

February 10, 2021

**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. **E20CT011**
Proposed ordinance no. **2021-0019**
Parcel nos. **8886000115, 8886000120, and 8886000122**

DAVID WARREN, ANDREW STEWART, AND BILL MOYER
Open Space Taxation Application (Public Benefit Rating System)

Location: 21204 Monument Road SW, Vashon

Applicants: **David Warren, Andrew Stewart, and Bill Moyer**
21204 Monument Road SW
Vashon, WA 98070
Telephone: (206) 295-6670
Email: vashonforests@gmail.com

King County: Department of Natural Resources and Parks
represented by **Bill Bernstein**
701 S Jackson Street Suite 701
Seattle, WA 98104
Telephone: (206) 477-4643
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SUMMARY OF RECOMMENDATIONS:

Department's Recommendation: Approve 7.99 acres for 30% of assessed value
Conditionally approve 7.99 acres for 20% of assessed value

Examiner's Recommendation: Approve 7.99 acres for 30% of assessed value
Conditionally approve 7.99 acres for 20% of assessed value

PRELIMINARY REPORT:

On January 22, 2021 the Department of Natural Resources and Parks (DNRP) submitted its report on file no. E20CT011 to the Examiner.

PUBLIC HEARING:

After reviewing DNRP's report and examining available information on file with the application, the Examiner conducted a telephonic public hearing on the application on February 4, 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:	David Warren, Andrew Stewart, and Bill Moyer 21204, 21212, and 212xx Monument Road SW Vashon, WA 98070
Location:	21204, 21212, and 212xx Monument Road SW, Vashon
STR:	NE-8-22-3
Zoning:	RA-5
Parcel no/s.:	8886000115, 8886000120 and 8886000122
Total acreage:	10.57 acres

- The Applicant timely filed an application to King County for the Public Benefit Rating System (PBRS) program current use valuation of the property to begin in 2021. As required by law, notification of the application occurred.
- Parcel 8886000122 is currently enrolled in the PBRS program. The purpose of this application is to jointly re-enroll it and enroll parcels 8886000115, 8886000120 into PBRS. Any new open space taxation agreement must supersede parcel 8886000122's existing PBRS agreement.
- 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 ~~struck through~~ 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> <u>Aquifer protection area</u>
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*Forest stewardship land	*
<i>Significant wildlife or salmonid habitat</i>	5
<i>Watershed protection area</i>	5
<u>Bonus Categories</u>	
Contiguous parcels under separate ownership	4
	<hr/> 19

The DNRP-recommended score of 19 points results in a current use valuation of 30% of assessed value for the enrolled portion of the property.

5. Additional credit may be awarded administratively under the forest stewardship land category. The Applicants have already submitted a draft forest stewardship plan. If DNRP approves the plan by **June 1, 2021**, credit may be awarded administratively. This would result in five extra points, a current use valuation of 20% of assessed value for the enrolled portion of the properties, and possible allowance of approved forestry activities on the properties.
6. As to the land area warranting PBRs enrollment, the Applicant requested—and DNRP recommends—3.47 acres for parcel 8886000115, 2.00 acres for parcel 8886000120, and 2.52 acres for parcel 8886000122, for a total of 7.99 acres. (Enrollment acreage is the entire parcels less the excluded areas, 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.)
7. Except as modified herein, the facts set forth in DNRP’s preliminary report and testimony at the February 4, 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.
8. Approval of 19 points and a current use valuation of 30% of assessed value for 7.99 acres, and conditional approval of 5 additional points and 20% of assessed value for the enrolling 7.99 acres, are 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:

1. APPROVE a current use valuation of 30% of assessed value for the 7.99-acre enrolled portion of the properties.
2. CONDITIONALLY APPROVE additional credit for the forest stewardship land category, subject to DNRP’s approval, by **June 1, 2021**, of the applicant’s forest stewardship plan. Award of credit under this category will increase the point total by five, resulting in a current use valuation of 20% of assessed value for the 7.99-acre enrolled portion of the properties.

DATED February 10, 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 *March 8, 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 *March 8, 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 *March 8, 2021*, the Examiner will notify all parties and interested persons and provide information about “next steps.”

MINUTES OF THE FEBRUARY 4, 2021, HEARING ON THE APPLICATION OF DAVID WARREN, ANDREW STEWART, AND BILL MOYER, FILE NO. E20CT011

David Spohr was the Hearing Examiner in this matter. Bill Bernstein 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 | 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 |