

February 22, 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. **E17CT027**
Proposed ordinance no. **2018-0052**
Parcel nos. **2025079020, 2025079025, 2025079041**

RAY PALMER

Open Space Taxation Application (Public Benefit Rating System)

Location: 3107 and 3129 West Snoqualmie River Road NE, Carnation

Applicant: **Ray Palmer**
PO Box 308
Carnation, WA 98014
Telephone: (425) 429-5374
Email: rip@ckrab.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 6.76 acres for 30% of assessed value, and
5.88 acres for 20% of assessed value

Examiner's Recommendation: Approve 6.76 acres for 30% of assessed value, and
5.88 acres for 20% of assessed value

PRELIMINARY REPORT:

On January 26, 2018, the Department of Natural Resources and Parks (DNRP) submitted its report on file no. E17CT027 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:	Ray Palmer PO Box 308 Carnation, WA 98014
Location:	3107 and 3129 West Snoqualmie River Road NE, Carnation
STR:	SE 20-25-07
Zoning:	A-35
Parcel nos.:	2025079020, 2025079025, 2025079041
Total acreage:	13.89 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 ~~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 *asterisk* represents a category where DNRP finds an award is warranted, but only if certain contingencies or conditions are met.)

PBRS categories:	2025079020, 2225079025	2025079041
<u>Open Space Resources</u>		
Aquifer protection area	5	5
Farm and agricultural conservation land	5	5
Scenic resource, viewpoint or view corridor	5	5
Significant wildlife or salmonid habitat	5	5
Special animal site		3
<u>Bonus category</u>		
Resource restoration	*	*
	20	23

The DNRP-recommended score of 20 points for enrolled portions of parcels 2025079020 and 2225079025 results in 30% of assessed value, and 23 points for the enrolled portion of parcel 2025079041 results in 20% of assessed value. Additional credit may be awarded administratively under the resource restoration category, subject to approval of the already-filed resource restoration play by **August 1, 2018**. Award of credit under this category will increase the point total by 5 points (to 25 points for parcels 2025079020 and 2225079025, and 28 for parcel 2025079041), resulting in a current use valuation of 20% of assessed value for all enrolled portions of the property.

4. As to the land area recommended for PBRS enrollment, the Applicant requested 7.00 acres (for parcels 2025079020 and 2225079025) and 5.88 acres (for parcel 2025079041) and DNRP recommends 6.76 and 5.88 acres, respectively. (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 23 points and a current use valuation of 30% of assessed value for 6.76 acres of parcels 2025079020 and 2225079025, and 20% of assessed value for 5.88 acres of parcel 2025079041, and conditional approval of 5 additional points (which will bring the totals to 25 and 28 points and 20% of assessed value for 12.64 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.

7. The subject property is currently enrolled in the PBRs 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 30% of assessed value for the 6.76-acres of enrolled portions of parcels 2025079020 and 2225079025, and 20% for the 5.88-acres of enrolled portion of parcel 2025079041.
2. CONDITIONALLY APPROVE additional credit for the resource restoration category, to be awarded administratively, subject to approval of the already-filed resource restoration play by **August 1, 2018**. Award of credit under this category will increase the point total by 5 points (to 25 points for parcels 2025079020 and 2225079025, and 28 for parcel 2025079041), resulting in a current use valuation of 20% of assessed value for all enrolled portions of the property.

DATED February 22, 2018.



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 19, 2018*, 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 19, 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 19, 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 RAY PALMER, FILE NO. E17CT027

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:

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|----------------|---|
| 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 |
| Exhibit no. 13 | <i>Reserved for future submission of farm management plan</i> |

DS/vsm