

December 6, 2021

**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. **E21CT006**
Proposed ordinance no. **2021-0393**
Parcel no. **1420069003**

THOMAS AND ANNA HAMMOND

Open Space Taxation Application (Public Benefit Rating System)

Location: 25414 SE 424th Street, Enumclaw

Applicants: **Thomas and Anna Hammond**
25414 SE 424th Street
Enumclaw, WA 98022
Telephone: (253) 632-3723
Email: thomashammond@mac.com

King County: Department of Natural Resources and Parks
represented by **Megan Kim**
201 S. Jackson Street
Suite 5600
Seattle, WA 98104
Telephone: (206) 477-4788

SUMMARY OF RECOMMENDATIONS:

Department's Recommendation: Approve 8.17 acres for 50% of assessed value
Examiner's Recommendation: Approve 8.17 acres for 50% of assessed value

PRELIMINARY REPORT:

On November 5, 2021, the Department of Natural Resources and Parks (DNRP) submitted its report on file no. E21CT006 to the Examiner.

PUBLIC HEARING:

After reviewing the preliminary report and examining available information on file with the application, the Examiner conducted a Zoom public hearing on the application on November 18, 2021.

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:	Thomas and Anna Hammond 25414 SE 424th Street Enumclaw, WA 98022
Location:	25414 SE 424th Street, Enumclaw
STR:	NE-14-20-06
Zoning:	A35
Parcel no.:	1420069003
Total acreage:	9.32 acres

2. The Applicants timely filed an application to King County for the Public Benefit Rating System (PBRS) program current use valuation of the property to begin in 2022. As required by law, notification of the application occurred.
3. There are only two relevant categories. The Applicants requested credit under the buffer to public or current use classified land category. That make sense because the property abuts other enrolled properties. However, that category also requires a buffer of native vegetation to those properties, and the Applicants' property is maintained pastureland.
4. Instead, it is that farmland that warrants enrollment. The Applicants are managing their property according to an approved King Conservation District farm management plan, and they meet the criteria for the farm and agricultural conservation land credit. Those five points result in a current use valuation of 50% of assessed value for the enrolled portion of the property.
5. As to the land area recommended for PBRS enrollment, the Applicant requested 9.00 acres and DNRP recommends 8.17 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.)

6. Except as modified herein, the facts set forth in DNRP's preliminary report and testimony at the November 18, 2021, 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.
7. Approval of five points and a current use valuation of 50% of assessed value for 8.17 acres is consistent with KCC Chapter 20.36 and 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:

APPROVE a current use valuation of 50% of assessed value for the 8.17-acre enrolled portion of the property.

DATED December 6, 2021.



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 *December 30, 2021*, 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 *December 30, 2021*, 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 *December 30, 2021*, the Examiner will notify all parties and interested persons and provide information about “next steps.”

MINUTES OF THE NOVEMBER 18, 2021, HEARING ON THE APPLICATION OF THOMAS AND ANNA HAMMOND, FILE NO. E21CT006

David Spohr was the Hearing Examiner in this matter. Megan Kim and Thomas/Anna Hammond participated in the hearing.

The following exhibits were offered and entered into the hearing record:

Exhibit no. 1	DNRP report to the Hearing Examiner
Exhibit no. 2	<i>Reserved for future submission of the affidavit of hearing publication</i>
Exhibit no. 3	Legal notice and introductory ordinance to the King County Council
Exhibit no. 4	Arcview/orthophotograph and aerial map
Exhibit no. 5	Application signed and notarized
Exhibit no. 6	Farm management plan

DS/jo