

CITY COUNCIL REGULAR SESSION

Resolution of the City Council of the City of Bellevue, Washington, denying the Timiri and Ostergaard application to reclassify portions of King County Parcel No. 8669400210, located at 4277 137th Ave. NE, Bellevue, Washington (King County), from Single-Family R-1 to open space under the Washington State Open Space, Agricultural, Timberlands, Current Use, Conservation Futures Act, Chapter 84.34 RCW. Liz Stead, Interim Co-Director, 452-2725

Nick Whipple, Code and Policy Planning Manager, 452-4578
Development Services Department

Catherine Drews, Assistant City Attorney, 452-4683
City Attorney's Office

EXECUTIVE SUMMARY

Madhukirana Reddy Timiri and Velma Ostergaard applied to King County to enroll approximately 1.33 acres of their 1.38-acre parcel located in Bellevue, into King County's PBRS program for reclassification as open space.

Council held a public hearing and discussed this application on September 6. On November 28, after discussion in study session, Council directed staff to bring back this Resolution to deny the PBRS application.

RECOMMENDATION

Move to adopt Resolution No. 10198

BACKGROUND & ANALYSIS

Background

Washington enacted the Open Space Taxation Act, Chapter 84.34 RCW, (the "Act") in 1970, primarily as an incentive for property owners to preserve open space, farmland, and timber land. In return, eligible portions of the property are taxed at a lower rate. The Act provides for counties as the administrators; King County adopted a "Public Benefit Rating System," or PBRS (Chapter 20.36 of the King County Code (KCC)) for open space classification.

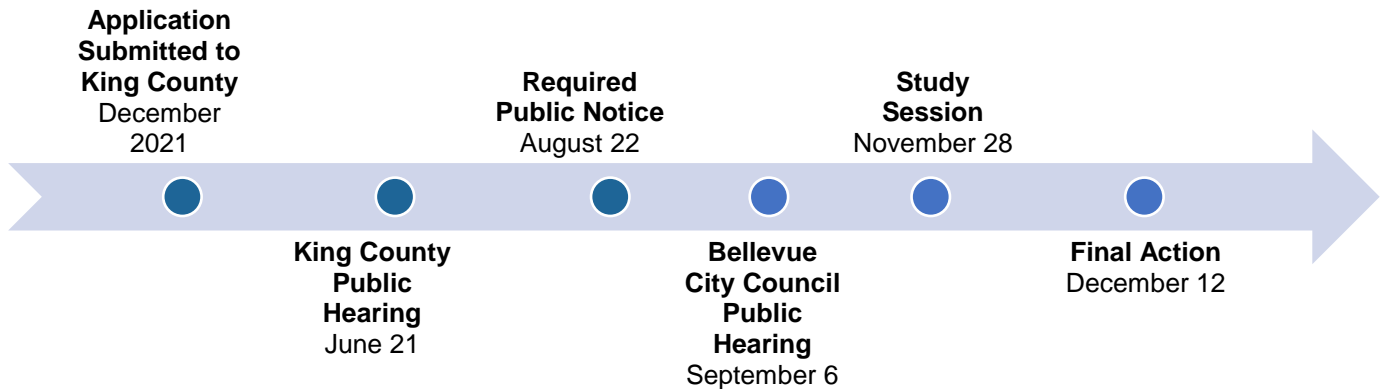
The applicants, Madhukirana Reddy Timiri and Velma Ostergaard, applied to King County to enroll portions of their parcel located at 4277 137th Avenue NE, Bellevue, Washington (King County Parcel No. 8669400210) into the PBRS program. Since the property is in the City, the City and King County are joint granting authorities and are required to review and take action on the application. On June 21, King County held a public hearing and approved the application to enroll 1.1 acres of the 1.38-acre parcel into the PBRS program. This approval was forwarded to the City.

The City conducted an independent review of the application using review criteria in the Act (RCW 84.34.037(2)). Council held a public hearing and discussed the application on September 6 and again on November 28.

After reviewing the application, public comment, information provided by staff, and the criteria in RCW 84.34.037(2), a majority of the Council found that the application did not sufficiently meet the criteria in RCW 84.34.037(2). Council then directed staff to bring back this Resolution denying the PBRS application.

Review Process

The timeline below identifies the review process for the Timiri and Ostergaard PBRS application.



POLICY & FISCAL IMPACTS

Policy Impact

There is no policy impact associated with denying the Timiri and Ostergaard PBRS application.

Fiscal Impact

There is no fiscal impact associated with denying the Timiri and Ostergaard PBRS application.

OPTIONS

1. Move to adopt the Resolution of the City Council of the City of Bellevue, Washington, denying the Timiri and Ostergaard application to reclassify portions of King County Parcel No. 8669400210, located at 4277 137th Ave. NE, Bellevue, Washington (King County), from Single-Family R-1 to open space under the Washington State Open Space, Agricultural, Timberlands, Current Use, Conservation Futures Act, Chapter 84.34 RCW.
2. Do not adopt the Resolution and provide alternative direction to staff.

ATTACHMENTS

Proposed Resolution No. 10198

AVAILABLE IN COUNCIL LIBRARY

N/A