

June 6, 2024

**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. **E23CT020**  
Proposed ordinance no. **2024-0134**  
Parcel no. **172206-9008**

**SARA AND ALEXANDER PARKER AND RICHARD KLEINKNECHT**

Open Space Taxation Application (Public Benefit Rating System)

Location: 20062 SE 232nd State, Maple Valley

Applicants: **Sara and Alex Parker and Richard Kleinknecht**  
25803 163rd Avenue SE  
Covington, WA 98042  
Telephone: (206) 353-8509  
Email: sara.kparker1@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: Approve 10.87 acres for 30% of assessed value  
Conditionally approve 10.87 acres for 10% of assessed value

Examiner's Recommendation: Approve 10.87 acres for 30% of assessed value  
Conditionally approve 10.87 acres for 10% of assessed value

## PRELIMINARY REPORT:

On May 17, 2024, the Department of Natural Resources and Parks (DNRP) submitted its report on file no. E23CT020 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 Hearing Examiner's Office.

## FINDINGS AND CONCLUSIONS:

1. General Information:
 

Owners:	Sara and Alex Parker and Richard Kleinknecht 25803 163rd Avenue SE Covington, WA 98042
Location:	20062 SE 232nd Street, Maple Valley
STR:	NW-17-22-06
Zoning:	RA5
Parcel no.:	172206-9008
Total acreage:	14.62 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. 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. A ~~strikethrough~~ represents a category an applicant requested an award for but that DNRP disagrees 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>	
	Forest stewardship land	5
	Rural open space	5
	Significant wildlife or salmonid habitat	5
	<del>Special animal site</del>	0
	<del>Surface water quality buffer</del>	0
	Watershed protection area	5
	<u>Bonus Categories</u>	
	Conservation easement or historic easement	*
	Limited public access because of resource sensitivity	**
	<hr/> Total	<hr/> 20

The DNRP-recommended score of 20 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 public access (limited because of resource sensitivity) category, subject to submittal to DNRP, by **December 31, 2024**, of letters of support from local agencies/group/schools who wish to use the property for educational purposes. Award of credit under this category will increase the point total by five, resulting in a current use valuation of 20% of assessed value for the enrolled portion of the property.
5. Additional credit may also be awarded administratively under the conservation easement or historic easement category, subject to recording of an approved conservation easement by **December 31, 2024**. Award of credit under this category will increase the point total by 18, resulting in a current use valuation of 10% of assessed value for the enrolled portion of the property, regardless of whether the property also qualifies under the public access category.
6. As to the land area recommended for PBRS enrollment, the Applicants requested 11.00 acres and DNRP recommends 10.87 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 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.
8. Approval of 20 points and 30% of assessed value for 10.87 acres, and conditional approval of up to 23 additional points and as low as 10% of assessed value for those 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 10.87-acre enrolled portion of the property.
2. CONDITIONALLY APPROVE additional credit for the public access (limited because of resource sensitivity) category, subject to submittal to DNRP, by **December 31, 2024**, of letters of support from local agencies/group/schools who wish to use the property for educational purposes. Award of credit under this category will result in a current use valuation of 20% of assessed value for the enrolled portion of the property.
3. CONDITIONALLY APPROVE additional credit under the conservation easement or historic easement category, subject to recording of an approved conservation easement by **December 31, 2024**. 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, regardless of whether the property also qualifies under the public access category.

DATED June 6, 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 1, 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 next steps in the appeal process.

**MINUTES OF THE MAY 29, 2024, HEARING ON THE APPLICATION OF SARA  
AND ALEXANDER PARKER AND RICHARD KLEINKNECHT, FILE NO.  
E23CT020**

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
Exhibit no. 6	Forest Stewardship Plan