



## KING COUNTY

1200 King County Courthouse  
516 Third Avenue  
Seattle, WA 98104

### Signature Report

#### Ordinance 20090

**Proposed No.** 2026-0074.2

**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 Derek and Mizuho  
5           King for property located at 43205 196th Avenue,  
6           Enumclaw, WA, designated department of natural  
7           resources and parks, water and land resources division file  
8           no. E25CT018.

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 Derek and Mizuho King for property located at  
15          43205 196th Avenue, Enumclaw, WA, designated department of natural resources and  
16          parks, water and land resources division file no. E25CT018. The council does hereby

Ordinance 20090

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

Ordinance 20090 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 20090

May 18, 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. **E25CT018**  
Proposed ordinance no. **2026-0074**  
Parcel no. **192006-9044**

**DEREK AND MIZUHO KING**

Application for Current Use Assessment under the Public Benefit Rating System

Location: 43205 196th Avenue, Enumclaw

Applicants: **Derek and Mizuho King**  
43205 196th Avenue SE  
Enumclaw, WA 98022  
Telephone: (253) 576-0345  
Email: [derekiking@icloud.com](mailto:derekiking@icloud.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](mailto:megan.kim@kingcounty.gov)

SUMMARY OF RECOMMENDATIONS:

**Department's Recommendation:** Approve 6.5 acres for 50% reduction in appraised value.

**Examiner's Recommendation:** Approve 6.5 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. E25CT018, to the Examiner.

The Examiner conducted a remote public hearing on the application on May 14, 2026. Megan Kim, representing DNRP, presented the application and DNRP’s recommendation. Applicants Derek and Mizuho did not participate.

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 43205 196th Avenue, Enumclaw, Parcel No. 192006-9044, owned by the Applicants Derek and Mizuho King.
- 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: | Farm and agricultural conservation 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. **Farm and agricultural conservation land - 5 points.** The property contains more than six acres of traditional farmland that is being managed according to an approved King Conservation District farm management plan. Award of this category also requires an annual progress report from the landowner (see below, Section B. 12.), which should be sent to PBRs staff by either email or other agreed-to method.
- 7. **Contingencies, Conditions, and Requirements.**

The Examiner incorporates all conditions and requirements identified in the PBRs Staff Report. Ex. 1.

8. **Enrollment Acreage.** The Applicants requested 6.28 acres and DNRP recommends 6.50 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. Approval of 5 points for 50% reduction in 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 farm and agricultural conservation land category on 6.5 acres of parcel 192006-9044 for a 50% reduction in 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.



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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 **June 11, 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 MAY 14, 2026, HEARING ON THE APPLICATION OF  
DEREK AND MIZUHO KING, FILE NO. E25CT018**

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 Management Plan                                                          |

## Certificate Of Completion

Envelope Id: 30745944-9555-82E5-81CD-7D5DE29432EC  
 Subject: Complete with Docusign: Ordinance 20090 Attachment A.pdf, Ordinance 20090.doc  
 Source Envelope:  
 Document Pages: 2  
 Supplemental Document Pages: 4  
 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 10:59:19 AM  
 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: 198.49.222.20

## Timestamp

Sent: 6/25/2026 11:00:15 AM  
 Viewed: 6/25/2026 11:17:08 AM  
 Signed: 6/25/2026 11:17:17 AM

**Electronic Record and Signature Disclosure:**  
 Accepted: 6/25/2026 11:17:08 AM  
 ID: 17b804e8-f39f-4c07-aa54-1ae7d0065b81

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: 6/25/2026 11:17:18 AM  
 Viewed: 6/25/2026 11:21:45 AM  
 Signed: 6/25/2026 11:22:04 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 11:00:15 AM |
| Certified Delivered                        | Security Checked | 6/25/2026 11:21:45 AM |
| Signing Complete                           | Security Checked | 6/25/2026 11:22:04 AM |
| Completed                                  | Security Checked | 6/25/2026 11:22:04 AM |
| Payment Events                             | Status           | Timestamps            |
| 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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- 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](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..

### **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>.

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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.