

December 6, 2021

**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
www.kingcounty.gov/independent/hearing-examiner

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

SUBJECT: Department of Natural Resources and Parks file no. **E21CT008**
Proposed ordinance no. **2021-0395**
Parcel no. **2221079039**

RYAN LAVERNIA

Open Space Taxation Application (Public Benefit Rating System)

Location: [REDACTED] Enumclaw

Applicant: Ryan Lavernia
represented by **Susan Lopez**
444 N. Federal Highway
Sanctuary of Boca, Suite 42
Boca Raton, FL 33431
Telephone: (561) 367-1418
Email: slopezpa@bellsouth.net

King County: Department of Natural Resources and Parks
represented by **Megan Kim**
201 S. Jackson Street
Suite 5600
Seattle, WA 98104
Telephone: (206) 477-4788

SUMMARY OF RECOMMENDATIONS:

Department's Recommendation: Approve 16.48 acres for 30% of assessed value
Conditionally approve 16.48 acres for 20% of assessed value

Examiner's Recommendation: Approve 16.48 acres for 30% of assessed value
Conditionally approve 16.48 acres for 20% of assessed value

PRELIMINARY REPORT:

On November 10, 2021, the Department of Natural Resources and Parks (DNRP) submitted its report on file no. E21CT008 to the Examiner.

PUBLIC HEARING:

After reviewing the preliminary report and examining available information on file with the application, the Examiner conducted a Zoom public hearing on the application on November 18, 2021.

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:

Owner:	Ryan Lavernia 444 N. Federal Highway Sanctuary of Boca Suite 42 Boca Raton, FL 33431
Location:	32922 SE Kuzak Road, Enumclaw
STR:	SW-22-21-07
Zoning:	F
Parcel no.:	2221079039
Total acreage:	19.48 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 2022. As required by law, notification of the application occurred.
- The property is currently enrolled in the Timberland program. The purpose of this application is to reclassify the property and enroll it in PBRS. Any new open space taxation agreement must supersede the existing Timberland agreement.
- 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 ~~strikethrough~~ 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>Buffer to public or current use classified land</i>	3
	<i>*Forest stewardship land</i>	*
	<i>Surface water quality buffer</i>	5
	<i>Watershed protection area</i>	5
	<u>Bonus Categories</u>	
	<i>Additional surface water quality buffer</i>	5

The DNRP-recommended score of 18 points results in a current use valuation of 30% of assessed value for the enrolled portion of the property.

5. Additional credit may be awarded administratively under the forest stewardship land category, subject to submittal of a forest stewardship plan by **May 31, 2022**, and DNRP approval of that plan by **July 29, 2022**. Award of credit under this category will increase the point total by five points, resulting in score of 23 points and a current use valuation of 20% of assessed value for the enrolled portion of the property. Award of this category may allow approved forestry activities to occur on the property.
6. As to the land area recommended for PBRS enrollment, the Applicant requested 18.00 acres and DNRP recommends 16.48 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 November 18, 2021, 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. Approval of 18 points and a current use valuation of 30% of assessed value for 16.48 acres, and conditional approval of 5 additional points and 20% of assessed value for the enrolling 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.

RECOMMENDATION:

1. APPROVE a current use valuation of 30% of assessed value for the 16.48-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 **May 31, 2022**, and DNRP approval of that plan by **July 29, 2022**, resulting in a current use valuation to 20% of assessed value for the enrolled portion of the property.

DATED December 6, 2021.



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 *December 30, 2021*, 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 *December 30, 2021*, 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 *December 30, 2021*, the Examiner will notify all parties and interested persons and provide information about “next steps.”

MINUTES OF THE NOVEMBER 18, 2021, HEARING ON THE APPLICATION OF RYAN LAVERNIA, FILE NO. E21CT008

David Spohr was the Hearing Examiner in this matter. Megan Kim participated in the hearing.

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

DS/jo

December 6, 2021

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CERTIFICATE OF SERVICE

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RYAN LAVERNIA

Open Space Taxation Application (Public Benefit Rating System)

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 December 6, 2021.



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

Lavernia, Ryan

Hardcopy

Lopez, Susan

Law Offices of Susan A. Lopez, P.A.

Hardcopy

Ngo, Jenny

Metropolitan King County Council

Pedroza, Melani

Metropolitan King County Council