

April 3, 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. **E25CT028**
Proposed ordinance no. **2026-0034**
Parcel no. **302303-9063**

CHERYL GRUNBOCK

Open Space Taxation Application (Public Benefit Rating System)

Location: 11212 SE Bank Road, Vashon

Applicant: **Cheryl Grunbock**
PO Box 2708
Seattle, WA 98111
Telephone: (206) 462-7400
Email: team.grunbock@clariusgroup.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

SUMMARY OF RECOMMENDATIONS:

Department's Recommendation: Approve 10.27 acres for 50% reduction in appraised value.
Examiner's Recommendation: Approve 10.27 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. E25CT028, to the Examiner.

The Examiner conducted a remote public hearing on the application on March 26, 2026. Megan Kim, representing DNRP, presented the application and DNRP’s recommendation. Applicant Cheryl Grunbock did not participate.

FINDINGS AND CONCLUSIONS:

1. Except as modified herein, the facts set forth in DNRP’s staff report and testimony at the March 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 action.
2. The property at issue is at 11212 SE Bank Road, Vashon, Parcel No. 302303-9063, owned by the Applicant Cheryl Grunbock.
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. Ex 3.
5. The property is currently participating in the farm and agricultural land program (RCW 84.34.020(2)). The purpose of this application is to reclassify the property and enroll it in PBRS. The new open space taxation agreement should supersede the existing agreement for this property’s PBRS participation.
6. 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.

PBRS categories:	Aquifer protection area	**
	Farm and agricultural conservation land	5*
	Rural open space	0
	<u>Bonus: Resource restoration</u>	<u>**</u>
	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.

- A. **Farm and agricultural conservation land - 5 points.** The property contains more than five acres that could be managed to meet the requirements of this category.
7. Contingencies, Conditions, and Requirements.
- A. Enrollment is contingent on submittal of a King Conservation District-approved farm management plan by December 31, 2026. Because the property is not eligible for any other PBRS resource category, failure to qualify meet the farm management plan requirements would preclude the property from enrolling in PBRS.
 - B. If a resource restoration plan is submitted and approved to address restoration needs within the 3.67 acres identified in the Staff Report (Ex. 7), the enrolling acreage would increase to 14.83 acres. This change in qualifying acreage can be awarded administratively if the requirements are met.
8. Enrollment Acreage. The Applicant requested 13 acres and DNRP recommends 10.27 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. Conditional approval of 5 points and a current use valuation of 50% of assessed value for 10.27 acres, with the ability to increase the qualifying acreage by up to 3.67 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 **farm and agricultural land** category, on 10.27 acres, contingent on submittal of a King Conservation District-approved farm management plan to PBRS by December 31, 2026. Award of this category will result in 5 points and a current use valuation of 50% of assessed value for the enrolled portion of the property. Approval should also be subject to any conditions and requirements listed herein or incorporated from the DNRP staff report.

DATED April 3, 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 **April 27, 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 MARCH 26, 2026, HEARING ON THE APPLICATION OF CHERYL GRUNBOCK, FILE NO. E25CT028

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 | Revised staff report, submitted March 26, 2026 |