

May 25, 2012

**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. **E11CT045a**
Proposed Ordinance No. **2012-0126**
Parcel No. **2623089092**

CHRIS NELSON AND SAM METZLER

Current Use Taxation (Public Benefit Rating System (PBRs) Open Space)

Location: 44217 SE 170th Street, North Bend

Applicants: **Chris Nelson and Sam Metzler**
44217 SE 170th Street
North Bend, WA 98045
Telephone: (425) 831-7341
Email: nelsmetz@earthlink.net

King County: Department of Natural Resources and Parks (DNRP)
represented by **Bill Bernstein**
201 S Jackson Street Suite 600
Seattle, WA 98104
Telephone: (206) 296-8351
Email: bill.bernstein@kingcounty.gov

SUMMARY OF RECOMMENDATIONS:

Department's Preliminary Recommendation: Approve 4.01 acres for 40% of market value
(as low as 20% conditionally)

Department's Final Recommendation: Approve 4.01 acres for 40% of market value
(as low as 20% conditionally)

Examiner's Recommendation: Approve 4.01 acres for 40% of market value
(as low as 20% conditionally)

The DNRP Report on file no. E11CT045a was received by the Examiner on March 23, 2012.

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 4, 2012, in the Fred Conference Room, 12th Floor, KC Courthouse, 516 Third Avenue, Seattle, Washington. The hearing was continued administratively for receipt of the affidavit of notice publication. That was received April 6, 2012, at which time the hearing record closed.

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(s):	Chris Nelson and Sam Metzler 44217 SE 170th Street North Bend, WA 98045
Location:	44217 SE 170th Street, North Bend
PBRS categories proposed:	<p>Open Space Resources Aquifer protection area Buffer to public or current use classified land Forest stewardship land Rural open space Significant wildlife or salmonid habitat Surface water quality buffer Watershed protection area</p> <p>Bonus Categories Additional surface water quality buffer Contiguous parcels under separate ownership</p>
Categories recommended:	<p>Open Space Resources Aquifer protection area Buffer to public or current use classified land (conditional) Forest stewardship land (conditional) Significant wildlife or salmonid habitat Watershed protection area</p>
STR:	SW 26-23-08
Zoning:	RA-5
Parcel no.:	2623089092

Parcel no.: 2623089092
 Recommended PBRs: 4.01 acres

(The land area recommended for PBRs enrollment is the entire parcel less the excluded area, which is what has been 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.)

2. Timely application was made to King County for PBRs program current use valuation of the property to begin in 2013. Notice of the application was given as required by law.
3. Except as modified herein, the facts set forth in the DNRP Preliminary Report and testimony at the April 4, 2012, public hearing are found to be correct and are incorporated herein by reference. Copies of the department report will be provided with the copies of this report submitted to the Metropolitan King County Council.
4. The property contains priority open space resources and is eligible for a total award of 15 points under the King County Public Benefit Rating System. The resulting current use valuation therefore would be 40% of market value for 4.01 acres.
5. Additional credit may be awarded administratively under the buffer to public or current use classified land category subject to enrollment of adjacent parcel 2623089093 as noted in the department report. Award of credit under this category would increase the point total by 3 points.
6. Additional credit may also be awarded administratively under the forest stewardship land category subject to submittal of a forest stewardship plan by **September 1, 2012** and subsequent approval by **November 1, 2012**. Award of credit under this category would increase the point total by 5 points.
7. Award of both categories noted above would result in a current use valuation of 20% of market value for the enrolled portion of the property. Award of only one of the categories would result in a current use valuation of 30% of market value for the enrolled portion of the property.

CONCLUSION:

1. Approval of current use valuation of 40% of market value (as low as 20% conditionally) for 4.01 acres of the property pursuant to the Public Benefit Rating System adopted by Chapter 20.36 KCC would be 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:

APPROVE current use valuation of 40% of market value (as low as 20% conditionally) for 4.01 acres of the property, subject to the conditions recommended in the DNRP report and the following conditional allowances:

- A. Additional credit may be awarded administratively under the buffer to public or current use classified land category subject to enrollment of adjacent parcel 2623089093 as noted in the department report. Award of credit under this category would increase the point total by 3 points.

- B. Additional credit may also be awarded administratively under the forest stewardship land category subject to submittal of a forest stewardship plan by **September 1, 2012** and subsequent approval by **November 1, 2012**. Award of credit under this category would increase the point total by 5 points.

DATED May 25, 2012.



Peter T. Donahue
King County Hearing Examiner

NOTICE OF RIGHT TO APPEAL

In order to appeal the recommendation of the Hearing Examiner, written notice of appeal must be filed with the Clerk of the King County Council with a fee of \$250 (check payable to King County Office of Finance) on or before **June 8, 2012**. If a notice of appeal is filed, the original and two copies of a written appeal statement specifying the basis for the appeal and argument in support of the appeal must be filed with the Clerk of the King County Council on or before **June 15, 2012**.

Filing requires actual delivery to the Clerk of the Council's Office, Room 1200, King County Courthouse, 516 Third Avenue, Seattle, Washington 98104, prior to the close of business (4:30) p.m. on the date due. 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.

If a written notice of appeal and filing fee are not filed within 14 calendar days of the date of this report, or if a written appeal statement and argument are not filed within 21 calendar days of the date of this report, the Clerk of the Council shall place a proposed ordinance that implements the Examiner's recommended action on the agenda of the next available Council meeting. 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.

Action of the Council Final. The action of the Council on a recommendation of the Examiner shall be final and conclusive unless within 21 days from the date of the action an aggrieved party or person applies for a writ of certiorari from Superior Court for the purpose of review of the action taken.

MINUTES OF THE APRIL 4, 2012, PUBLIC HEARING ON DEPARTMENT OF NATURAL RESOURCES AND PARKS FILE NO. E11CT045A.

Mr. Peter T. Donahue was the Hearing Examiner in this matter. Participating in the hearing were Bill Bernstein and Ted Sullivan, both on behalf of the department.

The following exhibits were offered and entered into the hearing record:

- Exhibit no. 1 *Not submitted*
- Exhibit no. 2 *Not submitted*
- Exhibit no. 3 *Not submitted*
- Exhibit no. 4 DNRP Preliminary 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/Timber program
- Exhibit no. 8 Legal notice and introductory ordinance to County Council
- Exhibit no. 9 Application signed/notarized
- Exhibit no. 10 Legal description of area to be enrolled
- Exhibit no. 11 Letter to applicant re: received application and approval schedule
- Exhibit no. 12 Arcview and orthophoto/aerial map
- Exhibit no. 13 *Reserved for future submission of forest stewardship plan*

PTD/gao