

ORDINANCE NO. 2250

1 AN ORDINANCE establishing criteria for current
2 use taxation of open space land and timber
3 land and amending the Comprehensive Plan for
4 King County; adding a new section to Ordinance
5 1076 as amended by Ordinance 1886, and to KCC
6 20.36; amending Section 8, Ordinance 1076 as
7 amended by Ordinance 1886 and KCC 20.36.080;
8 amending Section 9, Ordinance 1076 as amended
9 by Ordinance 1886, and KCC 20.36.090; amending
10 Section 10, Ordinance 1076 and KCC 20.36.100;
11 amending Section 13, Ordinance 1076 and KCC
12 20.36.130; repealing policy 7, attachment
13 page 4 of Ordinance 1096, referred to in KCC
14 20.12.050; repealing policy 5, attachment
15 page 6 of Ordinance 1096, referred to in KCC
16 20.120.050; repealing policy no. SS-6, attach-
17 ment page 17 of Ordinance 1683, referred to
18 in KCC 20.12.070; repealing policy no. WL-6,
19 attachment page 15 of Ordinance 1838; amending
20 policy no. AL-10, attachment page 22,
21 Ordinance 1839; and repealing policy no. WH-12e,
22 attachment page 23 of Ordinance 1840.

23 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

24 NEW SECTION. SECTION 1. There is added to Ordinance 1076
25 as amended by Ordinance 1886, and KCC 20.36 a new section as
26 follows:

27 CRITERIA FOR APPROVAL - CURRENT USE TAXATION OF OPEN SPACE
28 LAND AND TIMBER LAND. Classification of open space land and
29 timber land (but not including farm and agricultural land) for
30 current use taxation under the provisions of RCW 84.34 shall be
31 limited by the following criteria:

32 a. The property shall provide active or passive recreational
33 opportunities or other types of uses which complement or
34 substitute for government facilities, and which are either open to
35 the public (user fees comparable to those charged by like public
36 facilities may be charged) or which provide recreational or other
37 services to youth, senior citizens, the handicapped or other
38 similar groups; or

39 b. The property has been identified as land which the county
40 may, at a future date, want to purchase as park, recreation or
41 other type of open space land. Classification of such lands as
42 open space land under RCW 84.34 shall be subject to the execution

1 of an option agreement stipulating that the property owner will
2 sell the property to King County for a specified price which
3 shall be the fair market value of the property at the time the
4 land is classified as open space land.

5 SECTION 2. Section 8, Ordinance 1076 as amended by Ordinance
6 1386 and KCC 20.36.080 are amended as follows:

7 When such open space or timber land application based
8 on land in unincorporated areas of the county has been set for
9 public hearing, the land use management division shall review the
10 application to determine its conformance to the comprehensive
11 plan, ~~((and))~~ RCW Chapter 84.34 and Section 1 of this ordinance,
12 and shall prepare a report summarizing the factors involved and
13 its findings and recommendation. At least seven days prior to
14 the scheduled hearing the report shall be filed with the examiner
15 and copies thereof shall be mailed to the applicant and shall be
16 made available for use by any interested party.

17 SECTION 3. Section 9, Ordinance 1076 as amended by Ordinance
18 1886 and KCC 20.36.090 are amended as follows:

19 (a) The examiner or deputy examiner, in the case of
20 open space and timber land applications based on land in
21 unincorporated areas of the county, shall examine available
22 information, conduct public hearings and prepare a record thereof,
23 and prepare reports of recommendation to the county council for
24 the approval or disapproval of the applications.

25 The examiner may recommend that the council approve the
26 application with such conditions, modifications and restrictions
27 as the examiner finds necessary to make the application carry out
28 the goals and policies of the King County comprehensive plan, RCW
29 Chapter 84.34 and Section 1 of this ordinance. In the case of
30 applications filed after October 1st of each calendar year the
31 examiner shall establish time periods for satisfaction of any
32 conditions so as to enable the county assessor to make a timely
33 notation on the assessment list and the tax roll for such land in

the event of approval of such applications.

1 (b) The examiner, in the case of appeals from denials
2 by the county assessor of applications for current use assessments
3 on farm and agricultural land, shall examine available information,
4 conduct public hearings and prepare and record thereof and prepare
5 reports of recommendation to the county council for the approval
6 or disapproval of the appealed applications, based upon RCW
7 Chapter 84.34.

8 SECTION 4. Section 10, Ordinance 1076 and KCC 20.36.100 are
9 amended as follows:

10 When the examiner renders a decision of recommendation,
11 he shall make and enter findings from the record and the conclu-
12 sions therefrom which support his decision and the findings and
13 conclusions shall set forth and demonstrate the manner in which
14 the decision recommended carries out and helps to implement the
15 goals and policies of the comprehensive plan, Chapter 84.34, RCW
16 and ((this-chapter)) Section 1 of this ordinance.

17 SECTION 5. Section 13, Ordinance 1076, and KCC 20.36.130
18 are amended as follows: .

19 Action of the council shall be by motion to affirm,
20 modify, or reject the recommendation of the examiner and when so
21 doing the council shall make and enter findings of fact from the
22 record and conclusions therefrom which support its action. The
23 findings and conclusions shall set forth and demonstrate the
24 manner in which the action carries out and helps to implement the
25 goals and policies of the comprehensive plan, RCW 84.34 and ((this
26 chapter)) Section 1 of this ordinance. The council may adopt all
27 or portions of the examiner's findings and conclusions.

28 Any motion of approval shall constitute authorization
29 for the chairman of the council to sign the open space taxation
30 agreement,
31

32 SECTION 6. Policy No. 7, attachment page 4 of Ordinance
33 1096, referred to in KCC 20.12.050 is hereby repealed.

1 SECTION 7. Policy No. 5, attachment page 6 of Ordinance
2 1096, referred to in KCC 20.12.050 is hereby repealed.

3 SECTION 8. Policy No. SS-6, attachment page 17 of Ordinance
4 1683, referred to in KCC 20.12.070, is hereby repealed.

5 SECTION 9. Policy No. WL-6, attachment page 15 of Ordinance
6 1838 is hereby repealed.

7 SECTION 10. Policy No. AL-10, attachment page 22 of
8 Ordinance 1839 is hereby amended:

9 Take vigorous action to preserve agricultural lands,
10 including (~~((such action as advising the public of the benefits of~~
11 ~~preserving agricultural land owners to file for current use~~
12 ~~classification.))~~ advising owners whose land qualifies as farm
13 and agricultural land under the provisions of RCW 84.34 of the
14 benefit of applying for agricultural classification for current
15 use taxation.

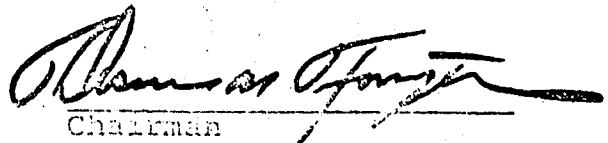
16 SECTION 11. Policy No. WH-12e, attachment page 23 of
17 Ordinance 1840 is hereby repealed.

18 SECTION 12. The criteria contained in Section 1 shall apply
19 to all current use taxation applications not yet acted upon by the
20 King County Council.

21 INTRODUCED AND READ for the first time this 18th day of
22 November, 1974.

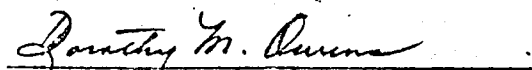
23 PASSED this 16th day of December, 1974.

24
25 KING COUNTY COUNCIL
26 KING COUNTY, WASHINGTON

27 
28 Chairman

29 THOMAS M. FORSYTHE

27 ATTEST:

28 
29 Clerk of the Council

30 DEEMED ENACTED WITHOUT
31 COUNTY CLERK'S SIGNATURE.

31 APPROVED this _____ day of DATED: December 16, 19 74.

32
33 _____
 King County Executive