

May 9, 2018

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

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

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

SUBJECT: Department of Natural Resources and Parks file no. **E17CT053**
Proposed ordinance no. **2018-0099**
Parcel no. **2023039068**

LOLA MICHELIN

Open Space Taxation Application (Public Benefit Rating System)

Location: 9704 SW 156th Street, Vashon

Applicant: **Lola Michelin**
9704 SW 156th Street
Vashon, WA 98070
Telephone: (206) 550-2677
Email: lola@nwsam.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 4.14 acres for 40% of assessed value
Examiner's Recommendation:	Approve 4.14 acres for 40% of assessed value

PRELIMINARY REPORT:

On April 13, 2018, the Department of Natural Resources and Parks (DNRP) submitted its report on file no. E17CT053 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 26, 2018, in the Fred Conference Room, 12th Floor, King County Courthouse, 516 Third Avenue, Seattle, Washington. The Examiner received the affidavit of notice publication on March 7, 2018.

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:	Lola Michelin 9704 SW 156th Street Vashon, WA 98070
Location:	9704 SW 156th Street, Vashon
STR:	SW 20-23-03
Zoning:	RA-5
Parcel no.:	2023039068
Total acreage:	12.37 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:	<u>Open Space Resources</u>	
	Aquifer protection area	5
	<u>*Farm and agricultural conservation land*</u>	

<i>Significant wildlife or salmonid habitat</i>	5
Surface water quality buffer	
<u>Bonus Categories</u>	
Additional surface water quality buffer	
Limited public access because of resource sensitivity	5
Environmental education access	
	15

The DNRP-recommended score of 15 points results in a current use valuation of 40% of assessed value for the enrolled portion of the property.

Additional credit may be awarded administratively under the farm and agricultural conservation land category subject to submittal of a King Conservation District-approved by **October 31, 2018**. Award of credit under this category will (a) increase the point total by 5 points, (b) result in a current use valuation of 30% of assessed value for the enrolled acreage, and (c) enroll additional acreage.

4. As to the land area recommended for PBRS enrollment, the Applicant requested 3.00–4.00 acres. DNRP recommends 4.14 acres, and conditionally recommends an additional 6.27 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 April 26, 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.
 - A. Change to DNRP staff report: At hearing, DNRP reported that the documentation required for credit for the public access category was submitted after DNRP filed of its staff report. DNRP now recommends award of the limited public access because of resource sensitivity category.
6. Approval, pursuant to the Public Benefit Rating System adopted by Chapter 20.36 KCC, of 15 points and a current use valuation of 40% of assessed value for 4.14 acres of the property, and conditional approval of 5 additional points (which will increase the point total to 20, reduce the current use valuation to 30%, and increase the enrolled acreage to 10.41 acres), 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.

RECOMMENDATION:

1. APPROVE current use valuation of 40% of assessed value for a 4.14-acre enrolled portion of the property.
2. CONDITIONALLY APPROVE additional credit for the farm and agricultural land category, to be awarded administratively, if the Applicant submits a King Conservation District-approved plan by **October 31, 2018**. This will result in a current use valuation of 30% of assessed value for a 10.41-acre enrolled portion of the property.

DATED May 9, 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 *June 4, 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 *June 4, 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 *June 4, 2018*, the Examiner will notify all parties and interested persons and provide information about "next steps."

MINUTES OF THE APRIL 26, 2018, HEARING ON THE APPLICATION OF LOLA MICHELIN, FILE NO. E17CT053

David Spohr was the Hearing Examiner in this matter. Bill Bernstein and Lola Michelin participated in the hearing.

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 | 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 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> |
| Exhibit no. 14 | Notification of changed hearing date |
| Exhibit no. 15 | Letter from Olympus Pony Club, describing their use of the property, dated April 23, 2018 |

DS/vsm