

April 21, 2026

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

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**REVISED¹ REPORT AND RECOMMENDATION TO
THE KING COUNTY COUNCIL FOR CURRENT USE
ASSESSMENT APPLICATION**

SUBJECT: Department of Natural Resources and Parks file no. **E25CT016**
Proposed ordinance no. **2026-0041**
Parcel no. **012305-9054**

PAVEL APRIKIAN AND LOUISA KHUDAVERDIAN

Application for Current Use Assessment under the Public Benefit Rating System

Location: 17725 SE 102nd Street, Newcastle

Applicants: **Pavel Aprikian and Louisa Khudaverdian**
17725 SE 102nd St.
Newcastle, WA 98059
Telephone: (206) 713-7972
Email: aprikianp@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 1.64 acres for 50% reduction in appraised value.
Examiner's Recommendation: Approve 1.64 acres for 50% reduction in appraised value.

¹ Section 7 was revised to reflect that this property does not have a stream on site and the category would be awarded based on open space restoration. All else remains the same.

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. E25CT016, to the Examiner.

The Examiner conducted a remote public hearing on the application on April 9, 2026. Megan Kim, representing DNRP, presented the application and DNRP’s recommendation. Applicant Pavel Aprikian also participated.

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 17725 SE 102nd Street, Newcastle, Parcel No. 012305-9054, owned by the Applicants Pavel Aprikian and Louisa Khudaverdian.
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. Ex 3.
5. The PBRS Open Space Resource categories identified by DNRP as relevant to the property are identified 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 which is dependent on the Applicant qualifying for at least one open space category.

| | | |
|------------------|--------------------------------------|---|
| PBRS categories: | Significant wildlife or fish habitat | 5 |
| | <u>Bonus: Resource restoration</u> | * |
| | Total points awarded | 5 |

The DNRP-recommended score of 5 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. **Significant wildlife or fish habitat – 5 points.** A staff site visit established that the property contains 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.B.15.a(1).

7. Contingencies, Conditions, and Requirements.
 - A. **Bonus category: Resource restoration – 5 points:** The owners would like to develop a resource restoration plan to restore 1.26 acres of the property currently impacted by invasive weeds (Himalayan blackberry and English holly). To qualify for this category and enroll this portion of the property in PBRS, an approved resource restoration plan must be implemented. Award of this category may allow restoration activities to occur in the participating open space area.
 - B. If by October 31, 2026, Applicants submit a resource restoration plan and DNRP approves that plan by December 31, 2026, an additional five points may be awarded administratively under this category.
 - C. Qualification for the resource restoration category would increase the total score to 10 points and would not change the 50% current use valuation. However, it would increase the qualifying acreage to 2.9 acres.
 - D. The Examiner incorporates all conditions and requirements identified in the PBRS Staff Report. Ex. 1.
8. Enrollment Acreage. DNRP recommends 1.64 acres of the subject property be enrolled in the PBRS program. If conditions are met for administrative approval of the resource restoration category, DNRP recommends administratively increasing the qualifying acreage to 2.9 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.)
9. Approval of 5 points and a current use valuation of 50% of assessed value for 1.64 acres, and conditional approval of 5 additional points and 50% of assessed value for 2.9 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 "significant wildlife habitat" category, on 1.64 acres on parcel 012305-9054, 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 "resource restoration" bonus category, subject to approval of a resource restoration plan by December 31, 2026. Award of credit under this category will increase the point total to 10 points, with no change to the current use valuation but an increase in the enrolled acreage to 2.9 acres.

DATED April 21, 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 15, 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 PAVEL APRIKIAN AND LOUISA KHUDAVERDIAN, FILE NO. E25CT016

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 |