

May 1, 2017

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

King County Courthouse
516 Third Avenue Room 1200
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. **E17CT002**
Proposed ordinance no. **2017-0114**
Parcel no. **0325079034**

NATHAN AND MALIA LARSON

Open Space Taxation Application (Public Benefit Rating System)

Location: 9433 321st Way NE, Carnation

Applicants: **Nathan and Malia Larson**
9433 321st Way NE
Carnation, WA 98014
Telephone: (206) 604-6471
Email: nclarson@comcast.net

King County: Department of Natural Resources and Parks
represented by **Bill Bernstein**
201 S Jackson Street Suite 600
Seattle, WA 98104
Telephone: (206) 477-4643
Email: bill.bernstein@kingcounty.gov

SUMMARY OF RECOMMENDATIONS:

Department's Recommendation:	Approve 13.78 acres for 10% of market value
Examiner's Recommendation:	Approve 13.78 acres for 10% of market value

PRELIMINARY REPORT:

On April 6, 2017, the Department of Natural Resources and Parks (DNRP) submitted its report on file no. E17CT002 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 April 20, 2017, in the Ginger Conference Room, 12th Floor, King County Courthouse, 516 Third Avenue, Seattle, Washington. The Examiner received the affidavit of notice publication on April 12, 2017.

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:	Nathan and Malia Larson 9433 321st Way NE Carnation, WA 98014
Location:	9433 321st Way NE, Carnation
STR:	NW 03-25-07
Zoning:	RA-10
Parcel no.:	0325079034
Total acreage:	21.33 acres

2. The Applicants 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 ~~striketrough~~ 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>	
	<i>Aquifer protection area</i>	5
	Buffer to public or current use classified land	3
	Forest stewardship land	
	Rural open space	5
	<i>Significant wildlife or salmonid habitat</i>	5

<i>Surface water quality buffer</i>	5
<u>Bonus Category</u>	
<i>Conservation easement or historic easement</i>	15
	<hr/> 38

The DNRP-recommended score of 38 points results in a current use valuation of 10% of market 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 **December 1, 2017**, and subsequent approval by **December 29, 2017**. Award of credit under this category will increase the point total by 5 points, with no direct effect on the current use valuation for the enrolled portion of the property. Award of this category may allow approved forestry activities to occur on the property.

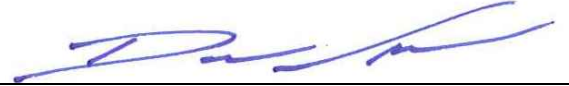
4. As to the land area recommended for PBRS enrollment, the Applicant requested 14.78 acres and DNRP recommends 13.78 acres. (Enrollment acreage is the entire parcel less the excluded area, as calculated by DNRP. In the event the County Assessor’s official parcel size is revised, the PBRS acreage shall be administratively adjusted to reflect that change.)
5. Except as modified herein, the facts set forth in DNRP’s preliminary report and testimony at the April 20, 2017, 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.
 - a. Staff report, page 6, seventh line from bottom should read: “type F stream, running north to south in a ravine ((east)) west of the residence within the”
6. Approval, pursuant to the Public Benefit Rating System adopted by Chapter 20.36 KCC, of 38 points and a current use valuation of 10% of market value for 13.78 acres of the property and conditional approval of 5 additional points (which will bring the total to 43 points and an no effect on the acreage or market valuation), 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.
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 agreement for the parcel.

RECOMMENDATION:

1. APPROVE current use valuation of 10% of market value for the 13.78-acre enrolled portion of the property.
2. CONDITIONALLY APPROVE additional credit under the forest stewardship land category, to be awarded administratively, if the Applicants submit a forest stewardship

plan by **December 1, 2017**, and that plan is approved by **December 29, 2017**. This will not affect the market valuation or acreage award, but may allow approved forestry activities to occur on the property.

DATED May 1, 2017.



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 *May 25, 2017*, 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 *May 25, 2017*, 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 *May 25, 2017*, the Examiner will notify all parties and interested persons and provide information about "next steps."

MINUTES OF THE APRIL 20, 2017, HEARING ON THE APPLICATION OF NATHAN AND MALIA LARSON, DEPARTMENT OF NATURAL RESOURCES AND PARKS FILE NO. E17CT002.

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	<i>Reserved for Legal description of area to be enrolled</i>
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 forest stewardship plan</i>
Exhibit no. 14	Transfer of development credit deed of conservation easement

DS/vsm

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CERTIFICATE OF SERVICE

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I, Elizabeth Dop, 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.
- 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/interested persons to addresses on record.

DATED May 1, 2017.



Elizabeth Dop
Legislative Secretary

All Parties of Record

Akada, Irene

Department of Assessments

Bernstein, Bill

Department of Natural Resources and Parks

Clark, Debra

Department of Assessments

Freitag, Ivy

Department of Natural Resources and Parks

Kim, Megan

Department of Natural Resources and Parks

Larson, Nathan-Malia

mailed paper copy

Pedroza, Melani

Metropolitan King County Council

Reed, Mike

Metropolitan King County Council