

March 13, 2025

**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. **E24CT011**  
Proposed ordinance no. **2025-0041**  
Parcel nos. **727310-0151, 727310-0152, and 727310-0153**

**ANNA MITROS AND SETH LAFORGE**

Open Space Taxation Application (Public Benefit Rating System)

Location: 12003 184th Avenue SE, Redmond

Applicants: **Anna Mitros & Seth LaForge**  
12003 184th Ave NE  
Redmond, WA 98052  
Telephone: (206) 619-1500  
Email: [aniaseth@ofb.net](mailto:aniaseth@ofb.net)

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: Contingently approve 2.17 acres for 50% of assessed value  
Examiner's Recommendation: Contingently approve 2.17 acres for 50% of assessed value

## PRELIMINARY REPORT:

On February 11, 2025, the Department of Natural Resources and Parks (DNRP) submitted its report on file no. E24CT011 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 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 Examiner's Office.

## FINDINGS AND CONCLUSIONS:

## 1. General Information:

Owners:	Anna Mitros and Seth LaForge 12003 184th Ave NE Redmond, WA 98052
Location:	12003 184th Avenue SE, Redmond
STR:	SW-20-26-06
Zoning:	RA5
Parcel nos.:	727310-0151, 727310-0152, and 727310-0153
Total acreage:	4.77 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. Any ~~strike through~~ represents a category an applicant requested an award for but that DNRP disagrees is warranted. And any \*asterisk\* represents a category where DNRP finds an award is warranted, but only if certain contingencies or conditions are met.)

PBRS categories:	<u>Open Space Resources</u>	
	Aquifer protection area	5*
	<del>Rural stewardship land</del>	0
	<u>Bonus Categories</u>	
	Resource restoration	5*
	<hr/> Total	<hr/> 10

The DNRP-recommended score of 10 *contingent* points would result in a current use valuation of 50% of assessed value for the enrolled portion of the property.

4. Because of extensive invasive vegetation in the area proposed for enrollment (mostly holly and Himalayan blackberry), the property currently does not meet the aquifer protection area category requirement of “a plant community in which native plants are dominant.” KCC 20.36.100.C.2. However, even if the proposed open space area does not currently have a plant community in which native plants are dominant, the aquifer protection area category requirements can be satisfied with “a plan for revegetation... submitted and approved by [DNRP and] implemented according to the plan’s proposed schedule of activities. *Id.*
5. Thus, enrollment in PBRS is contingent on submittal, by **November 1, 2025**, of a resource restoration plan (that addresses controlling invasive species and planting some native shrubs and trees), and subsequent DNRP approval of that plan by **December 31, 2025**. Successful completion of that will meet both the aquifer protection area (five points) and resource restoration (five more points) criteria, resulting in a current use valuation of 50% of assessed value for the enrolled portion of the property.
6. As to the land area recommended for PBRS enrollment, the Applicants seek to enroll 2.20 acres of parcel 727310-0153, and DNRP recommends 2.17 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: the Applicants listed 727310-0151 and 727310-0152 on their application (which is why we list those two parcels in this report and recommendation). However, the Applicants did not request acreage for those two parcels, nor does DNRP concludes any areas on those properties would qualify.
7. 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.
8. Award under all categories must be conditioned upon the control and removal of invasive plant species on the property within a three-year period. Such control and removal is mandatory for the property to qualify as credited open space. Failure to meet this condition will cause disenrollment of the property from the PBRS program.
9. Approval of 10 points and a current use valuation of 50% of assessed value for 2.17 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 a 2.17-acre enrolled portion of 727310-0153, CONTINGENT on submittal, by **November 1, 2025**, of a resource restoration plan, and subsequent DNRP approval of that plan by **December 31, 2025**.

DATED March 13, 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 **April 7, 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 FEBRUARY 27, 2025, HEARING ON THE APPLICATION OF  
ANNA MITROS AND SETH LAFORGE,  
FILE NO. E24CT011**

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:

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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  |