



**KING COUNTY**

1200 King County Courthouse  
516 Third Avenue  
Seattle, WA 98104

**Signature Report**

**June 3, 2003**

**Ordinance 14672**

**Proposed No.** 2003-0136.2

**Sponsors** Sullivan and Constantine

1 AN ORDINANCE concurring with the recommendation of  
2 the hearing examiner to approve, subject to conditions, the  
3 application for public benefit rating system assessed  
4 valuation for open space submitted by Morningside Farm  
5 for property located at 29314 129th Avenue Southwest,  
6 Vashon, WA 98070, designated department of natural  
7 resources, water and land resources division file no.  
8 E02CT049.

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10

11 **BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:**

12 **SECTION 1.** This ordinance does hereby adopt and incorporate herein as its  
13 findings and conclusions the findings and conclusions contained in the report and  
14 recommendation of the hearing examiner dated May 6, 2003, to approve subject to  
15 conditions, the application for public benefit rating system assessed valuation for open  
16 space submitted by Morningside Farm for property located at 29314 129th Avenue  
17 Southwest, Vashon, WA 98070, designated department of natural resources, water and

**Ordinance 14672**

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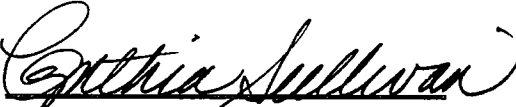
18 land resources division file no. E02CT049, and the council does hereby adopt as its  
19 action the recommendation or recommendations contained in the report.

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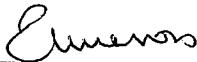
Ordinance 14672 was introduced on 3/24/2003 and passed by the Metropolitan King  
County Council on 6/2/2003, by the following vote:

Yes: 12 - Ms. Sullivan, Ms. Edmonds, Mr. von Reichbauer, Ms. Lambert, Mr.  
Phillips, Mr. Pelz, Mr. McKenna, Mr. Constantine, Mr. Gossett, Ms. Hague,  
Mr. Irons and Ms. Patterson  
No: 0  
Excused: 0

KING COUNTY COUNCIL  
KING COUNTY, WASHINGTON

  
Cynthia Sullivan, Chair

ATTEST:



Anne Noris, Clerk of the Council

**Attachments**      A. Hearing Examiner Report dated May 6, 2003

14672  
May 6, 2003

**OFFICE OF THE HEARING EXAMINER**  
**KING COUNTY, WASHINGTON**  
850 Union Bank of California Building  
900 Fourth Avenue  
Seattle, Washington 98164  
Telephone (206) 296-4660  
Facsimile (206) 296-1654

**REPORT AND RECOMMENDATION TO THE METROPOLITAN KING COUNTY COUNCIL**

**SUBJECT:** Department of Natural Resources, Water and Land Resources Division File No. **E02CT049**  
Proposed Ordinance No. **2003-0136**

Open Space Taxation (Public Benefit Rating System)  
Application of **Morningside Farm**  
P.O. Box 13410  
Burton, WA 98013

Location of Property: 29314 129th Avenue Southwest  
Vashon, Washington

**SUMMARY OF RECOMMENDATIONS:**

Department's Preliminary:	Approve 42.79 acres for 40% of market value
Department's Final:	Approve 42.79 acres for 40% of market value
Examiner:	Approve 42.79 acres for 40% of market value

**PRELIMINARY REPORT:**

The Department of Natural Resources, Water and Land Resources Division Report on Item No. E02CT049 was received by the Examiner on April 22, 2003.

**PUBLIC HEARING:**

After reviewing the Department of Natural Resources, Water and Land Resources Division Report and examining available information on file with the application, the Examiner conducted a public hearing on the subject as follows:

The hearing on item no. E02CT049 was opened by the Examiner at 2:30 p.m., April 30, 2003, in the Fifth Floor Conference Room, Union Bank of California Building, 900 Fourth Avenue, Seattle, Washington, and closed at 2:40 p.m.

Participants at the public hearing and the exhibits offered and entered are listed in the attached minutes. A verbatim recording of the hearing is available in the office of the King County Hearing Examiner.

**FINDINGS, CONCLUSIONS & RECOMMENDATION:** Having reviewed the record in this matter, the

Examiner now makes and enters the following:

**FINDINGS:**

1. **General Information:**

Owner: Morningside Farm (a non-profit property owned and operated by the Church of Jesus Christ of Latter-day Saints)  
PO Box 13410  
Burton, WA 98013

Location: 29314 129<sup>th</sup> Avenue SW  
Vashon, WA 98070

PBRs Resources Requested: HIGH PRIORITY RESOURCES  
Active or passive recreation area  
Aquifer protection area  
Shoreline: "Conservancy" environment  
Scenic resource, viewpoint or view corridor  
Open space close to urban or growth area  
MEDIUM PRIORITY RESOURCE  
Shoreline: "Natural" environment  
BONUS RESOURCE  
Contiguous parcels under separate ownership  
PUBLIC ACCESS  
Limited access (seasonal and/or upon special arrangement)

Zoning: RA2.5 and RA10

Parcel	#012102-9003	#012102-9052	#012102-9057
Total acreage:	4.53 7.73	9.00	
Requested for PBRs:	4.53 7.73	9.00	
Recommended PBRs:	4.53 6.73	7.00	

Parcel	#012102-9137	#012102-9138
Total acreage:	4.53 20.00	
Requested for PBRs:	4.53 20.00	
Recommended PBRs:	4.53 20.00	

Please note: The property is 45.79 acres in size. The recommended PBRs area, 42.79 acres, excludes a portion of #9057 that includes a homesite/residence and a portion of #9052 that is part of 125<sup>th</sup> Place SW – both of these areas were also excluded from the farm and agricultural program.

STR: S-NW-01-21-02

2. Except as modified herein, the facts set forth in the King County Department of Natural Resources,

Water and Land Resources Division preliminary report to the King County Hearing Examiner for the April 30, 2003, public hearing are found to be correct and are incorporated herein by this reference. Copies of the said report will be attached to the copies of this report submitted to the King County Council.

#### CONCLUSIONS:

1. Approval of current use valuation for 42.79 acres of the subject property, pursuant to the Public Benefit Rating System adopted by King County Ordinance No. 10511, as amended, would be consistent with the purposes and intent of King County to maintain, preserve, conserve and otherwise continue in existence adequate open space lands and to assure the use and enjoyment of natural resources and scenic beauty for the economic and social well-being of King County and its citizens.
2. Timely application has been made to King County for the current use valuation of the subject property to begin in 2004. Notice of said application was given in the manner required by law.
3. The subject property contains priority open space resources and is entitled to bonus points pursuant to the King County Public Benefit Rating System, which justify a total award of 13 points. The resulting current use value is 40% of market value for 42.79 acres of the subject property.
4. As an additional condition, maintenance of recreational areas consistent with recreational uses will be allowed as long as they do not impact other awarded categories.

#### RECOMMENDATION:

APPROVE the request for current use valuation of 40% of market value for 42.79 acres of the subject property, subject to the conditions recommended in the Department of Natural Resources report for the April 30, 2003, public hearing, and the following additional condition:

1. Maintenance of recreational areas is permitted, so long as such maintenance does not impair the value of other awarded categories.

Current use valuation shall be subject to all terms and conditions of RCW 84.34 and King County Code Chapter 20.36, as the same may be amended from time to time, and all regulations and rules duly adopted to implement state law and county ordinances pertaining to current use valuation.

RECOMMENDED this 6th day of May, 2003.

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Stafford L. Smith  
King County Hearing Examiner

TRANSMITTED this 6th day of May, 2003, to the following parties and interested persons:

Morningside Farm	Perrin Walker	Monica Clarke, Metropolitan King County Council
P.O. Box 13410	Vanderberg, Walker & Gandara	Susan Monroe, Department of Assessments
Burton, WA 98013	1201 Pacific Ave. #1900	Ted Sullivan, Department of Natural Resources
	Tacoma, WA 98402	Charlie Sundberg, Office of Cultural Resources

**NOTICE OF RIGHT TO APPEAL  
AND ADDITIONAL ACTION REQUIRED**

In order to appeal the decision of the Examiner, written notice of appeal must be filed with the Clerk of the King County Council with a fee of \$250.00 (check payable to King County Office of Finance) *on or before May 20, 2003*. If a notice of appeal is filed, the original and six (6) copies of a written appeal statement specifying the basis for the appeal and argument in support of the appeal must be filed with the Clerk of the King County Council *on or before May 27, 2003*. Appeal statements may refer only to facts contained in the hearing record; new facts may not be presented on appeal.

Filing requires actual delivery to the Office of the Clerk of the Council, Room 1025, King County Courthouse, 516 3<sup>rd</sup> Avenue, Seattle, Washington 98104, prior to the close of business (4:30 p.m.) on the date due. Prior mailing is not sufficient if actual receipt by the Clerk does not occur within the applicable time period. The Examiner does not have authority to extend the time period unless the Office of the Clerk is not open on the specified closing date, in which event delivery prior to the close of business on the next business day is sufficient to meet the filing requirement.

If a written notice of appeal and filing fee are not filed within fourteen (14) calendar days of the date of this report, or if a written appeal statement and argument are not filed within twenty-one (21) calendar days of the date of this report, the decision of the hearing examiner contained herein shall be the final decision of King County without the need for further action by the Council.

Action of the Council is final. The action of the Council on a recommendation of the Examiner shall be final and conclusive unless within twenty-one (21) days from the date of the action an aggrieved party or person applies for a writ of certiorari from the Superior Court in and for the County of King, State of Washington, for the purpose of review of the action taken.

**MINUTES OF THE APRIL 30, 2003 PUBLIC HEARING ON DEPARTMENT OF NATURAL RESOURCES FILE NO. E02CT049:**

Stafford L. Smith was the Hearing Examiner in this matter. Participating in the hearing were Ted Sullivan representing the Department, Perrin Walker representing the Applicant, and David Kirkpatrick.

The following exhibits were offered and entered into the hearing record:

Exhibit No. 1	Not submitted
Exhibit No. 2	Not submitted
Exhibit No. 3	Not submitted
Exhibit No. 4	PBRS staff report
Exhibit No. 5	Affidavit of Publication

- Exhibit No. 6 Notice of hearing from the Office of the Hearing Examiner
- Exhibit No. 7 Notice of hearing from the PBRs Program
- Exhibit No. 8 Legal notice and introductory ordinance to Council
- Exhibit No. 9 Application—signed and notarized
- Exhibit No. 10 Letter to Applicant regarding received application and approval schedule
- Exhibit No. 11 Assessor map
- Exhibit No. 12 King County Assessor's database
- Exhibit No. 13 Arcview map and orthophoto
- Exhibit No. 14 Site map with topographic survey
- Exhibit No. 15 Master plan site map
- Exhibit No. 16 Email correcting point total

SLS:ms  
E02CT049 2003-0136 RPT

Attachment

This document is provided for information only. DO NOT complete and return. A completed copy will be furnished to the Applicant(s) by the Office of the Hearing Examiner after an application has been approved by the Metropolitan King County Council.

**OPEN SPACE TAXATION AGREEMENT**  
Chapter 84.34 RCW

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

Owner(s) \_\_\_\_\_  
Granting Authority \_\_\_\_\_  
Legal Description \_\_\_\_\_

Assessor's Property Tax Parcel or Account Number \_\_\_\_\_  
Department of Natural Resources File Number \_\_\_\_\_  
This agreement between \_\_\_\_\_

hereinafter called the "Owner", and \_\_\_\_\_

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**

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 the preservation of its classified use.
2. No structures shall be erected 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. **Withdrawal:** The landowner may withdraw from this agreement if, after a period of eight years, he or she files a request to withdraw classification with the assessor. Two years from the date of that request the assessor shall withdraw classification from the land, and the applicable taxes and interest shall be imposed as provided in RCW 84.34.070 and 84.34.108.
6. **Breach:** After the effective date of this agreement, any change in use of the land, except through compliance with items (5), (7), or (9), shall be considered a breach of this agreement, and shall be subject to removal of classification and liable for applicable taxes, penalties, and interest 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, or other such calamity rather than by virtue of the act of the land owner 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 (See RCW 84.34.108(5)(f)).
    - g) Removal of land classified as farm and agricultural land under RCW 84.34.020(2)(d).
    - 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.
    - 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.
  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. Reclassification as provided in Chapter 84.34 RCW.
- This agreement shall be subject to the following conditions:

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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 may be annulled or canceled at any time by the Legislature.

Granting Authority:

Dated \_\_\_\_\_

\_\_\_\_\_

City or County

\_\_\_\_\_

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 \_\_\_\_\_

To inquire about the availability of this notice in an alternative format for the visually impaired or in a language other than English, please call (360) 753-3217. Teletype (TTY) users may call (800) 451-7985.