



KING COUNTY

1200 King County Courthouse
516 Third Avenue
Seattle, WA 98104

Signature Report

May 11, 2009

Ordinance 16501

Proposed No. 2009-0140.2

Sponsors Constantine

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 Warren and Sally
5 Rose for property located at 7432 – 410th Avenue SE,
6 Snoqualmie, WA 98065, designated department of natural
7 resources and parks, water and land resources division file
8 no. E08CT078.

9
10 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

11 SECTION 1. This ordinance does hereby adopt and incorporate herein as its
12 findings and conclusions the findings and conclusions contained in the report and
13 recommendation of the hearing examiner dated April 17, 2009, to approve subject to
14 conditions, the application for public benefit rating system assessed valuation for open
15 space submitted by Warren and Sally Rose for property located at 7432 – 410th Avenue
16 SE, Snoqualmie, WA 98065, designated department of natural resources and parks, water

17 and land resources division file no. E08CT078, and the council does hereby adopt as its
18 action the recommendation or recommendations contained in the report.

19

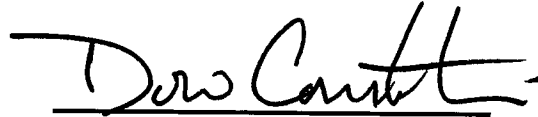
Ordinance 16501 was introduced on 3/2/2009 and passed by the Metropolitan King
County Council on 5/11/2009, by the following vote:

Yes: 8 - Mr. Constantine, Mr. Ferguson, Ms. Hague, Ms. Lambert, Mr. von
Reichbauer, Mr. Gossett, Ms. Patterson and Mr. Dunn

No: 0


Excused: 1 - Mr. Phillips

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON



Dow Constantine, Chair

ATTEST:



Anne Noris, Clerk of the Council

Attachments A. Hearing Examiner Report dated April 17, 2009

April 17, 2009

**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. **E08CT078**
Proposed Ordinance No. **2009-0140**

Open Space Taxation (Public Benefit Rating System; PBRs)

Application of

WARREN & SALLY ROSE

7432 – 410th Avenue SE

Snoqualmie, Washington 98065

Location of Property: 7432 – 410th Avenue SE
Snoqualmie, Washington

SUMMARY OF RECOMMENDATIONS:

Department's Preliminary:	Approve 9.83 acres for 20% of market value
Department's Final:	Approve 9.83 acres for 20% of market value
Examiner:	Approve 9.83 acres for 20% of market value

PRELIMINARY REPORT:

The Department of Natural Resources & Parks, Water and Land Resources Division Report on item no. E08CT078 was received by the Examiner on April 2, 2009.

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. E08CT078 was held by the Examiner on April 15, 2009, 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:	Warren & Sally Rose	
Location:	7432 – 410th Avenue SE, Snoqualmie	
PBRS categories requested:	Open space resources Aquifer protection area Forest stewardship land Rural open space Significant wildlife or salmonid habitat Surface water quality buffer Watershed protection area Bonus categories Additional surface water quality buffer	
Categories recommended:	Open space resources Aquifer protection area Forest stewardship land (conditional) Significant wildlife or salmonid habitat Surface water quality buffer Watershed protection area Bonus categories Additional surface water quality buffer	
STR:	SW 28-24-08	
Zoning:	RA-5	
Parcel no.:	282408-9059	282408-9066
Total acreage:	3.01 acres	8.02 acres
Recommended PBRS:	2.66 acres	7.17 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.)

- Timely application was made to King County for PBRS current use valuation of the property to begin in 2010. Notice of the application was given as required by law.
- Except as modified herein, the facts set forth in the King County Department of Natural Resources & Parks, Water and Land Resources Division, Preliminary Report for the April 15, 2009, 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 watershed protection area category is given if “the enrolling forested area...consist[s] of an additional fifteen percent of forest cover beyond that required by county...regulation.” [KCC 20.36.100.A.20] The property has not been shown to qualify by providing forest cover substantially in excess of currently effective regulations. Nevertheless, award should continue to be granted based on the clearing limits of KCC 16.82.150 effective prior to its recent judicial invalidation. Even though that regulatory basis of award consideration has been undercut by the invalidation, the established award structure was in part predicated on its effectiveness, and the policy principle behind the award structure remains and should be respected as intended. The principle is that forest cover is valuable for watershed protection and is eligible for PBR award if its area is substantially over and above the base expressed as the minimum value, whether expressed by the prior regulation or by any regulations which are currently effective.
5. The property contains priority open space resources and is eligible for a total award of 25 points under the King County Public Benefit Rating System. The resulting current use valuation therefore would be 20% of market value for 9.83 acres of the property.
6. Additional credit may be awarded administratively under the forest stewardship land category subject to Applicant submittal of a forest stewardship plan for more than four acres of contiguous forest by August 1, 2009, and subsequent approval by October 1, 2009. Award of credit for this category will increase the total point award to 30 points with no direct effect on the current use valuation for the enrolled portion of the property.

CONCLUSION:

1. Approval of current use valuation of 20% of market value for 9.83 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 20% of market value for 9.83 acres of the subject property, subject to the conditions recommended in the Department of Natural Resources & Parks report for the April 15, 2009 public hearing and the following conditional allowance:

- A. Credit may be awarded administratively under the forest stewardship land category as stated in Finding no. 6 above. Award under this category will increase the point total to 30 points with no direct effect on the current use valuation 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 April 17, 2009.

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 May 1, 2009*. 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 8, 2009*. 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 15, 2009 PUBLIC HEARING ON DEPARTMENT OF NATURAL RESOURCES & PARKS FILE NO. E08CT078:

Peter T. Donahue was the Hearing Examiner in this matter. Participating in the hearing were Bill Bernstein representing the Department and Applicant Warren Rose. 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* Forest Stewardship Plan
- Exhibit No. 16 *Reserved for future submission of* legal description of area to be enrolled

PTD:mls
E08CT078 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.
 10. This agreement shall supersede any previous open space 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

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)