



King County

KING COUNTY

1200 King County Courthouse  
516 Third Avenue  
Seattle, WA 98104

Signature Report

March 30, 2009

Ordinance 16421

Proposed No. 2009-0005.2

Sponsors Patterson

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 Alex Kerr, Eric  
 5 Swenson, Marcus and Tina Swenson and Brandyn Miller  
 6 for property located at 78922, 79032 and 80202 NE Old  
 7 Cascade Highway, Skykomish, WA, 98288 designated  
 8 department of natural resources and parks, water and land  
 9 resources division file no. E08CT048.

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 February 26, 2009, to approve subject to  
 15 conditions, the application for public benefit rating system assessed valuation for open  
 16 space submitted by Alex Kerr, Eric Swenson, Marcus and Tina Swenson and Brandyn  
 17 Miller for property located at 78922, 79032 and 80202 NE Old Cascade Highway,

**Ordinance 16421**

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18 Skykomish, WA, 98288, designated department of natural resources and parks, water and  
19 land resources division file no. E08CT048, and the council does hereby adopt as its  
20 action the recommendation or recommendations contained in the report.

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Ordinance 16421 was introduced on 1/12/2009 and passed by the Metropolitan King  
County Council on 3/30/2009, by the following vote:

Yes: 8 - Mr. Constantine, Mr. Ferguson, Ms. Lambert, Ms. Hague, Mr. von  
Reichbauer, Mr. Gossett, Ms. Patterson and Mr. Dunn

No: 0

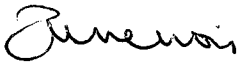
Excused: 1 - Mr. Phillips

KING COUNTY COUNCIL  
KING COUNTY, WASHINGTON



Dow Constantine, Chair

ATTEST:



Anne Noris, Clerk of the Council

**Attachments**      A. Hearing Examiner Report dated February 26, 2009

February 26, 2009

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

400 Yesler Avenue, Room 404  
Seattle, Washington 98104  
Telephone (206) 296-4660  
Facsimile (206) 296-1654  
Email: hearingexaminer@kingcounty.gov

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

**SUBJECT:** Department of Natural Resources & Parks (DNRP), Water and Land Resources Division,  
file no. **E08CT048**  
Proposed Ordinance No. **2009-0005**

Open Space Taxation (Public Benefit Rating System; PBRs)  
Application of

**ALEX KERR**  
411 N 50th Street  
Seattle, Washington 98103

**ERIC SWENSON**  
221 NW 48th Street  
Seattle, Washington 98107

**MARCUS & TINA SWENSON**  
6710 Sycamore Avenue NW  
Seattle, Washington 98117

**BRANDYN MILLER**  
221 NW 48th Street  
Seattle, Washington 98107

Location of Property: 78922, 79032 and 80202 NE Old Cascade Highway  
Skykomish, Washington

**SUMMARY OF RECOMMENDATIONS:**

Department's Preliminary: Approve 107.00 acres for 20% of market value (10% conditional)  
Department's Final: Approve 107.00 acres for 20% of market value (10% conditional)  
Examiner: Approve 107.00 acres for 20% of market value (10% conditional)

**PRELIMINARY REPORT:**

The Department of Natural Resources & Parks, Water and Land Resources Division Report on item no. E08CT048 was received by the Examiner on January 30, 2009.

**PUBLIC HEARING:**

After reviewing the report and examining available information on file with the application, the Examiner conducted a public hearing on the application as follows:

The hearing on item no. E08CT048 was held by the Examiner on February 11, 2009, in the Hearing Examiner’s Conference Room, 400 Yesler Way, Room 404, Seattle, Washington. 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:

<p>Owners: Alex Kerr 411 N 50th Street Seattle, WA 98103</p> <p>Marcus and Tina Swenson 6710 Sycamore Avenue NW Seattle, WA 98117</p>	<p>Eric Swenson 221 NW 48th Street Seattle, WA 98107</p> <p>Brandyn Miller 221 NW 48th Street Seattle, WA 98107</p>
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Property location: 78922, 79032 and 80202 NE Old Cascade Highway Skykomish, WA 98288

Zoning: F

STR: SW 28-26-12 and SE 28-26-12

PBRS categories requested/proposed: **Open space resources**  
Buffer to public land  
Forest stewardship land  
Rural open space  
Shoreline: conservancy environment  
Significant wildlife or salmonid habitat  
Surface water quality buffer  
Watershed protection area

**Bonus categories**  
Additional surface water quality buffer  
Contiguous parcels under separate ownership  
Public access - unlimited public access  
Public access – environmental education

Categories recommended: **Open space resources**  
Buffer to public land  
Forest stewardship land (conditional)  
Rural open space  
Significant wildlife or salmonid habitat

Surface water quality buffer  
Watershed protection area

**Bonus categories**

Additional surface water quality buffer  
Contiguous parcels under separate ownership

Parcel:	282612-9009 (Kerr)	282612-9012 (Kerr)	282612-9020 (E Swenson)
Total acreage:	20.51	33.96	4.35
Requested PBRs:	18.51 acres	33.96 acres	4.35 acres
Home site/excluded area:	2.30 acres	0.62 acres	0.07 acres
Recommended PBRs:	18.21 acres	33.34 acres	4.28 acres
Parcel:	282612-9021 (Miller)	282612-9024 (Miller)	282612-9026 (Miller)
Total acreage:	4.80	4.49	4.77
Requested PBRs:	4.80 acres	2.49 acres	4.77 acres
Home site/excluded area:	0.07 acres	1.50 acres	0.07 acres
Recommended PBRs:	4.73 acres	2.99 acres	4.70 acres
Parcel:	282612-9027 (M&T Swenson)		
Total acreage:	40.00		
Requested PBRs:	39.00 acres		
Home site/excluded area:	1.25 acres		
Recommended PBRs:	38.75 acres		

(The land area recommended for PBRs enrollment is the entire parcel less the excluded area, which is what has been calculated by DNRP. In the event the County Assessor’s official parcel size is revised, the PBRs acreage shall be administratively adjusted to reflect that change.)

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 for the February 11, 2009, public hearing are found correct and are incorporated herein by reference. Copies of the department report will be provided with the copies of this report submitted to the Metropolitan King County Council.
3. Timely application was made to King County for PBRs current use valuation of the subject property to begin in 2010. Notice of the application was given as required by law.
4. The property contains priority open space resources and is eligible for a total award of 34 points under the King County Public Benefit Rating System. The resulting current use valuation therefore would be 20% of market value for 107.00 acres of the property.
5. Additional credit may be awarded administratively for the forest stewardship land category subject to submission of a forest stewardship plan encompassing all of the parcels by June 1, 2009, and approved by August 1, 2009. Credit for this category would increase the total point award to 39 and result in a current use valuation of 10% for the enrolled portion of the

properties.

CONCLUSION:

1. Approval of current use valuation of 20% of market value (or 10% if approved as noted in Finding no. 5 above) for 107.00 acres of the property pursuant to the Public Benefit Rating System adopted by Chapter 20.36 KCC 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.

RECOMMENDATION:

APPROVE current use valuation of 20% of market value (or 10% if approved as noted below) for 107.00 acres of the subject property, subject to the conditions recommended in the Department of Natural Resources & Parks report for the February 11, 2009 public hearing and the following conditional allowance:

- A. Credit may be awarded administratively for the forest stewardship land category as stated in Finding no. 5 above. Award for this category would increase the point total to 39 and result in a current use valuation of 10% for the enrolled portion of the properties.

Current use valuation shall be subject to all terms and conditions of RCW Chapter 84.34 and KCC Chapter 20.36, as 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 February 26, 2009.

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Peter T. Donahue  
King County Hearing Examiner

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

In order to appeal the recommendation 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 March 12, 2009*. If a notice of appeal is filed, the original and 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 March 19, 2009*. 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 14 days calendar days of the date of this report, or if a written appeal statement and argument are not filed within 21 calendar days of the date of this report, the Clerk of the Council shall place a proposed ordinance which implements the Examiner's recommended action on the agenda of the next available Council meeting. At that meeting, the Council may adopt the Examiner's recommendation, may defer action, may refer the matter to a Council committee, or may remand to the Examiner for further hearing or further consideration.

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 FEBRUARY 11, 2009 PUBLIC HEARING ON DEPARTMENT OF NATURAL RESOURCES & PARKS FILE NO. E08CT048:

Peter T. Donahue was the Hearing Examiner in this matter. Participating in the hearing and representing the Department was Bill Bernstein. There were no other participants in this hearing.

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

Exhibit No. 1	<i>Not submitted</i>
Exhibit No. 2	<i>Not submitted</i>
Exhibit No. 3	<i>Not submitted</i>
Exhibit No. 4	DNRP Preliminary Report to the Hearing Examiner
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/Timber program
Exhibit No. 8	Legal notice and introductory ordinance to County Council
Exhibit No. 9	Applications signed/notarized
Exhibit No. 10	Assessor's maps
Exhibit No. 11	King County Assessor's database printouts
Exhibit No. 12	Arcview and orthophoto/aerial map
Exhibit No. 13	Letter to neighbors re: notification of PBRs application
Exhibit No. 14	Letter to applicant re: received application and approval schedule
Exhibit No. 15a	Farm Management Plan – Parcels 282612-9009 and 282612-9012
Exhibit No. 15b-d	<i>Reserved for future submission of Farm Management Plans</i>
Exhibit No. 16	<i>Reserved for future submission of legal description of area to be enrolled</i>

**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 the 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)

Property Owner: **XXX**  
Property Address: **XXXX**  
Granting Authority: **King County, Washington**  
Legal Description

Assessor's Property Tax Parcel or Account Number: **XXX**  
Department of Natural Resources & Parks File Number: **E0XXX**  
This agreement is between **XXX** hereinafter called the "Owner", and  
**King County, Washington** 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. 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. 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.
  10. This agreement shall supersede any previous open space taxation agreement entered into for the subject property.

This agreement shall be subject to the following conditions:

**See attached Hearing Examiner Report and Recommendation**

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 \_\_\_\_\_

\_\_\_\_\_ King County, Washington

\_\_\_\_\_  
Council Chair

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

\_\_\_\_\_  
Signature

Date signed agreement received by Legislative Authority \_\_\_\_\_

For tax assistance, visit <http://dor.wa.gov> or call 1-800-647-7706. To inquire about the availability of this document in an alternate format for the visually impaired, please call (360) 705-6715. Teletype (TTY) users may call 1-800-451-7985.  
REV 64 0022e (w) (7/27/05)