

September 15, 2020

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

King County Courthouse  
516 Third Avenue Room 1200  
Seattle, Washington 98104  
Telephone (206) 477-0860

[hearingexaminer@kingcounty.gov](mailto:hearingexaminer@kingcounty.gov)  
[www.kingcounty.gov/independent/hearing-examiner](http://www.kingcounty.gov/independent/hearing-examiner)

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

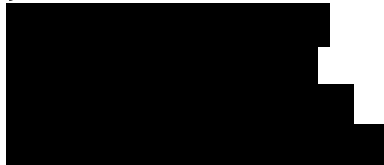
SUBJECT: Department of Natural Resources and Parks file no. **E20CT007**  
Proposed ordinance no. **2020-0244**  
Parcel no. **1326059059**

**JANE AND BRIAN RAKER**

Open Space Taxation Application (Public Benefit Rating System)

Location: 14900 176th Avenue NE, Woodinville

Applicant: **Jane and Brian Raker**



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](mailto:bill.bernstein@kingcounty.gov)

**SUMMARY OF RECOMMENDATIONS:**

Department's Recommendation: Approve 3.40 acres for 50% of assessed value

Examiner's Recommendation: Approve 3.40 acres for 50% of assessed value

## PRELIMINARY REPORT:

On August 7, 2020, the Department of Natural Resources and Parks (DNRP) submitted its report on file no. E20CT007 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 August 20, 2020, in a telephonic conference.<sup>1</sup>

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:        | Jane and Brian Raker<br>14900 176th Avenue NE<br>Woodinville, WA 98072 |
| Location:      | 14900 176th Avenue NE, Woodinville                                     |
| STR:           | SE 13-26-05  |
| Zoning:        | RA2.5  |
| Parcel no.:    | 1326059059   |
| Total acreage: | 4.10 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 2021. As required by law, notification of the application occurred.
- The property is currently enrolled in the farm and agricultural land program. The purpose of this application to reclassify the property and enroll it in PBRS.
- 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 ~~struckthrough~~ 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\*

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<sup>1</sup> After we held our slate of August 20 current use hearings, the Clerk advised us that the hearings had not been properly advertised. We thus kept the hearing open, the Clerk duly advertised a September 9 hearing, and we briefly reopened the record on September 9 to see if anyone from the public wished to participate. No one other than DNRP appeared, and we officially closed the record on September 9.

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>                            |           |
|                  | <del>Equestrian pedestrian bicycle trail linkage</del> | 0         |
|                  | *Farm and agricultural conservation land*              | *5*       |
|                  | <del>Urban open space</del>                            | 0         |
|                  |  | <hr/> *5* |

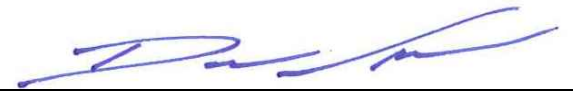
The DNRP-recommended score of five points results in a current use valuation of 50% of assessed value for the enrolled portion of the property.

5. Enrollment is contingent on submittal of a King Conservation District-approved farm management plan by **October 31, 2021**. Because the property is not eligible for any other PBRS resource category, failure to qualify as farm and agricultural conservation land will preclude the property from enrollment in the PBRS program.
6. As to the land area recommended for PBRS enrollment, the Applicant requested 2.50 acres and DNRP recommends 3.40 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.)
7. Except as modified herein, the facts set forth in DNRP’s preliminary report and testimony at the 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.
8. Contingent approval of five points and a current use valuation of but 50% of assessed value is 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:

APPROVE a current use valuation of 50% of assessed value for the 3.40-acre enrolled portion of the property, CONTINGENT on submittal of a King Conservation District-approved farm management plan by **October 31, 2021**.

DATED September 15, 2020.



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 *October 9, 2020*, an electronic copy of the appeal statement must be sent to [Clerk.Council@kingcounty.gov](mailto: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 *October 9, 2020*, 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 *October 9, 2020*, the Examiner will notify all parties and interested persons and provide information about “next steps.”

### MINUTES OF THE AUGUST 20, 2020, HEARING ON THE APPLICATION OF JANE AND BRIAN RAKER, FILE NO. E20CT007

David Spohr was the Hearing Examiner in this matter. Bill Bernstein participated in the hearing on behalf of the department.

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  |

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**CERTIFICATE OF SERVICE**

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**JANE AND BRIAN RAKER**

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I, Jessica Oscoy, 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.

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 September 15, 2020.



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Jessica Oscoy  
Office Manager

**Akada, Irene**

Department of Assessments

**Bernstein, Bill**

Department of Natural Resources and Parks

**Clark, Debra**

Department of Assessments

**Kim, Megan**

Department of Natural Resources and Parks

**Ngo, Jenny**

Metropolitan King County Council

**Pedroza, Melani**

Metropolitan King County Council

**Raker, Jane and Brian**

Hardcopy