

July 29, 2016

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

King County Courthouse  
516 Third Avenue Room 1200  
Seattle, Washington 98104  
Telephone (206) 477-0860  
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[hearingexaminer@kingcounty.gov](mailto:hearingexaminer@kingcounty.gov)

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

SUBJECT: Department of Natural Resources and Parks file no. **E16CT010**  
Proposed ordinance no. **2016-0300**  
Parcel nos. **0723039134, 0723039073**

**KAREN GARDNER**

Open Space Taxation Application (Public Benefit Rating System)

Location: 10510 SW 127th Street, Vashon & 10330 SW 127th Street,  
Vashon

Applicant: **Karen Gardner**  
10510 SW 127th Street  
Vashon, WA 98070  
Telephone: (415) 624-9002  
Email: [km.gardner@gmail.com](mailto:km.gardner@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:	Approve 8.16 acres for 20% of market value
Examiner's Recommendation:	Approve 8.16 acres for 20% of market value

**PRELIMINARY REPORT:**

On July 6, 2016, the Department of Natural Resources and Parks (DNRP) submitted its report on file no. E16CT010 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 19, 2016, in the Ginger Conference Room, 12th Floor, King County Courthouse, 516 Third Avenue, Seattle, Washington. The Examiner received the affidavit of notice publication on July 13, 2016.

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, CONCLUSIONS AND RECOMMENDATION:** Having reviewed the record in this matter, the Examiner now makes and enters the following:

**FINDINGS:**

## 1. General Information:

Owner:	Karen Gardner 10510 SW 127th Street Vashon, WA 98070
Location:	10510 SW 127th Street, Vashon & 10330 SW 127th Street, Vashon
STR:	SE 7-23-3
Zoning:	RA-5 and RA-10
Parcel nos.:	0723039134, 0723039073
Total acreage:	9.99 acres

2. The Applicant timely filed an application to King County for PBRs program current use valuation of the property to begin in 2018. 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 \*asterisks\* represent 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
	<i>Buffer to public or current use classified land</i>	3
	<i>*Forest stewardship land*</i>	
	<del>Rural stewardship land</del>	
	Significant wildlife or salmonid habitat	5
	Surface water quality buffer	5
	Watershed protection area	5
	<u>Bonus Categories</u>	
	Additional surface water quality buffer	5
	<i>*Conservation easement or historic easement*</i>	
		<hr/>
		28

The DNRP-recommended score of 28 points results in a current use valuation of 20% of market value for the enrolled portion of the property. Additional credit may be awarded administratively under the forest stewardship land and conservation easement or historic easement categories.

Credit under the forest stewardship land and conservation easement is subject to submittal of a forest stewardship plan by **January 2, 2017**, and subsequent approval by **March 1, 2017**. Award of credit under this category will increase the point total by 5 points, with no result to the current use valuation, though it may allow permitted forestry activities to occur on the property.

Credit under the conservation easement or historic easement category is subject to recording of a conservation easement by **December 31, 2016**. Award of credit under this category will increase the point total by 15 points and result in a current use valuation of 10%.

4. As to the land area recommended for PBRS enrollment, the Applicant didn't specify an acreage request while DNRP recommends 8.16 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 the DNRP preliminary report and testimony at the July 19, 2016, public hearing are correct and incorporated herein by reference. Copies of this report and the department report will be provided to the Metropolitan King County Council for final approval.

#### CONCLUSION:

1. Approval, pursuant to the Public Benefit Rating System adopted by Chapter 20.36 KCC, of 28 points and a current use valuation of 20% of market value for 8.16 acres of the

property and conditional approval of 20 additional points (which would bring the total to 40 points and 10% of market value for 8.16 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.

**RECOMMENDATION:**

1. **APPROVE** current use valuation of 20% of market value for the 8.16-acre enrolled portion of the property.
2. **CONDITIONALLY APPROVE** additional credit under the forest stewardship land and/or the conservation easement or historic easement to be awarded administratively.

Credit under the forest stewardship land and conservation easement is subject to submittal of a forest stewardship plan by **January 2, 2017**, and subsequent approval by **March 1, 2017**. Award of credit under this category will increase the point total by 5 points, with no result to the current use valuation, though it may allow permitted forestry activities to occur on the property.

Credit under the conservation easement or historic easement category is subject to recording of a conservation easement by **December 31, 2016**. Award of credit under this category will increase the point total by 15 points and result in a current use valuation of 10%.

DATED July 29, 2016.



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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 *August 22, 2016*, 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 *August 22, 2016*, 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 *August 22, 2016*, the Examiner will notify all parties and interested persons and provide information about "next steps."

**MINUTES OF THE JULY 19, 2016, HEARING ON THE APPLICATION OF KAREN GARDNER, DEPARTMENT OF NATURAL RESOURCES AND PARKS FILE NO. E16CT010.**

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	<i>Not submitted</i>
Exhibit no. 2	<i>Not submitted</i>
Exhibit no. 3	<i>Not submitted</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	Legal description of area to be enrolled
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 forest stewardship plan</i>
Exhibit no. 14	<i>Reserved for future submission of conservation easement</i>

DS/ED

July 29, 2016

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**CERTIFICATE OF SERVICE**

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**KAREN GARDNER**

Open Space Taxation Application (Public Benefit Rating System)

I, Elizabeth Dang, 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 of record/interested persons and primary parties with e-mail addresses on record.
- caused to be placed with the United States Postal Service, with sufficient postage, as **FIRST CLASS MAIL** in an envelope addressed to the non-County employee parties of record/interested persons to addresses on record.

DATED July 29, 2016.



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Elizabeth Dang  
Legislative Secretary

*All Parties of Record*

**Akada, Irene**

Department of Assessments

**Bernstein, Bill**

Department of Natural Resources and Parks

**Gardner, Karen**

mailed paper copy

**Kim, Megan**

Department of Natural Resources and Parks

**Noris, Anne**

Metropolitan King County Council

**Reed, Mike**

Metropolitan King County Council

**Sundberg, Charlie**

Department of Natural Resources and Parks