

March 19, 2012

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

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**REPORT AND RECOMMENDATION**

**SUBJECT:** Natural Resources and Parks File No. **E11CT050**  
Proposed Ordinance No. **2012-0044**  
Parcel No. **0420069048**

**PATRICIA MACLAREN**

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

**Location:** 25109 SE 416th Street, Enumclaw

**Applicant:** **Patricia MacLaren**  
25109 SE 416th Street  
Enumclaw, WA 98022  
Telephone: (360) 802-0304

**King County:** Department of Natural Resources and Parks (DNRP)  
*represented by* **Ted Sullivan**  
201 S Jackson Street Suite 600  
Seattle, WA 98104  
Telephone: (206) 205-5170  
Email: [ted.sullivan@kingcounty.gov](mailto:ted.sullivan@kingcounty.gov)

**SUMMARY OF RECOMMENDATIONS:**

Department's Preliminary Recommendation:	Approve 3.67 acres for 50% of market value (contingent)
Department's Final Recommendation:	Approve 3.67 acres for 50% of market value (contingent)
Examiner's Recommendation:	Approve 3.67 acres for 50% of market value (contingent)

**PRELIMINARY REPORT:**

The DNRP Report on file no. E11CT050 was received by the Examiner on February 3, 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 February 15, 2012, in the West 1201 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 March 8, 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:

Owners:	Douglas Runde and Patricia MacLaren 25109 SE 416th Street Enumclaw, WA 98022
Location:	25109 SE 416th Street, Enumclaw
PBRS categories proposed:	<b>Open Space Resources</b> Farm and agricultural conservation land
Categories recommended:	<b>Open Space Resources</b> Farm and agricultural conservation land
STR:	NW 14-20-06
Zoning:	A-35
Parcel no.:	0420069048
Recommended PBRS:	3.67 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.)

- 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.
- Except as modified herein, the facts set forth in the DNRP Preliminary Report and testimony at the February 15, 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.
- Page 1, A. 6 homesite/excluded area acreage changed to 1.22 acres and recommended PBRS acreage to 3.67.
- Award under the farm and agricultural conservation land category is contingent upon submittal of a King Conservation District-approved farm management plan for the property by **August 1, 2012**. Failure to qualify under this category would preclude the property from enrollment in the PBRS program at present due to lack of eligibility under any other category.

6. Subject to the above-noted contingency, the property contains priority open space resources and is eligible for a total award of 5 points under the King County Public Benefit Rating System. The resulting current use valuation therefore would be 50% of market value for 3.67 acres.

**CONCLUSION:**

1. Subject to the above-noted contingency, approval of current use valuation of 50% of market value for 3.67 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 subject to the above-noted contingency.

**RECOMMENDATION:**

APPROVE current use valuation of 50% of market value for 3.67 acres of the property, subject to the above-noted contingency and the conditions recommended in the DNRP report.

DATED March 19, 2012.



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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 **April 2, 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 **April 9, 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.