

March 13, 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. **E24CT014**  
Proposed ordinance no. **2025-0033**  
Parcel no. **142202-9039**

**KERRI GRACE**

Open Space Taxation Application (Public Benefit Rating System)

Location: east and abutting 13710 SW Reddings Beach Road

Applicant: **Kerri Grace**  
19314 Beall Road SW  
Vashon, WA 98070  
Telephone: (206) 321-6695  
Email: [kerrigrace@msn.com](mailto:kerrigrace@msn.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: Approve 3.20 acres for 30% of assessed value  
Conditionally approve 3.20 acres for as little as 10% of  
assessed value

Examiner's Recommendation: Approve 3.20 acres for 30% of assessed value  
Conditionally approve 3.20 acres for as little as 10%  
of assessed value

## PRELIMINARY REPORT:

On February 11, 2025, the Department of Natural Resources and Parks (DNRP) submitted its report on file no. E24CT014 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:

Owner:	Kerri Grace 19314 Beall Road SW Vashon, WA 98070
Location:	east and abutting 13710 SW Reddings Beach Road
STR:	SE-14-22-02
Zoning:	RA10S
Parcel no:	142202-9039
Total acreage:	4.20 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 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. *Italics* represents a category an applicant did not request an award for, but that DNRP nonetheless concludes is warranted. And an \*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
	<i>Buffer to public or current use classified land</i>	3
	<i>Significant wildlife or salmonid habitat</i>	5
	<i>Watershed protection area</i>	5
	<u>Bonus Categories</u>	
	<i>Resource restoration</i>	*
	<i>Conservation easement or historic easement</i>	**
	Total	18

The DNRP-recommended score of 18 points results in a current use valuation of 30% of assessed value for the enrolled portion of the property.

4. Additional credit may be awarded administratively under the conservation easement or historic easement category, subject to recording, with the King County Recorder's Office, a County-approved conservation easement by **December 31, 2025**. Award of credit under this category will increase the point total by 18 points, boosting the total to 36 points and resulting in the lowest possible current use valuation of 10% of assessed value for the enrolled portion of the property.
5. Additional credit may also be awarded administratively under the resource restoration category, subject to submittal of a resource restoration plan by **August 1, 2025**, and subsequent DNRP approval of that plan by **October 1, 2025**. Award of credit under this category will increase the point total by 5 points. If easement credit is also awarded, resource restoration credit will not change the current use valuation (which can go no lower than 10%). However, if easement credit is *not* awarded, resource restoration credit would boost the property's point total from 18 to 23, reducing the current use valuation from 30% to 20% for the enrolled portion of the property.
6. As to the land area recommended for PBRS enrollment, the Applicant requested 3.40 acres and DNRP recommends 3.20 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.)
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. Approval of 18 points and a current use valuation of 30% of assessed value for 3.20 acres, and conditional approval of up to 23 additional points and 10% of assessed value for 3.20 acres, 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 30% of assessed value for the 3.20-acre enrolled portion of the property.
2. CONDITIONALLY APPROVE additional credit for the conservation easement or historic easement category subject to recording, with King County's Recorder's Office, a County-approved conservation easement by **December 31, 2025**. Award of credit under this category will result in a current use valuation of 10% of assessed value for the enrolled portion of the property.
3. CONDITIONALLY APPROVE additional credit for the resource restoration category, subject to submittal of a resource restoration plan by **August 1, 2025**, and subsequent DNRP approval of that plan by **October 1, 2025**. Award of credit under this category will not change the current use valuation if easement credit is also awarded; however, if easement credit is *not* awarded, resource restoration credit would reduce the current use valuation from 30% to 20% for the enrolled portion of the property.

DATED March 13, 2025.



---

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  
KERRI GRACE, FILE NO. E24CT014**

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:

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