

June 12, 2024

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

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

SUBJECT: Department of Natural Resources and Parks file no. **E23CT016a**  
Proposed ordinance no. **2024-0131**  
Parcel no. **082206-9035**

**ESTATE OF DAVID KNADLE**

Open Space Taxation Application (Public Benefit Rating System)

Location: 20202 SE 216th Street, Maple Valley

Applicant: Estate of David Knadle  
*represented by* **Debra Smith**  
9726 Woodlawn Ave N, Unit A  
Seattle, WA 98103  
Telephone: (253) 486-3933  
Email: [debkaye@hotmail.com](mailto:debkaye@hotmail.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:

Contingently approve 3.40 acres for 40% of assessed value

Conditionally approve 4.06 acres for enrollment at 40% of assessed value

Examiner's Recommendation:

Contingently approve 3.40 acres for 40% of assessed value

Conditionally approve 4.06 acres for enrollment at 40% of assessed value

### PRELIMINARY REPORT:

On May 17, 2024, the Department of Natural Resources and Parks (DNRP) submitted its report on file no. E23CT016a 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 May 29, 2024.

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: Estate of David Knadle, *represented by* Debra Smith  
9726 Woodlawn Avenue N Unit A  
Seattle, WA 98103

Location: 20202 SE 216th Street, Maple Valley  
STR: NW-08-22-06  
Zoning: RA5  
Parcel no: 082206-9035  
Total acreage: 4.72 acres

2. 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 2024. As required by law, notification of the application occurred.
3. The property is currently enrolled in the State’s farm and agricultural land 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 agreement.
4. 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. ~~Strikethrough~~ represents a category an applicant requested an award for but that DNRP disagrees is warranted. *Italics* represents a category an applicant did not request an award for, but that DNRP nonetheless concludes is warranted. And an \*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*
	Farm and agricultural conservation land	5*
	<del>Forest stewardship land</del>	0
	<del>Historic landmark or archaeological site; designated site</del>	0
	<del>Rural open space</del>	0
	<del>Scenic resource, viewpoint or view corridor</del>	0
	Significant wildlife or salmonid habitat	5*
	<hr/> Total	<hr/> 13

The DNRP-recommended score of 13 points results in a current use valuation of 40% of assessed value for the enrolled portion of the property.

5. Enrollment is contingent on submittal of a King Conservation District-approved farm management plan by **December 31, 2024**. There are several nuances with this.
  - A. Failure to qualify as farm and agricultural conservation land precludes the property from enrolling in PBRS at all.
  - B. If the property qualifies as farm and agricultural conservation land, it will then also qualify under the buffer to public or current use classified land (given the status of the abutting property) and as significant wildlife or salmonid habitat (because the pastureland supports foraging by, and important habitat/bedding area for, elk—a species of local importance).
  - C. If the property qualifies as farm and agricultural conservation land *and* that farm management plan incorporates into the farm the 0.66 acre-area south of the road (highlighted in green on the map), the enrolled acreage will increase from 3.40 to 4.06.
6. As to the land area recommended for PBRS enrollment, the Applicant requested 5.00 acres and DNRP recommends 3.40 acres, with the potential for an additional 0.66 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, we find the facts set forth in DNRP’s preliminary report and testimony at the May 29, 2024, 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.
8. Contingent approval of 13 points and a current use valuation of 40% of assessed value for 3.40 acres, and conditional approval of that valuation for 4.06 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 40% of assessed value for the 3.40-acre enrolled portion of the property, CONTINGENT on submittal of a King Conservation District-approved farm management plan by **December 31, 2024**.
2. CONDITIONALLY APPROVE an additional 0.66 acres for enrollment at 40% of assessed value, if that farm management plan incorporates into the farm the 0.66 acre-area south of the road.

DATED June 12, 2024.



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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 **July 8, 2024**, an electronic appeal statement must be sent to [Clerk.Council@kingcounty.gov](mailto:Clerk.Council@kingcounty.gov), to [hearingexaminer@kingcounty.gov](mailto: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 29, 2024, HEARING ON THE APPLICATION OF  
ESTATE OF DAVID KNADLE, FILE NO. E23CT016A**

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

The following exhibits were offered and entered into the hearing record:

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|---------------|---|
| 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  |
| Exhibit no. 6 | Measurements, submitted May 29, 2024  |