



## KING COUNTY

1200 King County Courthouse  
516 Third Avenue  
Seattle, WA 98104

### Signature Report

#### Ordinance 19903

**Proposed No.** 2025-0004.2

**Sponsors** Upthegrove

1           AN ORDINANCE concurring with the recommendation of  
2           the hearing examiner to approve, subject to conditions, the  
3           application for public benefit rating system assessed  
4           valuation for open space submitted by Ernest and Loralynn  
5           Antin for property located at 24233 SE 164th Street,  
6           Issaquah WA, designated department of natural resources  
7           and parks, water and land resources division file no.  
8           E24CT008.

9           BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

10          SECTION 1. This ordinance does hereby adopt and incorporate herein as its  
11          findings and conclusions the findings and conclusions contained in Attachment A to this  
12          ordinance, the report and recommendation of the hearing examiner dated February 4,  
13          2025, to approve subject to conditions, the application for public benefit rating system  
14          assessed valuation for open space submitted by Ernest and Loralynn Antin for property  
15          located at 24233 SE 164th Street, Issaquah WA, designated department of natural  
16          resources and parks, water and land resources division file no. E24CT008. The council

Ordinance 19903

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17 does hereby adopt as its action the recommendation or recommendations contained in the  
18 examiner's report.

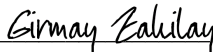
19

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Ordinance 19903 was introduced on 1/7/2025 and passed by the Metropolitan King  
County Council on 3/18/2025, by the following vote:

Yes: 9 - Balducci, Barón, Dembowski, Dunn, Mosqueda, Perry,  
Quinn, von Reichbauer and Zahilay

KING COUNTY COUNCIL  
KING COUNTY, WASHINGTON

Signed by:  
  
1AEA3C5077F8485...  
Girmay Zahilay, Chair

ATTEST:

DocuSigned by:  
  
8DE1BB375AD3422...  
Melani Hay, Clerk of the Council

**Attachments:** A. Hearing Examiner Report Dated February 4, 2025

Ordinance 19903

February 4, 2025

**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  
METROPOLITAN KING COUNTY COUNCIL**

SUBJECT: Department of Natural Resources and Parks file no. **E24CT008**  
Proposed ordinance no. **2025-0004**  
Parcel no. **272306-9001**

**ERNEST AND LORALYNN ANTIN**

Open Space Taxation Application (Public Benefit Rating System)

Location: 24233 SE 164th Street, Issaquah WA

Applicants: **Ernest and Loralynn Antin**  
24233 SE 164th Street  
Issaquah, WA 98027  
Telephone: (206) 778-3014  
Email: 7antins@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  
Email: bill.bernstein@kingcounty.gov

**SUMMARY OF RECOMMENDATIONS:**

Department's Recommendation: Approve 4.35 acres for 50% of assessed value  
Conditionally approve an additional 1.6 acres, also at 50%  
of assessed value

Examiner's Recommendation: Approve 4.35 acres for 50% of assessed value  
Conditionally approve an additional 1.6 acres, also at 50% of  
assessed value

## PRELIMINARY REPORT:

On January 9, 2025, the Department of Natural Resources and Parks (DNRP) submitted its report on file no. E24CT008 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 January 23, 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:        | Ernest and Loralynn Antin<br>24233 SE 164th Street<br>Issaquah, WA 98027 |
| Location:      | 24233 SE 164th Street, Issaquah WA                                       |
| STR:           | NE 23-27-06                                                              |
| Zoning:        | RA5                                                                      |
| Parcel no:     | 272306-9001                                                              |
| Total acreage: | 10.90 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. The Applicants have already completed an approved forest stewardship plan. They are entitled to the five points that come with the forest stewardship land category for the currently forested/managed portion of their property. Five points reduces the assessed valuation for those 4.35 acres by 50%. (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.)
4. The twist here is that the Applicants would like to enroll at least a portion of the bottom 1.60 acres of their property, also by the forest stewardship land category. However, that is the area through which Bonneville Power Administration runs transmission lines and has an easement. Given Bonneville's normal requirements to "keep these rights-of-way clear of trees [and] brush," to maintain at least 25 feet of [vertical] clearance from the top of any vegetation to the wires' lowest point, and to maintain 50 feet of [horizontal] clearance from even the base of the poles—explicitly including free from vegetation—it would seem an uphill climb for any applicant to carve out the "contiguous forestland"

required to meet the forest stewardship land category. But there is no reason not to allow Applicants to give it a chance if they wish to.

5. If, by **December 1, 2025**, the Applicants provide DNRP with (a) a plan to restore and reforest that area within the following three years and (b) written documentation from Bonneville supporting that work, DNRP may administratively award forest stewardship land category credit for those areas, bringing that area into the program.
6. Approval of five points and a current use valuation of 50% of assessed value for 4.35 acres, and conditional approval of 1.6 additional acres at the same valuation, are 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:

1. APPROVE a current use valuation of 50% of assessed value for the 4.35-acre enrolled portion of the property.
2. CONDITIONALLY APPROVE a current use valuation of 50% for up to an additional 1.6 acres if, by **December 1, 2025**, the Applicants provide DNRP with (a) a plan to restore and reforest that area within the following three years and (b) written documentation from Bonneville supporting that work.

DATED February 4, 2025.



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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 ***February 28, 2025***, 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 JANUARY 23, 2025, HEARING ON THE APPLICATION OF ERNEST AND LORALYNN ANTIN, FILE NO. E24CT008

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                                              |

## Certificate Of Completion

Envelope Id: A71E0E71-A31C-450B-AE24-863A3C91C1F3

Status: Completed

Subject: Complete with Docusign: Ordinance 19903.docx, Ordinance 19903 Attachment A.pdf

Source Envelope:

Document Pages: 2

Signatures: 2

Envelope Originator:

Supplemental Document Pages: 4

Initials: 0

Cherie Camp

Certificate Pages: 5

AutoNav: Enabled

401 5TH AVE

Envelopeld Stamping: Enabled

SEATTLE, WA 98104

Time Zone: (UTC-08:00) Pacific Time (US & Canada)

Cherie.Camp@kingcounty.gov

IP Address: 198.49.222.20

## Record Tracking

Status: Original

Holder: Cherie Camp

Location: DocuSign

3/19/2025 10:17:08 AM

Cherie.Camp@kingcounty.gov

Security Appliance Status: Connected

Pool: FedRamp

Storage Appliance Status: Connected

Pool: King County-Council

Location: Docusign

## Signer Events

Girmay Zahilay

girmay.zahilay@kingcounty.gov

Security Level: Email, Account Authentication (None)

## Signature

Signed by:

*Girmay Zahilay*  
1AEA3C5077F8485...

## Timestamp

Sent: 3/19/2025 10:18:28 AM

Viewed: 3/19/2025 11:26:56 AM

Signed: 3/19/2025 11:27:06 AM

Signature Adoption: Pre-selected Style

Using IP Address: 71.227.166.164

## Electronic Record and Signature Disclosure:

Accepted: 3/19/2025 11:26:56 AM

ID: cda1ad88-71e8-4832-930e-2084fd0f82cd

Melani Hay

melani.hay@kingcounty.gov

Clerk of the Council

King County Council

Security Level: Email, Account Authentication (None)

DocuSigned by:

*Melani Hay*  
8DE1BB375AD3422...

Sent: 3/19/2025 11:27:07 AM

Viewed: 3/19/2025 11:38:55 AM

Signed: 3/19/2025 11:39:11 AM

Signature Adoption: Pre-selected Style

Using IP Address: 198.49.222.20

## Electronic Record and Signature Disclosure:

Accepted: 9/30/2022 11:27:12 AM

ID: 639a6b47-a4ff-458a-8ae8-c9251b7d1a1f

## In Person Signer Events

## Signature

## Timestamp

## Editor Delivery Events

## Status

## Timestamp

## Agent Delivery Events

## Status

## Timestamp

## Intermediary Delivery Events

## Status

## Timestamp

## Certified Delivery Events

## Status

## Timestamp

## Carbon Copy Events

## Status

## Timestamp

## Witness Events

## Signature

## Timestamp

## Notary Events

## Signature

## Timestamp

| Envelope Summary Events                    | Status           | Timestamps            |
|--------------------------------------------|------------------|-----------------------|
| Envelope Sent                              | Hashed/Encrypted | 3/19/2025 10:18:28 AM |
| Certified Delivered                        | Security Checked | 3/19/2025 11:38:55 AM |
| Signing Complete                           | Security Checked | 3/19/2025 11:39:11 AM |
| Completed                                  | Security Checked | 3/19/2025 11:39:11 AM |
| Payment Events                             | Status           | Timestamps            |
| Electronic Record and Signature Disclosure |                  |                       |

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If you decide to receive notices and disclosures from us electronically, you may at any time change your mind and tell us that thereafter you want to receive required notices and disclosures only in paper format. How you must inform us of your decision to receive future notices and disclosure in paper format and withdraw your consent to receive notices and disclosures electronically is described below.

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If you elect to receive required notices and disclosures only in paper format, it will slow the speed at which we can complete certain steps in transactions with you and delivering services to you because we will need first to send the required notices or disclosures to you in paper format, and then wait until we receive back from you your acknowledgment of your receipt of such paper notices or disclosures. Further, you will no longer be able to use the DocuSign system to receive required notices and consents electronically from us or to sign electronically documents from us.

### **All notices and disclosures will be sent to you electronically**

Unless you tell us otherwise in accordance with the procedures described herein, we will provide electronically to you through the DocuSign system all required notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you during the course of our relationship with you. To reduce the chance of you inadvertently not receiving any notice or disclosure, we prefer to provide all of the required notices and disclosures to you by the same method and to the same address that you have given us. Thus, you can receive all the disclosures and notices electronically or in paper format through the paper mail delivery system. If you do not agree with this process, please let us know as described below. Please also see the paragraph immediately above that describes the consequences of your electing not to receive delivery of the notices and disclosures electronically from us.

### **How to contact King County-Department of 02:**

You may contact us to let us know of your changes as to how we may contact you electronically, to request paper copies of certain information from us, and to withdraw your prior consent to receive notices and disclosures electronically as follows:

To contact us by email send messages to: [cipriano.dacanay@kingcounty.gov](mailto:cipriano.dacanay@kingcounty.gov)

### **To advise King County-Department of 02 of your new email address**

To let us know of a change in your email address where we should send notices and disclosures electronically to you, you must send an email message to us at [cipriano.dacanay@kingcounty.gov](mailto:cipriano.dacanay@kingcounty.gov) and in the body of such request you must state: your previous email address, your new email address. We do not require any other information from you to change your email address.

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To inform us that you no longer wish to receive future notices and disclosures in electronic format you may:

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- ii. send us an email to [cipriano.dacanay@kingcounty.gov](mailto:cipriano.dacanay@kingcounty.gov) and in the body of such request you must state your email, full name, mailing address, and telephone number. We do not need any other information from you to withdraw consent.. The consequences of your withdrawing consent for online documents will be that transactions may take a longer time to process..

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The minimum system requirements for using the DocuSign system may change over time. The current system requirements are found here: <https://support.docusign.com/guides/signer-guide-signing-system-requirements>.

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To confirm to us that you can access this information electronically, which will be similar to other electronic notices and disclosures that we will provide to you, please confirm that you have read this ERSD, and (i) that you are able to print on paper or electronically save this ERSD for your future reference and access; or (ii) that you are able to email this ERSD to an email address where you will be able to print on paper or save it for your future reference and access. Further, if you consent to receiving notices and disclosures exclusively in electronic format as described herein, then select the check-box next to ‘I agree to use electronic records and signatures’ before clicking ‘CONTINUE’ within the DocuSign system.

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- Until or unless you notify King County-Department of 02 as described above, you consent to receive exclusively through electronic means all notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you by King County-Department of 02 during the course of your relationship with King County-Department of 02.