

**OFFICE OF THE HEARING EXAMINER
KING COUNTY, WASHINGTON**
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**REPORT AND RECOMMENDATION
TO THE KING COUNTY COUNCIL ON
FOR CURRENT USE ASSESSMENT**

SUBJECT: Department of Natural Resources and Parks file no. **E25CT003**
Proposed ordinance no. **2026-0005**
Parcel no/s. **1823039166**

JEREMY CALVERT

Application for Current Use Assessment under the Public Benefit Rating System

Location: north and abutting 14035 107th Way SW, Vashon

Applicant: **Jeremy Calvert**
1732 15th Avenue Apt 21
Seattle, WA 98122
Telephone: (206) 832-7898
Email: jcalvert@gmail.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

SUMMARY OF RECOMMENDATIONS:

Department's Recommendation: Approve 6 acres for an 80% reduction in appraised value.
Examiner's Recommendation: Approve 6 acres 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. E25CT003, to the Examiner.

On February 26, 2026, the Examiner conducted a remote public hearing on the application. Bill Bernstein, 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 February 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 approval.
2. The property at issue is immediately north of and abutting 14035 107th Way SW, Vashon, Parcel No 1823039166, owned by the Applicant Jeremy Calvert.
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.
5. The property is currently participating in PBRS (File No. E05CT051). Mr. Calvert has reapplied to improve their participation status. The new open space taxation agreement should supersede the existing agreement for this property’s PBRS participation.
6. **PBRS Categories.** 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. The property is already enrolled in the categories with asterisks.

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*
	Watershed protection area	5*
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	Total points awarded	28

The DNRP-recommended score of 28 points results in a 80% reduction in the appraised value of the enrolled portion of the property. Each category with DNRP recommended points is discussed below.

7. **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.
8. **Buffer to public or current use classified land – 3 points.** The property is abutting land participating in PBRS to the south (parcel 182303-9198). 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.
9. **Forest stewardship land – 5 points.** The property contains six acres of contiguous forest. The owner provided a forest stewardship plan that has been approved by a county forester, making it eligible for points under this category.
10. **Rural open space – 5 points.** The property is in the rural area and contains nearly seven acres of contiguous forested open space, which is more than the category's required five acre minimum.
11. **Significant wildlife or fish habitat – 5 points.** A DNRP site visit confirmed that the property contains habitat for numerous wildlife species, including 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)).
12. **Watershed protection area – 5 points.** The enrolling open space contains six 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.
13. **Contingencies, Conditions, and Requirements.**
 - A. Award of the "forest stewardship land" category requires an annual progress report from the owner which should be sent to PBRS staff by either email or other agreed to method.
 - B. Award of points under all categories requires ongoing control and removal of invasive plant species and noxious weeds on the property.
 - C. All other requirements as listed in DNRP's staff report are incorporated.
14. **Enrollment Acreage.** The Applicant requested 6.00 acres and DNRP recommends 6.00 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 28 points with an 80% reduction in appraised value for 6.00 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:

APPROVE an 80% reduction in the appraised value for a 6.00 acre portion of the property, subject to the requirements as set forth herein and in DNRP's staff report.

DATED March 5, 2026.

A handwritten signature in black ink, consisting of several loops and a long horizontal tail, positioned above a solid horizontal line.

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 **March 30, 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 FEBRUARY 26, 2026, HEARING ON THE APPLICATION OF
JEREMY CALVERT, FILE NO. E25CT003**

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:

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|---------------|-------------------------------------------------------------------------------|
| Exhibit no. 1 | DNRP report to the Hearing Examiner |
| 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 |