



KING COUNTY

1200 King County Courthouse
516 Third Avenue
Seattle, WA 98104

Signature Report

May 30, 2006

Ordinance 15488

Proposed No. 2006-0048.2

Sponsors Phillips

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 Nancy and Michael
5 Kappelman for property located at 20518 Monument Road
6 Southwest, Vashon 98070, designated department of
7 natural resources and parks, water and land resources
8 division file no. E05CT069.

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10

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 April 12, 2006, to approve subject to
15 conditions, the application for public benefit rating system assessed valuation for open
16 space submitted by Nancy and Michael Kappelman for property located at 20518
17 Monument Road Southwest, Vashon 98070, designated department of natural resources

Ordinance 15488

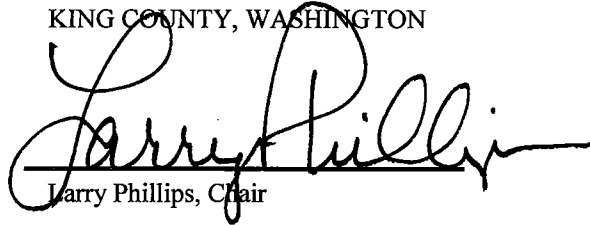
18 and parks, water and land resources division file no. E05CT069, and the council does
19 hereby adopt as its action the recommendation or recommendations contained in the
20 report.

21

Ordinance 15488 was introduced on 1/30/2006 and passed by the Metropolitan King
County Council on 5/30/2006, by the following vote:

Yes: 9 - Mr. Phillips, Mr. von Reichbauer, Ms. Lambert, Mr. Dunn, Mr.
Ferguson, Mr. Gossett, Ms. Hague, Ms. Patterson and Mr. Constantine
No: 0
Excused: 0

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON



Larry Phillips, Chair

ATTEST:



Anne Noris, Clerk of the Council

Attachments A. Notice of Correction, B. Hearing Examiner Report dated April 12, 2006

15488

May 3, 2006

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

400 Yesler Avenue, Room 404
Seattle, Washington 98104
Telephone (206) 296-4660
Facsimile (206) 296-1654

NOTICE OF CORRECTION

SUBJECT: Department of Natural Resources & Parks, Water and Land Resources Division, file no.
E05CT069
Proposed Ordinance No. **2006-0048**

Open Space Taxation (Public Benefit Rating System)
Application of
NANCY & MICHAEL KAPPELMAN
20518 Monument Road Southwest
Vashon, WA 98070

Location of Property: 20518 Monument Road Southwest
Vashon, Washington

The Examiner's Report and Recommendation and the Department of Natural Resources and Parks staff report on the above-referenced application both incorrectly list the proposed ordinance number as 2006-0061. The correct proposed ordinance number for DNRP file number E05CT069 is 2006-0048.

RECOMMENDED this 3rd day of May, 2006.

Peter T. Donahue, Deputy
King County Hearing Examiner

TRANSMITTED this 3rd day of May, 2006, to the following parties and interested persons:

Nancy & Michael Kappelman
20518 Monument Rd. SW
Vashon, WA 98070

Susan Monroe, Department of Assessments
Ted Sullivan, Dept. of Natural Resources & Parks
Charlie Sundberg, Office of Cultural Resources
Marilyn Cope, KCC – Committee Staff
Bill Bernstein, Dept. of Natural Resources & Parks
Sally King, Dept. of Natural Resources & Parks

PTD:ms
E05CT069 NOT

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

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Seattle, Washington 98104
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REPORT AND RECOMMENDATION TO THE METROPOLITAN KING COUNTY COUNCIL

SUBJECT: Department of Natural Resources & Parks, Water and Land Resources Division, file no.
E05CT069
Proposed Ordinance No. **2006-0061**

Open Space Taxation (Public Benefit Rating System)
Application of
NANCY & MICHAEL KAPPELMAN
20518 Monument Road Southwest
Vashon, WA 98070

Location of Property: 20518 Monument Road Southwest
Vashon, Washington

SUMMARY OF RECOMMENDATIONS:

Department's Preliminary:	Approve 12.39 acres for 30% of market value
Department's Final:	Approve 12.39 acres for 30% of market value
Examiner:	Approve 12.39 acres for 30% of market value

PRELIMINARY REPORT:

The Department of Natural Resources & Parks, Water and Land Resources Division Report on item no. E05CT069 was received by the Examiner on March 23, 2006.

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. E05CT069 was opened by the Examiner on March 8, 2006, and continued to April 5, 2006, to accommodate an application change from timber land to open space classification. The April 5, 2006 hearing opened at 1:34 p.m., in the Hearing Examiner's Conference Room, 400 Yesler Way, Room 404, Seattle, Washington, and closed at 1:37 p.m.

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:

Owners: Nancy and Michael Kappelman
20518 Monument Road SW
Vashon, WA 98070

Property location: Same as above

PBRs categories suggested: **Open space resources**
Aquifer protection area
Forest stewardship land
Rural open space
Significant wildlife or salmonid habitat
Watershed protection area

COMMENT: Following the site visit, the Applicants decided to withdraw their timber land application and requested consideration/application to PBRs.

Categories recommended: **Open space resources**
Aquifer protection area
Rural open space
Significant wildlife or salmonid habitat
Watershed protection area

Zoning: RA-10

Parcel nos.	052203-9049	052203-9064	052203-9072
Total acreage:	10.77	3.82	0.50
<i>Requested timberland:</i>	3.39	3.82	0.50
Recommended PBRs:	8.07	3.82	0.50

COMMENT: Total property size is 15.09 acres. The area requested by the Applicant was increased following the site visit, resulting in 12.39 acres recommended for PBRs.

STR: SE 05-22-03

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 dated March 22, 2006, 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 King County Council.

The following change was made to the staff report at hearing:

- A. Page 2, section B.2—the word well should be removed as the property is on public water service.
3. Timely application was made to King County for current use valuation of the subject property to begin in 2007. 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 20 points under the King County Public Benefit Rating System. The resulting current use value therefore would be 30% of market value for 12.39 acres of the property.
5. Credit may be awarded administratively for the forest stewardship land category subject to Applicant submission of a forest stewardship plan by August 1, 2006, and subsequent approval and commencement of implementation by September 1, 2006. Credit for this category would increase the total point award to 25 with a resultant current use valuation of 20% for the enrolled portion of the property.

CONCLUSION:

1. Approval of current use valuation of 30% of market value for 12.39 acres of the property pursuant to the Public Benefit Rating System adopted by King County Ordinance No. 10511, as amended, 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 30% of market value for 12.39 acres of the subject property, subject to the conditions recommended in the Department of Natural Resources & Parks report dated March 22, 2006, and the following additional condition of approval:

1. 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 25 and result in a current use valuation of 20% for the enrolled portion of the property.

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 this 12th day of April, 2006.

Peter T. Donahue, Deputy
King County Hearing Examiner

TRANSMITTED this 12th day of April, 2006, to the following parties and interested persons:

Nancy & Michael Kappelman
20518 Monument Rd. SW
Vashon, WA 98070

Susan Monroe, Department of Assessments
Ted Sullivan, Dept. of Natural Resources & Parks
Charlie Sundberg, Office of Cultural Resources
Marilyn Cope, KCC – Committee Staff
Bill Bernstein, Dept. of Natural Resources & Parks
Sally King, Dept. of Natural Resources & Parks

**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 April 26, 2006*. 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 May 3, 2006*. 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 APRIL 5, 2006, PUBLIC HEARING ON DEPARTMENT OF NATURAL RESOURCES & PARKS FILE NO. E05CT069:

Peter T. Donahue was the Hearing Examiner in this matter. Participating in the hearing and representing the Department was Ted Sullivan. 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 PBRS staff report for open space
- Exhibit No. 4a PBRS staff report for timber land
- Exhibit No. 5 Affidavit of Publication
- Exhibit No. 6 Notice of hearing from the Hearing Examiner's Office
- Exhibit No. 7 Notice of March 8, 2006, hearing from the PBRS program
- Exhibit No. 7a Notice of April 5, 2006, hearing from the PBRS program
- Exhibit No. 8 Legal notice and introductory ordinance to County Council
- Exhibit No. 9 Proposal for enrollment in the Public Benefit Rating System
- Exhibit No. 10 Letter to Applicant re: received application and approval schedule
- Exhibit No. 11 Assessor's map
- Exhibit No. 12 King County Assessor's database printout
- Exhibit No. 13 Arcview/orthophoto map
- Exhibit No. 14 *Reserved for future submission of forest stewardship plan*
- Exhibit No. 15 *Reserved for future submission of Legal description of area to be enrolled*
- Exhibit No. 16 Copy of letter sent to neighbors regarding notification of PBRS application
- Exhibit No. 17 Hearing Examiner's Notice of Continuance dated March 14, 2006

PTD:ms
E05CT069 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 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.

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)