

**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)**

**May 29, 2024 – Public Hearing**

**APPLICANTS: Estate of David Knadle, Marcia Knadle, File No. E23CT016c  
Estate of Lois Clapper, and Jill Burton**

**A. GENERAL INFORMATION:**

1. Owners: Estate of Davide Knadle  
represented by Debra Smith  
9726 Woodlawn Avenue N  
Unit A  
Seattle, WA 98103  
  
Estate of Lois Clapper  
represented by Laura Capili  
18435 SE 164th Street  
Renton, WA 98058  
  
Jill Burton  
21044 204th Avenue SE,  
Maple Valley, WA 98038  
  
Marcia Knadle  
21044 204th Avenue SE,  
Maple Valley, WA 98038
2. Property location: 21330 Sweeny Road SE  
Maple Valley, WA 98038
3. Zoning: RA5
4. STR: SW-08-22-06
5. PBRs categories requested by the applicant *and suggested by program staff*:

NOTE: 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.

**Open space resources**

*\*Buffer to public or current use classified land*

*\*Farm and agricultural conservation land*

Forest stewardship land

Historic landmark or archaeological site: designated site

Rural open space

Scenic resource, viewpoint or view corridor

**EXHIBIT 1**

\*Significant wildlife or salmonid habitat  
\*\**Surface water quality buffer*

**Bonus category**

\*\**Resource restoration*

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

6. Parcel:	082206-9020	082206-9026	082206-9021
Total acreage:	5.57	5.57	5.12
Requested PBRs:	6.00	6.00	5.00
Home site/excluded area:	0.57	0.00	0.00
<b>Recommended PBRs:</b>	<b>5.00*</b>	<b>5.57*</b>	<b>5.12*</b>

NOTE: The attached map (2021 aerial photo) outlines in yellow the parcel boundaries and in blue the area proposed to be *excluded* from PBRs. The portion recommended for enrollment in PBRs (15.69 acres) is the entire property (16.26 acres) less the excluded area as measured (0.57 acres). In the event the Assessor's official parcel size is revised, PBRs acreage should be administratively adjusted to reflect that change.

**\*Recommended PBRs acreage is dependent upon the property's qualification for the farm and agricultural conservation land category, which requires the enrolled acreage be farmed according to an approved farm management plan. Without award of this category, the property is not eligible to participate in PBRs.**

**B. FACTS:**

1. Zoning in the vicinity: Properties in the vicinity are zoned RA5.
2. Development of the subject property and resource characteristics of open space area: Parcel -9020 has an old single-family residence, driveway, lawn and garden. Parcels -9026 and -9021 are undeveloped. The open space portion of the property is mostly pasture but does contain a forest that consists of a mix of coniferous and deciduous trees near the NE property line of -9021. Additionally, parcel -9026 contains portions of two streams. It is also possible that there are undocumented aquatic features in the forest portions of the property. It should also be noted that any debris (i.e. old cars, building materials etc.) shall be removed from the open space portion of the property.

3. Site use: The property is used as a farm.
4. Access: The property is accessed from SE 216th Street.
5. Appraised value for 2023 (based on Assessor's information dated 5/17/2024):

<u>Parcel # 082206-9020</u>	<u>Land</u>	<u>Improvements</u>	<u>Total</u>
Appraised value	<b>\$380,000</b>	\$115,000	\$495,000
Tax applied	<b>\$4,294</b>	\$1,300	\$5,594
<u>Parcel # 082206-9026</u>	<u>Land</u>	<u>Improvements</u>	<u>Total</u>
Appraised value	<b>\$380,000</b>	\$8,000	\$388,000
Tax applied	<b>\$4,294</b>	\$90	\$4,384
<u>Parcel # 082206-9021</u>	<u>Land</u>	<u>Improvements</u>	<u>Total</u>
Appraised value	<b>\$368,000</b>	\$0	\$368,000
Tax applied	<b>\$4,158</b>	\$0	\$4,158

NOTE: \*This value is presently impacted by the land's participation in the farm and agriculture program (RCW 84.34), which is reflected in the land's current and lower taxable value of \$234,548 (tax applied \$2,655). Similar to this farm program, 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. Active trail linkage – fifteen or twenty-five points
  2. Aquifer protection area – five points
  3. Buffer to public or current use classified land – three points
  4. Ecological enhancement land – eighteen points
  5. Equestrian-pedestrian-bicycle trail linkage – thirty-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. Public recreation area – five points
  12. Rural open space – five points
  13. Rural stewardship land – five points
  14. Scenic resource, viewpoint, or view corridor – five points
  15. Significant plant or ecological site – five points
  16. Significant wildlife or salmonid habitat – five points
  17. Special animal site – three points
  18. Surface water quality buffer – five points, eight or ten total points
  19. Urban open space – five points
  20. 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. Conservation easement or historic preservation easement – eighteen points
  2. Contiguous parcels under separate ownership – minimal two points
  3. Easement and access – thirty-five points
  4. Public access - points dependent on level of access
    - a. Unlimited public access - five points
    - b. Limited public access because of resource sensitivity - five points
    - c. Seasonal limited public access - three points
    - d. Environmental education access – three points
    - e. None or members only – zero points
  5. Resource restoration – five points

**D. 2020 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 and 12.

**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**

- Buffer to public or current use classified land  
The property is abutting land participating in the Farm and Agricultural program (parcel # 082206-9035) to the south. 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.
- Farm and agricultural conservation land  
For the property to qualify for this category and enroll in PBRS, an approved farm management plan must be implemented. The owners will be working with the King Conservation District to develop a farm management plan. Credit for this category is recommended dependent upon this plan being received by the department on or before December 31, 2024. Award of this category also requires an annual progress report from

the landowner (see below, Section B. 10.), which should be sent to PBRS staff by either email or other agreed to method.

- Forest stewardship land  
To be eligible for this category, the property must contain at least four acres of contiguous forestland. The property consists entirely of pastureland, except for approximately 2.50 acres of forest located along the NE property line of -9021. Credit for this category cannot be recommended.
- Historic landmark or archeological site: designated site  
Eligibility for this category requires that a property be listed on a county or other certified local government list or register of historic places or landmarks. This property does not appear on any list of historic places or landmarks, therefore credit for this category cannot be recommended.
- Rural open space  
Eligibility for this category requires a property to be in the rural area and be enrolling at least ten acres of native vegetation. Although the property is located in the rural area and will be enrolling more than 15 acres, the enrolling property is mostly maintained farmland and therefore contains less than ten acres of native open space. Credit for this category cannot be recommended.
- Scenic resource, viewpoint or view corridor  
To be eligible for this category, a property must be either a) a scenic natural resource significant to the character of the county, b) provide a viewpoint accessible to the public or c) contribute to a recognized county view corridor. To be eligible as a scenic natural resource, the site must be significant to the identity of the local area, must be visible to a significant number of the general public from public rights-of-way with an enrollment of at least ten acres of native forest or natural area is required. This property is not significant to the local area. To be eligible as a viewpoint, the property must provide a view of a scenic natural area, allow public access and be identified by a readily visible permanent sign. The property does not have a view of a scenic natural area and does not provide unlimited public access nor will it have a permanent sign. To be eligible as a view corridor, the property must contain at least one acre of open space that contributes to the aesthetics of a recognized view corridor. This property is contributing more than one acre of open space but is not part of a recognized view corridor. Credit for this category cannot be recommended.
- Significant wildlife or salmonid habitat  
The enrolling areas of the property is nearly all pastureland and award of this category typically requires undisturbed areas of open space consisting of sufficient habitat for a qualifying wildlife species. However, the Washington Department Fish and Wildlife indicates the property supports foraging and important habitat for Elk, which is defined in King County Comprehensive Plan as a Species of Local Importance. The pastureland and clearings do provide foraging and bedding opportunities and staff observed Elk on the neighboring property during their site visit. Award of this category would be consistent with habitat as defined by KCC 20.36.100, section C 16.a (3). Credit for this category is recommended dependent upon credit for the farm and agricultural conservation land category.

- Surface water quality buffer  
Although credit for this category was not requested, parcel -9026 contains portions of two streams. In order to be eligible for this category, the participating land must provide a buffer greater than 1.5 times that is required. Because the boundaries and category/class of these streams have not been determined, staff cannot evaluate how many feet of buffer the landowner is providing. At this time, credit for this category cannot be recommended. However, if a map and/or report that details the locations and types of aquatic features is provided by December 31, 2024, AND it can be determined that there is a buffer greater than 1.5, 2 or 3 times that required, then credit for this category should be awarded administratively.

#### **Bonus category**

- Resource restoration  
Although credit for this category was not requested, parcel -9021 could benefit from restoration activities in order to increase species diversity and improve the overall health of the forest. Restoration of these areas however is not required for its participation in PBRS. At this time, credit for this category cannot be recommended because a plan has not been provided. However, if a resource restoration plan is provided by November 30, 2024 and approved by the department on or before December 31, 2024, then credit for this category should be awarded administratively. Award of this category may allow forestry activities to occur in the participating open space area. It is the landowner's responsibility to apply for and receive the necessary approvals from the applicable state and local governmental agencies for forestry activities that require a permit or approval, such as clearing and grading. Award of this category also requires an annual progress report from the landowner (see below, Section B. 10.), which should be sent to PBRS staff by either email or other agreed to method.

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 #B6.

## **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**

Buffer to public or current use classified land	3*
Farm and agricultural conservation land	5*
Forest stewardship land	0
Historic landmark or archaeological site: designated site	0
Rural open space	0
Scenic resource, viewpoint or view corridor	0
Significant wildlife or salmonid habitat	5*
Surface water quality buffer	***

**Bonus category**

Resource restoration	**
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**TOTAL 13 points**

NOTE: \* Award of these categories is contingent on the qualification for the farm and agricultural conservation land category, which requires the enrolled acreage be farmed according to an approved farm management plan. Without award of this category, the property is not eligible to participate in PBRs.

\*\*If credit for this category is also awarded, the point total would increase to 18 points. An approved restoration plan provides flexibility to allow forestry activities to occur in the participating open space area. Additionally, the savings will increase to 70%.

\*\*\*If credit is awarded for this category, the point total could increase to a maximum of 28 and the reduction in land assessed value for the portion enrolled would increase to 80%.

**PUBLIC BENEFIT RATING**

For the purpose of taxation, 13 points result in 40% of market value and a 60% reduction in taxable value for the portion of land enrolled. If all contingent categories (\*, \*\* and \*\*\*) are awarded, the property could qualify for a maximum of 28 points, which results in a 20% of market value and an 80% reduction.

**B. RECOMMENDATION:**

APPROVE the request for current use taxation "Open space" classification with a Public Benefit Rating of 13 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 for property participating (“Property”) in King County’s Public Benefit Rating System (“PBRs”), a current use assessment program for open space. Failure to abide by these requirements can result in removal of PBRs designation and subject Property owner (“Owner”) to penalty, tax, and interest provisions of RCW 84.34. King County Department of Assessments (“DoA”) and King County Water and Land Resources Division, Agriculture, Forestry, and Incentives Unit, PBRs Program or its successor (“PBRs Program”) may re-evaluate Property to determine whether removal of PBRs designation is appropriate. Removal shall follow the process in Chapter 84.34 RCW, Chapter 458.30 WAC and Chapter 20.36 KCC.
2. Revisions to any of these requirements may only occur upon mutual written approval of Owner and granting authority. These conditions shall apply so long as Property retains its PBRs designation. If a conservation easement acceptable to and approved by King County is granted by Owner in interest to 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 PBRs Program.
3. The PBRs designation for Property will continue so long as it meets the PBRs criteria for which it was approved. Classification as open space will be removed upon a determination by PBRs Program that Property no longer meets PBRs criteria for which it was approved. A change in circumstances, which diminishes the extent of public benefit from that approved by King County Council in the open space taxation agreement, will be cause for removal of the PBRs designation. It is Owner's responsibility to notify DoA and PBRs Program of a change in Property circumstance, which may impact PBRs participation.
4. When a portion of Property is withdrawn or removed from the program, the remaining Property shall be re-evaluated by PBRs Program and DoA to determine whether it still meets the criteria for PBRs categories as approved.
5. Notwithstanding the provisions of Section 13, tree(s) posing a hazard to a structure, road or property access may be removed from Property, provided that Owner shall first notify the PBRs Program prior to taking such action. Native vegetation must be introduced for any tree(s) removed and must be planted within a reasonable location of where the tree(s) previously existed. It is Owner’s responsibility to apply for and receive any necessary consent from applicable state and local governmental agencies for activities that may require a permit or approval.
6. If an area of Property becomes or has become infested with noxious weeds or non-native species, Owner may be required to submit a control and enhancement plan to

PBRS Program in order to remove such vegetation and, if necessary, replace with native vegetation.

7. If it is determined by PBRS Program that Property vegetation near structures is prone to wildland fire and poses a fire hazard, management activities as allowed under KCC 16.82.051 may be implemented as long as those activities do not cause significant adverse impact to the resource values of awarded PBRS categories. Prior to undertaking any wildfire risk reduction activities on Property, a summary of any proposed work must first be submitted to and approved by PBRS Program.
8. There shall be no motorized vehicle driving or parking allowed on Property, except for medical, public safety or police emergencies, or for an approved management activity (such as forestry, farm, or restoration activities) detailed in an approved plan.
9. Grazing of livestock is prohibited unless Property is receiving credit for the farm and agricultural conservation land or resource restoration PBRS categories. In those cases, grazing may occur in areas being farmed as defined in the approved farm management plan or to be restored as defined in the approved resource restoration plan.
10. For Property receiving credit for ecological enhancement land, farm and agricultural conservation land, forest stewardship land, rural stewardship land, or resource restoration, activities that are defined in associated approved plan(s) shall be permitted as long as those activities do not cause significant adverse impact to the resource values of other awarded PBRS categories.
11. Owner of Property participating in PBRS may be required to submit a monitoring report on an annual or less frequent basis as requested by the PBRS Program. This report must include a brief description of how Property still qualifies for each awarded resource category. It must also include photographs from established points on Property and any observations by Owner. If requested, Owner must submit this report to the PBRS Program by email, through the PBRS monitoring form provided on the PBRS Program's website, or by other mutually agreed upon method annually by December 31 or as directed by the PBRS Program. An environmental consultant need not prepare this report.
12. Owner of Property receiving credit for farm and agricultural conservation land, ecological enhancement land, forest stewardship land, or rural stewardship land must provide an annual monitoring report that describes progress of implementing associated approved plan(s). The report must include a brief description of activities taken to implement the plan and photographs from established points on Property. Owner must submit this report to the PBRS Program by email or other mutually agreed upon method annually by December 31 or as directed by the PBRS Program. An environmental consultant need not prepare this report.

13. No alteration of Property or resources shall occur without prior written approval (such as an approved plan) by PBRS Program, except for selective cutting for personal firewood, maintaining areas for approved passive recreational uses (such as walking or horseback riding trails) or for removal of non-native species. **Any unapproved alteration may constitute a departure from an approved open space use and be deemed a change of use, and subject Owner 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 Property or resources including, but not limited to, the following:
- 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, mowing, or removing native vegetation;
  - h. introducing non-native species (as defined in KCC 21A.06.790);
  - i. applying herbicides or pesticides or any hazardous or toxic substance, without prior written approval;
  - j. discharging pollutants except for stormwater;
  - k. paving or application of gravel;
  - l. storing or dumping equipment, construction materials, garbage, vehicles, household supplies, or compost;
  - m. engaging in any other activity that adversely impacts existing native vegetation, hydrology, wildlife, wildlife habitat, or awarded program categories.
14. Participation in PBRS does not exempt Owner from obtaining any required permit or approval for activity or use on Property.

**TRANSMITTED** to the parties listed hereafter:

Office of the King County Hearing Examiner  
Estate of David Knadle, Marcia Knadle, Estate of Lois Clapper, and Jill Burton,  
applicants  
Elenore Bonyeau, King County Department of Assessments  
Carrie King, King Conservation District

2021 aerial photo

0822069020

0822069026

0822069021

0.57 acres

