

February 13, 2018

**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
www.kingcounty.gov/independent/hearing-examiner

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

SUBJECT: Department of Natural Resources and Parks file no. **E17CT026**
Proposed ordinance no. **2018-0051**
Parcel nos. **3526069003, 3526069077**

AADIL PALKHIVALA AND SAVITRI

Open Space Taxation Application (Public Benefit Rating System)

Location: 25410 NE 108th Street, Redmond

Applicants: **Aadil Palkhivala and Savitri**
25410 NE 108th Street
Redmond, WA 98053
Telephone: (425) 885-7026
Email: aadil@aadil.com

King County: Department of Natural Resources and Parks
represented by **Bill Bernstein**
201 S Jackson Street Suite 600
Seattle, WA 98104
Telephone: (206) 477-4643
Email: bill.bernstein@kingcounty.gov

SUMMARY OF RECOMMENDATIONS:

Department's Recommendation:	Approve 20.78 acres for 20% of assessed value
Examiner's Recommendation:	Approve 20.78 acres for 20% of assessed value

PRELIMINARY REPORT:

On January 26, 2018, the Department of Natural Resources and Parks (DNRP) submitted its report on file no. E17CT026 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 February 8, 2018, in the Fred Conference Room, 12th Floor, King County Courthouse, 516 Third Avenue, 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 Hearing Examiner's Office.

FINDINGS AND CONCLUSIONS:

1. General Information:

Owners:	Aadil Palkhivala and Savitri 25410 NE 108th Street Redmond, WA 98053
Location:	25410 NE 108th Street, Redmond
STR:	NE 35-26-06
Zoning:	RA-10
Parcel nos.:	3526069003, 3526069077
Total acreage:	30.23 acres

2. The Applicants timely filed an application to King County for PBRS program current use valuation of the property to begin in 2019. 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 ~~strikethrough~~ 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 <u>*Forest stewardship land*</u>
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Rural open space	5
Significant wildlife or salmonid habitat	5
<i>Surface water quality buffer</i>	5
Watershed protection area	5
<u>Bonus Categories</u>	
<u>Additional surface water quality buffer</u>	5
	<hr/> 30

The DNRP-recommended score of 30 points results in a current use valuation of 20% of assessed value for the enrolled portion of the property. Additional credit may be awarded administratively under the forest stewardship land category subject to submittal of a forest stewardship plan by **August 1, 2018**, and subsequent approval by **October 1, 2018**. Award of credit under this category will increase the point total by 5 points, resulting in a current use valuation of 10% of assessed value for the enrolled portion of the property.

4. As to the land area recommended for PBRS enrollment, the Applicant made no specific request while DNRP recommends 20.78 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.) Note, rural open space and watershed protection area—and thus 10 points and the difference between a 70% versus 80% reduction in assessed value—are reliant on the relevant enrollment remaining at 20 acres or greater.
5. Except as modified herein, the facts set forth in DNRP's preliminary report and testimony at the February 8, 2018, 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.
6. Approval, pursuant to the Public Benefit Rating System adopted by Chapter 20.36 KCC, of 30 points and a current use valuation of 20% of assessed value for 20.78 acres of the property and conditional approval of 5 additional points (which will bring the total to 35 points and 10% of assessed value for 20.78 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 assessed value for the 20.78-acre enrolled portion of the property.
2. CONDITIONALLY APPROVE additional credit under the forest stewardship plan, to be awarded administratively, if the Applicants submit a forest stewardship plan by **August**

1, 2018, and subsequent approval by **October 1, 2018**. Award of credit under this category will increase the point total by 5 points, resulting in a current use valuation of 10% of assessed value for the enrolled portion of the property

DATED February 13, 2018.



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 *March 9, 2018*, 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 *March 9, 2018*, 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 *March 9, 2018*, the Examiner will notify all parties and interested persons and provide information about “next steps.”

**MINUTES OF THE FEBRUARY 8, 2018, HEARING ON THE APPLICATION OF
AADIL PALKHIVALA AND SAVITRI, FILE NO. E17CT026**

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>Reserved for open space taxation agreement</i> |
| Exhibit no. 2 | <i>Reserved for final ordinance</i> |
| Exhibit no. 3 | <i>Reserved for Hearing Examiner's report and recommendation</i> |
| Exhibit no. 4 | DNRP report to the Hearing Examiner |
| Exhibit no. 5 | <i>Reserved for future submission of affidavit of publication</i> |
| 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 future submission of 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 future submission of forest stewardship plan</i> |

DS/vsm

February 13, 2018

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CERTIFICATE OF SERVICE

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AADIL PALKHIVALA AND SAVITRI

Open Space Taxation Application (Public Benefit Rating System)

I, Vonetta Mangaoang, 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 February 13, 2018.

Vonetta Mangaoang

Vonetta Mangaoang
Senior Administrator

Aadil Palkhivala, Savitri

Hardcopy

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

Kim, Megan

Department of Natural Resources and Parks

Pedroza, Melani

Metropolitan King County Council

Reed, Mike

Metropolitan King County Council