

October 12, 2016

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

King County Courthouse
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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 and Parks file no. **E16CT017**
Proposed ordinance no. **2016-0447**
Parcel nos. **2125079012, 2025079013**

SNOQUALMIE SPRINGS FARM LLC

Open Space Taxation Application (Public Benefit Rating System)

Location: 31427 NE Tolt Hill Road, Carnation

Applicant: Snoqualmie Springs Farm LLC
represented by **Chris Williams**
2414 232nd Avenue SE
Sammamish, WA 98075
Telephone: (425) 508-0123
Email: samcarpet@comcast.net

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 133.37 acres for 30% of market value CONTINGENT
Examiner's Recommendation: Approve 133.37 acres for 30% of market value CONTINGENT

On September 23, 2016, the Department of Natural Resources and Parks (DNRP) submitted its report on file no. E16CT017 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 October 6, 2016, in the Ginger 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, CONCLUSIONS AND RECOMMENDATION: Having reviewed the record in this matter, the Examiner now makes and enters the following:

FINDINGS:

1. General Information:

Owner:	Snoqualmie Springs Farm LLC 2414 232nd Avenue SE Sammamish, WA 98075
Location:	31427 NE Tolt Hill Road, Carnation
STR:	SW 21-25-07 and SE 20-25-07
Zoning:	A-35
Parcel nos.:	2125079012, 2025079013
Total acreage:	135.07 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 ~~striketrough~~ 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 *asterisks* represent a category where DNRP finds an award is warranted, but only if certain contingencies or conditions are met.)

PBRS categories:

Open Space Resources

Farm and agricultural conservation land *5*

Bonus Categories

Conservation easement or historic easement *15*

20

The DNRP-recommended score of 20 points results in a current use valuation of 30% of market value for the enrolled portion of the property. Award under the farm and agricultural conservation land category is contingent upon submittal of a King Conservation District-approved farm management plan for the property by **October 31, 2017**. Because the property is not eligible under any other PBRS resource category, failure to qualify as farm and agricultural conservation land will preclude the property from enrollment in the PBRS program. Award under the conservation easement or historic easement bonus category is contingent upon award of the farm and agricultural conservation land category.

4. As to the land area recommended for PBRS enrollment, the Applicant did not specify a specific acreage request, while DNRP recommends 133.37 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 the DNRP preliminary report and testimony at the October 6, 2016, public hearing are correct and incorporated herein by reference. Copies of this report and the department report will be provided to the Metropolitan King County Council for final approval.

CONCLUSION:


1. Approval, pursuant to the Public Benefit Rating System adopted by Chapter 20.36 KCC, of 20 points and a current use valuation of 30% of market value for 133.37 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.
2. The subject property is currently enrolled in the farm and agricultural land program. Any open space taxation participation agreement signed as a result of approval of this application should be worded to supersede any prior agreement for the parcel.

RECOMMENDATION:

1. APPROVE current use valuation of 30% of market value for the 133.37-acre enrolled portion of the property, CONTINGENT on submittal of a King Conservation District-approved farm management plan for the property by **October 31, 2017**. Because the

property is not eligible under any other PBRS resource category, failure to qualify as farm and agricultural conservation land will preclude the property from enrollment in the PBRS program. Award under the conservation easement or historic easement bonus category is contingent upon award of the farm and agricultural conservation land category.

DATED October 12, 2016.



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 *November 7, 2016*, 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 *November 7, 2016*, 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 *November 7, 2016*, the Examiner will notify all parties and interested persons and provide information about "next steps."

MINUTES OF THE OCTOBER 6, 2016, HEARING ON THE APPLICATION OF SNOQUALMIE SPRINGS FARM LLC, DEPARTMENT OF NATURAL RESOURCES AND PARKS FILE NO. E16CT017.

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	Legal description of area to be enrolled
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 farm management plan</i>

DS/vsm

October 12, 2016

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CERTIFICATE OF SERVICE

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SNOQUALMIE SPRINGS FARM LLC
Open Space Taxation Application (Public Benefit Rating System)

I, Elizabeth Dang, 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 October 12, 2016.



Elizabeth Dang
Legislative Secretary

All Parties of Record

Akada, Irene

Department of Assessments

Bernstein, Bill

Department of Natural Resources and Parks

Kim, Megan

Department of Natural Resources and Parks

Noris, Anne

Metropolitan King County Council

Reed, Mike

Metropolitan King County Council

Snoqualmie Springs Farm LLC

mailed paper copy

Sundberg, Charlie

Department of Natural Resources and Parks

Williams, Chris

mailed paper copy