



KING COUNTY

1200 King County Courthouse
516 Third Avenue
Seattle, WA 98104

Signature Report

Ordinance 20064

Proposed No. 2026-0030.2

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 Jason Gwerder for
5 property located at 38723 191st Avenue SE, Auburn, WA,
6 designated department of natural resources and parks, water
7 and land resources division file no. E25CT009.

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 Jason Gwerder for property located at 38723 191st
14 Avenue SE, Auburn, WA, designated department of natural resources and parks, water

Ordinance 20064

- 15 and land resources division file no. E25CT009. The council does hereby adopt as its
16 action the recommendation or recommendations contained in the examiner's report.

Ordinance 20064 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:

Sarah Perry

062AC77E76FB49B...

Sarah Perry, Chair

ATTEST:

DocuSigned by:

Melani Hay

8DE1BB375AD3422...

Melani Hay, Clerk of the Council

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

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. **E25CT009**
Proposed ordinance no. **2026-0030**
Parcel nos. **062006-9043 and 062006-9086**

JASON GWERDER

Open Space Taxation Application (Public Benefit Rating System)

Location: 38723 191st Avenue SE, Auburn

Applicant: **Jason Gwerder**
19427 SE 384th Street
Auburn, WA 98092
Telephone: (253) 640-3345
Email: hygrassfarms@outlook.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 3.79 acres on parcel 062006-9043 and 0.42 acres on parcel 062006-9086 for an 80% reduction in appraised value.

Examiner's Recommendation: Approve 3.79 acres on parcel 062006-9043 and 0.42 acres on parcel 062006-9086 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. E25CT009, 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.

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 38723 191st Avenue SE, Auburn, Parcel No/s 062006-9043 and 062006-9086, owned by the Applicant Jason Gwerder.
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. 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. In this case DNRP also recommended credit for a “bonus” category as indicated below.

PBRS categories:	Farm and agricultural conservation land	5*
	Rural open space	0
	Significant wildlife or fish habitat	0
	Special animal site	0
	 <u>Bonus:</u>	
	Conservation easement or historic easement	18*
	Easement and access	0
	<hr style="width: 100%;"/>	
	Total points awarded	23

The DNRP-recommended score of 23 points results in a 80% 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 will need to be managed according to an approved King Conservation District farm management plan. See contingencies and requirements below.
 - B. **Bonus: Conservation easement or historic preservation easement – 18 points.** A King County Transfer of Development Rights Agricultural Conservation Easement (recording # 20220106000611 and Exhibit 6) was established on the property in 2022, which protects valuable natural resources and restricts further development of the property in perpetuity. The property therefore qualifies for this category. However, points for this category are dependent on qualification for the farm and agricultural conservation land category.
6. Contingencies, Conditions, and Requirements.
- A. Enrollment is contingent on submittal of a King Conservation District-approved farm management plan to PBRS by December 31, 2026. Because the property is not eligible for any other PBRS open space resource category, failure to qualify as farm and agricultural conservation land precludes the property from enrolling in PBRS. The bonus category points cannot be awarded without qualification for the program under the farm and agricultural conservation land category.
 - B. The Examiner incorporates all conditions and requirements identified in the PBRS Staff Report. Ex. 1.
7. Enrollment Acreage. The Applicant requested 6 acres and DNRP recommends 4.21 acres of the subject parcels 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).
8. Conditional approval of 23 points and a current use valuation of 20% of assessed value for 3.79 acres on parcel 062006-9043 and .42 acres on parcel 062006-9086 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 conservation land** and **conservation easement or historic preservation easement** categories, on 3.79 acres on parcel 062006-9043 and 0.42 acres on parcel 062006-9086, contingent on submittal of a King Conservation District-approved farm management plan to PBRS by December 31, 2026. Award of these categories will result in 23 points and a current use valuation of 20% 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 JASON GWERDER, FILE NO. E25CT009

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 | Farm preservation program easement |

Certificate Of Completion

Envelope Id: E8E982C2-971D-8165-82D3-84FC1764B015
 Subject: Complete with Docusign: Ordinance 20064.doc, Ordinance 20064 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 9:18:39 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...
 Signature Adoption: Pre-selected Style
 Using IP Address: 198.49.222.20

Timestamp

Sent: 5/7/2026 9:19:34 AM
 Viewed: 5/7/2026 9:43:32 AM
 Signed: 5/7/2026 9:43:40 AM

Electronic Record and Signature Disclosure:
 Accepted: 5/7/2026 9:43:32 AM
 ID: e62257a5-89e0-40d5-a8b3-4fac521c84c3

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: 5/7/2026 9:43:41 AM
 Viewed: 5/7/2026 9:50:55 AM
 Signed: 5/7/2026 9:51:02 AM

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	5/7/2026 9:19:34 AM
Certified Delivered	Security Checked	5/7/2026 9:50:55 AM
Signing Complete	Security Checked	5/7/2026 9:51:02 AM
Completed	Security Checked	5/7/2026 9:51:02 AM

Payment Events	Status	Timestamps
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Electronic Record and Signature Disclosure

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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

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To inform us that you no longer wish to receive future notices and disclosures in electronic format you may:

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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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