

**OFFICE OF THE HEARING EXAMINER  
KING COUNTY, WASHINGTON**  
Telephone (206) 477-0860  
[hearingexaminer@kingcounty.gov](mailto:hearingexaminer@kingcounty.gov)  
[www.kingcounty.gov/independent/hearing-examiner](http://www.kingcounty.gov/independent/hearing-examiner)

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

SUBJECT: Department of Natural Resources and Parks file no. **E25CT002**  
Proposed ordinance no. **2026-0004**  
Parcel no/s. **022006-9104**

**JOE AND DANA GAGNER**

Application for Current Use Assessment under the Public Benefit Rating System

Location: 25504 SE 394 Street, Enumclaw

Applicants: **Joe and Dana Gagner**  
25504 SE 394 Street  
Enumclaw, WA 98022  
Telephone: (235) 332-7244  
Email: [jjgag60@gmail.com](mailto:jjgag60@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 1.27 acres for 50% reduction in appraised value.

**Examiner's Recommendation:** Approve 1.27 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. E25CT002, 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 Joe and Dana Gagner were present 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 approval.
2. The property at issue is at 25504 SE 394 Street, Enumclaw, Parcel No 022006-9104, owned by the Applicants Joe and Dana Gagner.
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 or marked with an asterisk.

PBRs categories:	Farm and agricultural land	5
	Rural stewardship land	0
	<hr/>	<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 1.55 acres of traditional farmland that is currently being managed through and approved King Conservation District farm management plan.

7. **Contingencies, Conditions, and Requirements.**
- A. Because the property is currently managed in accordance with a King Conservation District-approved farm management plan there is no contingency for award of the “farm and agricultural conservation land” category.
  - 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 1.27 acres and DNRP recommends 1.27 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. Awarding 5 points with a 50% reduction in appraised value for 1.27 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 50% reduction in the appraised value for a 1.27 acre portion of the property, subject to the requirements as set forth herein and in DNRP’s staff report.

DATED March 5, 2026.



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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](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 FEBRUARY 26, 2026, HEARING ON THE APPLICATION OF JOE AND DANA GAGNER, FILE NO. E25CT002**

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
Exhibit no. 6	Farm management plan