



**KING COUNTY**

1200 King County Courthouse  
516 Third Avenue  
Seattle, WA 98104

**Signature Report**

**Ordinance 19434**

**Proposed No. 2022-0059.2**

**Sponsors Balducci**

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 Shixu Li and Yuexi  
5           Mao for property located at 8100 428th Avenue SE,  
6           Snoqualmie, WA, designated department of natural  
7           resources and parks, water and land resources division file  
8           no. E21CT016.

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 April 7, 2022,  
13 to approve subject to conditions, the application for public benefit rating system assessed  
14 valuation for open space submitted by Shixu Li and Yuexi Mao for property located at  
15 8100 428th Avenue SE, Snoqualmie, WA, designated department of natural resources  
16 and parks, water and land resources division file no. E21CT016. The council does

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

Ordinance 19434 was introduced on 2/22/2022 and passed by the Metropolitan King County Council on 5/10/2022, by the following vote:

Yes: 9 - Balducci, Dembowski, Dunn, Kohl-Welles, Perry, McDermott, Upthegrove, von Reichbauer and Zahilay

KING COUNTY COUNCIL  
KING COUNTY, WASHINGTON

DocuSigned by:

*Claudia Balducci*

7E1C273CE9994B6...

Claudia Balducci, Chair

ATTEST:

DocuSigned by:

*Melani Pedroza*

8DE1BB375AD3422...

Melani Pedroza, Clerk of the Council

**Attachments:** A. Hearing Examiner Report dated April 7, 2022

Ordinance 19434

April 7, 2022

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

King County Courthouse  
516 Third Avenue Room 1200  
Seattle, Washington 98104  
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. **E21CT016**  
Proposed ordinance no. **2022-0059**  
Parcel nos. **3424089019 and 3424089092**

**SHIXU LI AND YUEXI MAO**

Open Space Taxation Application (Public Benefit Rating System)

**Location:** 8100 428th Avenue SE, Snoqualmie

**Applicants:** **Shixu Li and Yuexi Mao**  
8100 428th Avenue SE  
Snoqualmie, WA 98065  
Telephone: (206) 321-9687  
Email: shixuli@hotmail.com

**King County:** Department of Natural Resources and Parks  
*represented by* **Bill Bernstein**  
201 S. Jackson Street  
Suite 5600  
Seattle, WA 98104  
Telephone: (206) 477-4643

**SUMMARY OF RECOMMENDATIONS:**

Department's Recommendation:	Approve 16.14 acres for 50% of assessed value
Examiner's Recommendation:	Approve 16.14 acres for 50% of assessed value

PRELIMINARY REPORT:

On March 11, 2022, the Department of Natural Resources and Parks (DNRP) submitted its report on file no. E21CT016 to the Examiner.

PUBLIC HEARING:

After reviewing the preliminary report and examining available information on file with the application, the Examiner conducted a Zoom public hearing on the application on March 24, 2022.

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:	Shixu Li and Yuexi Mao 8100 428th Avenue SE Snoqualmie, WA 98065
Location:	8100 428th Avenue SE, Snoqualmie
STR:	NE 34-24-08
Zoning:	RA10
Parcel nos.:	3424089019 and 3424089092
Total acreage:	29.64 acres


2. The Applicant timely filed an application to King County for the Public Benefit Rating System (PBRS) program current use valuation of the property to begin in 2022. As required by law, notification of the application occurred.
3. This is a simple application. The property contains 16.14 acres of traditional farmland, managed according to an approved King Conservation District farm management plan. While progress reports will annually be required, there is no question that, as of today, those 16.14 acres are eligible for five points under the farm and agricultural conservation land category. And those five points 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 Applicant requested 23 acres and DNRP recommends 16.14 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, the facts set forth in DNRP’s preliminary report and testimony at the March 24, 2022, public hearing are correct and incorporated herein by reference. Copies of this report and DNRP’s report will be provided to the Metropolitan King County Council for final approval.

6. Approval of five points and a current use valuation of 50% of assessed value for 16.14 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 16.14-acre enrolled portion of the property.

DATED April 7, 2022.



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David Spohr  
Hearing Examiner

**NOTICE OF RIGHT TO APPEAL**

A person appeals an Examiner recommendation by following the steps described in KCC 20.22.230, including filing with the Clerk of the Council a sufficient appeal statement and a \$250 appeal fee (check payable to the King County FBOD). Appeal statements may refer only to facts contained in the hearing record; new facts may not be presented on appeal. KCC 20.22.230 also requires that the appellant provide copies of the appeal statement to the Examiner and to any named parties listed on the front page of the Examiner's recommendation.

Prior to the close of business (4:30 p.m.) on *May 2, 2022*, an electronic copy of the appeal statement must be sent to [Clerk.Council@kingcounty.gov](mailto:Clerk.Council@kingcounty.gov) and a paper copy of the appeal statement must be delivered to the Clerk of the Council's Office, Room 1200, King County Courthouse, 516 Third Avenue, Seattle, Washington 98104. Prior mailing is not sufficient if actual receipt by the Clerk does not occur within the applicable time period. If the Office of the Clerk is not officially open on the specified closing date, delivery prior to the close of business on the next business day is sufficient to meet the filing requirement.

Unless both a timely and sufficient appeal statement and filing fee are filed by *May 2, 2022*, the Clerk of the Council shall place on the agenda of the next available Council meeting a proposed ordinance implementing the Examiner's recommended action. At that meeting the Council may adopt the Examiner's recommendation, defer action, refer the matter to a Council committee, or remand to the Examiner for further hearing or further consideration.

If a timely and sufficient appeal statement and filing fee are filed by *May 2, 2022*, the Examiner will notify all parties and interested persons and provide information about “next steps.”

**MINUTES OF THE MARCH 24, 2022, HEARING ON THE APPLICATION OF  
SHIXU LI AND YUEXI MAO, FILE NO. E21CT016**

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: 4386CEC208D24BFC9D63F5EDFF449AB4	Status: Completed
Subject: Please DocuSign: Ordinance 19434.docx, Ordinance 19434 Attachment A.pdf	
Source Envelope:	
Document Pages: 2	Signatures: 2
Supplemental Document Pages: 4	Initials: 0
Certificate Pages: 2	Envelope Originator:
AutoNav: Enabled	Cherie Camp
Envelopeld Stamping: Enabled	401 5th Ave
Time Zone: (UTC-08:00) Pacific Time (US & Canada)	Suite 100
	Seattle, WA 98104
	Cherie.Camp@kingcounty.gov
	IP Address: 198.49.222.20

**Record Tracking**

Status: Original	Holder: Cherie Camp	Location: DocuSign
5/11/2022 2:17:39 PM	Cherie.Camp@kingcounty.gov	
Security Appliance Status: Connected	Pool: FedRamp	
Storage Appliance Status: Connected	Pool: King County General (ITD)	Location: DocuSign

**Signer Events**

Claudia Balducci  
 claudia.balducci@kingcounty.gov  
 King County General (ITD)  
 Security Level: Email, Account Authentication (None)

**Signature**

DocuSigned by:  
  
 7E1C273CE9994B6...  
 Signature Adoption: Pre-selected Style  
 Signed by link sent to  
 claudia.balducci@kingcounty.gov  
 Using IP Address: 198.49.222.20

**Timestamp**

Sent: 5/11/2022 2:18:46 PM  
 Viewed: 5/13/2022 4:53:18 PM  
 Signed: 5/13/2022 4:53:33 PM

**Electronic Record and Signature Disclosure:**

Not Offered via DocuSign  
 Supplemental Documents:

Ordinance 19434 Attachment A.pdf

Viewed: 5/13/2022 4:53:22 PM  
 Read: Not Required  
 Accepted: Not Required

Melani Pedroza  
 melani.pedroza@kingcounty.gov  
 Clerk of the Council  
 King County Council  
 Security Level: Email, Account Authentication (None)

DocuSigned by:  
  
 8DE1BB375AD3422...  
 Signature Adoption: Uploaded Signature Image  
 Signed by link sent to  
 melani.pedroza@kingcounty.gov  
 Using IP Address: 198.49.222.20

Sent: 5/13/2022 4:53:33 PM  
 Viewed: 5/16/2022 7:54:19 AM  
 Signed: 5/16/2022 7:54:27 AM

**Electronic Record and Signature Disclosure:**

Not Offered via DocuSign  
 Supplemental Documents:

Ordinance 19434 Attachment A.pdf

Viewed: 5/16/2022 7:54:24 AM  
 Read: Not Required  
 Accepted: Not Required

**In Person Signer Events**

**Signature**

**Timestamp**

**Editor Delivery Events**

**Status**

**Timestamp**

**Agent Delivery Events**

**Status**

**Timestamp**

**Intermediary Delivery Events**

**Status**

**Timestamp**

<b>Certified Delivery Events</b>	<b>Status</b>	<b>Timestamp</b>
<b>Carbon Copy Events</b>	<b>Status</b>	<b>Timestamp</b>
<b>Witness Events</b>	<b>Signature</b>	<b>Timestamp</b>
<b>Notary Events</b>	<b>Signature</b>	<b>Timestamp</b>
<b>Envelope Summary Events</b>	<b>Status</b>	<b>Timestamps</b>
Envelope Sent	Hashed/Encrypted	5/11/2022 2:18:47 PM
Certified Delivered	Security Checked	5/16/2022 7:54:19 AM
Signing Complete	Security Checked	5/16/2022 7:54:27 AM
Completed	Security Checked	5/16/2022 7:54:27 AM
<b>Payment Events</b>	<b>Status</b>	<b>Timestamps</b>