

May 1, 2017

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

King County Courthouse
516 Third Avenue Room 1200
Seattle, Washington 98104
Telephone (206) 477-0860
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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. **E16CT051**
Proposed ordinance no. **2017-0110**
Parcel no. **2422029112**

LAURE JANSEN

Open Space Taxation Application (Public Benefit Rating System)

Location: 12917 SW 248th Street, Vashon

Applicant: **Laure Jansen**
12917 SE 248th Street
Vashon, WA 98070
Telephone: (206) 743-2348
Email: seattleorchardist@gmail.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 6.78 acres for 20% of market value
Examiner's Recommendation:	Approve 6.78 acres for 20% of market value

PRELIMINARY REPORT:

On April 6, 2017, the Department of Natural Resources and Parks (DNRP) submitted its report on file no. E16CT051 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 April 20, 2017, in the Ginger Conference Room, 12th Floor, King County Courthouse, 516 Third Avenue, Seattle, Washington. The Examiner received the affidavit of notice publication on April 12, 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:

Owner:	Laure Jansen 12917 SE 248th Street Vashon, WA 98070
Location:	12917 SW 248th Street, Vashon
STR:	SW 24-22-02
Zoning:	RA-10SO
Parcel no.:	2422029112
Total acreage:	10.00 acres

2. The Applicant timely filed an application to King County for PBRS program current use valuation of the property to begin in 2018. 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 ~~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>*Farm and agricultural conservation land*</i>	
	Forest stewardship land	
	Significant wildlife or salmonid habitat	5

Watershed protection area	5
<u>Bonus Category</u>	
<u>Unlimited public access</u>	5
	<hr/> 23

The DNRP-recommended score of 23 points results in a current use valuation of 20% of market value for the enrolled portion of the property. Additional credit may be awarded administratively under the farm and agricultural conservation land and/or forest stewardship land categories.

Credit for the farm and agricultural land category is subject to submittal of a King Conservation District-approval farm management plan by **October 31, 2017**. Award of credit of this category will increase the points total by 5 (with no effect on the market valuation) and the enrolled acreage by 2.80 acres.

Credit for the forest stewardship land category is subject to submittal of a forest stewardship plan by October 2, 2017, and approval by **December 1, 2017**. Award of credit of this category will increase the points total by 5, with no effect on the market valuation. 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 7.00 acres and DNRP recommends 6.78 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 April 20, 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.
 - a. The "APPLICANT" line in the caption should read "E156CT051."
 - b. The resulting excluded acreage on the aerial photo would be 0.432 acres (i.e. 10 minus 6.78 minus 2.80 equals 0.42).
6. Approval, pursuant to the Public Benefit Rating System adopted by Chapter 20.36 KCC, of 23 points and a current use valuation of 20% of market value for 6.78 acres of the property and conditional approval of 10 additional points and 2.80 additional acres (which will bring the total to 33 points and 20% of market value for 9.58 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.

RECOMMENDATION:

1. **APPROVE** current use valuation of 20% of market value for the 6.78-acre enrolled portion of the property.
2. **CONDITIONALLY APPROVE** additional credit under the farm and agricultural conservation land and/or forest stewardship land categories, to be awarded administratively.

Awarded for the farm and agricultural land category is subject to submittal of a King Conservation District-approval farm management plan by **October 31, 2017**. Award of credit of this category will increase the points total by 5 (with no effect on the market valuation) and the enrolled acreage by 2.80 acres.

Award for the forest stewardship land category is subject to submittal of a forest stewardship plan by October 2, 2017, and approval by **December 1, 2017**. Award of credit of this category will increase the points total by 5, with no effect on the market valuation. Award of this category may allow approved forestry activities to occur on the property.

DATED May 1, 2017.



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 *May 25, 2017*, 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 *May 25, 2017*, 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 *May 25, 2017*, the Examiner will notify all parties and interested persons and provide information about “next steps.”

MINUTES OF THE APRIL 20, 2017, HEARING ON THE APPLICATION OF LAURE JANSEN, DEPARTMENT OF NATURAL RESOURCES AND PARKS FILE NO. E16CT051.

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 submitted</i>
Exhibit no. 2	<i>Not submitted</i>
Exhibit no. 3	<i>Not submitted</i>
Exhibit no. 4	DNRP 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 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 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 forest stewardship plan</i>
Exhibit no. 14	<i>Reserved for farm management plan</i>

DS/vsm

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CERTIFICATE OF SERVICE

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I, Elizabeth Dop, certify under penalty of perjury under the laws of the State of Washington that I transmitted the **REPORT AND RECOMMENDATION TO THE METROPOLITAN KING COUNTY COUNCIL** to those listed on the attached page as follows:

- ☒ EMAILED to all County staff listed as parties/interested persons and parties with e-mail addresses on record.
- ☒ caused to be placed with the United States Postal Service, with sufficient postage, as FIRST CLASS MAIL in an envelope addressed to the non-County employee parties/interested persons to addresses on record.

DATED May 1, 2017.



Elizabeth Dop
Legislative Secretary

All Parties of Record

Akada, Irene

Department of Assessments

Bernstein, Bill

Department of Natural Resources and Parks

Clark, Debra

Department of Assessments

Freitag, Ivy

Department of Natural Resources and Parks

Jansen, Laure

mailed paper copy

Kim, Megan

Department of Natural Resources and Parks

Pedroza, Melani

Metropolitan King County Council

Reed, Mike

Metropolitan King County Council