugene Allday

hereinafter called the "Owner", and Jefferson County

hereinafter called the "Granting Authority".

Whereas, the owner of the above described real property having made application for classification of that property under the provisions of Chapter 84.34 RCW. And whereas, both the owner and granting authority agree to limit the use of said property, recognizing that such land has substantial public value as open space and that the preservation of such land constitutes an important physical, social, esthetic, and economic asset to the public, and both parties agree that the classification of the property during the life of this agreement shall be for:

- ☒ **Open Space Land – RCW 84.34.020(1)(a) or (b)**
☐ **Farm and Agricultural Conservation Land (a sub classification of open space land) – RCW 84.34.020(1)(c)**
☐ **Timber Land – RCW 84.34.020(3)**

Now, therefore, the parties, in consideration of the mutual covenants and conditions set forth herein, do agree as follows:

1. During the term of this agreement, the land shall be used only in accordance with its classified use.
2. No structures shall be built upon such land except those directly related to, and compatible with, the classified use of the land.
3. This agreement shall be effective commencing on the date the legislative body receives the signed agreement from the property owner and shall remain in effect until the property is withdrawn or removed from classification.
4. This agreement shall apply to the parcels of land described herein and shall be binding upon the heirs, successors and assignees of the parties hereto.
5. A request may be filed with the assessor to withdraw from the program after the land has been classified for 10 or more years. No 20% penalty will be imposed. The applicable taxes and interest shall be imposed as provided in RCW 84.34.070.

6. After the effective date of this agreement, any change in use of the land, except through compliance with items (5), (7), (9), or (10), shall be considered a **breach** of this agreement, and shall be subject to removal of classification and liable for additional tax, interest, and penalty as provided in RCW 84.34.080 and RCW 84.34.108.
7. A **breach** of agreement shall not have occurred and the additional tax shall not be imposed if removal of classification resulted solely from:
 - a) Transfer to a governmental entity in exchange for other land located within the State of Washington;
 - b) A taking through the exercise of the power of eminent domain, or sale or transfer to an entity having the power in anticipation of the exercise of such power and having manifested its intent in writing or by other official action;
 - 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 64.04.130 for the purposes enumerated in those sections (see RCW 84.34.108(6)(f));
 - g) Removal of land classified as farm and agricultural land under RCW 84.34.020(2)(f);
 - 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 fee interest or 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 forest land under chapter 84.33 RCW, or under chapter 84.34 RCW continuously since 1993. 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.
8. The county assessor may require an owner to submit data relevant to continuing the eligibility of any parcel of land described in this agreement.
9. The owner may apply for reclassification of the land if reclassification is permissible under RCW 84.34.070.
10. Changes to the conditions of this agreement could result in the re-rating of the parcel by the granting authority, subject to a public hearing, and may result in a change in assessed value. If the granting authority approves the changes in conditions, a revised agreement may be required.

The parcel(s) of land described in this agreement is subject to the following conditions:

1. As required in Part I, Section 1, B of Resolution 82-91, prior to approval, the applicant shall provide certification of "no delinquent property tax" issued by the Jefferson County Treasurer. Approval will be denied if the landowner has failed to satisfy any judgments Jefferson County has obtained against the landowner, or if the landowner owes any fee to Jefferson County, or has failed to pay traffic fines or penalties of the Jefferson County District Court.
2. The applicant shall enter into an Open Space Taxation Agreement with the Jefferson County Board of County Commissioners. The executed agreement shall be recorded at the expense of the applicant.
3. Any compensating tax due at the time of the transfer shall be paid in full.

The parcel(s) of land described in this agreement may be used in the following manner:

See Conservation Easment AFN 510365

The parcel(s) of land described in this agreement may be removed if the land is used in the following manner:

It is declared that this agreement specifies the classification and conditions as provided for in Chapter 84.34 RCW and the conditions imposed by this Granting Authority. This agreement to tax according to the use of the property is not a contract and can be annulled or canceled at any time by the Legislature (RCW 84.34.070).

Dated _____

Signature(s) of County and/or City Legislative Authority

Title

Dated _____

Signature(s) of County and/or City Legislative Authority

Title

Dated _____

Signature(s) of County and/or City Legislative Authority

Title

As owner(s) of the herein-described land I/we indicated by my/our signature(s) that I am/we are aware of the potential tax liability and hereby accept the classification and conditions of this agreement.

Owner(s)

Dated _____

(Must be signed by all owners)

Date signed agreement received by Legislative Authority _____

Prepare in triplicate with one copy to each of the following: Owner, Granting Authority, and County Assessor

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When Recorded Return to:

Jefferson County

Department of Community Development

621 Sheridan St.

Port Townsend, WA 98368

Open Space Taxation Agreement Chapter 84.34 RCW

(To be used for "Open Space" and "Timber Land" Classification or Reclassification Only)

Property Owner Thorndyke LLC
Property Address 6167 Thorndyke Road, Port Ludlow, WA 98365
Legal Description S25 T27N R1W GOV LOTS 1(N900'),2(ALL),3(N1056') AND W1/4 OF SEC (E150' OF N3717.77' W/RD) -PARCEL B LOT CERT MLA22-00061/AF#658106

Assessor's Property Tax Parcel or Account Number 701252001
Reference Numbers of Documents Assigned or Released CUA2024-00002
This agreement between Thorndyke LLC -101 SW Madison St. Portland, OR 98376
hereinafter called the "Owner", and Jefferson County

hereinafter called the "Granting Authority".

Whereas, the owner of the above described real property having made application for classification of that property under the provisions of Chapter 84.34 RCW. And whereas, both the owner and granting authority agree to limit the use of said property, recognizing that such land has substantial public value as open space and that the preservation of such land constitutes an important physical, social, esthetic, and economic asset to the public, and both parties agree that the classification of the property during the life of this agreement shall be for:

- ☒ **Open Space Land – RCW 84.34.020(1)(a) or (b)**
☐ **Farm and Agricultural Conservation Land (a sub classification of open space land) – RCW 84.34.020(1)(c)**
☐ **Timber Land – RCW 84.34.020(3)**

Now, therefore, the parties, in consideration of the mutual covenants and conditions set forth herein, do agree as follows:

1. During the term of this agreement, the land shall be used only in accordance with its classified use.
2. No structures shall be built upon such land except those directly related to, and compatible with, the classified use of the land.
3. This agreement shall be effective commencing on the date the legislative body receives the signed agreement from the property owner and shall remain in effect until the property is withdrawn or removed from classification.
4. This agreement shall apply to the parcels of land described herein and shall be binding upon the heirs, successors and assignees of the parties hereto.
5. A request may be filed with the assessor to withdraw from the program after the land has been classified for 10 or more years. No 20% penalty will be imposed. The applicable taxes and interest shall be imposed as provided in RCW 84.34.070.

6. After the effective date of this agreement, any change in use of the land, except through compliance with items (5), (7), (9), or (10), shall be considered a **breach** of this agreement, and shall be subject to removal of classification and liable for additional tax, interest, and penalty as provided in RCW 84.34.080 and RCW 84.34.108.
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 - a) Transfer to a governmental entity in exchange for other land located within the State of Washington;
 - b) A taking through the exercise of the power of eminent domain, or sale or transfer to an entity having the power in anticipation of the exercise of such power and having manifested its intent in writing or by other official action;
 - 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 64.04.130 for the purposes enumerated in those sections (see RCW 84.34.108(6)(f));
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2. The applicant shall enter into an Open Space Taxation Agreement with the Jefferson County Board of County Commissioners. The executed agreement shall be recorded at the expense of the applicant.
3. Any compensating tax due at the time of the transfer shall be paid in full.

The parcel(s) of land described in this agreement may be used in the following manner:

Open Space - undisturbed zone of native vegetation, along the marine shoreline of the parcel, not less than 200 feet from the ordinary high water mark.

The parcel(s) of land described in this agreement may be removed if the land is used in the following manner:

It is declared that this agreement specifies the classification and conditions as provided for in Chapter 84.34 RCW and the conditions imposed by this Granting Authority. This agreement to tax according to the use of the property is not a contract and can be annulled or canceled at any time by the Legislature (RCW 84.34.070).

Dated _____

Signature(s) of County and/or City Legislative Authority

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Owner(s)

Dated _____

(Must be signed by all owners)

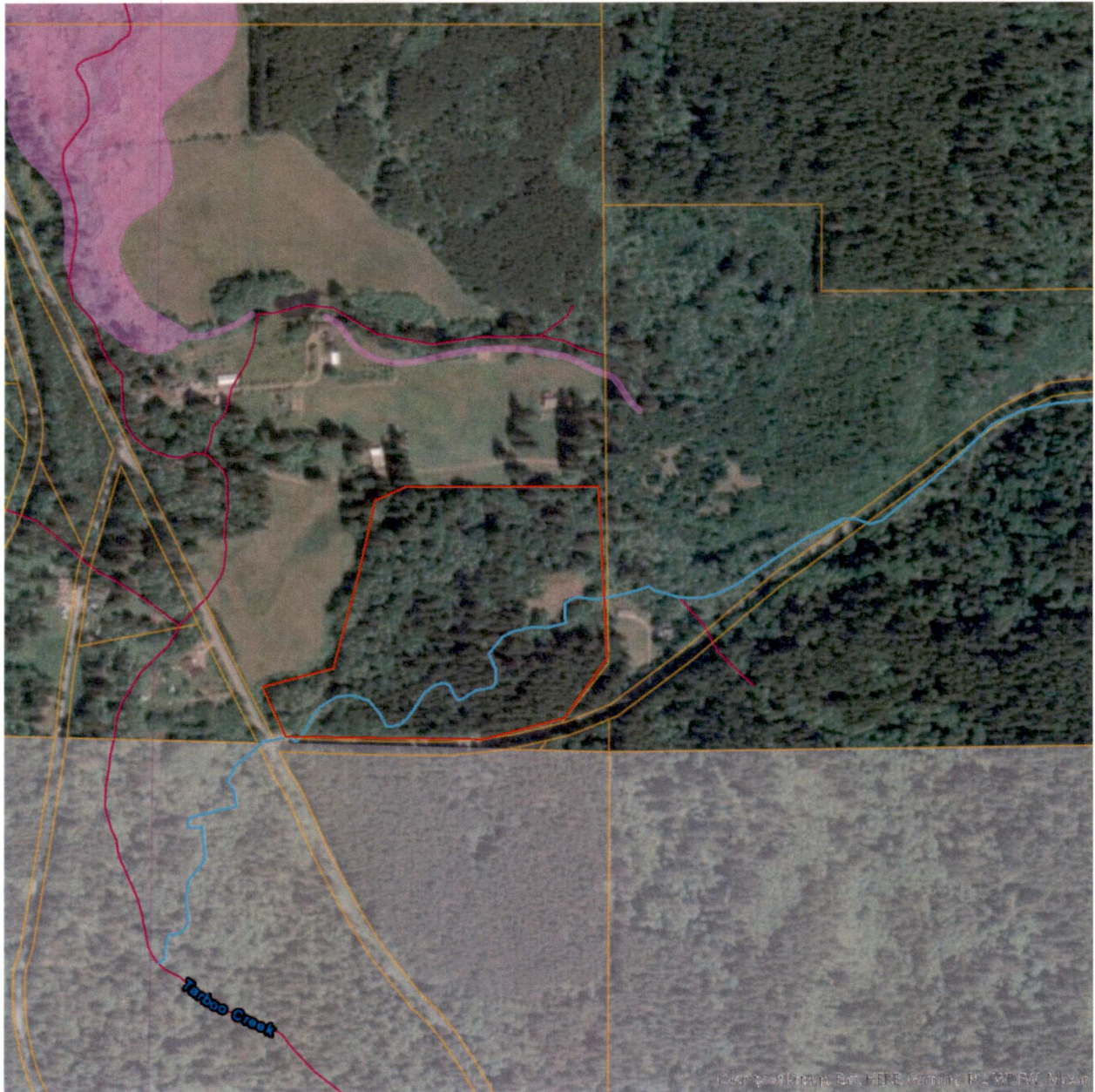
Date signed agreement received by Legislative Authority _____

Prepare in triplicate with one copy to each of the following: Owner, Granting Authority, and County Assessor

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Priority Habitats and Species on the Web



Report Date: 11/06/2024

PHS Species/Habitats Overview:

Occurrence Name	Federal Status	State Status	Sensitive Location
Resident Coastal Cutthroat	N/A	N/A	No
Coho	Candidate	N/A	No
Cutthroat	Not Warranted	N/A	No
Coho	N/A	N/A	No
Fall Chum	N/A	N/A	No
Winter Steelhead	N/A	N/A	No
Chum	Not Warranted	N/A	No

PHS Species/Habitats Details:

Resident Coastal Cutthroat	
Scientific Name	<i>Oncorhynchus clarki</i>
Priority Area	Occurrence/Migration
Accuracy	NA
Notes	LLID: 1228155478704, Fish Name: Cutthroat Trout, Run Time: Unknown or not Applicable, Life History: Unknown
Source Record	54524
Source Dataset	SWIFD
Federal Status	N/A
State Status	N/A
PHS Listing Status	PHS Listed Occurrence
Sensitive	N
SGCN	N
Display Resolution	AS MAPPED
More Info	http://wdfw.wa.gov/wim/diversty/soc/soc.htm
Geometry Type	Lines

Coho	
Scientific Name	<i>Oncorhynchus kisutch</i>
Priority Area	Occurrence
Accuracy	NA
Notes	LLID: 1228155478704, Stock Name: Quilcene/Dabob Bays Coho, Run: Unspecified, Status: Depressed
Source Record	3260
Source Dataset	SASI
Source Name	Not Given
Source Entity	WDFW Fish Program
Federal Status	Candidate
State Status	N/A
PHS Listing Status	PHS Listed Occurrence
Sensitive	N
SGCN	N
Display Resolution	AS MAPPED
More Info	http://wdfw.wa.gov/wlm/diversty/soc/soc.htm
Geometry Type	Lines

Cutthroat	
Scientific Name	<i>Oncorhynchus clarki</i>
Priority Area	Occurrence
Accuracy	NA
Notes	LLID: 1228155478704, Stock Name: West Hood Canal Coastal Cutthroat, Run: Unspecified, Status: Unknown
Source Record	7960
Source Dataset	SASI
Source Name	Not Given
Source Entity	WDFW Fish Program
Federal Status	Not Warranted
State Status	N/A
PHS Listing Status	PHS Listed Occurrence
Sensitive	N
SGCN	N
Display Resolution	AS MAPPED
More Info	http://wdfw.wa.gov/wlm/diversty/soc/soc.htm
Geometry Type	Lines

Coho	
Scientific Name	<i>Oncorhynchus kisutch</i>
Priority Area	Breeding Area
Accuracy	NA
Notes	LLID: 1228155478704, Fish Name: Coho Salmon, Run Time: Unknown or not Applicable, Life History: Anadromous
Source Record	54528
Source Dataset	SWIFD
Federal Status	N/A
State Status	N/A
PHS Listing Status	PHS Listed Occurrence
Sensitive	N
SGCN	N
Display Resolution	AS MAPPED
More Info	http://wdfw.wa.gov/wlm/diversty/soc/soc.htm
Geometry Type	Lines

Fall Chum	
Scientific Name	<i>Oncorhynchus keta</i>
Priority Area	Breeding Area
Accuracy	NA
Notes	LLID: 1228155478704, Fish Name: Chum Salmon, Run Time: Fall, Life History: Anadromous
Source Record	54526
Source Dataset	SWIFD
Federal Status	N/A
State Status	N/A
PHS Listing Status	PHS Listed Occurrence
Sensitive	N
SGCN	N
Display Resolution	AS MAPPED
More Info	http://wdfw.wa.gov/wlm/diversty/soc/soc.htm
Geometry Type	Lines

Winter Steelhead	
Scientific Name	<i>Oncorhynchus mykiss</i>
Priority Area	Occurrence/Migration
Accuracy	NA
Notes	LLID: 1228155478704, Fish Name: Steelhead Trout, Run Time: Winter, Life History: Anadromous
Source Record	54530
Source Dataset	SWIFD
Federal Status	N/A
State Status	N/A
PHS Listing Status	PHS Listed Occurrence
Sensitive	N
SGCN	N
Display Resolution	AS MAPPED
More Info	http://wdfw.wa.gov/wlm/diversty/soc/soc.htm
Geometry Type	Lines

Chum	
Scientific Name	<i>Oncorhynchus keta</i>
Priority Area	Occurrence
Accuracy	NA
Notes	LLID: 1228155478704, Stock Name: Quilcene Late Fall Chum, Run: Fall, Status: Healthy
Source Record	2495
Source Dataset	SASI
Source Name	Not Given
Source Entity	WDFW Fish Program
Federal Status	Not Warranted
State Status	N/A
PHS Listing Status	PHS Listed Occurrence
Sensitive	N
SGCN	N
Display Resolution	AS MAPPED
More Info	http://wdfw.wa.gov/wlm/diversty/soc/soc.htm
Geometry Type	Lines

DISCLAIMER. This report includes information that the Washington Department of Fish and Wildlife (WDFW) maintains in a central computer database. It is not an attempt to provide you with an official agency response as to the impacts of your project on fish and wildlife. This information only documents the location of fish and wildlife resources to the best of our knowledge. It is not a complete inventory and it is important to note that fish and wildlife resources may occur in areas not currently known to WDFW biologists, or in areas for which comprehensive surveys have not been conducted. Site specific surveys are frequently necessary to rule out the presence of priority resources. Locations of fish and wildlife resources are subject to variation caused by disturbance, changes in season and weather, and other factors. WDFW does not recommend using reports more than six months old.

Order Details

PO# Fire Marshal

Ordered on November 17, 2024

Order# 112-1783934-0436211

Printable Order Summary

Shipping Address Chelsea Pronovost 621 SHERIDAN ST PORT TOWNSEND, WA 98368-2439 United States	Payment method  Visa ending in 2719	Order Summary Item(s) Subtotal: \$153.88 Shipping & Handling: \$0.00 Total before tax: \$153.88 Estimated tax to be collected: \$14.46 Grand Total: \$168.34 Refund Total  \$168.34
Requested by Order method	Chelsea Pronovost Business	

Return complete
Your return is complete. Your refund has been issued. [When will I get my refund?](#) 



Microsoft Surface Dock Triple Display with Power Supply, 12 in 1 Surface Pro Docking Station Dual 4K HDMI+VGA for Surface Pro 9/8/X/7/6/5/4/3, Surface Laptop go/5/4/3/2/1, Surface Book 3/2/1

Sold by: Mtakyi

\$153.88

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View return/refund status

Print packing slip

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