



KING COUNTY

1200 King County Courthouse
516 Third Avenue
Seattle, WA 98104

Signature Report

Ordinance 20056

Proposed No. 2026-0006.2

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 Troy and Kristen
5 Barrows for property located at 22332 and 22531 SE 474th
6 Street, Enumclaw, WA, designated department of natural
7 resources and parks, water and land resources division file
8 no. E25CT004.

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 Troy and Kristen Barrows for property located at
15 22332 and 22531 SE 474th Street, Enumclaw, WA, designated department of natural
16 resources and parks, water and land resources division file no. E25CT004. The council

Ordinance 20056

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

Ordinance 20056 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

Ordinance 20056

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
FOR CURRENT USE ASSESSMENT**

SUBJECT: Department of Natural Resources and Parks file no. **E25CT004**
Proposed ordinance no. **2026-0006**
Parcel no/s. **332006-9014 and 332006-9016**

TROY AND KRISTEN BARROWS

Application for Current Use Assessment under the Public Benefit Rating System

Location: 22332 and 22531 SE 474th Street, Enumclaw

Applicants: **Troy and Kristen Barrows**
PO Box 1332
Enumclaw, WA 98022
Telephone: (206) 295-0064
Email: tbarrows@nor-pacseating.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: For parcel 332006-9014, contingently approve 10.27 acres for 50% reduction in appraised value; for parcel 332006-9016, approve 4.69 acres and contingently approve an additional 7.96 acres for 50% reduction in appraised value.

Examiner’s Recommendation: For parcel 332006-9014, contingently approve 10.27 acres for 50% reduction in appraised value; for parcel 332006-9016, approve 4.69 acres and contingently approve an additional 7.96 acres for 50% reduction in appraised value. Conditional approval of reduction to 80% for eligible portions of the property if bonus category criteria are met.

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. E25CT004, to the Examiner.

On February 26, 2026, the Examiner conducted a remote public hearing on the application. Megan Kim, 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 action.
2. The property at issue involves two parcels at 22332 and 22531 SE 474th Street, Enumclaw, parcel numbers 332006-9014 and 332006-9016, owned by the Applicants Troy and Kristen Barrows.
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. **PBRS Categories.** 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 (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:	Farm and agricultural conservation land	5*
	Significant wildlife or fish habitat	5
	<u>Bonus:</u> Conservation easement or historic preservation easement	**
	<u>Bonus:</u> Conservation easement and access	0
	Total points awarded	10

The DNRP-recommended score of 10 points (5 outright and 5* conditionally) results in a 50% reduction in the appraised value of the enrolled portion of the property. Award

of the bonus category would increase the reduction to 80% for the eligible portion of the property. Each category with DNRP recommended points is discussed below.

6. **Farm and agricultural conservation land – 5* points.** The property contains almost 23 acres of farmland. The property could receive credit for this category if a farm management plan is submitted and approved by King Conservation District.
7. **Significant wildlife or salmonid habitat – 5 points.** As confirmed by a DNRP site visit, the property contains foraging and nesting habitat for the pileated woodpecker, which is a Species of Local Importance in the King County Comprehensive Plan (E-328(e)). This qualifies the parcels for this category of open space resource under KCC 20.36.100.C.16.a.
8. **Bonus: Conservation easement or historic preservation easement - 18 points.** Although credit for this category was not requested, the landowners are working with King County to enroll in the Farm Preservation Program by selling their development rights. This transaction has yet to be completed. If an approved conservation easement, Deed of Agreement Relating to Development Rights, is recorded with the King County Recorder’s Office by December 31, 2026, then credit for this category should be awarded administratively. Award of points for this category would result in a 80% reduction in the appraised value of the enrolled portion of the property.
9. **Contingencies, Conditions, and Requirements.**
 - A. Enrollment of parcel 332006-9014 and 7.96 acres of parcel 332006-9016 is contingent on submittal of a King Conservation District-approved farm management plan by December 31, 2026. If the farm and agricultural conservation land category is not awarded and an approved plan is not implemented then parcel -9014 is not eligible for PBRS enrollment and only 4.69 acre of parcel -9016 is eligible for PBRS.
 - B. Award of points for the “farm and agricultural conservation land” category requires an annual progress report from the landowner which must be sent to PBRS staff each year by either email or other agreed to method.
 - C. Award of points under all categories requires ongoing control and removal of invasive plant species and noxious weeds on the property.
 - D. Award of bonus points for the “conservation easement or historic preservation easement” will be contingent upon the Applicants recording an approved conservation easement, “Deed of Agreement Relating to Development Rights,” by December 31, 2026. If this condition is met, then credit for this category should be awarded administratively, resulting in a current use valuation of 80% of appraised value for the enrolled portion of the property.
 - E. All other requirements as listed in DNRP’s staff report are incorporated.

10. **Enrollment Acreage.** The Applicants requested enrollment of 23 acres. DNRP recommends 4.96 acres of parcel -9016 be enrolled, outright, based on the ‘significant wildlife and fish habitat category. Enrollment of the remainder of the eligible acreage is contingent on approval of a farm management plan by December 31, 2026. (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 5 points and a current use valuation of 50% of appraised value for 4.96 acres, and conditional approval of 5 additional points and 50% of assessed value for a total of 22.92 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.
12. Should the Applicants complete their transaction with the Farm Preservation Program for sale of their development rights by December 31, 2026, approval of an additional 18 points and an 80% reduction in the appraised value for the enrolled and encumbered portion of the property would be appropriate.

RECOMMENDATION:

1. APPROVE a 50% reduction in appraised value for 4.69 acres of parcel 332006-9016, subject to the requirements as set forth herein and in DNRP’s staff report.
2. CONDITIONALLY APPROVE a 50% reduction in appraised value for an additional 7.96 acre portion of parcel 332006-9016 and 10.27 acres of parcel 332006-9014, subject to submittal of an approved farm management plan by December 31, 2026.
3. CONDITIONALLY APPROVE an increase to 80% reduction in appraised value for that portion of the property that otherwise qualifies for enrollment in the PBRS program as of December 31, 2026, if Applicants record a “Deed of Agreement Relating to Development Rights” with the Farm Preservation Program by December 31, 2026.

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 TROY AND KRISTEN BARROWS, FILE NO. E25CT004

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: 5758C2A9-B226-4903-AA99-93AC969FC3BF
 Subject: Complete with Docusign: Ordinance 20056.doc, Ordinance 20056 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 7:53:41 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 7:55:53 PM
 Viewed: 4/9/2026 1:08:42 PM
 Signed: 4/9/2026 1:08:50 PM

Electronic Record and Signature Disclosure:

Accepted: 4/9/2026 1:08:42 PM
 ID: 1730f300-0a79-43e0-8f93-ce6f0a459a91

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

Sent: 4/9/2026 1:08:51 PM
 Viewed: 4/9/2026 1:10:34 PM
 Signed: 4/9/2026 1:10:41 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 7:55:53 PM
Certified Delivered	Security Checked	4/9/2026 1:10:34 PM
Signing Complete	Security Checked	4/9/2026 1:10:41 PM
Completed	Security Checked	4/9/2026 1:10:41 PM

Payment Events	Status	Timestamps
-----------------------	---------------	-------------------

Electronic Record and Signature Disclosure

ELECTRONIC RECORD AND SIGNATURE DISCLOSURE

From time to time, King County-Department of 02 (we, us or Company) may be required by law to provide to you certain written notices or disclosures. Described below are the terms and conditions for providing to you such notices and disclosures electronically through the DocuSign system. Please read the information below carefully and thoroughly, and if you can access this information electronically to your satisfaction and agree to this Electronic Record and Signature Disclosure (ERSD), please confirm your agreement by selecting the check-box next to 'I agree to use electronic records and signatures' before clicking 'CONTINUE' within the DocuSign system.

Getting paper copies

At any time, you may request from us a paper copy of any record provided or made available electronically to you by us. You will have the ability to download and print documents we send to you through the DocuSign system during and immediately after the signing session and, if you elect to create a DocuSign account, you may access the documents for a limited period of time (usually 30 days) after such documents are first sent to you. After such time, if you wish for us to send you paper copies of any such documents from our office to you, you will be charged a \$0.00 per-page fee. You may request delivery of such paper copies from us by following the procedure described below.

Withdrawing your consent

If you decide to receive notices and disclosures from us electronically, you may at any time change your mind and tell us that thereafter you want to receive required notices and disclosures only in paper format. How you must inform us of your decision to receive future notices and disclosure in paper format and withdraw your consent to receive notices and disclosures electronically is described below.

Consequences of changing your mind

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.

All notices and disclosures will be sent to you electronically

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

To advise King County-Department of 02 of your new email address

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.

If you created a DocuSign account, you may update it with your new email address through your account preferences.

To request paper copies from King County-Department of 02

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.

To withdraw your consent with King County-Department of 02

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

- i. decline to sign a document from within your signing session, and on the subsequent page, select the check-box indicating you wish to withdraw your consent, or you may;
- 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..

Required hardware and software

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>.

Acknowledging your access and consent to receive and sign documents electronically

To confirm to us that you can access this information electronically, which will be similar to other electronic notices and disclosures that we will provide to you, please confirm that you have read this ERSD, and (i) that you are able to print on paper or electronically save this ERSD for your future reference and access; or (ii) that you are able to email this ERSD to an email address where you will be able to print on paper or save it for your future reference and access. Further, if you consent to receiving notices and disclosures exclusively in electronic format as described herein, then select the check-box next to ‘I agree to use electronic records and signatures’ before clicking ‘CONTINUE’ within the DocuSign system.

By selecting the check-box next to ‘I agree to use electronic records and signatures’, you confirm that:

- You can access and read this Electronic Record and Signature Disclosure; and
- You can print on paper this Electronic Record and Signature Disclosure, or save or send this Electronic Record and Disclosure to a location where you can print it, for future reference and access; and
- Until or unless you notify King County-Department of 02 as described above, you consent to receive exclusively through electronic means all notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you by King County-Department of 02 during the course of your relationship with King County-Department of 02.