

February 8, 2019

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

King County Courthouse
516 Third Avenue Room 1200
Seattle, Washington 98104
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www.kingcounty.gov/independent/hearing-examiner

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

SUBJECT: Department of Natural Resources and Parks file no. **E18CT018**
Proposed ordinance no. **2019-0008**
Parcel nos. **1122029066, 1122029029**

KNUT HANSEN

Open Space Taxation Application (Public Benefit Rating System)

Location: 13433 SW 220th Street, Vashon

Applicant: **Knut Hansen**
2205 Third Avenue W
Seattle, WA 98119
Telephone: (206) 953-8208
Email: khansen0902@gmail.com

King County: Department of Natural Resources and Parks
represented by **Megan Kim**
201 S Jackson Street Suite 600
Seattle, WA 98104
Telephone: (206) 477-4788
Email: megan.kim@kingcounty.gov

SUMMARY OF RECOMMENDATIONS:

Department's Recommendation: Approve 13.66 acres for 30% of assessed value
Examiner's Recommendation: Approve 13.66 acres for 30% of assessed value

PRELIMINARY REPORT:

On January 17, 2019, the Department of Natural Resources and Parks (DNRP) submitted its report on file no. E18CT018 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 January 29, 2019, 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:	Knut Hansen 2205 Third Avenue W Seattle, WA 98119
Location:	13433 SW 220th Street, Vashon
STR:	SE 11-22-02
Zoning:	RA-10SO
Parcel nos.:	1122029066, 1122029029
Total acreage:	19.40 acres

2. The Applicant timely filed an application to King County for PBRS program current use valuation of the property to begin in 2020. 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 ~~strike 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>	
	Aquifer protection area	5
	Farm and agricultural conservation land	*

Forest stewardship land	*
Rural open space	5
Scenic resource, viewpoint or view corridor	
<i>Significant wildlife or salmonid habitat</i>	5
Surface water quality buffer	
<i>Watershed protection area</i>	5
	20

The DNRP-recommended score of 20 points results in a current use valuation of 30% of assessed 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.

Award of the farm and agricultural land category is subject to submittal of a King Conservation District-approval farm management plan by **November 29, 2019**. Award of credit under this category will increase the point total by 5 points and the enrolled area by 3.41 acres.

Award of the forest stewardship land category is subject to submittal of a forest stewardship plan by **November 29, 2019**, and subsequent approval by **December 31, 2019**. Award of credit under this category will increase the point total by 5 points and may allow approved forestry activities to occur on the property.

Award of either or both categories will result in a current use valuation of 20%.

4. As to the land area recommended for PBRS enrollment, the Applicant requested 16.66 acres and DNRP recommends 13.66 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 January 29, 2019, 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 20 points and a current use valuation of 30% of assessed value for 13.66 acres of the property, and conditional approval of 10 additional points (which will bring the total to 30 points and 20% of assessed value for 17.07 acres of the property), are 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 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 30% of assessed value for the 13.66-acre enrolled portion of the property.
2. CONDITIONALLY APPROVE additional credit for the farm and agricultural conservation land and forest stewardship land categories.

Award of the farm and agricultural land category is subject to submittal of a King Conservation District-approval farm management plan by **November 29, 2019**. Award of credit under this category will increase the point total by 5 points and the acreage by 3.41 acres.

Award of the forest stewardship land category is subject to submittal of a forest stewardship plan by **November 29, 2019**, and subsequent approval by **December 31, 2019**. Award of credit under this category will increase the point total by 5 points and may allow approved forestry activities to occur on the property.

Award of either or both categories will result in a current use valuation of 20%.

DATED February 8, 2019.



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 4, 2019*, 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 4, 2019*, 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 4, 2019*, the Examiner will notify all parties and interested persons and provide information about "next steps."

**MINUTES OF THE JANUARY 29, 2019, HEARING ON THE APPLICATION OF
KNUT HANSEN, FILE NO. E18CT018**

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	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	Application signed and notarized
Exhibit no. 5	Arcview/orthophotograph and aerial map

DS/vsm