

June 2, 2026

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

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**REPORT AND RECOMMENDATION TO THE KING
COUNTY COUNCIL FOR CURRENT USE
ASSESSMENT APPLICATION**

SUBJECT: Department of Natural Resources and Parks file no. **E25CT021S**
Proposed ordinance no. **2026-0094**
Parcel no. **515420-0055**

GROW INC.

Application for Current Use Assessment under the Public Benefit Rating System

Location: 4807 SW 54th Street, Seattle

Applicant: Grow, Inc
represented by **Eric Todderud**
2301 Fairview Avenue E Unit 314
Seattle, WA 98102
Telephone: (206) 290-9447
Email: eric.t@grownorthwest.org

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
Email: bill.bernstein@kingcounty.gov

SUMMARY OF RECOMMENDATIONS:

Department's Recommendation: Approve .13 acres for 50% reduction in appraised value.

Examiner's Recommendation: Approve .13 acres for 50% reduction in appraised value.

PROCEDURAL BACKGROUND:

Per Ch. 20.36 KCC, the Department of Natural Resources and Parks (DNRP) transmitted the subject application along with its Report for Property Enrollment in the Public Benefit Rating System (PBRs) File No. E25CT021S, to the Examiner.

The Examiner conducted a remote public hearing on the application on May 28, 2026. Bill Bernstein, representing DNRP, presented the application and DNRP's recommendation. Ms. Yue participated on behalf of Applicant Grow, Inc.

FINDINGS AND CONCLUSIONS:

1. Except as modified herein, the facts set forth in DNRP's staff report and testimony at the May 28, 2026, public hearing are correct and incorporated here by reference. We will provide copies of this report and DNRP's staff report to the King County Council for final action.
2. The property at issue is at 4807 SW 54th Street, Seattle, Parcel No. 515420-0055, owned by the Applicant Grow, Inc.
3. The Applicant timely filed an application with King County for current use assessment of the above identified property under the PBRs to begin in 2026.
4. For this application, the granting authorities are the King County Council and the City of Seattle. The City of Seattle heard the application on May 20, 2026, and no issues or concerns were raised.
5. Timely and proper legal notice of the public hearing on the application was provided.
6. A list of the PBRs Open Space Resource categories identified by DNRP as relevant to the property are provided below. Categories that DNRP determined were eligible (or eligible with contingencies) for credit are assigned the applicable number of points. In this case DNRP also recommended credit for a "bonus" category as indicated below.

PBRs categories:	Public recreation area	5
	<u>Bonus: Unlimited public access</u>	<u>5</u>
	Total points awarded	10

The DNRP-recommended score of 10 points results in a 50% reduction in the appraised value of the enrolled portion of the property. Each category where points are recommended is discussed below.

7. **Public recreation area – 5 points.** The property is designated as a community gardening and recreational space. Gardeners actively use the p-patch and the general public may view and enjoy the garden and its grounds by walking through the property, with no barriers to access. It is maintained and managed in a way that supports public

recreation. Includes raised garden beds, fruit trees, greenhouse and a shed used to store equipment used to maintain the gardens.

8. **Bonus: Unlimited public access – 5 points.** The property is used as a community gardening and recreational space and the owner provides year-round and unlimited public access. Gardeners actively use the p-patch and the general public may view and enjoy the garden and its grounds by walking through the property, with no barriers to access. Garden beds are not allocated to individual gardeners and produce grown on site is free for the public and donated to local foodbanks.
9. **Contingencies, Conditions, and Requirements.**
 - A. The Examiner incorporates all conditions and requirements identified in the PBRS Staff Report. Ex. 1.
10. **Enrollment Acreage.** The Applicant requested .13 acres and DNRP recommends .13 acres of the subject property be enrolled in the PBRS program. (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.)
11. Approval of 10 points and a 50% reduction in the assessed value for .13 acres is consistent with Ch. 20.36 KCC 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 credit for the "public recreation area" and "unlimited public access" categories, on .13 acres of parcel 515420-0055 for a 50% reduction in assessed value for the enrolled portion of the property. Approval should be subject to any conditions and requirements listed herein or incorporated from the DNRP staff report.

DATED June 2, 2026.

A handwritten signature in black ink, consisting of a large, stylized 'D' followed by a series of loops and a long horizontal stroke extending to the right.

Devon Shannon
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 *June 26, 2026*, 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 MAY 28, 2026, HEARING ON THE APPLICATION OF GROW INC., FILE NO. E25CT021S

Devon Shannon was the Hearing Examiner in this matter. A verbatim recording of the hearing is available in the Hearing Examiner's Office.

The following exhibits were offered by DNRP and entered into the record:

Exhibit no. 1	DNRP staff report
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