

February 13, 2018

**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. **E17CT023**  
Proposed ordinance no. **2018-0049**  
Parcel no. **1725069070**

**MICHELLE SUE**

Open Space Taxation Application (Public Benefit Rating System)

**Location:** west of and abutting 4519 Sahalee Way NE, Redmond

**Applicant:** **Michelle Sue**  
20900 NE 44th Street  
Sammamish, WA 98074  
Telephone: (425) 518-9055  
Email: michell\_su@yahoo.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 17.00 acres for 10% of assessed value
Examiner's Recommendation:	Approve 17.00 acres for 10% of assessed value

**PRELIMINARY REPORT:**

On January 26, 2018, the Department of Natural Resources and Parks (DNRP) submitted its report on file no. E17CT023 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 February 8, 2018, in the Fred Conference Room, 12th Floor, King County Courthouse, 516 Third Avenue, Seattle, Washington.

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:

Owner:	Michelle Sue 20900 NE 44th Street Sammamish, WA 98074
Location:	west of and abutting 4519 Sahalee Way NE, Redmond
STR:	SE 17-25-06
Zoning:	RA-10
Parcel no.:	1725069070
Total acreage:	22.16 acres

2. The Applicant timely filed an application to King County for PBRS program current use valuation of the property to begin in 2019. 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. Any ~~striketrough~~ 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>	
	Aquifer protection area	5
	Buffer to public or current use classified land	3

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Rural open space	5
Scenic resource, viewpoint or view corridor <sup>1</sup>	5
<del>Significant plant site or ecological site</del>	
Significant wildlife or salmonid habitat	5
<del>Special animal site</del>	
Surface water quality buffer	5
<del>Urban open space</del>	
Watershed protection area	5
 <u>Bonus Categories</u>	
Additional surface water quality buffer	5
<del>Limited public access because of resource sensitivity</del>	
<del>Easement and access</del>	
	38

The DNRP-recommended score of 38 points results in a current use valuation of 10% of assessed value for the enrolled portion of the property.

4. As to the land area recommended for PBRs enrollment, the Applicant requested 17.00 acres and DNRP recommends 17.00 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 DNRP’s preliminary report and testimony at the February 8, 2018, 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.
6. Approval, pursuant to the Public Benefit Rating System adopted by Chapter 20.36 KCC, of 38 points and a current use valuation of 10% of assessed value for 17.00 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.

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<sup>1</sup> As we noted at hearing, under KCC 20.36.100.B.13 the property does not qualify under subsection (b)—viewpoint, because there is no public access, nor under subsection (c)—view corridor, because it is not part of a “recognized view corridor.” However, under subsection (a)—scenic resource, which requires “natural or recognized cultural features visually significant to the aesthetic character of the county,” the “recognized” adjective limits only the cultural, not the natural, feature. At hearing, DNRP offered a compelling argument why this particular property is visually significant.

**RECOMMENDATION:**

1. APPROVE current use valuation of 10% of assessed value for the 17.00-acre enrolled portion of the property.

DATED February 13, 2018.



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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 9, 2018*, an electronic copy of the appeal statement must be sent to [Clerk.Council@kingcounty.gov](mailto: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 9, 2018*, 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 9, 2018*, the Examiner will notify all parties and interested persons and provide information about "next steps."

**MINUTES OF THE FEBRUARY 8, 2018, HEARING ON THE APPLICATION OF  
MICHELLE SUE, FILE NO. E17CT023**

David Spohr was the Hearing Examiner in this matter. Bill Bernstein and Megan Kim both participated in the hearing on behalf of the department.

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

Exhibit no. 1	<i>Reserved for open space taxation agreement</i>
Exhibit no. 2	<i>Reserved for final ordinance</i>
Exhibit no. 3	<i>Reserved for Hearing Examiner's report and recommendation</i>
Exhibit no. 4	DNRP report to the Hearing Examiner
Exhibit no. 5	<i>Reserved for future submission of affidavit of publication</i>
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 future submission of legal description of area to be enrolled</i>
Exhibit no. 11	Email to applicant regarding received application and approval schedule
Exhibit no. 12	Arcview and orthophoto/aerial map