



KING COUNTY

1200 King County Courthouse
516 Third Avenue
Seattle, WA 98104

Signature Report

Ordinance 20093

Proposed No. 2026-0077.2

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 Isabelle and Niklas
5 Ormseth for property located at 13505 SW 261st Place,
6 Vashon, WA, designated department of natural resources
7 and parks, water and land resources division file no.
8 E25CT025.

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 Isabelle and Niklas Ormseth for property located
15 at 13505 SW 261st Place, Vashon, WA, designated department of natural resources and
16 parks, water and land resources division file no. E25CT025. The council does hereby

Ordinance 20093

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

Ordinance 20093 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:

Sarah Perry

062AC77E76FB49B...

Sarah Perry, Chair

ATTEST:

DocuSigned by:

Melani Hay

8DE1BB375AD3422...

Melani Hay, Clerk of the Council

Attachments: A. Hearing Examiner Report

Ordinance 20093

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. **E25CT025**
Proposed ordinance no. **2026-0077**
Parcel no. **262202-9080**

ISABELLE AND NIKLAS ORMSETH

Application for Current Use Assessment under the Public Benefit Rating System

Location: 13505 SW 261st Place, Vashon

Applicants: **Isabelle and Niklas Ormseth**
PO Box 2785
Vashon, WA 98070
Telephone: (206) 861-2462
Email: bella@ormseth.net

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 5.05 acres for 90% reduction in appraised value.

Examiner's Recommendation: Approve 5.05 acres for 90% 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. E25CT025, 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 Niklas Ormseth 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 13505 SW 261st Place, Vashon, Parcel No. 262202-9080, owned by the Applicants Niklas and Isabelle Ormseth.
- 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.

PBRs categories:	Aquifer protection area	5
	Buffer to public or current use classified land	3
	Forest stewardship land	5
	Rural open space	5
	Significant wildlife or fish habitat	5
	Surface water quality buffer	8
	Watershed protection area	5
	Total points awarded	36

The DNRP-recommended score of 36 points results in a 90% 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). 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. 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.** The property contains more than five acres of contiguous forest. The owners worked with a county forester to have an approved forest stewardship plan.
9. **Rural open space – 5 points.** The property is in the rural area and contains more than five acres of contiguous forested open space, which is more than the category's required five acre minimum.
10. **Significant wildlife or salmonid habitat – 5 points.** A staff site visit established that the property contains 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).
11. **Surface water quality buffer – 8 points.** Paradise Cove Creek, a Type F stream, bisects the northwest corner of the property. As required by county code (KCC 21A.24.358.B), the buffer width required for Type F waters is 200 feet. The owners are providing a qualifying buffer of native vegetation to the south and east of this stream that averages approximately 425 feet in width, which is more than two times the buffer required.
12. **Watershed protection area – 5 points.** The enrolling open space contains 5.05 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. The property qualifies for credit in this category.
13. **Contingencies, Conditions, and Requirements.**

The Examiner incorporates all conditions and requirements identified in the PBRS Staff Report. Ex. 1.
14. **Enrollment Acreage.** The Applicant requested 5.0 acres and DNRP recommends 5.05 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.)
15. Approval of 36 points with a 90% 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 5.05 acres of parcel 262202-9080 with a 90% 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.

A handwritten signature in black ink, consisting of a large, stylized 'D' followed by a series of loops and a long horizontal stroke.

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
ISABELLE AND NIKLAS ORMSETH, FILE NO. E25CT025**

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: 25C45ECB-337E-80E3-800D-10147691D463
 Subject: Complete with Docusign: Ordinance 20093 Attachment A.pdf, Ordinance 20093.doc
 Source Envelope:
 Document Pages: 2
 Supplemental Document Pages: 5
 Certificate Pages: 5
 AutoNav: Enabled
 EnvelopeId Stamping: Enabled
 Time Zone: (UTC-08:00) Pacific Time (US & Canada)

Status: Completed

Envelope Originator:
 Gavin Muller

401 5TH AVE
 SEATTLE, WA 98104
 gavin.muller@kingcounty.gov
 IP Address: 198.49.222.20

Record Tracking

Status: Original
 6/25/2026 11:04:32 AM
 Security Appliance Status: Connected

Holder: Gavin Muller
 gavin.muller@kingcounty.gov
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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: 198.49.222.20

Timestamp

Sent: 6/25/2026 11:05:51 AM
 Viewed: 6/25/2026 11:18:52 AM
 Signed: 6/25/2026 11:19:00 AM

Electronic Record and Signature Disclosure:

Accepted: 6/25/2026 11:18:52 AM
 ID: eba5f577-750f-4db0-9621-437eb40fef05

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: 6/25/2026 11:19:01 AM
 Viewed: 6/25/2026 11:23:54 AM
 Signed: 6/25/2026 11:24:02 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	6/25/2026 11:05:51 AM
Certified Delivered	Security Checked	6/25/2026 11:23:54 AM
Signing Complete	Security Checked	6/25/2026 11:24:02 AM
Completed	Security Checked	6/25/2026 11:24:02 AM
Payment Events	Status	Timestamps
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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:

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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.

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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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