

**KING COUNTY  
DEPARTMENT OF NATURAL RESOURCES AND PARKS  
WATER AND LAND RESOURCES DIVISION**

**Report to the King County Hearing Examiner**

**February 29, 2012 - Public Hearing**

**APPLICANT: Greg Barton**

**File No: E11CT030**

**A. GENERAL INFORMATION:**

1. Owners: Greg and Michele Barton  
2033 - 208th Place NE  
Sammamish, WA 98074
2. Property location: 300xx SE 64th Street  
Preston, WA 98050
3. Zoning: RA5
4. STR: NE-29-24-07
5. Request: Timber Land
6. Parcel 292407-9059  
Total acreage: 20.06  
Requested Timber Land: 16.00  
Excluded area/home site: 4.00  
**Recommended Timber Land: 16.06**

NOTE: The attached map (winter 2010 aerial photo) outlines in yellow the parcel boundaries and in blue the areas proposed to be *excluded* from Timber Land. The portion recommended for enrollment is the entire property less the excluded area as measured. In the event the Assessor's official parcel size is revised, Timber Land acreage should be administratively adjusted to reflect that change.

**B. FACTS:**

1. Zoning in the Vicinity: Property in the vicinity is zoned RA5 and RA10.
2. Development of the subject property: Portions of the property have recently been cleared with possible plans for a single family home and access. The open space area is primarily a mix of coniferous and deciduous forest with native understory.

3. Access: The property is accessed from SE 64th Street.
4. Appraised values for 2012 (Based on Assessor's information dated 01/10/2012):

<u>Parcel #292407-9059</u>	<u>Land</u>	<u>Improvements</u>	<u>Total</u>
Appraised value	<b>\$337,000</b>	\$0	\$337,000
Tax applied	<b>\$4,686.80</b>	\$0	\$4,686.80

NOTE: Participation in Timber Land reduces the **appraised value of the land** for the **portion** of the property enrolled resulting in a lower taxable land value.

**C. REQUIREMENTS SPECIFIED BY KING COUNTY CODE (KCC):**

**KCC 20.36.010 Purpose and intent.**

It is in the best interest of the county to maintain, preserve, conserve and otherwise continue in existence adequate open space lands for the production of food, fiber and forest crops, and to assure the use and enjoyment of natural resources and scenic beauty for the economic and social well-being of the county and its citizens.

It is the intent of this chapter to implement RCW Chapter 84.34, as amended, by establishing procedures, rules and fees for the consideration of applications for public benefit rating system assessed valuation on "open space land" and for current use assessment on "farm and agricultural land" and "timber land" as those lands are defined in RCW 84.34.020. The provisions of RCW chapter 84.34, and the regulations adopted thereunder shall govern the matters not expressly covered in this chapter. (Ord. 10511 § 3, 1992: Ord. 1886 § 1, 1974: Ord. 1076 § 1, 1971).

NOTE: The subject application for Timber Land consisting of signed, notarized copies was received by the county on December 9, 2011. A forest stewardship plan has been received and approved by county staff. **Participation in Timber Land requires implementation of the approved plan.**

**KCC 20.36.110 Current use taxation of timber land.**

Classification of timber land for current use taxation under the provisions of RCW 84.34 shall be in accordance with the following criteria:

- A. The property to be classified shall contain not less than five acres and not more than twenty acres of timber land; and
- B. The property must be within an established F (forest resource), A (agricultural) or RA (rural area) zone. (Ord. 11620 § 9, 1994: Ord. 9322, 1990: Ord. 2537 § 2, 1975).

NOTE: The subject site consists of one parcel covering 20.06 acres of land, 16.06 acres of which will be classified as Timber Land. The subject property is zoned RA5.

**D. 2008 COMPREHENSIVE PLAN POLICIES AND TEXT:**

**R-206** The conservation of forest land and forestry throughout the Rural Area shall remain a

priority for King County. Landowner incentive programs, technical assistance, permit assistance, regulatory actions and community-based education shall be used throughout the Rural Area to sustain the forest land base and forestry activities. King County should ensure that its regulations, permitting processes and incentive programs facilitate and encourage active forest management and implementation of forest stewardship plans.

**R-605** Well-managed forestry and agriculture practices are encouraged because of their multiple benefits, including natural resource protection.

**R-609** King County should expand access to property tax incentive programs to encourage landowners to continue practicing farming and forestry and to help ensure retention of the resource land base. These programs should be publicized and marketed.

NOTE: Enrollment in Timber Land requires the implementation of an approved forest stewardship plan. The participating land must be primarily devoted to the growth and harvest of timber for commercial purposes.

**R-610** King County shall employ a variety of innovative programs and incentives to help maintain and enhance resource-based industries.

NOTE: Chapter 20.36.110 of the County Code specifies the minimum code requirements for qualification as Timber Land. The resulting tax savings provides an incentive for the applicant to designate the property as Timber Land.

**R-635** King County promotes forest management that achieves long-term forest health; protection of watersheds, critical areas and habitat to support fish and wildlife populations; protection of threatened and endangered species; conservation and economic viability of working forests; carbon sequestration and reduction in green house gas emissions; and adaptation to climate change.

NOTE: Sustainable management of forested land contributes to protection of watersheds and the numerous natural resources that benefit from a healthy forest.

## CONCLUSIONS AND RECOMMENDATIONS

### A. CONCLUSIONS:

1. The minimum filing requirement for Timber Land was met by the applicant who filed the application in a timely manner, which was received on December 19, 2011.
2. Participation in Timber Land requires the approval and implementation of a forest stewardship plan.
3. This application, which supports the conservation of resource lands suitable for the production of forest crops in a rural area, is consistent with the purpose and intent of King County Comprehensive Plan Policy R-609.

4. The owner will meet the mandatory code requirements of KCC 20.36.110 by implementing the approved forest stewardship plan. By doing so, enrollment is consistent with the intent of the King County Comprehensive Plan.
5. Having been shown to be consistent with Comprehensive Plan policy R-609 and the intent of KCC 20.36.010 and KCC 20.36.110, the application should be approved. This approval is for the one parcel, subject to applicable standard conditions of approval.

**B. RECOMMENDATION:**

**Approve** the Barton application for current use taxation "Timber Land" classification. This approval is contingent upon the implementation of the approved forest stewardship plan. The landowner has agreed by this application to comply with the above referenced forest stewardship plan.

The enrolled portion of the property must be managed primarily for the growth and harvest of timber for commercial purposes. Receipt and approval of a forest stewardship plan does not exempt the applicant from the responsibility of applying for and receiving necessary approvals and permits, such as permits for clearing and grading, from the applicable state and local governmental agencies.

**TRANSMITTED** to the parties listed hereafter:

Peter Donahue, King County Hearing Examiner  
Greg Barton, applicant  
Wendy Morse, King County Department of Assessments