



**KING COUNTY**

1200 King County Courthouse  
516 Third Avenue  
Seattle, WA 98104

**Signature Report**

**Ordinance 19341**

**Proposed No. 2021-0242.2**

**Sponsors Balducci**

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 Michael Laurie and  
5           Diane Emerson for property located at West and abutting  
6           10670 SW Cedarhurst Road, Vashon, WA, designated  
7           department of natural resources and parks, water and land  
8           resources division file no. E21CT003.

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 August 11,  
13 2021, to approve subject to conditions, the application for public benefit rating system  
14 assessed valuation for open space submitted by Michael Laurie and Diane Emerson for  
15 property located at West and abutting 10670 SW Cedarhurst Road, Vashon, WA,  
16 designated department of natural resources and parks, water and land resources division

Ordinance 19341

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- 17 file no. E21CT003. The council does hereby adopt as its action the recommendation or  
18 recommendations contained in the examiner's report.

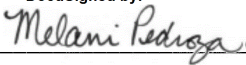
Ordinance 19341 was introduced on 6/29/2021 and passed by the Metropolitan King County Council on 9/21/2021, by the following vote:

Yes: 9 - Ms. Balducci, Mr. Dembowski, Mr. Dunn, Ms. Kohl-Welles, Ms. Lambert, Mr. McDermott, Mr. Upthegrove, Mr. von Reichbauer and Mr. Zahilay

KING COUNTY COUNCIL  
KING COUNTY, WASHINGTON

DocuSigned by:  
  
7E1C273CE9994B6...  
Claudia Balducci, Chair

ATTEST:

DocuSigned by:  
  
8DE1BB375AD3422...  
Melani Pedroza, Clerk of the Council

**Attachments:** A. Hearing Examiner Report dated August 11, 2021

August 11, 2021

**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](mailto:hearingexaminer@kingcounty.gov)  
[www.kingcounty.gov/independent/hearing-examiner](http://www.kingcounty.gov/independent/hearing-examiner)

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

SUBJECT: Department of Natural Resources and Parks file no. **E21CT003**  
Proposed ordinance no. **2021-0242**  
Parcel nos. **1823039165 and 1823039177**

**MICHAEL LAURIE AND DIANE EMERSON**

Open Space Taxation Application (Public Benefit Rating System)

Location: West and abutting 10670 SW Cedarhurst Road, Vashon

Applicants: **Michael Laurie and Diane Emerson**  
PO Box 2315  
Vashon, WA 98070  
Telephone: (206) 406-7153  
Email: [dianeemerson@yahoo.com](mailto:dianeemerson@yahoo.com); [mlaurie@mindspring.com](mailto:mlaurie@mindspring.com)

King County: Department of Natural Resources and Parks  
*represented by* **Bill Bernstein**  
201 S. Jackson Street  
Suite 5600  
Seattle, WA 98104  
Telephone: (206) 477-4643

**SUMMARY OF RECOMMENDATIONS:**

Department's Recommendation: Approve 17.81 acres for 10% of assessed value;  
Conditionally approve additional points, but with no change  
to acreage or assessed value

Examiner's Recommendation: Approve 17.81 acres for 10% of assessed value;  
Conditionally approve additional points, but with no change to  
acreage or assessed value

**PRELIMINARY REPORT:**

On July 16, 2021, the Department of Natural Resources and Parks (DNRP) submitted its report on file no. E21CT003 to the Examiner.

**PUBLIC HEARING:**

After reviewing the preliminary report and examining available information on file with the application, the Examiner conducted a Zoom public hearing on the application on July 29, 2021.

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:	Michael Laurie and Diane Emerson PO Box 2315 Vashon, WA 98070
Location:	West and abutting 10670 SW Cedarhurst Road, Vashon
STR:	SW-18-23-03
Zoning:	RA-2.5
Parcel nos.:	1823039165 and 1823039177
Total acreage:	17.95 acres

- The Applicant timely filed an application to King County for the Public Benefit Rating System (PBRS) program current use valuation of the property to begin in 2022. As required by law, notification of the application occurred.
- The property is currently enrolled in the timberland program. The new open space taxation agreement must supersede the existing agreement.
- 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 ~~strike through~~ 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>	
	Aquifer protection area	5
	Buffer to public or current use classified land	3
	<i>*Forest stewardship land</i>	*
	Rural open space	5
	Scenic resource viewpoint, or view corridor	5
	Significant wildlife or salmonid habitat	5
	Surface water quality buffer	5
	Watershed protection area	5
	<u>Bonus Categories</u>	
	Additional surface water quality buffer	36

The DNRP-recommended score of 36 points results in a current use valuation of 10% of assessed value for the enrolled portion of the property.

5. Additional credit may be awarded administratively under the forest stewardship land category, subject to submittal of a forest stewardship plan by **August 1, 2022**, and DNRP approval on that plan by **October 1, 2022**. Award of credit under this category will increase the point total by 5 points, with no change to the current use valuation (given that the applicants are already at the maximum reduction).
6. As to the land area recommended for PBRS enrollment, the Applicant requested a total of 17.95 acres and DNRP recommends total of 17.81 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.)
7. Except as modified herein, the facts set forth in DNRP's preliminary report and testimony at the July 29, 2021, 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.
8. Approval of 36 points and a current use valuation of 10% of assessed value for 17.81 acres, and conditional approval of 5 additional points (with no change in acreage or assessed value) are consistent with KCC Chapter 20.36 and 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:

1. APPROVE a current use valuation of 10% of assessed value for the 17.81-acre enrolled portion of the property.
2. CONDITIONALLY APPROVE additional credit for the forest stewardship land category, subject to submittal of a forest stewardship plan by **August 1, 2022**, and

DNRP approval on that plan by **October 1, 2022**. Award of credit under this category will increase the point total by 5 points, but will not change the acreage or assessed value.

DATED August 11, 2021.



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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 *September 6, 2021*, an electronic copy of the appeal statement must be sent to [Clerk.Council@kingcounty.gov](mailto: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 *September 6, 2021*, 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 *September 6, 2021*, the Examiner will notify all parties and interested persons and provide information about "next steps."

**MINUTES OF THE JULY 29, 2021, HEARING ON THE APPLICATION OF  
MICHAEL LAURIE AND DIANE EMERSON, FILE NO. E21CT003**

David Spohr was the Hearing Examiner in this matter. Bill Bernstein, Michael Laurie, and Diane Emerson participated in the hearing.

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

Exhibit no. 1	DNRP report to the Hearing Examiner
Exhibit no. 2	<i>Reserved for future submission of the affidavit of hearing publication</i>
Exhibit no. 3	Legal notice and introductory ordinance to the King County Council
Exhibit no. 4	Arcview/orthophotograph and aerial map
Exhibit no. 5	Application signed and notarized

DS/jo

**Certificate Of Completion**

Envelope Id: 6FF66A399FB644699E36EADD0A5460E7	Status: Completed
Subject: Please DocuSign: Ordinance 19341.docx, Ordinance 19341 Attachment A.pdf	
Source Envelope:	
Document Pages: 2	Signatures: 2
Supplemental Document Pages: 5	Initials: 0
Certificate Pages: 2	Envelope Originator:
AutoNav: Enabled	Cherie Camp
Envelopeld Stamping: Enabled	401 5th Ave
Time Zone: (UTC-08:00) Pacific Time (US & Canada)	Suite 100
	Seattle, WA 98104
	Cherie.Camp@kingcounty.gov
	IP Address: 198.49.222.20


**Record Tracking**

Status: Original	Holder: Cherie Camp	Location: DocuSign
9/22/2021 12:14:27 PM	Cherie.Camp@kingcounty.gov	
Security Appliance Status: Connected	Pool: FedRamp	
Storage Appliance Status: Connected	Pool: King County General (ITD)	Location: DocuSign

**Signer Events**

Claudia Balducci  
 claudia.balducci@kingcounty.gov  
 King County General (ITD)  
 Security Level: Email, Account Authentication (None)

**Signature**

DocuSigned by:  
  
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 Signature Adoption: Pre-selected Style  
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**Timestamp**

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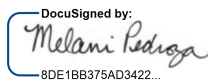
**Electronic Record and Signature Disclosure:**

Not Offered via DocuSign  
 Supplemental Documents:

Ordinance 19341 Attachment A.pdf

Viewed: 9/27/2021 8:55:14 AM  
 Read: Not Required  
 Accepted: Not Required

Melani Pedroza  
 melani.pedroza@kingcounty.gov  
 Clerk of the Council  
 King County Council  
 Security Level: Email, Account Authentication (None)

DocuSigned by:  
  
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 Signature Adoption: Uploaded Signature Image  
 Using IP Address: 198.49.222.20

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 Signed: 9/27/2021 10:21:24 AM

**Electronic Record and Signature Disclosure:**

Not Offered via DocuSign  
 Supplemental Documents:

Ordinance 19341 Attachment A.pdf

Viewed: 9/27/2021 10:21:20 AM  
 Read: Not Required  
 Accepted: Not Required

**In Person Signer Events**

**Signature**

**Timestamp**

**Editor Delivery Events**

**Status**

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**Agent Delivery Events**

**Status**

**Timestamp**

**Intermediary Delivery Events**

**Status**

**Timestamp**

**Certified Delivery Events**

**Status**

**Timestamp**

**Carbon Copy Events**

**Status**

**Timestamp**



<b>Witness Events</b>	<b>Signature</b>	<b>Timestamp</b>
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<b>Notary Events</b>	<b>Signature</b>	<b>Timestamp</b>
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<b>Envelope Summary Events</b>	<b>Status</b>	<b>Timestamps</b>
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Certified Delivered	Security Checked	9/27/2021 10:21:16 AM
Signing Complete	Security Checked	9/27/2021 10:21:24 AM
Completed	Security Checked	9/27/2021 10:21:24 AM

<b>Payment Events</b>	<b>Status</b>	<b>Timestamps</b>
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