



KING COUNTY

1200 King County Courthouse
516 Third Avenue
Seattle, WA 98104

Signature Report

Ordinance 20055

Proposed No. 2026-0005.2

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 Jeremy Calvert for
5 property located at north and abutting 14035 107th Way
6 SW, Vashon, WA, designated department of natural
7 resources and parks, water and land resources division file
8 no. E25CT003.

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 Jeremy Calvert for property located at north and
15 abutting 14035 107th Way SW, Vashon, WA, designated department of natural resources
16 and parks, water and land resources division file no. E25CT003. The council does

Ordinance 20055

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

Ordinance 20055 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 20054

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. **E25CT003**
Proposed ordinance no. **2026-0005**
Parcel no/s. **1823039166**

JEREMY CALVERT

Application for Current Use Assessment under the Public Benefit Rating System

Location: north and abutting 14035 107th Way SW, Vashon

Applicant: **Jeremy Calvert**
1732 15th Avenue Apt 21
Seattle, WA 98122
Telephone: (206) 832-7898
Email: jcalvert@gmail.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

SUMMARY OF RECOMMENDATIONS:

Department's Recommendation: Approve 6 acres for an 80% reduction in appraised value.

Examiner's Recommendation: Approve 6 acres for an 80% reduction in appraised value.

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. E25CT003, 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 immediately north of and abutting 14035 107th Way SW, Vashon, Parcel No 1823039166, owned by the Applicant Jeremy Calvert.
3. The Applicant 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. The property is currently participating in PBRs (File No. E05CT051). Mr. Calvert has reapplied to improve their participation status. The new open space taxation agreement should supersede the existing agreement for this property’s PBRs participation.
6. **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. The property is already enrolled in the categories with asterisks.

PBRs categories:	Aquifer protection area	5*
	Buffer to public or current use classified land	3*
	Forest stewardship land	5
	Rural open space	5
	Significant wildlife or fish habitat	5*
	Watershed protection area	5*
	Total points awarded	28

The DNRP-recommended score of 28 points results in a 80% reduction in the appraised value of the enrolled portion of the property. Each category with DNRP recommended points is discussed below.

7. **Aquifer protection area – 5 points.** The entire property is located in an area designated as a critical aquifer recharge area (CARA 3). The natively forested area is greater than one acre in size and meets the minimum required acreage for this category.
8. **Buffer to public or current use classified land – 3 points.** The property is abutting land participating in PBRS to the south (parcel 182303-9198). The enrolling open space area is providing a buffer of native vegetation of more than fifty feet to this adjacent land, which exceeds the category's requirement.
9. **Forest stewardship land – 5 points.** The property contains six acres of contiguous forest. The owner provided a forest stewardship plan that has been approved by a county forester, making it eligible for points under this category.
10. **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.
11. **Significant wildlife or fish habitat – 5 points.** A DNRP site visit confirmed 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)).
12. **Watershed protection area – 5 points.** The enrolling open space contains six 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.
13. **Contingencies, Conditions, and Requirements.**
 - A. Award of the "forest stewardship land" category requires an annual progress report from the owner which should be sent to PBRS staff by either email or other agreed to method.
 - B. Award of points under all categories requires ongoing control and removal of invasive plant species and noxious weeds on the property.
 - C. All other requirements as listed in DNRP's staff report are incorporated.
14. **Enrollment Acreage.** The Applicant requested 6.00 acres and DNRP recommends 6.00 acres of the subject property 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.)
15. Approval of 28 points with an 80% reduction in appraised value for 6.00 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:

APPROVE an 80% reduction in the appraised value for a 6.00 acre portion of the property, subject to the requirements as set forth herein and in DNRP's staff report.

DATED March 5, 2026.

A handwritten signature in black ink, consisting of several loops and a long horizontal tail, positioned above a solid horizontal line.

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
JEREMY CALVERT, FILE NO. E25CT003**

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
Exhibit no. 6	Farm management plan

Certificate Of Completion

Envelope Id: 0D437787-BF1D-46B2-A72B-55EC7FDEFD64
 Subject: Complete with Docusign: Ordinance 20055.doc, Ordinance 20055 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 7:52:27 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 7:53:04 PM
 Viewed: 4/9/2026 1:08:13 PM
 Signed: 4/9/2026 1:08:21 PM

Electronic Record and Signature Disclosure:

Accepted: 4/9/2026 1:08:13 PM
 ID: 46174798-b906-49a7-a436-70d96f0b1739

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 1:10:14 PM
 Signed: 4/9/2026 1:10:21 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 7:53:04 PM
Certified Delivered	Security Checked	4/9/2026 1:10:14 PM
Signing Complete	Security Checked	4/9/2026 1:10:21 PM
Completed	Security Checked	4/9/2026 1:10:21 PM

Payment Events	Status	Timestamps
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Electronic Record and Signature Disclosure

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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.

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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.

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

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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.

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..

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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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