

**KING COUNTY
DEPARTMENT OF NATURAL RESOURCES AND PARKS
WATER AND LAND RESOURCES DIVISION**

**Report to the King County Hearing Examiner for Property
Enrollment in Timberland**

March 8, 2018 - Public Hearing

APPLICANT: Collin Knell **File No: E17CT040**

A. GENERAL INFORMATION:

- 1. Owner: Collin Knell.
P.O. Box 941
Duvall, WA 98019
- 2. Property location: north of and abutting 9909 Foxglove Way NE
Carnation, WA 98014
- 3. Zoning: RA5
- 4. STR: SW-35-26-07
- 5. Request: Timberland
- 6. Parcel 352607-9029
 - Total acreage: 19.88
 - Requested Timberland: 14.00
 - Excluded area/home site: 6.53
 - Recommended Timber Land: 13.35**

NOTE: The attached map (2015 aerial photo) outlines in yellow the parcel boundaries and in blue the areas proposed to be *excluded* from Timberland. The portion recommended for enrollment is the entire property less the excluded area as measured. In the event the Assessor’s official parcel size is revised, Timberland acreage should be administratively adjusted to reflect that change.

B. FACTS:

- 1. Zoning in the Vicinity: Property in the vicinity is zoned RA5 and RA10.
- 2. Development of the subject property: The property is currently undeveloped but the owner does have plans to build a single family residence. A portion of maintained power line easement and access road bisects the property and will be excluded from enrollment as well as a portion of NE 102nd Way. The Timberland area is a mix of coniferous and deciduous forest with native understory. There is also a portion of seasonal stream

flowing north to south in the enrolling portion of property to the east of the power line easement and several small forested wetlands west of the easement.

3. Access: The property is accessed from 102nd Avenue NE.
4. Appraised values for 2017 (Based on Assessor's information dated 02/08/2018):

<u>Parcel #352607-9029</u>	<u>Land</u>	<u>Improvements</u>	<u>Total</u>
Appraised value	\$135,000.00	\$0	\$135,000.00
Tax applied	\$1,503.35	\$0	\$1,503.35

NOTE: Participation in Timberland reduces the **appraised land value** for the **portion** of the property enrolled resulting in a lower taxable value.

C. REQUIREMENTS SPECIFIED BY KING COUNTY CODE (KCC):

KCC 20.36.010 Purpose and intent.

It is in the best interest of the county to maintain, preserve, conserve and otherwise continue in existence adequate open space lands for the production of food, fiber and forest crops, and to assure the use and enjoyment of natural resources and scenic beauty for the economic and social well-being of the county and its citizens.

It is the intent of this chapter to implement RCW Chapter 84.34, as amended, by establishing procedures, rules and fees for the consideration of applications for public benefit rating system assessed valuation on "open space land" and for current use assessment on "farm and agricultural land" and "timber land" as those lands are defined in RCW 84.34.020. The provisions of RCW chapter 84.34, and the regulations adopted thereunder shall govern the matters not expressly covered in this chapter. (Ord. 10511 § 3, 1992: Ord. 1886 § 1, 1974: Ord. 1076 § 1, 1971).

NOTE: The subject application for Timberland consisting of signed, notarized copies was received by the county on January 3, 2018. A forest stewardship plan has been received and approved by county staff. **Participation in Timberland requires implementation of an approved plan.**

KCC 20.36.110 Current use taxation of timber land.

Classification of timber land for current use taxation under the provisions of RCW 84.34 shall be in accordance with the following criteria:

- A. The property to be classified shall contain not less than five acres; and
- B. The property must be within an established F (forest resource), A (agricultural) or RA (rural area) zone. (Ord. 11620 § 9, 1994: Ord. 9322, 1990: Ord. 2537 § 2, 1975).

NOTE: The subject site consists of one parcel covering 19.88 acres of land, 13.35 acres of which will be classified as Timberland. The subject property is zoned RA5.

D. 2016 COMPREHENSIVE PLAN POLICIES AND TEXT:

R-206 The conservation of forest land and forestry throughout the Rural Area shall remain a priority for King County. Landowner property tax incentives, technical assistance, permit assistance, regulatory actions and community-based education shall be used throughout the Rural Area to sustain the forest land base and forestry activities. King County should ensure that its regulations, permitting processes and incentive programs facilitate and encourage active forest management and implementation of forest stewardship plans.

R-605 Forestry and agriculture best management practices are encouraged because of their multiple benefits, including natural resource preservation and protection.

R-609 King County should expand access to property tax incentive programs to encourage landowners to continue practicing farming and forestry and to help ensure retention of the resource land base. These programs should be publicized and marketed.

NOTE: Enrollment in Timberland requires the implementation of an approved forest stewardship plan. The participating land must be primarily devoted to the growth and harvest of timber for commercial purposes.

R-610 King County shall employ a variety of innovative programs and incentives to help maintain and enhance resource-based industries.

NOTE: Chapter 20.36.110 of the County Code specifies the minimum code requirements for qualification as Timberland. The resulting tax savings provides an incentive for the applicant to designate the property as Timberland.

R-635 Working with public and private forest land managers, King County shall encourage long-term forest productivity and the protection of land and water resources by participating in collaborative, multi-ownership planning efforts.

R-636 King County promotes forest management that achieves long-term forest health; protection of watersheds, critical areas and habitat to support fish and wildlife populations; protection of threatened and endangered species; conservation and economic viability of working forests; carbon sequestration and reduction in green house gas emissions; and adaptation to climate change.

NOTE: Sustainable management of forested land contributes to protection of watersheds and the numerous natural resources that benefit from a healthy forest.

R-638 King County shall encourage the development of private/public partnerships that provide incentives for landowners to practice innovative, fish-friendly forestry and that can help ensure retention of the forest resource land base in perpetuity.

CONCLUSIONS AND RECOMMENDATIONS

A. CONCLUSIONS:

1. The minimum filing requirement for Timberland was met by the applicants who filed the application in a timely manner, which was received on January 3, 2018.
2. Participation in Timberland requires the implementation of the approved forest stewardship plan.
3. This application, which supports the conservation of resource lands suitable for the production of forest crops in a rural area, is consistent with the purpose and intent of King County Comprehensive Plan Policy R-609.
4. The owners will meet the mandatory code requirements of KCC 20.36.110 by implementing an approved forest stewardship plan. By doing so, enrollment is consistent with the intent of the King County Comprehensive Plan.
5. Having been shown to be consistent with Comprehensive Plan policy R-609 and the intent of KCC 20.36.010 and KCC 20.36.110, the application should be approved. This approval is for the one parcel, subject to applicable standard conditions of approval.

B. RECOMMENDATION:

Approve the Knell application for current use taxation "Timberland" classification. Participation is contingent upon the implementation of an approved forest stewardship plan. The landowner has agreed by this application to comply with the above referenced forest stewardship plan.

The enrolled portion of the property must be managed primarily for the growth and harvest of timber for commercial purposes. Receipt and approval of a forest stewardship plan does not exempt the applicant from the responsibility of applying for and receiving necessary approvals and permits, such as permits for clearing and grading, from the applicable state and local governmental agencies.

TRANSMITTED to the parties listed hereafter:

King County Office of the Hearing Examiner
Collin Knell, applicant
Debra Clark, King County Department of Assessments

2015 Aerial Photo

6.53 acres

NE 102ND WAY

352607-9029

