



**KING COUNTY**

1200 King County Courthouse  
516 Third Avenue  
Seattle, WA 98104

**Signature Report**

**May 1, 2007**

**Ordinance 15744**

**Proposed No.** 2007-0072.2

**Sponsors** Gossett

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 Edward and Bonnie  
5 Schein for property located at 20427 Northeast 162nd  
6 Street, Woodinville, WA 98072, designated department of  
7 natural resources and parks, water and land resources  
8 division file no. E06CT012.

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 9, 2007, to approve subject to  
14 conditions, the application for public benefit rating system assessed valuation for open  
15 space submitted by Edward and Bonnie Schein for property located at 20427 Northeast  
16 162nd Street, Woodinville, WA 98072, designated department of natural resources and

**Ordinance 15744**

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17 parks, water and land resources division file no. E06CT012, and the council does hereby  
18 adopt as its action the recommendation or recommendations contained in the report.

19

Ordinance 15744 was introduced on 2/5/2007 and passed by the Metropolitan King  
County Council on 4/30/2007, by the following vote:

Yes: 9 - Mr. Gossett, Ms. Patterson, Ms. Lambert, Mr. von Reichbauer, Mr.  
Dunn, Mr. Ferguson, Mr. Phillips, Ms. Hague and Mr. Constantine

No: 0

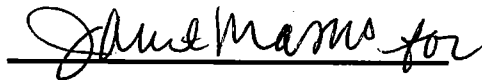
Excused: 0

KING COUNTY COUNCIL  
KING COUNTY, WASHINGTON



Larry Gossett, Chair

ATTEST:



Anne Noris, Clerk of the Council

**Attachments**      A. Hearing Examiner Report April 9, 2007

April 9, 2007

**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: hearex@metrokc.gov

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

**SUBJECT:** Department of Natural Resources & Parks (DNRP), Water and Land Resources Division,  
file no. **E06CT012**  
Proposed Ordinance No. **2007-0072**

Open Space Taxation (Public Benefit Rating System)

Application of

**EDWARD and BONNIE SCHEIN**

20427 Northeast 162nd Street  
Woodinville, WA 98077

Location of Property: 20427 Northeast 162nd Street  
Woodinville, Washington

**SUMMARY OF RECOMMENDATIONS:**

Department's Preliminary:	Approve 2.72 acres for 20% of market value
Department's Final:	Approve 2.72 acres for 20% of market value
Examiner:	Approve 2.72 acres for 20% of market value

**PRELIMINARY REPORT:**

The Department of Natural Resources & Parks, Water and Land Resources Division Report on item no. E06CT012 was received by the Examiner on March 5, 2007.

**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. E06CT012 was held by the Examiner on March 14, 2007, 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:

Owners: Edward and Bonnie Schein  
20427 NE 162nd Street  
Woodinville, WA 98077

Property location: Same as above

PBRS categories proposed and recommended:

**Open space resources**  
Aquifer protection area  
Buffer to public land  
Significant wildlife or salmonid habitat  
Special animal site  
Surface water quality buffer  
**Bonus category**  
Additional surface water quality buffer

**COMMENT:** The property is presently enrolled in PBRS (old file #E94CT074). PBRS staff initiated this new application through proposal to the landowners (please see Exhibit #9) to recommend award of additional PBRS resource categories and enroll additional acreage. Resources were proposed by staff and not requested by the applicants.

STR: NE 17-26-06  
Zoning: RA-5

Parcel no.: 172606-9067  
Total acreage: 3.98  
Home site/excluded area: 1.26  
Recommended PBRS: 2.72

(The land area recommended for PBRS enrollment is the entire parcel less the excluded area(s), 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.)

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 for the March 14, 2007, 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 King County Council.

The following corrections were made to the staff report:

- A. Page 6, Section A.3, Comment: In the event the secondary access road is not included in the PBRs area, the reduction in assessed value for the land enrolled would decrease to 70%.
3. Timely application was made to King County for current use valuation of the subject property to begin in 2008. Notice of the application was given as required by law.
4. The property, which is already enrolled in the open space taxation program, is found to contain additional priority open space resources and is now eligible for a total award of 24 points pursuant to the King County Public Benefit Rating System. The resulting current use value therefore would be 20% of market value for 2.72 acres of the property.
5. Award of credit for the surface water quality buffer and additional surface water quality buffer categories is dependent upon inclusion of the access road, which may not be paved or graveled, in the PBRs participating land. Later development of this road will result in its removal from the program and may leave the buffer east of the access road and west of Bear Creek insufficient for continued participation in these categories. Removal of these categories will result in a reduced point total of 16 and a resultant current use valuation of 30% for the remaining enrolled portion of the property.

#### CONCLUSIONS:

1. Approval of current use valuation of 20% of market value for 2.72 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.
2. As the property is currently enrolled in the program, any agreement executed pursuant to approval of the application should be worded to supersede any previous PBRs participation agreement for the property.

#### RECOMMENDATION:

APPROVE current use valuation of 20% of market value for 2.72 acres of the subject property, subject to the conditions recommended in the Department of Natural Resources & Parks report for the March 14, 2007, public hearing, and the following additional conditions of approval:

1. Credit for the surface water quality buffer and additional surface water quality buffer categories is dependent on inclusion of the access road as outlined in Finding no. 5 above. Exclusion of this access road may result in insufficient buffers and failure to qualify for these categories which would reduce the point total to 16 with a resultant current use valuation of 30% for the enrolled portion of the property.

2. Any agreement executed pursuant to approval of the application shall contain a provision that the agreement supersedes any previous PBRS participation agreement for the subject 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 9, 2007.

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James N. O'Connor  
King County Hearing Examiner *pro tem*

TRANSMITTED April 9, 2007, to the following parties and interested persons:

Edward & Bonnie Schein  
20427 NE 162nd St.  
Woodinville, WA 98077

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 23, 2007*. 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 April 30, 2007*. 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 3<sup>rd</sup> 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 MARCH 14, 2007, PUBLIC HEARING ON DEPARTMENT OF NATURAL RESOURCES & PARKS FILE NO. E06CT012:

James N. O'Connor was the Hearing Examiner in this matter. Participating in the hearing and representing the Department was Bill Bernstein. No others participated 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 program
- Exhibit No. 8 Legal notice and introductory ordinance to County Council
- Exhibit No. 9 Proposal and (or Application) signed/notarized affirmation
- Exhibit No. 10 Assessor's map
- Exhibit No. 11 King County Assessor's database printout
- Exhibit No. 12 Arcview/orthophoto map
- Exhibit No. 13 Letter to neighbors re: notification of PBRs application
- Exhibit No. 14 *Not submitted*
- Exhibit No. 15 *Reserved for future submission of legal description of area to be enrolled*

JNOC:ms  
E06CT012 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.  
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