

February 15, 2018

**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. **E17CT033**  
Proposed ordinance no. **2018-0058**  
Parcel no. **1520069052**

**CAMERON AND SARA STRATTON**

Open Space Taxation Application (Public Benefit Rating System)

Location: 43005 234th Place SE, Enumclaw

Applicants: **Cameron and Sara Stratton**  
43005 234th Place SE  
Enumclaw, WA 98022  
Telephone: (253) 315-3121  
Email: cameronstratton@live.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 6.82 acres for 50% of assessed value
Examiner's Recommendation:	Approve 6.82 acres for 50% of assessed value

**PRELIMINARY REPORT:**

On January 26, 2018, the Department of Natural Resources and Parks (DNRP) submitted its report on file no. E17CT033 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:	Cameron and Sara Stratton 43005 234th Place SE Enumclaw, WA 98022
Location:	43005 234th Place SE, Enumclaw
STR:	SW 15-20-06
Zoning:	A-10
Parcel no.:	1520069052
Total acreage:	7.90 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> <del>Buffer to public or current use classified land</del> <u>*Farm and agricultural conservation land*</u>	5
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~~Rural stewardship land~~  
 \*Significant wildlife or salmonid habitat\*  
 Special animal site 3

Bonus category  
Contiguous parcels under separate ownership  
 8

The DNRP-recommended score of 8 points results in a current use valuation of 50% of assessed value for the enrolled portion of the property. Award under the farm and agricultural land category is *contingent* on submittal of a King Conservation District-approved farm management plan by **October 31, 2018**. Without award of this category, the property will not warrant sufficient qualifying points to enroll in the PBRs program.


Additional credit may be awarded administratively for the significant wildlife or salmonid habitat category, subject to submittal of a King Conservation District-approved farm management plan that reduces the creek buffer to 25 feet by **October 31, 2018**, and the owners continuing to provide a 35-foot creek buffer. Award of credit under this category will increase the point total by 5 points, resulting in a current use valuation of 40% of assessed value for the enrolled portion of the property.

4. As to the land area recommended for PBRs enrollment, the Applicant requested 6.36 acres and DNRP recommends 6.82 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 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.
  - A. Change to Department staff report: page 6, Special animal site: "...that meanders across the northeastern ~~southern~~ property boundary."
6. Approval, pursuant to the Public Benefit Rating System adopted by Chapter 20.36 KCC, of 8 points and a current use valuation of 50% of assessed value for 6.82 acres of the property, along with conditional approval of 5 additional points (which will bring the total to 13 points and 40% of assessed value for 6.82 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 50% of assessed value for the 6.82-acre enrolled portion of the property, **CONTINGENT** on submittal of a King Conservation District-approved farm management plan by **October 31, 2018**. Without award of this category, the property will not warrant sufficient qualifying points to enroll in the PBRs program.
2. **CONDITIONALLY APPROVE** additional credit under the significant wildlife or salmonid habitat category, to be awarded administratively, if the Applicants submit a King Conservation District-approved farm management plan that reduces the creek buffer to 25 feet by **October 31, 2018**, and the owners continuing to provide a 35-foot creek buffer. Award of credit under this category will increase the point total by 5 points, resulting in a current use valuation of 40% of assessed value for the 6.82-acre enrolled portion of the property.

DATED February 15, 2018.



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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 12, 2018*, an electronic copy of the appeal statement must be sent to [Clerk.Council@kingcounty.gov](mailto: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 12, 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 12, 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  
CAMERON AND SARA STRATTON, FILE NO. E17CT033**

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:

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|----------------|---|
| 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 farm management plan</i>                     |

DS/vsm