

**OFFICE OF THE HEARING EXAMINER
KING COUNTY, WASHINGTON**
Telephone (206) 477-0860
hearingexaminer@kingcounty.gov
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**REPORT AND RECOMMENDATION
TO THE KING COUNTY COUNCIL
FOR CURRENT USE ASSESSMENT**

SUBJECT: Department of Natural Resources and Parks file no. **E25CT004**
Proposed ordinance no. **2026-0006**
Parcel no/s. **332006-9014 and 332006-9016**

TROY AND KRISTEN BARROWS

Application for Current Use Assessment under the Public Benefit Rating System

Location: 22332 and 22531 SE 474th Street, Enumclaw

Applicants: **Troy and Kristen Barrows**
PO Box 1332
Enumclaw, WA 98022
Telephone: (206) 295-0064
Email: tbarrows@nor-pacseating.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: For parcel 332006-9014, contingently approve 10.27 acres for 50% reduction in appraised value; for parcel 332006-9016, approve 4.69 acres and contingently approve an additional 7.96 acres for 50% reduction in appraised value.

Examiner’s Recommendation: For parcel 332006-9014, contingently approve 10.27 acres for 50% reduction in appraised value; for parcel 332006-9016, approve 4.69 acres and contingently approve an additional 7.96 acres for 50% reduction in appraised value. Conditional approval of reduction to 80% for eligible portions of the property if bonus category criteria are met.

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. E25CT004, 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.

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 involves two parcels at 22332 and 22531 SE 474th Street, Enumclaw, parcel numbers 332006-9014 and 332006-9016, owned by the Applicants Troy and Kristen Barrows.
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. In this case DNRP also recommended credit for a “bonus” category as indicated below.

PBRS categories:	Farm and agricultural conservation land	5*
	Significant wildlife or fish habitat	5
	<u>Bonus:</u> Conservation easement or historic preservation easement	**
	<u>Bonus:</u> Conservation easement and access	0
	<hr/> Total points awarded	<hr/> 10

The DNRP-recommended score of 10 points (5 outright and 5* conditionally) results in a 50% reduction in the appraised value of the enrolled portion of the property. Award

of the bonus category would increase the reduction to 80% for the eligible portion of the property. Each category with DNRP recommended points is discussed below.

6. **Farm and agricultural conservation land – 5* points.** The property contains almost 23 acres of farmland. The property could receive credit for this category if a farm management plan is submitted and approved by King Conservation District.
7. **Significant wildlife or salmonid habitat – 5 points.** As confirmed by a DNRP site visit, the property contains foraging and nesting habitat for the pileated woodpecker, which is a Species of Local Importance in the King County Comprehensive Plan (E-328(e)). This qualifies the parcels for this category of open space resource under KCC 20.36.100.C.16.a.
8. **Bonus: Conservation easement or historic preservation easement - 18 points.** Although credit for this category was not requested, the landowners are working with King County to enroll in the Farm Preservation Program by selling their development rights. This transaction has yet to be completed. If an approved conservation easement, Deed of Agreement Relating to Development Rights, is recorded with the King County Recorder’s Office by December 31, 2026, then credit for this category should be awarded administratively. Award of points for this category would result in a 80% reduction in the appraised value of the enrolled portion of the property.
9. **Contingencies, Conditions, and Requirements.**
 - A. Enrollment of parcel 332006-9014 and 7.96 acres of parcel 332006-9016 is contingent on submittal of a King Conservation District-approved farm management plan by December 31, 2026. If the farm and agricultural conservation land category is not awarded and an approved plan is not implemented then parcel -9014 is not eligible for PBRS enrollment and only 4.69 acre of parcel -9016 is eligible for 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. Award of bonus points for the “conservation easement or historic preservation easement” will be contingent upon the Applicants recording an approved conservation easement, “Deed of Agreement Relating to Development Rights,” by December 31, 2026. If this condition is met, then credit for this category should be awarded administratively, resulting in a current use valuation of 80% of appraised value for the enrolled portion of the property.
 - E. All other requirements as listed in DNRP’s staff report are incorporated.

10. **Enrollment Acreage.** The Applicants requested enrollment of 23 acres. DNRP recommends 4.96 acres of parcel -9016 be enrolled, outright, based on the ‘significant wildlife and fish habitat category. Enrollment of the remainder of the eligible acreage is contingent on approval of a farm management plan by December 31, 2026. (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 5 points and a current use valuation of 50% of appraised value for 4.96 acres, and conditional approval of 5 additional points and 50% of assessed value for a total of 22.92 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.
12. Should the Applicants complete their transaction with the Farm Preservation Program for sale of their development rights by December 31, 2026, approval of an additional 18 points and an 80% reduction in the appraised value for the enrolled and encumbered portion of the property would be appropriate.

RECOMMENDATION:

1. APPROVE a 50% reduction in appraised value for 4.69 acres of parcel 332006-9016, subject to the requirements as set forth herein and in DNRP’s staff report.
2. CONDITIONALLY APPROVE a 50% reduction in appraised value for an additional 7.96 acre portion of parcel 332006-9016 and 10.27 acres of parcel 332006-9014, subject to submittal of an approved farm management plan by December 31, 2026.
3. CONDITIONALLY APPROVE an increase to 80% reduction in appraised value for that portion of the property that otherwise qualifies for enrollment in the PBRS program as of December 31, 2026, if Applicants record a “Deed of Agreement Relating to Development Rights” with the Farm Preservation Program by December 31, 2026.

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 TROY AND KRISTEN BARROWS, FILE NO. E25CT004

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