

April 1, 2025

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

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. **E24CT015**
Proposed ordinance no. **2025-0065**
Parcel no. **072306-9126**

YURY AND ALLISON KIT

Open Space Taxation Application (Public Benefit Rating System)

Location: 18831 SE 114th Place, Issaquah

Applicants: **Yury and Allison Kit**
20237 SE 127th Street
Issaquah, WA 98027
Telephone: (206) 250-9044
Email: yurbakit@gmail.com

King County: Department of Natural Resources and Parks
represented by **Bill Bernstein**
201 S. Jackson Street
Suite 5601
Seattle, WA 98104
Telephone: (206) 477-4643

SUMMARY OF RECOMMENDATIONS:

Department's Recommendation:	Approve 3.20 acres for 50% of assessed value
Examiner's Recommendation:	Approve 3.20 acres for 50% of assessed value

PRELIMINARY REPORT:

On March 7, 2025, the Department of Natural Resources and Parks (DNRP) submitted its report on file no. E24CT015 to the Examiner.

PUBLIC HEARING:

After reviewing the preliminary report and examining available information on file with the application, the Examiner conducted a remote public hearing on the application on March 20, 2025. 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 Examiner's Office.

FINDINGS AND CONCLUSIONS:

1. General Information:

Owners:	Yury and Allison Kit 20237 SE 127th Street Issaquah, WA 98027
Location:	18831 SE 114th Place, Issaquah
STR:	NE 07-23-06
Zoning:	RA5
Parcel no.:	072306-9126
Total acreage:	4.20 acres
2. The Applicants timely filed an application to King County for the Public Benefit Rating System (PBRs) program current use valuation of the property to begin in 2025. As required by law, notification of the application occurred.
3. The Applicants sought credit under the watershed protection area category, and that is the one (and only) PBRs category DNRP agrees is warranted. 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.
4. As to the land area recommended for PBRs enrollment, the Applicants did not specify a requested acreage, and DNRP recommends 3.20 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.)
5. Except as modified herein, we find the facts set forth in DNRP's preliminary report and testimony at the March 20, 2025, public hearing correct and we incorporate them by reference. We will provide copies of this report and DNRP's report to the Metropolitan King County Council for final approval.
6. Approval of five points and a current use valuation of 50% of assessed value for 3.20 acres 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 3.20-acre enrolled portion of the property.

DATED April 1, 2025.



David Spohr
King County Hearing Examiner

NOTICE OF RIGHT TO APPEAL

A party may appeal an Examiner report and recommendation by following the steps described in KCC 20.22.230. By **4:30 p.m.** on ***April 25, 2025***, an electronic appeal statement must be sent to Clerk.Council@kingcounty.gov, to hearingexaminer@kingcounty.gov, and to the party email addresses on the front page of this report and recommendation. Please consult KCC 20.22.230 for the exact filing requirements.

If a party fails to timely file an appeal, the Council does not have jurisdiction to consider that appeal. Conversely, if the appeal requirements of KCC 20.22.230 are met, the Examiner will notify parties and interested persons and will provide information about next steps in the appeal process.

**MINUTES OF THE MARCH 20, 2025, HEARING ON THE APPLICATION OF
YURY AND ALLISON KIT, FILE NO. E24CT015**

David Spohr was the Hearing Examiner in this matter. Bill Bernstein 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