

April 28, 2026

**OFFICE OF THE HEARING EXAMINER
KING COUNTY, WASHINGTON**
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**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

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
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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.



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, 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 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