



KING COUNTY

1200 King County Courthouse
516 Third Avenue
Seattle, WA 98104

Signature Report

Ordinance 20067

Proposed No. 2026-0033.2

Sponsors Perry

1 AN ORDINANCE concurring with the recommendation of
2 the hearing examiner to approve, subject to conditions, the
3 application for public benefit rating system assessed
4 valuation for open space submitted by Cathryn Baerwald
5 for property located at 7521 Ames Lake Carnation Road
6 NE, Carnation, WA, designated department of natural
7 resources and parks, water and land resources division file
8 no. E25CT020.

9 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

10 SECTION 1. This ordinance does hereby adopt and incorporate herein as its
11 findings and conclusions the findings and conclusions contained in Attachment A to this
12 ordinance, the report and recommendation of the hearing examiner dated April 3, 2026,
13 to approve subject to conditions, the application for public benefit rating system assessed
14 valuation for open space submitted by Cathryn Baerwald for property located at 7521
15 Ames Lake Carnation Road NE, Carnation, WA, designated department of natural
16 resources and parks, water and land resources division file no. E25CT020. The council

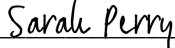
Ordinance 20067

17 does hereby adopt as its action the recommendation or recommendations contained in the
18 examiner's report.


Ordinance 20067 was introduced on 2/24/2026 and passed by the Metropolitan King County Council on 5/5/2026, by the following vote:

Yes: 8 - Balducci, Barón, Dembowski, Dunn, Fain, Lewis,
Mosqueda and von Reichbauer
Excused: 1 - Perry

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON

Signed by:

062AC77E76FB49B...
Sarah Perry, Chair

ATTEST:

DocuSigned by:

8DE1BB375AD3422...
Melani Hay, Clerk of the Council

Attachments: A. Hearing Examiner Report dated April 3, 2026

Ordinance 20067

April 3, 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 APPLICATION**

SUBJECT: Department of Natural Resources and Parks file no. **E25CT020**
Proposed ordinance no. **2026-0033**
Parcel no. **072507-9006**

CATHRYN BAERWALD

Open Space Taxation Application (Public Benefit Rating System)

Location: 7521 Ames Lake Carnation Road NE, Carnation

Applicant: **Cathryn Baerwald**
PO Box 418
Carnation, WA 98014
Telephone: (206) 963-0061

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 19.92 acres for 80% reduction in appraised value.

Examiner's Recommendation: Approve 19.92 acres for 80% 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. E25CT020, to the Examiner.

The Examiner conducted a remote public hearing on the application on March 26, 2026. Bill Bernstein, representing DNRP, presented the application and DNRP’s recommendation.

FINDINGS AND CONCLUSIONS:

1. Except as modified herein, the facts set forth in DNRP’s staff report and testimony at the March 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 7521 Ames Lake Carnation Road NE, Carnation, Parcel No 072507-9006, owned by the Applicant Cathryn Baerwald.
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. Timely and proper legal notice of the public hearing on the application was provided. Ex 3.
5. The property is currently enrolled in the farm and agricultural land program. RCW 84.34.020(2). The purpose of this application is to reclassify the property and enroll it in PBRS. Any new open space taxation agreement must supersede the prior agreement.
6. 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 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:	Farm and agricultural conservation land	5
	<u>Bonus:</u>	
	Conservation easement or historic preservation easement	18
	Total points awarded	23

The DNRP-recommended score of 23 points results in an 80% reduction in the appraised value of the enrolled portion of the property. Each category where points are recommended is discussed below.

- A. **Farm and agricultural conservation land - 5 points.** The property contains more than five acres of traditional farmland that is being

managed according to an approved King Conservation District farm management plan.

- B. **Bonus: Conservation easement or historic preservation easement – 18 points.** The owners' 2014 King County Transfer of Development Rights Agricultural Conservation Easement is included in the record as Exhibit 7. The conservation easement protects valuable natural resources and restricts further development of the property in perpetuity. The property therefore qualifies for this category. However, points for this category are dependent on ongoing qualification for the farm and agricultural conservation land category.
7. Contingencies, Conditions, and Requirements. The Examiner incorporates all conditions and requirements identified in the PBRS Staff Report. Ex. 1.
 8. Enrollment Acreage. The Applicant requested 19.92 acres and DNRP recommends 19.92 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).
 9. Approval of 23 points and a current use valuation of 80% of assessed value for 19.92 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 a current use valuation of 80% of assessed value for the 19.92-acre enrolled portion of the property, subject to any contingencies, conditions and requirements listed herein or incorporated from the DNRP staff report.

DATED April 3, 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 *April 27, 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 MARCH 26, 2026, HEARING ON THE APPLICATION OF CATHRYN BAERWALD, FILE NO. E25CT020

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
Exhibit no. 6	Farm management plan
Exhibit no. 7	Conversation easement, submitted March 26, 2026

Certificate Of Completion

Envelope Id: 1C31F81F-75A2-8218-821A-D49A3A087DC1
 Subject: Complete with Docusign: Ordinance 20067.doc, Ordinance 20067 Attachment A.pdf
 Source Envelope:
 Document Pages: 2
 Supplemental Document Pages: 4
 Certificate Pages: 5
 AutoNav: Enabled
 Envelopeld Stamping: Enabled
 Time Zone: (UTC-08:00) Pacific Time (US & Canada)

Status: Completed

 Envelope Originator:
 Cherie Camp

 401 5TH AVE
 SEATTLE, WA 98104
 Cherie.Camp@kingcounty.gov
 IP Address: 198.49.222.20

Record Tracking

Status: Original
 5/7/2026 9:23:02 AM
 Security Appliance Status: Connected

Holder: Cherie Camp
 Cherie.Camp@kingcounty.gov
 Pool: FedRamp

Location: DocuSign

Signer Events

Sarah Perry
 sarah.perry@kingcounty.gov
 Security Level: Email, Account Authentication
 (None)

Signature

Signed by:

 062AC77E76FB49B...

Timestamp

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 Viewed: 5/7/2026 9:47:14 AM
 Signed: 5/7/2026 9:47:20 AM

Signature Adoption: Pre-selected Style
 Using IP Address: 198.49.222.20

Electronic Record and Signature Disclosure:

Accepted: 5/7/2026 9:47:14 AM
 ID: 080ac727-79ad-4e60-acdc-fb1c467fbbc0

Melani Hay
 melani.hay@kingcounty.gov
 Clerk of the Council
 King County Council
 Security Level: Email, Account Authentication
 (None)

DocuSigned by:

 8DE1BB375AD3422...

Sent: 5/7/2026 9:47:21 AM
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 Signed: 5/7/2026 9:53:23 AM

Signature Adoption: Pre-selected Style
 Using IP Address: 198.49.222.20

Electronic Record and Signature Disclosure:

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In Person Signer Events	Signature	Timestamp
Editor Delivery Events	Status	Timestamp
Agent Delivery Events	Status	Timestamp
Intermediary Delivery Events	Status	Timestamp
Certified Delivery Events	Status	Timestamp
Carbon Copy Events	Status	Timestamp
Witness Events	Signature	Timestamp
Notary Events	Signature	Timestamp
Envelope Summary Events	Status	Timestamps

Envelope Summary Events	Status	Timestamps
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Certified Delivered	Security Checked	5/7/2026 9:53:16 AM
Signing Complete	Security Checked	5/7/2026 9:53:23 AM
Completed	Security Checked	5/7/2026 9:53:23 AM

Payment Events	Status	Timestamps
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Electronic Record and Signature Disclosure

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Unless you tell us otherwise in accordance with the procedures described herein, we will provide electronically to you through the DocuSign system all required notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you during the course of our relationship with you. To reduce the chance of you inadvertently not receiving any notice or disclosure, we prefer to provide all of the required notices and disclosures to you by the same method and to the same address that you have given us. Thus, you can receive all the disclosures and notices electronically or in paper format through the paper mail delivery system. If you do not agree with this process, please let us know as described below. Please also see the paragraph immediately above that describes the consequences of your electing not to receive delivery of the notices and disclosures electronically from us.

How to contact King County-Department of 02:

You may contact us to let us know of your changes as to how we may contact you electronically, to request paper copies of certain information from us, and to withdraw your prior consent to receive notices and disclosures electronically as follows:

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To request delivery from us of paper copies of the notices and disclosures previously provided by us to you electronically, you must send us an email to cipriano.dacanay@kingcounty.gov and in the body of such request you must state your email address, full name, mailing address, and telephone number. We will bill you for any fees at that time, if any.

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- ii. send us an email to cipriano.dacanay@kingcounty.gov and in the body of such request you must state your email, full name, mailing address, and telephone number. We do not need any other information from you to withdraw consent.. The consequences of your withdrawing consent for online documents will be that transactions may take a longer time to process..

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- Until or unless you notify King County-Department of 02 as described above, you consent to receive exclusively through electronic means all notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you by King County-Department of 02 during the course of your relationship with King County-Department of 02.