



KING COUNTY

1200 King County Courthouse
516 Third Avenue
Seattle, WA 98104

Signature Report

Ordinance 19992

Proposed No. 2025-0069.2

Sponsors Zahilay

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 Carolyn Stemshorn
5 and Sean Klonos for property located at 25834 348th
6 Avenue SE, Ravensdale, WA, designated department of
7 natural resources and parks, water and land resources
8 division file no. E24CT020.

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 October 2,
13 2025, to approve subject to conditions, the application for public benefit rating system
14 assessed valuation for open space submitted by Carolyn Stemshorn and Sean Klonos for
15 property located at 25834 348th Avenue SE, Ravensdale, WA, designated department of
16 natural resources and parks, water and land resources division file no. E24CT020. The

Ordinance 19992

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

Ordinance 19992 was introduced on 2/18/2025 and passed by the Metropolitan King County Council on 11/4/2025, by the following vote:

Yes: 9 - Balducci, Barón, Dembowski, Dunn, Mosqueda, Perry,
Quinn, von Reichbauer and Zahilay

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON

Signed by:

Girmay Zahilay

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Girmay Zahilay, Chair

ATTEST:

DocuSigned by:

Melani Hay

8DE1BB375AD3422...

Melani Hay, Clerk of the Council

Attachments: A. Hearing Examiner Report dated October 2, 2025

October 2, 2025

Ordinance 19992

**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
METROPOLITAN KING COUNTY COUNCIL**

SUBJECT: Department of Natural Resources and Parks file no. **E24CT020**
Proposed ordinance no. **2025-0069**
Parcel no/s. **422440-0250, 422440-0200, 422440-0265, 422440-0320, and
422440-0260**

CAROLYN STEMSHORN AND SEAN KLONES

Open Space Taxation Application (Public Benefit Rating System)

Location: 25834 348th Avenue SE, Ravensdale

Applicants: **Carolyn Stemshorn and Sean Klones**
25834 348th Ave SE
Ravensdale, WA 98051
Telephone: (206) 240-3989
Email: cjstemshorn@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 5.37 acres for 40% of assessed value
	Conditionally approve 5.37 acres for 30% of assessed value
Examiner's Recommendation:	Approve 5.37 acres for 40% of assessed value
	Conditionally approve 5.37 acres for 30% of assessed value

PRELIMINARY REPORT:

On February 11, 2025, the Department of Natural Resources and Parks (DNRP) submitted its report on file no. E24CT020 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 September 24, 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 Hearing Examiner's Office.

FINDINGS AND CONCLUSIONS:

1. General Information:
Owners: Sean Klones and Carolyn Stemshorn
25834 348th Ave SE
Ravensdale, WA 98051

Location: 25834 348th Avenue SE, Ravensdale
STR: NE 26-22-07
Zoning: RA5
Parcel nos: 422440-0250, 422440-0200, 422440-0265, 422440-0320, and 422440-0260
Total acreage: 5.95 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 2026. 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. Any ~~strike through~~ represents a category an applicant requested an award for but that DNRP disagrees is warranted. Any *italics* represents a category an applicant did not request an award for, but that DNRP nonetheless concludes is warranted. And any *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>	
	Farm and agricultural conservation land	5
	Significant wildlife or salmonid habitat	5
	Special animal site	0
	<u>Bonus Categories</u>	
	Environmental education access	
	* <i>Resource restoration</i>	3
		*
	Total	13

The DNRP-recommended score of 13 points results in a current use valuation of 40% of assessed value for the enrolled portion of the property.

4. **Farm and agricultural conservation land:** The property contains more than five acres of traditional farmland that is being managed according to an approved King Conservation District farm management plan.
5. **Significant wildlife or salmonid habitat:** Even though the enrolling area of the property is predominately pastureland, DNRP found that the pastureland and clearings do provide foraging and bedding opportunities for Elk. DNRP verified this by referencing studies by the Washington State Department Fish and Wildlife that indicate the property supports foraging and important habitat for Elk. Elk are defined in King County Comprehensive Plan as a Species of Local Importance.
6. **Environmental education access:** Applicants have hosted, and plan to continue hosting, annual farm tours showcasing best management practices (e.g. surface water management, noxious weed control, excluded areas) that have been implemented according to their approved farm management plan. These tours are in partnership with the King Conservation District, and DNRP has verified that the property has value for environmental education purposes.
7. **Resource restoration:** There is a seasonal stream running through the southern part of the property that Applicants intend to restore. If by **November 1, 2025**, Applicants submit a resource restoration plan that addresses restoring the portion of the stream, and DNRP approves that plan by **December 31, 2025**, an additional five points may be awarded administratively under the resource restoration category; this would increase the score to 18 points and result in a current use valuation of 30% of assessed value for the enrolled portion of the property. To be eligible for these additional points the Applicants must implement the plan and submit annual monitoring reports to DNRP for at least five years following enrollment. The reports must describe the progress and success of the restoration project and include photographs to document the success.
8. As to the land area recommended for PBRS enrollment, the Applicants requested 6 acres and DNRP recommends 5.37 acres. (Enrollment acreage is the entire parcels 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.)

9. We find the facts set forth in DNRP's preliminary report and testimony at the September 24, 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.
10. Approval of 13 points and a current use valuation of 40% of assessed value, and conditional approval of five additional points and 30% of assessed value, for 5.37 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:

1. APPROVE a current use valuation of 40% of assessed value for the 5.37-acre enrolled portion of the property.
2. CONDITIONALLY APPROVE additional credit for the resource restoration category, subject to submittal of a resource restoration plan by **November 1, 2025**, subsequent DNRP approval of that plan by **December 31, 2025**, and implementation and reporting as described in KCC 20.36.100.D.5. 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 October 2, 2025.



Peter Heineccius
Hearing Examiner pro tem

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 **October 27, 2025**, 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 SEPTEMBER 24, 2025, HEARING ON THE APPLICATION
OF CAROLYN STEMSHORN AND SEAN KLONES, FILE NO. E24CT020**

Peter Heineccius was the Hearing Examiner in this matter. Megan Kim and Carolyn Stemshorn 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	Farm Management Plan

Certificate Of Completion

Envelope Id: 16B91A9E-43C2-447E-8050-7C7EEF39D1E6

Status: Completed

Subject: Complete with Docusign: Ordinance 19992.doc, Ordinance 19992 Attachment A.pdf

Source Envelope:

Document Pages: 2

Signatures: 2

Envelope Originator:

Supplemental Document Pages: 5

Initials: 0

Cherie Camp

Certificate Pages: 5

AutoNav: Enabled

401 5TH AVE

Envelopeld Stamping: Enabled

SEATTLE, WA 98104

Time Zone: (UTC-08:00) Pacific Time (US & Canada)

Cherie.Camp@kingcounty.gov

IP Address: 198.49.222.20

Record Tracking

Status: Original

Holder: Cherie Camp

Location: DocuSign

11/5/2025 11:04:14 AM

Cherie.Camp@kingcounty.gov

Security Appliance Status: Connected

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Pool: King County-Council

Location: Docusign

Signer Events

Girmay Zahilay

girmay.zahilay@kingcounty.gov

Council Chair

Security Level: Email, Account Authentication (None)

Signature

Signed by:

Girmay Zahilay
1AEA3C5077F8485...

Signature Adoption: Pre-selected Style

Using IP Address: 71.227.166.164

Timestamp

Sent: 11/5/2025 11:06:37 AM

Viewed: 11/5/2025 12:11:00 PM

Signed: 11/5/2025 12:11:08 PM

Electronic Record and Signature Disclosure:

Accepted: 11/5/2025 12:11:00 PM

ID: 086f546f-b8bf-4840-97d1-a007cbb67d7b

Melani Hay

melani.hay@kingcounty.gov

Clerk of the Council

King County Council

Security Level: Email, Account Authentication (None)

DocuSigned by:

Melani Hay
8DE1BB375AD3422...

Signature Adoption: Pre-selected Style

Using IP Address: 198.49.222.20

Sent: 11/5/2025 12:11:09 PM

Viewed: 11/5/2025 12:19:49 PM

Signed: 11/5/2025 12:20:04 PM

Electronic Record and Signature Disclosure:

Accepted: 9/30/2022 11:27:12 AM

ID: 639a6b47-a4ff-458a-8ae8-c9251b7d1a1f

In Person Signer Events

Signature

Timestamp

Editor Delivery Events

Status

Timestamp

Agent Delivery Events

Status

Timestamp

Intermediary Delivery Events

Status

Timestamp

Certified Delivery Events

Status

Timestamp

Carbon Copy Events

Status

Timestamp

Witness Events

Signature

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Notary Events

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Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	11/5/2025 11:06:37 AM
Certified Delivered	Security Checked	11/5/2025 12:19:49 PM
Signing Complete	Security Checked	11/5/2025 12:20:04 PM
Completed	Security Checked	11/5/2025 12:20:04 PM
Payment Events	Status	Timestamps
Electronic Record and Signature Disclosure		

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If you elect to receive required notices and disclosures only in paper format, it will slow the speed at which we can complete certain steps in transactions with you and delivering services to you because we will need first to send the required notices or disclosures to you in paper format, and then wait until we receive back from you your acknowledgment of your receipt of such paper notices or disclosures. Further, you will no longer be able to use the DocuSign system to receive required notices and consents electronically from us or to sign electronically documents from us.

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Unless you tell us otherwise in accordance with the procedures described herein, we will provide electronically to you through the DocuSign system all required notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you during the course of our relationship with you. To reduce the chance of you inadvertently not receiving any notice or disclosure, we prefer to provide all of the required notices and disclosures to you by the same method and to the same address that you have given us. Thus, you can receive all the disclosures and notices electronically or in paper format through the paper mail delivery system. If you do not agree with this process, please let us know as described below. Please also see the paragraph immediately above that describes the consequences of your electing not to receive delivery of the notices and disclosures electronically from us.

How to contact King County-Department of 02:

You may contact us to let us know of your changes as to how we may contact you electronically, to request paper copies of certain information from us, and to withdraw your prior consent to receive notices and disclosures electronically as follows:

To contact us by email send messages to: cipriano.dacanay@kingcounty.gov

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To let us know of a change in your email address where we should send notices and disclosures electronically to you, you must send an email message to us at cipriano.dacanay@kingcounty.gov and in the body of such request you must state: your previous email address, your new email address. We do not require any other information from you to change your email address.

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To request delivery from us of paper copies of the notices and disclosures previously provided by us to you electronically, you must send us an email to cipriano.dacanay@kingcounty.gov and in the body of such request you must state your email address, full name, mailing address, and telephone number. We will bill you for any fees at that time, if any.

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To inform us that you no longer wish to receive future notices and disclosures in electronic format you may:

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- ii. send us an email to cipriano.dacanay@kingcounty.gov and in the body of such request you must state your email, full name, mailing address, and telephone number. We do not need any other information from you to withdraw consent.. The consequences of your withdrawing consent for online documents will be that transactions may take a longer time to process..

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The minimum system requirements for using the DocuSign system may change over time. The current system requirements are found here: <https://support.docusign.com/guides/signer-guide-signing-system-requirements>.

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