

**KING CONSERVATION DISTRICT
KING COUNTY, WASHINGTON**

RESOLUTION NO. 19-008

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
KING CONSERVATION DISTRICT, KING COUNTY,
WASHINGTON, RELATING TO A SYSTEM OF RATES AND
CHARGES; PROPOSING A SYSTEM OF RATES AND
CHARGES TO KING COUNTY, WASHINGTON; AND
PROVIDING FOR OTHER MATTERS PROPERLY RELATED
THERE TO, ALL AS MORE PARTICULARLY SET FORTH
HEREIN.

The Board of Supervisors of the King Conservation District, King County, Washington, hereby resolves as follows:

SECTION 1. FINDINGS AND DETERMINATIONS. The Board of Supervisors ("Board") of the King Conservation District ("District") hereby makes and enters the following findings and determinations:

1.1. The District is a governmental subdivision of the State of Washington and a public body corporate and politic, created in King County and operating since 1949. As a requirement for District formation, the State Conservation Commission found that "the public health, safety, and welfare warrant the creation" of the District. RCW 89.08.100. In addition, the Legislature made express findings relating to conservation districts, stating that "the preservation of these lands is necessary to protect and promote the health, safety, and general welfare of its people" and that "it is hereby declared to be the policy of the legislature to provide for the conservation of the renewable resources of the state . . . and thereby . . . to protect and promote the health, safety, and general welfare of the people of this state." RCW 89.08.010. Under chapter 89.08 RCW, the Legislature has provided that the services, improvements and programs of the District are necessary to the public health, safety and welfare of the District and the state. The District exercises public health, safety and welfare (police power) functions throughout King County, except within the boundaries of the incorporated cities of Enumclaw, Federal Way, Milton, Pacific and Skykomish.

1.2 Improper land-use practices have caused and contributed to a progressively more serious erosion and degradation of the lands of the District. Therefore, it is necessary that land-use practices contributing to soil erosion be discouraged and discontinued, and that efforts to provide for appropriate soil-conserving land-use practices, works of improvement for flood prevention, and efforts furthering agricultural and nonagricultural phases of conservation, development, utilization and disposal of water, be adopted and carried out to preserve natural resources, protect public and private lands, and protect and promote the health, safety and general welfare of the people of the District (the "Conservation Projects"). The District programs assist

in managing land for sustainable, profitable production of food and crops as a better alternative than leaving lands to become filled with noxious weeds or converted to polluting activities. Many District programs are designed to help private land owners and occupiers of land do a better job of protecting natural resources as they make a living from their land.

1.3 Pursuant to chapter 89.08 RCW, the District is responsible for and authorized to carry out Conservation Projects within the District, including but not limited to soil conservation; measures to address property compliance with federal, state and local laws and regulations, including Clean Water Act standards or Endangered Species Act requirements; aquatic and upland habitat protection and restoration, including technical assistance; NPDES support; educational and demonstrational projects; water quality monitoring; rain garden programs; invasive species programs; and, assistance relating to stewardship of working lands, such as agriculture and forest land. District programs include, but are not limited to education, technical assistance, and financial incentives that promote the sustainable uses of natural resources through responsible stewardship, such as:

1.3.1 Conducting cooperative activities to protect and enhance high quality marine and freshwater aquatic resources upon urban, suburban and rural properties through coordination, design, and implementation of projects (e.g. stream enhancement and volunteer involvement); development of conservation plans; site visits with landowners and land managers who have direct control over management practices and activities on their lands for the benefit of aquatic habitat on those properties and the land and waters throughout the District; award of targeted financial assistance (District landowner cost-share, services to Jurisdictions, and Jurisdiction and Watershed focused grant funds); and community education workshops, trainings, and technical assistance.

1.3.2 Providing District-wide water quality improvement and water quantity conservation upon urban, suburban and rural properties through coordination, design and implementation of water quality and quantity best management practices; development of conservation plans; site visits with landowners and land managers who have direct control over water management practices and activities on their lands for the benefit of those properties and the land and waters throughout the District; recommendations for invasive/non-native weed eradication; award of targeted financial assistance (District landowner cost-share, services to Jurisdictions, and Jurisdiction and Watershed focused grant funds); community education workshops, trainings, and technical assistance, on topics such as shoreline protection and enhancement, water quality, salmon, native plants, stormwater, and stream ecology; and maintenance of water quality monitoring equipment and supplies. The District also partners with federal, state and local agencies on various water quality projects which help offset the cost of Clean Water Act compliance on other entities and ratepayers.

1.3.3 Conserving and protecting high quality agricultural and other working lands by providing landowner education and development of conservation plans to help farmers and livestock owners comply with mandated regulations, thereby offsetting the cost and burden of certain agricultural and other land use practices; increase capacity for urban agricultural production and stewardship by providing landowner education and development of conservation plans; serve as the hub for county-wide partnership of individuals, organizations and government agencies to

support the local agricultural economy; provide technical assistance and funding opportunities for market-based incentives which support stewardship of high quality soils; award targeted financial assistance (District landowner cost-share, services to Jurisdictions, and Jurisdiction, Watershed, and community focused grant funds); and provide community education workshops, trainings, and technical assistance.

1.3.4 Conducting cooperative activities to restore high-quality forest health management and upland wildlife habitat upon urban, suburban and rural properties through personal site visits with private landowners who have direct control over management practices and activities on their lands for the benefit of those properties and the land and waters throughout the District; community-based forest management education and project planning, training and implementation services; development of conservation plans; recommendations for invasive/non-native weed eradication; coordination and implementation of projects (e.g. forest health management and volunteer involvement); award of targeted financial assistance (District landowner cost-share, services to Jurisdictions, and Jurisdiction, Watershed, and community focused grant funds); and community education workshops, trainings, and technical assistance.

1.3.5 Supporting economic viability of local agricultural businesses and non profits that support stewardship of quality agricultural soils through prevention of land conversion to residential or commercial land use. Such activities include grants, loans, and technical assistance provided to local farms, and other working lands, and all market-based agricultural support organizations to the benefit of both the agricultural community and residents residing within the District who receive better and more regular access to local produce, agricultural products, and other working land products.

1.3.6 Other District conservation programs and activities are described in the 2020 Program of Work and Budget which was approved and adopted by the Board pursuant to Resolution No. 19-007 and is incorporated herein by reference. The District will consider and adopt additional Programs of Work on an annual basis covering any period for which a system of rates and charges is in effect, which Programs of Work will be take into account the needs and concerns of the District's constituents.

1.3.7 The District's constituents and partners have indicated a strong need and desire for continued and strengthened natural resource services as delivered by the District for an additional five-year period as evidenced by supportive feedback via the following outreach and engagement activities:

- A. Customer survey with over 800 direct beneficiaries of District services;
- B. District staff presentations to regional forestry bodies including the King County Rural Forest Commission and the City of Seattle Urban Forestry Committee;
- C. District staff presentations to salmon-recovery bodies including WRIA 8 and WRIA 9;
- D. Annual Advisory Committee presentations to the Metropolitan King County Council, and annual meetings with King County Council members and their staff;
- E. District staff presentation to the NW Green Infrastructure Summits in 2018 and 2019;

- F. Discussions at regional events including farmers markets, Duwamish River events, the NW Flower & Garden Festival, King Conservation District Board of Supervisor monthly meetings,
- G. Engagement of online newsletter subscribers and social media readers, and
- H. Continued close collaboration with the King Conservation District Advisory Committee as laid out in the 2015 Interlocal Agreement and

1.3.8 King County Ordinance 17474 and the current Interlocal Agreement (ILA) between the District and King County empanels an Advisory Committee whose purpose is “to foster a greater understanding of the programs and services provided by the District and to identify conservation programs that may be undertaken by the District through the use of funds derived through the District’s approved system of rates and charges.”

1.3.9 The Advisory Committee has been apprised of all recommendations and evaluation results from these various stakeholder processes and has participated in all stages of the development and refinement of a proposed new five-year Program of Work, including monthly planning and work sessions between January 2018 and February 2019; and a full day workshop which included elected officials from across the County, and senior staff from regional associations and King County; and round table discussions with stakeholders and beneficiaries from the Regional Food, Urban and Rural Forestry and Riparian Stewardship programs; and have been briefed on the analysis underpinning the supporting rate structure and the Advisory Committee expressed its support for a proposed Plan of Work which was transmitted to the King Conservation District Board of Supervisors on May 10, 2019.

1.3.10 The District Board of Supervisors did, by unanimous vote, accept the recommended program of work from the Advisory Committee at the May 13, 2019 meeting of the Board of Supervisors as reflected in District Resolution No. 19-002.

1.3.11 The District Board of Supervisors subsequently held public hearings and received public comments on a modified program of work and budget and adopted that program of work and budget by motion on July 25, 2019, followed by the formal adoption of the program of work by Resolution 19-007 on July 31, 2019 which forms the basis of the District’s proposed system of rates and charges.

1.4 Part of the regulations and controls under both federal and state law regarding water pollution is the establishment and maintenance of appropriate measures for education and implementation of best management practices. See 33 U.S.C. 1251 *et seq.*; 40 CFR 122.26(d)(2)(iv) (required measures for State NPDES programs including education and planning to implement best management practices and control techniques to reduce pollutants). The District provides such service, both independently and together with King County and cities within the District.

1.5 Certain properties within the District receive direct or indirect benefit from the carrying out of Conservation Projects. Direct benefits are those benefits arising out of Conservation Projects conducted on property that benefits such property. Indirect benefits are

those benefits received by property (e.g., down stream or adjacent parcels), but arising out of Conservation Projects conducted on other property.

1.6 It is appropriate for property owners within the District that benefit either directly or indirectly from the District's Conservation Projects to pay for the cost of carrying out the Conservation Projects.

1.7 The District engaged FCS Group ("FCS"), an independent financial consulting firm that provides economic, public finance, management consulting, and financial (rates, charges, and fees) services to public sector entities throughout the country, including city and county governments, utilities, ports, special purpose districts, and state agencies. FCS has evaluated the services provided by the District and has developed a rate structure, as part of the King Conservation District Rate Study (FCS Group, July 2019) that allocates the costs of District services to various classes of property.

1.8 In determining a rate structure, the Board has considered the discretionary factors set forth by the Legislature in RCW 89.08.405, including:

1.8.1 Services furnished, to be furnished, or available to landowners in the District;

1.8.2 Benefits received, to be received, or available to property in the District;

1.8.3 The character and use of land in the District;

1.8.4 The nonprofit public benefit status of land users in the District;

1.8.5 The income level of persons served or provided benefits, including senior citizens and disabled persons; and

1.8.6 Other matters that present a reasonable difference as a ground for distinction among properties.

1.9 The Board finds that seven classes or categories of property are appropriate: residential, commercial, agricultural, institutional/public; open space; vacant/undeveloped, and forested, as further defined in this Resolution. There is a rational basis for distinguishing land within the District into classes on the basis of property use and the variation of properties within these classes is found to reflect differences in services and/or benefits received, to be received or available from the Conservation Projects.

1.10 The Board finds that it is appropriate to assign weighting factors to each class of property that reflect distinctions among those properties relating to the services and/or benefits received, to be received or available from the District. The weighting factors include (1) services and/or benefits received, to be received or available that are insignificant or immeasurable to certain property; (2) services and/or benefits received, to be received or available to classes of property to a lesser degree; and, (3) services and/or benefits received, to be received or available

that more fully support property (compared to other classes of property). There is a rational basis for distinguishing services/benefits received or available from District services and Conservation Projects with the use of such weighting factors and the variation of services/benefits within these factors is found to be minor and to reflect only minor differences in services/benefit received or available from the Conservation Projects.

1.11 The administrative cost of calculating the charge for each individual property and maintaining accurate information would be very high. A flat charge for each parcel within each property class is less costly to administer than calculating a separate charge for each parcel and is equitable because of the similarities of the characteristics and uses within each property class. The District considered but determined a per acre charge may result in miscalculations and confusion among ratepayers and was not appropriate for use at the current time.

1.12 The rates proposed to King County by this Resolution were calculated within the parameters of a rate model from the FCS Rate Study. Under the rate model, the estimated annual costs of each Conservation Project were allocated to ratepayers as follows:

1.12.1 Number of parcels in each of the property categories;

1.12.2 Direct and indirect services/benefits received by or available to property within each property category, as generally described in this Resolution; and

1.12.3 A weighting factor reflecting the degree of services/benefits received by or available to each property class for each Conservation Project as described in Section 1.10, above.

1.13 The FCS Rate Study calculated rates per parcel per year for six of the classifications, as follows: residential (\$13.04), commercial (\$12.90), agricultural (\$13.57), institutional/public (\$13.25), vacant/undeveloped (\$12.67), open space (\$12.69). The rate model provides a reasonable basis for establishing the rates proposed by this Resolution. These rates are an allocable share of the costs of services/benefits received or available to the property owners in the District from District services, programs and Conservation Projects, all for the preservation of natural resources, protection of public lands and waters, and protection and promotion of the health, safety and general welfare of the lands and people of the District.

1.14 The rates proposed herein to pay the costs of carrying out the Conservation Projects are fees for which the federal government is liable under the Clean Water Act to the same extent as any other classification of land. 33 U.S.C. § 1323(a), and Pub.L. 111-378, § 1, 124 Stat. 4128 (2011); and, *United States of America v. City of Renton, et al.*, Western District of Washington Cause No. C11-1156JLR (2012).

1.15 Land classified as forested as described in this Resolution provide benefits to the programs of the District, and are also served by District programs. However, the cost to administer a rate program regarding such land does not appear warranted as the cost to administer is believed to be in excess of likely revenues under the formula set out in RCW 89.08.405. Therefore, there is a reasonable basis to currently exempt such forested land from the rates proposed herein.

1.16 The consideration, development, adoption and implementation of the rates proposed herein follows the public hearings held by the District on July 22, 2019 and July 24, 2019, pursuant to RCW 89.08.405(4) and RCW 89.08.400(2), public notice of which was properly provided by postings throughout the District and through publication.

1.17 By Resolution No. 19-009 the District has established a process providing for landowner appeals of the individual rates as may be applicable to a parcel or parcels.

SECTION 2. DEFINITIONS.

2.1 "Agricultural land" means those parcels in the King County Assessor's property classifications of: Farm 130; Greenhse/Nrsry/Hort Srvc 137.

2.2 "Billing year" means the calendar year that bills are sent through the property tax statement.

2.3 "Commercial land" means those parcels in the King County Assessor's property classifications of: Hotel/Motel, 51; Rehabilitation Center, 55; Resort/Lodge/Retreat, 58; Nursing Home, 59; Shopping Ctr (Nghbrhood), 60; Shopping Ctr (Community), 61; Shopping Ctr (Regional), 62; Shopping Ctr (Maj Retail), 63; Shopping Ctr (Specialty), 64; Retail (Line/Strip), 96; Retail Store, 101; Retail (Big Box), 104; Retail (Discount), 105; Office Building, 106; Office Park, 118; Medical/Dental Office, 122; Condominium (Office), 126; Mining/Quarry/Ore Processing, 138; Bowling Alley, 140; Campground, 141; Driving Range, 142; Golf Course, 143; Health Club, 145; Marina, 146; Movie Theater, 147; Park, Private (Amuse Ctr), 150; Ski Area, 152; Skating Rink (Ice/Roller), 153; Sport Facility, 156; Art Gallery/Museum/Soc Srvc, 157; Parking (Assoc), 159; Auditorium//Assembly Bldg, 160; Auto Showroom and Lot, 161; Bank, 162; Car Wash, 163; Club, 166; Conv Store without Gas, 167; Conv Store with Gas, 168; Restaurant (Fast Food), 171; Hospital, 173; Mortuary/Cemetery/Crematory, 179; Parking (Commercial Lot), 180; Parking (Garage), 182; Restaurant/Lounge, 183; School (Private), 185; Service Station, 186; Tavern/Lounge, 188; Vet/Animal Control Srvc, 190; Grocery Store, 191; Daycare Center, 193; Mini Lube, 194; Warehouse, 195; High Tech/High Flex, 202; Industrial Park, 210; Service Building, 216; Industrial (Gen Purpose), 223; Industrial (Heavy), 245; Industrial (Light), 246; Air Terminal and Hangers, 247; Mini Warehouse, 252; Terminal (Rail), 261; Terminal (Marine/Comm Fish), 262; Terminal (Grain), 263; Terminal (Auto/Bus/Other), 264; Utility, Private (Radio/T.V.), 267; Terminal (Marine), 271; Historic Prop (Office), 273; Historic Prop (Retail), 274; Historic Prop (Eat/Drink), 275; Historic Prop (Loft/Warehse), 276; Historic Prop (Park/Billbrd), 277; Historic Prop (Rec/Entertain), 279; Historic Prop (Misc), 280; Shell Structure, 339; Bed & Breakfast, 340; Gas Station, 343.

2.4 "Forested land" means those parcels in the King County Assessor's property classifications of: Reforestation, 323; Forest Land (Class-RCW 84.33), 324; Forest Land (Desig-RCW 84.33), 325; Open Space Tmbr Land/Greenbelt, 328.

2.5 "Institutional/public land" means those parcels in the King County Assessor's property classifications of: Church/Welfare/Relig Srvc, 165; Governmental Service, 172; School (Public), 184; Post Office/Post Service, 189; Utility, Public, 266.

2.6 “Open space land” means those parcels in the King County Assessor’s property classifications of: Park, Public (Zoo/Arbor), 149; Open Space (Curr Use-RCW 84.34), 326; Open Space (Agric-RCW 84.34), 327; Easement, 330; Reserve/Wilderness Area, 331; Right of Way/Utility, Road, 332; River/Creek/Stream, 333; Tideland, 1st Class, 334; Tideland, 2nd Class, 335, Water Body, Fresh, 337.

2.7 “Parcel” means the smallest separately segregated unit or plot of land having an identified owners(s), boundaries, and areas as defined by the King County Assessor and recorded in the King County Assessor real property file or maps, and assigned a separate property tax account number.

2.8 “Residential land” means those parcels in the King County Assessor’s property classifications of: Single Family (Res Use/Zone), 2; Duplex, 3; Triplex, 4; 4-Plex, 5; Single Family (C/I Zone), 6; Houseboat, 7; Mobile Home, 8; Single Family (C/I Use), 9; Apartment, 11; Apartment (Mixed Use), 16; Apartment (Co-op), 17; Apartment (Subsidized), 18; Condominium (Residential), 20; Condominium (Mixed Use), 25; Townhouse Plat, 29; Mobile Home Park, 38; Condominium (M Home Pk), 48; Retirement Facility, 49; Residence Hall/Dorm, 56; Group Home, 57; Historic Prop (Residence), 272; Rooming House, 341; Fraternity/Sorority House, 342.

2.9 “Vacant/undeveloped land” means those parcels in the King County Assessor’s property classifications of: (unknown), 0; Historic Prop (Vacant Land), 299; Vacant (Single-family), 300; Vacant (Multi-family), 301; Vacant (Commercial), 309; Vacant (Industrial), 316; Transferable Dev Rights, 336.

2.10 It is the intent of the District that all parcels within the District fall within one of the land classifications defined in this Section. In the event any parcel is inadvertently excluded from any of the land use classifications defined in the Resolution, or King County adopts new land classifications or revises existing land use classifications after the effective date of this Resolution, or for any other reason, the omitted parcel shall be deemed to fall within the land use classification that is most similar to the omitted parcel.

SECTION 3. **RATE SCHEDULE.** The following rate schedule is proposed to King County for a term of one year, unless modified by subsequent District action and King County approval. The Board may recommend adjustment of these rates from time to time, to reflect the budgeted costs of carrying out the District’s improvements, services and Conservation Projects and any changes in land categories. The rates are as follows.

- 3.1 The rate for residential land shall be \$13.04 per parcel per year
- 3.2 The rate for commercial land shall be \$12.90 per parcel per year
- 3.3 The rate for agricultural land shall be \$13.57 per parcel per year for parcels.
- 3.4 The rate for institutional/public land shall be \$13.25 per parcel per year.

- 3.5 The rate for vacant/undeveloped land shall be \$12.67 per parcel per year.
- 3.6 The rate for open space land shall be \$12.69 per parcel per year.
- 3.7 Forested land shall be exempt from the rates proposed in this Resolution.
- 3.8 Parcels owned by federally recognized Native American tribes or members of such tribes that are located within the historical boundaries of a reservation shall be exempt from the rates proposed in this Resolution.

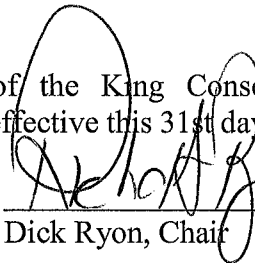
Specific rates per parcel shall be shown on a spreadsheet provided by the District to the King County Assessor and/or Treasurer, consistent with Chapter 89.08 RCW.

SECTION 4. **IMPLEMENTATION.** The Executive Director is authorized and directed to take all appropriate and necessary acts to implement this Resolution, including presentation of this Resolution to King County and coordination with King County, including the County Assessor and/or Treasurer, to implement this Resolution, including but not limited to the correction of any parcel's classification or classification referenced in Section 2.

SECTION 5. **RATIFICATION AND CONFIRMATION.** Any action taken consistent with the authority and prior to the effective date of this Resolution is hereby ratified, approved and confirmed.

SECTION 6. **EFFECTIVE DATE.** This Resolution shall become effective immediately upon its adoption.

ADOPTED BY THE BOARD OF SUPERVISORS of the King Conservation District, Washington, at a special open public meeting thereof, and effective this 31st day of July, 2019.



Dick Ryon, Chair

CERTIFICATE

I, Bill Knutsen, Secretary of the Board of Supervisors, King County, Washington, do hereby certify that the foregoing resolution is a true and correct copy of Resolution No. 19-008 of such Board, duly adopted at a special meeting thereof held on the 31st day of July, 2019, by the members of such Board in attendance at such meeting and attested by myself in authentication of such adoption.

William M. Knutsen

Bill Knutsen, Secretary/Auditor

nothing is available

ATTACHMENT A

King Conservation District

RATE STUDY REPORT

FINAL REPORT
July 31, 2019

Washington
7525 166th Avenue NE, Ste. D215
Redmond, WA 98052
425.867.1802

Oregon
4000 Kruse Way Pl., Bldg. 1, Ste 220
Lake Oswego, OR 97035
503.841.6543

www.fcsgroup.com

This entire report is made of readily recyclable materials, including the bronze wire binding and the front and back cover, which are made from post-consumer recycled plastic bottles.



FCS GROUP

Solutions-Oriented Consulting

TABLE OF CONTENTS

Table of Contents	1
List of Figures	1
Table of Appendices.....	1
Section I. Introduction	2
Section II. Rate Analysis	3
General Approach	3
Budget.....	6
Customer Base	6
Rate Calculation	7
Rate Adjustment	7
Revenue Forecast.....	8
References and Additional Sources	9

LIST OF FIGURES

Figure 1. King CD Services.....	3
Figure 2. Allocation Process	5
Figure 3. 2020 KCD Unfunded Budget	6
Figure 4. Calculated Rates and Revenue Reconciliation.....	7
Figure 5. Rounded Rates Schedule and Revenue Calculation.....	8
Figure 6. Net Revenue to King Conservation District	8

TABLE OF APPENDICES

Appendix A: Technical Analysis

Appendix B: Board Presentation Packet

Section I. INTRODUCTION

Revised Code of Washington (RCW) 89.08.405 authorizes conservation districts to impose rates and charges as an alternative to the previous and continuing assessment approach. A rate is a charge intended to recover the cost of public programs based on services received or negative impacts customers impose. In a “rate construct” the services received and the impacts charged for may be indirect. Further, the rate may show consideration for “services furnished, to be furnished, or available to the landowner” or “benefits received, to be received, or available to the property” in addition to other factors. In 2015, RCW 89.08.405 (3)(a) was revised and now states:

The system of rates and charges may include an annual per acre amount, an annual per parcel amount, or an annual per parcel amount plus an annual per acre amount. If included in the system of rates and charges, the maximum annual per acre rate or charge shall not exceed ten cents per acre. The maximum annual per parcel rate shall not exceed five dollars, except that for counties with a population of over four hundred eighty thousand persons, the maximum annual per parcel rate shall not exceed ten dollars, and for counties with a population of over one million five hundred thousand persons, the maximum annual per parcel rate shall not exceed fifteen dollars.

Previously, the cap on the conservation districts per parcel rate was five dollars for any county under one million five hundred thousand persons. With the 2015 revision, any county with over four hundred eighty thousand persons now has a per parcel cap amount of ten dollars and any county over one million five hundred thousand persons has a cap of fifteen dollars. The ten cent per acre cap remains the same in the most current revision. The United States Census website estimates the King County population as 2,233,163 persons as of 2018, well above the one million five hundred thousand person tier. In consideration of the 2015 revision stated above, King Conservation District, operating in King County, must abide by the fifteen dollar per parcel cap.

The timber and forest land provision also remains the same, stating that forest lands used solely for the planting, growing, or harvesting of trees may be subject to rates/special assessments if such lands are served by the activities of the conservation districts. However, the per acre rate/assessment shall not exceed one-tenth of the weighted average per acre rate or charge/assessment on all other lands, and in lieu of a per parcel charge, a charge of up to three dollars per forest landowner may be imposed on each owner whose forest lands are subject to a per acre rate/assessment.

To approve the rates and charges, RCW 89.08.405 references RCW 89.08.400, which states that “(t)he supervisors of a conservation district shall hold a public hearing on a proposed system of assessments...shall gather information and shall alter the proposed system of assessments when appropriate.”

The following section summarizes the rate analysis that has been developed for King Conservation District. The goal of the analysis is to develop a rate structure and supporting rate that equitably recovers natural resource program costs within the constraints defined by RCW 89.08.405.

One important result of the general approach is the recommendation that all costs be recovered in a per parcel, rather than per acre, rate. This determination recognizes that the direct and indirect benefits/services provided by the District are enjoyed by parcel owners with little or no relationship to the size of the parcel.

Section II. RATE ANALYSIS

FCS GROUP and King Conservation District (KCD) staff have worked together to create a rate structure and supporting analysis that features distinct rates by land use, based on the benefits and services received from each District program. Each District service and associated cost is subject to an allocation process to establish unit costs – the building blocks of rate development. Each service cost is first allocated between direct and indirect service/benefit provided. Cost recovery is then allocated among customer classes based on the comparative amount of service/benefit enjoyed by each customer class from the service. The technical analysis in its entirety is provided in Appendix A.

GENERAL APPROACH

In order to facilitate application of the rate approach KCD staff split services into seven major headings: Farm and Agriculture Lands, Healthy Forest, Upland Habitat, Aquatic Habitat, Water Quality and Quantity, Open Space and Economic Support to Working Lands. All of these natural resource priorities include multiple services that aid in the development of the overall program. These services and the benefits they provide are further defined below:

Figure 1. King CD Services

Farm and Agriculture Lands

- Help farmers steward and protect Farm & Ag lands for current and future use. Nexus with soil stabilization and health, water quality and quantity, critical areas stewardship, and flood control.

Healthy Forest

- Help forest landowners enhance ecosystem functions and values of forest cover. Forest nexus with water and air quality, flood control, and soil stabilization.

Upland Habitat

- Help landowners enhance ecosystem functions and values of upland habitat. Upland habitat nexus with biodiversity, air and water quality, flood control, soil stabilization, and recreation.

Aquatic Habitat

- Help landowners protect and enhance marine and freshwater aquatic resources. Nexus with shorelines, shellfish, food web and water quality. Significant indirect benefit to all rate payers.

Water Quality and Quantity

- Help landowners manage, protect and enhance water quality and quantity. (Stormwater, flooding, nutrient and bacteria, temperature, dissolved oxygen, etc.). Significant indirect benefit to all rate payers.

Open Space

- Support and strengthen the preservation, protection, conservation and enhancement of natural or scenic resources, sanctuaries, nature reservations, areas that abut parks, forests, wildlife preserves, nature reservations, historic sites, recreation potential, as well as tracts of land in urban areas that are open to public use.

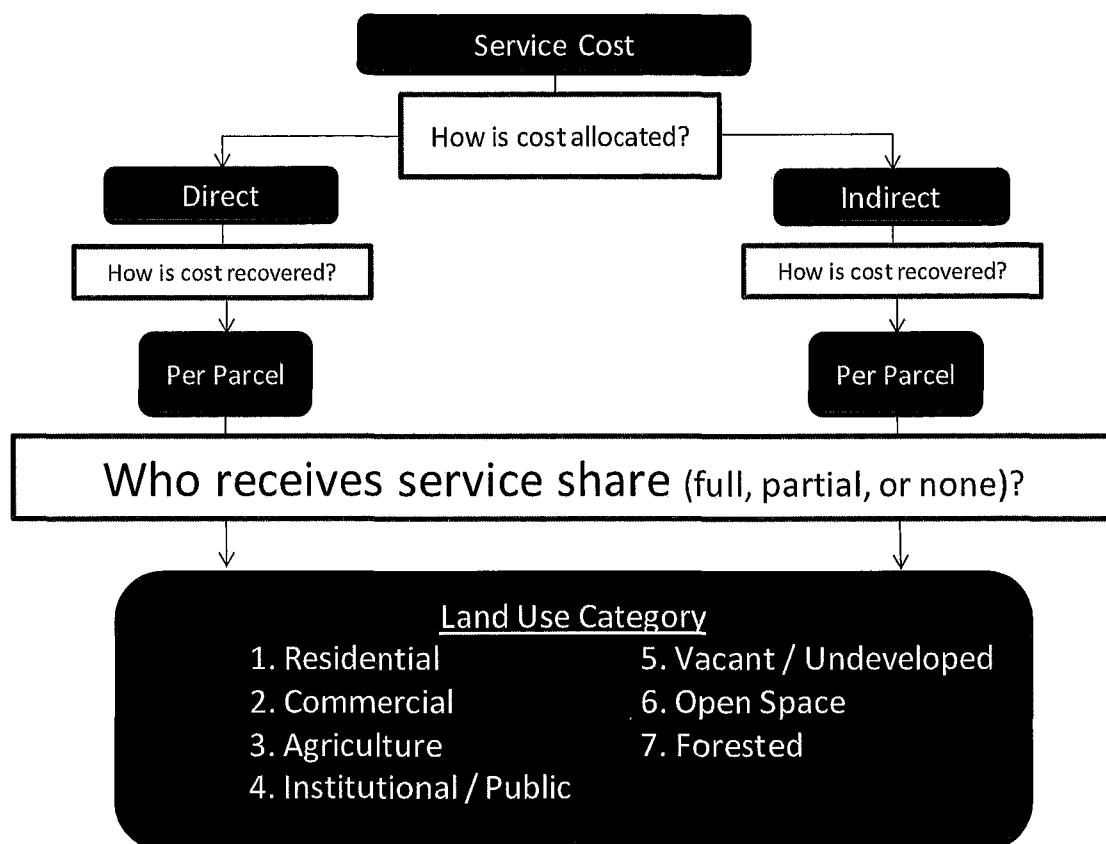
Economic Support for Working Lands

- Support and strengthen development of economic markets for local agricultural and wood, and special forest products production. Such as Farmers Markets, Puget Sound Grown/ Puget Sound Fresh, Farmlink, Salmon Safe.

Using the collective expertise and judgment of KCD staff and the consultant team, each service cost was allocated between direct and indirect benefits provided. These decisions were reached after much discussion and based on the specific benefits each service provides. Most services provided by the District are of indirect benefit as the entire county's population benefits when there is clean water, healthy soils, clean air, rich biodiversity, a strong agricultural economy and improved food access for all. Service costs assigned to direct benefit represent unique services that specifically target a subset of the customer base. The direct and indirect benefit costs of each service are then allocated to each land use category. Each customer class is evaluated for the level of benefit/service received: no benefit, partial benefit compared to other classes, or full proportional benefit received.

The chart below shows how these steps were followed for each service.

Figure 2. Allocation Process



The allocations for each service between direct and indirect benefits were informed by the Earth Economics Report *Special Benefit from Ecosystem Services: Economic Assessment of the King Conservation District*¹ which states that “approximately 1% of the total value provided by ecosystems is excludable benefit to the landowner.” The report also explains that “over 98% of the total economic value provided by healthy ecosystems is in the form of non-excludable services or special benefits that landowners share with others.”

Consistent with this analysis, most of the services and their associated costs were allocated heavily towards indirect benefits to the landowner. Exceptions to this include rural land stewardship activities within the farm and agriculture program area and small lot forest stewardship activities

¹ Pittman, J. & Batker, D. (2006). *Special Benefit from Ecosystem Services: Economic Assessment of the King Conservation District*. Tacoma, WA: Earth Economics. Retrieved July 11, 2012 from http://www.eartheconomics.org/FileLibrary/file/Reports/KCD_Special_Benefit_Analysis.pdf

within the healthy forest program area which were weighted 25% direct to 75% indirect and the community agriculture activities within the farm and agriculture and economic support to working lands program areas as well as the regional food system activities within the economic support to working lands program area, which were all weighted 5% direct to 95% indirect. The heavier direct allocation is meant to identify that the benefit received from these activities was deemed to be more directly recognized by specific land use categories, however, still significantly benefiting all others indirectly.

BUDGET

The detailed 2020 KCD program budget, developed by KCD staff, was split and allocated as shown in the following table.

Figure 3. 2020 KCD Unfunded Budget

Natural Resource Priorities (NRPs)	Total Cost	Allocation Basis	Natural Resource Priorities (NRPs)	Total Cost	Allocation Basis
Farm & Ag Lands			Water Quality and Quantity		
Regional Food System	\$516,260	3 1% Direct / 99% Indirect	Regional Food System	\$114,724	3 1% Direct / 99% Indirect
Agricultural Drainage Assistance	106,115	6 25% Direct / 75% Indirect	Agricultural Drainage Assistance	106,115	6 25% Direct / 75% Indirect
Community Agriculture	35,085	7 5% Direct / 95% Indirect	Community Agriculture	70,169	3 1% Direct / 99% Indirect
Wildfire Preparedness	-	3 1% Direct / 99% Indirect	Wildfire Preparedness	33,787	3 1% Direct / 99% Indirect
Urban Forest Stewardship	-	3 1% Direct / 99% Indirect	Urban Forest Stewardship	140,198	3 1% Direct / 99% Indirect
Small Lot Forest Stewardship	-	3 1% Direct / 99% Indirect	Small Lot Forest Stewardship	51,329	3 1% Direct / 99% Indirect
Riparian Stewardship	24,625	3 1% Direct / 99% Indirect	Riparian Stewardship	147,747	3 1% Direct / 99% Indirect
Rural Land Stewardship	756,739	6 25% Direct / 75% Indirect	Rural Land Stewardship	756,739	3 1% Direct / 99% Indirect
Riparian Restoration/Improvement	71,700	3 1% Direct / 99% Indirect	Riparian Restoration/Improvement	430,201	3 1% Direct / 99% Indirect
Member Jurisdictions	315,895	3 1% Direct / 99% Indirect	Member Jurisdictions	315,895	3 1% Direct / 99% Indirect
Subtotal	\$ 1,826,418		Subtotal	\$ 2,166,905	
Healthy Forest			Open Space		
Regional Food System	\$0	3 1% Direct / 99% Indirect	Regional Food System	\$0	3 1% Direct / 99% Indirect
Agricultural Drainage Assistance	-	3 1% Direct / 99% Indirect	Agricultural Drainage Assistance	-	3 1% Direct / 99% Indirect
Community Agriculture	-	3 1% Direct / 99% Indirect	Community Agriculture	81,864	3 1% Direct / 99% Indirect
Wildfire Preparedness	202,724	7 5% Direct / 95% Indirect	Wildfire Preparedness	33,787	3 1% Direct / 99% Indirect
Urban Forest Stewardship	280,396	3 1% Direct / 99% Indirect	Urban Forest Stewardship	140,198	3 1% Direct / 99% Indirect
Small Lot Forest Stewardship	256,645	6 25% Direct / 75% Indirect	Small Lot Forest Stewardship	25,665	3 1% Direct / 99% Indirect
Riparian Stewardship	24,625	3 1% Direct / 99% Indirect	Riparian Stewardship	24,625	3 1% Direct / 99% Indirect
Rural Land Stewardship	-	3 1% Direct / 99% Indirect	Rural Land Stewardship	94,592	3 1% Direct / 99% Indirect
Riparian Restoration/Improvement	71,700	3 1% Direct / 99% Indirect	Riparian Restoration/Improvement	71,700	3 1% Direct / 99% Indirect
Member Jurisdictions	14,359	3 1% Direct / 99% Indirect	Member Jurisdictions	-	3 1% Direct / 99% Indirect
Subtotal	\$ 850,449		Subtotal	\$ 472,431	
Upland Habitat			Economic Support to Working Lands		
Regional Food System	\$0	3 1% Direct / 99% Indirect	Regional Food System	\$516,260	6 25% Direct / 75% Indirect
Agricultural Drainage Assistance	-	3 1% Direct / 99% Indirect	Agricultural Drainage Assistance	106,115	6 25% Direct / 75% Indirect
Community Agriculture	21,051	3 1% Direct / 99% Indirect	Community Agriculture	23,390	7 5% Direct / 95% Indirect
Wildfire Preparedness	67,575	3 1% Direct / 99% Indirect	Wildfire Preparedness	-	3 1% Direct / 99% Indirect
Urban Forest Stewardship	70,099	3 1% Direct / 99% Indirect	Urban Forest Stewardship	-	3 1% Direct / 99% Indirect
Small Lot Forest Stewardship	128,323	3 1% Direct / 99% Indirect	Small Lot Forest Stewardship	25,665	3 1% Direct / 99% Indirect
Riparian Stewardship	24,625	3 1% Direct / 99% Indirect	Riparian Stewardship	-	3 1% Direct / 99% Indirect
Rural Land Stewardship	94,592	3 1% Direct / 99% Indirect	Rural Land Stewardship	94,592	7 5% Direct / 95% Indirect
Riparian Restoration/Improvement	71,700	3 1% Direct / 99% Indirect	Riparian Restoration/Improvement	-	3 1% Direct / 99% Indirect
Member Jurisdictions	330,254	3 1% Direct / 99% Indirect	Member Jurisdictions	14,359	3 1% Direct / 99% Indirect
Subtotal	\$ 808,218		Subtotal	\$ 780,381	
Aquatic Habitat			Assessor Fee & Delinquency		
Regional Food System	\$0	3 1% Direct / 99% Indirect	Assessor Fee & Delinquency	\$170,823	1 All Indirect
Agricultural Drainage Assistance	35,372	3 1% Direct / 99% Indirect			
Community Agriculture	2,339	3 1% Direct / 99% Indirect			
Wildfire Preparedness	-	3 1% Direct / 99% Indirect			
Urban Forest Stewardship	70,099	3 1% Direct / 99% Indirect			
Small Lot Forest Stewardship	25,665	3 1% Direct / 99% Indirect			
Riparian Stewardship	246,245	3 1% Direct / 99% Indirect			
Rural Land Stewardship	94,592	3 1% Direct / 99% Indirect			
Riparian Restoration/Improvement	717,002	3 1% Direct / 99% Indirect			
Member Jurisdictions	445,124	3 1% Direct / 99% Indirect			
Subtotal	\$ 1,636,438		GRAND TOTAL	\$ 8,712,062	

CUSTOMER BASE

King County parcel files have been used to determine the number of chargeable parcels available to King Conservation District. When charging a rate, it is recommended to charge all those who receive

service/benefit. The only exceptions include timber and forest land, which are effectively precluded from per parcel rates under current statute language and have not been calculated otherwise for this rate study. Other exemptions are for split parcel account types (that would effectively be charged twice) and cities that have not opted in to KCD, which includes Enumclaw, Milton, Federal Way, Pacific and Skykomish.

The parcel data provided by King County identified dozens of current land uses. The project team of KCD staff and the consultant recognized that it was possible to create meaningful distinctions based on the level of service/benefit received by groups or general classes of customers. Customer types in this model were broken into seven land use categories: Residential, Commercial, Agricultural, Institutional/Public, Vacant/Undeveloped, Open Space and Forestry. These land use categories were based on the present use of each parcel, which is available in the King County Parcel data file. As described above, these land use categories were evaluated based on direct and indirect benefits received and were allocated either no benefit, partial benefit compared to other classes, or full proportional benefit compared to other classes.

RATE CALCULATION

As previously discussed, each line item in the budget is allocated based on the direct or indirect service/benefit provided then allocated among customer classes based on the comparative amount of benefit/service received. The full rates are then calculated after subtracting other revenue, such as grant reimbursements and other miscellaneous revenue. To the extent warranted, these offsetting revenues are allocated proportionately to each service. Initial per parcel rates range from a high of \$13.57 per parcel for the Agriculture land use to a low of \$12.67 per parcel for the Vacant / Undeveloped land use. All calculated rates can be seen in the following figure.

Figure 4. Calculated Rates and Revenue Reconciliation

Calculated Rates and Revenue Reconciliation

Land Use Category	Calculated Rates	No of Charge Units		Revenue Reconciliation	
	Per Parcel	No of Parcels		Parcel Charge	TOTAL
Residential	\$ 13.0382	602,647		\$ 7,857,420	\$ 7,857,420
Commercial	\$ 12.9006	18,725		\$ 241,564	\$ 241,564
Agriculture	\$ 13.5726	104		\$ 1,412	\$ 1,412
Institutional / Public	\$ 13.2526	2,731		\$ 36,193	\$ 36,193
Vacant / Undeveloped	\$ 12.6749	42,970		\$ 544,642	\$ 544,642
Open Space	\$ 12.6878	2,430		\$ 30,831	\$ 30,831
Forested	\$ -	-		\$ -	\$ -
TOTAL		669,607		\$ 8,712,062	\$ 8,712,062

RATE ADJUSTMENT

The calculated rates shown above would sustain the existing programs of KCD that have historically been funded through rates and charges taking into account the increase in expenses necessary to provide the same level of service. Because the highest calculated charge is still under the statutory cap of \$15.00 per parcel, no rate adjustment is needed. The following rate schedule will show the rounded rates for each land use type.

Figure 5. Rounded Rates Schedule and Revenue Calculation

Land Use Category	Calculated Rates	No of Charge Units	Calculated Revenues
	Per Parcel	No of Parcels	TOTAL
Residential	\$ 13.04	602,647	\$ 7,858,517
Commercial	\$ 12.90	18,725	\$ 241,553
Agriculture	\$ 13.57	104	\$ 1,411
Institutional / Public	\$ 13.25	2,731	\$ 36,186
Vacant / Undeveloped	\$ 12.67	42,970	\$ 544,430
Open Space	\$ 12.69	2,430	\$ 30,837
Forested	\$ -	-	\$ -
TOTAL		669,607	\$ 8,712,933

REVENUE FORECAST

The total revenue shown above will cover all budgeted program expenses, inclusive of the estimated assessor's fee and delinquencies. The portion of the rates that cover the assessor's fee and delinquencies will not be revenue that is available to the District. The net revenue forecasted for KCD after accounting for this deduction is seen in the following table.

Figure 6. Net Revenue to King Conservation District

Revenue Forecast	Total
Total Revenue from Rates and Charges	\$ 8,712,933
Less: Assessor's Fee and Delinquencies	(\$170,823)
Net Revenue to King Conservation District	\$ 8,542,110

REFERENCES AND ADDITIONAL SOURCES

- American Farmland Trust. (2004). *The Suitability, Viability, Needs, and Economic Future of Pierce County Agriculture: Phase I Report Responding to Questions Posed by Pierce County Council Resolution R2004-105s*. Puyallup, WA: American Farmland Trust. Retrieved July 11, 2012 from <http://www.co.pierce.wa.us/xml/abtus/ourorg/exec/ecd/documents/Pierce%20ag%20study.pdf>
- Association of New Jersey Environmental Commissions. (2004). *Open Space is a Good Investment: The Financial Argument for Open Space Preservation*. Mendham, NJ: ANJEC Mimi Upmeyer Resource Paper Collection. Retrieved July 11, 2012 from <http://www.anjec.org/pdfs/OpenSpaceGoodInvestment2004.pdf>
- Auger, P. (1996). *Does Open Space Pay?* University of New Hampshire Natural Resource Network. Retrieved July 11, 2012 from http://extension.unh.edu/resources/files/Resource000400_Rep422.pdf
- Banzhaf, H., & Jawahar, P. (2005). *Public Benefits of Undeveloped Lands on Urban Outskirts: Non-Market Valuation Studies and their Role in Land Use Plans*. Washington DC: Resources for the Future. Retrieved July 11, 2012 from http://www.defenders.org/publications/public_benefits_of_undeveloped_lands_on_urban_outskirts.pdf
- Barney & Worth, Inc. and Globalwise, Inc. (2006). *Preserving Farmland and Farmers: Pierce County Agriculture Strategic Plan*. Pierce County Economic Development Division. Retrieved July 11, 2012 from http://www.co.pierce.wa.us/xml/abtus/ourorg/exec/ecd/documents/REPORT_Pierce%20County%20Agriculture%20Strategic%20Plan.pdf
- Batker, D. de la Torre, I., Kocian, M., & Lovell, B. (2009). *The Natural Economy of the Nisqually Watershed*. Tacoma, WA: Earth Economics. Retrieved July 11, 2012 from http://www.eartheconomics.org/FileLibrary/file/Reports/Natural_Economy_of_Nisqually_Watershed_7_2009.pdf
- Batker, D., Kocian, M., Lovell, B., & Harrison-Cox, J. (2010). *Flood Protection and Ecosystem Services in the Chehalis River Basin*. Tacoma, WA: Earth Economics. Retrieved July 11, 2012 from http://www.eartheconomics.org/FileLibrary/file/Reports/Chehalis/Earth_Economics_Report_on_the_Chehalis_River_Basin_compressed.pdf
- Batker, D., Kocian, M., McFadden, J. & Schmidt, R. (2010). *Valuing the Puget Sound Basin, Revealing Our Best Investments*. Tacoma, WA: Earth Economics. Retrieved July 11, 2012 from <http://www.eartheconomics.org/FileLibrary/file/Reports/Puget%20Sound%20and%20Watersheds/Puget%20Sound%20Russell/Valuing%20the%20Puget%20Sound%20Basin%20v1.0.pdf>

- Bergstrom, J., & Ready, R. (2009). What have we learned from over 20 years of farmland amenity valuation research in North America? *Review of Agricultural Economics*, 31(1), 21-49. doi: 10.1111/j.1467-9353.2008.01424.x
- Brander, L., & Koetse, M. (2007). *The Value of Urban Open Space: Meta-Analyses of Contingent Valuation and Hedonic Pricing Results*. Amsterdam, Netherlands: Vrije Universiteit Institute of Environmental Studies and Department of Spatial Economics. Retrieved July 11, 2012 from http://www.ivm.vu.nl/en/Images/FC28CE82-920A-02A7-11A184A85CD2E66B_tcm53-85983.pdf
- Canty, D. & Wiley, H. (2004). *A Characterization of Puget Sound Agriculture: A Report to the Puget Sound Shared Strategy*. Seattle, WA: Evergreen Funding Consultants. Retrieved July 11, 2012 from <http://www.sharedsalmonstrategy.org/files/2004-04-ag.pdf>
- Christin, Z., Batker, D. & Harrison-Cox, J. (2010). *Economic Impact of Metro Parks Tacoma Ecosystem Services: Economic Impact Study Phase II*. Tacoma, WA: Earth Economics. Retrieved July 11, 2012 from http://www.eartheconomics.org/FileLibrary/file/Reports/Puget%20Sound%20and%20Watersheds/Metro_Parks_Tacoma_Ecosystem_Services_lo_res.pdf
- Crompton, J., Love, L., & More, T. (2008, Spring). An empirical study of the role of recreation, parks and open space in companies' (re)location decisions. *Journal of Parks and Recreation Administration*, 15(1), 37-58.
- Municipal Research and Services Center of Washington. (2012). *Washington Agriculture and the Economy*. Retrieved July 11, 2012 from <http://www.mrsc.org/subjects/planning/aglands/economic.aspx>
- O'Rourke, D. (n.d). *Dimensions of Washington State Agriculture*. Washington State Department of Agriculture Future of Farming. Retrieved July 11, 2012 from <http://agr.wa.gov/FoF/docs/Dimensions.pdf>
- Pierce County Public Works and Utilities. (2006). *Nisqually River Basin Plan*. Pierce County Public Works and Utilities Surface Water Management Division. Retrieved July 11, 2012 from <http://www.co.pierce.wa.us/xml/services/home/envirom/water/ps/basinplans/nisqually/New082508/NisqBP-ExecSummary-WEB082508.pdf>
- Pittman, J. & Batker, D. (2006). *Special Benefit from Ecosystem Services: Economic Assessment of the King Conservation District*. Tacoma, WA: Earth Economics. Retrieved July 11, 2012 from http://www.eartheconomics.org/FileLibrary/file/Reports/KCD_Special_Benefit_Analysis.pdf
- Puget Sound Partnership. (2007). *2007-2009 Puget Sound Conservation & Recovery Plan*. Tacoma, WA: PSP Puget Sound Action Team. Retrieved July 11, 2012 from http://www.psparchives.com/publications/our_work/pscrp/pscrp_07-09FINALweb.pdf
- Puget Sound Partnership. (2009). *Puget Sound Action Agenda*. Tacoma, WA: Puget Sound Partnership. Retrieved July 11, 2012 from http://www.psparchives.com/publications/our_work/pscrp/pscrp_07-09FINALweb.pdf
- Puget Sound Partnership. (2010). *Puget Sound Water Quality Management Plan*. Tacoma, WA: PSP Puget Sound Water Quality Action Team. Retrieved July 11, 2012 from http://www.psparchives.com/publications/our_work/pscrp/MGMTPLAN.pdf

- Ready, R., Berger, M. & Blomquist, G., (1997, Fall). Measuring amenity benefits from farmland: hedonistic pricing vs. contingent valuation. *Growth and Change*, 28, 438-458.
- Saltmarsh, N. (2012, May 31). Trees save money: The economic benefits of green infrastructure. *Sustainable Development in Government*. Retrieved July 11, 2012 from <http://sd.defra.gov.uk/2012/05/economic-benefits-of-green-infrastructure/>
- Sengupta, S., & Osgood, D.E. (2003). The value of remoteness: A hedonistic estimation of ranchette prices. *Ecological Economics*, 44, 91-103.
- Truscott, S. (2011, September 18). Growing the future, saving the soil. *Snoqualmie Valley Record*. Retrieved July 11, 2012 from <http://www.valleyrecord.com/news/130091438.html>
- United States Department of Agriculture. (n.d.) *Statistics by State/Washington*. Retrieved July 11, 2012 from http://www.nass.usda.gov/Statistics_by_State/Washington/index.asp
- Washington State Department of Agriculture. (2008). *Washington Agriculture: Strategic Plan 2020 and Beyond*. Washington State Department of Agriculture Future of Farming. Retrieved July 11, 2012 from <http://agr.wa.gov/fof/docs/FoFStrategicPlan.pdf>
- Washington State Department of Agriculture. (2010). *Small Farm & Direct Marketing Handbook: Regulations and Strategies for Farm Businesses in Washington State*. Retrieved July 11, 2012 from <http://agr.wa.gov/Marketing/SmallFarm/DOCS/056-SmallFarmAndDirectMarketingHandbook-Complete.pdf>
- Washington State University and Washington State Department of Agriculture. (2008). *Washington State Farmers Market Manual*. WSU Small Farms Program and WSDA Small Farms & Direct Marketing Program. Retrieved July 11, 2012 from <http://agr.wa.gov/Marketing/SmallFarm/docs/FMM1.pdf>
- Whale, R. (2010, June 4). Study: Farms valued but fewer grace the Auburn area, Green River Valley. *Auburn-Reporter.com*. Retrieved July 11, 2012 from <http://www.auburn-reporter.com/news/95469379.htm>

APPENDIX A: TECHNICAL ANALYSIS

KING CONSERVATION DISTRICT

Rates & Charges Model

Summary of Customer Database

LAND USE CATEGORIES SUMMARY		Total # of Parcels	Total # of Acres	Except Cities # of Parcels	Exempt Cities # of Acres	Other Exemptions # of Parcels	Other Exemptions # of Acres	Parcels Currently Available to Charge	Acres Currently Available to Charge
1	Residential	657,536	257,487	29,211	8,669	25,678	32,707	602,647	216,112
2	Commercial	21,308	49,973	995	2,312	1,587	5,596	18,725	42,065
3	Agriculture	128	2,442	3	21	1	755	104	1,666
4	Institutional / Public	3,204	20,439	166	966	307	2,564	2,731	16,909
5	Vacant / Undeveloped	52,800	793,805	2,212	20,291	7,618	97,382	42,970	676,132
6	Open Space	2,827	23,632	89	824	308	2,235	2,430	20,573
7	Forested	208	2,685	3	4	11	175	-	-
8	[Other]	-	-	-	-	-	-	-	-
9	[Other]	-	-	-	-	-	-	-	-
10	[Other]	-	-	-	-	-	-	-	-
11	[Other]	-	-	-	-	-	-	-	-
Control		738,011	1,150,464	32,680	33,086	35,530	141,414	669,607	973,457
Unassigned		738,011	1,150,464	32,680	33,086	35,530	141,414	669,607	973,457

Assigned Land Use Category	Code	Description	Total # of Parcels [a]	Total # of Acres	Except Cities # of Parcels [b]	Exempt Cities # of Acres	Other Exemptions # of Parcels [c]	Other Exemptions # of Acres	Parcels Currently Available to Charge [d]	Acres Currently Available to Charge
5	Vacant / Undeveloped	0 (unknown)	5,808	89,505	203	17,214	2,960	53,776	2,645	18,514
1	Residential	2 Single Family(Res Use/Zone)	472,910	225,793	23,601	6,751	18,350	24,047	490,959	194,995
1	Residential	3 Duplex	6,586	1,303	223	50	218	71	6,145	1,182
1	Residential	4 Triplex	1,824	290	17	4	52	9	1,755	277
1	Residential	5 4-Flex	2,208	458	249	85	108	24	1,851	349
1	Residential	6 Single Family(C/I Zone)	3,848	1,125	146	212	190	71	3,512	841
1	Residential	7 Houseboat	67	28	-	-	14	7	53	21
1	Residential	8 Mobile Home	6,693	12,083	392	161	662	1,996	5,639	9,925
1	Residential	9 Single Family(C/I Use)	314	92	3	1	28	7	283	83
1	Residential	10 Apartments	19	2	-	-	-	-	19	2
1	Residential	11 Apartment	6,297	6,369	142	607	390	836	5,765	4,926
1	Residential	16 Apartment(Mixed Use)	1,283	513	6	12	82	79	1,195	422
1	Residential	17 Apartment(Co-op)	41	11	-	-	-	-	41	11
1	Residential	18 Apartment(Subsidized)	328	483	12	60	36	67	280	356
1	Residential	20 Condominium(Residential) [e]	131,144	5,266	4,149	341	2,726	4,790	124,269	134
1	Residential	25 Condominium(Mixed Use)	302	235	-	-	296	232	6	3
1	Residential	29 Townhouse Plat	22,688	979	204	17	2,458	90	20,026	872
1	Residential	38 Mobile Home Park	195	1,629	32	252	16	192	147	1,185
1	Residential	48 Condominium(M Home Pk)	7	112	1	10	6	102	-	-
1	Residential	49 Retirement Facility	189	494	12	95	14	36	163	362
2	Commercial	51 Hotel/Motel	332	517	20	30	35	72	277	415
2	Commercial	55 Rehabilitation Center	10	17	-	-	1	0	9	17
1	Residential	56 Residence Hall/Dorm	35	34	-	-	2	8	33	26
1	Residential	57 Group Home	270	113	22	8	20	17	228	88
2	Commercial	58 Resort/Lodge/Retreat	58	1,841	2	39	6	365	50	1,437
2	Commercial	59 Nursing Home	49	129	7	19	3	7	39	103
2	Commercial	60 Shopping Ctr(Nghbrhood)	179	577	17	43	15	59	147	475
2	Commercial	61 Shopping Ctr(Community)	111	537	11	75	10	65	90	396
2	Commercial	62 Shopping Ctr(Regional)	32	142	-	-	-	-	32	142
2	Commercial	63 Shopping Ctr(Maj Retail)	35	133	23	88	3	3	9	42
2	Commercial	64 Shopping Ctr(Specialty)	8	132	-	-	1	1	7	130
2	Commercial	96 Retail(Line/Strip)	497	498	33	32	34	57	430	408
2	Commercial	101 Retail Store	2,852	1,319	135	103	146	111	2,571	1,105
2	Commercial	104 Retail(Big Box)	51	297	1	8	5	47	45	242
2	Commercial	105 Retail(Discount)	138	666	19	105	14	87	105	475
2	Commercial	106 Office Building	3,277	3,635	177	495	221	306	2,879	2,834
2	Commercial	118 Office Park	58	246	5	14	4	33	49	199
2	Commercial	122 Medical/Dental Office	716	491	59	68	52	37	605	385
2	Commercial	126 Condominium(Office)	50	43	8	13	41	29	1	1
3	Agriculture	130 Farm	70	1,731	1	15	13	400	56	1,316
3	Agriculture	137 Greenhse/Nrsry/Hort Svc	58	712	2	6	8	355	48	351
2	Commercial	138 Mining/Quarry/Ore Processing	84	2,807	-	-	12	229	72	2,577
2	Commercial	140 Bowling Alley	13	22	1	3	1	1	11	17
2	Commercial	141 Campground	4	86	-	-	-	-	4	86
2	Commercial	142 Driving Range	2	18	-	-	1	10	1	7
2	Commercial	143 Golf Course	227	6,037	8	307	27	744	192	4,986
2	Commercial	145 Health Club	57	131	4	30	4	15	49	86
2	Commercial	146 Marina	178	541	-	-	23	100	155	441
2	Commercial	147 Movie Theater	37	67	3	3	4	4	30	60
6	Open Space	149 Park, Public(Zoo/Arbor)	1,091	15,964	29	635	95	1,191	967	14,138
2	Commercial	150 Park, Private(Amuse Ctr)	72	350	5	49	2	0	65	300
2	Commercial	152 Ski Area	13	634	-	-	4	74	9	561
2	Commercial	153 Skating Rink(Ice/Roller)	8	31	1	2	2	4	5	25
2	Commercial	156 Sport Facility	131	2,465	3	34	22	738	106	1,694
2	Commercial	157 Art Gallery/Museum/Soc Svc	69	840	2	0	7	116	60	724
2	Commercial	159 Parking(Assoc)	1,234	642	51	59	75	46	1,108	536
2	Commercial	160 Auditorium//Assembly Bldg	44	114	3	5	3	6	38	103
2	Commercial	161 Auto Showroom and Lot	268	393	14	25	35	65	219	303
2	Commercial	162 Bank	309	195	26	21	22	17	261	158
2	Commercial	163 Car Wash	57	39	6	4	3	2	48	33
4	Institutional / Public	165 Church/Welfare/Relig Svc	1,230	2,784	61	262	107	431	1,062	2,091
2	Commercial	166 Club	140	220	10	15	11	35	119	170
2	Commercial	167 Conv Store without Gas	105	36	4	2	10	3	91	32
2	Commercial	168 Conv Store with Gas	385	239	25	19	37	27	323	193
2	Commercial	171 Restaurant(Fast Food)	400	218	30	19	33	19	337	180
4	Institutional / Public	172 Governmental Service	606	3,295	26	58	58	283	522	2,954
2	Commercial	173 Hospital	51	345	4	12	5	17	42	316
2	Commercial	179 Mortuary/Cemetery/Crematory	118	898	8	88	20	130	90	680
2	Commercial	180 Parking(Commercial Lot)	573	396	3	15	32	59	538	322
2	Commercial	182 Parking(Garage)	160	126	-	-	12	16	148	111
2	Commercial	183 Restaurant/Lounge	809	358	38	26	35	20	736	312
4	Institutional / Public	184 School(Public)	607	7,193	35	494	66	953	506	5,746
2	Commercial	185 School(Private)	245	844	1	14	21	94	223	736
2	Commercial	186 Service Station	94	50	6	9	4	3	84	37
2	Commercial	188 Tavern/Lounge	116	39	7	2	5	1	104	35
4	Institutional / Public	189 Post Office/Post Service	50	130	5	58	-	-	45	72
2	Commercial	190 Vet/Animal Control Svc	113	80	6	7	12	7	95	66
2	Commercial	191 Grocery Store	138	243	10	36	7	20	121	187
2	Commercial	193 Daycare Center	208	180	11	18	12	12	185	151
2	Commercial	194 Mini Lube	42	14	3	1	5	2	34	11
2	Commercial	195 Warehouse	2,598	6,594	69	112	188	617	2,341	5,866

KING CONSERVATION DISTRICT

Rates & Charges Model Summary of Customer Database

LAND USE CATEGORIES SUMMARY		Total # of Parcels	Total # of Acres	Except Cities # of Parcels	Exempt Cities # of Acres	Other Exemptions # of Parcels	Other Exemptions # of Acres	Parcels Currently Available to Charge	Acres Currently Available to Charge
1	Residential	657,536	257,487	29,211	8,669	25,678	32,707	602,647	216,112
2	Commercial	21,308	49,973	996	2,312	1,587	5,596	18,725	42,065
3	Agriculture	128	2,442	3	21	21	755	104	1,666
4	Institutional / Public	3,204	20,439	166	966	307	2,564	2,731	16,909
5	Vacant / Undeveloped	52,800	793,805	2,212	20,291	7,618	97,382	42,970	676,132
6	Open Space	2,827	23,632	89	824	308	2,235	2,430	20,573
7	Forested	208	2,685	3	4	11	175	-	-
8	[Other]	-	-	-	-	-	-	-	-
9	[Other]	-	-	-	-	-	-	-	-
10	[Other]	-	-	-	-	-	-	-	-
11	[Other]	-	-	-	-	-	-	-	-
Control		738,011	1,150,464	32,680	33,086	35,530	141,414	669,607	973,457
Unassigned		738,011	1,150,464	32,680	33,086	35,530	141,414	669,607	973,457

Assigned Land Use Category	Code	Description	Total # of Parcels [a]	Total # of Acres	Except Cities # of Parcels [b]	Exempt Cities # of Acres	Other Exemptions # of Parcels [c]	Other Exemptions # of Acres	Parcels Currently Available to Charge [d]	Acres Currently Available to Charge
2	Commercial	202 High Tech/High Flex	181	978	1	48	8	41	172	884
2	Commercial	210 Industrial Park	309	946	5	9	36	87	268	849
2	Commercial	216 Service Building	1,117	1,148	50	56	84	127	983	965
2	Commercial	223 Industrial(Gen Purpose)	681	1,476	18	33	50	137	613	1,306
2	Commercial	245 Industrial(Heavy)	158	1,321	2	7	14	298	142	1,016
2	Commercial	246 Industrial(Light)	537	1,094	13	24	41	137	483	934
2	Commercial	247 Air Terminal and Hangers	33	2,846	1	18	9	105	23	2,722
2	Commercial	252 Mini Warehouse	208	459	16	36	20	49	172	374
2	Commercial	261 Terminal(Rail)	85	371	-	-	5	4	80	367
2	Commercial	262 Terminal(Marine/Comm Fish)	34	490	-	-	2	4	32	485
2	Commercial	263 Terminal(Grain)	1	1	-	-	-	-	1	1
2	Commercial	264 Terminal(Auto/Bus/Other)	42	199	-	-	2	10	40	189
4	Institutional / Public	266 Utility, Public	711	7,038	39	94	76	898	596	6,046
2	Commercial	267 Utility, Private(Radio/T.V.)	124	456	7	9	17	49	100	399
2	Commercial	271 Terminal(Marine)	104	568	-	-	4	10	100	558
1	Residential	272 Historic Prop(Residence)	15	27	-	-	2	22	13	5
2	Commercial	273 Historic Prop(Office)	27	8	-	-	1	0	26	8
2	Commercial	274 Historic Prop(Retail)	12	7	-	-	1	2	11	5
2	Commercial	275 Historic Prop(Eat/Drink)	1	0	-	-	-	-	1	0
2	Commercial	276 Historic Prop(Loft/Warehouse)	2	1	-	-	-	-	2	1
2	Commercial	277 Historic Prop(Park/Billboard)	2	1	-	-	-	-	2	1
2	Commercial	279 Historic Prop(Rec/Entertain)	5	32	-	-	-	-	5	32
2	Commercial	280 Historic Prop(Misc)	17	24	1	0	1	0	15	23
5	Vacant / Undeveloped	299 Historic Prop(Vacant Land)	2	3	-	-	-	-	2	3
5	Vacant / Undeveloped	300 Vacant(Single-family)	40,324	690,850	1,489	2,122	4,087	41,394	34,748	647,334
5	Vacant / Undeveloped	301 Vacant(Multi-family)	1,698	2,015	132	211	130	264	1,436	1,540
5	Vacant / Undeveloped	309 Vacant(Commercial)	3,390	5,948	297	488	284	1,222	2,799	4,238
5	Vacant / Undeveloped	316 Vacant(Industrial)	1,572	5,438	91	256	147	726	1,334	4,456
7	Forested	324 Forest Land(Class-RCW 84.33)	2	218	-	-	-	-	-	-
7	Forested	325 Forest Land(Desig-RCW 84.33)	3	505	-	-	-	-	-	-
6	Open Space	326 Open Space(Curr Use-RCW 84.34)	75	152	1	1	2	27	72	124
6	Open Space	327 Open Space(Agric-RCW 84.34)	16	269	-	-	4	85	12	183
7	Forested	328 Open Space Tmbr Land/Greenbelt	203	1,962	3	4	11	175	-	-
6	Open Space	330 Easement	340	361	15	9	42	29	283	323
6	Open Space	331 Reserve/Wilderness Area	52	2,406	4	90	6	47	42	2,269
6	Open Space	332 Right of Way/Utility, Road	1,035	3,982	26	79	142	794	867	3,109
6	Open Space	333 River/Creek/Stream	65	251	3	4	7	28	55	219
6	Open Space	334 Tideland, 1st Class	103	178	9	2	7	22	87	155
6	Open Space	335 Tideland, 2nd Class	18	12	-	-	1	0	17	12
5	Vacant / Undeveloped	336 Transferable Dev Rights	6	46	-	-	-	-	6	46
6	Open Space	337 Water Body, Fresh	32	59	2	4	2	13	28	42
2	Commercial	339 Shell Structure	48	25	1	0	3	0	44	24
2	Commercial	340 Bed & Breakfast	4	1	-	-	-	-	4	1
1	Residential	341 Rooming House	221	33	-	-	5	1	216	32
1	Residential	342 Fraternity/Sorority House	52	14	-	-	3	1	49	13
2	Commercial	343 Gas Station	21	14	2	3	2	1	17	11
Select Land Use Category										
Select Land Use Category										
Select Land Use Category										
			738,011	1,150,464	32,680	33,086	35,530	141,414	669,607	973,457

[a] Total parcels from King County Assessor's data down loaded on 1/29/19; includes any exempt parcels and additional condo parcels (see note [g])

[b] Cities excluded are Enumclaw, Federal Way, Milton, Pacific and Skykomish

[c] Exempt accounts include Property Types "K", "M", and "U" which are reference parcels and Type "T", timber parcels; accounts split for senior citizen and joint ownership (parcel numbers ending in 8 or 9), and all forest land

[d] Total parcels currently available to charge equals Total # of Parcels less Parcels in Cities and Other Exempt Parcels

[e] Added 128,331 condo units (NbrUnits total from CondoComplex file), with 4,079 in exempt cities (based on zip codes)

738,011

(68,404)

KING CONSERVATION DISTRICT
Rates & Charges Model
Budget

Allocation Basis	
1	All Indirect
2	All Direct
3	1% Direct / 99% Indirect
4	50% Direct / 50% Indirect
5	75% Direct / 25% Indirect
6	25% Direct / 75% Indirect
7	5% Direct / 95% Indirect
8	15% Direct / 85% Indirect

FY2019

Natural Resource Priorities (NRP)	Total Cost	Allocation Basis	Allocation Percentages			Allocated Costs			
			Indirect	Direct	Total	Indirect	Direct	Total	
Farm & Ag Lands									
Regional Food System	\$516,260	3	1% Direct / 99% Indirect	99.0%	1.0%	100.0%	\$ 511,097	\$ 5,163	\$ 516,260
Agricultural Drainage Assistance	106,115	6	25% Direct / 75% Indirect	75.0%	25.0%	100.0%	79,587	26,529	106,115
Community Agriculture	35,085	7	5% Direct / 95% Indirect	95.0%	5.0%	100.0%	33,330	1,754	35,085
Wildfire Preparedness	-	3	1% Direct / 99% Indirect	99.0%	1.0%	100.0%	-	-	-
Urban Forest Stewardship	-	3	1% Direct / 99% Indirect	99.0%	1.0%	100.0%	-	-	-
Small Lot Forest Stewardship	-	3	1% Direct / 99% Indirect	99.0%	1.0%	100.0%	-	-	-
Riparian Stewardship	24,625	3	1% Direct / 99% Indirect	99.0%	1.0%	100.0%	24,378	246	24,625
Rural Land Stewardship	756,739	6	25% Direct / 75% Indirect	75.0%	25.0%	100.0%	567,554	189,185	756,739
Riparian Restoration/Improvement	71,700	3	1% Direct / 99% Indirect	99.0%	1.0%	100.0%	70,983	717	71,700
Member Jurisdictions	315,895	3	1% Direct / 99% Indirect	99.0%	1.0%	100.0%	312,736	3,159	315,895
Subtotal	\$ 1,826,418					\$ 1,599,666	\$ 226,753	\$ 1,826,418	
Healthy Forest									
Regional Food System	50	3	1% Direct / 99% Indirect	99.0%	1.0%	100.0%	\$ -	\$ -	\$ -
Agricultural Drainage Assistance	-	3	1% Direct / 99% Indirect	99.0%	1.0%	100.0%	-	-	-
Community Agriculture	-	3	1% Direct / 99% Indirect	99.0%	1.0%	100.0%	-	-	-
Wildfire Preparedness	202,724	7	5% Direct / 95% Indirect	95.0%	5.0%	100.0%	192,588	10,136	202,724
Urban Forest Stewardship	280,396	3	1% Direct / 99% Indirect	99.0%	1.0%	100.0%	277,592	2,804	280,396
Small Lot Forest Stewardship	256,645	6	25% Direct / 75% Indirect	75.0%	25.0%	100.0%	192,484	64,161	256,645
Riparian Stewardship	24,625	3	1% Direct / 99% Indirect	99.0%	1.0%	100.0%	24,378	246	24,625
Rural Land Stewardship	-	3	1% Direct / 99% Indirect	99.0%	1.0%	100.0%	-	-	-
Riparian Restoration/Improvement	71,700	3	1% Direct / 99% Indirect	99.0%	1.0%	100.0%	70,983	717	71,700
Member Jurisdictions	14,359	3	1% Direct / 99% Indirect	99.0%	1.0%	100.0%	14,215	144	14,359
Subtotal	\$ 850,449					\$ 772,240	\$ 78,208	\$ 850,449	
Upland Habitat									
Regional Food System	50	3	1% Direct / 99% Indirect	99.0%	1.0%	100.0%	\$ -	\$ -	\$ -
Agricultural Drainage Assistance	-	3	1% Direct / 99% Indirect	99.0%	1.0%	100.0%	-	-	-
Community Agriculture	21,051	3	1% Direct / 99% Indirect	99.0%	1.0%	100.0%	20,840	211	21,051
Wildfire Preparedness	67,575	3	1% Direct / 99% Indirect	99.0%	1.0%	100.0%	66,899	676	67,575
Urban Forest Stewardship	70,099	3	1% Direct / 99% Indirect	99.0%	1.0%	100.0%	69,398	701	70,099
Small Lot Forest Stewardship	128,323	3	1% Direct / 99% Indirect	99.0%	1.0%	100.0%	127,089	1,233	128,323
Riparian Stewardship	24,625	3	1% Direct / 99% Indirect	99.0%	1.0%	100.0%	24,378	246	24,625
Rural Land Stewardship	94,592	3	1% Direct / 99% Indirect	99.0%	1.0%	100.0%	93,646	946	94,592
Riparian Restoration/Improvement	71,700	3	1% Direct / 99% Indirect	99.0%	1.0%	100.0%	70,983	717	71,700
Member Jurisdictions	330,254	3	1% Direct / 99% Indirect	99.0%	1.0%	100.0%	326,951	3,303	330,254
Subtotal	\$ 808,218					\$ 800,135	\$ 8,082	\$ 808,218	
Aquatic Habitat									
Regional Food System	50	3	1% Direct / 99% Indirect	99.0%	1.0%	100.0%	\$ -	\$ -	\$ -
Agricultural Drainage Assistance	35,372	3	1% Direct / 99% Indirect	99.0%	1.0%	100.0%	35,018	354	35,372
Community Agriculture	2,339	3	1% Direct / 99% Indirect	99.0%	1.0%	100.0%	2,316	23	2,339
Wildfire Preparedness	-	3	1% Direct / 99% Indirect	99.0%	1.0%	100.0%	-	-	-
Urban Forest Stewardship	70,099	3	1% Direct / 99% Indirect	99.0%	1.0%	100.0%	69,398	701	70,099
Small Lot Forest Stewardship	25,665	3	1% Direct / 99% Indirect	99.0%	1.0%	100.0%	25,408	257	25,665
Riparian Stewardship	246,245	3	1% Direct / 99% Indirect	99.0%	1.0%	100.0%	243,783	2,462	246,245
Rural Land Stewardship	94,592	3	1% Direct / 99% Indirect	99.0%	1.0%	100.0%	93,646	946	94,592
Riparian Restoration/Improvement	717,002	3	1% Direct / 99% Indirect	99.0%	1.0%	100.0%	709,823	1,179	717,002
Member Jurisdictions	445,124	3	1% Direct / 99% Indirect	99.0%	1.0%	100.0%	440,673	4,451	445,124
Subtotal	\$ 1,636,438					\$ 1,620,074	\$ 16,364	\$ 1,636,438	
Water Quality and Quantity									
Regional Food System	\$114,724	3	1% Direct / 99% Indirect	99.0%	1.0%	100.0%	\$ 113,577	\$ 1,147	\$ 114,724
Agricultural Drainage Assistance	106,115	6	25% Direct / 75% Indirect	75.0%	25.0%	100.0%	79,587	26,529	106,115
Community Agriculture	70,169	3	1% Direct / 99% Indirect	99.0%	1.0%	100.0%	69,467	702	70,169
Wildfire Preparedness	33,787	3	1% Direct / 99% Indirect	99.0%	1.0%	100.0%	33,450	338	33,787
Urban Forest Stewardship	140,198	3	1% Direct / 99% Indirect	99.0%	1.0%	100.0%	138,796	1,402	140,198
Small Lot Forest Stewardship	51,329	3	1% Direct / 99% Indirect	99.0%	1.0%	100.0%	50,816	513	51,329
Riparian Stewardship	147,747	3	1% Direct / 99% Indirect	99.0%	1.0%	100.0%	146,270	1,477	147,747
Rural Land Stewardship	756,739	3	1% Direct / 99% Indirect	99.0%	1.0%	100.0%	749,172	7,567	756,739
Riparian Restoration/Improvement	430,201	3	1% Direct / 99% Indirect	99.0%	1.0%	100.0%	425,899	4,302	430,201
Member Jurisdictions	315,895	3	1% Direct / 99% Indirect	99.0%	1.0%	100.0%	312,736	3,159	315,895
Subtotal	\$ 2,166,905					\$ 2,118,768	\$ 47,137	\$ 2,166,905	
Open Space									
Regional Food System	50	3	1% Direct / 99% Indirect	99.0%	1.0%	100.0%	\$ -	\$ -	\$ -
Agricultural Drainage Assistance	-	3	1% Direct / 99% Indirect	99.0%	1.0%	100.0%	-	-	-
Community Agriculture	81,864	3	1% Direct / 99% Indirect	99.0%	1.0%	100.0%	81,045	819	81,864
Wildfire Preparedness	33,787	3	1% Direct / 99% Indirect	99.0%	1.0%	100.0%	33,450	338	33,787
Urban Forest Stewardship	140,198	3	1% Direct / 99% Indirect	99.0%	1.0%	100.0%	138,796	1,402	140,198
Small Lot Forest Stewardship	25,665	3	1% Direct / 99% Indirect	99.0%	1.0%	100.0%	25,408	257	25,665
Riparian Stewardship	24,625	3	1% Direct / 99% Indirect	99.0%	1.0%	100.0%	24,378	246	24,625
Rural Land Stewardship	94,592	3	1% Direct / 99% Indirect	99.0%	1.0%	100.0%	93,646	946	94,592
Riparian Restoration/Improvement	71,700	3	1% Direct / 99% Indirect	99.0%	1.0%	100.0%	70,983	717	71,700
Member Jurisdictions	-	3	1% Direct / 99% Indirect	99.0%	1.0%	100.0%	-	-	-
Subtotal	\$ 472,431					\$ 467,706	\$ 4,724	\$ 472,431	
Economic Support to Working Lands									
Regional Food System	\$516,260	6	25% Direct / 75% Indirect	75.0%	25.0%	100.0%	\$ 387,195	\$ 129,065	\$ 516,260
Agricultural Drainage Assistance	106,115	6	25% Direct / 75% Indirect	75.0%	25.0%	100.0%	79,587	26,529	106,115
Community Agriculture	23,390	7	5% Direct / 95% Indirect	95.0%	5.0%	100.0%	22,220	1,169	23,390
Wildfire Preparedness	-	3	1% Direct / 99% Indirect	99.0%	1.0%	100.0%	-	-	-
Urban Forest Stewardship	-	3	1% Direct / 99% Indirect	99.0%	1.0%	100.0%	-	-	-
Small Lot Forest Stewardship	25,665	3	1% Direct / 99% Indirect	99.0%	1.0%	100.0%	25,408	257	25,665
Riparian Stewardship	-	3	1% Direct / 99% Indirect	99.0%	1.0%	100.0%	-	-	-
Rural Land Stewardship	94,592	7	5% Direct / 95% Indirect	95.0%	5.0%	100.0%	89,863	4,730	94,592
Riparian Restoration/Improvement	-	3	1% Direct / 99% Indirect	99.0%	1.0%	100.0%	-	-	-
Member Jurisdictions	14,359	3	1% Direct / 99% Indirect	99.0%	1.0%	100.0%	14,215	144	14,359
Subtotal	\$ 780,381					\$ 618,488	\$ 161,893	\$ 780,381	
Assessor Fee & Delinquency									
Assessor Fee & Delinquency	\$170,823	1	All Indirect	100.0%	0.0%	100.0%	\$ 170,823	\$ -	\$ 170,823
TOTAL	\$ 8,712,062					\$ 8,168,900	\$ 543,162	\$ 8,712,062	
							6.23%		

Summary	Total Cost	Percentage	Allocated Costs	
			Indirect	Total
Farm & Ag Lands	\$ 1,826,418	21.0%	\$ 1,599,666	\$ 1,826,418
Healthy Forest	850,449	9.8%	772,240	850,449
Upland Habitat	808,218	9.3%	800,135	808,218
Aquatic Habitat	1,636,438	18.8%	1,620,074	1,636,438
Water Quality and Quantity	2,166,905	24.9%	2,118,768	2,166,905
Open Space	472,431	5.4%	467,706	472,431
Economic Support to Working Lands	780,381	9.0%	618,488	780,381
Assessor Fee & Delinquency	170,823	2.0%	170,823	170,823
TOTAL	\$ 8,712,062	100.0%	\$ 8,168,900	\$ 8,712,062
less: Other Revenues	-	-	-	-
NET TOTAL	\$ 8,712,062			



KING CONSERVATION DISTRICT
Rates & Charges Model
Farm & Ag Lands

0	No benefit
1	Partial benefit compared to other classes
2	Full proportional benefit compared to other classes

Regional Food System - Indirect Benefit Costs

TOTAL COST		% to be Recovered from "per Parcel" Charge:			100.0%
\$ 511,097		Allocated Cost Basis for "per Parcel" Charge:			\$ 511,097

Land Use Category	Allocation of Costs					Calculation of Rates		Notes
	No. of Parcels	Benefits Adj. Factors	Adjusted Allocation Basis	% Share	Allocated Cost	Rate Basis No of Parcels	Unit Cost (per Parcel)	
1 Residential	602,647	2	602,647	90.00%	\$ 459,988	602,647	\$ 0.7633	
2 Commercial	18,725	2	18,725	2.80%	\$ 14,292	18,725	\$ 0.7633	
3 Agriculture	104	2	104	0.02%	\$ 79	104	\$ 0.7633	
4 Institutional / Public	2,731	2	2,731	0.41%	\$ 2,085	2,731	\$ 0.7633	
5 Vacant / Undeveloped	42,970	2	42,970	6.42%	\$ 32,798	42,970	\$ 0.7633	
6 Open Space	2,430	2	2,430	0.36%	\$ 1,855	2,430	\$ 0.7633	
7 Forested	-	-	-	0.00%	\$ -	-	\$ -	
8 [Other]	-	-	-	0.00%	\$ -	-	\$ -	
9 [Other]	-	-	-	0.00%	\$ -	-	\$ -	
10 [Other]	-	-	-	0.00%	\$ -	-	\$ -	
11 [Other]	-	-	-	0.00%	\$ -	-	\$ -	
TOTAL	669,607		669,607	100.00%	\$ 511,097	669,607	\$ 0.7633	

Notes:

[a] Resource Designated Forest Land reflects # of owners

Regional Food System - Direct Benefit Costs

TOTAL COST		% to be Recovered from "per Parcel" Charge:		100.0%
\$ 5,163		Allocated Cost Basis for "per Parcel" Charge:		\$ 5,163

Land Use Category	Allocation of Costs					Calculation of Rates		Notes
	No. of Parcels	Benefits Adj. Factors	Adjusted Allocation Basis	% Share	Allocated Cost	Rate Basis No of Parcels	Unit Cost (per Parcel)	
1 Residential	602,647	1	301,324	89.99%	\$ 4,646	602,647	\$ 0.0077	
2 Commercial	18,725	1	9,363	2.80%	\$ 144	18,725	\$ 0.0077	
3 Agriculture	104	2	104	0.03%	\$ 2	104	\$ 0.0154	
4 Institutional / Public	2,731	1	1,366	0.41%	\$ 21	2,731	\$ 0.0077	
5 Vacant / Undeveloped	42,970	1	21,485	6.42%	\$ 331	42,970	\$ 0.0077	
6 Open Space	2,430	1	1,215	0.36%	\$ 19	2,430	\$ 0.0077	
7 Forested	-	-	-	0.00%	\$ -	-	\$ -	
8 [Other]	-	-	-	0.00%	\$ -	-	\$ -	
9 [Other]	-	-	-	0.00%	\$ -	-	\$ -	
10 [Other]	-	-	-	0.00%	\$ -	-	\$ -	
11 [Other]	-	-	-	0.00%	\$ -	-	\$ -	
TOTAL	669,607		334,856	100.00%	\$ 5,163	669,607	\$ 0.0077	

Notes:



KING CONSERVATION DISTRICT

Rates & Charges Model
Farm & Ag Lands

0	No benefit
1	Partial benefit compared to other classes
2	Full proportional benefit compared to other classes

Agricultural Drainage Assistance - Indirect Benefit Costs

TOTAL COST		% to be Recovered from "per Parcel" Charge:			100.0%
\$ 79,587		Allocated Cost Basis for "per Parcel" Charge:			\$ 79,587

Land Use Category	1 Allocation of Costs					Calculation of Rates		Notes
	No. of Parcels	Benefits Adj. Factors	Adjusted Allocation Basis	% Share	Allocated Cost	Rate Basis No of Parcels	Unit Cost (per Parcel)	
1 Residential	602,647	2	602,647	90.00%	\$ 71,628	602,647	\$ 0.1189	
2 Commercial	18,725	2	18,725	2.80%	\$ 2,226	18,725	\$ 0.1189	
3 Agriculture	104	2	104	0.02%	\$ 12	104	\$ 0.1189	
4 Institutional / Public	2,731	2	2,731	0.41%	\$ 325	2,731	\$ 0.1189	
5 Vacant / Undeveloped	42,970	2	42,970	6.42%	\$ 5,107	42,970	\$ 0.1189	
6 Open Space	2,430	2	2,430	0.36%	\$ 289	2,430	\$ 0.1189	
7 Forested	-	0	-	0.00%	\$ -	-	\$ -	
8 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
9 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
10 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
11 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
TOTAL	669,607		669,607	100.00%	\$ 79,587	669,607	\$ 0.1189	

Notes:

Agricultural Drainage Assistance - Direct Benefit Costs

TOTAL COST		% to be Recovered from "per Parcel" Charge:		100.0%
\$ 26,529		Allocated Cost Basis for "per Parcel" Charge:		\$ 26,529

Land Use Category	Allocation of Costs				Calculation of Rates		Notes
	No. of Parcels	Benefits Adj. Factors	Adjusted Allocation Basis	% Share	Allocated Cost	Rate Basis No of Parcels	
1 Residential	602,647	1	301,324	89.99%	\$ 23,872	602,647	\$ 0.0396
2 Commercial	18,725	1	9,363	2.80%	\$ 742	18,725	\$ 0.0396
3 Agriculture	104	2	104	0.03%	\$ 8	104	\$ 0.0792
4 Institutional / Public	2,731	1	1,366	0.41%	\$ 108	2,731	\$ 0.0396
5 Vacant / Undeveloped	42,970	1	21,485	6.42%	\$ 1,702	42,970	\$ 0.0396
6 Open Space	2,430	1	1,215	0.36%	\$ 96	2,430	\$ 0.0396
7 Forested	-	0	-	0.00%	\$ -	-	\$ -
8 [Other]	-	0	-	0.00%	\$ -	-	\$ -
9 [Other]	-	0	-	0.00%	\$ -	-	\$ -
10 [Other]	-	0	-	0.00%	\$ -	-	\$ -
11 [Other]	-	0	-	0.00%	\$ -	-	\$ -
TOTAL	669,607		334,856	100.00%	\$ 26,529	669,607	\$ 0.0396

Notes:



KING CONSERVATION DISTRICT
Rates & Charges Model
Farm & Ag Lands

0	No benefit
1	Partial benefit compared to other classes
2	Full proportional benefit compared to other classes

Community Agriculture - Indirect Benefit Costs

TOTAL COST

\$33,330

% to be Recovered from "per Parcel" Charge:

100.0%

Allocated Cost Basis for "per Parcel" Charge:

\$33,330

1

Allocation of Costs

Calculation of Rates

Land Use Category	No. of Parcels	Benefits Adj. Factors	Adjusted Allocation Basis	% Share	Allocated Cost	Rate Basis	Unit Cost (per Parcel)	Notes
						No of Parcels		
1 Residential	602,647	2	602,647	90.00%	\$29,997	602,647	\$0.0498	
2 Commercial	18,725	2	18,725	2.80%	\$932	18,725	\$0.0498	
3 Agriculture	104	2	104	0.02%	\$5	104	\$0.0498	
4 Institutional / Public	2,731	2	2,731	0.41%	\$136	2,731	\$0.0498	
5 Vacant / Undeveloped	42,970	2	42,970	6.42%	\$2,139	42,970	\$0.0498	
6 Open Space	2,430	2	2,430	0.36%	\$121	2,430	\$0.0498	
7 Forested	-	0	-	0.00%	\$-	-	\$-	
8 [Other]	-	0	-	0.00%	\$-	-	\$-	
9 [Other]	-	0	-	0.00%	\$-	-	\$-	
10 [Other]	-	0	-	0.00%	\$-	-	\$-	
11 [Other]	-	0	-	0.00%	\$-	-	\$-	
TOTAL	669,607		669,607	100.00%	\$33,330	669,607	\$0.0498	

Notes:

Notes:

Community Agriculture - Direct Benefit Costs

TOTAL COST		% to be Recovered from "per Parcel" Charge:		100.0%
\$ 1,754		Allocated Cost Basis for "per Parcel" Charge:		\$ 1,754

Land Use Category	Allocation of Costs				Calculation of Rates		Notes
	No. of Parcels	Benefits Adj. Factors	Adjusted Allocation Basis	% Share	Allocated Cost	Rate Basis No of Parcels	
1 Residential	602,647	1	301,324	89.99%	\$ 1,579	602,647	\$ 0.0026
2 Commercial	18,725	1	9,363	2.80%	\$ 49	18,725	\$ 0.0026
3 Agriculture	104	2	104	0.03%	\$ 1	104	\$ 0.0052
4 Institutional / Public	2,731	1	1,366	0.41%	\$ 7	2,731	\$ 0.0026
5 Vacant / Undeveloped	42,970	1	21,485	6.42%	\$ 113	42,970	\$ 0.0026
6 Open Space	2,430	1	1,215	0.36%	\$ 6	2,430	\$ 0.0026
7 Forested	-	0	-	0.00%	\$ -	-	\$ -
8 [Other]	-	0	-	0.00%	\$ -	-	\$ -
9 [Other]	-	0	-	0.00%	\$ -	-	\$ -
10 [Other]	-	0	-	0.00%	\$ -	-	\$ -
11 [Other]	-	0	-	0.00%	\$ -	-	\$ -
TOTAL	669,607		334,856	100.00%	\$ 1,754	669,607	\$ 0.0026

Notes:

Notes:



KING CONSERVATION DISTRICT
Rates & Charges Model
Farm & Ag Lands

0	No benefit
1	Partial benefit compared to other classes
2	Full proportional benefit compared to other classes

Wildfire Preparedness - Indirect Benefit Costs

TOTAL COST		% to be Recovered from "per Parcel" Charge:		100.0%	
\$ -		Allocated Cost Basis for "per Parcel" Charge:		\$ -	

Land Use Category	Allocation of Costs				Calculation of Rates		Notes	
	No. of Parcels	Benefits Adj. Factors	Adjusted Allocation Basis	% Share	Allocated Cost	Rate Basis No of Parcels		Unit Cost (per Parcel)
1 Residential	602,647	2	602,647	90.00%	\$ -	602,647	\$ -	
2 Commercial	18,725	2	18,725	2.80%	\$ -	18,725	\$ -	
3 Agriculture	104	2	104	0.02%	\$ -	104	\$ -	
4 Institutional / Public	2,731	2	2,731	0.41%	\$ -	2,731	\$ -	
5 Vacant / Undeveloped	42,970	2	42,970	6.42%	\$ -	42,970	\$ -	
6 Open Space	2,430	2	2,430	0.36%	\$ -	2,430	\$ -	
7 Forested	-	0	-	0.00%	\$ -	-	\$ -	
8 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
9 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
10 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
11 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
TOTAL	669,607		669,607	100.00%	\$ -	669,607	\$ -	

Notes:

Wildfire Preparedness - Direct Benefit Costs

TOTAL COST		% to be Recovered from "per Parcel" Charge:	100.0%
\$ -		Allocated Cost Basis for "per Parcel" Charge:	\$ -

Land Use Category	1 Allocation of Costs				Calculation of Rates		Notes
	No. of Parcels	Benefits Adj. Factors	Adjusted Allocation Basis	% Share	Allocated Cost	Rate Basis No of Parcels	
1 Residential	602,647	1	301,324	89.99%	\$ -	602,647	\$ -
2 Commercial	18,725	1	9,363	2.80%	\$ -	18,725	\$ -
3 Agriculture	104	2	104	0.03%	\$ -	104	\$ -
4 Institutional / Public	2,731	1	1,366	0.41%	\$ -	2,731	\$ -
5 Vacant / Undeveloped	42,970	1	21,485	6.42%	\$ -	42,970	\$ -
6 Open Space	2,430	1	1,215	0.36%	\$ -	2,430	\$ -
7 Forested	-	0	-	0.00%	\$ -	-	\$ -
8 [Other]	-	0	-	0.00%	\$ -	-	\$ -
9 [Other]	-	0	-	0.00%	\$ -	-	\$ -
10 [Other]	-	0	-	0.00%	\$ -	-	\$ -
11 [Other]	-	0	-	0.00%	\$ -	-	\$ -
TOTAL	669,607		334,856	100.00%	\$ -	669,607	\$ -

Notes:



KING CONSERVATION DISTRICT
Rates & Charges Model
Farm & Ag Lands

0	No benefit
1	Partial benefit compared to other classes
2	Full proportional benefit compared to other classes

Urban Forest Stewardship - Indirect Benefit Costs

TOTAL COST	% to be Recovered from "per Parcel" Charge: 100.0%						
\$ -	Allocated Cost Basis for "per Parcel" Charge: \$ -						
Land Use Category	1 Allocation of Costs				Calculation of Rates		
	No. of Parcels	Benefits Adj. Factors	Adjusted Allocation Basis	% Share	Allocated Cost	Rate Basis No of Parcels	Unit Cost (per Parcel)
1 Residential	602,647	2	602,647	90.00%	\$ -	602,647	\$ -
2 Commercial	18,725	2	18,725	2.80%	\$ -	18,725	\$ -
3 Agriculture	104	2	104	0.02%	\$ -	104	\$ -
4 Institutional / Public	2,731	2	2,731	0.41%	\$ -	2,731	\$ -
5 Vacant / Undeveloped	42,970	2	42,970	6.42%	\$ -	42,970	\$ -
6 Open Space	2,430	2	2,430	0.36%	\$ -	2,430	\$ -
7 Forested	-	0	-	0.00%	\$ -	-	\$ -
8 [Other]	-	0	-	0.00%	\$ -	-	\$ -
9 [Other]	-	0	-	0.00%	\$ -	-	\$ -
10 [Other]	-	0	-	0.00%	\$ -	-	\$ -
11 [Other]	-	0	-	0.00%	\$ -	-	\$ -
TOTAL	669,607		669,607	100.00%	\$ -	669,607	\$ -

Notes:

Urban Forest Stewardship - Direct Benefit Costs

TOTAL COST	% to be Recovered from "per Parcel" Charge: 100.0%						
\$ -	Allocated Cost Basis for "per Parcel" Charge: \$ -						
Land Use Category	1 Allocation of Costs				Calculation of Rates		
	No. of Parcels	Benefits Adj. Factors	Adjusted Allocation Basis	% Share	Allocated Cost	Rate Basis No of Parcels	Unit Cost (per Parcel)
1 Residential	602,647	1	301,324	89.99%	\$ -	602,647	\$ -
2 Commercial	18,725	1	9,363	2.80%	\$ -	18,725	\$ -
3 Agriculture	104	2	104	0.03%	\$ -	104	\$ -
4 Institutional / Public	2,731	1	1,366	0.41%	\$ -	2,731	\$ -
5 Vacant / Undeveloped	42,970	1	21,485	6.42%	\$ -	42,970	\$ -
6 Open Space	2,430	1	1,215	0.36%	\$ -	2,430	\$ -
7 Forested	-	0	-	0.00%	\$ -	-	\$ -
8 [Other]	-	0	-	0.00%	\$ -	-	\$ -
9 [Other]	-	0	-	0.00%	\$ -	-	\$ -
10 [Other]	-	0	-	0.00%	\$ -	-	\$ -
11 [Other]	-	0	-	0.00%	\$ -	-	\$ -
TOTAL	669,607		334,856	100.00%	\$ -	669,607	\$ -

Notes:



KING CONSERVATION DISTRICT
Rates & Charges Model
Farm & Ag Lands

0	No benefit
1	Partial benefit compared to other classes
2	Full proportional benefit compared to other classes

Small Lot Forest Stewardship - Indirect Benefit Costs

TOTAL COST		% to be Recovered from "per Parcel" Charge:	100.0%
\$ -		Allocated Cost Basis for "per Parcel" Charge: \$ -	

Land Use Category	Allocation of Costs				Calculation of Rates			Notes
	No. of Parcels	Benefits Adj. Factors	Adjusted Allocation Basis	% Share	Allocated Cost	Rate Basis No of Parcels	Unit Cost (per Parcel)	
1 Residential	602,647	2	602,647	90.00%	\$ -	602,647	\$ -	
2 Commercial	18,725	2	18,725	2.80%	\$ -	18,725	\$ -	
3 Agriculture	104	2	104	0.02%	\$ -	104	\$ -	
4 Institutional / Public	2,731	2	2,731	0.41%	\$ -	2,731	\$ -	
5 Vacant / Undeveloped	42,970	2	42,970	6.42%	\$ -	42,970	\$ -	
6 Open Space	2,430	2	2,430	0.36%	\$ -	2,430	\$ -	
7 Forested	-	0	-	0.00%	\$ -	-	\$ -	
8 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
9 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
10 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
11 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
TOTAL	669,607		669,607	100.00%	\$ -	669,607	\$ -	

Notes:

Small Lot Forest Stewardship - Direct Benefit Costs

TOTAL COST		% to be Recovered from "per Parcel" Charge:	100.0%
\$ -		Allocated Cost Basis for "per Parcel" Charge: \$ -	

Land Use Category	1 Allocation of Costs				Calculation of Rates		Notes
	No. of Parcels	Benefits Adj. Factors	Adjusted Allocation Basis	% Share	Allocated Cost	Rate Basis No of Parcels	
1 Residential	602,647	1	301,324	89.99%	\$ -	602,647	\$ -
2 Commercial	18,725	1	9,363	2.80%	\$ -	18,725	\$ -
3 Agriculture	104	2	104	0.03%	\$ -	104	\$ -
4 Institutional / Public	2,731	1	1,366	0.41%	\$ -	2,731	\$ -
5 Vacant / Undeveloped	42,970	1	21,485	6.42%	\$ -	42,970	\$ -
6 Open Space	2,430	1	1,215	0.36%	\$ -	2,430	\$ -
7 Forested	-	0	-	0.00%	\$ -	-	\$ -
8 [Other]	-	0	-	0.00%	\$ -	-	\$ -
9 [Other]	-	0	-	0.00%	\$ -	-	\$ -
10 [Other]	-	0	-	0.00%	\$ -	-	\$ -
11 [Other]	-	0	-	0.00%	\$ -	-	\$ -
TOTAL	669,607		334,856	100.00%	\$ -	669,607	\$ -

Notes:



KING CONSERVATION DISTRICT
Rates & Charges Model
Farm & Ag Lands

0	No benefit
1	Partial benefit compared to other classes
2	Full proportional benefit compared to other classes

Riparian Stewardship - Indirect Benefit Costs

TOTAL COST		% to be Recovered from "per Parcel" Charge:				100.0%	
\$ 24,378		Allocated Cost Basis for "per Parcel" Charge:				\$ 24,378	

Land Use Category	1 Allocation of Costs					Calculation of Rates		Notes
	No. of Parcels	Benefits Adj. Factors	Adjusted Allocation Basis	% Share	Allocated Cost	Rate Basis No of Parcels	Unit Cost (per Parcel)	
1 Residential	602,647	2	602,647	90.00%	\$ 21,940	602,647	\$ 0.0364	
2 Commercial	18,725	2	18,725	2.80%	\$ 682	18,725	\$ 0.0364	
3 Agriculture	104	2	104	0.02%	\$ 4	104	\$ 0.0364	
4 Institutional / Public	2,731	2	2,731	0.41%	\$ 99	2,731	\$ 0.0364	
5 Vacant / Undeveloped	42,970	2	42,970	6.42%	\$ 1,564	42,970	\$ 0.0364	
6 Open Space	2,430	2	2,430	0.36%	\$ 88	2,430	\$ 0.0364	
7 Forested	-	0	-	0.00%	\$ -	-	\$ -	
8 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
9 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
10 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
11 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
TOTAL	669,607		669,607	100.00%	\$ 24,378	669,607	\$ 0.0364	

Notes:

Riparian Stewardship - Direct Benefit Costs

TOTAL COST		% to be Recovered from "per Parcel" Charge:		100.0%
\$ 246		Allocated Cost Basis for "per Parcel" Charge:		\$ 246

Land Use Category	1 Allocation of Costs					Calculation of Rates		Notes
	No. of Parcels	Benefits Adj. Factors	Adjusted Allocation Basis	% Share	Allocated Cost	No of Parcels	Unit Cost (per Parcel)	
1 Residential	602,647	1	301,324	89.99%	\$ 222	602,647	\$ 0.0004	
2 Commercial	18,725	1	9,363	2.80%	\$ 7	18,725	\$ 0.0004	
3 Agriculture	104	2	104	0.03%	\$ 0	104	\$ 0.0007	
4 Institutional / Public	2,731	1	1,366	0.41%	\$ 1	2,731	\$ 0.0004	
5 Vacant / Undeveloped	42,970	1	21,485	6.42%	\$ 16	42,970	\$ 0.0004	
6 Open Space	2,430	1	1,215	0.36%	\$ 1	2,430	\$ 0.0004	
7 Forested	-	0	-	0.00%	\$ -	-	\$ -	
8 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
9 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
10 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
11 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
TOTAL	669,607		334,856	100.00%	\$ 246	669,607	\$ 0.0004	

Notes:



KING CONSERVATION DISTRICT

Rates & Charges Model
Farm & Ag Lands

0	No benefit
1	Partial benefit compared to other classes
2	Full proportional benefit compared to other classes

Rural Land Stewardship - Indirect Benefit Costs

TOTAL COST		% to be Recovered from "per Parcel" Charge:			100.0%
\$ 567,554		Allocated Cost Basis for "per Parcel" Charge:			\$ 567,554

Land Use Category	Allocation of Costs				Calculation of Rates			Notes
	No. of Parcels	Benefits Adj. Factors	Adjusted Allocation Basis	% Share	Allocated Cost	Rate Basis No of Parcels	Unit Cost (per Parcel)	
1 Residential	602,647	2	602,647	90.00%	\$ 510,800	602,647	\$ 0.8476	
2 Commercial	18,725	2	18,725	2.80%	\$ 15,871	18,725	\$ 0.8476	
3 Agriculture	104	2	104	0.02%	\$ 88	104	\$ 0.8476	
4 Institutional / Public	2,731	2	2,731	0.41%	\$ 2,315	2,731	\$ 0.8476	
5 Vacant / Undeveloped	42,970	2	42,970	6.42%	\$ 36,421	42,970	\$ 0.8476	
6 Open Space	2,430	2	2,430	0.36%	\$ 2,060	2,430	\$ 0.8476	
7 Forested	-	0	-	0.00%	\$ -	-	\$ -	
8 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
9 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
10 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
11 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
TOTAL	669,607		669,607	100.00%	\$ 567,554	669,607	\$ 0.8476	

Notes:

Rural Land Stewardship - Direct Benefit Costs

TOTAL COST		% to be Recovered from "per Parcel" Charge:		100.0%
\$ 189,185		Allocated Cost Basis for "per Parcel" Charge:		\$ 189,185

Land Use Category	Allocation of Costs					Calculation of Rates		Notes
	No. of Parcels	Benefits Adj. Factors	Adjusted Allocation Basis	% Share	Allocated Cost	Rate Basis <i>No of Parcels</i>	Unit Cost (<i>per Parcel</i>)	
1 Residential	602,647	1	301,324	89.99%	\$ 170,240	602,647	\$ 0.2825	
2 Commercial	18,725	1	9,363	2.80%	\$ 5,290	18,725	\$ 0.2825	
3 Agriculture	104	2	104	0.03%	\$ 59	104	\$ 0.5650	
4 Institutional / Public	2,731	1	1,366	0.41%	\$ 771	2,731	\$ 0.2825	
5 Vacant / Undeveloped	42,970	1	21,485	6.42%	\$ 12,138	42,970	\$ 0.2825	
6 Open Space	2,430	1	1,215	0.36%	\$ 686	2,430	\$ 0.2825	
7 Forested	-	0	-	0.00%	\$ -	-	\$ -	
8 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
9 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
10 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
11 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
TOTAL	669,607		334,856	100.00%	\$ 189,185	669,607	\$ 0.2825	

Notes:



KING CONSERVATION DISTRICT
Rates & Charges Model
Farm & Ag Lands

0	No benefit
1	Partial benefit compared to other classes
2	Full proportional benefit compared to other classes

Riparian Restoration/Improvement - Indirect Benefit Costs

TOTAL COST		% to be Recovered from "per Parcel" Charge:		100.0%
\$ 70,983		Allocated Cost Basis for "per Parcel" Charge:		\$ 70,983

Land Use Category	1 Allocation of Costs					Calculation of Rates		Notes
	No. of Parcels	Benefits Adj. Factors	Adjusted Allocation Basis	% Share	Allocated Cost	No of Parcels	Unit Cost (per Parcel)	
1 Residential	602,647	2	602,647	90.00%	\$ 63,885	602,647	\$ 0.1060	
2 Commercial	18,725	2	18,725	2.80%	\$ 1,985	18,725	\$ 0.1060	
3 Agriculture	104	2	104	0.02%	\$ 11	104	\$ 0.1060	
4 Institutional / Public	2,731	2	2,731	0.41%	\$ 290	2,731	\$ 0.1060	
5 Vacant / Undeveloped	42,970	2	42,970	6.42%	\$ 4,555	42,970	\$ 0.1060	
6 Open Space	2,430	2	2,430	0.36%	\$ 258	2,430	\$ 0.1060	
7 Forested	-	0	-	0.00%	-	-	\$ -	
8 [Other]	-	0	-	0.00%	-	-	\$ -	
9 [Other]	-	0	-	0.00%	-	-	\$ -	
10 [Other]	-	0	-	0.00%	-	-	\$ -	
11 [Other]	-	0	-	0.00%	-	-	\$ -	
TOTAL	669,607		669,607	100.00%	\$ 70,983	669,607	\$ 0.1060	

Notes:

Riparian Restoration/Improvement - Direct Benefit Costs

TOTAL COST		% to be Recovered from "per Parcel" Charge:		100.0%
\$ 717		Allocated Cost Basis for "per Parcel" Charge:		\$ 717

Land Use Category	Allocation of Costs					Calculation of Rates		Notes
	No. of Parcels	Benefits Adj. Factors	Adjusted Allocation Basis	% Share	Allocated Cost	Rate Basis No of Parcels	Unit Cost (per Parcel)	
1 Residential	602,647	1	301,324	89.99%	\$ 645	602,647	\$ 0.0011	
2 Commercial	18,725	1	9,363	2.80%	\$ 20	18,725	\$ 0.0011	
3 Agriculture	104	2	104	0.03%	\$ 0	104	\$ 0.0021	
4 Institutional / Public	2,731	1	1,366	0.41%	\$ 3	2,731	\$ 0.0011	
5 Vacant / Undeveloped	42,970	1	21,485	6.42%	\$ 46	42,970	\$ 0.0011	
6 Open Space	2,430	1	1,215	0.36%	\$ 3	2,430	\$ 0.0011	
7 Forested	-	0	-	0.00%	\$ -	-	\$ -	
8 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
9 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
10 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
11 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
TOTAL	669,607		334,856	100.00%	\$ 717	669,607	\$ 0.0011	

Notes:



KING CONSERVATION DISTRICT

Rates & Charges Model Farm & Ag Lands

0	No benefit
1	Partial benefit compared to other classes
2	Full proportional benefit compared to other classes

Member Jurisdictions - Indirect Benefit Costs

TOTAL COST		% to be Recovered from "per Parcel" Charge:		100.0%
\$ 312,736		Allocated Cost Basis for "per Parcel" Charge:		\$ 312,736

Land Use Category	Allocation of Costs				Calculation of Rates		Notes
	No. of Parcels	Benefits Adj. Factors	Adjusted Allocation Basis	% Share	Allocated Cost	Rate Basis No of Parcels	
1 Residential	602,647	2	602,647	90.00%	\$ 281,463	602,647	\$ 0.4670
2 Commercial	18,725	2	18,725	2.80%	\$ 8,745	18,725	\$ 0.4670
3 Agriculture	104	2	104	0.02%	\$ 49	104	\$ 0.4670
4 Institutional / Public	2,731	2	2,731	0.41%	\$ 1,275	2,731	\$ 0.4670
5 Vacant / Undeveloped	42,970	2	42,970	6.42%	\$ 20,069	42,970	\$ 0.4670
6 Open Space	2,430	2	2,430	0.36%	\$ 1,135	2,430	\$ 0.4670
7 Forested	-	0	-	0.00%	\$ -	-	\$ -
8 [Other]	-	0	-	0.00%	\$ -	-	\$ -
9 [Other]	-	0	-	0.00%	\$ -	-	\$ -
10 [Other]	-	0	-	0.00%	\$ -	-	\$ -
11 [Other]	-	0	-	0.00%	\$ -	-	\$ -
TOTAL	669,607		669,607	100.00%	\$ 312,736	669,607	\$ 0.4670

Notes:

Member Jurisdictions - Direct Benefit Costs

TOTAL COST		% to be Recovered from "per Parcel" Charge:	100.0%
\$	3,159	Allocated Cost Basis for "per Parcel" Charge:	\$ 3,159

Land Use Category	Allocation of Costs					Calculation of Rates		Notes
	No. of Parcels	Benefits Adj. Factors	Adjusted Allocation Basis	% Share	Allocated Cost	Rate Basis No of Parcels	Unit Cost (per Parcel)	
1 Residential	602,647	1	301,324	89.99%	\$ 2,843	602,647	\$ 0.0047	
2 Commercial	18,725	1	9,363	2.80%	\$ 88	18,725	\$ 0.0047	
3 Agriculture	104	2	104	0.03%	\$ 1	104	\$ 0.0094	
4 Institutional / Public	2,731	1	1,366	0.41%	\$ 13	2,731	\$ 0.0047	
5 Vacant / Undeveloped	42,970	1	21,485	6.42%	\$ 203	42,970	\$ 0.0047	
6 Open Space	2,430	1	1,215	0.36%	\$ 11	2,430	\$ 0.0047	
7 Forested	-	0	-	0.00%	\$ -	-	\$ -	
8 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
9 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
10 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
11 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
TOTAL	669,607		334,856	100.00%	\$ 3,159	669,607	\$ 0.0047	

Notes:



KING CONSERVATION DISTRICT
Rates & Charges Model
Healthy Forest

0	No benefit
1	Partial benefit compared to other classes
2	Full proportional benefit compared to other classes

Regional Food System - Indirect Benefit Costs

TOTAL COST	% to be Recovered from "per Parcel" Charge: 100.0%	
\$ -	Allocated Cost Basis for "per Parcel" Charge: \$ -	

Land Use Category	1 Allocation of Costs				Calculation of Rates		Notes
	No. of Parcels	Benefits Adj. Factors	Adjusted Allocation Basis	% Share	Allocated Cost	Rate Basis No of Parcels	Unit Cost (per Parcel)
1 Residential	602,647	2	602,647	90.00%	\$ -	602,647	\$ -
2 Commercial	18,725	2	18,725	2.80%	\$ -	18,725	\$ -
3 Agriculture	104	2	104	0.02%	\$ -	104	\$ -
4 Institutional / Public	2,731	2	2,731	0.41%	\$ -	2,731	\$ -
5 Vacant / Undeveloped	42,970	2	42,970	6.42%	\$ -	42,970	\$ -
6 Open Space	2,430	2	2,430	0.36%	\$ -	2,430	\$ -
7 Forested	-	-	-	0.00%	\$ -	-	\$ -
8 [Other]	-	-	-	0.00%	\$ -	-	\$ -
9 [Other]	-	-	-	0.00%	\$ -	-	\$ -
10 [Other]	-	-	-	0.00%	\$ -	-	\$ -
11 [Other]	-	-	-	0.00%	\$ -	-	\$ -
TOTAL	669,607		669,607	100.00%	\$ -	669,607	\$ -

Notes:

[a] Resource Designated Forest Land reflects # of owners

Regional Food System - Direct Benefit Costs

TOTAL COST	% to be Recovered from "per Parcel" Charge: 100.0%	
\$ -	Allocated Cost Basis for "per Parcel" Charge: \$ -	

Land Use Category	1 Allocation of Costs				Calculation of Rates		Notes
	No. of Parcels	Benefits Adj. Factors	Adjusted Allocation Basis	% Share	Allocated Cost	Rate Basis No of Parcels	Unit Cost (per Parcel)
1 Residential	602,647	2	602,647	96.15%	\$ -	602,647	\$ -
2 Commercial	18,725	0	-	0.00%	\$ -	18,725	\$ -
3 Agriculture	104	1	52	0.01%	\$ -	104	\$ -
4 Institutional / Public	2,731	1	1,366	0.22%	\$ -	2,731	\$ -
5 Vacant / Undeveloped	42,970	1	21,485	3.43%	\$ -	42,970	\$ -
6 Open Space	2,430	1	1,215	0.19%	\$ -	2,430	\$ -
7 Forested	-	-	-	0.00%	\$ -	-	\$ -
8 [Other]	-	-	-	0.00%	\$ -	-	\$ -
9 [Other]	-	-	-	0.00%	\$ -	-	\$ -
10 [Other]	-	-	-	0.00%	\$ -	-	\$ -
11 [Other]	-	-	-	0.00%	\$ -	-	\$ -
TOTAL	669,607		626,765	100.00%	\$ -	669,607	\$ -

Notes:



KING CONSERVATION DISTRICT

Rates & Charges Model
Healthy Forest

0	No benefit
1	Partial benefit compared to other classes
2	Full proportional benefit compared to other classes

Agricultural Drainage Assistance - Indirect Benefit Costs

TOTAL COST

\$ -

% to be Recovered from "per Parcel" Charge:

100.0%

Allocated Cost Basis for "per Parcel" Charge:

\$ -

1

Allocation of Costs

Calculation of Rates

Land Use Category	No. of Parcels	Benefits Adj. Factors	Adjusted Allocation Basis	% Share	Allocated Cost	Rate Basis	Unit Cost (per Parcel)	Notes
						No of Parcels		
1 Residential	602,647	2	602,647	90.00%	\$ -	602,647	\$ -	
2 Commercial	18,725	2	18,725	2.80%	\$ -	18,725	\$ -	
3 Agriculture	104	2	104	0.02%	\$ -	104	\$ -	
4 Institutional / Public	2,731	2	2,731	0.41%	\$ -	2,731	\$ -	
5 Vacant / Undeveloped	42,970	2	42,970	6.42%	\$ -	42,970	\$ -	
6 Open Space	2,430	2	2,430	0.36%	\$ -	2,430	\$ -	
7 Forested	-	0	-	0.00%	\$ -	-	\$ -	
8 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
9 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
10 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
11 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
TOTAL	669,607		669,607	100.00%	\$ -	669,607	\$ -	

Notes:

Agricultural Drainage Assistance - Direct Benefit Costs

TOTAL COST

\$ -

% to be Recovered from "per Parcel" Charge:

100.0%

Allocated Cost Basis for "per Parcel" Charge:

\$ -

1

Allocation of Costs

Calculation of Rates

Land Use Category	No. of Parcels	Benefits Adj. Factors	Adjusted Allocation Basis	% Share	Allocated Cost	Rate Basis No of Parcels	Unit Cost (per Parcel)	Notes
1 Residential	602,647	2	602,647	96.15%	\$ -	602,647	\$ -	
2 Commercial	18,725	0	-	0.00%	\$ -	18,725	\$ -	
3 Agriculture	104	1	52	0.01%	\$ -	104	\$ -	
4 Institutional / Public	2,731	1	1,366	0.22%	\$ -	2,731	\$ -	
5 Vacant / Undeveloped	42,970	1	21,485	3.43%	\$ -	42,970	\$ -	
6 Open Space	2,430	1	1,215	0.19%	\$ -	2,430	\$ -	
7 Forested	-	0	-	0.00%	\$ -	-	\$ -	
8 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
9 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
10 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
11 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
TOTAL	669,607		626,765	100.00%	\$ -	669,607	\$ -	

Notes:



KING CONSERVATION DISTRICT
Rates & Charges Model
Healthy Forest

0	No benefit
1	Partial benefit compared to other classes
2	Full proportional benefit compared to other classes

Community Agriculture - Indirect Benefit Costs

TOTAL COST		% to be Recovered from "per Parcel" Charge: 100.0%	
\$ -		Allocated Cost Basis for "per Parcel" Charge: \$ -	

Land Use Category	1 Allocation of Costs				Calculation of Rates		Notes
	No. of Parcels	Benefits Adj. Factors	Adjusted Allocation Basis	% Share	Allocated Cost	Rate Basis No of Parcels	
1 Residential	602,647	2	602,647	90.00%	\$ -	602,647	\$ -
2 Commercial	18,725	2	18,725	2.80%	\$ -	18,725	\$ -
3 Agriculture	104	2	104	0.02%	\$ -	104	\$ -
4 Institutional / Public	2,731	2	2,731	0.41%	\$ -	2,731	\$ -
5 Vacant / Undeveloped	42,970	2	42,970	6.42%	\$ -	42,970	\$ -
6 Open Space	2,430	2	2,430	0.36%	\$ -	2,430	\$ -
7 Forested	-	0	-	0.00%	\$ -	-	\$ -
8 [Other]	-	0	-	0.00%	\$ -	-	\$ -
9 [Other]	-	0	-	0.00%	\$ -	-	\$ -
10 [Other]	-	0	-	0.00%	\$ -	-	\$ -
11 [Other]	-	0	-	0.00%	\$ -	-	\$ -
TOTAL	669,607		669,607	100.00%	\$ -	669,607	\$ -

Notes:

Community Agriculture - Direct Benefit Costs

TOTAL COST

\$ -

% to be Recovered from "per Parcel" Charge:

100.0%

Allocated Cost Basis for "per Parcel" Charge:

\$ -

1

Allocation of Costs

Calculation of Rates

Land Use Category	No. of Parcels	Benefit Adj. Factors	Adjusted Allocation Basis	% Share	Allocated Cost	Rate Basis	Unit Cost (per Parcel)	Notes
						No of Parcels		
1 Residential	602,647	2	602,647	96.15%	\$ -	602,647	\$ -	
2 Commercial	18,725	0	-	0.00%	\$ -	18,725	\$ -	
3 Agriculture	104	1	52	0.01%	\$ -	104	\$ -	
4 Institutional / Public	2,731	1	1,366	0.22%	\$ -	2,731	\$ -	
5 Vacant / Undeveloped	42,970	1	21,485	3.43%	\$ -	42,970	\$ -	
6 Open Space	2,430	1	1,215	0.19%	\$ -	2,430	\$ -	
7 Forested	-	0	-	0.00%	\$ -	-	\$ -	
8 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
9 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
10 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
11 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
TOTAL	669,607		626,765	100.00%	\$ -	669,607	\$ -	

Notes:



KING CONSERVATION DISTRICT

Rates & Charges Model

Healthy Forest

0	No benefit
1	Partial benefit compared to other classes
2	Full proportional benefit compared to other classes

Wildfire Preparedness - Indirect Benefit Costs

TOTAL COST	% to be Recovered from "per Parcel" Charge: 100.0%	
\$ 192,588	Allocated Cost Basis for "per Parcel" Charge: \$ 192,588	

Land Use Category	Allocation of Costs					Calculation of Rates		Notes
	No. of Parcels	Benefits Adj. Factors	Adjusted Allocation Basis	% Share	Allocated Cost	No of Parcels	Unit Cost (per Parcel)	
1 Residential	602,647	2	602,647	90.00%	\$ 173,330	602,647	\$ 0.2876	
2 Commercial	18,725	2	18,725	2.80%	\$ 5,386	18,725	\$ 0.2876	
3 Agriculture	104	2	104	0.02%	\$ 30	104	\$ 0.2876	
4 Institutional / Public	2,731	2	2,731	0.41%	\$ 785	2,731	\$ 0.2876	
5 Vacant / Undeveloped	42,970	2	42,970	6.42%	\$ 12,359	42,970	\$ 0.2876	
6 Open Space	2,430	2	2,430	0.36%	\$ 699	2,430	\$ 0.2876	
7 Forested	-	0	-	0.00%	\$ -	-	\$ -	
8 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
9 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
10 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
11 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
TOTAL	669,607		669,607	100.00%	\$ 192,588	669,607	\$ 0.2876	

Notes:

Wildfire Preparedness - Direct Benefit Costs

TOTAL COST	% to be Recovered from "per Parcel" Charge: 100.0%	
\$ 10,136	Allocated Cost Basis for "per Parcel" Charge: \$ 10,136	

Land Use Category	Allocation of Costs					Calculation of Rates		Notes
	No. of Parcels	Benefits Adj. Factors	Adjusted Allocation Basis	% Share	Allocated Cost	No of Parcels	Unit Cost (per Parcel)	
1 Residential	602,647	2	602,647	96.15%	\$ 9,746	602,647	\$ 0.0162	
2 Commercial	18,725	0	-	0.00%	\$ -	18,725	\$ -	
3 Agriculture	104	1	52	0.01%	\$ 1	104	\$ 0.0081	
4 Institutional / Public	2,731	1	1,366	0.22%	\$ 22	2,731	\$ 0.0081	
5 Vacant / Undeveloped	42,970	1	21,485	3.43%	\$ 347	42,970	\$ 0.0081	
6 Open Space	2,430	1	1,215	0.19%	\$ 20	2,430	\$ 0.0081	
7 Forested	-	0	-	0.00%	\$ -	-	\$ -	
8 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
9 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
10 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
11 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
TOTAL	669,607		626,765	100.00%	\$ 10,136	669,607	\$ 0.0151	

Notes:



KING CONSERVATION DISTRICT
Rates & Charges Model
Healthy Forest

0	No benefit
1	Partial benefit compared to other classes
2	Full proportional benefit compared to other classes

Urban Forest Stewardship - Indirect Benefit Costs

TOTAL COST

\$ 277,592

% to be Recovered from "per Parcel" Charge:

100.0%

Allocated Cost Basis for "per Parcel" Charge:

\$ 277,592

1

Allocation of Costs

Calculation of Rates

Land Use Category	No. of Parcels	Benefits Adj. Factors	Adjusted Allocation Basis	% Share	Allocated Cost	Rate Basis	Unit Cost (per Parcel)	Notes
						No of Parcels		
1 Residential	602,647	2	602,647	90.00%	\$ 249,833	602,647	\$ 0.4146	
2 Commercial	18,725	2	18,725	2.80%	\$ 7,763	18,725	\$ 0.4146	
3 Agriculture	104	2	104	0.02%	\$ 43	104	\$ 0.4146	
4 Institutional / Public	2,731	2	2,731	0.41%	\$ 1,132	2,731	\$ 0.4146	
5 Vacant / Undeveloped	42,970	2	42,970	6.42%	\$ 17,814	42,970	\$ 0.4146	
6 Open Space	2,430	2	2,430	0.36%	\$ 1,007	2,430	\$ 0.4146	
7 Forested	-	0	-	0.00%	\$ -	-	\$ -	
8 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
9 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
10 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
11 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
TOTAL	669,607		669,607	100.00%	\$ 277,592	669,607	\$ 0.4146	

Notes:

Urban Forest Stewardship - Direct Benefit Costs

TOTAL COST

\$ 2,804

% to be Recovered from "per Parcel" Charge:

100.0%

Allocated Cost Basis for "per Parcel" Charge:

\$ 2,804

1

Allocation of Costs

Calculation of Rates

Land Use Category	No. of Parcels	Benefits Adj. Factors	Adjusted Allocation Basis	% Share	Allocated Cost	Rate Basis	Unit Cost (per Parcel)	Notes
						No of Parcels		
1 Residential	602,647	2	602,647	96.15%	\$ 2,696	602,647	\$ 0.0045	
2 Commercial	18,725	0	-	0.00%	\$ -	18,725	\$ -	
3 Agriculture	104	1	52	0.01%	\$ 0	104	\$ 0.0022	
4 Institutional / Public	2,731	1	1,366	0.22%	\$ 6	2,731	\$ 0.0022	
5 Vacant / Undeveloped	42,970	1	21,485	3.43%	\$ 96	42,970	\$ 0.0022	
6 Open Space	2,430	1	1,215	0.19%	\$ 5	2,430	\$ 0.0022	
7 Forested	-	0	-	0.00%	\$ -	-	\$ -	
8 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
9 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
10 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
11 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
TOTAL	669,607		626,765	100.00%	\$ 2,804	669,607	\$ 0.0042	

Notes:



KING CONSERVATION DISTRICT
Rates & Charges Model
Healthy Forest

0	No benefit
1	Partial benefit compared to other classes
2	Full proportional benefit compared to other classes

Small Lot Forest Stewardship - Indirect Benefit Costs

TOTAL COST

\$ 192,484

% to be Recovered from "per Parcel" Charge:

100.0%

Allocated Cost Basis for "per Parcel" Charge:

\$ 192,484

1

Allocation of Costs

Calculation of Rates

Land Use Category	No. of Parcels	Benefits Adj. Factors	Adjusted Allocation Basis	% Share	Allocated Cost	Rate Basis	Unit Cost (per Parcel)	Notes
						No of Parcels		
1 Residential	602,647	2	602,647	90.00%	\$ 173,236	602,647	\$ 0.2875	
2 Commercial	18,725	2	18,725	2.80%	\$ 5,383	18,725	\$ 0.2875	
3 Agriculture	104	2	104	0.02%	\$ 30	104	\$ 0.2875	
4 Institutional / Public	2,731	2	2,731	0.41%	\$ 785	2,731	\$ 0.2875	
5 Vacant / Undeveloped	42,970	2	42,970	6.42%	\$ 12,352	42,970	\$ 0.2875	
6 Open Space	2,430	2	2,430	0.36%	\$ 699	2,430	\$ 0.2875	
7 Forested	-	0	-	0.00%	\$ -	-	\$ -	
8 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
9 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
10 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
11 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
TOTAL	669,607		669,607	100.00%	\$ 192,484	669,607	\$ 0.2875	

Notes:

Small Lot Forest Stewardship - Direct Benefit Costs

TOTAL COST

\$ 64,161

% to be Recovered from "per Parcel" Charge:

100.0%

Allocated Cost Basis for "per Parcel" Charge:

\$ 64,161

Land Use Category	Allocation of Costs					Calculation of Rates		Notes
	No. of Parcels	Benefits Adj. Factors	Adjusted Allocation Basis	% share	Allocated Cost	Rate Basis No of Parcels	Unit Cost (per Parcel)	
1 Residential	602,647	2	602,647	96.15%	\$ 61,692	602,647	\$ 0.1024	
2 Commercial	18,725	0	-	0.00%	\$ -	18,725	\$ -	
3 Agriculture	104	1	52	0.01%	\$ 5	104	\$ 0.0512	
4 Institutional / Public	2,731	1	1,366	0.22%	\$ 140	2,731	\$ 0.0512	
5 Vacant / Undeveloped	42,970	1	21,485	3.43%	\$ 2,199	42,970	\$ 0.0512	
6 Open Space	2,430	1	1,215	0.19%	\$ 124	2,430	\$ 0.0512	
7 Forested	-	0	-	0.00%	\$ -	-	\$ -	
8 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
9 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
10 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
11 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
TOTAL	669,607		626,765	100.00%	\$ 64,161	669,607	\$ 0.0958	

Notes:



KING CONSERVATION DISTRICT
Rates & Charges Model
Healthy Forest

0	No benefit
1	Partial benefit compared to other classes
2	Full proportional benefit compared to other classes

Riparian Stewardship - Indirect Benefit Costs

TOTAL COST

\$24,378

% to be Recovered from "per Parcel" Charge:

100.0%

Allocated Cost Basis for "per Parcel" Charge:

\$24,378

1

Allocation of Costs

Calculation of Rates

Land Use Category	No. of Parcels	Benefits Adj. Factors	Adjusted Allocation Basis	% Share	Allocated Cost	Rate Basis	Unit Cost (per Parcel)	Notes
						No of Parcels		
1 Residential	602,647	2	602,647	90.00%	\$21,940	602,647	\$0.0364	
2 Commercial	18,725	2	18,725	2.80%	\$682	18,725	\$0.0364	
3 Agriculture	104	2	104	0.02%	\$4	104	\$0.0364	
4 Institutional / Public	2,731	2	2,731	0.41%	\$99	2,731	\$0.0364	
5 Vacant / Undeveloped	42,970	2	42,970	6.42%	\$1,564	42,970	\$0.0364	
6 Open Space	2,430	2	2,430	0.36%	\$88	2,430	\$0.0364	
7 Forested	-	0	-	0.00%	\$-	-	\$-	
8 [Other]	-	0	-	0.00%	\$-	-	\$-	
9 [Other]	-	0	-	0.00%	\$-	-	\$-	
10 [Other]	-	0	-	0.00%	\$-	-	\$-	
11 [Other]	-	0	-	0.00%	\$-	-	\$-	
TOTAL	669,607		669,607	100.00%	\$24,378	669,607	\$0.0364	

Notes:

Riparian Stewardship - Direct Benefit Costs

TOTAL COST

\$246

% to be Recovered from "per Parcel" Charge:

100.0%

Allocated Cost Basis for "per Parcel" Charge:

\$246

Land Use Category	Allocation of Costs				Calculation of Rates			Notes
	No. of Parcels	Benefits Adj. Factors	Adjusted Allocation Basis	% Share	Allocated Cost	Rate Basis No of Parcels	Unit Cost (per Parcel)	
1 Residential	602,647	2	602,647	96.15%	\$237	602,647	\$0.0004	
2 Commercial	18,725	0	-	0.00%	\$-	18,725	\$-	
3 Agriculture	104	1	52	0.01%	\$0	104	\$0.0002	
4 Institutional / Public	2,731	1	1,366	0.22%	\$1	2,731	\$0.0002	
5 Vacant / Undeveloped	42,970	1	21,485	3.43%	\$8	42,970	\$0.0002	
6 Open Space	2,430	1	1,215	0.19%	\$0	2,430	\$0.0002	
7 Forested	-	0	-	0.00%	\$-	-	\$-	
8 [Other]	-	0	-	0.00%	\$-	-	\$-	
9 [Other]	-	0	-	0.00%	\$-	-	\$-	
10 [Other]	-	0	-	0.00%	\$-	-	\$-	
11 [Other]	-	0	-	0.00%	\$-	-	\$-	
TOTAL	669,607		626,765	100.00%	\$246	669,607	\$0.0004	

Notes:



KING CONSERVATION DISTRICT
Rates & Charges Model
Healthy Forest

0	No benefit
1	Partial benefit compared to other classes
2	Full proportional benefit compared to other classes

Rural Land Stewardship - Indirect Benefit Costs

TOTAL COST	% to be Recovered from "per Parcel" Charge: 100.0%	
\$ -	Allocated Cost Basis for "per Parcel" Charge: \$ -	

Land Use Category	Allocation of Costs					Calculation of Rates		Notes
	No. of Parcels	Benefits Adj. Factors	Adjusted Allocation Basis	% Share	Allocated Cost	No of Parcels	Unit Cost (per Parcel)	
1 Residential	602,647	2	602,647	90.00%	\$ -	602,647	\$ -	
2 Commercial	18,725	2	18,725	2.80%	\$ -	18,725	\$ -	
3 Agriculture	104	2	104	0.02%	\$ -	104	\$ -	
4 Institutional / Public	2,731	2	2,731	0.41%	\$ -	2,731	\$ -	
5 Vacant / Undeveloped	42,970	2	42,970	6.42%	\$ -	42,970	\$ -	
6 Open Space	2,430	2	2,430	0.36%	\$ -	2,430	\$ -	
7 Forested	-	0	-	0.00%	\$ -	-	\$ -	
8 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
9 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
10 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
11 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
TOTAL	669,607		669,607	100.00%	\$ -	669,607	\$ -	

Notes:

Rural Land Stewardship - Direct Benefits Costs

TOTAL COST	% to be Recovered from "per Parcel" Charge: 100.0%	
\$ -	Allocated Cost Basis for "per Parcel" Charge: \$ -	

Land Use Category	Allocation of Costs					Calculation of Rates		Notes
	No. of Parcels	Benefits Adj. Factors	Adjusted Allocation Basis	% Share	Allocated Cost	No of Parcels	Unit Cost (per Parcel)	
1 Residential	602,647	2	602,647	96.15%	\$ -	602,647	\$ -	
2 Commercial	18,725	0	-	0.00%	\$ -	18,725	\$ -	
3 Agriculture	104	1	52	0.01%	\$ -	104	\$ -	
4 Institutional / Public	2,731	1	1,366	0.22%	\$ -	2,731	\$ -	
5 Vacant / Undeveloped	42,970	1	21,485	3.43%	\$ -	42,970	\$ -	
6 Open Space	2,430	1	1,215	0.19%	\$ -	2,430	\$ -	
7 Forested	-	0	-	0.00%	\$ -	-	\$ -	
8 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
9 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
10 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
11 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
TOTAL	669,607		626,765	100.00%	\$ -	669,607	\$ -	

Notes:



KING CONSERVATION DISTRICT
Rates & Charges Model
Healthy Forest

0	No benefit
1	Partial benefit compared to other classes
2	Full proportional benefit compared to other classes

Riparian Restoration/Improvement - Indirect Benefit Costs

TOTAL COST		% to be Recovered from "per Parcel" Charge:		100.0%
\$ 70,983		Allocated Cost Basis for "per Parcel" Charge:		\$ 70,983

Land Use Category	Allocation of Costs				Calculation of Rates		Notes
	No. of Parcels	Benefits Adj. Factors	Adjusted Allocation Basis	% Share	Allocated Cost	Rate Basis No of Parcels	Unit Cost (per Parcel)
1 Residential	602,647	2	602,647	90.00%	\$ 63,885	602,647	\$ 0.1060
2 Commercial	18,725	2	18,725	2.80%	\$ 1,985	18,725	\$ 0.1060
3 Agriculture	104	2	104	0.02%	\$ 11	104	\$ 0.1060
4 Institutional / Public	2,731	2	2,731	0.41%	\$ 290	2,731	\$ 0.1060
5 Vacant / Undeveloped	42,970	2	42,970	6.42%	\$ 4,555	42,970	\$ 0.1060
6 Open Space	2,430	2	2,430	0.36%	\$ 258	2,430	\$ 0.1060
7 Forested	-	0	-	0.00%	\$ -	-	\$ -
8 [Other]	-	0	-	0.00%	\$ -	-	\$ -
9 [Other]	-	0	-	0.00%	\$ -	-	\$ -
10 [Other]	-	0	-	0.00%	\$ -	-	\$ -
11 [Other]	-	0	-	0.00%	\$ -	-	\$ -
TOTAL	669,607		669,607	100.00%	\$ 70,983	669,607	\$ 0.1060

Notes:

Riparian Restoration/Improvement - Direct Benefit Costs

TOTAL COST		% to be Recovered from "per Parcel" Charge:		100.0%
\$ 717		Allocated Cost Basis for "per Parcel" Charge:		\$ 717

Land Use Category	Allocation of Costs				Calculation of Rates		Notes
	No. of Parcels	Benefits Adj. Factors	Adjusted Allocation Basis	% Share	Allocated Cost	Rate Basis No of Parcels	Unit Cost (per Parcel)
1 Residential	602,647	2	602,647	96.15%	\$ 689	602,647	\$ 0.0011
2 Commercial	18,725	0	-	0.00%	\$ -	18,725	\$ -
3 Agriculture	104	1	52	0.01%	\$ 0	104	\$ 0.0006
4 Institutional / Public	2,731	1	1,366	0.22%	\$ 2	2,731	\$ 0.0006
5 Vacant / Undeveloped	42,970	1	21,485	3.43%	\$ 25	42,970	\$ 0.0006
6 Open Space	2,430	1	1,215	0.19%	\$ 1	2,430	\$ 0.0006
7 Forested	-	0	-	0.00%	\$ -	-	\$ -
8 [Other]	-	0	-	0.00%	\$ -	-	\$ -
9 [Other]	-	0	-	0.00%	\$ -	-	\$ -
10 [Other]	-	0	-	0.00%	\$ -	-	\$ -
11 [Other]	-	0	-	0.00%	\$ -	-	\$ -
TOTAL	669,607		626,765	100.00%	\$ 717	669,607	\$ 0.0011

Notes:



KING CONSERVATION DISTRICT
Rates & Charges Model
Healthy Forest

0	No benefit
1	Partial benefit compared to other classes
2	Full proportional benefit compared to other classes

Member Jurisdictions - Indirect Benefit Costs

TOTAL COST

\$ 14,215

% to be Recovered from "per Parcel" Charge:

100.0%

Allocated Cost Basis for "per Parcel" Charge:

\$ 14,215

1

Allocation of Costs

Calculation of Rates

Land Use Category	No. of Parcels	Benefits Adj. Factors	Adjusted Allocation Basis	% Share	Allocated Cost	Rate Basis	Unit Cost (per Parcel)	Notes
						No of Parcels		
1 Residential	602,647	2	602,647	90.00%	\$ 12,794	602,647	\$ 0.0212	
2 Commercial	18,725	2	18,725	2.80%	\$ 398	18,725	\$ 0.0212	
3 Agriculture	104	2	104	0.02%	\$ 2	104	\$ 0.0212	
4 Institutional / Public	2,731	2	2,731	0.41%	\$ 58	2,731	\$ 0.0212	
5 Vacant / Undeveloped	42,970	2	42,970	6.42%	\$ 912	42,970	\$ 0.0212	
6 Open Space	2,430	2	2,430	0.36%	\$ 52	2,430	\$ 0.0212	
7 Forested	-	0	-	0.00%	\$ -	-	\$ -	
8 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
9 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
10 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
11 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
TOTAL	669,607		669,607	100.00%	\$ 14,215	669,607	\$ 0.0212	

Notes:

Member Jurisdictions - Direct Benefit Costs

TOTAL COST

\$144

% to be Recovered from "per Parcel" Charge:

100.0%

Allocated Cost Basis for "per Parcel" Charge:

\$144

1

Allocation of Costs

Calculation of Rates

Land Use Category

No. of Parcels

Benefits Adj. Factors

Adjusted Allocation Basis

% Share

Allocated Cost

Rate Basis No of Parcels

Unit Cost (per Parcel)

Notes

1 Residential

602,647

2

602,647

96.15%

\$138

602,647

\$0.0002

2 Commercial

18,725

0

-

0.00%

\$-

18,725

\$-

3 Agriculture

104

1

52

0.01%

\$0

104

\$0.0001

4 Institutional / Public

2,731

1

1,366

0.22%

\$0

2,731

\$0.0001

5 Vacant / Undeveloped

42,970

1

21,485

3.43%

\$5

42,970

\$0.0001

6 Open Space

2,430

1

1,215

0.19%

\$0

2,430

\$0.0001

7 Forested

-

0

-

0.00%

\$-

-

\$-

8 [Other]

-

0

-

0.00%

\$-

-

\$-

9 [Other]

-

0

-

0.00%

\$-

-

\$-

10 [Other]

-

0

-

0.00%

\$-

-

\$-

11 [Other]

-

0

-

0.00%

\$-

-

\$-

TOTAL

669,607

626,765

100.00%

\$144

669,607

\$0.0002

Notes:



KING CONSERVATION DISTRICT
Rates & Charges Model
Upland Habitat

0	No benefit
1	Partial benefit compared to other classes
2	Full proportional benefit compared to other classes

Regional Food System - Indirect Benefit Costs

TOTAL COST	% to be Recovered from "per Parcel" Charge: 100.0%	
\$ -	Allocated Cost Basis for "per Parcel" Charge: \$ -	

Land Use Category	1 Allocation of Costs					Calculation of Rates		Notes
	No. of Parcels	Benefits Adj. Factors	Adjusted Allocation Basis	% Share	Allocated Cost	Rate Basis No of Parcels	Unit Cost (per Parcel)	
1 Residential	602,647	2	602,647	90.00%	\$ -	602,647	\$ -	
2 Commercial	18,725	2	18,725	2.80%	\$ -	18,725	\$ -	
3 Agriculture	104	2	104	0.02%	\$ -	104	\$ -	
4 Institutional / Public	2,731	2	2,731	0.41%	\$ -	2,731	\$ -	
5 Vacant / Undeveloped	42,970	2	42,970	6.42%	\$ -	42,970	\$ -	
6 Open Space	2,430	2	2,430	0.36%	\$ -	2,430	\$ -	
7 Forested	-	-	-	0.00%	\$ -	-	\$ -	
8 [Other]	-	-	-	0.00%	\$ -	-	\$ -	
9 [Other]	-	-	-	0.00%	\$ -	-	\$ -	
10 [Other]	-	-	-	0.00%	\$ -	-	\$ -	
11 [Other]	-	-	-	0.00%	\$ -	-	\$ -	
TOTAL	669,607		669,607	100.00%	\$ -	669,607	\$ -	

Notes:

[a] Resource Designated Forest Land reflects # of owners

Regional Food System - Direct Benefit Costs

TOTAL COST	% to be Recovered from "per Parcel" Charge: 100.0%	
\$ -	Allocated Cost Basis for "per Parcel" Charge: \$ -	

Land Use Category	1 Allocation of Costs					Calculation of Rates		Notes
	No. of Parcels	Benefits Adj. Factors	Adjusted Allocation Basis	% Share	Allocated Cost	Rate Basis No of Parcels	Unit Cost (per Parcel)	
1 Residential	602,647	1	301,324	89.63%	\$ -	602,647	\$ -	
2 Commercial	18,725	1	9,363	2.79%	\$ -	18,725	\$ -	
3 Agriculture	104	1	52	0.02%	\$ -	104	\$ -	
4 Institutional / Public	2,731	2	2,731	0.81%	\$ -	2,731	\$ -	
5 Vacant / Undeveloped	42,970	1	21,485	6.39%	\$ -	42,970	\$ -	
6 Open Space	2,430	1	1,215	0.36%	\$ -	2,430	\$ -	
7 Forested	-	-	-	0.00%	\$ -	-	\$ -	
8 [Other]	-	-	-	0.00%	\$ -	-	\$ -	
9 [Other]	-	-	-	0.00%	\$ -	-	\$ -	
10 [Other]	-	-	-	0.00%	\$ -	-	\$ -	
11 [Other]	-	-	-	0.00%	\$ -	-	\$ -	
TOTAL	669,607		336,169	100.00%	\$ -	669,607	\$ -	

Notes:



KING CONSERVATION DISTRICT
Rates & Charges Model
Upland Habitat

0	No benefit
1	Partial benefit compared to other classes
2	Full proportional benefit compared to other classes

Agricultural Drainage Assistance - Indirect Benefit Costs

TOTAL COST		% to be Recovered from "per Parcel" Charge: 100.0%	
\$ -		Allocated Cost Basis for "per Parcel" Charge: \$ -	

Land Use Category	1 Allocation of Costs				Calculation of Rates		Notes
	No. of Parcels	Benefits Adj. Factors	Adjusted Allocation Basis	% Share	Allocated Cost	Rate Basis No of Parcels	Unit Cost (per Parcel)
1 Residential	602,647	2	602,647	90.00%	\$ -	602,647	\$ -
2 Commercial	18,725	2	18,725	2.80%	\$ -	18,725	\$ -
3 Agriculture	104	2	104	0.02%	\$ -	104	\$ -
4 Institutional / Public	2,731	2	2,731	0.41%	\$ -	2,731	\$ -
5 Vacant / Undeveloped	42,970	2	42,970	6.42%	\$ -	42,970	\$ -
6 Open Space	2,430	2	2,430	0.36%	\$ -	2,430	\$ -
7 Forested	-	0	-	0.00%	\$ -	-	\$ -
8 [Other]	-	0	-	0.00%	\$ -	-	\$ -
9 [Other]	-	0	-	0.00%	\$ -	-	\$ -
10 [Other]	-	0	-	0.00%	\$ -	-	\$ -
11 [Other]	-	0	-	0.00%	\$ -	-	\$ -
TOTAL	669,607		669,607	100.00%	\$ -	669,607	\$ -

Notes:

Agricultural Drainage Assistance - Direct Benefit Costs

TOTAL COST		% to be Recovered from "per Parcel" Charge: 100.0%	
\$ -		Allocated Cost Basis for "per Parcel" Charge: \$ -	

Land Use Category	1 Allocation of Costs				Calculation of Rates		Notes
	No. of Parcels	Benefits Adj. Factors	Adjusted Allocation Basis	% Share	Allocated Cost	Rate Basis No of Parcels	Unit Cost (per Parcel)
1 Residential	602,647	1	301,324	89.63%	\$ -	602,647	\$ -
2 Commercial	18,725	1	9,363	2.79%	\$ -	18,725	\$ -
3 Agriculture	104	1	52	0.02%	\$ -	104	\$ -
4 Institutional / Public	2,731	2	2,731	0.81%	\$ -	2,731	\$ -
5 Vacant / Undeveloped	42,970	1	21,485	6.39%	\$ -	42,970	\$ -
6 Open Space	2,430	1	1,215	0.36%	\$ -	2,430	\$ -
7 Forested	-	0	-	0.00%	\$ -	-	\$ -
8 [Other]	-	0	-	0.00%	\$ -	-	\$ -
9 [Other]	-	0	-	0.00%	\$ -	-	\$ -
10 [Other]	-	0	-	0.00%	\$ -	-	\$ -
11 [Other]	-	0	-	0.00%	\$ -	-	\$ -
TOTAL	669,607		336,169	100.00%	\$ -	669,607	\$ -

Notes:



KING CONSERVATION DISTRICT

Rates & Charges Model

Upland Habitat

0	No benefit
1	Partial benefit compared to other classes
2	Full proportional benefit compared to other classes

Community Agriculture - Indirect Benefit Costs

TOTAL COST		% to be Recovered from "per Parcel" Charge:	100.0%
\$ 20,840		Allocated Cost Basis for "per Parcel" Charge: \$ 20,840	

Land Use Category	1 Allocation of Costs					Calculation of Rates		Notes
	No. of Parcels	Benefits Adj. Factors	Adjusted Allocation Basis	% Share	Allocated Cost	Rate Basis No of Parcels	Unit Cost (per Parcel)	
1 Residential	602,647	2	602,647	90.00%	\$ 18,756	602,647	\$ 0.0311	
2 Commercial	18,725	2	18,725	2.80%	\$ 583	18,725	\$ 0.0311	
3 Agriculture	104	2	104	0.02%	\$ 3	104	\$ 0.0311	
4 Institutional / Public	2,731	2	2,731	0.41%	\$ 85	2,731	\$ 0.0311	
5 Vacant / Undeveloped	42,970	2	42,970	6.42%	\$ 1,337	42,970	\$ 0.0311	
6 Open Space	2,430	2	2,430	0.36%	\$ 76	2,430	\$ 0.0311	
7 Forested	-	0	-	0.00%	\$ -	-	\$ -	
8 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
9 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
10 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
11 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
TOTAL	669,607		669,607	100.00%	\$ 20,840	669,607	\$ 0.0311	

Notes:

Community Agriculture - Direct Benefit Costs

TOTAL COST		% to be Recovered from "per Parcel" Charge:		100.0%
\$ 211		Allocated Cost Basis for "per Parcel" Charge:		\$ 211

Land Use Category	1 Allocation of Costs					Calculation of Rates		Notes
	No. of Parcels	Benefits Adj. Factors	Adjusted Allocation Basis	% Share	Allocated Cost	Rate Basis No of Parcels	Unit Cost (per Parcel)	
1 Residential	602,647	1	301,324	89.63%	\$ 189	602,647	\$ 0.0003	
2 Commercial	18,725	1	9,363	2.79%	\$ 6	18,725	\$ 0.0003	
3 Agriculture	104	1	52	0.02%	\$ 0	104	\$ 0.0003	
4 Institutional / Public	2,731	2	2,731	0.81%	\$ 2	2,731	\$ 0.0006	
5 Vacant / Undeveloped	42,970	1	21,485	6.39%	\$ 13	42,970	\$ 0.0003	
6 Open Space	2,430	1	1,215	0.36%	\$ 1	2,430	\$ 0.0003	
7 Forested	-	0	-	0.00%	\$ -	-	\$ -	
8 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
9 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
10 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
11 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
TOTAL	669,607		336,169	100.00%	\$ 211	669,607	\$ 0.0003	

Notes:



KING CONSERVATION DISTRICT
Rates & Charges Model
Upland Habitat

0	No benefit
1	Partial benefit compared to other classes
2	Full proportional benefit compared to other classes

Wildfire Preparedness - Indirect Benefit Costs

TOTAL COST
\$ 66,899

% to be Recovered from "per Parcel" Charge:	100.0%
Allocated Cost Basis for "per Parcel" Charge:	\$ 66,899

Land Use Category	Allocation of Costs				Calculation of Rates		Notes
	No. of Parcels	Benefits Adj. Factors	Adjusted Allocation Basis	% Share	Allocated Cost	Rate Basis No of Parcels	Unit Cost (per Parcel)
1 Residential	602,647	2	602,647	90.00%	\$ 60,209	602,647	\$ 0.0999
2 Commercial	18,725	2	18,725	2.80%	\$ 1,871	18,725	\$ 0.0999
3 Agriculture	104	2	104	0.02%	\$ 10	104	\$ 0.0999
4 Institutional / Public	2,731	2	2,731	0.41%	\$ 273	2,731	\$ 0.0999
5 Vacant / Undeveloped	42,970	2	42,970	6.42%	\$ 4,293	42,970	\$ 0.0999
6 Open Space	2,430	2	2,430	0.36%	\$ 243	2,430	\$ 0.0999
7 Forested	-	0	-	0.00%	\$ -	-	\$ -
8 [Other]	-	0	-	0.00%	\$ -	-	\$ -
9 [Other]	-	0	-	0.00%	\$ -	-	\$ -
10 [Other]	-	0	-	0.00%	\$ -	-	\$ -
11 [Other]	-	0	-	0.00%	\$ -	-	\$ -
TOTAL	669,607		669,607	100.00%	\$ 66,899	669,607	\$ 0.0999

Notes:

Wildfire Preparedness - Direct Benefit Costs

TOTAL COST
\$ 676

% to be Recovered from "per Parcel" Charge:	100.0%
Allocated Cost Basis for "per Parcel" Charge:	\$ 676

Land Use Category	Allocation of Costs				Calculation of Rates		Notes
	No. of Parcels	Benefits Adj. Factors	Adjusted Allocation Basis	% Share	Allocated Cost	Rate Basis No of Parcels	Unit Cost (per Parcel)
1 Residential	602,647	1	301,324	89.63%	\$ 606	602,647	\$ 0.0010
2 Commercial	18,725	1	9,363	2.79%	\$ 19	18,725	\$ 0.0010
3 Agriculture	104	1	52	0.02%	\$ 0	104	\$ 0.0010
4 Institutional / Public	2,731	2	2,731	0.81%	\$ 5	2,731	\$ 0.0020
5 Vacant / Undeveloped	42,970	1	21,485	6.39%	\$ 43	42,970	\$ 0.0010
6 Open Space	2,430	1	1,215	0.36%	\$ 2	2,430	\$ 0.0010
7 Forested	-	0	-	0.00%	\$ -	-	\$ -
8 [Other]	-	0	-	0.00%	\$ -	-	\$ -
9 [Other]	-	0	-	0.00%	\$ -	-	\$ -
10 [Other]	-	0	-	0.00%	\$ -	-	\$ -
11 [Other]	-	0	-	0.00%	\$ -	-	\$ -
TOTAL	669,607		336,169	100.00%	\$ 676	669,607	\$ 0.0010

Notes:



KING CONSERVATION DISTRICT
Rates & Charges Model
Upland Habitat

0	No benefit
1	Partial benefit compared to other classes
2	Full proportional benefit compared to other classes

Urban Forest Stewardship - Indirect Benefit Costs

TOTAL COST

\$ 69,398

% to be Recovered from "per Parcel" Charge:

100.0%

Allocated Cost Basis for "per Parcel" Charge:

\$ 69,398

1

Allocation of Costs

Calculation of Rates

Land Use Category	No. of Parcels	Benefits Adj. Factors	Adjusted Allocation Basis	% Share	Allocated Cost	Rate Basis	Unit Cost (per Parcel)	Notes
						No of Parcels		
1 Residential	602,647	2	602,647	90.00%	\$ 62,458	602,647	\$ 0.1036	
2 Commercial	18,725	2	18,725	2.80%	\$ 1,941	18,725	\$ 0.1036	
3 Agriculture	104	2	104	0.02%	\$ 11	104	\$ 0.1036	
4 Institutional / Public	2,731	2	2,731	0.41%	\$ 283	2,731	\$ 0.1036	
5 Vacant / Undeveloped	42,970	2	42,970	6.42%	\$ 4,453	42,970	\$ 0.1036	
6 Open Space	2,430	2	2,430	0.36%	\$ 252	2,430	\$ 0.1036	
7 Forested	-	0	-	0.00%	\$ -	-	\$ -	
8 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
9 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
10 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
11 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
TOTAL	669,607		669,607	100.00%	\$ 69,398	669,607	\$ 0.1036	

Notes:

Notes:

Urban Forest Stewardship - Direct Benefit Costs

TOTAL COST

\$ 701

% to be Recovered from "per Parcel" Charge:

100.0%

Allocated Cost Basis for "per Parcel" Charge:

\$ 701

1

Allocation of Costs

Calculation of Rates

Land Use Category	No. of Parcels	Benefits Adj. Factors	Adjusted Allocation Basis	% Share	Allocated Cost	Rate Basis	Unit Cost (per Parcel)	Notes
						No of Parcels		
1 Residential	602,647	1	301,324	89.63%	\$ 628	602,647	\$ 0.0010	
2 Commercial	18,725	1	9,363	2.79%	\$ 20	18,725	\$ 0.0010	
3 Agriculture	104	1	52	0.02%	\$ 0	104	\$ 0.0010	
4 Institutional / Public	2,731	2	2,731	0.81%	\$ 6	2,731	\$ 0.0021	
5 Vacant / Undeveloped	42,970	1	21,485	6.39%	\$ 45	42,970	\$ 0.0010	
6 Open Space	2,430	1	1,215	0.36%	\$ 3	2,430	\$ 0.0010	
7 Forested	-	0	-	0.00%	\$ -	-	\$ -	
8 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
9 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
10 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
11 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
TOTAL	669,607		336,169	100.00%	\$ 701	669,607	\$ 0.0010	

Notes:

Notes:



KING CONSERVATION DISTRICT

Rates & Charges Model

Upland Habitat

0	No benefit
1	Partial benefit compared to other classes
2	Full proportional benefit compared to other classes

Small Lot Forest Stewardship - Indirect Benefit Costs

TOTAL COST
\$ 127,039

% to be Recovered from "per Parcel" Charge:	100.0%
Allocated Cost Basis for "per Parcel" Charge:	\$ 127,039

Land Use Category	1 Allocation of Costs				Calculation of Rates		Notes
	No. of Parcels	Benefits Adj. Factors	Adjusted Allocation Basis	% Share	Allocated Cost	Rate Basis No of Parcels	Unit Cost (per Parcel)
1 Residential	602,647	2	602,647	90.00%	\$ 114,335	602,647	\$ 0.1897
2 Commercial	18,725	2	18,725	2.80%	\$ 3,553	18,725	\$ 0.1897
3 Agriculture	104	2	104	0.02%	\$ 20	104	\$ 0.1897
4 Institutional / Public	2,731	2	2,731	0.41%	\$ 518	2,731	\$ 0.1897
5 Vacant / Undeveloped	42,970	2	42,970	6.42%	\$ 8,152	42,970	\$ 0.1897
6 Open Space	2,430	2	2,430	0.36%	\$ 461	2,430	\$ 0.1897
7 Forested	-	0	-	0.00%	\$ -	-	\$ -
8 [Other]	-	0	-	0.00%	\$ -	-	\$ -
9 [Other]	-	0	-	0.00%	\$ -	-	\$ -
10 [Other]	-	0	-	0.00%	\$ -	-	\$ -
11 [Other]	-	0	-	0.00%	\$ -	-	\$ -
TOTAL	669,607		669,607	100.00%	\$ 127,039	669,607	\$ 0.1897

Notes:

Small Lot Forest Stewardship - Direct Benefit Costs

TOTAL COST
\$ 1,283

% to be Recovered from "per Parcel" Charge:	100.0%
Allocated Cost Basis for "per Parcel" Charge:	\$ 1,283

Land Use Category	1 Allocation of Costs				Calculation of Rates		Notes
	No. of Parcels	Benefits Adj. Factors	Adjusted Allocation Basis	% Share	Allocated Cost	Rate Basis No of Parcels	Unit Cost (per Parcel)
1 Residential	602,647	1	301,124	89.63%	\$ 1,150	602,647	\$ 0.0019
2 Commercial	18,725	1	9,363	2.79%	\$ 36	18,725	\$ 0.0019
3 Agriculture	104	1	52	0.02%	\$ 0	104	\$ 0.0019
4 Institutional / Public	2,731	2	2,731	0.81%	\$ 10	2,731	\$ 0.0038
5 Vacant / Undeveloped	42,970	1	21,485	6.39%	\$ 82	42,970	\$ 0.0019
6 Open Space	2,430	1	1,215	0.36%	\$ 5	2,430	\$ 0.0019
7 Forested	-	0	-	0.00%	\$ -	-	\$ -
8 [Other]	-	0	-	0.00%	\$ -	-	\$ -
9 [Other]	-	0	-	0.00%	\$ -	-	\$ -
10 [Other]	-	0	-	0.00%	\$ -	-	\$ -
11 [Other]	-	0	-	0.00%	\$ -	-	\$ -
TOTAL	669,607		336,169	100.00%	\$ 1,283	669,607	\$ 0.0019

Notes:



KING CONSERVATION DISTRICT
Rates & Charges Model
Upland Habitat

0	No benefit
1	Partial benefit compared to other classes
2	Full proportional benefit compared to other classes

Riparian Stewardship - Indirect Benefit Costs

TOTAL COST		% to be Recovered from "per Parcel" Charge:		100.0%
\$ 24,378		Allocated Cost Basis for "per Parcel" Charge:		\$ 24,378

Land Use Category	1 Allocation of Costs				Calculation of Rates		Notes	
	No. of Parcels	Benefits Adj. Factors	Adjusted Allocation Basis	% Share	Allocated Cost	Rate Basis No of Parcels		Unit Cost (per Parcel)
1 Residential	602,647	2	602,647	90.00%	\$ 21,940	602,647	\$ 0.0364	
2 Commercial	18,725	2	18,725	2.80%	\$ 682	18,725	\$ 0.0364	
3 Agriculture	104	2	104	0.02%	\$ 4	104	\$ 0.0364	
4 Institutional / Public	2,731	2	2,731	0.41%	\$ 99	2,731	\$ 0.0364	
5 Vacant / Undeveloped	42,970	2	42,970	6.42%	\$ 1,564	42,970	\$ 0.0364	
6 Open Space	2,430	2	2,430	0.36%	\$ 88	2,430	\$ 0.0364	
7 Forested	-	0	-	0.00%	\$ -	-	\$ -	
8 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
9 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
10 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
11 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
TOTAL	669,607		669,607	100.00%	\$ 24,378	669,607	\$ 0.0364	

Notes:

Riparian Stewardship - Direct Benefit Costs

TOTAL COST		% to be Recovered from "per Parcel" Charge:		100.0%
\$ 246		Allocated Cost Basis for "per Parcel" Charge:		\$ 246

Land Use Category	Allocation of Costs				Calculation of Rates		Notes	
	No. of Parcels	Benefits Adj. Factors	Adjusted Allocation Basis	% Share	Allocated Cost	Rate Basis No of Parcels		Unit Cost (per Parcel)
1 Residential	602,647	1	301,324	89.63%	\$ 221	602,647	\$ 0.0004	
2 Commercial	18,725	1	9,363	2.79%	\$ 7	18,725	\$ 0.0004	
3 Agriculture	104	1	52	0.02%	\$ 0	104	\$ 0.0004	
4 Institutional / Public	2,731	2	2,731	0.81%	\$ 2	2,731	\$ 0.0007	
5 Vacant / Undeveloped	42,970	1	21,485	6.39%	\$ 16	42,970	\$ 0.0004	
6 Open Space	2,430	1	1,215	0.36%	\$ 1	2,430	\$ 0.0004	
7 Forested	-	0	-	0.00%	\$ -	-	\$ -	
8 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
9 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
10 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
11 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
TOTAL	669,607		336,169	100.00%	\$ 246	669,607	\$ 0.0004	

Notes:



KING CONSERVATION DISTRICT
Rates & Charges Model
Upland Habitat

0	No benefit
1	Partial benefit compared to other classes
2	Full proportional benefit compared to other classes

Rural Land Stewardship - Indirect Benefit Costs

TOTAL COST		% to be Recovered from "per Parcel" Charge:		100.0%
\$ 93,646		Allocated Cost Basis for "per Parcel" Charge:		\$ 93,646

Land Use Category	1 Allocation of Costs					Calculation of Rates		Notes
	No. of Parcels	Benefits Adj. Factors	Adjusted Allocation Basis	% Share	Allocated Cost	Rate Basis No of Parcels	Unit Cost (per Parcel)	
1 Residential	602,647	2	602,647	90.00%	\$ 84,282	602,647	\$ 0.1399	
2 Commercial	18,725	2	18,725	2.80%	\$ 2,619	18,725	\$ 0.1399	
3 Agriculture	104	2	104	0.02%	\$ 15	104	\$ 0.1399	
4 Institutional / Public	2,731	2	2,731	0.41%	\$ 382	2,731	\$ 0.1399	
5 Vacant / Undeveloped	42,970	2	42,970	6.42%	\$ 6,009	42,970	\$ 0.1399	
6 Open Space	2,430	2	2,430	0.36%	\$ 340	2,430	\$ 0.1399	
7 Forested	-	0	-	0.00%	\$ -	-	\$ -	
8 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
9 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
10 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
11 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
TOTAL	669,607		669,607	100.00%	\$ 93,646	669,607	\$ 0.1399	

Notes:

Rural Land Stewardship - Direct Benefit Costs

TOTAL COST		% to be Recovered from "per Parcel" Charge:		100.0%
\$ 946		Allocated Cost Basis for "per Parcel" Charge:		\$ 946

Land Use Category	1 Allocation of Costs					Calculation of Rates		Notes
	No. of Parcels	Benefits Adj. Factors	Adjusted Allocation Basis	% Share	Allocated Cost	Rate Basis No of Parcels	Unit Cost (per Parcel)	
1 Residential	602,647	1	301,324	89.63%	\$ 848	602,647	\$ 0.0014	
2 Commercial	18,725	1	9,363	2.79%	\$ 26	18,725	\$ 0.0014	
3 Agriculture	104	1	52	0.02%	\$ 0	104	\$ 0.0014	
4 Institutional / Public	2,731	2	2,731	0.81%	\$ 8	2,731	\$ 0.0028	
5 Vacant / Undeveloped	42,970	1	21,485	6.39%	\$ 60	42,970	\$ 0.0014	
6 Open Space	2,430	1	1,215	0.36%	\$ 3	2,430	\$ 0.0014	
7 Forested	-	0	-	0.00%	\$ -	-	\$ -	
8 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
9 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
10 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
11 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
TOTAL	669,607		336,169	100.00%	\$ 946	669,607	\$ 0.0014	

Notes:



KING CONSERVATION DISTRICT
Rates & Charges Model
Upland Habitat

0	No benefit
1	Partial benefit compared to other classes
2	Full proportional benefit compared to other classes

Riparian Restoration/Improvement - Indirect Benefit Costs

TOTAL COST

\$ 70,983

% to be Recovered from "per Parcel" Charge:

100.0%

Allocated Cost Basis for "per Parcel" Charge:

\$ 70,983

1

Allocation of Costs

Calculation of Rates

Land Use Category	No. of Parcels	Benefits Adj. Factors	Adjusted Allocation Basis	% Share	Allocated Cost	Rate Basis	Unit Cost (per Parcel)	Notes
						No of Parcels		
1 Residential	602,647	2	602,647	90.00%	\$ 63,885	602,647	\$ 0.1060	
2 Commercial	18,725	2	18,725	2.80%	\$ 1,985	18,725	\$ 0.1060	
3 Agriculture	104	2	104	0.02%	\$ 11	104	\$ 0.1060	
4 Institutional / Public	2,731	2	2,731	0.41%	\$ 290	2,731	\$ 0.1060	
5 Vacant / Undeveloped	42,970	2	42,970	6.42%	\$ 4,555	42,970	\$ 0.1060	
6 Open Space	2,430	2	2,430	0.36%	\$ 258	2,430	\$ 0.1060	
7 Forested	-	0	-	0.00%	\$ -	-	\$ -	
8 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
9 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
10 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
11 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
TOTAL	669,607		669,607	100.00%	\$ 70,983	669,607	\$ 0.1060	

Notes:

Riparian Restoration/Improvement - Direct Benefit Costs

TOTAL COST

\$717

% to be Recovered from "per Parcel" Charge:

100.0%

Allocated Cost Basis for "per Parcel" Charge:

\$717

1

Allocation of Costs

Calculation of Rates

Land Use Category	No. of Parcels	Benefits Adj. Factors	Adjusted Allocation Basis	% Share	Allocated Cost	Rate Basis	Unit Cost (per Parcel)	Notes
						No of Parcels		
1 Residential	602,647	1	301,324	89.63%	\$643	602,647	\$0.0011	
2 Commercial	18,725	1	9,363	2.79%	\$20	18,725	\$0.0011	
3 Agriculture	104	1	52	0.02%	\$0	104	\$0.0011	
4 Institutional / Public	2,731	2	2,731	0.81%	\$6	2,731	\$0.0021	
5 Vacant / Undeveloped	42,970	1	21,485	6.39%	\$46	42,970	\$0.0011	
6 Open Space	2,430	1	1,215	0.36%	\$3	2,430	\$0.0011	
7 Forested	-	0	-	0.00%	\$-	-	\$-	
8 [Other]	-	0	-	0.00%	\$-	-	\$-	
9 [Other]	-	0	-	0.00%	\$-	-	\$-	
10 [Other]	-	0	-	0.00%	\$-	-	\$-	
11 [Other]	-	0	-	0.00%	\$-	-	\$-	
TOTAL	669,607	2	336,169	100.00%	\$717	669,607	\$0.0011	

Notes:



KING CONSERVATION DISTRICT

Rates & Charges Model

Upland Habitat

0	No benefit
1	Partial benefit compared to other classes
2	Full proportional benefit compared to other classes

Member Jurisdictions - Indirect Benefit Costs

TOTAL COST

\$ 326,951

% to be Recovered from "per Parcel" Charge:

100.0%

Allocated Cost Basis for "per Parcel" Charge:

\$ 326,951

1

Allocation of Costs

Calculation of Rates

Land Use Category	No. of Parcels	Benefits Adj. Factors	Adjusted Allocation Basis	% Share	Allocated Cost	Rate Basis	Unit Cost (per Parcel)	Notes
						No of Parcels		
1 Residential	602,647	2	602,647	90.00%	\$ 294,256	602,647	\$ 0.4883	
2 Commercial	18,725	2	18,725	2.80%	\$ 9,143	18,725	\$ 0.4883	
3 Agriculture	104	2	104	0.02%	\$ 51	104	\$ 0.4883	
4 Institutional / Public	2,731	2	2,731	0.41%	\$ 1,333	2,731	\$ 0.4883	
5 Vacant / Undeveloped	42,970	2	42,970	6.42%	\$ 20,981	42,970	\$ 0.4883	
6 Open Space	2,430	2	2,430	0.36%	\$ 1,187	2,430	\$ 0.4883	
7 Forested	-	0	-	0.00%	\$ -	-	\$ -	
8 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
9 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
10 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
11 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
TOTAL	669,607		669,607	100.00%	\$ 326,951	669,607	\$ 0.4883	

Notes:

Member Jurisdictions - Direct Benefit Costs

TOTAL COST

\$ 3,303

% to be Recovered from "per Parcel" Charge:

100.0%

Allocated Cost Basis for "per Parcel" Charge:

\$ 3,303

1

Allocation of Costs

Calculation of Rates

Land Use Category	No. of Parcels	Benefits Adj. Factors	Adjusted Allocation Basis	% Share	Allocated Cost	Rate Basis	Unit Cost (per Parcel)	Notes
						No of Parcels		
1 Residential	602,647	1	301,324	89.63%	\$ 2,960	602,647	\$ 0.0049	
2 Commercial	18,725	1	9,363	2.79%	\$ 92	18,725	\$ 0.0049	
3 Agriculture	104	1	52	0.02%	\$ 1	104	\$ 0.0049	
4 Institutional / Public	2,731	2	2,731	0.81%	\$ 27	2,731	\$ 0.0098	
5 Vacant / Undeveloped	42,970	1	21,485	6.39%	\$ 211	42,970	\$ 0.0049	
6 Open Space	2,430	1	1,215	0.36%	\$ 12	2,430	\$ 0.0049	
7 Forested	-	0	-	0.00%	\$ -	-	\$ -	
8 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
9 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
10 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
11 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
TOTAL	669,607		336,169	100.00%	\$ 3,303	669,607	\$ 0.0049	

Notes:



KING CONSERVATION DISTRICT
Rates & Charges Model
Aquatic Habitat

0	No benefit
1	Partial benefit compared to other classes
2	Full proportional benefit compared to other classes

Regional Food System - Indirect Benefit Costs

TOTAL COST	% to be Recovered from "per Parcel" Charge: 100.0%	
\$ -	Allocated Cost Basis for "per Parcel" Charge: \$ -	

Land Use Category	1 Allocation of Costs				Calculation of Rates		Notes
	No. of Parcels	Benefits Adj. Factors	Adjusted Allocation Basis	% Share	Allocated Cost	Rate Basis No of Parcels	Unit Cost (per Parcel)
1 Residential	602,647	2	602,647	90.00%	\$ -	602,647	\$ -
2 Commercial	18,725	2	18,725	2.80%	\$ -	18,725	\$ -
3 Agriculture	104	2	104	0.02%	\$ -	104	\$ -
4 Institutional / Public	2,731	2	2,731	0.41%	\$ -	2,731	\$ -
5 Vacant / Undeveloped	42,970	2	42,970	6.42%	\$ -	42,970	\$ -
6 Open Space	2,430	2	2,430	0.36%	\$ -	2,430	\$ -
7 Forested	-	-	-	0.00%	\$ -	-	\$ -
8 [Other]	-	-	-	0.00%	\$ -	-	\$ -
9 [Other]	-	-	-	0.00%	\$ -	-	\$ -
10 [Other]	-	-	-	0.00%	\$ -	-	\$ -
11 [Other]	-	-	-	0.00%	\$ -	-	\$ -
TOTAL	669,607		669,607	100.00%	\$ -	669,607	\$ -

Notes:

[a] Resource Designated Forest Land reflects # of owners

Regional Food System - Direct Benefit Costs

TOTAL COST	% to be Recovered from "per Parcel" Charge: 100.0%	
\$ -	Allocated Cost Basis for "per Parcel" Charge: \$ -	

Land Use Category	1 Allocation of Costs				Calculation of Rates		Notes
	No. of Parcels	Benefits Adj. Factors	Adjusted Allocation Basis	% Share	Allocated Cost	Rate Basis No of Parcels	Unit Cost (per Parcel)
1 Residential	602,647	2	602,647	94.35%	\$ -	602,647	\$ -
2 Commercial	18,725	1	9,363	1.47%	\$ -	18,725	\$ -
3 Agriculture	104	2	104	0.02%	\$ -	104	\$ -
4 Institutional / Public	2,731	2	2,731	0.43%	\$ -	2,731	\$ -
5 Vacant / Undeveloped	42,970	1	21,485	3.36%	\$ -	42,970	\$ -
6 Open Space	2,430	2	2,430	0.38%	\$ -	2,430	\$ -
7 Forested	-	-	-	0.00%	\$ -	-	\$ -
8 [Other]	-	-	-	0.00%	\$ -	-	\$ -
9 [Other]	-	-	-	0.00%	\$ -	-	\$ -
10 [Other]	-	-	-	0.00%	\$ -	-	\$ -
11 [Other]	-	-	-	0.00%	\$ -	-	\$ -
TOTAL	669,607		638,760	100.00%	\$ -	669,607	\$ -

Notes:



KING CONSERVATION DISTRICT

Rates & Charges Model

Aquatic Habitat

0	No benefit
1	Partial benefit compared to other classes
2	Full proportional benefit compared to other classes

Agricultural Drainage Assistance - Indirect Benefit Costs

TOTAL COST		% to be Recovered from "per Parcel" Charge:		100.0%
\$ 35,018		Allocated Cost Basis for "per Parcel" Charge:		\$ 35,018

Land Use Category	Allocation of Costs					Calculation of Rates		Notes
	No. of Parcels	Benefits Adj. Factors	Adjusted Allocation Basis	% Share	Allocated Cost	Rate Basis No of Parcels	Unit Cost (per Parcel)	
1 Residential	602,647	2	602,647	90.00%	\$ 31,516	602,647	\$ 0.0523	
2 Commercial	18,725	2	18,725	2.80%	\$ 979	18,725	\$ 0.0523	
3 Agriculture	104	2	104	0.02%	\$ 5	104	\$ 0.0523	
4 Institutional / Public	2,731	2	2,731	0.41%	\$ 143	2,731	\$ 0.0523	
5 Vacant / Undeveloped	42,970	2	42,970	6.42%	\$ 2,247	42,970	\$ 0.0523	
6 Open Space	2,430	2	2,430	0.36%	\$ 127	2,430	\$ 0.0523	
7 Forested	-	0	-	0.00%	\$ -	-	\$ -	
8 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
9 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
10 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
11 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
TOTAL	669,607		669,607	100.00%	\$ 35,018	669,607	\$ 0.0523	

Notes:

Notes:

Agricultural Drainage Assistance - Direct Benefit Costs

TOTAL COST		% to be Recovered from "per Parcel" Charge:		100.0%
\$ 354		Allocated Cost Basis for "per Parcel" Charge:		\$ 354

Land Use Category	Allocation of Costs				Calculation of Rates		Notes	
	No. of Parcels	Benefits Adj. Factors	Adjusted Allocation Basis	% Share	Allocated Cost	Rate Basis No of Parcels		Unit Cost (per Parcel)
1 Residential	602,647	2	602,647	94.35%	\$ 334	602,647	\$ 0.0006	
2 Commercial	18,725	1	9,363	1.47%	\$ 5	18,725	\$ 0.0003	
3 Agriculture	104	2	104	0.02%	\$ 0	104	\$ 0.0006	
4 Institutional / Public	2,731	2	2,731	0.43%	\$ 2	2,731	\$ 0.0006	
5 Vacant / Undeveloped	42,970	1	21,485	3.36%	\$ 12	42,970	\$ 0.0003	
6 Open Space	2,430	2	2,430	0.38%	\$ 1	2,430	\$ 0.0006	
7 Forested	-	0	-	0.00%	\$ -	-	\$ -	
8 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
9 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
10 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
11 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
TOTAL	669,607		638,760	100.00%	\$ 354	669,607	\$ 0.0005	

Notes:

Notes:



KING CONSERVATION DISTRICT

Rates & Charges Model

Aquatic Habitat

0	No benefit
1	Partial benefit compared to other classes
2	Full proportional benefit compared to other classes

Community Agriculture - Indirect Benefit Costs

TOTAL COST		% to be Recovered from "per Parcel" Charge: 100.0%	
\$ 2,316		Allocated Cost Basis for "per Parcel" Charge: \$ 2,316	

Land Use Category	Allocation of Costs				Calculation of Rates		Notes
	No. of Parcels	Benefits Adj. Factors	Adjusted Allocation Basis	% Share	Allocated Cost	Rate Basis No of Parcels	
1 Residential	602,647	2	602,647	90.00%	\$ 2,084	602,647	\$ 0.0035
2 Commercial	18,725	2	18,725	2.80%	\$ 65	18,725	\$ 0.0035
3 Agriculture	104	2	104	0.02%	\$ 0	104	\$ 0.0035
4 Institutional / Public	2,731	2	2,731	0.41%	\$ 9	2,731	\$ 0.0035
5 Vacant / Undeveloped	42,970	2	42,970	6.42%	\$ 149	42,970	\$ 0.0035
6 Open Space	2,430	2	2,430	0.36%	\$ 8	2,430	\$ 0.0035
7 Forested	-	0	-	0.00%	\$ -	-	\$ -
8 [Other]	-	0	-	0.00%	\$ -	-	\$ -
9 [Other]	-	0	-	0.00%	\$ -	-	\$ -
10 [Other]	-	0	-	0.00%	\$ -	-	\$ -
11 [Other]	-	0	-	0.00%	\$ -	-	\$ -
TOTAL	669,607		669,607	100.00%	\$ 2,316	669,607	\$ 0.0035

Notes:

Community Agriculture - Direct Benefit Costs

TOTAL COST		% to be Recovered from "per Parcel" Charge: 100.0%			
\$ 23		Allocated Cost Basis for "per Parcel" Charge: \$ 23			

Land Use Category	Allocation of Costs					Calculation of Rates		Notes
	No. of Parcels	Benefits Adj. Factors	Adjusted Allocation Basis	% Share	Allocated Cost	Rate Basis No of Parcels	Unit Cost (per Parcel)	
1 Residential	602,647	2	602,647	94.35%	\$ 22	602,647	\$ 0.0000	
2 Commercial	18,725	1	9,363	1.47%	\$ 0	18,725	\$ 0.0000	
3 Agriculture	104	2	104	0.02%	\$ 0	104	\$ 0.0000	
4 Institutional / Public	2,731	2	2,731	0.43%	\$ 0	2,731	\$ 0.0000	
5 Vacant / Undeveloped	42,970	1	21,485	3.36%	\$ 1	42,970	\$ 0.0000	
6 Open Space	2,430	2	2,430	0.38%	\$ 0	2,430	\$ 0.0000	
7 Forested	-	0	-	0.00%	\$ -	-	\$ -	
8 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
9 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
10 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
11 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
TOTAL	669,607		638,760	100.00%	\$ 23	669,607	\$ 0.0000	

Notes:



KING CONSERVATION DISTRICT
Rates & Charges Model
Aquatic Habitat

0	No benefit
1	Partial benefit compared to other classes
2	Full proportional benefit compared to other classes

Wildfire Preparedness - Indirect Benefit Costs

TOTAL COST		% to be Recovered from "per Parcel" Charge:		100.0%
\$ -		Allocated Cost Basis for "per Parcel" Charge:		\$ -

Land Use Category	Allocation of Costs				Calculation of Rates			Notes
	No. of Parcels	Benefits Adj. Factors	Adjusted Allocation Basis	% Share	Allocated Cost	Rate Basis No of Parcels	Unit Cost (per Parcel)	
1 Residential	602,647	2	602,647	90.00%	\$ -	602,647	\$ -	
2 Commercial	18,725	2	18,725	2.80%	\$ -	18,725	\$ -	
3 Agriculture	104	2	104	0.02%	\$ -	104	\$ -	
4 Institutional / Public	2,731	2	2,731	0.41%	\$ -	2,731	\$ -	
5 Vacant / Undeveloped	42,970	2	42,970	6.42%	\$ -	42,970	\$ -	
6 Open Space	2,430	2	2,430	0.36%	\$ -	2,430	\$ -	
7 Forested	-	0	-	0.00%	\$ -	-	\$ -	
8 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
9 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
10 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
11 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
TOTAL	669,607		669,607	100.00%	\$ -	669,607	\$ -	

Wildfire Preparedness - Direct Benefit Costs

TOTAL COST		% to be Recovered from "per Parcel" Charge:		100.0%
\$ -		Allocated Cost Basis for "per Parcel" Charge:		\$ -

Land Use Category	Allocation of Costs					Calculation of Rates		Notes
	No. of Parcels	Benefits Adj. Factors	Adjusted Allocation Basis	% Share	Allocated Cost	Rate Basis No of Parcels	Unit Cost (per Parcel)	
1 Residential	602,647	2	602,647	94.35%	\$ -	602,647	\$ -	
2 Commercial	18,725	1	9,363	1.47%	\$ -	18,725	\$ -	
3 Agriculture	104	2	104	0.02%	\$ -	104	\$ -	
4 Institutional / Public	2,731	2	2,731	0.43%	\$ -	2,731	\$ -	
5 Vacant / Undeveloped	42,970	1	21,485	3.36%	\$ -	42,970	\$ -	
6 Open Space	2,430	2	2,430	0.38%	\$ -	2,430	\$ -	
7 Forested	-	0	-	0.00%	\$ -	-	\$ -	
8 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
9 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
10 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
11 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
TOTAL	669,607		638,760	100.00%	\$ -	669,607	\$ -	

Notes:



KING CONSERVATION DISTRICT
Rates & Charges Model
Aquatic Habitat

0	No benefit
1	Partial benefit compared to other classes
2	Full proportional benefit compared to other classes

Urban Forest Stewardship - Indirect Benefit Costs

TOTAL COST

\$ 69,398

% to be Recovered from "per Parcel" Charge:

100.0%

Allocated Cost Basis for "per Parcel" Charge:

\$ 69,398

Land Use Category	1 Allocation of Costs				Calculation of Rates		Notes
	No. of Parcels	Benefits Adj. Factors	Adjusted Allocation Basis	% Share	Allocated Cost	Rate Basis No of Parcels	
1 Residential	602,647	2	602,647	90.00%	\$ 62,458	602,647	\$ 0.1036
2 Commercial	18,725	2	18,725	2.80%	\$ 1,941	18,725	\$ 0.1036
3 Agriculture	104	2	104	0.02%	\$ 11	104	\$ 0.1036
4 Institutional / Public	2,731	2	2,731	0.41%	\$ 283	2,731	\$ 0.1036
5 Vacant / Undeveloped	42,970	2	42,970	6.42%	\$ 4,453	42,970	\$ 0.1036
6 Open Space	2,430	2	2,430	0.36%	\$ 252	2,430	\$ 0.1036
7 Forested	-	0	-	0.00%	\$ -	-	\$ -
8 [Other]	-	0	-	0.00%	\$ -	-	\$ -
9 [Other]	-	0	-	0.00%	\$ -	-	\$ -
10 [Other]	-	0	-	0.00%	\$ -	-	\$ -
11 [Other]	-	0	-	0.00%	\$ -	-	\$ -
TOTAL	669,607		669,607	100.00%	\$ 69,398	669,607	\$ 0.1036

Notes:

Urban Forest Stewardship - Direct Benefit Costs

TOTAL COST	% to be Recovered from "per Parcel" Charge:	100.0%
\$ 701	Allocated Cost Basis for "per Parcel" Charge:	\$ 701

Land Use Category	Allocation of Costs				Calculation of Rates		Notes
	No. of Parcels	Benefits Adj. Factors	Adjusted Allocation Basis	% Share	Allocated Cost	Rate Basis No of Parcels	
1 Residential	602,647	2	602,647	94.35%	\$ 661	602,647	\$ 0.0011
2 Commercial	18,725	1	9,363	1.47%	\$ 10	18,725	\$ 0.0005
3 Agriculture	104	2	104	0.02%	\$ 0	104	\$ 0.0011
4 Institutional / Public	2,731	2	2,731	0.43%	\$ 3	2,731	\$ 0.0011
5 Vacant / Undeveloped	42,970	1	21,485	3.36%	\$ 24	42,970	\$ 0.0005
6 Open Space	2,430	2	2,430	0.38%	\$ 3	2,430	\$ 0.0011
7 Forested	-	0	-	0.00%	\$ -	-	\$ -
8 [Other]	-	0	-	0.00%	\$ -	-	\$ -
9 [Other]	-	0	-	0.00%	\$ -	-	\$ -
10 [Other]	-	0	-	0.00%	\$ -	-	\$ -
11 [Other]	-	0	-	0.00%	\$ -	-	\$ -
TOTAL	669,607		638,760	100.00%	\$ 701	669,607	\$ 0.0010

Notes:



KING CONSERVATION DISTRICT

Rates & Charges Model

Aquatic Habitat

0	No benefit
1	Partial benefit compared to other classes
2	Full proportional benefit compared to other classes

Small Lot Forest Stewardship - Indirect Benefit Costs

TOTAL COST

\$25,408

% to be Recovered from "per Parcel" Charge:

100.0%

Allocated Cost Basis for "per Parcel" Charge:

\$25,408

1

Allocation of Costs

Calculation of Rates

Land Use Category	No. of Parcels	Benefits Adj. Factors	Adjusted Allocation Basis	% Share	Allocated Cost	Rate Basis	Unit Cost (per Parcel)	Notes
						No of Parcels		
1 Residential	602,647	2	602,647	90.00%	\$22,867	602,647	\$0.0379	
2 Commercial	18,725	2	18,725	2.80%	\$711	18,725	\$0.0379	
3 Agriculture	104	2	104	0.02%	\$4	104	\$0.0379	
4 Institutional / Public	2,731	2	2,731	0.41%	\$104	2,731	\$0.0379	
5 Vacant / Undeveloped	42,970	2	42,970	6.42%	\$1,630	42,970	\$0.0379	
6 Open Space	2,430	2	2,430	0.36%	\$92	2,430	\$0.0379	
7 Forested	-	0	-	0.00%	\$-	-	\$-	
8 [Other]	-	0	-	0.00%	\$-	-	\$-	
9 [Other]	-	0	-	0.00%	\$-	-	\$-	
10 [Other]	-	0	-	0.00%	\$-	-	\$-	
11 [Other]	-	0	-	0.00%	\$-	-	\$-	
TOTAL	669,607		669,607	100.00%	\$25,408	669,607	\$0.0379	

Notes:

Notes:

Small Lot Forest Stewardship - Direct Benefit Costs

TOTAL COST		% to be Recovered from "per Parcel" Charge:	100.0%
\$ 257		Allocated Cost Basis for "per Parcel" Charge: \$ 257	

Land Use Category	Allocation of Costs					Calculation of Rates		Notes
	No. of Parcels	Benefits Adj. Factors	Adjusted Allocation Basis	% Share	Allocated Cost	No of Parcels	Unit Cost (per Parcel)	
1 Residential	602,647	2	602,647	94.35%	\$ 242	602,647	\$ 0.0004	
2 Commercial	18,725	1	9,363	1.47%	\$ 4	18,725	\$ 0.0002	
3 Agriculture	104	2	104	0.02%	\$ 0	104	\$ 0.0004	
4 Institutional / Public	2,731	2	2,731	0.43%	\$ 1	2,731	\$ 0.0004	
5 Vacant / Undeveloped	42,970	1	21,485	3.36%	\$ 9	42,970	\$ 0.0002	
6 Open Space	2,430	2	2,430	0.38%	\$ 1	2,430	\$ 0.0004	
7 Forested	-	0	-	0.00%	\$ -	-	\$ -	
8 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
9 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
10 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
11 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
TOTAL	669,607		638,760	100.00%	\$ 257	669,607	\$ 0.0004	

Notes:

Notes:



KING CONSERVATION DISTRICT
Rates & Charges Model
Aquatic Habitat

0	No benefit
1	Partial benefit compared to other classes
2	Full proportional benefit compared to other classes

Riparian Stewardship - Indirect Benefit Costs

TOTAL COST

\$ 243,783

% to be Recovered from "per Parcel" Charge:

100.0%

Allocated Cost Basis for "per Parcel" Charge:

\$ 243,783

1

Allocation of Costs

Calculation of Rates

Land Use Category	No. of Parcels	Benefits Adj. Factors	Adjusted Allocation Basis	% Share	Allocated Cost	Rate Basis	Unit Cost (per Parcel)	Notes
						No of Parcels		
1 Residential	602,647	2	602,647	90.00%	\$ 219,405	602,647	\$ 0.3641	
2 Commercial	18,725	2	18,725	2.80%	\$ 6,817	18,725	\$ 0.3641	
3 Agriculture	104	2	104	0.02%	\$ 38	104	\$ 0.3641	
4 Institutional / Public	2,731	2	2,731	0.41%	\$ 994	2,731	\$ 0.3641	
5 Vacant / Undeveloped	42,970	2	42,970	6.42%	\$ 15,644	42,970	\$ 0.3641	
6 Open Space	2,430	2	2,430	0.36%	\$ 885	2,430	\$ 0.3641	
7 Forested	-	0	-	0.00%	\$ -	-	\$ -	
8 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
9 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
10 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
11 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
TOTAL	669,607		669,607	100.00%	\$ 243,783	669,607	\$ 0.3641	

Notes:

Riparian Stewardship - Direct Benefit Costs

TOTAL COST

\$ 2,462

% to be Recovered from "per Parcel" Charge:

100.0%

Allocated Cost Basis for "per Parcel" Charge:

\$ 2,462

1

Allocation of Costs

Calculation of Rates

Land Use Category	No. of Parcels	Benefits Adj. Factors	Adjusted Allocation Basis	% Share	Allocated Cost	Rate Basis	Unit Cost (per Parcel)	Notes
						No of Parcels		
1 Residential	602,647	2	602,647	94.35%	\$ 2,323	602,647	\$ 0.0039	
2 Commercial	18,725	1	9,363	1.47%	\$ 36	18,725	\$ 0.0019	
3 Agriculture	104	2	104	0.02%	\$ 0	104	\$ 0.0039	
4 Institutional / Public	2,731	2	2,731	0.43%	\$ 11	2,731	\$ 0.0039	
5 Vacant / Undeveloped	42,970	1	21,485	3.36%	\$ 83	42,970	\$ 0.0019	
6 Open Space	2,430	2	2,430	0.38%	\$ 9	2,430	\$ 0.0039	
7 Forested	-	0	-	0.00%	\$ -	-	\$ -	
8 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
9 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
10 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
11 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
TOTAL	669,607		638,760	100.00%	\$ 2,462	669,607	\$ 0.0037	

Notes:



KING CONSERVATION DISTRICT
Rates & Charges Model
Aquatic Habitat

0	No benefit
1	Partial benefit compared to other classes
2	Full proportional benefit compared to other classes

Rural Land Stewardship - Indirect Benefit Costs

TOTAL COST

\$ 93,646

% to be Recovered from "per Parcel" Charge:

100.0%

Allocated Cost Basis for "per Parcel" Charge:

\$ 93,646

1

Allocation of Costs

Calculation of Rates

Land Use Category	No. of Parcels	Benefits Adj. Factors	Adjusted Allocation Basis	% Share	Allocated Cost	Rate Basis	Unit Cost (per Parcel)	Notes
						No of Parcels		
1 Residential	602,647	2	602,647	90.00%	\$ 84,282	602,647	\$ 0.1399	
2 Commercial	18,725	2	18,725	2.80%	\$ 2,619	18,725	\$ 0.1399	
3 Agriculture	104	2	104	0.02%	\$ 15	104	\$ 0.1399	
4 Institutional / Public	2,731	2	2,731	0.41%	\$ 382	2,731	\$ 0.1399	
5 Vacant / Undeveloped	42,970	2	42,970	6.42%	\$ 6,009	42,970	\$ 0.1399	
6 Open Space	2,430	2	2,430	0.36%	\$ 340	2,430	\$ 0.1399	
7 Forested	-	0	-	0.00%	\$ -	-	\$ -	
8 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
9 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
10 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
11 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
TOTAL	669,607		669,607	100.00%	\$ 93,646	669,607	\$ 0.1399	

Notes:

Rural Land Stewardship - Direct Benefit Costs

TOTAL COST

\$ 946

% to be Recovered from "per Parcel" Charge:

100.0%

Allocated Cost Basis for "per Parcel" Charge:

\$ 946

1

Allocation of Costs

Calculation of Rates

Land Use Category	No. of Parcels	Benefits Adj. Factors	Adjusted Allocation Basis	% Share	Allocated Cost	Rate Basis	Unit Cost (per Parcel)	Notes
						No of Parcels		
1 Residential	602,647	2	602,647	94.35%	\$ 892	602,647	\$ 0.0015	
2 Commercial	18,725	1	9,363	1.47%	\$ 14	18,725	\$ 0.0007	
3 Agriculture	104	2	104	0.02%	\$ 0	104	\$ 0.0015	
4 Institutional / Public	2,731	2	2,731	0.43%	\$ 4	2,731	\$ 0.0015	
5 Vacant / Undeveloped	42,970	1	21,485	3.36%	\$ 32	42,970	\$ 0.0007	
6 Open Space	2,430	2	2,430	0.38%	\$ 4	2,430	\$ 0.0015	
7 Forested	-	0	-	0.00%	\$ -	-	\$ -	
8 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
9 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
10 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
11 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
TOTAL	669,607		638,760	100.00%	\$ 946	669,607	\$ 0.0014	

Notes:



KING CONSERVATION DISTRICT
Rates & Charges Model
Aquatic Habitat

0	No benefit
1	Partial benefit compared to other classes
2	Full proportional benefit compared to other classes

Riparian Restoration/Improvement - Indirect Benefit Costs

TOTAL COST

\$709,832

% to be Recovered from "per Parcel" Charge:

100.0%

Allocated Cost Basis for "per Parcel" Charge:

\$709,832

1

Allocation of Costs

Calculation of Rates

Land Use Category	No. of Parcels	Benefits Adj. Factors	Adjusted Allocation Basis	% Share	Allocated Cost	Rate Basis	Unit Cost (per Parcel)	Notes
						No of Parcels		
1 Residential	602,647	2	602,647	90.00%	\$638,850	602,647	\$1.0601	
2 Commercial	18,725	2	18,725	2.80%	\$19,850	18,725	\$1.0601	
3 Agriculture	104	2	104	0.02%	\$110	104	\$1.0601	
4 Institutional / Public	2,731	2	2,731	0.41%	\$2,895	2,731	\$1.0601	
5 Vacant / Undeveloped	42,970	2	42,970	6.42%	\$45,551	42,970	\$1.0601	
6 Open Space	2,430	2	2,430	0.36%	\$2,576	2,430	\$1.0601	
7 Forested	-	0	-	0.00%	\$-	-	\$-	
8 [Other]	-	0	-	0.00%	\$-	-	\$-	
9 [Other]	-	0	-	0.00%	\$-	-	\$-	
10 [Other]	-	0	-	0.00%	\$-	-	\$-	
11 [Other]	-	0	-	0.00%	\$-	-	\$-	
TOTAL	669,607		669,607	100.00%	\$709,832	669,607	\$1.0601	

Notes:

Riparian Restoration/Improvement - Direct Benefit Costs

TOTAL COST

\$7,170

% to be Recovered from "per Parcel" Charge:

100.0%

Allocated Cost Basis for "per Parcel" Charge:

\$7,170

1

Allocation of Costs

Calculation of Rates

Land Use Category

No. of Parcels

Benefits Adj. Factors

Adjusted Allocation Basis

% Share

Allocated Cost

Rate Basis No of Parcels

Unit Cost (per Parcel)

Notes

1 Residential

602,647

2

602,647

94.35%

\$6,765

602,647

\$0.0112

2 Commercial

18,725

1

9,363

1.47%

\$105

18,725

\$0.0056

3 Agriculture

104

2

104

0.02%

\$1

104

\$0.0112

4 Institutional / Public

2,731

2

2,731

0.43%

\$31

2,731

\$0.0112

5 Vacant / Undeveloped

42,970

1

21,485

3.36%

\$241

42,970

\$0.0056

6 Open Space

2,430

2

2,430

0.38%

\$27

2,430

\$0.0112

7 Forested

-

0

-

0.00%

\$-

-

\$-

8 [Other]

-

0

-

0.00%

\$-

-

\$-

9 [Other]

-

0

-

0.00%

\$-

-

\$-

10 [Other]

-

0

-

0.00%

\$-

-

\$-

11 [Other]

-

0

-

0.00%

\$-

-

\$-

TOTAL

669,607

638,760

100.00%

\$7,170

669,607

\$0.0107

Notes:



KING CONSERVATION DISTRICT
Rates & Charges Model
Aquatic Habitat

0	No benefit
1	Partial benefit compared to other classes
2	Full proportional benefit compared to other classes

Member Jurisdictions - Indirect Benefit Costs

TOTAL COST

\$ 440,673

% to be Recovered from "per Parcel" Charge:

100.0%

Allocated Cost Basis for "per Parcel" Charge:

\$ 440,673

1

Allocation of Costs

Calculation of Rates

Land Use Category	No. of Parcels	Benefits Adj. Factors	Adjusted Allocation Basis	% Share	Allocated Cost	Rate Basis	Unit Cost (per Parcel)	Notes
						No of Parcels		
1 Residential	602,647	2	602,647	90.00%	\$ 396,606	602,647	\$ 0.6581	
2 Commercial	18,725	2	18,725	2.80%	\$ 12,323	18,725	\$ 0.6581	
3 Agriculture	104	2	104	0.02%	\$ 68	104	\$ 0.6581	
4 Institutional / Public	2,731	2	2,731	0.41%	\$ 1,797	2,731	\$ 0.6581	
5 Vacant / Undeveloped	42,970	2	42,970	6.42%	\$ 28,279	42,970	\$ 0.6581	
6 Open Space	2,430	2	2,430	0.36%	\$ 1,599	2,430	\$ 0.6581	
7 Forested	-	0	-	0.00%	\$ -	-	\$ -	
8 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
9 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
10 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
11 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
TOTAL	669,607		669,607	100.00%	\$ 440,673	669,607	\$ 0.6581	

Notes:

Member Jurisdictions - Direct Benefit Costs

TOTAL COST

\$ 4,451

% to be Recovered from "per Parcel" Charge:

100.0%

Allocated Cost Basis for "per Parcel" Charge:

\$ 4,451

1

Allocation of Costs

Calculation of Rates

Land Use Category	No. of Parcels	Benefits Adj. Factors	Adjusted Allocation Basis	% Share	Allocated Cost	Rate Basis	Unit Cost (per	Notes
						No of Parcels	Parcel)	
1 Residential	602,647	2	602,647	94.35%	\$ 4,200	602,647	\$ 0.0070	
2 Commercial	18,725	1	9,363	1.47%	\$ 65	18,725	\$ 0.0035	
3 Agriculture	104	2	104	0.02%	\$ 1	104	\$ 0.0070	
4 Institutional / Public	2,731	2	2,731	0.43%	\$ 19	2,731	\$ 0.0070	
5 Vacant / Undeveloped	42,970	1	21,485	3.36%	\$ 150	42,970	\$ 0.0035	
6 Open Space	2,430	2	2,430	0.38%	\$ 17	2,430	\$ 0.0070	
7 Forested	-	0	-	0.00%	\$ -	-	\$ -	
8 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
9 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
10 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
11 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
TOTAL	669,607		638,760	100.00%	\$ 4,451	669,607	\$ 0.0066	

Notes:



KING CONSERVATION DISTRICT
Rates & Charges Model
Water Quality and Quantity

0	No benefit
1	Partial benefit compared to other classes
2	Full proportional benefit compared to other classes

Regional Food System - Indirect Benefit Costs

TOTAL COST		% to be Recovered from "per Parcel" Charge:		100.0%	
\$ 113,577		Allocated Cost Basis for "per Parcel" Charge:		\$ 113,577	

Land Use Category	1 Allocation of Costs					Calculation of Rates		Notes
	No. of Parcels	Benefits Adj. Factors	Adjusted Allocation Basis	% Share	Allocated Cost	Rate Basis No of Parcels	Unit Cost (per Parcel)	
1 Residential	602,647	2	602,647	90.00%	\$ 102,220	602,647	\$ 0.1696	
2 Commercial	18,725	2	18,725	2.80%	\$ 3,176	18,725	\$ 0.1696	
3 Agriculture	104	2	104	0.02%	\$ 18	104	\$ 0.1696	
4 Institutional / Public	2,731	2	2,731	0.41%	\$ 463	2,731	\$ 0.1696	
5 Vacant / Undeveloped	42,970	2	42,970	6.42%	\$ 7,288	42,970	\$ 0.1696	
6 Open Space	2,430	2	2,430	0.36%	\$ 412	2,430	\$ 0.1696	
7 Forested	-	-	-	0.00%	\$ -	-	\$ -	
8 [Other]	-	-	-	0.00%	\$ -	-	\$ -	
9 [Other]	-	-	-	0.00%	\$ -	-	\$ -	
10 [Other]	-	-	-	0.00%	\$ -	-	\$ -	
11 [Other]	-	-	-	0.00%	\$ -	-	\$ -	
TOTAL	669,607		669,607	100.00%	\$ 113,577	669,607	\$ 0.1696	

Notes:

[a] Resource Designated Forest Land reflects # of owners

Regional Food System - Direct Benefit Costs

TOTAL COST		% to be Recovered from "per Parcel" Charge: 100.0%			
\$ 1,147		Allocated Cost Basis for "per Parcel" Charge: \$ 1,147			

Land Use Category	1 Allocation of Costs				Calculation of Rates		Notes	
	No. of Parcels	Benefits Adj. Factors	Adjusted Allocation Basis	% Share	Allocated Cost	Rate Basis No. of Parcels		Unit Cost (per Parcel)
1 Residential	602,647	2	602,647	93.16%	\$ 1,069	602,647	\$ 0.0018	
2 Commercial	18,725	2	18,725	2.89%	\$ 33	18,725	\$ 0.0018	
3 Agriculture	104	2	104	0.02%	\$ 0	104	\$ 0.0018	
4 Institutional / Public	2,731	2	2,731	0.42%	\$ 5	2,731	\$ 0.0018	
5 Vacant / Undeveloped	42,970	1	21,485	3.32%	\$ 38	42,970	\$ 0.0009	
6 Open Space	2,430	1	1,215	0.19%	\$ 2	2,430	\$ 0.0009	
7 Forested	-	-	-	0.00%	\$ -	-	\$ -	
8 [Other]	-	-	-	0.00%	\$ -	-	\$ -	
9 [Other]	-	-	-	0.00%	\$ -	-	\$ -	
10 [Other]	-	-	-	0.00%	\$ -	-	\$ -	
11 [Other]	-	-	-	0.00%	\$ -	-	\$ -	
TOTAL	669,607		646,907	100.00%	\$ 1,147	669,607	\$ 0.0017	

Notes:



KING CONSERVATION DISTRICT

Rates & Charges Model
Water Quality and Quantity

0	No benefit
1	Partial benefit compared to other classes
2	Full proportional benefit compared to other classes

Agricultural Drainage Assistance - Indirect Benefit Costs

TOTAL COST		% to be Recovered from "per Parcel" Charge:		100.0%	
\$ 79,587		Allocated Cost Basis for "per Parcel" Charge:		\$ 79,587	

Land Use Category	Allocation of Costs					Calculation of Rates		Notes
	No. of Parcels	Benefits Adj. Factors	Adjusted Allocation Basis	% Share	Allocated Cost	Rate Basis	Unit Cost (per Parcel)	
						No of Parcels		
1 Residential	602,647	2	602,647	90.00%	\$ 71,628	602,647	\$ 0.1189	
2 Commercial	18,725	2	18,725	2.80%	\$ 2,226	18,725	\$ 0.1189	
3 Agriculture	104	2	104	0.02%	\$ 12	104	\$ 0.1189	
4 Institutional / Public	2,731	2	2,731	0.41%	\$ 325	2,731	\$ 0.1189	
5 Vacant / Undeveloped	42,970	2	42,970	6.42%	\$ 5,107	42,970	\$ 0.1189	
6 Open Space	2,430	2	2,430	0.36%	\$ 289	2,430	\$ 0.1189	
7 Forested	-	0	-	0.00%	\$ -	-	\$ -	
8 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
9 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
10 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
11 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
TOTAL	669,607		669,607	100.00%	\$ 79,587	669,607	\$ 0.1189	

Notes:

Agricultural Drainage Assistance - Direct Benefit Costs

TOTAL COST	% to be Recovered from "per Parcel" Charge:	100.0%
\$ 26,529	Allocated Cost Basis for "per Parcel" Charge:	\$ 26,529

Land Use Category	Allocation of Costs					Calculation of Rates		Notes
	No. of Parcels	Benefits Adj. Factors	Adjusted Allocation Basis	% Share	Allocated Cost	Rate Basis No of Parcels	Unit Cost (per Parcel)	
1 Residential	602,647	2	602,647	93.16%	\$ 24,714	602,647	\$ 0.0410	
2 Commercial	18,725	2	18,725	2.89%	\$ 768	18,725	\$ 0.0410	
3 Agriculture	104	2	104	0.02%	\$ 4	104	\$ 0.0410	
4 Institutional / Public	2,731	2	2,731	0.42%	\$ 112	2,731	\$ 0.0410	
5 Vacant / Undeveloped	42,970	1	21,485	3.32%	\$ 881	42,970	\$ 0.0205	
6 Open Space	2,430	1	1,215	0.19%	\$ 50	2,430	\$ 0.0205	
7 Forested	-	0	-	0.00%	\$ -	-	\$ -	
8 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
9 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
10 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
11 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
TOTAL	669,607		646,907	100.00%	\$ 26,529	669,607	\$ 0.0396	

Notes:



KING CONSERVATION DISTRICT
Rates & Charges Model
Water Quality and Quantity

0	No benefit
1	Partial benefit compared to other classes
2	Full proportional benefit compared to other classes

Community Agriculture - Indirect Benefit Costs

TOTAL COST		% to be Recovered from "per Parcel" Charge:		100.0%
\$ 69,467		Allocated Cost Basis for "per Parcel" Charge:		\$ 69,467

Land Use Category	Allocation of Costs				Calculation of Rates			Notes
	No. of Parcels	Benefits Adj. Factors	Adjusted Allocation Basis	% Share	Allocated Cost	Rate Basis No of Parcels	Unit Cost (per Parcel)	
1 Residential	602,647	2	602,647	90.00%	\$ 62,521	602,647	\$ 0.1037	
2 Commercial	18,725	2	18,725	2.80%	\$ 1,943	18,725	\$ 0.1037	
3 Agriculture	104	2	104	0.02%	\$ 11	104	\$ 0.1037	
4 Institutional / Public	2,731	2	2,731	0.41%	\$ 283	2,731	\$ 0.1037	
5 Vacant / Undeveloped	42,970	2	42,970	6.42%	\$ 4,458	42,970	\$ 0.1037	
6 Open Space	2,430	2	2,430	0.36%	\$ 252	2,430	\$ 0.1037	
7 Forested	-	0	-	0.00%	\$ -	-	\$ -	
8 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
9 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
10 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
11 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
TOTAL	669,607		669,607	100.00%	\$ 69,467	669,607	\$ 0.1037	

Notes:

Community Agriculture - Direct Benefit Costs

TOTAL COST		% to be Recovered from "per Parcel" Charge:		100.0%
\$ 702		Allocated Cost Basis for "per Parcel" Charge:		\$ 702

Land Use Category	Allocation of Costs				Calculation of Rates		Notes	
	No. of Parcels	Benefits Adj. Factors	Adjusted Allocation Basis	% Share	Allocated Cost	Rate Basis No of Parcels		Unit Cost (per Parcel)
1 Residential	602,647	2	602,647	93.16%	\$ 654	602,647	\$ 0.0011	
2 Commercial	18,725	2	18,725	2.89%	\$ 20	18,725	\$ 0.0011	
3 Agriculture	104	2	104	0.02%	\$ 0	104	\$ 0.0011	
4 Institutional / Public	2,731	2	2,731	0.42%	\$ 3	2,731	\$ 0.0011	
5 Vacant / Undeveloped	42,970	1	21,485	3.32%	\$ 23	42,970	\$ 0.0005	
6 Open Space	2,430	1	1,215	0.19%	\$ 1	2,430	\$ 0.0005	
7 Forested	-	0	-	0.00%	\$ -	-	\$ -	
8 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
9 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
10 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
11 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
TOTAL	669,607		646,907	100.00%	\$ 702	669,607	\$ 0.0010	

Notes:



KING CONSERVATION DISTRICT

Rates & Charges Model
Water Quality and Quantity

0	No benefit
1	Partial benefit compared to other classes
2	Full proportional benefit compared to other classes

Wildfire Preparedness - Indirect Benefit Costs

TOTAL COST
\$ 33,450

% to be Recovered from "per Parcel" Charge:	100.0%
Allocated Cost Basis for "per Parcel" Charge:	\$ 33,450

Land Use Category	1 Allocation of Costs				Calculation of Rates		Notes
	No. of Parcels	Benefits Adj. Factors	Adjusted Allocation Basis	% Share	Allocated Cost	Rate Basis No of Parcels	Unit Cost (per Parcel)
1 Residential	602,647	2	602,647	90.00%	\$ 30,105	602,647	\$ 0.0500
2 Commercial	18,725	2	18,725	2.80%	\$ 935	18,725	\$ 0.0500
3 Agriculture	104	2	104	0.02%	\$ 5	104	\$ 0.0500
4 Institutional / Public	2,731	2	2,731	0.41%	\$ 136	2,731	\$ 0.0500
5 Vacant / Undeveloped	42,970	2	42,970	6.42%	\$ 2,147	42,970	\$ 0.0500
6 Open Space	2,430	2	2,430	0.36%	\$ 121	2,430	\$ 0.0500
7 Forested	-	0	-	0.00%	\$ -	-	\$ -
8 [Other]	-	0	-	0.00%	\$ -	-	\$ -
9 [Other]	-	0	-	0.00%	\$ -	-	\$ -
10 [Other]	-	0	-	0.00%	\$ -	-	\$ -
11 [Other]	-	0	-	0.00%	\$ -	-	\$ -
TOTAL	669,607		669,607	100.00%	\$ 33,450	669,607	\$ 0.0500

Notes:

Wildfire Preparedness - Direct Benefit Costs

TOTAL COST
\$ 338

% to be Recovered from "per Parcel" Charge:	100.0%
Allocated Cost Basis for "per Parcel" Charge:	\$ 338

Land Use Category	1 Allocation of Costs				Calculation of Rates		Notes
	No. of Parcels	Benefits Adj. Factors	Adjusted Allocation Basis	% Share	Allocated Cost	Rate Basis No of Parcels	Unit Cost (per Parcel)
1 Residential	602,647	2	602,647	93.16%	\$ 315	602,647	\$ 0.0005
2 Commercial	18,725	2	18,725	2.89%	\$ 10	18,725	\$ 0.0005
3 Agriculture	104	2	104	0.02%	\$ 0	104	\$ 0.0005
4 Institutional / Public	2,731	2	2,731	0.42%	\$ 1	2,731	\$ 0.0005
5 Vacant / Undeveloped	42,970	1	21,485	3.32%	\$ 11	42,970	\$ 0.0003
6 Open Space	2,430	1	1,215	0.19%	\$ 1	2,430	\$ 0.0003
7 Forested	-	0	-	0.00%	\$ -	-	\$ -
8 [Other]	-	0	-	0.00%	\$ -	-	\$ -
9 [Other]	-	0	-	0.00%	\$ -	-	\$ -
10 [Other]	-	0	-	0.00%	\$ -	-	\$ -
11 [Other]	-	0	-	0.00%	\$ -	-	\$ -
TOTAL	669,607		646,907	100.00%	\$ 338	669,607	\$ 0.0005

Notes:



KING CONSERVATION DISTRICT

Rates & Charges Model

Water Quality and Quantity

0	No benefit
1	Partial benefit compared to other classes
2	Full proportional benefit compared to other classes

Urban Forest Stewardship - Indirect Benefit Costs

TOTAL COST		% to be Recovered from "per Parcel" Charge: 100.0%			
\$ 138,796		Allocated Cost Basis for "per Parcel" Charge: \$ 138,796			
</					

Notes:

Urban Forest Stewardship - Direct Benefit Costs

TOTAL COST		% to be Recovered from "per Parcel" Charge: 100.0%							
\$ 1,402		Allocated Cost Basis for "per Parcel" Charge: \$ 1,402							
1		Allocation of Costs				Calculation of Rates			
Land Use Category	No. of Parcels	Benefits Adj. Factors	Adjusted Allocation Basis	% Share	Allocated Cost	Rate Basis No of Parcels	Unit Cost (per Parcel)	Notes	
1 Residential	602,647	2	602,647	93.16%	\$ 1,306	602,647	\$ 0.0022		
2 Commercial	18,725	2	18,725	2.89%	\$ 41	18,725	\$ 0.0022		
3 Agriculture	104	2	104	0.02%	\$ 0	104	\$ 0.0022		
4 Institutional / Public	2,731	2	2,731	0.42%	\$ 6	2,731	\$ 0.0022		
5 Vacant / Undeveloped	42,970	1	21,485	3.32%	\$ 47	42,970	\$ 0.0011		
6 Open Space	2,430	1	1,215	0.19%	\$ 3	2,430	\$ 0.0011		
7 Forested	-	0	-	0.00%	\$ -	-	\$ -		
8 [Other]	-	0	-	0.00%	\$ -	-	\$ -		
9 [Other]	-	0	-	0.00%	\$ -	-	\$ -		
10 [Other]	-	0	-	0.00%	\$ -	-	\$ -		
11 [Other]	-	0	-	0.00%	\$ -	-	\$ -		
TOTAL	669,607		646,907	100.00%	\$ 1,402	669,607	\$ 0.0021		

Notes:



KING CONSERVATION DISTRICT
Rates & Charges Model
Water Quality and Quantity

0	No benefit
1	Partial benefit compared to other classes
2	Full proportional benefit compared to other classes

Small Lot Forest Stewardship - Indirect Benefit Costs

TOTAL COST
\$ 50,816

% to be Recovered from "per Parcel" Charge:	100.0%
Allocated Cost Basis for "per Parcel" Charge:	\$ 50,816

Land Use Category	Allocation of Costs					Calculation of Rates		Notes
	No. of Parcels	Benefits Adj. Factors	Adjusted Allocation Basis	% Share	Allocated Cost	Rate Basis No. of Parcels	Unit Cost (per Parcel)	
1 Residential	602,647	2	602,647	90.00%	\$ 45,734	602,647	\$ 0.0759	
2 Commercial	18,725	2	18,725	2.80%	\$ 1,421	18,725	\$ 0.0759	
3 Agriculture	104	2	104	0.02%	\$ 8	104	\$ 0.0759	
4 Institutional / Public	2,731	2	2,731	0.41%	\$ 207	2,731	\$ 0.0759	
5 Vacant / Undeveloped	42,970	2	42,970	6.42%	\$ 3,261	42,970	\$ 0.0759	
6 Open Space	2,430	2	2,430	0.36%	\$ 184	2,430	\$ 0.0759	
7 Forested	-	0	-	0.00%	\$ -	-	\$ -	
8 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
9 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
10 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
11 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
TOTAL	669,607		669,607	100.00%	\$ 50,816	669,607	\$ 0.0759	

Notes:

Small Lot Forest Stewardship - Direct Benefit Costs

TOTAL COST
\$ 513

% to be Recovered from "per Parcel" Charge:	100.0%
Allocated Cost Basis for "per Parcel" Charge:	\$ 513

Land Use Category	Allocation of Costs					Calculation of Rates		Notes
	No. of Parcels	Benefits Adj. Factors	Adjusted Allocation Basis	% Share	Allocated Cost	Rate Basis No. of Parcels	Unit Cost (per Parcel)	
1 Residential	602,647	2	602,647	93.16%	\$ 478	602,647	\$ 0.0008	
2 Commercial	18,725	2	18,725	2.89%	\$ 15	18,725	\$ 0.0008	
3 Agriculture	104	2	104	0.02%	\$ 0	104	\$ 0.0008	
4 Institutional / Public	2,731	2	2,731	0.42%	\$ 2	2,731	\$ 0.0008	
5 Vacant / Undeveloped	42,970	1	21,485	3.32%	\$ 17	42,970	\$ 0.0004	
6 Open Space	2,430	1	1,215	0.19%	\$ 1	2,430	\$ 0.0004	
7 Forested	-	0	-	0.00%	\$ -	-	\$ -	
8 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
9 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
10 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
11 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
TOTAL	669,607		646,907	100.00%	\$ 513	669,607	\$ 0.0008	

Notes:



KING CONSERVATION DISTRICT

Rates & Charges Model

Water Quality and Quantity

0	No benefit
1	Partial benefit compared to other classes
2	Full proportional benefit compared to other classes

Riparian Stewardship - Indirect Benefit Costs

TOTAL COST		% to be Recovered from "per Parcel" Charge:				100.0%	
\$ 146,270		Allocated Cost Basis for "per Parcel" Charge:				\$ 146,270	

Land Use Category	Allocation of Costs					Calculation of Rates		Notes
	No. of Parcels	Benefits Adj. Factors	Adjusted Allocation Basis	% Share	Allocated Cost	Rate Basis No of Parcels	Unit Cost (per Parcel)	
1 Residential	602,647	2	602,647	90.00%	\$ 131,643	602,647	\$ 0.2184	
2 Commercial	18,725	2	18,725	2.80%	\$ 4,090	18,725	\$ 0.2184	
3 Agriculture	104	2	104	0.02%	\$ 23	104	\$ 0.2184	
4 Institutional / Public	2,731	2	2,731	0.41%	\$ 597	2,731	\$ 0.2184	
5 Vacant / Undeveloped	42,970	2	42,970	6.42%	\$ 9,386	42,970	\$ 0.2184	
6 Open Space	2,430	2	2,430	0.36%	\$ 531	2,430	\$ 0.2184	
7 Forested	-	0	-	0.00%	\$ -	-	\$ -	
8 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
9 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
10 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
11 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
TOTAL	669,607		669,607	100.00%	\$ 146,270	669,607	\$ 0.2184	

Notes:

Riparian Stewardship - Direct Benefit Costs

TOTAL COST		% to be Recovered from "per Parcel" Charge: 100.0%			
\$ 1,477		Allocated Cost Basis for "per Parcel" Charge: \$ 1,477			

Land Use Category	1 Allocation of Costs					Calculation of Rates		Notes
	No. of Parcels	Benefits Adj. Factors	Adjusted Allocation Basis	% Share	Allocated Cost	Rate Basis No of Parcels	Unit Cost (per Parcel)	
1 Residential	602,647	2	602,647	93.16%	\$ 1,376	602,647	\$ 0.0023	
2 Commercial	18,725	2	18,725	2.89%	\$ 43	18,725	\$ 0.0023	
3 Agriculture	104	2	104	0.02%	\$ 0	104	\$ 0.0023	
4 Institutional / Public	2,731	2	2,731	0.42%	\$ 6	2,731	\$ 0.0023	
5 Vacant / Undeveloped	42,970	1	21,485	3.32%	\$ 49	42,970	\$ 0.0011	
6 Open Space	2,430	1	1,215	0.19%	\$ 3	2,430	\$ 0.0011	
7 Forested	-	0	-	0.00%	\$ -	-	\$ -	
8 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
9 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
10 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
11 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
TOTAL	669,607		646,907	100.00%	\$ 1,477	669,607	\$ 0.0022	

Notes:



KING CONSERVATION DISTRICT
Rates & Charges Model
Water Quality and Quantity

0	No benefit
1	Partial benefit compared to other classes
2	Full proportional benefit compared to other classes

Rural Land Stewardship - Indirect Benefit Costs

TOTAL COST
\$ 749,172

% to be Recovered from "per Parcel" Charge:	100.0%
Allocated Cost Basis for "per Parcel" Charge:	\$ 749,172

Land Use Category	Allocation of Costs					Calculation of Rates		Notes
	No. of Parcels	Benefits Adj. Factors	Adjusted Allocation Basis	% Share	Allocated Cost	Rate Basis No of Parcels	Unit Cost (per Parcel)	
1 Residential	602,647	2	602,647	90.00%	\$ 674,255	602,647	\$ 1.1188	
2 Commercial	18,725	2	18,725	2.80%	\$ 20,950	18,725	\$ 1.1188	
3 Agriculture	104	2	104	0.02%	\$ 116	104	\$ 1.1188	
4 Institutional / Public	2,731	2	2,731	0.41%	\$ 3,056	2,731	\$ 1.1188	
5 Vacant / Undeveloped	42,970	2	42,970	6.42%	\$ 48,076	42,970	\$ 1.1188	
6 Open Space	2,430	2	2,430	0.36%	\$ 2,719	2,430	\$ 1.1188	
7 Forested	-	0	-	0.00%	\$ -	-	\$ -	
8 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
9 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
10 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
11 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
TOTAL	669,607		669,607	100.00%	\$ 749,172	669,607	\$ 1.1188	

Notes:

Rural Land Stewardship - Direct Benefit Costs

TOTAL COST
\$ 7,567

% to be Recovered from "per Parcel" Charge:	100.0%
Allocated Cost Basis for "per Parcel" Charge:	\$ 7,567

Land Use Category	Allocation of Costs					Calculation of Rates		Notes
	No. of Parcels	Benefits Adj. Factors	Adjusted Allocation Basis	% Share	Allocated Cost	Rate Basis No of Parcels	Unit Cost (per Parcel)	
1 Residential	602,647	2	602,647	93.16%	\$ 7,050	602,647	\$ 0.0117	
2 Commercial	18,725	2	18,725	2.89%	\$ 219	18,725	\$ 0.0117	
3 Agriculture	104	2	104	0.02%	\$ 1	104	\$ 0.0117	
4 Institutional / Public	2,731	2	2,731	0.42%	\$ 32	2,731	\$ 0.0117	
5 Vacant / Undeveloped	42,970	1	21,485	3.32%	\$ 251	42,970	\$ 0.0058	
6 Open Space	2,430	1	1,215	0.19%	\$ 14	2,430	\$ 0.0058	
7 Forested	-	0	-	0.00%	\$ -	-	\$ -	
8 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
9 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
10 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
11 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
TOTAL	669,607		646,907	100.00%	\$ 7,567	669,607	\$ 0.0113	

Notes:



KING CONSERVATION DISTRICT

Rates & Charges Model

Water Quality and Quantity

0	No benefit
1	Partial benefit compared to other classes
2	Full proportional benefit compared to other classes

Riparian Restoration/Improvement - Indirect Benefit Costs

TOTAL COST		% to be Recovered from "per Parcel" Charge:				100.0%		
\$ 425,899		Allocated Cost Basis for "per Parcel" Charge:				\$ 425,899		
Land Use Category	1 Allocation of Costs					Calculation of Rates		Notes
	No. of Parcels	Benefits Adj. Factors	Adjusted Allocation Basis	% Share	Allocated Cost	Rate Basis No of Parcels	Unit Cost (per Parcel)	
1 Residential	602,647	2	602,647	90.00%	\$ 383,310	602,647	\$ 0.6360	
2 Commercial	18,725	2	18,725	2.80%	\$ 11,910	18,725	\$ 0.6360	
3 Agriculture	104	2	104	0.02%	\$ 66	104	\$ 0.6360	
4 Institutional / Public	2,731	2	2,731	0.41%	\$ 1,737	2,731	\$ 0.6360	
5 Vacant / Undeveloped	42,970	2	42,970	6.42%	\$ 27,331	42,970	\$ 0.6360	
6 Open Space	2,430	2	2,430	0.36%	\$ 1,546	2,430	\$ 0.6360	
7 Forested	-	0	-	0.00%	\$ -	-	\$ -	
8 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
9 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
10 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
11 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
TOTAL	669,607		669,607	100.00%	\$ 425,899	669,607	\$ 0.6360	

Notes:

Riparian Restoration/Improvement - Direct Benefit Costs

TOTAL COST		% to be Recovered from "per Parcel" Charge:		100.0%
\$ 4,302		Allocated Cost Basis for "per Parcel" Charge:		\$ 4,302

Land Use Category	Allocation of Costs					Calculation of Rates		Notes
	No. of Parcels	Benefits Adj. Factors	Adjusted Allocation Basis	% Share	Allocated Cost	Rate Basis No of Parcels	Unit Cost (per Parcel)	
1 Residential	602,647	2	602,647	93.16%	\$ 4,008	602,647	\$ 0.0067	
2 Commercial	18,725	2	18,725	2.89%	\$ 125	18,725	\$ 0.0067	
3 Agriculture	104	2	104	0.02%	\$ 1	104	\$ 0.0067	
4 Institutional / Public	2,731	2	2,731	0.42%	\$ 18	2,731	\$ 0.0067	
5 Vacant / Undeveloped	42,970	1	21,485	3.32%	\$ 143	42,970	\$ 0.0033	
6 Open Space	2,430	1	1,215	0.19%	\$ 8	2,430	\$ 0.0033	
7 Forested	-	0	-	0.00%	\$ -	-	\$ -	
8 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
9 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
10 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
11 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
TOTAL	669,607		646,907	100.00%	\$ 4,302	669,607	\$ 0.0064	

Notes:



KING CONSERVATION DISTRICT
Rates & Charges Model
Water Quality and Quantity

0	No benefit
1	Partial benefit compared to other classes
2	Full proportional benefit compared to other classes

Member Jurisdictions - Indirect Benefit Costs

TOTAL COST		% to be Recovered from "per Parcel" Charge:		100.0%
\$ 312,736		Allocated Cost Basis for "per Parcel" Charge:		\$ 312,736

Land Use Category	Allocation of Costs					Calculation of Rates		Notes
	No. of Parcels	Benefits Adj. Factors	Adjusted Allocation Basis	% Share	Allocated Cost	Rate Basis No of Parcels	Unit Cost (per Parcel)	
1 Residential	602,647	2	602,647	90.00%	\$ 281,463	602,647	\$ 0.4670	
2 Commercial	18,725	2	18,725	2.80%	\$ 8,745	18,725	\$ 0.4670	
3 Agriculture	104	2	104	0.02%	\$ 49	104	\$ 0.4670	
4 Institutional / Public	2,731	2	2,731	0.41%	\$ 1,275	2,731	\$ 0.4670	
5 Vacant / Undeveloped	42,970	2	42,970	6.42%	\$ 20,069	42,970	\$ 0.4670	
6 Open Space	2,430	2	2,430	0.36%	\$ 1,135	2,430	\$ 0.4670	
7 Forested	-	0	-	0.00%	\$ -	-	\$ -	
8 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
9 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
10 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
11 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
TOTAL	669,607		669,607	100.00%	\$ 312,736	669,607	\$ 0.4670	

Notes:

Member Jurisdictions - Direct Benefit Costs

TOTAL COST		% to be Recovered from "per Parcel" Charge: 100.0%			
\$ 3,159		Allocated Cost Basis for "per Parcel" Charge: \$ 3,159			

Land Use Category	1 Allocation of Costs					Calculation of Rates		Notes
	No. of Parcels	Benefits Adj. Factors	Adjusted Allocation Basis	% Share	Allocated Cost	Rate Basis	Unit Cost (per Parcel)	
						No of Parcels		
1 Residential	602,647	2	602,647	93.16%	\$ 2,943	602,647	\$ 0.0049	
2 Commercial	18,725	2	18,725	2.89%	\$ 91	18,725	\$ 0.0049	
3 Agriculture	104	2	104	0.02%	\$ 1	104	\$ 0.0049	
4 Institutional / Public	2,731	2	2,731	0.42%	\$ 13	2,731	\$ 0.0049	
5 Vacant / Undeveloped	42,970	1	21,485	3.32%	\$ 105	42,970	\$ 0.0024	
6 Open Space	2,430	1	1,215	0.19%	\$ 6	2,430	\$ 0.0024	
7 Forested	-	0	-	0.00%	\$ -	-	\$ -	
8 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
9 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
10 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
11 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
TOTAL	669,607		646,907	100.00%	\$ 3,159	669,607	\$ 0.0047	

Notes:



KING CONSERVATION DISTRICT

Rates & Charges Model

Open Space

0	No benefit
1	Partial benefit compared to other classes
2	Full proportional benefit compared to other classes

Regional Food System - Indirect Benefit Costs

TOTAL COST
\$ -

% to be Recovered from "per Parcel" Charge:	100.0%
Allocated Cost Basis for "per Parcel" Charge:	\$ -

Land Use Category	1 Allocation of Costs				Calculation of Rates			Notes
	No. of Parcels	Benefits Adj. Factors	Adjusted Allocation Basis	% Share	Allocated Cost	Rate Basis No of Parcels	Unit Cost (per Parcel)	
1 Residential	602,647	2	602,647	90.00%	\$ -	602,647	\$ -	
2 Commercial	18,725	2	18,725	2.80%	\$ -	18,725	\$ -	
3 Agriculture	104	2	104	0.02%	\$ -	104	\$ -	
4 Institutional / Public	2,731	2	2,731	0.41%	\$ -	2,731	\$ -	
5 Vacant / Undeveloped	42,970	2	42,970	6.42%	\$ -	42,970	\$ -	
6 Open Space	2,430	2	2,430	0.36%	\$ -	2,430	\$ -	
7 Forested	-	-	-	0.00%	\$ -	-	\$ -	
8 [Other]	-	-	-	0.00%	\$ -	-	\$ -	
9 [Other]	-	-	-	0.00%	\$ -	-	\$ -	
10 [Other]	-	-	-	0.00%	\$ -	-	\$ -	
11 [Other]	-	-	-	0.00%	\$ -	-	\$ -	
TOTAL	669,607		669,607	100.00%	\$ -	669,607	\$ -	

Notes:

[a] Resource Designated Forest Land reflects # of owners

Regional Food System - Direct Benefit Costs

TOTAL COST
\$ -

% to be Recovered from "per Parcel" Charge:	100.0%
Allocated Cost Basis for "per Parcel" Charge:	\$ -

Land Use Category	1 Allocation of Costs				Calculation of Rates			Notes
	No. of Parcels	Benefits Adj. Factors	Adjusted Allocation Basis	% Share	Allocated Cost	Rate Basis No of Parcels	Unit Cost (per Parcel)	
1 Residential	602,647	1	301,324	83.96%	\$ -	602,647	\$ -	
2 Commercial	18,725	1	9,363	2.61%	\$ -	18,725	\$ -	
3 Agriculture	104	1	52	0.01%	\$ -	104	\$ -	
4 Institutional / Public	2,731	2	2,731	0.76%	\$ -	2,731	\$ -	
5 Vacant / Undeveloped	42,970	2	42,970	11.97%	\$ -	42,970	\$ -	
6 Open Space	2,430	2	2,430	0.68%	\$ -	2,430	\$ -	
7 Forested	-	-	-	0.00%	\$ -	-	\$ -	
8 [Other]	-	-	-	0.00%	\$ -	-	\$ -	
9 [Other]	-	-	-	0.00%	\$ -	-	\$ -	
10 [Other]	-	-	-	0.00%	\$ -	-	\$ -	
11 [Other]	-	-	-	0.00%	\$ -	-	\$ -	
TOTAL	669,607		358,869	100.00%	\$ -	669,607	\$ -	

Notes:



KING CONSERVATION DISTRICT
Rates & Charges Model
Open Space

0	No benefit
1	Partial benefit compared to other classes
2	Full proportional benefit compared to other classes

Agricultural Drainage Assistance - Indirect Benefit Costs

TOTAL COST		% to be Recovered from "per Parcel" Charge:	100.0%
\$ -		Allocated Cost Basis for "per Parcel" Charge: \$ -	

Land Use Category	1 Allocation of Costs					Calculation of Rates		Notes
	No. of Parcels	Benefits Adj. Factors	Adjusted Allocation Basis	% Share	Allocated Cost	Rate Basis No of Parcels	Unit Cost (per Parcel)	
1 Residential	602,647	2	602,647	90.00%	\$ -	602,647	\$ -	
2 Commercial	18,725	2	18,725	2.80%	\$ -	18,725	\$ -	
3 Agriculture	104	2	104	0.02%	\$ -	104	\$ -	
4 Institutional / Public	2,731	2	2,731	0.41%	\$ -	2,731	\$ -	
5 Vacant / Undeveloped	42,970	2	42,970	6.42%	\$ -	42,970	\$ -	
6 Open Space	2,430	2	2,430	0.36%	\$ -	2,430	\$ -	
7 Forested	-	0	-	0.00%	\$ -	-	\$ -	
8 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
9 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
10 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
11 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
TOTAL	669,607		669,607	100.00%	\$ -	669,607	\$ -	

Notes:

Agricultural Drainage Assistance - Direct Benefit Costs

TOTAL COST

\$ -

% to be Recovered from "per Parcel" Charge:

100.0%

Allocated Cost Basis for "per Parcel" Charge:

\$ -

1

Allocation of Costs

Calculation of Rates

Land Use Category	No. of Parcels	Benefits Adj. Factors	Adjusted Allocation Basis	% Share	Allocated Cost	Rate Basis	Unit Cost (per Parcel)	Notes
						No of Parcels		
1 Residential	602,647	1	301,324	83.96%	\$ -	602,647	\$ -	
2 Commercial	18,725	1	9,363	2.61%	\$ -	18,725	\$ -	
3 Agriculture	104	1	52	0.01%	\$ -	104	\$ -	
4 Institutional / Public	2,731	2	2,731	0.76%	\$ -	2,731	\$ -	
5 Vacant / Undeveloped	42,970	2	42,970	11.97%	\$ -	42,970	\$ -	
6 Open Space	2,430	2	2,430	0.68%	\$ -	2,430	\$ -	
7 Forested	-	0	-	0.00%	\$ -	-	\$ -	
8 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
9 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
10 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
11 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
TOTAL	669,607		358,869	100.00%	\$ -	669,607	\$ -	

Notes:



KING CONSERVATION DISTRICT
Rates & Charges Model
Open Space

0	No benefit
1	Partial benefit compared to other classes
2	Full proportional benefit compared to other classes

Community Agriculture - Indirect Benefit Costs

TOTAL COST		% to be Recovered from "per Parcel" Charge:	100.0%
\$ 81,045		Allocated Cost Basis for "per Parcel" Charge:	\$ 81,045

Land Use Category	Allocation of Costs					Calculation of Rates		Notes
	No. of Parcels	Benefits Adj. Factors	Adjusted Allocation Basis	% Share	Allocated Cost	Rate Basis No of Parcels	Unit Cost (per Parcel)	
1 Residential	602,647	2	602,647	90.00%	\$ 72,941	602,647	\$ 0.1210	
2 Commercial	18,725	2	18,725	2.80%	\$ 2,266	18,725	\$ 0.1210	
3 Agriculture	104	2	104	0.02%	\$ 13	104	\$ 0.1210	
4 Institutional / Public	2,731	2	2,731	0.41%	\$ 331	2,731	\$ 0.1210	
5 Vacant / Undeveloped	42,970	2	42,970	6.42%	\$ 5,201	42,970	\$ 0.1210	
6 Open Space	2,430	2	2,430	0.36%	\$ 294	2,430	\$ 0.1210	
7 Forested	-	0	-	0.00%	\$ -	-	\$ -	
8 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
9 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
10 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
11 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
TOTAL	669,607		669,607	100.00%	\$ 81,045	669,607	\$ 0.1210	

Notes:

Community Agriculture - Direct Benefit Costs

TOTAL COST

\$819

% to be Recovered from "per Parcel" Charge:

100.0%

Allocated Cost Basis for "per Parcel" Charge:

\$819

1

Allocation of Costs

Calculation of Rates

Land Use Category	No. of Parcels	Benefits Adj. Factors	Adjusted Allocation Basis	% Share	Allocated Cost	Rate Basis	Unit Cost (per Parcel)	Notes
						No of Parcels		
1 Residential	602,647	1	301,324	83.96%	\$687	602,647	\$0.0011	
2 Commercial	18,725	1	9,363	2.61%	\$21	18,725	\$0.0011	
3 Agriculture	104	1	52	0.01%	\$0	104	\$0.0011	
4 Institutional / Public	2,731	2	2,731	0.76%	\$6	2,731	\$0.0023	
5 Vacant / Undeveloped	42,970	2	42,970	11.97%	\$98	42,970	\$0.0023	
6 Open Space	2,430	2	2,430	0.68%	\$6	2,430	\$0.0023	
7 Forested	-	0	-	0.00%	\$-	-	\$-	
8 [Other]	-	0	-	0.00%	\$-	-	\$-	
9 [Other]	-	0	-	0.00%	\$-	-	\$-	
10 [Other]	-	0	-	0.00%	\$-	-	\$-	
11 [Other]	-	0	-	0.00%	\$-	-	\$-	
TOTAL	669,607		358,869	100.00%	\$819	669,607	\$0.0012	

Notes:



KING CONSERVATION DISTRICT

Rates & Charges Model

Open Space

0	No benefit
1	Partial benefit compared to other classes
2	Full proportional benefit compared to other classes

Wildfire Preparedness - Indirect Benefit Costs

TOTAL COST
\$ 33,450

% to be Recovered from "per Parcel" Charge:	100.0%
Allocated Cost Basis for "per Parcel" Charge:	\$ 33,450

Land Use Category	1 Allocation of Costs				Calculation of Rates		Notes
	No. of Parcels	Benefits Adj. Factors	Adjusted Allocation Basis	% Share	Allocated Cost	Rate Basis No of Parcels	Unit Cost (per Parcel)
1 Residential	602,647	2	602,647	90.00%	\$ 30,105	602,647	\$ 0.0500
2 Commercial	18,725	2	18,725	2.80%	\$ 935	18,725	\$ 0.0500
3 Agriculture	104	2	104	0.02%	\$ 5	104	\$ 0.0500
4 Institutional / Public	2,731	2	2,731	0.41%	\$ 136	2,731	\$ 0.0500
5 Vacant / Undeveloped	42,970	2	42,970	6.42%	\$ 2,147	42,970	\$ 0.0500
6 Open Space	2,430	2	2,430	0.36%	\$ 121	2,430	\$ 0.0500
7 Forested	-	0	-	0.00%	\$ -	-	\$ -
8 [Other]	-	0	-	0.00%	\$ -	-	\$ -
9 [Other]	-	0	-	0.00%	\$ -	-	\$ -
10 [Other]	-	0	-	0.00%	\$ -	-	\$ -
11 [Other]	-	0	-	0.00%	\$ -	-	\$ -
TOTAL	669,607		669,607	100.00%	\$ 33,450	669,607	\$ 0.0500

Notes:

Wildfire Preparedness - Direct Benefit Costs

TOTAL COST
\$ 338

% to be Recovered from "per Parcel" Charge:	100.0%
Allocated Cost Basis for "per Parcel" Charge:	\$ 338

Land Use Category	1 Allocation of Costs				Calculation of Rates		Notes
	No. of Parcels	Benefits Adj. Factors	Adjusted Allocation Basis	% Share	Allocated Cost	Rate Basis No of Parcels	Unit Cost (per Parcel)
1 Residential	602,647	1	301,324	83.96%	\$ 284	602,647	\$ 0.0005
2 Commercial	18,725	1	9,363	2.61%	\$ 9	18,725	\$ 0.0005
3 Agriculture	104	1	52	0.01%	\$ 0	104	\$ 0.0005
4 Institutional / Public	2,731	2	2,731	0.76%	\$ 3	2,731	\$ 0.0009
5 Vacant / Undeveloped	42,970	2	42,970	11.97%	\$ 40	42,970	\$ 0.0009
6 Open Space	2,430	2	2,430	0.68%	\$ 2	2,430	\$ 0.0009
7 Forested	-	0	-	0.00%	\$ -	-	\$ -
8 [Other]	-	0	-	0.00%	\$ -	-	\$ -
9 [Other]	-	0	-	0.00%	\$ -	-	\$ -
10 [Other]	-	0	-	0.00%	\$ -	-	\$ -
11 [Other]	-	0	-	0.00%	\$ -	-	\$ -
TOTAL	669,607		358,869	100.00%	\$ 338	669,607	\$ 0.0005

Notes:



KING CONSERVATION DISTRICT

Rates & Charges Model

Open Space

0	No benefit
1	Partial benefit compared to other classes
2	Full proportional benefit compared to other classes

Urban Forest Stewardship - Indirect Benefit Costs

TOTAL COST

\$ 138,796

% to be Recovered from "per Parcel" Charge:

100.0%

Allocated Cost Basis for "per Parcel" Charge:

\$ 138,796

1

Allocation of Costs

Calculation of Rates

Land Use Category	No. of Parcels	Benefits Adj. Factors	Adjusted Allocation Basis	% Share	Allocated Cost	Calculation of Rates		Notes
						Rate Basis No of Parcels	Unit Cost (per Parcel)	
1 Residential	602,647	2	602,647	90.00%	\$ 124,916	602,647	\$ 0.2073	
2 Commercial	18,725	2	18,725	2.80%	\$ 3,881	18,725	\$ 0.2073	
3 Agriculture	104	2	104	0.02%	\$ 22	104	\$ 0.2073	
4 Institutional / Public	2,731	2	2,731	0.41%	\$ 566	2,731	\$ 0.2073	
5 Vacant / Undeveloped	42,970	2	42,970	6.42%	\$ 8,907	42,970	\$ 0.2073	
6 Open Space	2,430	2	2,430	0.36%	\$ 504	2,430	\$ 0.2073	
7 Forested	-	0	-	0.00%	\$ -	-	\$ -	
8 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
9 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
10 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
11 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
TOTAL	669,607		669,607	100.00%	\$ 138,796	669,607	\$ 0.2073	

Notes:

Urban Forest Stewardship - Direct Benefit Costs

TOTAL COST

\$1,402

% to be Recovered from "per Parcel" Charge:

100.0%

Allocated Cost Basis for "per Parcel" Charge:

\$1,402

1

Allocation of Costs

Calculation of Rates

Land Use Category	No. of Parcels	Benefits Adj. Factors	Adjusted Allocation Basis	% Share	Allocated Cost	Calculation of Rates		Notes
						No of Parcels	Unit Cost (per Parcel)	
1 Residential	602,647	1	301,324	83.96%	\$ 1,177	602,647	\$ 0.0020	
2 Commercial	18,725	1	9,363	2.61%	\$ 37	18,725	\$ 0.0020	
3 Agriculture	104	1	52	0.01%	\$ 0	104	\$ 0.0020	
4 Institutional / Public	2,731	2	2,731	0.76%	\$ 11	2,731	\$ 0.0039	
5 Vacant / Undeveloped	42,970	2	42,970	11.97%	\$ 168	42,970	\$ 0.0039	
6 Open Space	2,430	2	2,430	0.68%	\$ 9	2,430	\$ 0.0039	
7 Forested	-	0	-	0.00%	\$ -	-	\$ -	
8 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
9 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
10 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
11 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
TOTAL	669,607		358,869	100.00%	\$ 1,402	669,607	\$ 0.0021	

Notes:



KING CONSERVATION DISTRICT
Rates & Charges Model
Open Space

0	No benefit
1	Partial benefit compared to other classes
2	Full proportional benefit compared to other classes

Small Lot Forest Stewardship - Indirect Benefit Costs

TOTAL COST
\$ 25,408

% to be Recovered from "per Parcel" Charge:	100.0%
Allocated Cost Basis for "per Parcel" Charge:	\$ 25,408

Land Use Category	1 Allocation of Costs					Calculation of Rates		Notes
	No. of Parcels	Benefits Adj. Factors	Adjusted Allocation Basis	% Share	Allocated Cost	Rate Basis No of Parcels	Unit Cost (per Parcel)	
1 Residential	602,647	2	602,647	90.00%	\$ 22,867	602,647	\$ 0.0379	
2 Commercial	18,725	2	18,725	2.80%	\$ 711	18,725	\$ 0.0379	
3 Agriculture	104	2	104	0.02%	\$ 4	104	\$ 0.0379	
4 Institutional / Public	2,731	2	2,731	0.41%	\$ 104	2,731	\$ 0.0379	
5 Vacant / Undeveloped	42,970	2	42,970	6.42%	\$ 1,630	42,970	\$ 0.0379	
6 Open Space	2,430	2	2,430	0.36%	\$ 92	2,430	\$ 0.0379	
7 Forested	-	0	-	0.00%	\$ -	-	\$ -	
8 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
9 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
10 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
11 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
TOTAL	669,607		669,607	100.00%	\$ 25,408	669,607	\$ 0.0379	

Notes:

Small Lot Forest Stewardship - Direct Benefit Costs

TOTAL COST
\$ 257

% to be Recovered from "per Parcel" Charge:	100.0%
Allocated Cost Basis for "per Parcel" Charge:	\$ 257

Land Use Category	1 Allocation of Costs					Calculation of Rates		Notes
	No. of Parcels	Benefits Adj. Factors	Adjusted Allocation Basis	% Share	Allocated Cost	Rate Basis No of Parcels	Unit Cost (per Parcel)	
1 Residential	602,647	1	301,324	83.96%	\$ 215	602,647	\$ 0.0004	
2 Commercial	18,725	1	9,363	2.61%	\$ 7	18,725	\$ 0.0004	
3 Agriculture	104	1	52	0.01%	\$ 0	104	\$ 0.0004	
4 Institutional / Public	2,731	2	2,731	0.76%	\$ 2	2,731	\$ 0.0007	
5 Vacant / Undeveloped	42,970	2	42,970	11.97%	\$ 31	42,970	\$ 0.0007	
6 Open Space	2,430	2	2,430	0.68%	\$ 2	2,430	\$ 0.0007	
7 Forested	-	0	-	0.00%	\$ -	-	\$ -	
8 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
9 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
10 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
11 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
TOTAL	669,607		358,869	100.00%	\$ 257	669,607	\$ 0.0004	

Notes:



KING CONSERVATION DISTRICT
Rates & Charges Model
Open Space

0	No benefit
1	Partial benefit compared to other classes
2	Full proportional benefit compared to other classes

Riparian Stewardship - Indirect Benefit Costs

TOTAL COST

\$ 24,378

% to be Recovered from "per Parcel" Charge:

100.0%

Allocated Cost Basis for "per Parcel" Charge:

\$ 24,378

1

Allocation of Costs

Calculation of Rates

Land Use Category	No. of Parcels	Benefits Adj. Factors	Adjusted Allocation Basis	% Share	Allocated Cost	Calculation of Rates		Notes
						Rate Basis No of Parcels	Unit Cost (per Parcel)	
1 Residential	602,647	2	602,647	90.00%	\$ 21,940	602,647	\$ 0.0364	
2 Commercial	18,725	2	18,725	2.80%	\$ 682	18,725	\$ 0.0364	
3 Agriculture	104	2	104	0.02%	\$ 4	104	\$ 0.0364	
4 Institutional / Public	2,731	2	2,731	0.41%	\$ 99	2,731	\$ 0.0364	
5 Vacant / Undeveloped	42,970	2	42,970	6.42%	\$ 1,564	42,970	\$ 0.0364	
6 Open Space	2,430	2	2,430	0.36%	\$ 88	2,430	\$ 0.0364	
7 Forested	-	0	-	0.00%	\$ -	-	\$ -	
8 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
9 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
10 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
11 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
TOTAL	669,607		669,607	100.00%	\$ 24,378	669,607	\$ 0.0364	

Notes:

Riparian Stewardship - Direct Benefit Costs

TOTAL COST		% to be Recovered from "per Parcel" Charge:		100.0%
\$ 246		Allocated Cost Basis for "per Parcel" Charge:		\$ 246

Land Use Category	Allocation of Costs					Calculation of Rates		Notes
	No. of Parcels	Benefits Adj. Factors	Adjusted Allocation Basis	% Share	Allocated Cost	Rate Basis	Unit Cost (per Parcel)	
						No of Parcels		
1 Residential	602,647	1	301,324	83.96%	\$ 207	602,647	\$ 0.0003	
2 Commercial	18,725	1	9,363	2.61%	\$ 6	18,725	\$ 0.0003	
3 Agriculture	104	1	52	0.01%	\$ 0	104	\$ 0.0003	
4 Institutional / Public	2,731	2	2,731	0.76%	\$ 2	2,731	\$ 0.0007	
5 Vacant / Undeveloped	42,970	2	42,970	11.97%	\$ 29	42,970	\$ 0.0007	
6 Open Space	2,430	2	2,430	0.68%	\$ 2	2,430	\$ 0.0007	
7 Forested	-	0	-	0.00%	\$ -	-	\$ -	
8 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
9 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
10 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
11 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
TOTAL	669,607		358,869	100.00%	\$ 246	669,607	\$ 0.0004	

Notes:



KING CONSERVATION DISTRICT
Rates & Charges Model
Open Space

0	No benefit
1	Partial benefit compared to other classes
2	Full proportional benefit compared to other classes

Rural Land Stewardship - Indirect Benefit Costs

TOTAL COST
\$ 93,646

% to be Recovered from "per Parcel" Charge:	100.0%
Allocated Cost Basis for "per Parcel" Charge:	\$ 93,646

Land Use Category	Allocation of Costs					Calculation of Rates		Notes
	No. of Parcels	Benefits Adj. Factors	Adjusted Allocation Basis	% Share	Allocated Cost	Rate Basis No of Parcels	Unit Cost (per Parcel)	
1 Residential	602,647	2	602,647	90.00%	\$ 84,282	602,647	\$ 0.1399	
2 Commercial	18,725	2	18,725	2.80%	\$ 2,619	18,725	\$ 0.1399	
3 Agriculture	104	2	104	0.02%	\$ 15	104	\$ 0.1399	
4 Institutional / Public	2,731	2	2,731	0.41%	\$ 382	2,731	\$ 0.1399	
5 Vacant / Undeveloped	42,970	2	42,970	6.42%	\$ 6,009	42,970	\$ 0.1399	
6 Open Space	2,430	2	2,430	0.36%	\$ 340	2,430	\$ 0.1399	
7 Forested	-	0	-	0.00%	\$ -	-	\$ -	
8 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
9 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
10 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
11 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
TOTAL	669,607		669,607	100.00%	\$ 93,646	669,607	\$ 0.1399	

Notes:

Rural Land Stewardship - Direct Benefit Costs

TOTAL COST
\$ 946

% to be Recovered from "per Parcel" Charge:	100.0%
Allocated Cost Basis for "per Parcel" Charge:	\$ 946

Land Use Category	Allocation of Costs					Calculation of Rates		Notes
	No. of Parcels	Benefits Adj. Factors	Adjusted Allocation Basis	% Share	Allocated Cost	Rate Basis No of Parcels	Unit Cost (per Parcel)	
1 Residential	602,647	1	301,324	83.96%	\$ 794	602,647	\$ 0.0013	
2 Commercial	18,725	1	9,363	2.61%	\$ 25	18,725	\$ 0.0013	
3 Agriculture	104	1	52	0.01%	\$ 0	104	\$ 0.0013	
4 Institutional / Public	2,731	2	2,731	0.76%	\$ 7	2,731	\$ 0.0026	
5 Vacant / Undeveloped	42,970	2	42,970	11.97%	\$ 113	42,970	\$ 0.0026	
6 Open Space	2,430	2	2,430	0.68%	\$ 6	2,430	\$ 0.0026	
7 Forested	-	0	-	0.00%	\$ -	-	\$ -	
8 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
9 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
10 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
11 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
TOTAL	669,607		358,869	100.00%	\$ 946	669,607	\$ 0.0014	

Notes:



KING CONSERVATION DISTRICT

Rates & Charges Model

Open Space

0	No benefit
1	Partial benefit compared to other classes
2	Full proportional benefit compared to other classes

Riparian Restoration/Improvement - Indirect Benefit Costs

TOTAL COST
\$ 70,983

% to be Recovered from "per Parcel" Charge:	100.0%
Allocated Cost Basis for "per Parcel" Charge:	\$ 70,983

Land Use Category	1 Allocation of Costs				Calculation of Rates			Notes
	No. of Parcels	Benefits Adj. Factors	Adjusted Allocation Basis	% Share	Allocated Cost	Rate Basis No of Parcels	Unit Cost (per Parcel)	
1 Residential	602,647	2	602,647	90.00%	\$ 63,885	602,647	\$ 0.1060	
2 Commercial	18,725	2	18,725	2.80%	\$ 1,985	18,725	\$ 0.1060	
3 Agriculture	104	2	104	0.02%	\$ 11	104	\$ 0.1060	
4 Institutional / Public	2,731	2	2,731	0.41%	\$ 290	2,731	\$ 0.1060	
5 Vacant / Undeveloped	42,970	2	42,970	6.42%	\$ 4,555	42,970	\$ 0.1060	
6 Open Space	2,430	2	2,430	0.36%	\$ 258	2,430	\$ 0.1060	
7 Forested	-	0	-	0.00%	\$ -	-	\$ -	
8 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
9 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
10 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
11 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
TOTAL	669,607		669,607	100.00%	\$ 70,983	669,607	\$ 0.1060	

Notes:

Riparian Restoration/Improvement - Direct Benefit Costs

TOTAL COST
\$ 717

% to be Recovered from "per Parcel" Charge:	100.0%
Allocated Cost Basis for "per Parcel" Charge:	\$ 717

Land Use Category	1 Allocation of Costs				Calculation of Rates			Notes
	No. of Parcels	Benefits Adj. Factors	Adjusted Allocation Basis	% Share	Allocated Cost	Rate Basis No of Parcels	Unit Cost (per Parcel)	
1 Residential	602,647	1	301,324	83.96%	\$ 602	602,647	\$ 0.0010	
2 Commercial	18,725	1	9,363	2.61%	\$ 19	18,725	\$ 0.0010	
3 Agriculture	104	1	52	0.01%	\$ 0	104	\$ 0.0010	
4 Institutional / Public	2,731	2	2,731	0.76%	\$ 5	2,731	\$ 0.0020	
5 Vacant / Undeveloped	42,970	2	42,970	11.97%	\$ 86	42,970	\$ 0.0020	
6 Open Space	2,430	2	2,430	0.68%	\$ 5	2,430	\$ 0.0020	
7 Forested	-	0	-	0.00%	\$ -	-	\$ -	
8 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
9 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
10 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
11 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
TOTAL	669,607		358,869	100.00%	\$ 717	669,607	\$ 0.0011	

Notes:



KING CONSERVATION DISTRICT
Rates & Charges Model
Open Space

0	No benefit
1	Partial benefit compared to other classes
2	Full proportional benefit compared to other classes

Member Jurisdictions - Indirect Benefit Costs

TOTAL COST
\$ -

% to be Recovered from "per Parcel" Charge:	100.0%
Allocated Cost Basis for "per Parcel" Charge:	\$ -

Land Use Category	Allocation of Costs					Calculation of Rates		Notes
	No. of Parcels	Benefits Adj. Factors	Adjusted Allocation Basis	% Share	Allocated Cost	Rate Basis No of Parcels	Unit Cost (per Parcel)	
1 Residential	602,647	2	602,647	90.00%	\$ -	602,647	\$ -	
2 Commercial	18,725	2	18,725	2.80%	\$ -	18,725	\$ -	
3 Agriculture	104	2	104	0.02%	\$ -	104	\$ -	
4 Institutional / Public	2,731	2	2,731	0.41%	\$ -	2,731	\$ -	
5 Vacant / Undeveloped	42,970	2	42,970	6.42%	\$ -	42,970	\$ -	
6 Open Space	2,430	2	2,430	0.36%	\$ -	2,430	\$ -	
7 Forested	-	0	-	0.00%	\$ -	-	\$ -	
8 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
9 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
10 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
11 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
TOTAL	669,607		669,607	100.00%	\$ -	669,607	\$ -	

Notes:

Member Jurisdictions - Direct Benefit Costs

TOTAL COST
\$ -

% to be Recovered from "per Parcel" Charge:	100.0%
Allocated Cost Basis for "per Parcel" Charge:	\$ -

Land Use Category	Allocation of Costs					Calculation of Rates		Notes
	No. of Parcels	Benefits Adj. Factors	Adjusted Allocation Basis	% Share	Allocated Cost	Rate Basis No of Parcels	Unit Cost (per Parcel)	
1 Residential	602,647	1	301,324	83.96%	\$ -	602,647	\$ -	
2 Commercial	18,725	1	9,363	2.61%	\$ -	18,725	\$ -	
3 Agriculture	104	1	52	0.01%	\$ -	104	\$ -	
4 Institutional / Public	2,731	2	2,731	0.76%	\$ -	2,731	\$ -	
5 Vacant / Undeveloped	42,970	2	42,970	11.97%	\$ -	42,970	\$ -	
6 Open Space	2,430	2	2,430	0.68%	\$ -	2,430	\$ -	
7 Forested	-	0	-	0.00%	\$ -	-	\$ -	
8 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
9 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
10 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
11 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
TOTAL	669,607		358,869	100.00%	\$ -	669,607	\$ -	

Notes:



KING CONSERVATION DISTRICT

Rates & Charges Model

Economic Support to Working Lands

0	No benefit
1	Partial benefit compared to other classes
2	Full proportional benefit compared to other classes

Regional Food System - Indirect Benefit Costs

TOTAL COST		% to be Recovered from "per Parcel" Charge:		100.0%
\$ 387,195		Allocated Cost Basis for "per Parcel" Charge:		\$ 387,195

Land Use Category	Allocation of Costs					Calculation of Rates		Notes
	No. of Parcels	Benefits Adj. Factors	Adjusted Allocation Basis	% Share	Allocated Cost	Rate Basis No of Parcels	Unit Cost (per Parcel)	
1 Residential	602,647	2	602,647	90.00%	\$ 348,476	602,647	\$ 0.5782	
2 Commercial	18,725	2	18,725	2.80%	\$ 10,828	18,725	\$ 0.5782	
3 Agriculture	104	2	104	0.02%	\$ 60	104	\$ 0.5782	
4 Institutional / Public	2,731	2	2,731	0.41%	\$ 1,579	2,731	\$ 0.5782	
5 Vacant / Undeveloped	42,970	2	42,970	6.42%	\$ 24,847	42,970	\$ 0.5782	
6 Open Space	2,430	2	2,430	0.36%	\$ 1,405	2,430	\$ 0.5782	
7 Forested	-	-	-	0.00%	\$ -	-	\$ -	
8 [Other]	-	-	-	0.00%	\$ -	-	\$ -	
9 [Other]	-	-	-	0.00%	\$ -	-	\$ -	
10 [Other]	-	-	-	0.00%	\$ -	-	\$ -	
11 [Other]	-	-	-	0.00%	\$ -	-	\$ -	
TOTAL	669,607		669,607	100.00%	\$ 387,195	669,607	\$ 0.5782	

Notes:

[a] Resource Designated Forest Land reflects # of owners

Regional Food System - Direct Benefit Costs

TOTAL COST		% to be Recovered from "per Parcel" Charge:		100.0%
\$ 129,065		Allocated Cost Basis for "per Parcel" Charge:		\$ 129,065

Land Use Category	Allocation of Costs					Calculation of Rates		Notes
	No. of Parcels	Benefits Adj. Factors	Adjusted Allocation Basis	% Share	Allocated Cost	Rate Basis No of Parcels	Unit Cost (per Parcel)	
1 Residential	602,647	1	301,324	96.11%	\$ 124,044	602,647	\$ 0.2058	
2 Commercial	18,725	1	9,363	2.99%	\$ 3,854	18,725	\$ 0.2058	
3 Agriculture	104	2	104	0.03%	\$ 43	104	\$ 0.4117	
4 Institutional / Public	2,731	2	2,731	0.87%	\$ 1,124	2,731	\$ 0.4117	
5 Vacant / Undeveloped	42,970	0	-	0.00%	\$ -	42,970	\$ -	
6 Open Space	2,430	0	-	0.00%	\$ -	2,430	\$ -	
7 Forested	-	-	-	0.00%	\$ -	-	\$ -	
8 [Other]	-	-	-	0.00%	\$ -	-	\$ -	
9 [Other]	-	-	-	0.00%	\$ -	-	\$ -	
10 [Other]	-	-	-	0.00%	\$ -	-	\$ -	
11 [Other]	-	-	-	0.00%	\$ -	-	\$ -	
TOTAL	669,607		313,521	100.00%	\$ 129,065	669,607	\$ 0.1927	

Notes:



KING CONSERVATION DISTRICT
Rates & Charges Model
Economic Support to Working Lands

0	No benefit
1	Partial benefit compared to other classes
2	Full proportional benefit compared to other classes

Agricultural Drainage Assistance - Indirect Benefit Costs

TOTAL COST

\$79,587

% to be Recovered from "per Parcel" Charge:

100.0%

Allocated Cost Basis for "per Parcel" Charge:

\$79,587

1

Allocation of Costs

Calculation of Rates

Land Use Category	No. of Parcels	Benefits Adj. Factors	Adjusted Allocation Basis	% Share	Allocated Cost	Rate Basis	Unit Cost (per Parcel)	Notes
						No of Parcels		
1 Residential	602,647	2	602,647	90.00%	\$71,628	602,647	\$0.1189	
2 Commercial	18,725	2	18,725	2.80%	\$2,226	18,725	\$0.1189	
3 Agriculture	104	2	104	0.02%	\$12	104	\$0.1189	
4 Institutional / Public	2,731	2	2,731	0.41%	\$325	2,731	\$0.1189	
5 Vacant / Undeveloped	42,970	2	42,970	6.42%	\$5,107	42,970	\$0.1189	
6 Open Space	2,430	2	2,430	0.36%	\$289	2,430	\$0.1189	
7 Forested	-	0	-	0.00%	\$-	-	\$-	
8 [Other]	-	0	-	0.00%	\$-	-	\$-	
9 [Other]	-	0	-	0.00%	\$-	-	\$-	
10 [Other]	-	0	-	0.00%	\$-	-	\$-	
11 [Other]	-	0	-	0.00%	\$-	-	\$-	
TOTAL	669,607		669,607	100.00%	\$79,587	669,607	\$0.1189	

Notes:

Agricultural Drainage Assistance - Direct Benefit Costs

TOTAL COST

\$ 26,529

% to be Recovered from "per Parcel" Charge:

100.0%

Allocated Cost Basis for "per Parcel" Charge:

\$ 26,529

1

Allocation of Costs

Calculation of Rates

Land Use Category	No. of Parcels	Benefits Adj. Factors	Adjusted Allocation Basis	% Share	Allocated Cost	Calculation of Rates		Notes
						No of Parcels	Unit Cost (per Parcel)	
1 Residential	602,647	1	301,324	96.11%	\$ 25,497	602,647	\$ 0.0423	
2 Commercial	18,725	1	9,363	2.99%	\$ 792	18,725	\$ 0.0423	
3 Agriculture	104	2	104	0.03%	\$ 9	104	\$ 0.0846	
4 Institutional / Public	2,731	2	2,731	0.87%	\$ 231	2,731	\$ 0.0846	
5 Vacant / Undeveloped	42,970	0	-	0.00%	\$ -	42,970	\$ -	
6 Open Space	2,430	0	-	0.00%	\$ -	2,430	\$ -	
7 Forested	-	0	-	0.00%	\$ -	-	\$ -	
8 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
9 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
10 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
11 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
TOTAL	669,607		313,521	100.00%	\$ 26,529	669,607	\$ 0.0396	

Notes:



KING CONSERVATION DISTRICT
Rates & Charges Model
Economic Support to Working Lands

0	No benefit
1	Partial benefit compared to other classes
2	Full proportional benefit compared to other classes

Community Agriculture - Indirect Benefit Costs

TOTAL COST

\$22,220

% to be Recovered from "per Parcel" Charge:

100.0%

Allocated Cost Basis for "per Parcel" Charge:

\$22,220

1

Allocation of Costs

Calculation of Rates

Land Use Category	No. of Parcels	Benefits Adj. Factors	Adjusted Allocation Basis	% Share	Allocated Cost	Rate Basis	Unit Cost (per Parcel)	Notes
						No of Parcels		
1 Residential	602,647	2	602,647	90.00%	\$19,398	602,647	\$0.0332	
2 Commercial	18,725	2	18,725	2.80%	\$621	18,725	\$0.0332	
3 Agriculture	104	2	104	0.02%	\$3	104	\$0.0332	
4 Institutional / Public	2,731	2	2,731	0.41%	\$91	2,731	\$0.0332	
5 Vacant / Undeveloped	42,970	2	42,970	6.42%	\$1,426	42,970	\$0.0332	
6 Open Space	2,430	2	2,430	0.36%	\$81	2,430	\$0.0332	
7 Forested	-	0	-	0.00%	\$-	-	\$-	
8 [Other]	-	0	-	0.00%	\$-	-	\$-	
9 [Other]	-	0	-	0.00%	\$-	-	\$-	
10 [Other]	-	0	-	0.00%	\$-	-	\$-	
11 [Other]	-	0	-	0.00%	\$-	-	\$-	
TOTAL	669,607		669,607	100.00%	\$22,220	669,607	\$0.0332	

Notes:

Notes:

Community Agriculture - Direct Benefit Costs

TOTAL COST		% to be Recovered from "per Parcel" Charge: 100.0%	
\$ 1,169		Allocated Cost Basis for "per Parcel" Charge: \$ 1,169	

Land Use Category	1 Allocation of Costs					Calculation of Rates		Notes
	No. of Parcels	Benefits Adj. Factors	Adjusted Allocation Basis	% Share	Allocated Cost	Rate Basis No of Parcels	Unit Cost (per Parcel)	
1 Residential	602,647	1	301,324	96.11%	\$ 1,124	602,647	\$ 0.0019	
2 Commercial	18,725	1	9,363	2.99%	\$ 35	18,725	\$ 0.0019	
3 Agriculture	104	2	104	0.03%	\$ 0	104	\$ 0.0037	
4 Institutional / Public	2,731	2	2,731	0.87%	\$ 10	2,731	\$ 0.0037	
5 Vacant / Undeveloped	42,970	0	-	0.00%	\$ -	42,970	\$ -	
6 Open Space	2,430	0	-	0.00%	\$ -	2,430	\$ -	
7 Forested	-	0	-	0.00%	\$ -	-	\$ -	
8 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
9 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
10 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
11 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
TOTAL	669,607		313,521	100.00%	\$ 1,169	669,607	\$ 0.0017	

Notes:



KING CONSERVATION DISTRICT
Rates & Charges Model
Economic Support to Working Lands

0	No benefit
1	Partial benefit compared to other classes
2	Full proportional benefit compared to other classes

Wildfire Preparedness - Indirect Benefit Costs

TOTAL COST		% to be Recovered from "per Parcel" Charge:	100.0%
\$ -		Allocated Cost Basis for "per Parcel" Charge: \$ -	

Land Use Category	Allocation of Costs				Calculation of Rates		Notes	
	No. of Parcels	Benefits Adj. Factors	Adjusted Allocation Basis	% Share	Allocated Cost	Rate Basis No of Parcels		Unit Cost (per Parcel)
1 Residential	602,647	2	602,647	90.00%	\$ -	602,647	\$ -	
2 Commercial	18,725	2	18,725	2.80%	\$ -	18,725	\$ -	
3 Agriculture	104	2	104	0.02%	\$ -	104	\$ -	
4 Institutional / Public	2,731	2	2,731	0.41%	\$ -	2,731	\$ -	
5 Vacant / Undeveloped	42,970	2	42,970	6.42%	\$ -	42,970	\$ -	
6 Open Space	2,430	2	2,430	0.36%	\$ -	2,430	\$ -	
7 Forested	-	0	-	0.00%	\$ -	-	\$ -	
8 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
9 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
10 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
11 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
TOTAL	669,607		669,607	100.00%	\$ -	669,607	\$ -	

Notes:

Wildfire Preparedness - Direct Benefit Costs

TOTAL COST		% to be Recovered from "per Parcel" Charge:	100.0%
\$ -		Allocated Cost Basis for "per Parcel" Charge: \$ -	

Land Use Category	Allocation of Costs				Calculation of Rates		Notes	
	No. of Parcels	Benefits Adj. Factors	Adjusted Allocation Basis	% Share	Allocated Cost	Rate Basis No of Parcels		Unit Cost (per Parcel)
1 Residential	602,647	1	301,324	96.11%	\$ -	602,647	\$ -	
2 Commercial	18,725	1	9,363	2.99%	\$ -	18,725	\$ -	
3 Agriculture	104	2	104	0.03%	\$ -	104	\$ -	
4 Institutional / Public	2,731	2	2,731	0.87%	\$ -	2,731	\$ -	
5 Vacant / Undeveloped	42,970	0	-	0.00%	\$ -	42,970	\$ -	
6 Open Space	2,430	0	-	0.00%	\$ -	2,430	\$ -	
7 Forested	-	0	-	0.00%	\$ -	-	\$ -	
8 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
9 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
10 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
11 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
TOTAL	669,607		313,521	100.00%	\$ -	669,607	\$ -	

Notes:



KING CONSERVATION DISTRICT

Rates & Charges Model

Economic Support to Working Lands

0	No benefit
1	Partial benefit compared to other classes
2	Full proportional benefit compared to other classes

Urban Forest Stewardship - Indirect Benefit Costs

TOTAL COST	% to be Recovered from "per Parcel" Charge: 100.0%	
\$ -	Allocated Cost Basis for "per Parcel" Charge: \$ -	

Land Use Category	1 Allocation of Costs				Calculation of Rates		Notes
	No. of Parcels	Benefits Adj. Factors	Adjusted Allocation Basis	% Share	Allocated Cost	Rate Basis No of Parcels	Unit Cost (per Parcel)
1 Residential	602,647	2	602,647	90.00%	\$ -	602,647	\$ -
2 Commercial	18,725	2	18,725	2.80%	\$ -	18,725	\$ -
3 Agriculture	104	2	104	0.02%	\$ -	104	\$ -
4 Institutional / Public	2,731	2	2,731	0.41%	\$ -	2,731	\$ -
5 Vacant / Undeveloped	42,970	2	42,970	6.42%	\$ -	42,970	\$ -
6 Open Space	2,430	2	2,430	0.36%	\$ -	2,430	\$ -
7 Forested	-	0	-	0.00%	\$ -	-	\$ -
8 [Other]	-	0	-	0.00%	\$ -	-	\$ -
9 [Other]	-	0	-	0.00%	\$ -	-	\$ -
10 [Other]	-	0	-	0.00%	\$ -	-	\$ -
11 [Other]	-	0	-	0.00%	\$ -	-	\$ -
TOTAL	669,607		669,607	100.00%	\$ -	669,607	\$ -

Notes:

Urban Forest Stewardship - Direct Benefit Costs

TOTAL COST	% to be Recovered from "per Parcel" Charge: 100.0%	
\$ -	Allocated Cost Basis for "per Parcel" Charge: \$ -	

Land Use Category	1 Allocation of Costs				Calculation of Rates		Notes
	No. of Parcels	Benefits Adj. Factors	Adjusted Allocation Basis	% Share	Allocated Cost	Rate Basis No of Parcels	Unit Cost (per Parcel)
1 Residential	602,647	1	301,324	96.11%	\$ -	602,647	\$ -
2 Commercial	18,725	1	9,363	2.99%	\$ -	18,725	\$ -
3 Agriculture	104	2	104	0.03%	\$ -	104	\$ -
4 Institutional / Public	2,731	2	2,731	0.87%	\$ -	2,731	\$ -
5 Vacant / Undeveloped	42,970	0	-	0.00%	\$ -	42,970	\$ -
6 Open Space	2,430	0	-	0.00%	\$ -	2,430	\$ -
7 Forested	-	0	-	0.00%	\$ -	-	\$ -
8 [Other]	-	0	-	0.00%	\$ -	-	\$ -
9 [Other]	-	0	-	0.00%	\$ -	-	\$ -
10 [Other]	-	0	-	0.00%	\$ -	-	\$ -
11 [Other]	-	0	-	0.00%	\$ -	-	\$ -
TOTAL	669,607		313,521	100.00%	\$ -	669,607	\$ -

Notes:



KING CONSERVATION DISTRICT
Rates & Charges Model
Economic Support to Working Lands

0	No benefit
1	Partial benefit compared to other classes
2	Full proportional benefit compared to other classes

Small Lot Forest Stewardship - Indirect Benefit Costs

TOTAL COST

\$ 25,408

% to be Recovered from "per Parcel" Charge:

100.0%

Allocated Cost Basis for "per Parcel" Charge:

\$ 25,408

1

Allocation of Costs

Calculation of Rates

Land Use Category	No. of Parcels	Benefits Adj. Factors	Adjusted Allocation Basis	% Share	Allocated Cost	Rate Basis	Unit Cost (per Parcel)	Notes
						No of Parcels		
1 Residential	602,647	2	602,647	90.00%	\$ 22,867	602,647	\$ 0.0379	
2 Commercial	18,725	2	18,725	2.80%	\$ 711	18,725	\$ 0.0379	
3 Agriculture	104	2	104	0.02%	\$ 4	104	\$ 0.0379	
4 Institutional / Public	2,731	2	2,731	0.41%	\$ 104	2,731	\$ 0.0379	
5 Vacant / Undeveloped	42,970	2	42,970	6.42%	\$ 1,630	42,970	\$ 0.0379	
6 Open Space	2,430	2	2,430	0.36%	\$ 92	2,430	\$ 0.0379	
7 Forested	-	0	-	0.00%	\$ -	-	\$ -	
8 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
9 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
10 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
11 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
TOTAL	669,607		669,607	100.00%	\$ 25,408	669,607	\$ 0.0379	

Notes:

Notes:

Small Lot Forest Stewardship - Direct Benefit Costs

TOTAL COST

\$ 257

% to be Recovered from "per Parcel" Charge:

100.0%

Allocated Cost Basis for "per Parcel" Charge:

\$ 257

1

Allocation of Costs

Calculation of Rates

Land Use Category	No. of Parcels	Benefits Adj. Factors	Adjusted Allocation Basis	% Share	Allocated Cost	Rate Basis No of Parcels	Unit Cost (per Parcel)	Notes
1 Residential	602,647	1	301,324	96.11%	\$ 247	602,647	\$ 0.0004	
2 Commercial	18,725	1	9,363	2.99%	\$ 8	18,725	\$ 0.0004	
3 Agriculture	104	2	104	0.03%	\$ 0	104	\$ 0.0008	
4 Institutional / Public	2,731	2	2,731	0.87%	\$ 2	2,731	\$ 0.0008	
5 Vacant / Undeveloped	42,970	0	-	0.00%	\$ -	42,970	\$ -	
6 Open Space	2,430	0	-	0.00%	\$ -	2,430	\$ -	
7 Forested	-	0	-	0.00%	\$ -	-	\$ -	
8 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
9 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
10 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
11 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
TOTAL	669,607		313,521	100.00%	\$ 257	669,607	\$ 0.0004	

Notes:

Notes:



KING CONSERVATION DISTRICT

Rates & Charges Model

Economic Support to Working Lands

0	No benefit
1	Partial benefit compared to other classes
2	Full proportional benefit compared to other classes

Riparian Stewardship - Indirect Benefit Costs

TOTAL COST	% to be Recovered from "per Parcel" Charge: 100.0%	
\$ -	Allocated Cost Basis for "per Parcel" Charge: \$ -	

Land Use Category	1 Allocation of Costs				Calculation of Rates		Notes
	No. of Parcels	Benefits Adj. Factors	Adjusted Allocation Basis	% Share	Allocated Cost	Rate Basis No of Parcels	Unit Cost (per Parcel)
1 Residential	602,647	2	602,647	90.00%	\$ -	602,647	\$ -
2 Commercial	18,725	2	18,725	2.80%	\$ -	18,725	\$ -
3 Agriculture	104	2	104	0.02%	\$ -	104	\$ -
4 Institutional / Public	2,731	2	2,731	0.41%	\$ -	2,731	\$ -
5 Vacant / Undeveloped	42,970	2	42,970	6.42%	\$ -	42,970	\$ -
6 Open Space	2,430	2	2,430	0.36%	\$ -	2,430	\$ -
7 Forested	-	0	-	0.00%	\$ -	-	\$ -
8 [Other]	-	0	-	0.00%	\$ -	-	\$ -
9 [Other]	-	0	-	0.00%	\$ -	-	\$ -
10 [Other]	-	0	-	0.00%	\$ -	-	\$ -
11 [Other]	-	0	-	0.00%	\$ -	-	\$ -
TOTAL	669,607		669,607	100.00%	\$ -	669,607	\$ -

Notes:

Riparian Stewardship - Direct Benefit Costs

TOTAL COST	% to be Recovered from "per Parcel" Charge: 50.0%	
\$ -	Allocated Cost Basis for "per Parcel" Charge: \$ -	

Land Use Category	1 Allocation of Costs				Calculation of Rates		Notes
	No. of Parcels	Benefits Adj. Factors	Adjusted Allocation Basis	% Share	Allocated Cost	Rate Basis No of Parcels	Unit Cost (per Parcel)
1 Residential	602,647	1	301,324	95.11%	\$ -	602,647	\$ -
2 Commercial	18,725	1	9,363	2.99%	\$ -	18,725	\$ -
3 Agriculture	104	2	104	0.03%	\$ -	104	\$ -
4 Institutional / Public	2,731	2	2,731	0.87%	\$ -	2,731	\$ -
5 Vacant / Undeveloped	42,970	0	-	0.00%	\$ -	42,970	\$ -
6 Open Space	2,430	0	-	0.00%	\$ -	2,430	\$ -
7 Forested	-	0	-	0.00%	\$ -	-	\$ -
8 [Other]	-	0	-	0.00%	\$ -	-	\$ -
9 [Other]	-	0	-	0.00%	\$ -	-	\$ -
10 [Other]	-	0	-	0.00%	\$ -	-	\$ -
11 [Other]	-	0	-	0.00%	\$ -	-	\$ -
TOTAL	669,607		313,521	100.00%	\$ -	669,607	\$ -

Notes:



KING CONSERVATION DISTRICT
Rates & Charges Model
Economic Support to Working Lands

0	No benefit
1	Partial benefit compared to other classes
2	Full proportional benefit compared to other classes

Rural Land Stewardship - Indirect Benefit Costs

TOTAL COST
\$ 89,863

% to be Recovered from "per Parcel" Charge:	100.0%
Allocated Cost Basis for "per Parcel" Charge:	\$ 89,863

Land Use Category	1		Allocation of Costs			Calculation of Rates		Notes
	No. of Parcels	Benefits Adj. Factors	Adjusted Allocation Basis	% Share	Allocated Cost	Rate Basis No of Parcels	Unit Cost (per Parcel)	
1 Residential	602,647	2	602,647	90.00%	\$ 80,877	602,647	\$ 0.1342	
2 Commercial	18,725	2	18,725	2.80%	\$ 2,513	18,725	\$ 0.1342	
3 Agriculture	104	2	104	0.02%	\$ 14	104	\$ 0.1342	
4 Institutional / Public	2,731	2	2,731	0.41%	\$ 367	2,731	\$ 0.1342	
5 Vacant / Undeveloped	42,970	2	42,970	6.42%	\$ 5,767	42,970	\$ 0.1342	
6 Open Space	2,430	2	2,430	0.36%	\$ 326	2,430	\$ 0.1342	
7 Forested	-	0	-	0.00%	\$ -	-	\$ -	
8 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
9 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
10 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
11 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
TOTAL	669,607		669,607	100.00%	\$ 89,863	669,607	\$ 0.1342	

Notes:

Rural Land Stewardship - Direct Benefit Costs

TOTAL COST
\$ 4,730

% to be Recovered from "per Parcel" Charge:	100.0%
Allocated Cost Basis for "per Parcel" Charge:	\$ 4,730

Land Use Category	1		Allocation of Costs			Calculation of Rates			Notes
	No. of Parcels	Benefits Adj. Factors	Adjusted Allocation Basis	% Share	Allocated Cost	Rate Basis No of Parcels	Unit Cost (per Parcel)		
1 Residential	602,647	1	301,324	96.11%	\$ 4,546	602,647	\$ 0.0075		
2 Commercial	18,725	1	9,363	2.99%	\$ 141	18,725	\$ 0.0075		
3 Agriculture	104	2	104	0.03%	\$ 2	104	\$ 0.0151		
4 Institutional / Public	2,731	2	2,731	0.87%	\$ 41	2,731	\$ 0.0151		
5 Vacant / Undeveloped	42,970	0	-	0.00%	\$ -	42,970	\$ -		
6 Open Space	2,430	0	-	0.00%	\$ -	2,430	\$ -		
7 Forested	-	0	-	0.00%	\$ -	-	\$ -		
8 [Other]	-	0	-	0.00%	\$ -	-	\$ -		
9 [Other]	-	0	-	0.00%	\$ -	-	\$ -		
10 [Other]	-	0	-	0.00%	\$ -	-	\$ -		
11 [Other]	-	0	-	0.00%	\$ -	-	\$ -		
TOTAL	669,607		313,521	100.00%	\$ 4,730	669,607	\$ 0.0071		

Notes:



KING CONSERVATION DISTRICT

Rates & Charges Model

Economic Support to Working Lands

0	No benefit
1	Partial benefit compared to other classes
2	Full proportional benefit compared to other classes

Riparian Restoration/Improvement - Indirect Benefit Costs

TOTAL COST		% to be Recovered from "per Parcel" Charge:	100.0%
\$ -		Allocated Cost Basis for "per Parcel" Charge:	\$ -

Land Use Category	Allocation of Costs				Calculation of Rates		Notes	
	No. of Parcels	Benefits Adj. Factors	Adjusted Allocation Basis	% Share	Allocated Cost	Rate Basis No of Parcels		Unit Cost (per Parcel)
1 Residential	602,647	2	602,647	90.00%	\$ -	602,647	\$ -	
2 Commercial	18,725	2	18,725	2.80%	\$ -	18,725	\$ -	
3 Agriculture	104	2	104	0.02%	\$ -	104	\$ -	
4 Institutional / Public	2,731	2	2,731	0.41%	\$ -	2,731	\$ -	
5 Vacant / Undeveloped	42,970	2	42,970	6.42%	\$ -	42,970	\$ -	
6 Open Space	2,430	2	2,430	0.36%	\$ -	2,430	\$ -	
7 Forested	-	0	-	0.00%	\$ -	-	\$ -	
8 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
9 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
10 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
11 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
TOTAL	669,607		669,607	100.00%	\$ -	669,607	\$ -	

Notes:

Riparian Restoration/Improvement - Direct Benefit Costs

TOTAL COST		% to be Recovered from "per Parcel" Charge: 100.0%	
\$ -		Allocated Cost Basis for "per Parcel" Charge: \$ -	

Land Use Category	Allocation of Costs				Calculation of Rates		Notes
	No. of Parcels	Benefits Adj. Factors	Adjusted Allocation Basis	% Share	Allocated Cost	Rate Basis No of Parcels	
1 Residential	602,647	1	301,324	96.11%	\$ -	602,647	\$ -
2 Commercial	18,725	1	9,363	2.99%	\$ -	18,725	\$ -
3 Agriculture	104	2	104	0.03%	\$ -	104	\$ -
4 Institutional / Public	2,731	2	2,731	0.87%	\$ -	2,731	\$ -
5 Vacant / Undeveloped	42,970	0	-	0.00%	\$ -	42,970	\$ -
6 Open Space	2,430	0	-	0.00%	\$ -	2,430	\$ -
7 Forested	-	0	-	0.00%	\$ -	-	\$ -
8 [Other]	-	0	-	0.00%	\$ -	-	\$ -
9 [Other]	-	0	-	0.00%	\$ -	-	\$ -
10 [Other]	-	0	-	0.00%	\$ -	-	\$ -
11 [Other]	-	0	-	0.00%	\$ -	-	\$ -
TOTAL	669,607		313,521	100.00%	\$ -	669,607	\$ -

Notes:



KING CONSERVATION DISTRICT
Rates & Charges Model
Economic Support to Working Lands

0	No benefit
1	Partial benefit compared to other classes
2	Full proportional benefit compared to other classes

Member Jurisdictions - Indirect Benefit Costs

TOTAL COST		% to be Recovered from "per Parcel" Charge:	100.0%
\$ 14,215		Allocated Cost Basis for "per Parcel" Charge:	\$ 14,215

Land Use Category	Allocation of Costs					Calculation of Rates		Notes
	No. of Parcels	Benefits Adj. Factors	Adjusted Allocation Basis	% Share	Allocated Cost	Rate Basis No of Parcels	Unit Cost (per Parcel)	
1 Residential	602,647	2	602,647	90.00%	\$ 12,794	602,647	\$ 0.0212	
2 Commercial	18,725	2	18,725	2.80%	\$ 398	18,725	\$ 0.0212	
3 Agriculture	104	2	104	0.02%	\$ 2	104	\$ 0.0212	
4 Institutional / Public	2,731	2	2,731	0.41%	\$ 58	2,731	\$ 0.0212	
5 Vacant / Undeveloped	42,970	2	42,970	6.42%	\$ 912	42,970	\$ 0.0212	
6 Open Space	2,430	2	2,430	0.36%	\$ 52	2,430	\$ 0.0212	
7 Forested	-	0	-	0.00%	\$ -	-	\$ -	
8 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
9 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
10 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
11 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
TOTAL	669,607		669,607	100.00%	\$ 14,215	669,607	\$ 0.0212	

Notes:

Member Jurisdictions - Direct Benefit Costs

TOTAL COST

\$ 144

% to be Recovered from "per Parcel" Charge:

100.0%

Allocated Cost Basis for "per Parcel" Charge:

\$ 144

1

Allocation of Costs

Calculation of Rates

Land Use Category	No. of Parcels	Benefits Adj. Factors	Adjusted Allocation Basis	% Share	Allocated Cost	Rate Basis	Unit Cost (per Parcel)	Notes
						No of Parcels		
1 Residential	602,647	1	301,324	96.11%	\$ 138	602,647	\$ 0.0002	
2 Commercial	18,725	1	9,363	2.99%	\$ 4	18,725	\$ 0.0002	
3 Agriculture	104	2	104	0.03%	\$ 0	104	\$ 0.0005	
4 Institutional / Public	2,731	2	2,731	0.87%	\$ 1	2,731	\$ 0.0005	
5 Vacant / Undeveloped	42,970	0	-	0.00%	\$ -	42,970	\$ -	
6 Open Space	2,430	0	-	0.00%	\$ -	2,430	\$ -	
7 Forested	-	0	-	0.00%	\$ -	-	\$ -	
8 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
9 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
10 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
11 [Other]	-	0	-	0.00%	\$ -	-	\$ -	
TOTAL	669,607		313,521	100.00%	\$ 144	669,607	\$ 0.0002	

Notes:



KING CONSERVATION DISTRICT

Rates & Charges Model

Assessor Fee & Delinquency

0	No benefit
1	Partial benefit compared to other classes
2	Full proportional benefit compared to other classes

Assessor Fee & Delinquency - Indirect Benefit Costs

TOTAL COST		% to be Recovered from "per Parcel" Charge:		100.0%
\$ 170,823		Allocated Cost Basis for "per Parcel" Charge:		\$ 170,823

Land Use Category	1 Allocation of Costs					Calculation of Rates		Notes
	No. of Parcels	Benefits Adj. Factors	Adjusted Allocation Basis	% Share	Allocated Cost	Rate Basis No of Parcels	Unit Cost (per Parcel)	
1 Residential	602,647	2	602,647	90.00%	\$ 153,741	602,647	\$ 0.2551	
2 Commercial	18,725	2	18,725	2.80%	\$ 4,777	18,725	\$ 0.2551	
3 Agriculture	104	2	104	0.02%	\$ 27	104	\$ 0.2551	
4 Institutional / Public	2,731	2	2,731	0.41%	\$ 697	2,731	\$ 0.2551	
5 Vacant / Undeveloped	42,970	2	42,970	6.42%	\$ 10,962	42,970	\$ 0.2551	
6 Open Space	2,430	2	2,430	0.36%	\$ 620	2,430	\$ 0.2551	
7 Forested	-	2	-	0.00%	\$ -	-	\$ -	
8 [Other]	-	2	-	0.00%	\$ -	-	\$ -	
9 [Other]	-	2	-	0.00%	\$ -	-	\$ -	
10 [Other]	-	2	-	0.00%	\$ -	-	\$ -	
11 [Other]	-	2	-	0.00%	\$ -	-	\$ -	
TOTAL	669,607		669,607	100.00%	\$ 170,823	669,607	\$ 0.2551	

Notes:

[a] Resource Designated Forest Land reflects # of owners

Assessor Fee & Delinquency - Direct Benefit Costs

TOTAL COST		% to be Recovered from "per Parcel" Charge:		100.0%
\$ -		Allocated Cost Basis for "per Parcel" Charge:		\$ -

Land Use Category	1 Allocation of Costs				Calculation of Rates			Notes
	No. of Parcels	Benefits Adj. Factors	Adjusted Allocation Basis	% Share	Allocated Cost	Rate Basis No of Parcels	Unit Cost (per Parcel)	
1 Residential	602,647	2	602,647	90.00%	\$ -	602,647	\$ -	
2 Commercial	18,725	2	18,725	2.80%	\$ -	18,725	\$ -	
3 Agriculture	104	2	104	0.02%	\$ -	104	\$ -	
4 Institutional / Public	2,731	2	2,731	0.41%	\$ -	2,731	\$ -	
5 Vacant / Undeveloped	42,970	2	42,970	6.42%	\$ -	42,970	\$ -	
6 Open Space	2,430	2	2,430	0.36%	\$ -	2,430	\$ -	
7 Forested	-	2	-	0.00%	\$ -	-	\$ -	
8 [Other]	-	2	-	0.00%	\$ -	-	\$ -	
9 [Other]	-	2	-	0.00%	\$ -	-	\$ -	
10 [Other]	-	2	-	0.00%	\$ -	-	\$ -	
11 [Other]	-	2	-	0.00%	\$ -	-	\$ -	
TOTAL	669,607		669,607	100.00%	\$ -	669,607	\$ -	

Notes:



KING CONSERVATION DISTRICT **Rates & Charges Model** **Rates**

Calculated Rates and Revenue Reconciliation

Land Use Category	Calculated Rates	
	Per Parcel	Per Acre
1 Residential	\$ 13.0382	\$ -
2 Commercial	\$ 12.9006	\$ -
3 Agriculture	\$ 13.5726	\$ -
4 Institutional / Public	\$ 13.2526	\$ -
5 Vacant / Undeveloped	\$ 12.6749	\$ -
6 Open Space	\$ 12.6878	\$ -
7 Forested	\$ -	\$ -
8 [Other]	\$ -	\$ -
9 [Other]	\$ -	\$ -
10 [Other]	\$ -	\$ -
11 [Other]	\$ -	\$ -
TOTAL		

No of Charge Units	
No of Parcels	No of Acres
602,647	216,112
18,725	42,065
104	1,666
2,731	16,909
42,970	676,132
2,430	20,573
-	-
-	-
-	-
-	-
-	-
669,607	973,457

Revenue Reconciliation		
Parcel Charge	Acreage Charge	TOTAL
\$ 7,857,420	\$ -	\$ 7,857,420
\$ 241,564	\$ -	\$ 241,564
\$ 1,412	\$ -	\$ 1,412
\$ 36,193	\$ -	\$ 36,193
\$ 544,642	\$ -	\$ 544,642
\$ 30,831	\$ -	\$ 30,831
\$ -	\$ -	\$ -
\$ -	\$ -	\$ -
\$ -	\$ -	\$ -
\$ -	\$ -	\$ -
\$ -	\$ -	\$ -
\$ 8,712,062	\$ -	\$ 8,712,062

Total Costs	\$ 8,712,062
Less: Total Other Revenues	\$ -
Net Revenues Needed from Rates	\$ 8,712,062

Rates to be Charged and Revenue Calculation

Maximum Allowable Rates	Per Parcel	Per Acre
All Other Land Uses Max	\$ 13.57	\$ -
Designated Forest Land Max	\$ 3.00	\$ -

Existing Rates
 \$9.45
 \$9.23
 \$10.00
 \$9.25
 \$7.70
 \$8.93

Land Use Category	Calculated Rates	
	Per Parcel	Per Acre
1 Residential	\$ 13.04	\$ -
2 Commercial	\$ 12.90	\$ -
3 Agriculture	\$ 13.57	\$ -
4 Institutional / Public	\$ 13.25	\$ -
5 Vacant / Undeveloped	\$ 12.67	\$ -
6 Open Space	\$ 12.69	\$ -
7 Forested	\$ -	\$ -
8 [Other]	\$ -	\$ -
9 [Other]	\$ -	\$ -
10 [Other]	\$ -	\$ -
11 [Other]	\$ -	\$ -
TOTAL		

Weighted Average Rate: \$ 13.01

No of Charge Units		%	Calculated Revenues		
No of Parcels	No of Acres		Parcel Charge	Acreage Charge	TOTAL
602,647	216,112	90.0%	\$ 7,858,517	\$ -	\$ 7,858,517
18,725	42,065	2.8%	\$ 241,553	\$ -	\$ 241,553
104	1,666	0.0%	\$ 1,411	\$ -	\$ 1,411
2,731	16,909	0.4%	\$ 36,186	\$ -	\$ 36,186
42,970	676,132	6.4%	\$ 544,430	\$ -	\$ 544,430
2,430	20,573	0.4%	\$ 30,837	\$ -	\$ 30,837
-	-		\$ -	\$ -	\$ -
-	-		\$ -	\$ -	\$ -
-	-		\$ -	\$ -	\$ -
-	-		\$ -	\$ -	\$ -
-	-		\$ -	\$ -	\$ -
669,607	973,457	100.0%	\$ 8,712,933	\$ -	\$ 8,712,933



KING CONSERVATION DISTRICT

Rates & Charges Model

Rates

Estimated Revenue Loss

Land Use Category	Calculated Rates		No of Charge Units		Estimated Revenue Loss		
	Per Parcel	Per Acre	No of Parcels	No of Acres	Parcel Charge	Acreage Charge	TOTAL
1 Residential	\$ 0.0018	\$ -	602,647	216,112	\$ 1,096	\$ -	\$ 1,096
2 Commercial	\$ (0.0006)	\$ -	18,725	42,065	\$ (11)	\$ -	\$ (11)
3 Agriculture	\$ (0.0026)	\$ -	104	1,666	\$ (0)	\$ -	\$ (0)
4 Institutional / Public	\$ (0.0026)	\$ -	2,731	16,909	\$ (7)	\$ -	\$ (7)
5 Vacant / Undeveloped	\$ (0.0049)	\$ -	42,970	676,132	\$ (212)	\$ -	\$ (212)
6 Open Space	\$ 0.0022	\$ -	2,430	20,573	\$ 5	\$ -	\$ 5
7 Forested	\$ -	\$ -	-	-	\$ -	\$ -	\$ -
8 [Other]	\$ -	\$ -	-	-	\$ -	\$ -	\$ -
9 [Other]	\$ -	\$ -	-	-	\$ -	\$ -	\$ -
10 [Other]	\$ -	\$ -	-	-	\$ -	\$ -	\$ -
11 [Other]	\$ -	\$ -	-	-	\$ -	\$ -	\$ -
TOTAL			669,607	973,457	\$ 871	\$ -	\$ 871

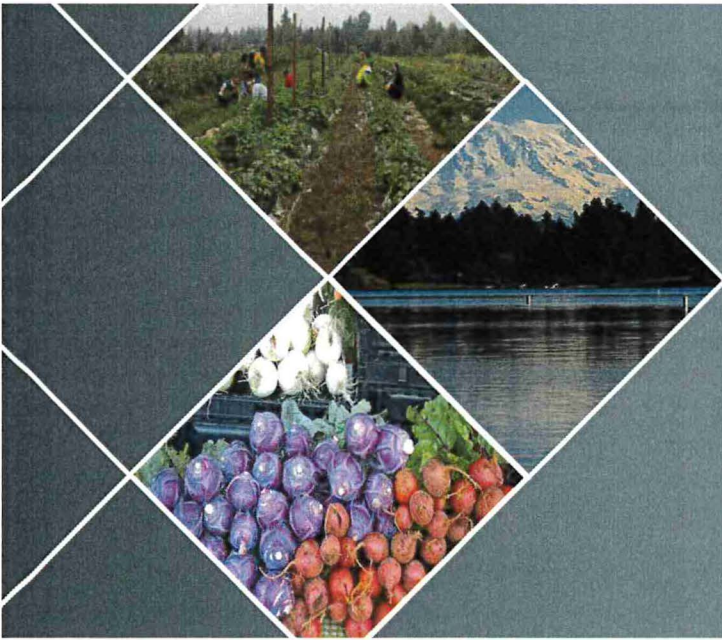
APPENDIX B: BOARD PRESENTATION PACKET

Conservation District Rates



“How To”

Presented by:
Brooke Tacia





Agenda

- ◆ **Introductions**
- ◆ **Rates and Charges System**
- ◆ **“How To” -- General Approach**
- ◆ **Review of Previous Study**
 - King Conservation District 2015 Rates and Charges
- ◆ **Questions / Discussion**

RCW 89.08.405 – Rates & Charges System

- ◆ **Adds Conservation District “rates and charges” option – alternative to assessment approach**
- ◆ **Rate may be**
 - Annual per acre amount ($\leq \$0.10/\text{acre}$)
 - Annual per parcel amount
 - $\leq \$15/\text{parcel}$ for counties > 1.5 million population King County
 - $\leq \$10/\text{parcel}$ for counties $> 480,000$ and ≤ 1.5 million population Pierce, Snohomish, Spokane Counties
 - $\leq \$5/\text{parcel}$ for counties $\leq 480,000$ population All others
 - Annual per acre ($\leq \$0.10/\text{acre}$) + per parcel amount ($\leq \$5/\text{parcel}$)
- ◆ **Within limitations, forest lands *may be* subject to rates or charges if served by the conservation district**

Rates vs. Assessments

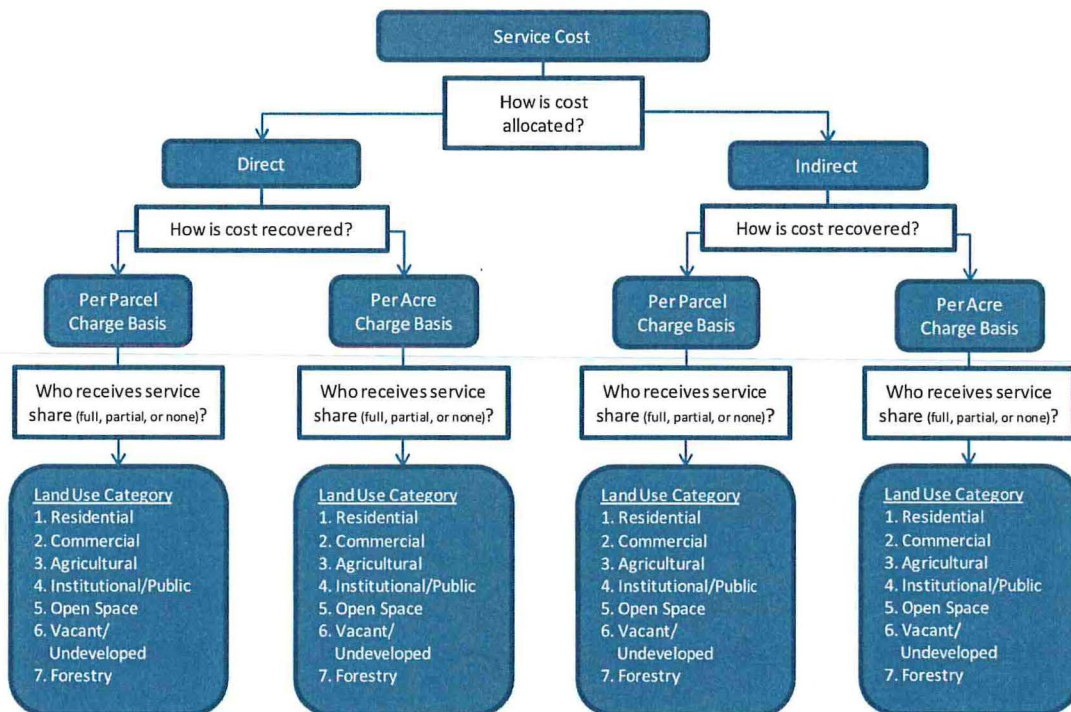
- ♦ A **rate** is a charge intended to recover the cost of public programs based on services received, or indirect impacts associated with converting land
 - Service received / available / impact may be indirect
 - May be different for each Program/Service offered
 - May be different for each land use category
- ♦ An **assessment** is a user charge intended to recover the cost of improvements / services that increase the value of the property charged

General Approach

- 1. Define Key Programs Functionally**
 - Nutrient Management, Soil Health Improvement
 - Water Quality
 - Habitat Restoration
 - Etc.
- 2. Allocate Service & Associated Cost between Direct & Indirect**
- 3. Determine Cost Recovery Basis (per acre v. per parcel)**
- 4. Evaluate Customer Types Served by Program**
- 5. Calculate Rates by Customer Type**



General Approach



Review of Previous Study

KING CONSERVATION DISTRICT



Customer Base

- ♦ **The land use categories are based on the present use of each parcel in the King County parcel file**
- ♦ **There are a number of parcels that are exempt from the charge**
 - 32,974 parcels in cities that have “opted out”
 - Enumclaw
 - Milton
 - Federal Way
 - Pacific
 - Skykomish
 - 2,059 timber parcels
 - 32,752 other exempt parcels
- ♦ **There are a total of 649,624 parcels that are currently available to charge**

2015 District Budget

	Cost Recovery Needed
Farm and Agriculture Lands	\$ 1,294,786
Forestry	\$ 441,541
Upland Habitat	\$ 586,647
Aquatic Habitat (Fresh and Marine)	\$ 1,426,845
Water Quality and Quantity (Nutrients, Volume, etc.)	\$ 1,459,680
Economic Support to Working Lands / Food System Support	\$ 941,544
Grand Total	\$ 6,151,042



Rates / Revenue Requirement

Calculated Rates and Revenue Reconciliation

Land Use Category	Calculated Rates Per Parcel	No. of Parcels	TOTAL Revenue
Residential	\$ 9.6004	580,469	\$ 5,572,715
Commercial	\$ 9.3781	19,187	\$ 179,937
Agricultural	\$ 10.1582	121	\$ 1,229
Institutional / Public	\$ 9.4012	2,799	\$ 26,314
Vacant / Undeveloped	\$ 7.8201	44,705	\$ 349,598
Open Space	\$ 9.0691	2,343	\$ 21,249
Forested	\$ -	-	\$ -
TOTAL		649,624	\$ 6,151,042

Rate Limit

Rates are adjusted proportionally such that the highest rate is \$10.00 per parcel, as per statute

Rates to be Charged and Revenue Calculation (BASED ON MAXIMUM RATE)

Maximum Allowable Rates	Per Parcel
	\$ 10.0000

Land Use Category	Calculated Rates Per Parcel	No. of Parcels	TOTAL Revenue
Residential	\$ 9.4509	580,469	\$ 5,485,942
Commercial	\$ 9.2320	19,187	\$ 177,135
Agricultural	\$ 10.0000	121	\$ 1,210
Institutional / Public	\$ 9.2548	2,799	\$ 25,904
Vacant / Undeveloped	\$ 7.6983	44,705	\$ 344,154
Open Space	\$ 8.9279	2,343	\$ 20,918
Forested	\$ -	-	\$ -
TOTAL		649,624	\$ 6,055,263



Estimated Revenue Shortfall

Based on budgeted programs/services and the \$10.00 per parcel rate limit, revenue will fall short of budgeted expenditures

Estimated Revenue Loss

Land Use Category	Calculated Rates Per Parcel	No. of Parcels	TOTAL Revenue
Residential	\$ (0.1495)	580,469	\$ (86,773)
Commercial	\$ (0.1460)	19,187	\$ (2,802)
Agricultural	\$ (0.1582)	121	\$ (19)
Institutional / Public	\$ (0.1464)	2,799	\$ (410)
Vacant / Undeveloped	\$ (0.1218)	44,705	\$ (5,444)
Open Space	\$ (0.1412)	2,343	\$ (331)
Forested	\$ -	-	\$ -
TOTAL		649,624	\$ (95,779)

Best Practices / Things to Know

- ♦ **The Arbitrary/Capricious Standard**
 - Rate Structure
 - Exemptions
- ♦ **Example of Draft Ordinance & Board Resolutions**
- ♦ **Legal review/consultation is a must**



ATTACHMENT B



King Conservation District Public Hearing Notice



Monday, July 22

6-8 PM

Green River College

12401 SE 320th St.

Auburn, WA 98092

Wednesday, July 24

6-8 PM

Phinney Center

6532 Phinney Ave N.

Seattle, WA 98103

Learn About and Comment on our Proposed Rate Structure

King Conservation District's Board of Supervisors has scheduled public hearings for Monday, July 22, 2019, commencing at 6:00 p.m. in the Emerald City Room of the Lindbloom Student Union Building of Green River College located at 12401 S.E. 320th St., Auburn, WA 98092, and for Wednesday, July 24, 2019, commencing at 6:00 p.m. at the Phinney Center located at 6532 Phinney Ave N., Seattle, WA 98103 in order to gather information and to receive public comment on the proposed system of rates and charges and corresponding plan of work being considered for adoption by the KCD Board of Supervisors.

This proposal is pursuant to RCW 89.08.405 and RCW 89.08.400 to fund KCD's conservation activities and programs. Information regarding the public hearing may be obtained from KCD's website at www.kingcd.org/ratesandcharges.

Submit Comments Online

To learn more about our rates and charges renewal and comment online go to kingcd.org/ratesandcharges or call us at 425-282-1900.

Learn more at kingcd.org/ratesandcharges

King Conservation District • 800 SW 39th St, Suite 150 • Renton, WA 98057 • 425-282-1900 • www.kingcd.org