



**KING COUNTY**

1200 King County Courthouse  
516 Third Avenue  
Seattle, WA 98104

**Signature Report**

**June 29, 2004**

**Ordinance 14956**

**Proposed No.** 2004-0193.2

**Sponsors** Phillips

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 Karen L. Bohlke for  
5 property located at 24833 and 24633 – 180th Avenue  
6 Southeast and 24909 - 177th Avenue Southeast, Kent, WA  
7 98042, designated department of natural resources and  
8 parks, water and land resources division file no.  
9 E03CT039.

10

11

12 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

13 SECTION 1. This ordinance does hereby adopt and incorporate herein as its  
14 findings and conclusions the findings and conclusions contained in the report and  
15 recommendation of the hearing examiner dated June 8, 2004, to approve subject to  
16 conditions, the application for public benefit rating system assessed valuation for open  
17 space submitted by Karen L. Bohlke for property located at 24833 and 24633 – 180th

**Ordinance 14956**

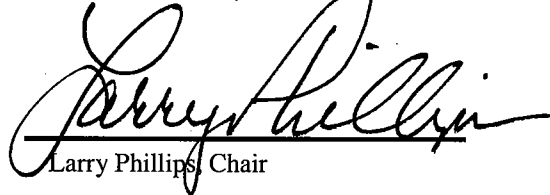
---

18 Avenue Southeast and 24909 - 177th Avenue Southeast, Kent, WA 98042, designated  
19 department of natural resources and parks, water and land resources division file no.  
20 E03CT039, and the council does hereby adopt as its action the recommendation or  
21 recommendations contained in the report.  
22

Ordinance 14956 was introduced on 4/12/2004 and passed by the Metropolitan King  
County Council on 6/28/2004, by the following vote:

Yes: 12 - Mr. Phillips, Ms. Edmonds, Mr. von Reichbauer, Ms. Lambert, Mr.  
Pelz, Mr. Ferguson, Mr. Hammond, Mr. Gossett, Ms. Hague, Mr. Irons, Ms.  
Patterson and Mr. Constantine  
No: 0  
Excused: 1 - Mr. McKenna

KING COUNTY COUNCIL  
KING COUNTY, WASHINGTON



Larry Phillips, Chair

ATTEST:



---

Anne Noris, Clerk of the Council

**Attachments**      A. Hearing Examiner Report dated June 8, 2004

June 8, 2004

**OFFICE OF THE HEARING EXAMINER  
KING COUNTY, WASHINGTON**

400 Yesler Way, Room 404  
Seattle, Washington 98104  
Telephone (206) 296-4660  
Facsimile (206) 296-1654

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

SUBJECT: Department of Natural Resources & Parks, Water and Land Resources Division File No.  
**E03CT039**  
Proposed Ordinance No. **2004-0193**

Open Space Taxation (Public Benefit Rating System)  
Application of **Karen Bohlke**  
248333 – 180th Avenue Southeast  
Kent, WA 98042

Location of Property: 248333 – 180th Avenue Southeast, and  
24909 – 177th Avenue Southeast  
Kent, Washington

**SUMMARY OF RECOMMENDATIONS:**

Department's Preliminary:	Approve 16.86 acres for 20% of market value
Department's Final:	Approve 16.86 acres for 20% of market value
Examiner:	Approve maximum of 14.48 acres for 40% of market value

**PRELIMINARY REPORT:**

The Department of Natural Resources & Parks, Water and Land Resources Division, report on item no. E03CT039 was received by the Examiner on May 19, 2004.

**PUBLIC HEARING:**

After reviewing the Department of Natural Resources & Parks, 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. E03CT039 was opened by the Hearing Examiner at 1:43 p.m., May 26, 2004, in the Hearing Examiner's Conference Room, 400 Yesler Way, Room 404, Seattle, Washington, and closed at 1:52 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:

Owners:	Karen Bohlke and Roy Wilson 248333 – 180th Ave. Southeast Kent, WA 98042	Eugena Young 24909 – 177th Avenue SE Kent, WA 98042
---------	--	---

Location: Same as above

Priority Resources Requested: **High Priority Resources**  
 Surface water quality buffer area  
 Open space close to urban or growth area  
 Significant plant, wildlife or salmonid habitat area  
 Farm and agricultural conservation land  
 Forest stewardship land  
**Medium Priority Resource**  
 Special animal site  
**Bonus Resources**  
 Resource restoration  
 contiguous parcels under separate ownership  
 conservation/historic easement

Zoning: RA-5

STR: NE-SE-24-22-05 and SE-NE-24-22-05

Parcel	#242205-9033	#242203-9097	#242203-9122
Total acreage:	5.30	0.87	3.30
Requested for PBRS:	undetermined	undetermined	undetermined
Recommended PBRS:	1.66*	0.87	2.63*
	#242205-9133	#242203-9072 (Young)	
Total acreage:	3.00	10.60	
Requested for PBRS:	undetermined	undetermined	
Recommended PBRS:	2.38	10.42	

Please note: Total size of the parcels qualifying under this application is 20.07 acres. Parcel 9133 requires a separate application. The total recommended PBRS area, 14.48 acres, excludes the home sites, driveway access and landscaping. \*PBRS acreage for these parcels is contingent upon the replanting of their respective pasture areas, and an approved plan is required.

2. Except as modified herein, the facts set forth in the King County Department of Natural Resources & Parks, Water and Land Resources Division, Preliminary Report to the King County Hearing Examiner for the May 26, 2004, 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.
3. Parcel 9133 is separated from the remaining properties by intervening lands under other ownership. The open space taxation procedures do not contemplate inclusion of non-contiguous parcels into a single application. Accordingly, parcel 9133 must be included in a separate application, and its current use valuation cannot be approved within this proceeding.
4. Parcel 9072 is described in the Division staff report as containing 10.6 acres, with 10.42 acres recommended for inclusion in PBRs. This appears to be an error. The orthophoto attached to the staff report shows a developed area of about 0.7 acres plus a cleared and maintained power line easement encompassing more than an acre. The qualifying areas under PBRs for parcel 9072 will need to be reevaluated.
5. Credit for the Significant Plant, Wildlife or Salmonid Habitat Area category is predicated on a determination that Little Soos Creek is a salmonid stream. As such it qualifies as a class 2S stream requiring a 100 foot regulatory buffer. PBRs credit for the Surface Water Quality Buffer category requires an “undisturbed zone of native vegetation” adjacent to the stream which provides an additional 50% of buffer width, and the bonus category requires an additional buffer width of undisturbed native vegetation at least twice the regulatory standard. With respect to the application property, parcel 9033 clearly cannot provide an additional qualifying buffer width unless the western pasture area is restored and replanted, and the ability of parcel 9122 to qualify without restoration is questionable. Accordingly, credit for the stream buffer categories has been made contingent upon implementation of a restoration plan. This also means that additional credit for the Resource Restoration category cannot be awarded because the restoration plan operates to qualify the property as a stream buffer resource.

#### CONCLUSIONS:

1. Approval of current use valuation for a maximum of 14.48 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 2005. 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 12 points. The resulting current use value is 40% of market value for a maximum of 14.48 acres of the subject property.

4. Additional credit may be awarded administratively for the following categories:
- A. Surface Water Quality Buffer Area. The landowner shall submit a restoration plan for replanting the stream buffer areas on parcels 9033 and 9122 adjacent to Little Soos Creek by December 1, 2004. If the plan is approved by December 31, 2004, credit may be awarded administratively based on replanting in native vegetation the stream buffers on both parcels to a width of 150 feet. Credit of the Bonus category may be awarded for replanting at a width of 200 feet or greater.
  - B. Forest Stewardship Land. If a forest stewardship plan which includes contiguous portions of all four parcels is submitted by December 1, 2004, and approved by a County forester by December 31, 2004, credit for this category may be awarded administratively.

Award of one of these categories would result in a current use valuation of the enrolled property at 30% of market value. Award of two or more categories would result in a current use valuation of 20% of market value for the enrolled property.

**RECOMMENDATION:**

APPROVE the request for current use valuation of 40% of market value for a maximum of 14.48 acres of the subject property, subject to the conditions recommended in the Department of Natural Resources & Parks report for the March 26, 2004, public hearing, and the following additional conditions of approval:

1. The amount of acreage on parcel 9072 qualifying for PBRS treatment shall be recalculated. Excluded portions shall include the developed areas in the southeast corner and the maintained power line easement along the western side.
2. If a restoration plan approved for the western extremities of parcels 9033 and 9122 excludes any of the blue-hatched areas shown on the orthophoto attached to the Division's preliminary report, such excluded areas shall also be deleted from the area qualifying for PBRS treatment.
3. Additional points may be awarded administratively as specified in condition no. 4 above, and the current use valuation adjusted accordingly.

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 8th day of June, 2004.

---

Stafford L. Smith  
King County Hearing Examiner

TRANSMITTED this 8th day of June, 2004, to the following parties and interested persons:

Karen Bohlke & Roy Wilson  
24833 – 180th Ave. SE  
Kent, WA 98042

Susan Monroe, Department of Assessments  
Ted Sullivan, Dept. of Natural Resources & Parks  
Charlie Sundberg, Office of Cultural Resources  
Marilyn Cope, KCC – Committee Staff

Eugena Young  
24909 – 177th Ave. SE  
Kent, WA 98042

**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 June 22, 2004*. 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 June 29, 2004*. 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 MAY 26, 2004, PUBLIC HEARING ON DEPARTMENT OF NATURAL  
RESOURCES & PARKS FILE NO. E03CT039:**

Stafford L. Smith was the Hearing Examiner in this matter. Participating in the hearing and representing the Department was Ted Sullivan. No others participated in this hearing.

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 Hearing Examiner's Office
- Exhibit No. 7 Notice of hearing from the PBRS program
- Exhibit No. 8 Legal notice and introductory ordinance to County Council
- Exhibit No. 9 Application signed/notarized
- Exhibit No. 10 Letter to Applicant re: received application and approval schedule
- Exhibit No. 11 Assessor's map
- Exhibit No. 12 King County Assessor's database printout
- Exhibit No. 13 Arcview/orthophoto map

SLS:ms  
E03CT039 2004-0193 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 & Parks 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**

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. 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. 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(6)(f)).
  - g) Removal of land classified as farm and agricultural land under RCW 84.34.020(2)(e).
  - 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 forest land under chapter 84.33 RCW, or under chapter 84.34 RCW continuously since 1993.
  - l) The sale or transfer of land 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 and the sale or transfer takes place within two years after July 22, 2001, and the death of the owner occurred after January 1, 1991.
  - m) The date of death shown on the death certificate is the date used.
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 as provided in Chapter 84.34 RCW.  
 This agreement shall be subject to the following conditions: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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).

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 (must be signed by all owners).

\_\_\_\_\_  
 Print Name

\_\_\_\_\_  
 Owner(s)

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.

REV 64 0022-2 (7/23/02)