

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

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

SUBJECT: Department of Natural Resources and Parks file no. **E21CT011**
Proposed ordinance no. **2022-0006**
Parcel nos. **2824089074 and 2824089082**

COURTNEY LATTA AND CHAD BRAY

Open Space Taxation Application (Public Benefit Rating System)

Location: 40375 SE 70th Street, Snoqualmie Valley

Applicants: **Courtney Latta and Chad Bray**
7829 Center Blvd SE, Unit 364
Snoqualmie, WA 98065
Telephone: (425) 922-4030
Email: courtneylatta@hotmail.com

King County: Department of Natural Resources and Parks
represented by **Megan Kim**
201 S. Jackson Street Suite 5600
Seattle, WA 98104
Telephone: (206) 477-4788
Email: megan.kim@kingcounty.gov

SUMMARY OF RECOMMENDATIONS:

Department's Recommendation: Approve 8.65 acres for 40% of assessed value
Conditionally approve 8.65 acres for 20% of assessed value

Examiner's Recommendation: Approve 8.65 acres for 40% of assessed value
Conditionally approve 8.65 acres for 20% of assessed value

PRELIMINARY REPORT:

On June 17, 2022, the Department of Natural Resources and Parks (DNRP) submitted its report on file no. E21CT011 to the Examiner.

PUBLIC HEARING:

After reviewing the preliminary report and examining available information on file with the application, the Examiner conducted a Zoom public hearing on the application on June 30, 2022.

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:	Courtney Latta and Chad Bray 7829 Center Blvd SE, Unit 364 Snoqualmie, WA 98065
Location:	40375 SE 70th Street, Snoqualmie Valley
STR:	SW-28-24-08
Zoning:	RA5
Parcel nos.:	2824089074 and 2824089082
Total acreage:	12.45 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 2022. As required by law, notification of the application occurred.
- Parcel 2824089074 is already enrolled in PBRs. The purpose of this application is to enroll parcel 2824089082 in PBRs. Any new open space taxation agreement for parcel 2824089074 must supersede the existing agreement.
- 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 **asterisk** represents a category where DNRP finds an award is warranted, but only if certain contingencies or conditions are met.)

5.

PBRS categories:	<u>Open Space Resources</u>	
	Aquifer protection area	5
	Buffer to public or current use classified land	3
	Active trail linkage	0
	*Forest stewardship land	*
	Rural open space	0
	*Significant wildlife or salmonid habitat	*
	Special animal site	0
	Surface water quality buffer	0
	Watershed protection area	5
	<u>Bonus Categories</u>	
	Additional water quality buffer	0
	*Environmental education access	*
	<hr/>	
	Total	13

The DNRP-recommended score of 13 points results in a current use valuation of 40% of assessed value for the enrolled portion of the property.

6. Additional credit may be awarded administratively under three categories:
- A. The forest stewardship land category, subject to submittal of a forest stewardship plan by **October 31, 2022**, and DNRP approval of that plan by **December 30, 2022**. Award of credit under this category will increase the point total by five and may allow approved forestry activities to occur on the property.
 - B. The significant wildlife or salmonid habitat category, provided the applicant provides, by **December 30, 2022**, sufficient documentation and written support from a Washington Department of Fish and Wildlife expert about listed species on the property. Award of credit under this category will increase the point total by five.
 - C. The environmental education access category, provided the applicant enters into an agreement with a school or other non-profit organizations to open the property to education classes, and those entities submit, by **December 30, 2022**, letters of support to use the property for educational purposes. Award of credit under this category will increase the point total by three.
7. Award for one of those administratively-awardable categories would result in a current use valuation of 30% of assessed value for the enrolled portion of the property. Award for two or three categories would result in a current use valuation of 40% of assessed value for the enrolled portion of the property.
8. As to the land area recommended for PBRS enrollment, the Applicant requested 6.53 acres and DNRP recommends 8.65 acres. (Enrollment acreage is the entire parcels, less

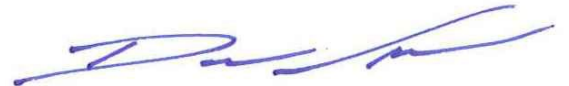
the excluded areas on each parcel, as calculated by DNRP.) In the event the County Assessor's official parcel size is revised, the PBRS acreage shall be administratively adjusted to reflect that change.)

9. Except as modified herein, the facts set forth in DNRP's preliminary report and testimony at the June 30, 2022, 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.
10. Approval of 13 points and a current use valuation of 40% of assessed value for 8.65 acres, and conditional approval of up to 13 additional points and 20% of assessed value for the enrolling 8.65 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 8.65-acre enrolled portion of the property.
2. CONDITIONALLY APPROVE additional credit for the forest stewardship land, significant wildlife or salmonid habitat, and environmental education access categories, provided the criteria outlined above in paragraph six are timely met. Award for one of those categories would result in a current use valuation of 30% of assessed value for the enrolled 8.65-acre portion of the property, while award for two or three categories would result in a current use valuation of 40% of assessed value for the enrolled 8.65-acre portion of the property.

DATED July 8, 2022.



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 1, 2022*, 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 *August 1, 2022*, 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 1, 2022*, the Examiner will notify all parties and interested persons and provide information about “next steps.”

MINUTES OF THE JUNE 30, 2022, HEARING ON THE APPLICATION OF COURTNEY LATTA AND CHAD BRAY, FILE NO. E21CT011

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

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