

July 10, 2026

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

Telephone (206) 477-0860

hearingexaminer@kingcounty.gov

www.kingcounty.gov/independent/hearing-examiner

**REPORT AND RECOMMENDATION TO THE KING
COUNTY COUNCIL FOR CURRENT USE
ASSESSMENT APPLICATION**

SUBJECT: Department of Natural Resources and Parks file no. **E25CT024**
Proposed ordinance no. **2026-0151**
Parcel nos. **302407-9064, 302407-9114, and 302407-9043**

JEREMY AND KRISTIN TINDER, ET AL

Application for Current Use Assessment under the Public Benefit Rating System

Location: 6505, 6603, and 6515 282nd Avenue SE, Issaquah, WA 98027

Applicants: **Jeremy and Kristin Tinder**
6505 282nd Avenue SE
Issaquah, WA 98027
Telephone: (425) 533-4448
Email: tinderj@live.com

Applicants: **Meredith Mullaley and Gregor Bilsland**
6603 282nd Avenue SE
Issaquah, WA 98027
Telephone: (503) 805-7471
Email: merismullaley@gmail.com

Applicant: **Kathleen King**
6515 282nd Ave SE
Issaquah, WA 98027
Telephone: (425) 765-7953
Email: kking6515@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
Email: megan.kim@kingcounty.gov

SUMMARY OF RECOMMENDATIONS:

Department's Recommendation: Approve 6.37 acres for 60% reduction in appraised value.

Examiner's Recommendation: Approve 6.37 acres for 60% reduction in appraised value.

PROCEDURAL BACKGROUND:

Per Ch. 20.36 KCC, the Department of Natural Resources and Parks (DNRP) transmitted the subject application along with its Report for Property Enrollment in the Public Benefit Rating System (PBRs) File No. E25CT024, to the Examiner.

The Examiner conducted a remote public hearing on the application on June 30, 2026. Megan Kim, representing DNRP, presented the application and DNRP's recommendation. Applicants Meredith Mullaley and Kathleen King also participated.

FINDINGS AND CONCLUSIONS:

1. Except as modified herein, the facts set forth in DNRP's staff report and testimony at the June 30, 2026, public hearing are correct and incorporated here by reference. We will provide copies of this report and DNRP's staff report to the King County Council for final action.
2. The property at issue is at 6505, 6603, and 6515 282nd Avenue SE, Issaquah, WA 98027, Parcel Nos. 302407-9064, 302407-9114, and 302407-9043, owned by the Applicants Meredith Mullaley and Gregor Bilsland, Jeremy and Kristin Tinder, and Kathleen King.
3. The Applicants timely filed an application with King County for current use assessment of the above identified property under the PBRs to begin in 2026.
4. Timely and proper legal notice of the public hearing on the application was provided.
5. A list of the PBRs Open Space Resource categories identified by DNRP as relevant to the property are provided below. Categories that DNRP determined were eligible (or eligible with contingencies) for credit are assigned the applicable number of points. In this case DNRP also recommended credit for a "bonus" category as indicated below.

PBRS categories:	Forest stewardship	*
	Rural open space	5
	Significant wildlife or fish habitat	5
<u>Bonus:</u>		
	Contiguous parcels under separate ownership	4
	Total points awarded	14

The DNRP-recommended score of 14 points results in a 60% reduction in the appraised value of the enrolled portion of the property. Each category where points are recommended is discussed below.

6. **Rural open space – 5 points.** To be eligible for this category, a property must be located in the rural area and be enrolling at least five acres of native vegetation. The three parcels are in the rural area and contain nearly six acres of contiguous forested open space, which meets the category threshold.
7. **Significant wildlife or salmonid habitat – 5 points.** A site visit by DNRP staff indicates that the parcels contains foraging and nesting habitat for numerous wildlife species, including the pileated woodpecker, which is identified in King County’s Comprehensive Plan as a Species of Local Importance (E-328(e)). Staff made visual observations of pileated woodpeckers actively utilizing the property (nesting cavities and an active Pileated woodpecker). Award of this category is consistent with habitat as defined by KCC 20.36.100, section B.15.a (1).
8. **Bonus: Contiguous parcels under separate ownership – 4 points.** The application includes three parcels of land owned by different owners. The contiguous open space portions of each enrolling parcel contain the same PBRS resources. Based on the number of owners, award for this category would result in the addition of four points.
9. **Contingencies, Conditions, and Requirements.**
 - A. An additional 5 points may be awarded administratively for the “Forest Stewardship Land” category. The property contains over four acres of contiguous forestland.
 - B. Qualification for this category is contingent on submittal of individual or joint King Conservation District-approved forest stewardship plans by November 1, 2026, and approved by the department on or before December 31, 2026, then credit for this category should be awarded administratively.
 - C. Award of credit under this category would increase the point total to 18 points, resulting in a current use valuation of 70% of assessed value for the enrolled portion of the property.
 - D. The Examiner incorporates all conditions and requirements identified in the PBRS Staff Report. Ex. 1.

10. **Enrollment Acreage.** The Applicants requested over 6 acres and DNRP recommends 6.37 acres of the subject property be enrolled in the PBRs program. (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.)
11. Approval of 14 points and a current use valuation of 40% of assessed value for 6.37 acres, and conditional approval of 5 additional points and 30% of assessed value for 6.37 acres, is consistent with Ch. 20.36 KCC 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 credit for the above listed open space categories, on 6.37 acres of parcels 302407-9064, 302407-9114, and 302407-9043, for a current use valuation of 40% of assessed value for the enrolled portion of the property. Approval should be subject to any conditions and requirements listed herein or incorporated from the DNRP staff report.
2. CONDITIONALLY APPROVE additional credit for the "forest stewardship land" category, subject to submittal of a King County Conservation District approved forest management plan by November 1, 2026. Award of credit under this category will increase the point total by 5 points, resulting in a current use valuation of 30% of assessed value for the enrolled portion of the property.

DATED July 10, 2026.

A handwritten signature in black ink, appearing to read 'Devon Shannon', with a long horizontal line extending to the right.

Devon Shannon
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 **August 3, 2026**, an electronic appeal statement must be sent to Clerk.Council@kingcounty.gov, to 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 JUNE 30, 2026, HEARING ON THE APPLICATION OF JEREMY AND KRISTIN TINDER, ET AL, FILE NO. E25CT024

Devon Shannon was the Hearing Examiner in this matter. A verbatim recording of the hearing is available in the Hearing Examiner's Office.

The following exhibits were offered by DNRP and entered into the record:

Exhibit no. 1	DNRP staff report
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