



KING COUNTY

1200 King County Courthouse
516 Third Avenue
Seattle, WA 98104

Signature Report

Ordinance 20091

Proposed No. 2026-0075.2

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 Holly Simpkins and
5 Lewis Guenther for property located at 22626 111th
6 Avenue SW, Vashon, WA, designated department of
7 natural resources and parks, water and land resources
8 division file no. E25CT022.

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 May 18, 2026,
13 to approve subject to conditions, the application for public benefit rating system assessed
14 valuation for open space submitted by Holly Simpkins and Lewis Guenther for property
15 located at 22626 111th Avenue SW, Vashon, WA, designated department of natural
16 resources and parks, water and land resources division file no. E25CT022. The council

Ordinance 20091

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

Ordinance 20091 was introduced on 4/21/2026 and passed by the Metropolitan King County Council on 6/23/2026, by the following vote:

Yes: 8 - Balducci, Barón, Dembowski, Dunn, Fain, Lewis, Perry
and von Reichbauer
Excused: 1 - Mosqueda

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

Ordinance 20091

May 18, 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. **E25CT022**
Proposed ordinance no. **2026-0075**
Parcel no. **182203-9007**

HOLLY SIMPKINS AND LEWIS GUENTHER

Application for Current Use Assessment under the Public Benefit Rating System

Location: 22626 111th Avenue SW, Vashon

Applicants: **Holly Simpkins and Lewis Guenther**
22626 111th Avenue SW
Vashon, WA 98070
Telephone: (206) 660-1563
Email: wedaccount@yahoo.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

SUMMARY OF RECOMMENDATIONS:

Department's Recommendation: Approve 3.16 acres for 70% reduction in appraised value.

Examiner's Recommendation: Approve 3.16 acres for 70% 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. E25CT022, to the Examiner.

The Examiner conducted a remote public hearing on the application on May 14, 2026. Bill Bernstein, representing DNRP, presented the application and DNRP’s recommendation. Applicant Lewis Guenther also participated.

FINDINGS AND CONCLUSIONS:

- 1. Except as modified herein, the facts set forth in DNRP’s staff report and testimony at the May 14, 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 22626 111th Avenue SW, Vashon, Parcel No. 182203-9007, owned by the Applicants Holly Simpkins and Lewis Guenther.
- 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. 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. In this case DNRP also recommended credit for a “bonus” category as indicated below.

PBRs categories:	Aquifer protection area	5
	Buffer to public or current use classified land	3
	Significant wildlife or fish habitat	5
	<u>Bonus: Resource restoration</u>	<u>5*</u>
	Total points awarded	18

The DNRP-recommended score of 18 points results in a 70% reduction in the appraised value of the enrolled portion of the property. Each category where points are recommended is discussed below.

- 6. **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.
- 7. **Buffer to public or current use classified land – 3 points.** The property is abutting land participating in the PBRs program to the north (parcel 182203-9258). 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. **Significant wildlife or salmonid habitat – 5 points.** A staff site visit established that the property valuable 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)). Award of this category is consistent with habitat as defined by KCC 20.36.100.B.15.a(1).
9. **Bonus: Resource restoration:** The owners intend to restore an area of their forest heavily impacted by Himalayan Blackberry (approximately 0.15 acres outlined in green on the attached map). The owners have provided a resource restoration plan that has been approved by PBRS staff and therefore meet the criteria for award of this category.
10. **Contingencies, Conditions, and Requirements.**

The Examiner incorporates all conditions and requirements identified in the PBRS Staff Report. Ex. 1.
11. **Enrollment Acreage.** The Applicants requested 3.14 acres and DNRP recommends 3.16 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.)
12. Approval of 18 points and a 70% reduction in the appraised value of the enrolled portion of the property 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 credit for the above listed PBRS open space categories on 3.16 acres of parcel 182203-9007 with a 70% reduction in the appraised value of 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 May 18, 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 ***June 11, 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 MAY 14, 2026, HEARING ON THE APPLICATION OF HOLLY SIMPKINS AND LEWIS GUENTHER, FILE NO. E25CT022

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	Resource Restoration Plan

Certificate Of Completion

Envelope Id: 0E60B3F6-D39E-8933-82FD-8AB44CA15DCD

Status: Completed

Subject: Complete with Docusign: Ordinance 20091 Attachment A.pdf, Ordinance 20091.doc

Source Envelope:

Document Pages: 2

Signatures: 2

Envelope Originator:

Supplemental Document Pages: 4

Initials: 0

Gavin Muller

Certificate Pages: 5

AutoNav: Enabled

401 5TH AVE

Envelopeld Stamping: Enabled

SEATTLE, WA 98104

Time Zone: (UTC-08:00) Pacific Time (US & Canada)

gavin.muller@kingcounty.gov

IP Address: 198.49.222.20

Record Tracking

Status: Original

Holder: Gavin Muller

Location: DocuSign

6/25/2026 11:00:58 AM

gavin.muller@kingcounty.gov

Security Appliance Status: Connected

Pool: FedRamp

Signer Events

Sarah Perry

sarah.perry@kingcounty.gov

Chair, King County Council

Security Level: Email, Account Authentication (None)

Signature

Signed by:

Sarah Perry
062AC77E76FB49B...

Timestamp

Sent: 6/25/2026 11:02:37 AM

Viewed: 6/25/2026 11:17:39 AM

Signed: 6/25/2026 11:17:50 AM

Signature Adoption: Pre-selected Style

Using IP Address: 198.49.222.20

Electronic Record and Signature Disclosure:

Accepted: 6/25/2026 11:17:39 AM

ID: 13b691d1-72fe-4e9c-a3a4-0fde7a2cb35f

Melani Hay

melani.hay@kingcounty.gov

Clerk of the Council

King County Council

Security Level: Email, Account Authentication (None)

DocuSigned by:

Melani Hay
8DE1BB375AD3422...

Sent: 6/25/2026 11:17:51 AM

Viewed: 6/25/2026 11:22:26 AM

Signed: 6/25/2026 11:22:35 AM

Signature Adoption: Pre-selected Style

Using IP Address: 198.49.222.20

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	6/25/2026 11:02:37 AM
Certified Delivered	Security Checked	6/25/2026 11:22:26 AM
Signing Complete	Security Checked	6/25/2026 11:22:35 AM
Completed	Security Checked	6/25/2026 11:22:35 AM
Payment Events	Status	Timestamps
Electronic Record and Signature Disclosure		

ELECTRONIC RECORD AND SIGNATURE DISCLOSURE

From time to time, King County-Department of 02 (we, us or Company) may be required by law to provide to you certain written notices or disclosures. Described below are the terms and conditions for providing to you such notices and disclosures electronically through the DocuSign system. Please read the information below carefully and thoroughly, and if you can access this information electronically to your satisfaction and agree to this Electronic Record and Signature Disclosure (ERSD), please confirm your agreement by selecting the check-box next to 'I agree to use electronic records and signatures' before clicking 'CONTINUE' within the DocuSign system.

Getting paper copies

At any time, you may request from us a paper copy of any record provided or made available electronically to you by us. You will have the ability to download and print documents we send to you through the DocuSign system during and immediately after the signing session and, if you elect to create a DocuSign account, you may access the documents for a limited period of time (usually 30 days) after such documents are first sent to you. After such time, if you wish for us to send you paper copies of any such documents from our office to you, you will be charged a \$0.00 per-page fee. You may request delivery of such paper copies from us by following the procedure described below.

Withdrawing your consent

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

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.

If you created a DocuSign account, you may update it with your new email address through your account preferences.

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 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..

Required hardware and software

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>.

Acknowledging your access and consent to receive and sign documents electronically

To confirm to us that you can access this information electronically, which will be similar to other electronic notices and disclosures that we will provide to you, please confirm that you have read this ERSD, and (i) that you are able to print on paper or electronically save this ERSD for your future reference and access; or (ii) that you are able to email this ERSD to an email address where you will be able to print on paper or save it for your future reference and access. Further, if you consent to receiving notices and disclosures exclusively in electronic format as described herein, then select the check-box next to ‘I agree to use electronic records and signatures’ before clicking ‘CONTINUE’ within the DocuSign system.

By selecting the check-box next to ‘I agree to use electronic records and signatures’, you confirm that:

- 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.