

**KING COUNTY  
DEPARTMENT OF NATURAL RESOURCES AND PARKS  
WATER AND LAND RESOURCES DIVISION**

**Report to the King County Hearing Examiner for Property  
Enrollment in the Public Benefit Rating System (PBRs)**

**February 27, 2020 – Public Hearing**

**APPLICANT: Vashon Maury Island Land Trust**

**File No. E19CT026**

**A. GENERAL INFORMATION:**

1. Owner: Vashon Maury Island Land Trust  
P.O. BOX 2031  
Vashon, WA 98070
2. Property location: 11132 SW 204th Street  
Vashon, WA 98070
3. Zoning: RA5SO
4. STR: SW-06-22-03
5. PBRs categories requested by applicant and *suggested by program staff*:

**Open space resources**

- \*\*Public recreation area
- \*Aquifer protection area
- \**Significant wildlife or salmonid habitat*
- \*Watershed protection area

**Bonus categories**

- \*\*Conservation easement or historic easement
- \*\*Unlimited public access
- \*\**Easement and access*

NOTE: \*Staff recommends credit be awarded for these PBRs categories. \*\*Award of these categories is also possible but will be dependent upon specific category requirements being met (see resource category discussion under Section E beginning on page 6).

6. Parcel: 062203-9064  
Total acreage: 9.00

Requested PBRs: 8.40  
 Home site/excluded area: 1.17  
**Recommended PBRs: 7.83**

NOTE: The portion recommended for enrollment in PBRs is the entire property less the excluded area as measured. The attached 2017 aerial photo outlines the parcel in yellow. In the event the Assessor’s official parcel size is revised, PBRs acreage should be administratively adjusted to reflect that change.

**B. FACTS:**

1. Zoning in the vicinity: Properties in the vicinity are zoned, RA5, RA5SO, RA10, and RA10SO.
2. Development of the subject property and resource characteristics of open space area: The property contains a single-family residence, driveway, pump house, septic drain field, small green house, garden, lawn and landscaping. The open space portion of the property consists of deciduous and coniferous forest with native understory. Judd Creek, a fish bearing stream, crosses the property on the south property line. The landowners are working with King County to create a conservation and trail easement for the northern five acres of the property which will contain a trail used by the general public (Kneeshaw loop trail) and will be part of a larger trail system that connects Island Center Forest to Judd Creek Estuary (see Exhibit 6).
3. Site use: The property is used as a residence.
4. Access: The property is accessed from SW 204th Street.
5. Appraised value for 2019 (Based on Assessor’s information dated 2/07/2020):

<u>Parcel #062203-9064</u>	<u>Land</u>	<u>Improvements</u>	<u>Total</u>
Assessed value	<b>\$265,000.00</b>	\$188,000.00	\$453,000.00
Tax applied	<b>\$2,958.71</b>	\$2,099.01	\$5,057.72

NOTE: Participation in PBRs reduces the **appraised land value** for the **portion** of the property enrolled resulting in a lower taxable value.

**C. REQUIREMENTS SPECIFIED BY KING COUNTY CODE (KCC):**

### **KCC 20.36.010 Purpose and intent.**

It is in the best interest of the county to maintain, preserve, conserve and otherwise continue in existence adequate open space lands for the production of food, fiber and forest crops, and to assure the use and enjoyment of natural resources and scenic beauty for the economic and social well-being of the county and its citizens.

It is the intent of this chapter to implement RCW Chapter 84.34, as amended, by establishing procedures, rules and fees for the consideration of applications for public benefit rating system assessed valuation on "open space land" and for current use assessment on "farm and agricultural land" and "timber land" as those lands are defined in RCW 84.34.020. The provisions of RCW chapter 84.34, and the regulations adopted thereunder shall govern the matters not expressly covered in this chapter.

### **KCC 20.36.100 Public benefit rating system for open space land – definitions and eligibility.**

- A. To be eligible for open space classification under the public benefit rating system, property must contain one or more qualifying open space resources and have at least five points as determined under this section. The department will review each application and recommend award of credit for current use of property that is the subject of the application. In making such recommendation, the department will utilize the point system described in section B. and C. below.
- B. The following open space resources are each eligible for the points indicated:
  - 1. Public recreation area – five points
  - 2. Aquifer protection area – five points
  - 3. Buffer to public or current use classified land – three points
  - 4. Equestrian-pedestrian-bicycle trail linkage – thirty-five points
  - 5. Active trail linkage – fifteen or twenty-five points
  - 6. Farm and agricultural conservation land – five points
  - 7. Forest stewardship land – five points
  - 8. Historic landmark or archaeological site: buffer to a designated site – three points
  - 9. Historic landmark or archaeological site: designated site – five points
  - 10. Historic landmark or archaeological site: eligible site – three points
  - 11. Rural open space – five points
  - 12. Rural stewardship land – five points
  - 13. Scenic resource, viewpoint, or view corridor – five points
  - 14. Significant plant or ecological site – five points
  - 15. Significant wildlife or salmonid habitat – five points
  - 16. Special animal site – three points
  - 17. Surface water quality buffer – five points
  - 18. Urban open space – five points
  - 19. Watershed protection area – five points
- C. Property qualifying for an open space category in subsection B. of this section may receive credit for additional points as follows:
  - 1. Resource restoration - five points

2. Additional surface water quality buffer - three or five points
3. Contiguous parcels under separate ownership - two points
4. Conservation easement of historic easement – fifteen points
5. Public access - points dependent on level of access
  - a. Unlimited public access - five points
  - b. Limited public access - sensitive areas - five points
  - c. Environmental education access – three points
  - d. Seasonal limited public access - three points
  - e. None or members only – zero points
6. Easement and access – thirty-five points

**D. 2016 COMPREHENSIVE PLAN POLICIES AND TEXT:**

**E-101** In addition to its regulatory authority, King County should use incentives to protect and restore the natural environment whenever practicable. Incentives shall be monitored and periodically reviewed to determine their effectiveness in terms of protecting natural resources.

NOTE: Monitoring of participating lands is the responsibility of both department PBRS staff and the landowner. This issue is addressed in the Resource Information document (page 4) and detailed below in Recommendation #B11.

**E-112a** The protection of lands where development would pose hazards to health, property, important ecological functions or environmental quality shall be achieved through acquisition, enhancement, incentive programs and appropriate regulations. The following critical areas are particularly susceptible and shall be protected in King County:

- a. Floodways of 100-year floodplains;
- b. Slopes with a grade of 40% or more or landslide hazards that cannot be mitigated;
- c. Wetlands and their protective buffers;
- d. Aquatic areas, including streams, lakes, marine shorelines and their protective buffers;
- e. Channel migration hazard areas;
- f. Critical Aquifer Recharge Areas;
- g. Fish and Wildlife Habitat Conservation Areas; and
- h. Volcanic hazard areas.

**E-421** Terrestrial and aquatic habitats should be conserved and enhanced to protect and improve conditions for fish and wildlife.

NOTE: PBRS is an incentive program provided to encourage voluntary protection of open space resources and maintain high quality resource lands.

**E-429** King County should provide incentives for private landowners who are seeking

to remove invasive plants and noxious weeds and replace them with native plants, such as providing technical assistance or access to appropriate native plants.

NOTE: Participation in PBRS requires landowners address invasive plant and noxious weed control and removal within enrolled portions of a property. Replacement with native vegetation is also encouraged via the implementation of approved forest stewardship, rural stewardship or resource restoration plans.

**E-443** King County should promote voluntary wildlife habitat enhancement projects by private individuals and businesses through educational, active stewardship, and incentive programs.

**E-476** King County should identify upland areas of native vegetation that connect wetlands to upland habitats and that connect upland habitats to each other. The county should seek protection of these areas through acquisition, stewardship plans, and incentive programs such as the Public Benefit Rating System and the Transfer of Development Rights Program.

**E-504** King County should protect native plant communities by encouraging management and control of nonnative invasive plants, including aquatic plants. Environmentally sound methods of vegetation control should be used to control noxious weeds.

NOTE: Lands participating in PBRS provide valuable resource protection and promote the preservation or enhancement of native vegetation. Addressing nonnative vegetation (invasive plant species), through control and eradication is a PBRS requirement.

**E-449** King County shall promote retention of forest cover and significant trees using a mix of regulations, incentives, and technical assistance.

**R-605** Forestry and agriculture best management practices are encouraged because of their multiple benefits, including natural resource preservation and protection.

NOTE: The implementation of an approved forest stewardship, farm management or rural stewardship plan benefits natural resources, such as wildlife habitat, stream buffers and groundwater protection, as well as fosters the preservation of sustainable resources.

## **E. PBRS CATEGORIES REQUESTED and DEPARTMENT RECOMMENDATIONS**

### **Open space resources**

- Public recreation area

The landowners are working with King County to create a conservation and trail easement for the northern five acres of the property which will contain a trail used by the general public (Kneeshaw Loop trail) and will be part of a larger trail system that connects Island Center Forest to Judd Creek Estuary. If an approved conservation easement, to protect open space resources and provide public recreation opportunities on the property, is recorded with the King County Recorder's Office by **December 31, 2020**, then credit for this category should be awarded administratively.

- Aquifer protection area  
The entire property is located in an area designated as a critical aquifer recharge area (CARA 1). The natively forested area is greater than one acre in size and meets the minimum required acreage for this category. Credit for this category is recommended.
- Buffer to public or current use classified land  
The property is abutting land enrolled in the PBRs program to the west and north (parcel 062203-9023). The enrolling open space area is providing a buffer of native vegetation of more than 50 feet to these adjacent lands, which exceeds the category's requirement. Credit for this category is recommended.
- Significant wildlife or salmonid habitat  
The property contains habitat for numerous wildlife species, including foraging and nesting habitat for the pileated woodpecker, which is listed as a candidate species of concern by the Washington Department of Fish and Wildlife. Upon conducting a site visit, program staff observed evidence of pileated woodpecker activity and determined areas of the forest on the property is of sufficient age and diversity to support the species regular use of the property. Award of this category is consistent with habitat as defined by KCC 20.36.100, section B.15.a(1). Credit for this category is recommended.
- Watershed protection area  
The enrolling open space contains 7.83 acres of native forest cover which is more than 65% of the total property acreage and is more forest cover than required by county regulation for this property. Credit for this category is recommended.

#### **Bonus categories**

- Conservation easement or historic easement  
The landowners are working with King County to have a conservation and trail easement produced for the property. It has yet to be completed. If an approved conservation easement, to permanently protect valuable open space resources and public recreation opportunities, is recorded with the King County Recorder's Office by **December 31, 2020**, then credit for this category should be awarded administratively.
- Unlimited public access  
The property will contain a portion of a trail (Kneeshaw Loop trail) that will be used by the public without pre-arrangement with the owners. The larger trail will provide access between Judd Creek Estuary and Island Center Forest and will be limited to daylight hours. The trail easement will be part of the overall conservation easement and will grant unlimited public access in perpetuity. If an approved conservation easement, is recorded with the King County Recorder's Office by **December 31, 2020**, then credit for this category should be awarded administratively.
- Easement and access

To be eligible for this category, the property must qualify for one open space resource, provide unlimited public access or limited public access due to resource sensitivity and have a conservation easement or historic preservation easement. The property is providing at least one open space resource and will be providing unlimited or limited public access but it does not yet have a recorded conservation or historical easement. Credit for this category cannot be recommended at this time. However, if a conservation or historical easement is recorded with the King County Recorder’s Office by **December 31, 2020**, then credit for this category should be awarded administratively

NOTE: It is important to note that enrollment in the PBRS program requires the control and removal of invasive plant species. This issue is addressed in the Resource Information document (page 3) and below in Recommendation #B7.

## CONCLUSIONS AND RECOMMENDATIONS

### A. CONCLUSIONS:

1. Approval of the subject request would be consistent with the specific purpose and intent of KCC 20.36.010.
2. Approval of the subject request would be consistent with policy E-101 of the King County Comprehensive Plan.
3. Of the points recommended, the subject request meets the mandatory criteria of KCC 20.36.100 as indicated:

#### **Open space resources**

- |   |    |
|---|----|
| • Public recreation area                          | 0* |
| • Aquifer protection area                         | 5  |
| • Buffer to public or current use classified land | 3  |
| • Significant wildlife or salmonid habitat        | 5  |
| • Watershed protection area                       | 5  |

#### **Bonus categories**

- |  |   |
|--|---|
| • Conservation easement or historic easement | * |
| • Unlimited public access                    | * |
| • Easement and access                        | * |

### **TOTAL 18 points**

NOTE: \*If a conservation easement is approved and recorded by December 31,2020 then credit for all these categories will be awarded. The point total would increase to 78 and the reduction in land assessed value for the portion enrolled would increase 90%.

**PUBLIC BENEFIT RATING**

For the purpose of taxation, 18 points result in 30% of assessed value and a 70% reduction in taxable value for the portion of land enrolled.

**B. RECOMMENDATION:**

APPROVE the request for current use taxation "Open space" classification with a Public Benefit Rating of 18 points, subject to the following requirements:

**Requirements for Property Enrolled in the  
Public Benefit Rating System Current Use Taxation Program**

1. Compliance with these requirements is necessary to continue to receive the tax benefits from the King County Public Benefit Rating System (PBRS) current use taxation program for the property enrolled in the program (Property). Failure to abide by these requirements can result in removal of current use designation and subject the property owner (Owner) to the penalty, tax, and interest provisions of RCW 84.34 and assessment at true and fair value. The King County Department of Assessments (DoA) and the Water and Land Resources Division, Director's Office, Agriculture, Forestry and Incentives Unit (AFI) or its successor may re-evaluate the Property to determine whether removal of the open space designation is appropriate. Removal shall follow the process in RCW 84.34.108.
2. Revisions to these requirements may only occur upon mutual written approval of the Owner and granting authority. These conditions shall apply so long as the Property retains its open space designation. If a conservation easement acceptable to and approved by King County is granted by the Owner or the Owner's successors in interest to the Department of Natural Resources and Parks, King County or a grantee approved by King County, these requirements may be superseded by the terms of such easement, upon written approval by King County.
3. The open space classification for this Property will continue so long as it meets the open space purposes for which it was initially approved. Classification as open space will be removed upon a determination by King County that the Property no longer meets the open space purposes for which it was initially approved. A change in circumstances which diminishes the extent of public benefit from that approved by the King County Council in the open space taxation agreement will be cause for removal of the current use assessment classification. It is the Owner's responsibility to notify the DoA and the AFI Unit or its successor of a change in circumstance with regard to the Property.
4. When a portion of the open space Property is withdrawn or removed from the program, the AFI Unit or its successor and the DoA shall re-evaluate the remaining Property to determine whether it may continue to qualify under the program. If the remaining



portion meets the criteria for priority resources, it may continue under current use taxation.

5. Except as provided for in sections 6 and 7 below, no alteration of the open space land or resources shall occur without prior approval by the AFI Unit or its successor. **Any unapproved alteration may constitute a departure from an approved open space use and be deemed a change of use, and subject the Property to the additional tax, interest, and penalty provisions of RCW 84.34.080.** "Alteration" means any human-induced action that adversely impacts the existing condition of the open space Property or resources including but not limited to the following: *(Walking, horseback riding, passive recreation or actions taken in conjunction with a resource restoration plan, or other similar approved activities are permitted.)*
  - a. erecting structures;
  - b. grading;
  - c. filling;
  - d. dredging;
  - e. channelizing;
  - f. modifying land or hydrology for surface water management purposes;
  - g. cutting, pruning, limbing or topping, clearing, planting, introducing, relocating or removing vegetation, however, selective cutting may be permitted for firewood;
  - h. applying herbicides or pesticides or any hazardous or toxic substance;
  - i. discharging pollutants excepting stormwater;
  - j. paving, construction, application of gravel;
  - k. storing of equipment, household supplies, play equipment, or compost;
  - l. engaging in any other activity that adversely impacts the existing vegetation, hydrology, wildlife, wildlife habitat, or other open space resources.
6. Notwithstanding the provisions of Section 5 trees posing a hazard to structures or major roads may be removed. Any trees removed must be replaced.
7. If an area of the Property becomes or has become infested with noxious weeds, the Owner may be required to submit a control and enhancement plan to the King County Rural and Regional Services Section or its successor in order to remove such weeds. If an area of the Property becomes or has become invaded by non-native species, the Owner may be required to submit, or may voluntarily submit, an enhancement plan to the King County Rural and Regional Services Section or its successor, in order to replace such species with native species or other appropriate vegetation.
8. There shall be no motorized vehicle driving or parking allowed on the open space Property.
9. Grazing of livestock is prohibited on the open space Property.
10. Public access shall be permitted upon any area of the open space Property that is designated for public access.

11. Activities which are consistent with passive recreational uses and maintenance shall be permitted as long as those activities do not conflict with restrictions imposed by any of the awarded categories.
12. Enrollment in PBRS *does not* exempt the Owner from obtaining any required permit or approval for activity or use on the Property.

**TRANSMITTED** to the parties listed hereafter:

Office of the King County Hearing Examiner  
Vashon-Maury Island Land Trust, applicant  
Debra Clark, King County Department of Assessments



2017 Aerial Photo

0622039064

1.17 acres





**Water and Land Resources Division**

Department of Natural Resources and Parks  
King Street Center  
201 South Jackson Street, Suite 600  
Seattle, WA 98104-3855  
**206-477-4800** Fax 206-296-0192 TTY Relay: 711

January 16, 2020

King County Councilmembers  
Room 120  
C O U R T H O U S E

ATTN.: Melani Pedroza, Clerk of the Council

**RE: Hearing Examiner Legal Notice for Public Hearing Scheduled February 27, 2020**

Dear Councilmembers:

Attached are the legal notice and proposed ordinances for the above noted public hearing. Please provide ten (10) days notice as required by King County Code (K.C.C. 20.36.060).

Sincerely,

Megan Kim, Project Program Manager  
PBRS and Timber Land Programs

**PUBLICATIONS TO BE NOTIFIED:**

E19CT018 - (4K)	E19CT025 - (5)
E19CT020 - (8)	E19CT026 - (5)
E19CT022 - (5)	E19CT032 - (4K)
E19CT024 - (8)	E19CT037 - (5)

**DATES OF PUBLICATIONS:**

(5) Vashon Maury Island Beachcomber– 02/13/20  
(4K) Redmond Reporter – 02/14/20  
(8) Woodinville Weekly – 02/13/20

Attachments

**NOTICE IS HEREBY GIVEN** that the Hearing Examiner for the King County Council will meet in the Fred Room on the 12th floor of the King County Courthouse, 516 Third Avenue, Seattle, Washington, on Thursday, February 27, 2020, at the time listed, or as soon thereafter as possible, to consider applications for classification and real property assessment under Current Use Assessment Statute RCW 84.34, all listed hereafter;

**1:30 p.m. or as soon thereafter as possible.**

**E19CT018** – Michael Niebuhr for property located at 36204 NE 112th Street, Carnation, WA 98014; STR: NW-36-26-07; SIZE: 19.50 acres; REQUEST: Public Benefit Rating System; Tax #362607-9036.

**E19CT020** – Paul and Joann Safstrom for property located at 16526 232nd Avenue NE, Woodinville, WA 98077; STR: SW-10-26-06; SIZE: 9.14 acres; REQUEST: Public Benefit Rating System; Tax #102606-9012.

**E19CT022** – Martin Baker and Donna Klemka for property located west of 23707 Landers Road SW, Vashon, WA 98070; STR: SW-14-22-02; SIZE: 10.00 acres; REQUEST: Public Benefit Rating System; Tax #142202-9033.

**E19CT024** – Michael and Vicki Elledge for property located at 15015 223rd Avenue NE, Woodinville, WA 98077; STR: SE-16-26-06; SIZE: 7.64 acres; REQUEST: Public Benefit Rating System; Tax #162606-9093.

**E19CT025** – Erik Steffens for property located at 10426 SW Cemetery Road, Vashon, WA 98070; STR: NE-06-22-03 and SE-31-23-0312.37; SIZE: 12.37 acres; REQUEST: Public Benefit Rating System; Tax #062203-9179 and #312303-9179.

**E19CT026** – Vashon-Maury Island Land Trust for property located at 11132 SW 204<sup>th</sup> Street, Vashon, WA 98070; STR: SW-06-22-03; SIZE: 9.00 acres; REQUEST: Public Benefit Rating System; Tax #062203-9064.

**E19CT032** – Michael Burrows for property located at 24135 NE 43rd Street, Redmond, WA 98053; STR: NE-22-25-06; SIZE: 9.94 acres; REQUEST: Public Benefit Rating System; Tax #222506-9001.

**E19CT037** – William Chamberlain and Alice May for property located at 23731 Landers Road SW, Vashon, WA 98070; STR: SW-14-22-02; SIZE: 8.15 acres; REQUEST: Public Benefit Rating System; Tax #142202-9053, #142202-9093 and #142202-9110.

Details are available from the King County Department of Natural Resources and Parks, Rural and Regional Services Section, 201 South Jackson Street, Suite 600, Seattle, WA 98104; Phone (206) 477-4788.

Dated at Seattle, Washington, This 13th Day of February 2020.

Melani Pedroza  
Clerk of the Council  
Metropolitan King County Council  
King County, Washington

..title

AN ORDINANCE approving an application for current use assessment for either public benefit rating system or timber land, or both, submitted by Vashon-Maury Island Land Trust for property located at 11132 SW 204<sup>th</sup> Street, Vashon, WA 98070, designated department of natural resources and parks, water and land resources division file no. E19CT026.

..body



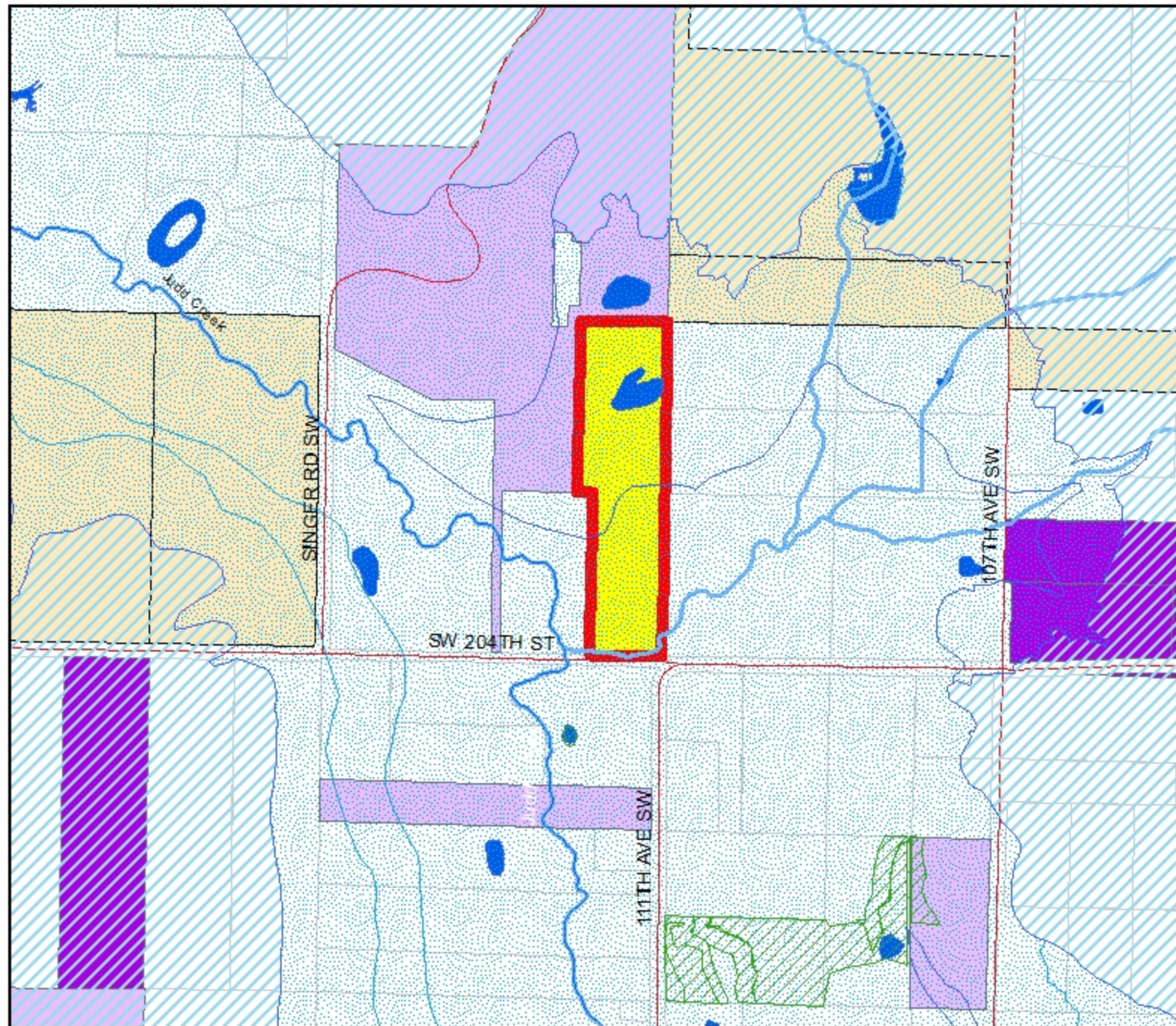
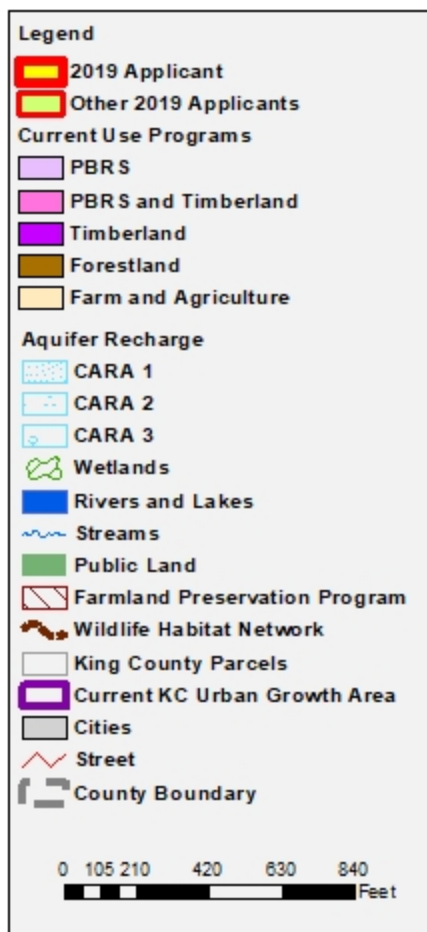


Aerial Photo: 2017

**File E19CT026**      **PBRS Applicant**  
**EXHIBIT 4**      **Vashon Maury Island Land Trust Property**

	E19CT026		<b>King County</b>	<p>The information included on this map has been compiled by King County staff from a variety of sources and is subject to change without notice. King County makes no representation or warranty, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. This document is not intended for use as a survey product. King County shall not be liable for any general, special, indirect, incidental, or consequential damages including, but not limited to, lost revenues or lost profits resulting from the use or misuse of the information contained on this map. Any sale of this map or information on this map is prohibited except by written permission of King County.</p>
	Parcels	Department of Natural Resources and Parks Water and Land Resources Division	February 13, 2020	





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**King County**  
 Department of  
 Natural Resources and Parks  
 Water and Land Resources Division

February 13, 2020

**File E19CT026**

**PBRs Applicant**

Vashon and Maury Island Land Trust Property