



KING COUNTY

1200 King County Courthouse
516 Third Avenue
Seattle, WA 98104

Signature Report

June 14, 2005

Ordinance 15210

Proposed No. 2005-0138.2

Sponsors Phillips

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 Washington Alpine
5 Club for property located at 19101 Alpental Access Road
6 Southeast, Snoqualmie Pass, WA 98068, designated
7 department of natural resources and parks, water and land
8 resources division file no. E04CT025.

9
10
11 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

12 SECTION 1. This ordinance does hereby adopt and incorporate herein as its
13 findings and conclusions the findings and conclusions contained in the report and
14 recommendation of the hearing examiner dated May 25, 2005, to approve subject to
15 conditions, the application for public benefit rating system assessed valuation for open
16 space submitted by Washington Alpine Club for property located at 19101 Alpental
17 Access Road Southeast, Snoqualmie Pass, WA 98068, designated department of natural

Ordinance 15210

18 resources and parks, water and land resources division file no. E04CT025 and the council
19 does hereby adopt as its action the recommendation or recommendations contained in the
20 report.

21

Ordinance 15210 was introduced on 4/4/2005 and passed by the Metropolitan King
County Council on 6/13/2005, by the following vote:

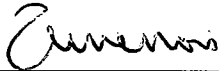
Yes: 12 - Mr. Phillips, Ms. Edmonds, Mr. von Reichbauer, Ms. Lambert, Mr.
Pelz, Mr. Dunn, Mr. Ferguson, Mr. Gossett, Ms. Hague, Mr. Irons, Ms.
Patterson and Mr. Constantine
No: 0
Excused: 1 - Mr. Hammond

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON



Larry Phillips, Chair

ATTEST:



Anne Noris, Clerk of the Council

Attachments A. Hearing Examiner Report dated May 25, 2005

May 25, 2005

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

400 Yesler Avenue, Room 404
Seattle, Washington 98104
Telephone (206) 296-4660
Facsimile (206) 296-1654

REPORT AND RECOMMENDATION TO THE METROPOLITAN KING COUNTY COUNCIL

SUBJECT: Department of Natural Resources & Parks, Water and Land Resources Division, File No.
E04CT025
Proposed Ordinance No. **2005-0138**

Open Space Taxation (Public Benefit Rating System)
Application of
David Mitchell for Washington Alpine Club
14229 – 143rd Avenue Southeast
Renton, WA 98059

Location of Property: 19101 Alpentel Access Road Southeast
Snoqualmie Pass, Washington

SUMMARY OF RECOMMENDATIONS:

Department's Preliminary:	Approve 44.20 acres for 20% of market value
Department's Final:	Approve 44.20 acres for 20% of market value
Examiner:	Approve 44.20 acres for 20% of market value

PRELIMINARY REPORT:

The Department of Natural Resources & Parks, Water and Land Resources Division Report on item no. E04CT025 was received by the Examiner on May 4, 2004.

PUBLIC HEARING:

After reviewing the Department of Natural Resources & Parks, Water and Land Resources Division, report and examining available information on file with the application, the Examiner conducted a public hearing on the subject as follows:

The hearing on item no. E04CT025 was opened by the Examiner at 9:45 a.m., May 11, 2005, in the Hearing Examiner's Conference Room, 400 Yesler Way, Room 404, Seattle, Washington, and closed at 9:50 a.m.

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:

Owner: Washington Alpine Club
c/o David T. Mitchell
14229 143rd Avenue SE
Renton, WA 98059

Property location: 19101 Alpentel Access Road SE
Snoqualmie Pass, WA 98068

PBRS categories requested: **Open space resources**
Scenic resource, viewpoint or view corridor
Surface water quality buffer area
Significant wildlife or salmonid habitat area
Forest stewardship land
Bonus category
Bonus surface water quality buffer area

Categories recommended: **Open space resources**
Rural open space
Scenic resource, viewpoint or view corridor
Surface water quality buffer area
Significant wildlife or salmonid habitat area
Watershed protection area
Bonus category
Additional surface water quality buffer area

(NOTE: The PBRS points categories were revised since the time of application by Ordinance 15137 effective April 1, 2005.)

COMMENT: The property is presently enrolled in PBRS. The purpose of the application is to add two additional acres to the program.

Zoning: F

Parcel no.: 332311-9012
Total acreage: 44.20
Requested for PBRS: 44.20
Recommended PBRS: 44.20

STR: W 33-23-11

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 to the King County Hearing Examiner for the May 11, 2005, public hearing are found to be correct and are incorporated herein by this reference. Copies of the department report will be provided with the copies of this report submitted to the King County Council.
3. The staff report is corrected to reflect the following changes:
 - A. Page 1, section A, item 1 – owner should be Washington Alpine Club care of David T. Mitchell
 - B. Page 4, section E, bullet one (Forest stewardship land) – the first three sentences of this section should be replaced with the following wording:

The property contains more than 40 acres of contiguous forest. If the landowner provides a forest stewardship plan by July 31, 2005, which is approved by a County forester by August 31, 2005, and subsequently implemented, then credit for this category should be awarded administratively. At this time credit cannot be recommended.

The last two sentences of this section will remain the same.

- C. Page 5, section A, item 3, bullet one (Forest stewardship land) – should reflect 0 points
- D. Page 5 – total points should be changed to 30
- E. Page 5 - Public Benefit Rating box should read as follows: 30 points result in 20% of market value or an 80% reduction.
- F. Page 6 – the first sentence should read, “APPROVE the request as modified, for...Public Benefit Rating of 30 points, subject to....”

CONCLUSIONS:

1. Approval of current use valuation for 44.20 acres of the subject property, pursuant to the Public Benefit Rating System adopted by King County Ordinance No. 10511, as amended, 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. Timely application has been made to King County for the current use valuation of the subject property to begin in 2006. Notice of said application was given in the manner required by law.
3. The subject property contains priority open space resources and is entitled to bonus points pursuant to the King County Public Benefit Rating System, which justify a total award of 30 points. The resulting current use value would be 20% of market value for 44.20 acres of the subject property.
4. Credit may be awarded administratively for the forest stewardship land category if the Applicant

submits a forest stewardship plan by July 31, 2005, which is approved by a County forester by August 31, 2005 and subsequently implemented. Credit for this category will result in an additional five award points and would change the current use valuation of the enrolled property to 10% of market value.

RECOMMENDATION:

APPROVE the request for current use valuation of 20% of market value for 44.20 acres of the subject property, subject to the conditions recommended in the Department of Natural Resources & Parks report for the May 11, 2005, public hearing, and the following additional condition of approval:

1. Credit for the forest stewardship land category may be awarded administratively if a forest stewardship plan is submitted, approved and implemented as noted in Conclusion no. 4 above. Credit for this category will result in an additional five award points and would change the current use valuation of the enrolled property to 10% of market value.

Current use valuation shall be subject to all terms and conditions of RCW 84.34 and King County Code Chapter 20.36, as the same 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 this 25th day of May, 2005.

Peter T. Donahue, Deputy
King County Hearing Examiner

TRANSMITTED this 25th of May, 2005, to the following parties and interested persons:

Washington Alpine Club
c/o David Mitchell
14229 – 143rd Ave. SE
Renton, WA 98059

Susan Monroe, Department of Assessments
Ted Sullivan, Dept. of Natural Resources & Parks
Charlie Sundberg, Office of Cultural Resources
Marilyn Cope, KCC – Committee Staff

**NOTICE OF RIGHT TO APPEAL
AND ADDITIONAL ACTION REQUIRED**

In order to appeal the decision 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 June 8, 2005*. If a notice of appeal is filed, the original and six (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 June 15, 2005*. 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 3rd 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 fourteen (14) calendar days of the date of this report, or if a written appeal statement and argument are not filed within twenty-one (21) calendar days of the date of this report, the decision of the hearing examiner contained herein shall be the final decision of King County without the need for further action by the Council.

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 MAY 11, 2005, PUBLIC HEARING ON DEPARTMENT OF NATURAL RESOURCES & PARKS FILE NO. E04CT025:

Peter T. Donahue was the Hearing Examiner in this matter. Participating in the hearing and representing the Department was Ted Sullivan. There were no other participants 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 PBRs Staff Report
- 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 Application signed/notarized
- Exhibit No. 10 Letter to Applicant re: received application and approval schedule
- Exhibit No. 11 Assessor's map
- Exhibit No. 12 King County Assessor's database printout
- Exhibit No. 13 Arcview/orthophoto map
- Exhibit No. 14 *Reserved for future submission of Forest Stewardship Plan*
- Exhibit No. 15 *Reserved for future submission of legal description of area to be enrolled*
- Exhibit No. 16 Copy of letter sent to neighbors re: public notice

PTD:ms
E04CT025 RPT

Attachment

This document is provided for information only. DO NOT complete and return. A completed copy will be furnished to the Applicant(s) by the Office of the Hearing Examiner after an application has been approved by the Metropolitan King County Council.

OPEN SPACE TAXATION AGREEMENT

Chapter 84.34 RCW

(To be used for "Open Space", "Timber Land" Classification or "Reclassification" Only)

Owner(s)
Granting Authority
Legal Description

Assessor's Property Tax Parcel or Account Number:

Department of Natural Resources & Parks File Number:

This agreement between _____ hereinafter called the "Owner", and
_____ hereinafter called the "Granting Authority".

Whereas the owner of the above described real property having made application for classification of that property under the provisions of Chapter 84.34 RCW.

And whereas, both the owner and granting authority agree to limit the use of said property, recognizing that such land has substantial public value as open space and that the preservation of such land constitutes an important physical, social, esthetic, and economic asset to the public, and both parties agree that the classification of the property during the life of this agreement shall be for:

Open Space

Now, therefore, the parties, in consideration of the mutual covenants and conditions set forth herein, do agree as follows:

1. During the term of this agreement, the land shall be used only in accordance with the preservation of its classified use.
2. No structures shall be erected upon such land except those directly related to, and compatible with, the classified use of the land.
3. This agreement shall be effective commencing on the date the legislative body receives the signed agreement from the property owner and shall remain in effect until the property is withdrawn or removed from classification.
4. This agreement shall apply to the parcels of land described herein and shall be binding upon the heirs, successors and assignees of the parties hereto.
5. The landowner may withdraw from this agreement if, after a period of eight years, he or she files a request to **withdraw** classification with the assessor. Two years from the date of that request the assessor shall withdraw classification from the land, and the applicable taxes and interest shall be imposed as provided in RCW 84.34.070 and 84.34.108.
6. After the effective date of this agreement, any change in use of the land, except through compliance with items (5), (7), or (9), shall be considered a **breach** of this agreement, and shall be subject to removal of classification and liable for applicable taxes, penalties, and interest as provided in RCW 84.34.080 and RCW 84.34.108.
7. A breach of agreement shall not have occurred and the additional tax shall not be imposed if removal of classification resulted solely from:
 - a) Transfer to a governmental entity in exchange for other land located within the State of Washington.
 - b) A taking through the exercise of the power of eminent domain, or sale or transfer to an entity having the power in anticipation of the exercise of such power and having manifested its intent in writing or by other official action.
 - c) A natural disaster such as a flood, windstorm, earthquake, or other such calamity rather than by virtue of the act of the land owner changing the use of such property.
 - d) Official action by an agency of the State of Washington or by the county or city where the land is located disallowing the present use of such land.

- e) Transfer of land to a church when such land would qualify for exemption pursuant to RCW 84.36.020.
 - f) Acquisition of property interests by State agencies or agencies or organizations qualified under RCW 84.34.210 and 64.04.130 (See RCW 84.34.108(6)(f)).
 - 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.
 - l) The sale or transfer of land 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 and the sale or transfer takes place within two years after July 22, 2001, and the death of the owner occurred after January 1, 1991.
 - m) 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.
- This agreement shall be subject to the following conditions: _____
- _____
- _____

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 _____

City or County

Title

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

Owner(s)

Date signed agreement received by Legislative Authority _____

To inquire about the availability of this notice in an alternative format for the visually impaired or in a language other than English, please call (360)753-3217. Teletype (TTY) users may call (800)451-7985.

REV 64 0022-2 (7/23/02)