



**KING COUNTY**

1200 King County Courthouse  
516 Third Avenue  
Seattle, WA 98104

**Signature Report**

**Ordinance 20077**

**Proposed No. 2026-0052.2**

**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 Janice and Cody  
 5 Hodge and Theresa Styka for property located at 46728 SE  
 6 161st Street, North Bend, WA 98045, WA, designated  
 7 department of natural resources and parks, water and land  
 8 resources division file no. E25CT013.

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 28, 2026,  
 13 to approve subject to conditions, the application for public benefit rating system assessed  
 14 valuation for open space submitted by Janice and Cody Hodge and Theresa Styka for  
 15 property located at 46728 SE 161st Street, North Bend, WA 98045, WA, designated  
 16 department of natural resources and parks, water and land resources division file no.

Ordinance 20077

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- 17 E25CT013. The council does hereby adopt as its action the recommendation or  
18 recommendations contained in the examiner's report.

Ordinance 20077 was introduced on 4/7/2026 and passed by the Metropolitan King County Council on 6/2/2026, 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:

*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 28, 2026

April 28, 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. **E25CT013**  
Proposed ordinance no. **2026-0052**  
Parcel no. **252308-9042**

**JANICE AND CODY HODGE AND THERESA STYKA**  
Application for Current Use Assessment under the Public Benefit Rating System

Location: 46728 SE 161st Street, North Bend, WA 98045

Applicants: **Janice and Cody Hodge and Theresa Styka**  
46728 SE 161st Street  
North Bend, WA 98045  
Telephone: (425) 736-1592  
Email: [janicehodge@comcast.net](mailto:janicehodge@comcast.net)

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](mailto:megan.kim@kingcounty.gov)

SUMMARY OF RECOMMENDATIONS:

**Department's Recommendation:** Approve 4.01 acres for 50% reduction in appraised value  
**Examiner's Recommendation:** Approve 4.01 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. E25CT013, to the Examiner.

The Examiner conducted a remote public hearing on the application on April 23, 2026. Megan Kim, representing DNRP, presented the application and DNRP’s recommendation. Applicants Janice and Cody Hodge and Theresa Styka did not participate.

FINDINGS AND CONCLUSIONS:

1. Except as modified herein, the facts set forth in DNRP’s staff report and testimony at the April 23, 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 46728 SE 161st Street, North Bend, WA 98045, Parcel No. 252308-9042, owned by the Applicants Janice and Cody Hodge and Theresa Styka.
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:	Forest stewardship land	5*
	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.

6. **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 by the parcel at issue here. For the property to qualify for this category and enroll in PBRS, a forest stewardship plan must be implemented. The owners will work with King County foresters to develop a forest stewardship plan. Credit for this category is recommended dependent upon the plan being provided by November 1, 2026, and approved by the Department on or before December 31.

7. **Contingencies, Conditions, and Requirements.**

- A. Because the property is not eligible for any other PBRS resource category, failure to qualify as forest stewardship land will preclude the property from enrolling in PBRS.
- B. The Examiner incorporates all conditions and requirements identified in the PBRS Staff Report. Ex. 1.

8. **Enrollment Acreage.** DNRP recommends that, subject to the above conditions, 4.01 acres of the subject property be enrolled in the PBRS program. Ex. D2. (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 4.01 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 "forest stewardship land" category, on 4.01 acres on parcel 252308-9042, for a current use valuation of 50% of assessed value for the enrolled portion of the property. Administrative approval should be subject to any conditions and requirements listed herein or incorporated from the DNRP staff report.

DATED April 28, 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 22, 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 23, 2026, HEARING ON THE APPLICATION OF JANICE AND CODY HODGE AND THERESA STYKA, FILE NO. E25CT013**

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

## Certificate Of Completion

Envelope Id: 0F8336AF-A6F6-87FA-8317-C78B7DA9EDA8  
 Subject: Complete with Docusign: Ordinance 20077 Attachment A.pdf, Ordinance 20077.doc  
 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:  
 Gavin Muller  
 401 5TH AVE  
 SEATTLE, WA 98104  
 gavin.muller@kingcounty.gov  
 IP Address: 198.49.222.20

## Record Tracking

Status: Original  
 6/3/2026 4:12:05 PM  
 Security Appliance Status: Connected  
 Holder: Gavin Muller  
 gavin.muller@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: 6/3/2026 4:13:09 PM  
 Viewed: 6/3/2026 4:16:22 PM  
 Signed: 6/3/2026 4:16:30 PM

## Electronic Record and Signature Disclosure:

Accepted: 6/3/2026 4:16:22 PM  
 ID: aa2e1dcd-31e5-4101-a0b3-d875aa0c9137

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: 73.193.99.103

Sent: 6/3/2026 4:16:31 PM  
 Viewed: 6/4/2026 7:32:00 AM  
 Signed: 6/4/2026 7:32:12 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

<b>Envelope Summary Events</b>	<b>Status</b>	<b>Timestamps</b>
Envelope Sent	Hashed/Encrypted	6/3/2026 4:13:09 PM
Certified Delivered	Security Checked	6/4/2026 7:32:00 AM
Signing Complete	Security Checked	6/4/2026 7:32:12 AM
Completed	Security Checked	6/4/2026 7:32:12 AM

<b>Payment Events</b>	<b>Status</b>	<b>Timestamps</b>
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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.

### **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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- 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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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.

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- 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.