

November 25, 2019

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

King County Courthouse  
516 Third Avenue Room 1200  
Seattle, Washington 98104  
Telephone (206) 477-0860  
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[www.kingcounty.gov/independent/hearing-examiner](http://www.kingcounty.gov/independent/hearing-examiner)

**SUMMARY ORDER**

SUBJECT: Department of Local Services file no. **ENFR170542**

**WARREN KLINT**  
Code Enforcement Appeal

Location: SE 53rd Street, Snoqualmie

Appellant: **Warren Klint**

[REDACTED]  
Snoqualmie, WA 98065  
[REDACTED]

King County: Department of Local Services  
*represented by* **Holly Sawin**  
Department of Local Services  
35030 SE Douglas Street Suite 210  
Snoqualmie, WA 98065  
Telephone: (206) 477-0291  
Email: [holly.sawin@kingcounty.gov](mailto:holly.sawin@kingcounty.gov)

The Department served a notice on Mr. Klint, asserting violations for:

- (1) storing commercial vehicles and equipment, cargo containers, and other vehicles;
- (2) occupying a substandard dwelling, other RVs; and
- (3) accumulating rubbish, salvage, and debris.

Mr. Klint does not dispute the violation nor the need for compliance. He explained the steps he has been taking to come into compliance. His basic point is that the 30-day compliance deadline the Department set was unrealistic; he needs more time. At the November 21 prehearing conference, we hashed out the following timeline.

By **January 22, 2020**, Mr. Klint must get the other RVs and the remaining wood, scrap metal, and debris (other than those in a cargo container) off his property.

By **March 31, 2020**, Mr. Klint must get the commercial vehicles, equipment, inoperable vehicles, and cargo containers off his property, leaving basically his mobile home, personal (operable) vehicles, and one drilling rig.

By **May 29, 2020**, Mr. Klint must either (a) submit to the Department a complete pre-screening meeting request to permit a residence on the property, or (b) let the Department know that he plans not to legalize a residence and will instead quit the property.

If Mr. Klint applies for a pre-screening meeting to permit the residence, he must follow all reasonable deadlines for submitting materials and applications and follow through on the permitting process.

If Mr. Klint elects in May not to start the permitting process, he may have until **October 30, 2020**, to get everything, including the mobile home, off the property.

Alternatively, if Mr. Klint starts the permitting process in May, but then later—after learning more about the money and effort needed to complete the process—decides not to proceed, he has **three months** from the date he quits the permit process to get everything remaining, including the mobile home, off the property.

The Department may not assess penalties against Mr. Klint or the subject property, so long as he meets the deadlines, and any reasonable extensions of those deadlines the Department grants. If Mr. Klint does not meet those deadlines, the Department may assess penalties retroactive to today.

(We also have a suggestion that is not part of this order, but might help Mr. Klint make the soundest financial choice on whether to start the journey to permit the mobile home or instead to sell the property and reside somewhere else: call a real estate agent. An agent might be able to advise Mr. Klint whether he is better off just cleaning up the property and selling it, or cleaning up the property and then trying to permit the mobile home. It could be that the most likely buyer would really value a legal mobile home, and thus if Mr. Klint has the resources to follow through with the permitting process, he should be able to recoup his costs. Alternatively, it could be that the most likely buyer would want to construct a stick-built house instead, and thus all the blood, sweat, and tears permitting a mobile home would not add enough value to offset the enormous costs involved.)

If for some reason we have misunderstood the situation, by **December 19, 2019**, either party is free to file, with the examiner, a motion for reconsideration explaining why the examiner should

not be dismissing this appeal. Filing a timely motion for reconsideration postpones the deadline (described below the signature line) for lodging an appeal.

DATED November 25, 2019.



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David Spohr  
Hearing Examiner

**NOTICE OF RIGHT TO APPEAL**

King County Code 20.22.040 directs the Examiner to make the County’s final decision for this type of case. This decision shall be final and conclusive unless proceedings for review of the decision are timely and properly commenced in superior court. Appeals are governed by the Land Use Petition Act, Chapter 36.70C RCW.

DS/jo

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**CERTIFICATE OF SERVICE**

SUBJECT: Department of Local Services file no. **ENFR170542**

**WARREN KLINT**  
Code Enforcement Appeal

I, Jessica Oscoy, certify under penalty of perjury under the laws of the State of Washington that I transmitted the **SUMMARY ORDER** to those listed on the attached page as follows:

- EMAILED to all County staff listed as parties/interested persons and parties with e-mail addresses on record.
- placed with the United States Postal Service, with sufficient postage, as FIRST CLASS MAIL in an envelope addressed to the non-County employee parties/interested persons to addresses on record.

DATED November 25, 2019.



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Jessica Oscoy  
Legislative Secretary

**Breazeal, Jeri**

Department of Local Services

**Deraitus, Elizabeth**

Department of Local Services

**Klint, Warren**

Hardcopy

**Lux, Sheryl**

Department of Local Services

**Sawin, Holly**

Department of Local Services

**Williams, Toya**

Department of Local Services