



# KING COUNTY

1200 King County Courthouse  
516 Third Avenue  
Seattle, WA 98104

## Signature Report

### Ordinance 19175

**Proposed No.** 2020-0219.2

**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 Lynn Howland for  
5 property located at 24649 SE 184th Street, Maple Valley,  
6 WA, designated department of natural resources and parks,  
7 water and land resources division file no. E19CT035.

8 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

9 SECTION 1. This ordinance does hereby adopt and incorporate herein as its  
10 findings and conclusions the findings and conclusions contained in Attachment A to this  
11 ordinance, the report and recommendation of the hearing examiner dated August 13,  
12 2020, to approve subject to conditions, the application for public benefit rating system  
13 assessed valuation for open space submitted by Lynn Howland for property located at  
14 24649 SE 184th Street, Maple Valley, WA, designated department of natural resources  
15 and parks, water and land resources division file no. E19CT035, and the council does

Ordinance 19175

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16 hereby adopt as its action the recommendation or recommendations contained in the  
17 report.  
18

Ordinance 19175 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...

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Claudia Balducci, Chair

ATTEST:

DocuSigned by:  
*Melani Pedroza*  
8DE1BB375AD3422...

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Melani Pedroza, Clerk of the Council

APPROVED this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
Dow Constantine, County Executive

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

Ordinance 19175

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](mailto:hearingexaminer@kingcounty.gov)  
[www.kingcounty.gov/independent/hearing-examiner](http://www.kingcounty.gov/independent/hearing-examiner)

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

SUBJECT: Department of Natural Resources and Parks file no. **E19CT035**  
Proposed ordinance no. **2020-0219**  
Parcel no. **3523069134**

**LYNN HOWLAND**

Open Space Taxation Application (Public Benefit Rating System)

Location: 24649 SE 184th Street, Maple Valley

Applicant: **Lynn Howland**  
P.O. Box 429  
Ravensdale, WA 98051  
Telephone: (206) 250-8790  
Email: [Lynnmfhowland@gmail.com](mailto:Lynnmfhowland@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](mailto:megan.kim@kingcounty.gov)

SUMMARY OF RECOMMENDATIONS:

Department's Recommendation: Contingent approval 6.74 acres for 50% of assessed value  
Examiner's Recommendation: Contingent approval 6.74 acres for 50% of assessed value

**PRELIMINARY REPORT:**

On July 22, 2020, the Department of Natural Resources and Parks (DNRP) submitted its report on file no. E19CT035 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:

Owner:	Lynn Howland P.O. Box 429 Ravensdale, WA 98051
Location:	24649 SE 184th Street, Maple Valley
STR:	SW 35-23-6
Zoning:	RA5
Parcel no.:	3523069134
Total acreage:	7.51 acres

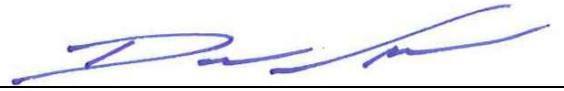
- Ms. Howland timely filed an application to King County for the Public Benefit Rating System (PBRS) program current use valuation of the property to begin in 2020. As required by law, notification of the application occurred.
- Ms. Howland requested credit for the farm and agricultural conservation land category for 7.00 of her property's 7.51 acres. DNRP recommends approval for 6.74 acres, contingent on Ms. Howland completing her work with the King Conservation District (KCD) and submitting a complete farm management plan to DNRP by December 31, 2020. At hearing, Ms. Howland stated that she had recently spoken to KCD, which expects to have a plan finished by the end of October.
- The DNRP-recommended score of 5 points would result in a current use valuation of 50% of assessed value for the enrolled portion of the property. Because the property is not eligible for any other PBRS resource category, failure to qualify as farm and agricultural conservation land precludes the property from enrollment in the PBRS program. (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 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.
6. Approval of 5 points and a current use valuation of 50% of assessed value for the enrolling 6.74 acres would be 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:

APPROVE a current use valuation of 50% of assessed value for the 6.74-acre enrolled portion of the property, **CONTINGENT** on submitting a complete farm management plan to DNRP by **December 31, 2020**.

DATED August 13, 2020.



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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 *September 7, 2020*, 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 *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 LYNN HOWLAND, FILE NO. E19CT035**

David Spohr was the Hearing Examiner in this matter. Megan Kim 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

August 13, 2020

**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](http://www.kingcounty.gov/independent/hearing-examiner)

**CERTIFICATE OF SERVICE**

SUBJECT: Department of Natural Resources and Parks file no. **E19CT035**  
Proposed ordinance no. **2020-0219**  
Parcel no. **3523069134**

**LYNN HOWLAND**

Open Space Taxation Application (Public Benefit Rating System)

I, Jessica Oscoy, certify under penalty of perjury under the laws of the State of Washington that I transmitted the **REPORT AND RECOMMENDATION TO THE METROPOLITAN KING COUNTY COUNCIL** to those listed on the attached page as follows:

EMAILED to all County staff listed as parties/interested persons and parties with e-mail addresses on record.

placed with the United States Postal Service, with sufficient postage, as FIRST CLASS MAIL in an envelope addressed to the non-County employee parties/interested persons to addresses on record.

DATED August 13, 2020.



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Jessica Oscoy  
Office Manager

**Akada, Irene**

Department of Assessments

**Bernstein, Bill**

Department of Natural Resources and Parks

**Clark, Debra**

Department of Assessments

**Howland, Lynn**

Hardcopy

**Kim, Megan**

Department of Natural Resources and Parks

**Ngo, Jenny**

Metropolitan King County Council

**Pedroza, Melani**

Metropolitan King County Council

## Certificate Of Completion

Envelope Id: D345298EC77D4A708D195BB198FA4460	Status: Completed
Subject: Please DocuSign: Ordinance 19175.docx, Ordinance 19175 Attachment A.pdf	
Source Envelope:	
Document Pages: 2	Signatures: 2
Supplemental Document Pages: 6	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 3:35:34 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 3:37:15 PM  
 Viewed: 10/6/2020 10:19:48 AM  
 Signed: 10/6/2020 10:20:05 AM

**Electronic Record and Signature Disclosure:**  
 Accepted: 10/6/2020 10:19:48 AM  
 ID: 4d05f292-1eed-43e3-bc9c-aa04e0d9f9f4  
 Supplemental Documents:

Ordinance 19175 Attachment A.pdf

Viewed: 10/6/2020 10:19:58 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 10:20:06 AM  
 Viewed: 10/6/2020 10:22:35 AM  
 Signed: 10/6/2020 1:38:39 PM

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

Ordinance 19175 Attachment A.pdf

Viewed: 10/6/2020 1:36:39 PM  
 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

<b>Carbon Copy Events</b>	<b>Status</b>	<b>Timestamp</b>
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<b>Witness Events</b>	<b>Signature</b>	<b>Timestamp</b>
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<b>Notary Events</b>	<b>Signature</b>	<b>Timestamp</b>
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<b>Envelope Summary Events</b>	<b>Status</b>	<b>Timestamps</b>
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Envelope Sent	Hashed/Encrypted	10/6/2020 10:20:06 AM
Certified Delivered	Security Checked	10/6/2020 1:37:33 PM
Signing Complete	Security Checked	10/6/2020 1:38:39 PM
Completed	Security Checked	10/6/2020 1:38:39 PM

<b>Payment Events</b>	<b>Status</b>	<b>Timestamps</b>
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<b>Electronic Record and Signature Disclosure</b>
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**How to contact Carahsoft OBO King County ITD:**

You may contact us to let us know of your changes as to how we may contact you electronically, to request paper copies of certain information from us, and to withdraw your prior consent to receive notices and disclosures electronically as follows:

To contact us by email send messages to: bob.johnson@kingcounty.gov

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To let us know of a change in your e-mail address where we should send notices and disclosures electronically to you, you must send an email message to us at bob.johnson@kingcounty.gov and in the body of such request you must state: your previous e-mail address, your new e-mail address. We do not require any other information from you to change your email address..

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**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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\*\* These minimum requirements are subject to change. If these requirements change, you will be asked to re-accept the disclosure. Pre-release (e.g. beta) versions of operating systems and browsers are not supported.

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