



KING COUNTY

1200 King County Courthouse
516 Third Avenue
Seattle, WA 98104

Signature Report

Ordinance 20058

Proposed No. 2026-0008.2

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 Darrin and Sherry
5 Qualls for property located at 26244 SE 383 St, Enumclaw,
6 WA, designated department of natural resources and parks,
7 water and land resources division file no. E25CT008.

8 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

9 SECTION 1. This ordinance does hereby adopt and incorporate herein as its
10 findings and conclusions the findings and conclusions contained in Attachment A to this
11 ordinance, the report and recommendation of the hearing examiner dated March 5, 2026,
12 to approve subject to conditions, the application for public benefit rating system assessed
13 valuation for open space submitted by Darrin and Sherry Qualls for property located at
14 26244 SE 383 St, Enumclaw, WA, designated department of natural resources and parks,

Ordinance 20058

- 15 water and land resources division file no. E25CT008. The council does hereby adopt as
16 its action the recommendation or recommendations contained in the examiner's report.

Ordinance 20058 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

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. **E25CT008**
Proposed ordinance no. **2026-0008**
Parcel no/s. **362106-9011**

DARRIN AND SHERRY QUALLS

Application for Current Use Assessment under the Public Benefit Rating System

Location: 26244 SE 383 St, Enumclaw

Applicants: **Darrin and Sherry Qualls**
26244 SE 383 St
Enumclaw, WA 98022
Telephone: (253) 347-9846
Email: sherryaqualls@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

SUMMARY OF RECOMMENDATIONS:

Department's Recommendation: Approve 9.75 acres for 50% reduction in appraised value.

Examiner's Recommendation: Approve 9.75 acres for 50% 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. E25CT008, 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. Applicants Darrin and Sherry Qualls attended the hearing but did not participate.

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 is at 26244 SE 383 St, Enumclaw, Parcel No/s 362106-9011, owned by the Applicants Darrin and Sherry Qualls.
- 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.

PBRs categories:	Ecological enhancement land	0
	Farm and agricultural land	5
	Rural open space	0
	Scenic resource, viewpoint, or view corridor	0
	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 with DNRP recommended points is discussed below.

- 6. **Farm and agricultural conservation land - 5 points.** The property contains 9.75 acres of farmland that has the potential to be managed according to an approved King Conservation District farm management plan. Without approval of a farm management plan by King Conservation District, the property will not qualify for the PBRs program.

7. **Contingencies, Conditions, and Requirements.**

- A. Enrollment is contingent on submittal of a King Conservation District-approved farm management plan by December 31, 2026. Because the property is not eligible for any other PBRS resource category, failure to qualify as farm and agricultural conservation land precludes the property from enrolling in 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. All other requirements as listed in DNRP’s staff report are incorporated.

8. **Enrollment Acreage.** The Applicants requested 10 acres and DNRP recommends 9.75 acres of the subject property be conditionally 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.)

9. Conditional approval of 5 points with a 50% reduction in appraised value for 9.75 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:

CONDITIONALLY APPROVE enrollment of 9.75 acres in the PBRS program, with an award of 5 points and a 50% reduction in appraised value of the enrolled property, subject to submittal of an approved farm management plan by December 31, 2026, and further subject to the requirements as set forth herein and in DNRP’s staff report.

DATED March 5, 2026.

A handwritten signature in black ink, appearing to read 'Devon Shannon', written over a 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 DARRIN AND SHERRY QUALLS, FILE NO. E25CT008

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: F7F3C8BF-649B-4F1A-AF39-049D600C965F
 Subject: Complete with Docusign: Ordinance 20058.doc, Ordinance 20058 Attachment A.pdf
 Source Envelope:
 Document Pages: 2
 Supplemental Document Pages: 4
 Certificate Pages: 5
 AutoNav: Enabled
 EnvelopeId 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 7:56:41 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 7:57:16 PM
 Viewed: 4/9/2026 1:09:31 PM
 Signed: 4/9/2026 1:09:39 PM

Electronic Record and Signature Disclosure:

Accepted: 4/9/2026 1:09:31 PM
 ID: ee923ce1-adae-4766-a42b-c657d421c7d9

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
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Sent: 4/9/2026 1:09:40 PM
 Viewed: 4/9/2026 1:11:20 PM
 Signed: 4/9/2026 1:11:28 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 7:57:16 PM
Certified Delivered	Security Checked	4/9/2026 1:11:20 PM
Signing Complete	Security Checked	4/9/2026 1:11:28 PM
Completed	Security Checked	4/9/2026 1:11:28 PM
Payment Events	Status	Timestamps
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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