



KING COUNTY

1200 King County Courthouse
516 Third Avenue
Seattle, WA 98104

Signature Report

March 30, 2010

Ordinance 16784

Proposed No. 2010-0035.2

Sponsors Ferguson

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 Redmond-Fall City
5 LLC for property located at 31405 SE Redmond-Fall City
6 Road, Fall City, WA 98024, designated department of
7 natural resources and parks, water and land resources
8 division file no. E09CT049.

9 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

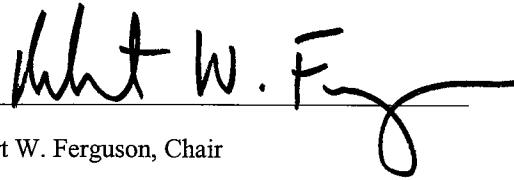
10 SECTION 1. This ordinance does hereby adopt and incorporate herein as its
11 findings and conclusions the findings and conclusions contained in the report and
12 recommendation of the hearing examiner dated March 5, 2010, to approve subject to
13 conditions, the application for public benefit rating system assessed valuation for open
14 space submitted by Redmond-Fall City LLC for property located at 31405 SE Redmond-
15 Fall City Road, Fall City, WA 98024, designated department of natural resources and

16 parks, water and land resources division file no. E09CT049, and the council does hereby
17 adopt as its action the recommendation or recommendations contained in the report.
18

Ordinance 16784 was introduced on 1/18/2010 and passed by the Metropolitan King
County Council on 3/29/2010, by the following vote:

Yes: 7 - Mr. Phillips, Mr. von Reichbauer, Mr. Gossett, Ms. Patterson,
Ms. Lambert, Mr. Ferguson and Mr. Dunn
No: 0
Excused: 2 - Ms. Drago and Ms. Hague

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON


Robert W. Ferguson, Chair

ATTEST:



Anne Noris, Clerk of the Council

Attachments: A. Hearing Examiner Report dated March 5, 2010

March 5, 2010

**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. **E09CT049**
Proposed Ordinance No. **2010-0035**

Open Space Taxation (Public Benefit Rating System; PBRs)

Application of

REDMOND-FALL CITY LLC

by Elaine Coles

4019 Hunts Point Road
Bellevue, Washington 98004

Location of Property: 31405 SE Redmond-Fall City Road
Fall City, Washington

SUMMARY OF RECOMMENDATIONS:

Department's Preliminary:	Approve 34.79 acres for 50% of market value (contingent)
Department's Final:	Approve 34.79 acres for 50% of market value (contingent)
Examiner:	Approve 34.79 acres for 50% of market value (contingent)

PRELIMINARY REPORT:

The Department of Natural Resources & Parks, Water and Land Resources Division Report on item no. E09CT049 was received by the Examiner on February 12, 2010.

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. E09CT049 was held by the Examiner on March 3, 2010, 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:

Owner: Redmond-Fall City LLC

Location: 31405 SE Redmond-Fall City Road, Fall City

PBRS categories requested: **Open space resources**
 Farm and agricultural conservation land
 Forest stewardship land (later withdrawn)

Categories recommended: **Open space resources**
 Farm and agricultural conservation land (contingent)

STR: SW 09-24-07

Zoning: RA-5

Parcel no.: 092407-9019

Total acreage: 36.46 acres

Recommended PBRS: 34.79 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. The subject property is currently enrolled in the farm and agriculture open space program. Timely application was made to King County for PBRS current use valuation of the property to begin in 2011. Notice of the application was given as required by law.
3. Except as modified herein, the facts set forth in the King County Department of Natural Resources & Parks, Water and Land Resources Division, Preliminary Report and testimony for the March 3, 2010, 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.
4. Award under the farm and agricultural conservation land category is *contingent upon submittal of a King Conservation District-approved farm management plan for the property by July 1, 2010*. Failure to qualify under this category would preclude the property from enrollment in the PBRS program at present due to lack of eligibility under any other resource categories.
5. The two areas outlined in green (1.16 acres total) on Exhibit no. 4 may be added to the enrolled acreage if the landowner commits in the farm management plan to either natively restoring them

or returning them to active farm use.

6. Subject to the above-noted contingency, the property contains priority open space resources and is eligible for a total award of 5 points under the King County Public Benefit Rating System. The resulting current use valuation therefore would be 50% of market value for 34.79 acres of the property.

CONCLUSION:

1. Subject to the above-noted contingency, approval of current use valuation of 50% of market value for 34.79 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 50% of market value for 34.79 acres of the property, subject to the conditions recommended in the Department of Natural Resources & Parks Report for the March 3, 2010 public hearing and the above-noted contingency.

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 March 5, 2010.

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 19, 2010**. 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 26, 2010**. 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 3rd 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 MARCH 3, 2010 PUBLIC HEARING ON DEPARTMENT OF NATURAL RESOURCES & PARKS FILE NO. E09CT049:

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 *Not submitted*
- Exhibit No. 2 *Not submitted*
- Exhibit No. 3 *Not submitted*
- 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 Application signed/notarized
- Exhibit No. 10 Assessor's map
- Exhibit No. 11 King County Assessor's database printout
- 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. 15 *Reserved for future submission of Farm Management Plan*
- Exhibit No. 16 *Reserved for future submission of legal description of area to be enrolled*

E09CT049—Redmond-Fall City LLC

5

E09CT049 RPT
Attachment

- 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 of private forest lands within unconfined channel migration zones or containing critical habitat for threatened or endangered species 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; or
 - l) The discovery that the land was classified in error through no fault of the owner.
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 current use 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

Bob Ferguson
Chair of Council

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.

Print Name

Signature

State of Washington
County of _____

Subscribed and affirmed to before me this _____ day of _____, _____

Notary's Signature

My Appointment Expires