



KING COUNTY

1200 King County Courthouse
516 Third Avenue
Seattle, WA 98104

Signature Report

Ordinance 20068

Proposed No. 2026-0034.2

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 Cheryl Grunbock for
5 property located at 11212 SE Bank Road, Vashon, WA,
6 designated department of natural resources and parks, water
7 and land resources division file no. E25CT028.

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 April 3, 2026,
12 to approve subject to conditions, the application for public benefit rating system assessed
13 valuation for open space submitted by Cheryl Grunbock for property located at 11212 SE
14 Bank Road, Vashon, WA, designated department of natural resources and parks, water

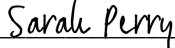
Ordinance 20068

- 15 and land resources division file no. E25CT028. The council does hereby adopt as its
16 action the recommendation or recommendations contained in the examiner's report.


Ordinance 20068 was introduced on 2/24/2026 and passed by the Metropolitan King County Council on 5/5/2026, 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:

062AC77E76FB49B...
Sarah Perry, Chair

ATTEST:

DocuSigned by:

8DE1BB375AD3422...
Melani Hay, Clerk of the Council

Attachments: A. Hearing Examiner Report dated April 3, 2026

Ordinance 20068

April 3, 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 APPLICATION**

SUBJECT: Department of Natural Resources and Parks file no. **E25CT028**
Proposed ordinance no. **2026-0034**
Parcel no. **302303-9063**

CHERYL GRUNBOCK

Open Space Taxation Application (Public Benefit Rating System)

Location: 11212 SE Bank Road, Vashon

Applicant: **Cheryl Grunbock**
PO Box 2708
Seattle, WA 98111
Telephone: (206) 462-7400
Email: team.grunbock@clariusgroup.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
Email: megan.kim@kingcounty.gov

SUMMARY OF RECOMMENDATIONS:

Department's Recommendation: Approve 10.27 acres for 50% reduction in appraised value.
Examiner's Recommendation: Approve 10.27 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. E25CT028, to the Examiner.

The Examiner conducted a remote public hearing on the application on March 26, 2026. Megan Kim, representing DNRP, presented the application and DNRP’s recommendation. Applicant Cheryl Grunbock did not participate.

FINDINGS AND CONCLUSIONS:

1. Except as modified herein, the facts set forth in DNRP’s staff report and testimony at the March 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 11212 SE Bank Road, Vashon, Parcel No. 302303-9063, owned by the Applicant Cheryl Grunbock.
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. Ex 3.
5. The property is currently participating in the farm and agricultural land program (RCW 84.34.020(2)). The purpose of this application is to reclassify the property and enroll it in PBRS. The new open space taxation agreement should supersede the existing agreement for this property’s PBRS participation.
6. 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:	Aquifer protection area	**
	Farm and agricultural conservation land	5*
	Rural open space	0
	<u>Bonus: Resource restoration</u>	<u>**</u>
	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 where points are recommended is discussed below.

- A. **Farm and agricultural conservation land - 5 points.** The property contains more than five acres that could be managed to meet the requirements of this category.
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 meet the farm management plan requirements would preclude the property from enrolling in PBRS.
 - B. If a resource restoration plan is submitted and approved to address restoration needs within the 3.67 acres identified in the Staff Report (Ex. 7), the enrolling acreage would increase to 14.83 acres. This change in qualifying acreage can be awarded administratively if the requirements are met.
8. Enrollment Acreage. The Applicant requested 13 acres and DNRP recommends 10.27 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.)
9. Conditional approval of 5 points and a current use valuation of 50% of assessed value for 10.27 acres, with the ability to increase the qualifying acreage by up to 3.67 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 credit for the **farm and agricultural land** category, on 10.27 acres, contingent on submittal of a King Conservation District-approved farm management plan to PBRS by December 31, 2026. Award of this category will result in 5 points and a current use valuation of 50% of assessed value for the enrolled portion of the property. Approval should also be subject to any conditions and requirements listed herein or incorporated from the DNRP staff report.

DATED April 3, 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 **April 27, 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 MARCH 26, 2026, HEARING ON THE APPLICATION OF CHERYL GRUNBOCK, FILE NO. E25CT028

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 | Revised staff report, submitted March 26, 2026 |

Certificate Of Completion

Envelope Id: 2A2B6DDB-E426-8F26-80D5-AEDAB2C07123
 Subject: Complete with Docusign: Ordinance 20068.doc, Ordinance 20068 Attachment A.pdf
 Source Envelope:
 Document Pages: 2
 Supplemental Document Pages: 4
 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
 5/7/2026 9:24:49 AM
 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...

Timestamp

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 Viewed: 5/7/2026 9:47:37 AM
 Signed: 5/7/2026 9:47:44 AM

Signature Adoption: Pre-selected Style
 Using IP Address: 198.49.222.20

Electronic Record and Signature Disclosure:
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Melani Hay
 melani.hay@kingcounty.gov
 Clerk of the Council
 King County Council
 Security Level: Email, Account Authentication
 (None)

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 8DE1BB375AD3422...

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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
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Certified Delivered	Security Checked	5/7/2026 9:53:38 AM
Signing Complete	Security Checked	5/7/2026 9:53:44 AM
Completed	Security Checked	5/7/2026 9:53:44 AM

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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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.

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- 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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