



KING COUNTY

1200 King County Courthouse
516 Third Avenue
Seattle, WA 98104

Signature Report

Ordinance 20053

Proposed No. 2026-0003.2

Sponsors Perry

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 Mark Newcomb and
5 Kathy Seamon for property located at 41710 SE 66th
6 Street, Snoqualmie, WA, designated department of natural
7 resources and parks, water and land resources division file
8 no. E25CT001.

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 March 5, 2026,
13 to approve subject to conditions, the application for public benefit rating system assessed
14 valuation for open space submitted by Mark Newcomb and Kathy Seamon for property
15 located at 41710 SE 66th Street, Snoqualmie, WA, designated department of natural
16 resources and parks, water and land resources division file no. E25CT001. The council

Ordinance 20053

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

Ordinance 20053 was introduced on 1/6/2026 and passed by the Metropolitan King County Council on 4/7/2026, by the following vote:

Yes: 8 - Balducci, Barón, Dembowski, Dunn, Fain, Lewis,
Mosqueda and von Reichbauer
Excused: 1 - Perry

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON

Signed by:

Sarah Perry

062AC77E76FB49B...

Sarah Perry, Chair

ATTEST:

DocuSigned by:

Melani Hay

8DE1BB375AD3422...

Melani Hay, Clerk of the Council

Attachments: A. Hearing Examiner Report dated March 5, 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 ON
FOR CURRENT USE ASSESSMENT**

SUBJECT: Department of Natural Resources and Parks file no. **E25CT001**
Proposed ordinance no. **2026-0003**
Parcel no/s. **282408-9037 and 282408-9056**

MARK NEWCOMB AND KATHY SEAMON

Application for Current Use Assessment under the Public Benefit Rating System

Location: 41710 SE 66th Street, Snoqualmie

Applicants: **Mark Newcomb and Kathy Seamon**
41710 SE 66th Street
Snoqualmie, WA 98065
Telephone: (408) 375-7211
Email: mark.newcomb@live.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
Email: bill.bernstein@kingcounty.gov

SUMMARY OF RECOMMENDATIONS:

Department's Recommendation: Approve 60% reduction in taxable value for 3.67 acres on parcel 282408-9037 and 3.27 acres on parcel 282408-9056.

Examiner's Recommendation: Approve 60% reduction in taxable value for 3.67 acres on parcel 282408-9037 and 3.27 acres on parcel 282408-9056; Contingent approval of an additional 10% reduction if conditions of forest stewardship category are met by December 31, 2026.

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. E25CT001, to the Examiner.

On February 26, 2026, the Examiner conducted a remote public hearing on the application. Bill Bernstein, representing DNRP, presented the application and DNRP’s recommendation.

FINDINGS AND CONCLUSIONS:

1. Except as modified herein, the facts set forth in DNRP’s staff report and testimony at the February 26, 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 approval.
2. The property at issue is at 41710 SE 66th Street, Snoqualmie, Parcel Nos 282408-9037 and 282408-9056, owned by the Applicants Mark Newcomb and Kathy Seamon.
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. On January 9, 2026, timely and proper legal notice of the public hearing on the application was provided.
5. The property is currently enrolled in the Designated Forestland program (RCW 84.33). The landowners have applied to PBRs as they no longer intend to manage the property for commercial timber purposes. The purpose of this application is to reclassify the property and enroll it in PBRs.
6. A list of the PBRs Open Space Resource categories requested by the Applicants and identified by DNRP as relevant to the property are provided below. Categories that DNRP determined were eligible (or eligible with contingencies) for credit are marked with an asterisk and assigned the applicable number of points.

PBRs categories:	Forest stewardship land	*
	Rural open space	5
	Significant wildlife or fish habitat	5
	Surface water quality buffer	0
	Watershed protection area	5
	Total points awarded	15

The DNRP-recommended score of 15 points results in a 60% reduction in the taxable value of the enrolled portion of the property. Each category with DNRP recommended points is discussed below.

7. **Rural open space – 5 points.** The property is in the rural area and contains nearly seven acres of contiguous forested open space, which is more than the category's required five acre minimum.
8. **Significant wildlife or salmonid habitat – 5 points.** Based on DNRP's site visit, 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)). The property meets the criteria for having priority habitat, per KCC 20.36.100.C.16.a and KCC 20.36.100, section B.15.a(1).
9. **Watershed protection area – 5 points.** The property to be enrolled contains 6.94 acres of native forest cover which is more than 65% of the total property acreage and there are no additional forest retention regulations in place for this property. These characteristics qualify the property for credit in this category.
10. **Contingencies, Conditions, and Requirements.**
 - A. The property contains nearly seven acres of contiguous forest which could be managed under a forest stewardship plan. At this time, credit for this category cannot be recommended because a plan has not been provided.
 - B. However, if a forest stewardship plan is provided by December 1, 2026, and approved by the department on or before December 31, 2026, then credit for this category should be awarded administratively. It is the owner's responsibility to apply for and receive the necessary approvals from the applicable state and local governmental agencies for forestry activities that require a permit or approval.
 - C. If the forest stewardship land category is awarded, the property would qualify for 20 points, and a 30% reduction in the taxable value of the enrolled property.
 - D. Award of this category requires an annual progress report from the owner (see below, Section B. 12.), which should be sent to PBRS staff by either email or other agreed method.
 - E. Award of points under all categories requires ongoing control and removal of invasive plant species and noxious weeds on the property.
 - F. All other requirements as listed in DNRP's staff report are incorporated.
11. **Enrollment Acreage.** The Applicants requested 4.07 acres on parcel 282408-9037 and 4.57 acres on parcel 282408-9056. DNRP recommends 3.67 acres on parcel 282408-9037 and 3.27 acres on parcel 282408-9056 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.)
12. Approval of 15 points and a current use valuation of 60% reduction in appraised value for 3.67 acres on parcel 282408-9037 and 3.27 acres on parcel 282408-9056, with the

potential to increase the reduction to 70% with approval of a forest stewardship plan, 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 a current use valuation of 60% of assessed value for 3.67 acres on parcel 282408-9037 and 3.27 acres on parcel 282408-9056, subject to the requirements as set forth herein and in DNRP's staff report.
2. CONDITIONALLY APPROVE additional credit, to be applied administratively, for the forest stewardship land category, subject to submission of a forest stewardship plan by December 1, 2026, and subsequent DNRP approval of that plan by December 31, 2026. Award of credit under this category will increase the point total by 5 points, resulting in a 70% reduction in the taxable value for the enrolled portion of the property.

DATED March 5, 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 **March 30, 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 FEBRUARY 26, 2026, HEARING ON THE APPLICATION OF
MARK NEWCOMB AND KATHY SEAMON, FILE NO. E25CT001**

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 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

Certificate Of Completion

Envelope Id: CD8C69F5-9F0E-8EA3-82F8-F7AE8891F401
 Subject: Complete with Docusign: Ordinance 20053.doc, Ordinance 20053 Attachment A.pdf
 Source Envelope:
 Document Pages: 2
 Supplemental Document Pages: 5
 Certificate Pages: 5
 AutoNav: Enabled
 Envelopeld Stamping: Enabled
 Time Zone: (UTC-08:00) Pacific Time (US & Canada)

Status: Completed
 Envelope Originator:
 Cherie Camp
 401 5TH AVE
 SEATTLE, WA 98104
 Cherie.Camp@kingcounty.gov
 IP Address: 198.49.222.20

Record Tracking

Status: Original
 4/7/2026 7:50:37 PM
 Security Appliance Status: Connected


Holder: Cherie Camp
 Cherie.Camp@kingcounty.gov
 Pool: FedRamp

Location: DocuSign

Signer Events

Sarah Perry
 sarah.perry@kingcounty.gov
 Security Level: Email, Account Authentication
 (None)

Signature


Signed by:

 062AC77E76FB49B...
 Signature Adoption: Pre-selected Style
 Using IP Address: 198.49.222.20

Timestamp

Sent: 4/7/2026 7:51:16 PM
 Viewed: 4/9/2026 1:07:19 PM
 Signed: 4/9/2026 1:07:27 PM

Electronic Record and Signature Disclosure:
 Accepted: 4/9/2026 1:07:19 PM
 ID: b0b348f7-8409-4d6e-a038-189c6b3a4a83

Melani Hay
 melani.hay@kingcounty.gov
 Clerk of the Council
 King County Council
 Security Level: Email, Account Authentication
 (None)

DocuSigned by:

 8DE1BB375AD3422...
 Signature Adoption: Pre-selected Style
 Using IP Address: 198.49.222.20

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 Viewed: 4/9/2026 1:09:18 PM
 Signed: 4/9/2026 1:09:33 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	Timestamp
Notary Events	Signature	Timestamp
Envelope Summary Events	Status	Timestamps

Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	4/7/2026 7:51:16 PM
Certified Delivered	Security Checked	4/9/2026 1:09:18 PM
Signing Complete	Security Checked	4/9/2026 1:09:33 PM
Completed	Security Checked	4/9/2026 1:09:33 PM

Payment Events	Status	Timestamps
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Electronic Record and Signature Disclosure

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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:

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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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