

June 12, 2024

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

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

SUBJECT: Department of Natural Resources and Parks file no. **E23CT025**  
Proposed ordinance no. **2024-0132**  
Parcel no. **052206-9024**

**JOHN AND MINDI NARDELLA**

Open Space Taxation Application (Public Benefit Rating System)

Location: 19824 SE 206th Street, Maple Valley

Applicants: **John and Mindi Nardella**  
19824 SE 206th Street  
Maple Valley, WA 98038  
Telephone: (206) 349-7864  
Email: [jpnardella@gmail.com](mailto:jpnardella@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: Contingently approve 8.72 acres for 50% of assessed value  
Examiner's Recommendation: Contingently approve 8.72 acres for 50% of assessed value

**PRELIMINARY REPORT:**

On May 17, 2024, the Department of Natural Resources and Parks (DNRP) submitted its report on file no. E23CT025 to the Examiner.

**PUBLIC HEARING:**

After reviewing the preliminary report and examining available information on file with the application, the Examiner conducted a remote public hearing on the application on May 29, 2024. 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 Examiner’s Office.

**FINDINGS AND CONCLUSIONS:**

1. General Information:
 

Owners:	John and Mindi Nardella 19824 SE 206th Street Maple Valley, WA 98038
Location:	19824 SE 206th Street, Maple Valley
STR:	SW-05-22-06
Zoning:	RA5
Parcel no:	052206-9024
Total acreage:	9.88 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 2024. As required by law, notification of the application occurred.
3. Approval is contingent on submittal to DNRP of a King Conservation District-approved farm management plan by **December 31, 2024**. Because the property is not eligible for any other PBRS resource category, failure to qualify as farm and agricultural conservation land precludes the property from enrolling in PBRS. Conversely, qualification for this category will result in a current use valuation of 50% of assessed value for the enrolled portion of the property.
4. As to the land area recommended for PBRS enrollment, the Applicants requested 8.88 acres and DNRP recommends 8.72 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.)
5. Except as modified herein, we find the facts set forth in DNRP’s preliminary report and testimony at the May 29, 2024, 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. Contingent approval of five points and a current use valuation of 50% of assessed value for 8.72 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 50% of assessed value for the 8.72-acre enrolled portion of the property, CONTINGENT on submittal to DNRP of a King Conservation District-approved farm management plan by **December 31, 2024**.

DATED June 12, 2024.



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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 **July 8, 2024**, 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 the next appeal steps.

**MINUTES OF THE MAY 29, 2024, HEARING ON THE APPLICATION OF JOHN  
AND MINDI NARDELLA, FILE NO. E23CT025**

David Spohr was the Hearing Examiner in this matter. Megan Kim participated in the hearing. The following exhibits were offered and entered into the hearing record:

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|---------------|---|
| 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  |