

When Recorded Return to:

Skamania County Assessor
P O Box 790
Stevenson, WA 98648

**NOTICE OF APPROVAL OR DENIAL OF APPLICATIONS
FOR CLASSIFICATION AS FARM AND AGRICULTURE LAND
UNDER RCW 84.34.020(2)**

Grantor(s) Scott & Molly Wavra

Grantee(s) Skamania County

Legal Description A portion of Township 3, Range 10, Section 19 E.W.M. 5.75 Acres

Assessor's Property Tax Parcel or Account Number 03101900060000

Reference Number of Documents assigned on Revised Book / Page

Your application for Farm and Agriculture classification has been:

☒
☐
☐

Approved in Whole
Denied in Whole
Transferred from RCW 84.33

☐
☐

Approved in Part
Denied in Part

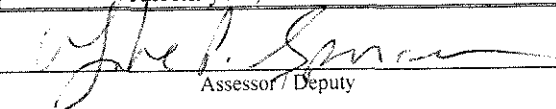
Partial Approval

Legal Description for partial approval

Denial - A portion or all of the land described above has been denied classification.

Reason for Denial

Appeal - A denial of an application as Farm and Agricultural land may be appealed to the County Board of Equalization. The appeal must be filed within 30 days of the date of notice of denial or July 1 of the current year, whichever is later.


Assessor / Deputy

5/15/08
Date

Prepare in duplicate. If denied, send original to land owner. If approved, file original with Auditor's Office (509-427-3729). When returned from Auditor, send land owner a copy. Retain original with recording information.

Current Use
Application for Farm and Agricultural Land Classification
Chapter 84.34 RCW

<p>File With County Assessor</p> <p>Tax code: <u>110</u></p> <p>Account number(s): <u>03101900060000</u></p> <p>Applicant(s) name and address: <u>Scot and Molly Wavra</u> <u>8015 SE 7TH AVE</u> <u>PORTLAND OR 97202</u></p>	<p style="text-align: center;">Notice of Approval or Denial</p> <p><input checked="" type="checkbox"/> Application approved <input type="checkbox"/> Application denied</p> <p><input type="checkbox"/> All of parcel <input checked="" type="checkbox"/> Portion of parcel</p> <p>Date: <u>5/12/08</u> <u>5.75 AC</u></p> <p>Owner notified on: <u>5/9/08</u></p> <p>Fee returned <input type="checkbox"/> Yes <input type="checkbox"/> No Date: <u>N/A</u></p> <p>Assessor/Deputy Signature: <u>[Signature]</u></p> <p>APPEAL: A denial of an application for classification as farm and agricultural land may be appealed to the County Board of Equalization.</p>
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<p>1. Legal description: <u>See attached</u></p> <p>2. Acreage: Cultivated..... Grazed..... Farm woodlots..... TOTAL acreage 0</p> <p>3. List the property rented to others which is not affiliated with agricultural use and show the location on the map. <u>Not Applicable</u></p> <p>4. Is the land subject to a lease or agreement that permits any use other than its present use? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>5. Describe the present current use of each parcel of land described in this application. <u>Currently this land is being cleared of Douglas fir trees to prep for planting of lavender. (5.75 AC to Ag; 2 acre for home site)</u></p> <p>6. Describe the present improvements on this property (buildings, etc.). <u>None at this point.</u></p> <p>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.</p> <p>8. To qualify for this classification, an application describing land of less than twenty 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.</p> <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 60%;"></th> <th style="width: 10%;">Year</th> <th style="width: 10%;"></th> <th style="width: 10%;"></th> <th style="width: 10%;"></th> <th style="width: 10%;"></th> <th style="width: 10%;">Average</th> </tr> </thead> <tbody> <tr> <td>List the yield per acre for the last five years (bushels, pounds, tons, etc.).</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>List the annual gross income per acre for the last five (5) years.</td> <td>\$</td> <td>\$</td> <td>\$</td> <td>\$</td> <td>\$</td> <td></td> </tr> <tr> <td>If rented or leased, list the annual gross rental fee for the last five years.</td> <td>\$</td> <td>\$</td> <td>\$</td> <td>\$</td> <td>\$</td> <td></td> </tr> </tbody> </table>		Year					Average	List the yield per acre for the last five years (bushels, pounds, tons, etc.).							List the annual gross income per acre for the last five (5) years.	\$	\$	\$	\$	\$		If rented or leased, list the annual gross rental fee for the last five years.	\$	\$	\$	\$	\$		<p>Sec: <u>19</u> Twp: <u>3</u> Rge: <u>10</u></p>
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NOTICE: The assessor may require the owners to submit pertinent data regarding the use of the classified land, productivity of typical crops, income, etc.

Farm and Agricultural Land Means Either:

- (a) A parcel of land or contiguous parcels of land in one ownership of twenty or more acres devoted primarily to the production of livestock or agricultural commodities for commercial purposes, or enrolled in the Federal Conservation Reserve program or its successor administered by the United States Department of Agriculture.
- (b) Any parcel of land or contiguous parcels that are five acres or more but less than twenty acres devoted primarily to agricultural uses, which has produced a gross income from agricultural uses equivalent to two hundred dollars or more per acre each year for three of the five calendar years preceding the date of application for classification under this chapter. For the purposes of (b) only, "gross income from agricultural uses" includes, but is not limited to, the wholesale value of agricultural products donated to nonprofit food banks or feeding programs; or
- (c) Any parcel of land or contiguous parcels that are less than five acres devoted primarily to agricultural uses which has produced a gross income of fifteen hundred dollars or more each year for three of the five calendar years preceding the date of application for classification under this chapter.

Agricultural lands also include noncontiguous parcels from one to five acres, but otherwise constituting an integral part of farming operations conducted on the land.

Agricultural lands also include land, not to exceed twenty percent of classified land, that has incidental uses compatible with agricultural purposes, and also the land on which appurtenances necessary to the production, preparation or sale of the agricultural products exist in conjunction with the lands producing such products.

Statement Of Additional Tax, Interest, And Penalty Due Upon Removal Of Classification

1. Upon removal of classification, an additional tax shall be imposed which shall be due and payable to the county treasurer thirty days after removal or upon sale or transfer, unless the new owner has signed the Notice of Continuance. The additional tax shall be the sum of the following:
 - (a) The difference between the property tax paid as "Farm and Agricultural Land" and the amount of property tax otherwise due and payable for the last seven years had the land not been so classified; plus
 - (b) Interest upon the amounts of the difference (a), paid at the same statutory rate charged on delinquent property taxes.
 - (c) A penalty of twenty percent shall be applied to the additional tax if the classified land is sold, transferred, or applied to some other use, except through compliance with the property owner's request for withdrawal, or except as a result of those conditions listed in (2) below.
2. The additional tax, interest, and penalty specified in (1) shall not be imposed if removal 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 of eminent domain in anticipation of the exercise of such power.

- (c) A natural disaster such as a flood, windstorm, earthquake, 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 property tax 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 (see RCW 84.34.108(6)(f)).
- (g) Removal of land classified as farm and agricultural land under RCW 84.34.020(2)(e) (farm homestead value).
- (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 for the riparian open space program 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 classified forest land, designated as forest land under chapter 84.33 RCW, or classified under this chapter continuously since 1993. The date of death shown on a death certificate is the date used.

Affirmation

As owner(s) or contract purchaser(s) of the land described in this application, I hereby indicate by my signature that I am aware of the potential tax liability involved when the land ceases to be classified under provisions of Chapter 84.34 RCW. I also declare under the penalties for false swearing that this application and any accompanying documents have been examined by me and to the best of my knowledge it is a true, correct, and complete statement.

The agreement to tax according to use of the property is not a contract and can be annulled or canceled at any time by the Legislature (RCW 84.34.070)

Signatures of all Owner(s) or Contract Purchaser(s):

[Handwritten signatures]

(See WAC 458-30-225)

ASSESSOR

In accordance with the provisions of RCW 84.34.035, "...the assessor shall submit notification of such approval (form REV 64 0088) to the county auditor for recording in the place and manner provided for the public recording of state tax liens on real property."

Amount of Processing Fee Collected \$ _____

Date _____

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

Lavender Production and Marketing

Dr. Curtis Beus, developed November 2000
Washington State University Extension
Clallum County, P.O. Box 863,
Port Angeles, WA 98362
360/ 417-2279, E-mail: beusc@wsu.edu,
11-11-2000

Propagation

- Lavender should not be propagated from seed, lavandin seed is sterile.
- Can easily be propagated from softwood cuttings.
- Hardwood cuttings can also be propagated, but more difficult.
- Tissue culture from callus derived from leaf buds is possible.

Soils

Lavender requires well-drained soils. Sandy, sandy loam, or gravelly soils are ideal. Lavender does well in low-fertility soils. Soil pH should be between 6.5 and 7.5.

Spacing between rows

- Between rows: 4 ft., with a range of 3-6 ft.
- Between plants: 1-3 ft., 30" most common
- 3,000 - 5,000 plants per acre - 4,000 about average.

Price of plants

- Plugs: 128 plug tray \$50-60, less for large quantities (\$30-40).
- 2" pots: \$3-\$4 retail, \$1.50-2.00 large quantities.
- 4" larger pots: \$4-\$6, large quantities for around \$3.00

Establishment

Plants should be "hardened" off before being put into the field. In mild climates, Fall planting is best. In areas with harsh winters, Spring planting is the only option. Flower

buds should be trimmed off during the first year, and sometimes the second to speed up establishment.

Irrigation

- Drip tape recommended.
- Needed primarily in the first year, sometimes second.
- Some irrigation may increase production in mature plantings.
- Overhead irrigation may increase disease problems.
- Overhead irrigation may cause older plants to break open in the middle.

Fertilization

- Composted chicken manure & bone meal used at planting.
- Up through year three, around 100 lb. N per acre can encourage vegetative growth.
- Mature plants need no more than 50 lb. N per acre.
- Excessive applications of N can decrease oil quality, and make plants unhealthy (also leads to increased weed competition). Phosphorus and Potassium requirements are also very low.
- Periodic liming may be necessary to keep pH at 6.5 or higher.

Weed control

- Probably biggest production issue - critical for good yield, high quality, and aesthetics.
- Landscape fabric/weed barrier - expensive but dramatically decreases weeds.
- Mulches - with young plants can help - organic mulches can trap moisture against plants.
- Sand, gravel, oyster shells, etc. can be used. Light colored soils or mulches increase production & improve plant health/vigor.
- Drip Irrigation to discourage weeds between rows.
- Herbicides - pre-emergents effective in NZ and Europe - none yet listed in U.S.

LEGEND

- 0
WATER STORAGE TANK
DRAINAGE
UNDERGROUND
POWER & WATER
EXISTING ORCHARD FENCE
TO BE REPAIRED
EXISTING BARBED WIRE FENCE
TO BE REPLACED WITH
ORCHARD FENCE
DOUGLAS FIR BUFFER
(EXISTING)
LAVENDER FARM
(24 ACRES)
PERENNIAL NURSERY
(1.5 ACRES)

PLUMP 4045E

SITE PLAN

SCALE: 1"=170'
PARCEL SIZE = 6.77 ACRES

APPLICANT / OWNER:
UNDERWOOD GARDENS, LLC

LOCATION:
KOLLOCK NAPP RD.
UNDERWOOD, WA 98654
TAX ID: 03-0-9-0-0-0600-00

PROPOSAL:

- NEW CULTIVATION OF 6 ACRES (INCLUDING UTILITY LINES, WATER STORAGE TANK, PROPAGATION)
- CONSTRUCTION OF 40' X 65' PROPAGATION MAR VEST
- PROPAGATION BUILDING
- REPAIR & REPLACE EXISTING FENCING

NOTES

1. PROPOSED UTILITIES ARE ALL 4' UNDERGROUND
2. PROPOSED OUTDOOR LIGHTING IS ALL MOUNTED AND ONLY LOCATED AT AGRICULTURAL BUILDING.
3. GRADES AT BUILDING SITE <0%.
4. MINIMAL GRADING REQUIRED.
5. NO ROADS PROPOSED EXCEPT FOR AGRICULTURAL PURPOSES
6. PROPOSED AGRICULTURAL BUILDING DOES NOT PROTRUDE ABOVE A BLUFF, CLIFF OR SKYLINE.
7. PARCEL IS CURRENTLY 20 YEAR OLD Douglas FIR TREES WHICH WILL BE REMOVED FOR NEW CULTIVATION HOWEVER, SOME EXISTING Douglas FIR TREES WILL BE PRESERVED TO GREEN PROPOSED AG BUILDING AND FOR WIND SCREEN ON 3 SIDES OF PARCEL.
8. PROPOSED AG BUILDING AND ROOF STRUCTURE IS SUBORDINATE TO THE SURROUNDING LANDSCAPE AND WELL BELOW THE HILLS AND RIDGE LINES IMMEDIATELY BEYOND.
9. ALL EXTERIOR MATERIALS ARE NONREFLECTIVE DARK EARTH TONE COLORS.
10. EXISTING ORCHARD FENCE TO BE REPAIRED EXISTING BARBED WIRE FENCE TO BE REPLACED W/ ORCHARD FENCE.

- Weed Badger - mechanical weeder can be used in immature stands. Some are experimenting with turf between rows.
- Cultivator between rows & hand weeding in rows is most common. Mature stands shade out most weeds.

Pests & diseases

- Root rot - Phytophthora and Armillaria - proper soil drainage is key to preventing.
- Alfalfa Mosaic Virus - passed by aphids; obtain clean stock.
- Spittle Bug - common, unsightly, but causes only minor damage.

Cultivars

- MUCH confusion, cross-naming, inconsistency in cultivars worldwide
- *Lavandula angustifolia* ("True," English, French)
- Examples: Twickel Purple, Jean Davis, Royal Velvet, Royal Purple *Lavandula latifolia* (Spike Lavender)
- *Lavandula x intermedia* (Lavandin, a hybrid). Examples: Grosso, Super, Hidcote Giant, Abrialis
- *Lavandula stoechas* (Spanish)

Flower yields - Grosso

- Approximately 150 stems per bundle
- 4-7 bundles per plant - 5-6 average
- 12-15 bundles to yield a pound of dried buds
- Buds per plant - 1/4 to 1/2 lb. per plant dried buds
- Bundles per acre $4,000 \times 5 = 20,000$
- Buds per acre: 1,000 - 1,500 pounds dried buds per acre

Oil production

- *Angustifolia's* yield between 3 and 15 quarts of oil per acre (about 5 to 25 lbs.)
- *Lavandin's* yield between 20 and 95 quarts of oil per acre (about 35 to 180 lbs.).

- 1998 prices for lavandin oil, around \$10.50/lb., true lavender oil about \$22.50/lb.

Thus, on the wholesale market, lavandin varieties will generate around \$400 to \$2,000 per acre for oil production. True lavender's (*L. angustifolia*) will generate around \$120 to \$350 per acre.

It is highly unlikely that most U.S. lavender producers can compete in the wholesale essential oil business with producers in some other parts of the world. Oil production for small producers should be aimed at high quality, value-added markets.

Harvesting - pruning

- For oil production, mechanical harvesting is a must.
- Hand harvesting is necessary for bundles, buds, and fresh flowers.
- U-pick is an option that some farms use on a limited basis.
- Proper pruning and shaping of plants extends life, improves production.

Marketing

Most U.S. lavender producers must develop their own products & markets, or partner with someone who will. There is no established U.S. market, or market infrastructure for lavender. Value-added products are often key to marketing.

Products

- Culinary uses and markets for lavender are rapidly growing - *Angustifolia's* can fetch around \$7.00 per ounce for premium quality culinary quality buds.
- Lavender can be used to produce products such as lavender jelly, cookies, ice cream, culinary herb blends, lavender tea, honey, etc.
- Bath products - soaps, shampoos, bath oils, lotions, bath salts, spritzes, etc.
- Perfumes, candles, incense, etc.
- Sachets, potpourri, wands, pillows, etc.
- Bundles, dried arrangements, wall hangings, wreaths, etc.