

March 5, 2026

**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 KING COUNTY COUNCIL
FOR CURRENT USE ASSESSMENT**

SUBJECT: Department of Natural Resources and Parks file no. **E25CT008**
Proposed ordinance no. **2026-0008**
Parcel no/s. **362106-9011**

DARRIN AND SHERRY QUALLS

Application for Current Use Assessment under the Public Benefit Rating System

Location: 26244 SE 383 St, Enumclaw

Applicants: **Darrin and Sherry Qualls**
26244 SE 383 St
Enumclaw, WA 98022
Telephone: (253) 347-9846
Email: sherryaqualls@gmail.com

King County: Department of Natural Resources and Parks
represented by **Megan Kim**
201 S. Jackson Street
Suite 5601
Seattle, WA 98104
Telephone: (206) 477-4788

SUMMARY OF RECOMMENDATIONS:

Department's Recommendation: Approve 9.75 acres for 50% reduction in appraised value.

Examiner's Recommendation: Approve 9.75 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. E25CT008, to the Examiner.

On February 26, 2026, the Examiner conducted a remote public hearing on the application. Megan Kim, representing DNRP, presented the application and DNRP's recommendation. Applicants Darrin and Sherry Qualls attended the hearing but did not participate.

FINDINGS AND CONCLUSIONS:

1. Except as modified herein, the facts set forth in DNRP's staff report and testimony at the February 26, 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 26244 SE 383 St, Enumclaw, Parcel No/s 362106-9011, owned by the Applicants Darrin and Sherry Qualls.
3. The Applicants timely filed an application with King County for current use assessment of the above identified property under the PBRs to begin in 2026.
4. Timely and proper legal notice of the public hearing on the application was provided.
5. **PBRs Categories.** A list of the PBRs Open Space Resource categories requested by the Applicant and 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.

PBRs categories:	Ecological enhancement land	0
	Farm and agricultural land	5
	Rural open space	0
	Scenic resource, viewpoint, or view corridor	0
	<hr/> Total points awarded	5

The DNRP-recommended score of 5 points results in a 50% reduction in the appraised value of the enrolled portion of the property. Each category with DNRP recommended points is discussed below.

6. **Farm and agricultural conservation land - 5 points.** The property contains 9.75 acres of farmland that has the potential to be managed according to an approved King Conservation District farm management plan. Without approval of a farm management plan by King Conservation District, the property will not qualify for the PBRs program.

7. **Contingencies, Conditions, and Requirements.**
- A. Enrollment is contingent on submittal of a King Conservation District-approved farm management plan by December 31, 2026. Because the property is not eligible for any other PBRS resource category, failure to qualify as farm and agricultural conservation land precludes the property from enrolling in PBRS.
 - B. Award of points for the “farm and agricultural conservation land” category requires an annual progress report from the landowner which must be sent to PBRS staff each year by either email or other agreed to method.
 - C. Award of points under all categories requires ongoing control and removal of invasive plant species and noxious weeds on the property.
 - D. All other requirements as listed in DNRP’s staff report are incorporated.
8. **Enrollment Acreage.** The Applicants requested 10 acres and DNRP recommends 9.75 acres of the subject property be conditionally 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.)
9. Conditional approval of 5 points with a 50% reduction in appraised value for 9.75 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:

CONDITIONALLY APPROVE enrollment of 9.75 acres in the PBRS program, with an award of 5 points and a 50% reduction in appraised value of the enrolled property, subject to submittal of an approved farm management plan by December 31, 2026, and further subject to the requirements as set forth herein and in DNRP’s staff report.

DATED March 5, 2026.



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 **March 30, 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 FEBRUARY 26, 2026, HEARING ON THE APPLICATION OF DARRIN AND SHERRY QUALLS, FILE NO. E25CT008

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 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