

April 17, 2026

**OFFICE OF THE HEARING EXAMINER
KING COUNTY, WASHINGTON**
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**REPORT AND RECOMMENDATION TO THE KING
COUNTY COUNCIL FOR CURRENT USE
ASSESSMENT APPLICATION**

SUBJECT: Department of Natural Resources and Parks file no. **E25CT034**
Proposed ordinance no. **2026-0044**
Parcel no. **152506-9027**

LINA TONG

Application for Current Use Assessment under the Public Benefit Rating System

Location: 5617 236th Avenue NE, Redmond

Applicant: **Lina Tong**
5617 236th Avenue NE
Redmond, WA 98053
Telephone: (425) 269-0353
Email: linacouv@gmail.com

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
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SUMMARY OF RECOMMENDATIONS:

Department's Recommendation: Approve 1.82 acres for 50% reduction in appraised value.
Examiner's Recommendation: Approve 1.82 acres for 50% 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. E25CT034, to the Examiner.

The Examiner conducted a remote public hearing on the application on April 9, 2026. Bill Bernstein, representing DNRP, presented the application and DNRP's recommendation. Applicant Lina Tong did not participate.

FINDINGS AND CONCLUSIONS:

1. Except as modified herein, the facts set forth in DNRP's staff report and testimony at the April 9, 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 5617 236th Avenue NE, Redmond, Parcel No. 152506-9027, owned by the Applicant Lina Tong.
3. The Applicant 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. Ex 3.
5. A list of the PBRS Open Space Resource categories requested by the Applicant and identified by DNRP as relevant to the property are provided below. Categories that DNRP determined were eligible for credit are assigned the applicable number of points. In this case DNRP also notes the potential for the property to qualify for the "farm and agricultural conservation land" category if the Applicant meets certain contingencies.

PBRS categories:	Farm and agricultural conservation land	*
	Forest stewardship land	0
	Rural open space	0
	Rural stewardship land	0
	Significant plant or ecological site	0
	Significant wildlife or fish habitat	5
	Surface water quality buffer	5
	<hr/> Total points awarded	<hr/> 10

The DNRP-recommended score of 10 points results in a 50% reduction in the appraised value of the enrolled portion of the property. Each category where points are recommended is discussed below.

6. **Farm and agricultural conservation land - 5 points.** The property consists of 1.05 acres of traditional farmland. To be eligible to receive credit for this category and enroll this additional acreage in PBRS, an approved farm management plan must be implemented. At this time, credit for this category cannot be recommended because a plan has not been provided or approved by King Conservation District. However, if a farm management plan is received by the department **on or before December 31, 2026**, then credit for this category should be administratively awarded. Award of this category would also require an annual progress report from the landowner.
7. **Significant wildlife or salmonid habitat – 5 points.** After a site visit, program staff concluded that areas of forest on the property provide habitat for numerous wildlife species, including foraging and nesting habitat for the pileated woodpecker, which is identified in King County’s Comprehensive Plan as a Species of Local Importance (E-328(e)). Award of this category is consistent with habitat as defined by KCC 20.36.100, section B.15.a(1).
8. **Surface water quality buffer – 5 points.** In order to be eligible for this category, the participating land must provide a buffer greater than 1.5 times that required (or 300 feet) for five points to be awarded. On this property, a Type F stream bisects the southwest corner of the property. As required by county code (KCC 21A.24.358.B), the buffer width required for Type F waters is 200 feet. The owner is providing a qualifying buffer of native vegetation to the east of this stream that averages 325 feet in width, which qualifies for 5 points in this category.
9. Contingencies, Conditions, and Requirements.
 - A. If the applicant timely submits a farm management plan, consistent with the requirements herein and in the Staff Report, 5 points of additional credit may be awarded administratively under the farm and agricultural conservation land category.
 - B. Award of credit under this category will result in a total of 15 points for the property, which will not change the current use valuation. However, it would increase the acreage enrolled in the program to include an additional 1.05 acres.
 - C. The Examiner incorporates all conditions and requirements identified in the PBRS Staff Report. Ex. 1.
10. Enrollment Acreage. The Applicant requested 1.25 acres and DNRP recommends 1.82 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 10 points and a current use valuation of 50% of assessed value for 1.82 acres, and conditional approval of 5 additional points and 2.87 acres enrolled, 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 “significant wildlife habitat” and “surface water quality buffer categories” on 1.82 acres on parcel 152506-9027, for a current use valuation of 50% 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 “farm and agricultural conservation land” category, subject to submittal of a King County Conservation District approved farm management plan by December 31, 2026. Award of credit under this category will increase the point total by 5 points, increasing the acreage enrolled at 50% valuation to 2.87 acres.

DATED April 17, 2026.



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 **May 11, 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 APRIL 9, 2026, HEARING ON THE APPLICATION OF LINA
TONG, FILE NO. E25CT034**

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:

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| 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 |