



KING COUNTY

1200 King County Courthouse
516 Third Avenue
Seattle, WA 98104

Signature Report

January 30, 2018

Ordinance 18654

Proposed No. 2017-0415.2

Sponsors McDermott

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 Anne and Andrew
5 Becker for property located at 28100 NE 116th Street,
6 Duvall, WA, designated department of natural resources
7 and parks, water and land resources division file no.
8 E17CT011.

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 Attachment A to this
12 ordinance, the report and recommendation of the hearing examiner dated November 27,
13 2017, to approve subject to conditions, the application for public benefit rating system
14 assessed valuation for open space submitted by Anne and Andrew Becker for property
15 located at 28100 NE 116th Street, Duvall, WA, designated department of natural
16 resources and parks, water and land resources division file no. E17CT011, and the

17 council does hereby adopt as its action the recommendation or recommendations
18 contained in the report.
19

Ordinance 18654 was introduced on 10/16/2017 and passed by the Metropolitan King County Council on 1/29/2018, by the following vote:


Yes: 9 - Mr. von Reichbauer, Mr. Gossett, Ms. Lambert, Mr. Dunn,
Mr. McDermott, Mr. Dembowski, Mr. Upthegrove, Ms. Kohl-Welles
and Ms. Balducci
No: 0
Excused: 0

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON


J. Joseph McDermott, Chair



ATTEST:


Melani Pedroza, Clerk of the Council

Attachments: A. Hearing Examiner's Report dated November 27, 2018

November 27, 2018

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

King County Courthouse
516 Third Avenue Room 1200
Seattle, Washington 98104
Telephone (206) 477-0860
hearingexaminer@kingcounty.gov
www.kingcounty.gov/independent/hearing-examiner

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

SUBJECT: Department of Natural Resources and Parks file no. **E17CT011**
Proposed ordinance no. **2017-0415**
Parcel no. **8611900044**

ANNE AND ANDREW BECKER

Open Space Taxation Application (Public Benefit Rating System)

Location: 28100 NE 116th Street, Duvall

Applicants: **Anne and Andrew Becker**
28100 NE 116th Street
Duvall, WA 98019
Telephone: (202) 253-6280
Email: asluck@yahoo.com

King County: Department of Natural Resources and Parks
represented by **Megan Kim**
201 S Jackson Street Suite 600
Seattle, WA 98104
Telephone: (206) 477-4788
Email: megan.kim@kingcounty.gov

SUMMARY OF RECOMMENDATIONS:

Department's Recommendation:	Approve 8.09 acres for 40% of market value
Examiner's Recommendation:	Approve 8.09 acres for 40% of market value

PRELIMINARY REPORT:

On November 2, 2017, the Department of Natural Resources and Parks (DNRP) submitted its report on file no. E17CT011 to the Examiner.

PUBLIC HEARING:

After reviewing the preliminary report and examining available information on file with the application, the Examiner conducted a public hearing on the application on November 16, 2017, in the Fred Conference Room, 12th Floor, King County Courthouse, 516 Third Avenue, Seattle, Washington. The Examiner received the affidavit of notice publication on November 13, 2017.

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 Hearing Examiner's Office.

FINDINGS AND CONCLUSIONS:

1. General Information:

Owners:	Anne and Andrew Becker 28100 NE 116th Street Duvall, WA 98019
Location:	28100 NE 116th Street, Duvall
STR:	SW 30-26-07
Zoning:	RA-5
Parcel no.:	8611900044
Total acreage:	9.12 acres

2. The Applicants timely filed an application to King County for PBRS program current use valuation of the property to begin in 2019. As required by law, notification of the application occurred.

3. A summary of relevant PBRS categories follows below. (Plain text represents a category an applicant requested an award for and that DNRP agrees is warranted. Any ~~strickethrough~~ represents a category an applicant requested an award for but that DNRP disagrees is warranted. Any *italics* represents a category an applicant did not request an award for, but that DNRP nonetheless concludes is warranted. And any *asterisk* represents a category where DNRP finds an award is warranted, but only if certain contingencies or conditions are met.)

PBRS categories:	<u>Open Space Resources</u>
	<i>Buffer to public or current use classified land</i> 3
	Forest stewardship land

Significant plant site or ecological site	
Significant wildlife or salmonid habitat	5
Special animal site	
Watershed protection area	5

Bonus Categories

~~Resource restoration~~

~~Easement and access~~

13

The DNRP-recommended score of 13 points results in a current use valuation of 40% of market value for the enrolled portion of the property. Additional credit may be awarded administratively under the forest stewardship land category subject to submittal of a forest stewardship plan by **June 4, 2018**, and subsequent approval by **August 1, 2018**. Award of credit under this category will increase the point total by 5 points, resulting in a current use valuation of 30% of market value for the enrolled portion of the property. Award of this category may allow approved forestry activities to occur on the property.

4. As to the land area recommended for PBRS enrollment, the Applicant requested 5 acres and DNRP recommends 8.09 acres. (Enrollment acreage is the entire parcel less the excluded area, as 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.)
5. Except as modified herein, the facts set forth in DNRP's preliminary report and testimony at the November 16, 2017, public hearing are correct and incorporated herein by reference. Copies of this report and DNRP's report will be provided to the Metropolitan King County Council for final approval.
6. Approval, pursuant to the Public Benefit Rating System adopted by Chapter 20.36 KCC, of 13 points and a current use valuation of 40% of market value for 8.09 acres of the property and conditional approval of 5 additional points (which will bring the total to 18 points and 30% of market value for 8.09 acres of the property), is 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.
7. The subject property is currently enrolled in the Timber Land program. Any open space taxation participation agreement signed as a result of approval of this application should be worded to supersede any prior agreement for the parcel.

RECOMMENDATION:

1. APPROVE current use valuation of 40% of market value for the 8.09-acre enrolled portion of the property.
2. CONDITIONALLY APPROVE additional credit under the forest stewardship land category, to be awarded administratively, if the Applicants submit a forest stewardship plan by **June 4, 2018**, and that plan is approved by **August 1, 2018**. This will result in a current use valuation of 30% of market value for the 8.09-acre enrolled portion of the property. Award of this category may allow approved forestry activities to occur on the property.

DATED November 27, 2018.



David Spohr
Hearing Examiner

NOTICE OF RIGHT TO APPEAL

A person appeals an Examiner recommendation by following the steps described in KCC 20.22.230, including filing with the Clerk of the Council a sufficient appeal statement and a \$250 appeal fee (check payable to the King County FBOD). Appeal statements may refer only to facts contained in the hearing record; new facts may not be presented on appeal. KCC 20.22.230 also requires that the appellant provide copies of the appeal statement to the Examiner and to any named parties listed on the front page of the Examiner's recommendation.

Prior to the close of business (4:30 p.m.) on *December 21, 2018*, an electronic copy of the appeal statement must be sent to Clerk.Council@kingcounty.gov and a paper copy of the appeal statement must be delivered to the Clerk of the Council's Office, Room 1200, King County Courthouse, 516 Third Avenue, Seattle, Washington 98104. Prior mailing is not sufficient if actual receipt by the Clerk does not occur within the applicable time period. If the Office of the Clerk is not officially open on the specified closing date, delivery prior to the close of business on the next business day is sufficient to meet the filing requirement.

Unless both a timely and sufficient appeal statement and filing fee are filed by *December 21, 2018*, the Clerk of the Council shall place on the agenda of the next available Council meeting a proposed ordinance implementing the Examiner's recommended action. At that meeting the Council may adopt the Examiner's recommendation, defer action, refer the matter to a Council committee, or remand to the Examiner for further hearing or further consideration.

If a timely and sufficient appeal statement and filing fee are filed by *December 21, 2018*, the Examiner will notify all parties and interested persons and provide information about “next steps.”

**MINUTES OF THE NOVEMBER 16, 2017, HEARING ON THE APPLICATION OF
ANNE AND ANDREW BECKER, BECKER, ANNE AND ANDREW FILE NO.
E17CT011**

David Spohr was the Hearing Examiner in this matter. Bill Bernstein and Megan Kim both participated in the hearing on behalf of the department.

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

- | | |
|----------------|---|
| Exhibit no. 1 | <i>Not offered: open space taxation agreement</i> |
| Exhibit no. 2 | <i>Not offered: final ordinance</i> |
| Exhibit no. 3 | <i>Not offered: Hearing Examiner's report and recommendation</i> |
| Exhibit no. 4 | DNRP report to the Hearing Examiner |
| Exhibit no. 5 | <i>Reserved for future submission of affidavit of publication</i> |
| 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 the King County Council |
| Exhibit no. 9 | Application signed/notarized |
| Exhibit no. 10 | <i>Reserved for future submission of legal description of area to be enrolled</i> |
| Exhibit no. 11 | Email to applicant regarding received application and approval schedule |
| Exhibit no. 12 | Arcview and orthophoto/aerial map |
| Exhibit no. 13 | <i>Reserved for future submission of forest stewardship plan</i> |

DS/vsm