



KING COUNTY

1200 King County Courthouse
516 Third Avenue
Seattle, WA 98104

Signature Report

Ordinance 19177

Proposed No. 2020-0221.2

Sponsors Balducci

1 AN ORDINANCE concurring with the recommendation of
2 the hearing examiner to approve, subject to conditions, the
3 application for public benefit rating system assessed
4 valuation for open space submitted by Katie and Charles
5 Tupper for property located at 44932 SE Mount Si Road,
6 North Bend, WA, designated department of natural
7 resources and parks, water and land resources division file
8 no. E20CT001.

9 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

10 SECTION 1. This ordinance does hereby adopt and incorporate herein as its
11 findings and conclusions the findings and conclusions contained in Attachment A to this
12 ordinance, the report and recommendation of the hearing examiner dated August 13,
13 2020, to approve subject to conditions, the application for public benefit rating system
14 assessed valuation for open space submitted by Katie and Charles Tupper for property
15 located at 44932 SE Mount Si Road, North Bend, WA, designated department of natural
16 resources and parks, water and land resources division file no. E20CT001. The council

Ordinance 19177

17 does hereby adopt as its action the recommendation or recommendations contained in the
18 examiner's report.
19

Ordinance 19177 was introduced on 7/7/2020 and passed by the Metropolitan King County Council on 9/29/2020, by the following vote:

Yes: 9 - Ms. Balducci, Mr. Dembowski, Mr. Dunn, Ms. Kohl-Welles, Ms. Lambert, Mr. McDermott, Mr. Upthegrove, Mr. von Reichbauer and Mr. Zahilay

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON

DocuSigned by:

Claudia Balducci

F8830816F1C4427...

Claudia Balducci, Chair

ATTEST:

DocuSigned by:

Melani Pedroza

8DE1BB375AD3422...

Melani Pedroza, Clerk of the Council

Attachments: A. Hearing Examiner's Report dated August 13, 2020

Ordinance 19177

August 13, 2020

**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. **E20CT001**
Proposed ordinance no. **2020-0221**
Parcel no. **1423089001**

KATIE AND CHARLES TUPPER

Open Space Taxation Application (Public Benefit Rating System)

Location: 44932 SE Mount Si Road, North Bend

Applicants: **Katie and Charles Tupper**
38216 SE 85th Street
Snoqualmie, WA 98045
Telephone: (206) 551-7782
Email: tupper.katie@outlook.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 8.24 acres for 40% of assessed value
Examiner's Recommendation:	Approve 8.24 acres for 40% of assessed value

PRELIMINARY REPORT:

On July 22, 2020, the Department of Natural Resources and Parks (DNRP) submitted its report on file no. E20CT001 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 July 30, 2020.

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:

Owners:	Katie and Charles Tupper 38216 SE 85th Street Snoqualmie, WA 98045
Location:	44932 SE Mount Si Road, North Bend
STR:	NE 14-23-08
Zoning:	RA2.5
Parcel no.:	1423089001
Total acreage:	11.16 acres

- The Applicant timely filed an application to King County for the Public Benefit Rating System (PBRS) program current use valuation of the property to begin in 2021. As required by law, notification of the application occurred.
- The property is currently enrolled in the Timber land program (E94CT059). The application would reclassify the property in PBRS. The new open space taxation agreement must supersede any existing agreement for this property's PBRS participation.
- 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 ~~struck 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>	
	<i>Aquifer protection area</i>	5
	Forest stewardship land	*
	<i>Significant wildlife or salmonid habitat</i>	5
	<i>Watershed protection area</i>	5
		<hr/> 15

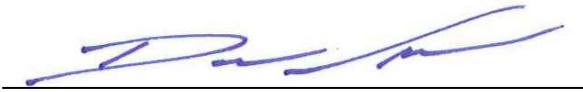
The DNRP-recommended score of 15 points would result in a current use valuation of 40% of assessed value for the enrolled portion of the property.

5. Additional credit may be awarded administratively under the forest stewardship land category, if a forest stewardship plan is provided to DNRP by **November 30, 2020**, and approved by DNRP by **December 31, 2020**. Award of credit under this category will increase the point total to 20 points, resulting in a current use valuation of 30% of assessed value for the enrolled portion of the property.
6. As to the land area recommended for PBRS enrollment, the Applicant requested 8.33 acres and DNRP recommends 8.24 acres. If an approved forestry plan addresses and improves the 0.09-acre southeast corner of the property, then DNRP recommends 8.33 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.)
7. Except as modified herein, the facts set forth in DNRP's preliminary report and testimony at the July 30, 2020, 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.
8. Approval of 15 points and a current use valuation of 40% of assessed value for 8.24 acres, and conditional approval of 20 points and a current use valuation of 30% of assessed value for 8.33 acres, are consistent with KCC Chapter 20.36 and 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 a current use valuation of 40% of assessed value for the 8.24-acre enrolled portion of the property.
2. CONDITIONALLY APPROVE a current use valuation of 30% of assessed value for an 8.33-acre enrolled area, if a forest stewardship plan is provided to DNRP by **November 30, 2020**, and approved by DNRP by **December 31, 2020**.

DATED August 13, 2020.



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 *September 7, 2020*, 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 *September 7, 2020*, 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 *September 7, 2020*, the Examiner will notify all parties and interested persons and provide information about "next steps."

**MINUTES OF THE JULY 30, 2020, HEARING ON THE APPLICATION OF KATIE
AND CHARLES TUPPER, FILE NO. E20CT001**

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

DS/jf

Certificate Of Completion

Envelope Id: F88781FF67534F899B1B6AC1CB9597D2	Status: Completed
Subject: Please DocuSign: Ordinance 19177.docx, Ordinance 19177 Attachment A.pdf	
Source Envelope:	
Document Pages: 2	Signatures: 2
Supplemental Document Pages: 5	Initials: 0
Certificate Pages: 5	Envelope Originator:
AutoNav: Enabled	Angel Allende
Envelopeld Stamping: Enabled	401 5th Ave
Time Zone: (UTC-08:00) Pacific Time (US & Canada)	Suite 100
	Seattle, WA 98104
	Angel.Allende@kingcounty.gov
	IP Address: 198.49.222.20

Record Tracking

Status: Original	Holder: Angel Allende	Location: DocuSign
9/30/2020 3:39:30 PM	Angel.Allende@kingcounty.gov	
Security Appliance Status: Connected	Pool: FedRamp	
Storage Appliance Status: Connected	Pool: King County General (ITD)	Location: DocuSign

Signer Events

Claudia Balducci
 claudia.balducci@kingcounty.gov
 Security Level: Email, Account Authentication (None)

Signature

DocuSigned by:

 F8830816F1C4427...
 Signature Adoption: Pre-selected Style
 Using IP Address: 198.49.222.20

Timestamp

Sent: 9/30/2020 3:41:05 PM
 Viewed: 10/6/2020 10:18:12 AM
 Signed: 10/6/2020 10:18:30 AM

Electronic Record and Signature Disclosure:
 Accepted: 10/6/2020 10:18:12 AM
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 Supplemental Documents:

Ordinance 19177 Attachment A.pdf

Viewed: 10/6/2020 10:18:26 AM
 Read: Not Required
 Accepted: Not Required

Melani Pedroza
 melani.pedroza@kingcounty.gov
 Clerk of the Council
 King County Council
 Security Level: Email, Account Authentication (None)

DocuSigned by:

 8DE1BB375AD3422...
 Signature Adoption: Uploaded Signature Image
 Using IP Address: 198.49.222.20

Sent: 10/6/2020 10:18:32 AM
 Viewed: 10/6/2020 10:21:05 AM
 Signed: 10/6/2020 10:21:23 AM

Electronic Record and Signature Disclosure:
 Not Offered via DocuSign
 Supplemental Documents:

Ordinance 19177 Attachment A.pdf

Viewed: 10/6/2020 10:21:13 AM
 Read: Not Required
 Accepted: Not Required

In Person Signer Events

Signature

Timestamp

Editor Delivery Events

Status

Timestamp

Agent Delivery Events

Status

Timestamp

Intermediary Delivery Events

Status

Timestamp

Certified Delivery Events

Status

Timestamp

Carbon Copy Events	Status	Timestamp
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Witness Events	Signature	Timestamp
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Notary Events	Signature	Timestamp
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Envelope Summary Events	Status	Timestamps
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Certified Delivered	Security Checked	10/6/2020 10:21:06 AM
Signing Complete	Security Checked	10/6/2020 10:21:23 AM
Completed	Security Checked	10/6/2020 10:21:23 AM

Payment Events	Status	Timestamps
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Electronic Record and Signature Disclosure

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- ii. send us an e-mail to bob.johnson@kingcounty.gov and in the body of such request you must state your e-mail, full name, US Postal Address, and telephone number. We do not need any other information from you to withdraw consent.. The consequences of your withdrawing consent for online documents will be that transactions may take a longer time to process..

Required hardware and software

Operating Systems:	Windows® 2000, Windows® XP, Windows Vista®; Mac OS® X
Browsers:	Final release versions of Internet Explorer® 6.0 or above (Windows only); Mozilla Firefox 2.0 or above (Windows and Mac); Safari™ 3.0 or above (Mac only)
PDF Reader:	Acrobat® or similar software may be required to view and print PDF files
Screen Resolution:	800 x 600 minimum

Enabled Security Settings:	Allow per session cookies
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