

June 12, 2024

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

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**REPORT AND RECOMMENDATION TO THE
METROPOLITAN KING COUNTY COUNCIL**

SUBJECT: Department of Natural Resources and Parks file no. **E23CT0009**
Proposed ordinance no. **2024-0129**
Parcel no. **142506-9089**

BI/ZHANG LIVING TRUST

Open Space Taxation Application (Public Benefit Rating System)

Location: 24814 NE 52nd Place, Redmond

Applicants: Bi/Zhang Living Trust
represented by **Angela Zhang and Sheng Bi**
24814 NE 52nd Place
Redmond, WA 98053
Telephone: (509) 302-9697
Email: ajzhang24@gmail.com; ericshengbi@gmail.com

King County: Department of Natural Resources and Parks
represented by **Bill Bernstein**
201 S. Jackson Street
Suite 5601
Seattle, WA 98104
Telephone: (206) 477-4643

SUMMARY OF RECOMMENDATIONS:

Department's Recommendation: Approve 3.57 acres for 40% of assessed value
Examiner's Recommendation: Approve 3.57 acres for 40% of assessed value

PRELIMINARY REPORT:

On May 17, 2024, the Department of Natural Resources and Parks (DNRP) submitted its report on file no. E23CT0009 to the Examiner.

PUBLIC HEARING:

After reviewing the preliminary report and examining available information on file with the application, the Examiner conducted a remote public hearing on the application on May 29, 2024. 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 from the Examiner's Office.

FINDINGS AND CONCLUSIONS:

1. General Information:

Owners:	Bi/Zhang Living Trust, <i>represented by</i> Angela Zhang and Sheng Bi 24814 NE 52nd Place Redmond, WA 98053
Location:	24814 NE 52nd Place, Redmond
STR:	NW-14-25-06
Zoning:	RA5
Parcel no:	142506-9089
Total acreage:	4.29 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 2024. 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. ~~Strikethrough~~ represents a category an applicant requested an award for but that DNRP disagrees is warranted. And an *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>	
	Buffer to public or current use classified land	3
	Significant wildlife or salmonid habitat	0
	Special animal site	3
	Watershed protection area	5
	<u>Bonus Categories</u>	
	Resource restoration	0
	<hr/>	
	Total	11

The DNRP-recommended score of 11 points results 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 Applicants requested 4.00 acres and DNRP recommends 3.57 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, we find the facts set forth in DNRP's preliminary report and testimony at the May 29, 2024, public hearing correct and we incorporate them by reference. We will provide copies of this report and DNRP's report to the Metropolitan King County Council for final approval.
6. Approval of 11 points and a current use valuation of 40% of assessed value for 3.57 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 40% of assessed value for the 3.57-acre enrolled portion of the property.

DATED June 12, 2024.



David Spohr
King County Hearing Examiner

NOTICE OF RIGHT TO APPEAL

A party may appeal an Examiner report and recommendation by following the steps described in KCC 20.22.230. By **4:30 p.m.** on **July 8, 2024**, an electronic appeal statement must be sent to Clerk.Council@kingcounty.gov, to hearingexaminer@kingcounty.gov, and to the party email addresses on the front page of this report and recommendation. Please consult KCC 20.22.230 for the exact filing requirements.

If a party fails to timely file an appeal, the Council does not have jurisdiction to consider that appeal. Conversely, if the appeal requirements of KCC 20.22.230 are met, the Examiner will notify parties and interested persons and will provide information about next steps in the appeal process.

**MINUTES OF THE MAY 29, 2024, HEARING ON THE APPLICATION OF
BI/ZHANG LIVING TRUST, FILE NO. E23CT0009**

David Spohr was the Hearing Examiner in this matter. Bill Bernstein, Angela Zhang, and Sheng Bi 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	Trustee' Affidavit, submitted May 29, 2024