

August 1, 1994

Introduced By: Miller, Phillips

kcdcorr/jl

Proposed No.: 94 - 501

ORDINANCE NO. **11460**

AN ORDINANCE clarifying how the system of special assessments for the King Conservation District is to apply to condominium units; amending Ordinance 10981, Section 3.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. Findings. The metropolitan King County council makes the following Findings of Fact:

A. In accordance with R.C.W. 89.08.400, King County Ordinance 10981 authorized a system of special assessments for the King Conservation District of \$1.25 per parcel on all non-exempt properties throughout the district in 1994 and 1995, subject to the terms of an agreement between King County and the district.

B. In approving this ordinance, the council made a finding that there was no suitable classification of property in the district to justify applying different assessments to different classes of properties, based on benefit received from activities of the district.

C. Through the county's administration of this system of special assessments in 1994, it has come to the attention of the council that some condominiums have associated real property, such as storage lockers or parking spaces, which have had the special assessment for the district imposed on them separately, because they are separate taxable parcels from the living unit of the condominium.

D. By effectively imposing a higher assessment on condominium owners, this is contrary to the intention of the council and contrary to the finding of the council that there was no suitable classification of property in the district that would justify applying different assessments to

1 different classes of properties, based on benefit received  
2 from activities of the district.

3 E. The council finds that parking spaces and storage  
4 lockers associated with condominium living units are deemed  
5 not to receive benefit from the activities of the  
6 conservation district and shall, in 1995, be placed into a  
7 separate classification that is not subject to the special  
8 assessment for the district.

9 SECTION 2. Ordinance 10981, Section 3, is hereby  
10 amended to read as follows:

11 An assessment for the King Conservation District of  
12 \$1.25 per parcel on all property within the district not  
13 assessed as forest land shall be imposed in 1994 and 1995,  
14 subject to the terms of the agreement authorized by Section  
15 Two of this ordinance. Provided, however, that all parcels  
16 that are storage lockers or parking spaces shall not be  
17 assessed if they are linked with condominium parcels that are  
18 living units.

19 INTRODUCED AND READ for the first time this 8<sup>th</sup>  
20 day of August, 1994.

21 PASSED this 29<sup>th</sup> day of August, 1994.

22 KING COUNTY COUNCIL  
23 KING COUNTY, WASHINGTON

24 Passed by a vote of 9-0.

25 Kent Puller  
Chair

26 ATTEST:

27 Gerald A. Peterson  
28 Clerk of the Council

29 APPROVED this 8<sup>th</sup> day of September, 1994.

30 Dary Locke  
31 King County Executive

32 Attachments:

33 None