

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

Telephone (206) 477-0860

hearingexaminer@kingcounty.gov

www.kingcounty.gov/independent/hearing-examiner

**REVISED¹ REPORT AND RECOMMENDATION TO
THE METROPOLITAN KING COUNTY COUNCIL**

SUBJECT: Department of Natural Resources and Parks file no. **E24CT013**
Proposed ordinance no. **2025-0036**
Parcel no. **332606-9027**

FRED AND HENRLET SCHAPELHOUMAN

Open Space Taxation Application (Public Benefit Rating System)

Location: 22312 NE 114th Street Redmond

Applicants: **Fred & Henrlet Schapelhouman**
22312 NE 114th Street
Redmond, WA 98053
Telephone: (425) 829-6308
Email: fredschap@gmail.com

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

SUMMARY OF RECOMMENDATIONS:

Department's Recommendation:	Approve 4.00 acres for 30% of assessed value
Examiner's Recommendation:	Approve 4.00 acres for 30% of assessed value

¹ The narrative description in paragraph 4. of our initial report and recommendation referenced the wrong category, and it transposed the % number for the *reduction* in taxable value (70%) with the number for the *remaining* taxable value (30%). This revision corrects those; everything else remains the same.

PRELIMINARY REPORT:

On February 13, 2025, the Department of Natural Resources and Parks (DNRP) submitted its report on file no. E24CT013 to the Examiner.

PUBLIC HEARING:

After reviewing the preliminary report and examining available information on file with the application, we conducted a remote public hearing on the application on February 27, 2025.

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:

Owners: Fred and Henrlet Schapelhouman
22312 NE 114th Street
Redmond, WA 98053

Location: 22312 NE 114th Street Redmond

STR: NE-33-26-06

Zoning: RA5

Parcel no: 332606-9027

Total acreage: 5.11 acres

2. The Applicants timely filed an application to King County for the Public Benefit Rating System (PBRs) program current use valuation of the property to begin in 2025. As required by law, notification of the application occurred.

3. 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. *Italics* represents a category an applicant did not request an award for, but that DNRP nonetheless concludes is warranted.)

PBRs categories:	<u>Open Space Resources</u>	
	Buffer to public or current use classified land	3
	Forest stewardship land	5
	<i>Surface water quality buffer</i>	5
	Watershed protection area	5
	<hr/> Total	<hr/> 18

The DNRP-recommended score of 18 points results in a current use valuation of 30% of assessed value for the enrolled portion of the property.

4. As to the land area recommended for PBRS enrollment, the Applicants requested 4.0 acres and DNRP recommends 4.0 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. Note: Because the forest stewardship land category requires a minimum of four acres of native forest cover, and the Applicants are only enrolling exactly four acres, if the Assessor were to downwardly adjust the parcel size, the Applicants and DNRP would need to ensure that at least four acres of native forest cover remain after the adjustment, or—if the adjustment drops the native forest cover total below four—make modifications to boost the total back up to four.
5. Except as modified herein, we find the facts set forth in DNRP's preliminary report and testimony at the February 27, 2025, 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.
6. Approval of 18 points and a current use valuation of 30% of assessed value for 4.00 acres is 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:

APPROVE a current use valuation of 30% of assessed value for the 4.00-acre enrolled portion of the property.

DATED March 26, 2025.



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 *April 21, 2025*, 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 27, 2025, HEARING ON THE APPLICATION OF FRED AND HENRLET SCHAPELHOUMAN, FILE NO. E24CT013

David Spohr was the Hearing Examiner in this matter. Bill Bernstein participated in the hearing.

The following exhibits were offered and entered into the hearing 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