

April 2, 2019

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

King County Courthouse
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Seattle, Washington 98104
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**REPORT AND RECOMMENDATION TO THE
METROPOLITAN KING COUNTY COUNCIL**

SUBJECT: Department of Natural Resources and Parks file no. **E18CT017**
Proposed ordinance no. **2019-0036**
Parcel no. **2521059002**

ALLISON AND IAN FLORO

Open Space Taxation Application (Public Benefit Rating System)

Location: 172xx SE 352nd Street, Auburn

Applicants: **Allison and Ian Floro**
25707 177th Place SE
Covington, WA 98042
Telephone: (253) 740-7972
Email: allie.flora@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

SUMMARY OF RECOMMENDATIONS:

Department's Recommendation:	Approve 10.19 acres for 20% of assessed value
Examiner's Recommendation:	Approve 10.19 acres for 20% of assessed value

PRELIMINARY REPORT:

On March 6, 2019, the Department of Natural Resources and Parks (DNRP) submitted its report on file no. E18CT017 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 March 19, 2019, in the Fred Conference Room, 12th Floor, King County Courthouse, 516 Third Avenue, Seattle, Washington.

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:	Allison and Ian Floro 25707 177th Place SE Covington, WA 98042
Location:	172xx SE 352nd Street, Auburn
STR:	NE 25-21-05
Zoning:	RA-5
Parcel no.:	2521059002
Total acreage:	10.19 acres

2. The Applicants 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.

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 ~~strike 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>	
	Aquifer protection area	5
	Buffer to public or current use classified land	3
	Forest stewardship land	
	<i>Rural open space</i>	5

Scenic resource, viewpoint or view corridor	
Significant wildlife or salmonid habitat	5
<i>Surface water quality buffer</i>	5
Watershed protection area	5
<u>Bonus Category</u>	
<i>Additional surface water quality buffer</i>	3
	<hr/>
	31

The DNRP-recommended score of 31 points results in a current use valuation of 20% of assessed value for the enrolled portion of the property. Additional credit may be awarded administratively under the forest stewardship land category, subject to submittal of a forest stewardship plan by **October 1, 2019**, and subsequent approval by **December 2, 2019**. Award of credit under this category will increase the point total by 5 points, resulting in a current use valuation of 10% of assessed value for the enrolled portion of the property. Award of this category may allow approved forestry activities to occur on the property.

4. As to the land area recommended for PBRS enrollment, the Applicant requested 10.19 acres and DNRP recommends 10.19 acres. (The enrollment acreage here is the entire 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.)
5. Except as modified herein, the facts set forth in DNRP's preliminary report and testimony at the March 19, 2019, 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 31 points (and a current use valuation of 20% of assessed value for the enrolled 10.19 acres) and conditional approval of 5 additional points (bringing the total to 36 points and 10% of assessed value for the enrolled 10.19 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.
7. The subject property is currently enrolled in the Timber Land program. Any open space taxation participation agreement signed as a result of approval of this application should be worded to supersede any prior agreements for the parcel.

RECOMMENDATION:

1. APPROVE current use valuation of 20% of assessed value for the 10.19-acre enrolled portion of the property.

2. **CONDITIONALLY APPROVE** additional credit for the forest stewardship land category, subject to submittal of a forest stewardship plan by **October 1, 2019**, and subsequent approval by **December 2, 2019**. Award of credit under this category will increase the point total by 5 points, resulting in a current use valuation of 10% of assessed value for the enrolled portion of the property. Award of this category may allow approved forestry activities to occur on the property.

DATED April 2, 2019.



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 *April 26, 2019*, 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 *April 26, 2019*, 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 *April 26, 2019*, the Examiner will notify all parties and interested persons and provide information about "next steps."

**MINUTES OF THE MARCH 19, 2019, HEARING ON THE APPLICATION OF
ALLISON AND IAN FLORO, FILE NO. E18CT017**

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:

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| 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/vsm