

June 2, 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. **E25CT031**
Proposed ordinance no. **2026-0096**
Parcel no. **212507-9051**

KERRY AND SARAH DOCHOW

Application for Current Use Assessment under the Public Benefit Rating System

Location: 31515 NE Tolt Hill Road, Carnation

Applicants: **Kerry and Sarah Dochow**
31515 NE Tolt Hill Road
Carnation, WA 98014
Telephone: (425) 205-3555
Email: kerry_dochow@hotmail.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
Email: bill.bernstein@kingcounty.gov

SUMMARY OF RECOMMENDATIONS:

Department's Recommendation: Approve 5.40 acres for 50% reduction in appraised value.

Examiner's Recommendation: Approve 5.40 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. E25CT031, to the Examiner.

The Examiner conducted a remote public hearing on the application on May 28, 2026. Bill Bernstein, representing DNRP, presented the application and DNRP's recommendation. Applicants Kerry and Sarah Dochow did not participate.

FINDINGS AND CONCLUSIONS:

1. Except as modified herein, the facts set forth in DNRP's staff report and testimony at the May 28, 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 31515 NE Tolt Hill Road, Carnation, Parcel No. 212507-9051, owned by the Applicants Kerry and Sarah Dochow.
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. The property is currently participating 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.
6. A list of the PBRs Open Space Resource categories 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.

PBRs categories:	Farm and agricultural conservation land	5
	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 where points are recommended is discussed below.

7. **Farm and agricultural conservation land - 5 points.** The property contains approximately five acres of traditional farmland that is being managed according to an approved King Conservation District farm management plan (Exhibit 6).

8. **Contingencies, Conditions, and Requirements.**

A. The Examiner incorporates all conditions and requirements identified in the PBRS Staff Report. Ex. 1.

9. **Enrollment Acreage.** The Applicants requested 5.43 acres and DNRP recommends 5.40 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.)
10. Approval of 5 points for a 50% reduction in the appraised value of 5.40 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 credit for the "farm and agricultural conservation land" category on 5.40 acres of parcel 212507-9051 for a 50% reduction in the assessed value of the enrolled portion of the property. Approval should be subject to any conditions and requirements listed herein or incorporated from the DNRP staff report.

DATED June 2, 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 **June 26, 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 MAY 28, 2026, HEARING ON THE APPLICATION OF KERRY
AND SARAH DOCHOW, FILE NO. E25CT031**

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