

April 25, 2016

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

King County Courthouse
516 Third Avenue Room 1200
Seattle, Washington 98104
Telephone (206) 477-0860
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hearingexaminer@kingcounty.gov

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

SUBJECT: Department of Natural Resources and Parks file no. **E16CT002**
Proposed ordinance no. **2016-0193**
Parcel no. **0125069038**

HERB AND TINA SUTTER

Open Space Taxation Application (Public Benefit Rating System)

Location: 8565 261st Avenue NE, Redmond

Applicants: **Herb and Tina Sutter**
8565 261st Avenue NE
Redmond, WA 98053
Telephone: (858) 342-0018
Email: herb.sutter@gmail.com

King County: Department of Natural Resources and Parks
represented by **Bill Bernstein**
201 S Jackson Street Suite 600
Seattle, WA 98104
Telephone: (206) 477-4643
Email: bill.bernstein@kingcounty.gov

SUMMARY OF RECOMMENDATIONS:

Department's Recommendation:	Approve 16.11 acres for 20% of market value
Examiner's Recommendation:	Approve 16.11 acres for 20% of market value

PRELIMINARY REPORT:

On April 6, 2016, the Department of Natural Resources and Parks (DNRP) submitted its report on file no. E16CT002 to the Examiner.

PUBLIC HEARING:

After reviewing the preliminary report and examining available information on file with the application, the Examiner conducted a public hearing on the application on April 19, 2016, in the Ginger Conference Room, 12th Floor, King County Courthouse, 516 Third Avenue, Seattle, Washington. The Examiner received the affidavit of notice publication on April 15, 2016.

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, CONCLUSIONS AND RECOMMENDATION: Having reviewed the record in this matter, the Examiner now makes and enters the following:

FINDINGS:

1. General Information:

Owners:	Herb and Tina Sutter 8565 261st Avenue NE Redmond, WA 98053
Location:	8565 261st Avenue NE, Redmond
STR:	SW 01-25-06
Zoning:	RA-10
Parcel no.:	0125069038
Total acreage:	22.12 acres

- The Applicants timely filed an application to King County for PBRS program current use valuation of the property to begin in 2018. As required by law, notification of the application occurred.
- 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 ~~strikethrough~~ 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 *asterisks* represent 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>	
	<i>Aquifer protection area</i>	5
	<i>Buffer to public or current use classified land</i>	3
	<i>*Farm and agricultural conservation land</i>	*
	<i>*Forest stewardship land</i>	*
	Rural open space	5
	<i>Significant wildlife or salmonid habitat</i>	5
	<i>Surface water quality buffer</i>	5
	<i>Watershed protection area</i>	5
	<u>Bonus Categories</u>	
	<i>Additional surface water quality buffer</i>	5
		<hr/> 33

The DNRP-recommended score of 33 points results in a current use valuation of 20% of market value for the enrolled portion of the property. Additional credit may be awarded administratively under the farm and agricultural conservation land and forest stewardship land categories.

Credit for the farm and agricultural land category is subject to submittal of a King Conservation District-approved farm plan by **October 31, 2017**.

Credit for the forest stewardship land category is subject to submittal of a forest stewardship plan by **November 30, 2016**, and subsequent approval by **December 31, 2016**.

Award of credit of either category will increase the point total to 38 and result in a market valuation of 10%. Award of the farm and agricultural conservation land will result in an additional 4.50 acres enrolled. Finally, award of the forest stewardship land category will preserve the option to conduct approved forest management activities.

4. As to the land area recommended for PBRS enrollment, the Applicant requested not specified acres and DNRP recommends 16.11 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, the facts set forth in the DNRP preliminary report and testimony at the April 19, 2016, public hearing are correct and incorporated herein by reference. Copies of this report and the department report will be provided to the Metropolitan King County Council for final approval.

CONCLUSION:

1. Approval, pursuant to the Public Benefit Rating System adopted by Chapter 20.36 KCC, of 33 points and a current use valuation of 20% of market value for 16.11 acres of the property and conditional approval of up to 10 additional points (which would bring the total to 43 points and 10% of market value for 20.61 acres of the property), is 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. The subject property is currently enrolled in the Timber Land program. Any open space taxation participation agreement signed as a result of approval of this application should be worded to supersede any prior agreements for the parcel.

RECOMMENDATION:

1. APPROVE current use valuation of 20% of market value for the 16.11-acre enrolled portion of the property.
2. CONDITIONALLY APPROVE additional credit under the farm and agricultural conservation land and forest stewardship land categories, to be awarded administratively,

Credit for the farm and agricultural land category is subject to submittal of a King Conservation District-approved farm plan by **October 31, 2017**.

Credit for the forest stewardship land category is subject to submittal of a forest stewardship plan by **November 30, 2016**, and subsequent approval by **December 31, 2016**.

Award of credit of either category will increase the point total to 38 and result in a market valuation of 10%. Award of the farm and agricultural conservation land will result in an additional 4.50 acres enrolled. Finally, award of the forest stewardship land category will preserve the option to conduct approved forest management activities.

DATED April 25, 2016.



David Spohr
Hearing Examiner

NOTICE OF RIGHT TO APPEAL

In order to appeal the recommendation of the Hearing Examiner, written notice of appeal must be filed with the Clerk of the King County Council with a fee of \$250 (check payable to King County Office of Finance) on or before **May 9, 2016**. If a notice of appeal is filed, the original and two 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 **May 16, 2016**.

Filing requires actual delivery to the Clerk of the Council's Office, Room 1200, King County Courthouse, 516 Third 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. 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.

If a written notice of appeal and filing fee are not filed within 14 calendar days of the date of this report, or if a written appeal statement and argument are not filed within 21 calendar days of the date of this report, the Clerk of the Council shall place a proposed ordinance that implements the Examiner's recommended action on the agenda of the next available Council meeting. 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.

Action of the Council Final. The action of the Council on a recommendation of the Examiner shall be final and conclusive unless within 21 days from the date of the action an aggrieved party or person applies for a writ of certiorari from Superior Court for the purpose of review of the action taken.

MINUTES OF THE APRIL 19, 2016, HEARING ON THE APPLICATION OF HERB AND TINA SUTTER, DEPARTMENT OF NATURAL RESOURCES AND PARKS FILE NO. E16CT002.

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:

Exhibit no. 1	<i>Not submitted</i>
Exhibit no. 2	<i>Not submitted</i>
Exhibit no. 3	<i>Not submitted</i>
Exhibit no. 4	DNRP report to the Hearing Examiner
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 the King County Council
Exhibit no. 9	Application signed/notarized
Exhibit no. 10	<i>Reserved for</i> Legal description of area to be enrolled
Exhibit no. 11	Email to applicant regarding received application and approval schedule
Exhibit no. 12	Arcview and orthophoto/aerial map
<i>Exhibit no. 13</i>	<i>Reserved for farm management plan</i>
Exhibit no. 14	<i>Reserved for forest stewardship plan</i>

DS/ED

April 25, 2016

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CERTIFICATE OF SERVICE

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I, Elizabeth Dang, certify under penalty of perjury under the laws of the State of Washington that I transmitted the **REPORT AND RECOMMENDATION TO THE METROPOLITAN KING COUNTY COUNCIL** to those listed on the attached page as follows:

- EMAILED to all County staff listed as parties of record/interested persons and primary parties with e-mail addresses on record.
- caused to be placed with the United States Postal Service, with sufficient postage, as **FIRST CLASS MAIL** in an envelope addressed to the non-County employee parties of record/interested persons to addresses on record.

DATED April 25, 2016.



Elizabeth Dang
Legislative Secretary

All Parties of Record

Akada, Irene

Bernstein, Bill

Kim, Megan

Noris, Anne

Reed, Mike

Sundberg, Charlie

Sutter, Herb and Tina

mailed paper copy