



**KING COUNTY**

1200 King County Courthouse  
516 Third Avenue  
Seattle, WA 98104

**Signature Report**

**Ordinance 20070**

**Proposed No. 2026-0042.2**

**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 Jessica and Nicholas  
5           Firsow for property located at 31811 NE 199th Place,  
6           Duvall, WA, designated department of natural resources  
7           and parks, water and land resources division file no.  
8           E25CT015.

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 April 17, 2026,  
13 to approve subject to conditions, the application for public benefit rating system assessed  
14 valuation for open space submitted by Jessica and Nicholas Firsow for property located at  
15 31811 NE 199th Place, Duvall, WA, designated department of natural resources and  
16 parks, water and land resources division file no. E25CT015. The council does hereby

Ordinance 20070


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


Ordinance 20070 was introduced on 3/10/2026 and passed by the Metropolitan King County Council on 5/26/2026, by the following vote:

Yes: 9 - Balducci, Barón, Dembowski, Dunn, Fain, Lewis, Mosqueda, Perry and von Reichbauer

KING COUNTY COUNCIL  
KING COUNTY, WASHINGTON

Signed by:  
  
062AC77E76FB49B...  
Sarah Perry, Chair

ATTEST:

DocuSigned by:  
  
8DE1BB375AD3422...  
Melani Hay, Clerk of the Council

**Attachments:** A. Hearing Examiner Report dated April 17, 2026

Ordinance 20070

April 17, 2026

**OFFICE OF THE HEARING EXAMINER  
KING COUNTY, WASHINGTON**  
Telephone (206) 477-0860  
[hearingexaminer@kingcounty.gov](mailto:hearingexaminer@kingcounty.gov)  
[www.kingcounty.gov/independent/hearing-examiner](http://www.kingcounty.gov/independent/hearing-examiner)

**REPORT AND RECOMMENDATION TO THE KING  
COUNTY COUNCIL FOR CURRENT USE  
ASSESSMENT APPLICATION**

SUBJECT: Department of Natural Resources and Parks file no. **E25CT015**  
Proposed ordinance no. **2026-0042**  
Parcel no. **155000-0590**

**JESSICA AND NICHOLAS FIRSOW**

Application for Current Use Assessment under the Public Benefit Rating System

Location: 31811 NE 199th Place, Duvall

Applicants: **Jessica and Nicholas Firsow**  
31811 NE 199th Place  
Duvall, WA 98019  
Telephone: (202) 390-6975  
Email: [jess.firsow@protonmail.com](mailto:jess.firsow@protonmail.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](mailto:bill.bernstein@kingcounty.gov)

**SUMMARY OF RECOMMENDATIONS:**

Department's Recommendation: Approve 4.03 acres for 80% reduction in appraised value.  
Examiner's Recommendation: Approve 4.03 acres for 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. E25CT015, to the Examiner.

The Examiner conducted a remote public hearing on the application on April 9, 2026. Bill Bernstein, representing DNRP, presented the application and DNRP’s recommendation. Applicant Jessica Firsov also participated.

FINDINGS AND CONCLUSIONS:

1. Except as modified herein, the facts set forth in DNRP’s staff report and testimony at the April 9, 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 31811 NE 199th Place, Duvall, Parcel No. 155000-0590, owned by the Applicants Jessica and Nicholas Firsov.
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. Ex 3.
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.
6. A list of the PBRS Open Space Resource categories 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:	Buffer to public or current use classified land	3
	Forest stewardship land	5
	Significant wildlife or fish habitat	5
	Surface water quality buffer	10
	Watershed protection area	5
	Total points awarded	28

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

7. **Buffer to public or current use classified land – 3 points.** The property is abutting land participating in the PBRS program to the north and south (parcels 155000-0593 and

155000-0591). 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.

8. **Forest stewardship land – 5 points.** To be eligible for this category, the property must contain at least four acres of contiguous forestland, which is met on this property. The owner has provided a forest stewardship plan that has been approved by a county forester. 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, such as clearing and grading. Award of this category requires an annual progress report from the owner which should be sent to PBRS staff by either email or other agreed to method.
9. **Significant wildlife or salmonid habitat – 5 points.** A staff site visit established 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)). The property owner has visually observed the pileated woodpeckers using the property. Award of this category is consistent with habitat as defined by KCC 20.36.100.B.15.a(1).
10. **Surface water quality buffer – 10 points.** In order to be eligible for this category, the participating land must provide a buffer greater than 1.5 times that required (or 300 feet) for five points to be awarded, provide a buffer greater than two times that required (or 400 feet) for eight points to be awarded, or provide a buffer greater than three times that required (or 600 feet) for ten points to be awarded. The owner is providing a qualifying buffer of native vegetation to the east of the Type F stream on their property, that averages more than 700 feet in width, which is more than three times the buffer required.
11. **Watershed protection area – 5 points.** To be eligible for this category, the enrolling forested area must consist of additional forest cover beyond that required by county or applicable local government regulation and must be at least one acre or sixty-five percent of the property acreage, whichever is greater. The enrolling open space contains 4.03 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.
12. Contingencies, Conditions, and Requirements.
  - A. The Examiner incorporates all conditions and requirements identified in the PBRS Staff Report. Ex. 1.
13. Enrollment Acreage. The Applicants requested 4.10 acres and DNRP recommends 4.03 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.)
14. Approval of 28 points and a current use valuation of 20% of assessed value for 4.03 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 28 points for the identified open space categories on 4.03 acres on parcel 155000-0590, for a current use valuation of 20% of assessed value for the enrolled portion of the property. Approval should be subject to any conditions and requirements listed herein or incorporated from the DNRP staff report.

DATED April 17, 2026.



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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 **May 11, 2026**, an electronic appeal statement must be sent to [Clerk.Council@kingcounty.gov](mailto:Clerk.Council@kingcounty.gov), to [hearingexaminer@kingcounty.gov](mailto: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 APRIL 9, 2026, HEARING ON THE APPLICATION OF  
JESSICA AND NICHOLAS FIRSOW, FILE NO. E25CT015**

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 staff report
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	Forest Stewardship Plan

## Certificate Of Completion

Envelope Id: 77EB8430-BFFF-8C92-8285-2085A16CC566  
 Subject: Complete with Docusign: Ordinance 20070.doc, Ordinance 20070 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  
 5/27/2026 1:36:20 PM  
 Security Appliance Status: Connected


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

Location: DocuSign

## Signer Events

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

## Signature


Signed by:  
  
 062AC77E76FB49B...  
 Signature Adoption: Pre-selected Style  
 Using IP Address: 146.129.133.56

## Timestamp

Sent: 5/27/2026 1:37:10 PM  
 Viewed: 5/27/2026 1:51:37 PM  
 Signed: 5/27/2026 1:52:01 PM

**Electronic Record and Signature Disclosure:**  
 Accepted: 5/27/2026 1:51:37 PM  
 ID: 1494f7a9-6932-4072-8d09-2fd32b7e2e6c

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: 5/27/2026 1:52:03 PM  
 Viewed: 5/27/2026 2:02:24 PM  
 Signed: 5/27/2026 2:02:34 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

<b>Envelope Summary Events</b>	<b>Status</b>	<b>Timestamps</b>
Envelope Sent	Hashed/Encrypted	5/27/2026 1:37:10 PM
Certified Delivered	Security Checked	5/27/2026 2:02:24 PM
Signing Complete	Security Checked	5/27/2026 2:02:34 PM
Completed	Security Checked	5/27/2026 2:02:34 PM

<b>Payment Events</b>	<b>Status</b>	<b>Timestamps</b>
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<b>Electronic Record and Signature Disclosure</b>
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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.

### **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](mailto: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](mailto: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.

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### **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](mailto: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.

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- ii. send us an email to [cipriano.dacanay@kingcounty.gov](mailto: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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- 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.