

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

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

April 20, 2023 – Public Hearing

APPLICANTS: Rachelle Meenach-Ligrano and Mike Ligrano File No. E22CT023

A. GENERAL INFORMATION:

1. Owners: Rachelle Meenach-Ligrano and Mike Ligrano
28815 Vashon Highway SW
Vashon, WA 98070
2. Property location: 28815 Vashon Highway SW
Vashon, WA 98070
3. Zoning: RA10SO
4. STR: SE-35-22-02
5. PBRs categories requested by applicant:

NOTE: The property is currently enrolled in the Designated Forestland program. The new open space taxation agreement should supersede any existing agreement for this property's Forestland participation.

Open space resources

- *Aquifer protection area
- *Buffer to public or current use classified land
- **Forest stewardship land
Significant wildlife or salmonid habitat
- *Surface water qualify buffer
- *Watershed protection area

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

EXHIBIT 1

6. Parcel:	022102-9108	352202-9040	352202-9061
Total acreage:	4.20	1.56	1.16
Requested PBRs:	3.05	1.56	1.01
Home site/excluded area:	0.96	0.00	0.22
Recommended PBRs:	3.24	1.56	0.94

NOTE The attached map (2021 aerial photo) outlines in yellow the parcel boundaries and in blue the areas proposed to be *excluded* from PBRs. The portion recommended for enrollment in PBRs (5.74 acres) is the entire property (6.92 acres) less the excluded areas as measured (1.18 acres). In the event the Assessor’s official parcel size is revised, PBRs acreage should be administratively adjusted to reflect that change.

B. FACTS:

1. Zoning in the vicinity: Properties in the vicinity are zoned RA10 and RA10SO.
2. Development of the subject property and resource characteristics of open space area: The property contains a single-family residence, landscaping, garden, driveway and additional personal use areas on parcel -9108. Parcel -9061 contains additional maintained and personal use areas. The open space is a mix of coniferous and deciduous forest with mostly native understory. There are portions of the enrolling property on -9108 that are impacted by English holly and Himalayan blackberry. The owners must work to control these infestations via the implementation of an approved forest stewardship plan. Additionally, there is a portion of forested wetland, likely Class III, located in the southcentral portion of parcel -9108.
3. Site use: The property is used as a single-family residence.
4. Access: The property is accessed from Vashon Highway SW.
5. Appraised value for 2022 (based on Assessor’s information dated 4/3/2023):

<u>Parcel # 022102-9108</u>	<u>Land</u>	<u>Improvements</u>	<u>Total</u>
Appraised value	\$599,000*	\$858,000	\$1,457,000
Tax applied	\$5,498	\$7,873	\$13,371
<u>Parcel # 352202-9040</u>	<u>Land</u>	<u>Improvements</u>	<u>Total</u>
Appraised value	\$190,000*	\$0	\$190,000
Tax applied	\$1,741	\$0	\$1,741
<u>Parcel #352202-9061</u>	<u>Land</u>	<u>Improvements</u>	<u>Total</u>
Appraised value	\$173,000*	\$0	\$173,000
Tax applied	\$1,588	\$0	\$1,588

NOTE: *These values are presently impacted by the land's participation in the Designated Forestland program (RCW 84.34), which is reflected in the land's current and lower taxable value of \$136,580 (tax applied \$1,253). Participation in PBRs, for taxation purposes, reduces the **appraised land value** for the **portion** of the property enrolled resulting in a lower taxable value.

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

KCC 20.36.010 Purpose and intent.

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

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

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

- A. To be eligible for open space classification under the public benefit rating system, property must contain one or more qualifying open space resources and have at least five points as determined under this section. The department will review each application and recommend award of credit for current use of property that is the subject of the application. In making such recommendation, the department will utilize the point system described in section B. and C. below.
- B. The following open space resources are each eligible for the points indicated:
1. Active trail linkage – fifteen or twenty-five points
 2. Aquifer protection area – five points
 3. Buffer to public or current use classified land – three points
 4. Ecological enhancement land – eighteen points
 5. Equestrian-pedestrian-bicycle trail linkage – thirty-five points
 6. Farm and agricultural conservation land – five points
 7. Forest stewardship land – five points
 8. Historic landmark or archaeological site: buffer to a designated site – three points
 9. Historic landmark or archaeological site: designated site – five points
 10. Historic landmark or archaeological site: eligible site – three points
 11. Public recreation area – five points
 12. Rural open space – five points
 13. Rural stewardship land – five points

14. Scenic resource, viewpoint, or view corridor – five points
15. Significant plant or ecological site – five points
16. Significant wildlife or salmonid habitat – five points
17. Special animal site – three points
18. Surface water quality buffer – five points, eight or ten total points
19. Urban open space – five points
20. Watershed protection area – five points

C. Property qualifying for an open space category in subsection B. of this section may receive credit for additional points as follows:

1. Conservation easement or historic preservation easement – eighteen points
2. Contiguous parcels under separate ownership – minimal two points
3. Easement and access – thirty-five points
4. Public access - points dependent on level of access
 - a. Unlimited public access - five points
 - b. Limited public access because of resource sensitivity - five points
 - c. Seasonal limited public access - three points
 - d. Environmental education access – three points
 - e. None or members only – zero points
5. Resource restoration – five points

D. 2020 COMPREHENSIVE PLAN POLICIES AND TEXT:

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

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

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

- a. Floodways of 100-year floodplains;
- b. Slopes with a grade of 40% or more or landslide hazards that cannot be mitigated;
- c. Wetlands and their protective buffers;
- d. Aquatic areas, including streams, lakes, marine shorelines and their protective buffers;
- e. Channel migration hazard areas;

- f. Critical Aquifer Recharge Areas;
- g. Fish and Wildlife Habitat Conservation Areas; and
- h. Volcanic hazard areas.

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

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

E-429 King County should provide incentives for private landowners who are seeking to remove invasive plants and noxious weeds and replace them with native plants, such as providing technical assistance or access to appropriate native plants.

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

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

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

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

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

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

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

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

E. PBRS CATEGORIES REQUESTED and DEPARTMENT RECOMMENDATIONS:

Open space resources

- Aquifer protection area
The entire property is located in an area designated as a critical aquifer recharge area (CARA 1, 2 and 3). The natively forested area is greater than one acre in size and meets the minimum required acreage for this category. Credit for this category is recommended.
- Buffer to public or current use classified land
The property is abutting land participating in the PBRS program to the south (parcel #022102-9125). The enrolling open space area is providing a buffer of native vegetation of more than 50 feet to these adjacent lands, which exceeds the category's requirement. Credit for this category is recommended.
- Forest stewardship land
The property contains more than five acres of contiguous forest, and the owners plan to continue to improve the health and diversity of the property and address invasive species (most notably holly and Himalayan Blackberry). The owners do have a forest stewardship plan, but it needs to be updated. At this time, credit for this category cannot be recommended because the plan has not yet been updated and approved by county forestry staff. However, if this plan is **approved by the department on or before August 1, 2023**, then credit for this category should be awarded administratively. Award of this category may allow forestry activities to occur in the participating open space area. It is the landowner's responsibility to apply for and receive the necessary approvals from the applicable state and local governmental agencies for forestry activities that require a permit or approval, such as clearing and grading. Award of this category requires an annual progress report from the landowner (see below, Section B. 12.), which should be sent to PBRS staff by either email or other agreed to method.
- Significant wildlife or salmonid habitat
Although the property contains habitat for numerous wildlife species, it's unlikely any species present are listed as endangered, threatened, sensitive or candidate species of concern by the Washington Department of Fish and Wildlife, which is required for the award of this category. There is no evidence, provided or observed during site visit that would lead to a different conclusion. Credit for this category is not recommended.
- Surface water quality buffer
The property contains a portion of forested wetland, likely Class III, located in the southcentral portion of parcel -9108. As required by county code (KCC 21A.24.325.B), the likely buffer width required for this type of wetland is 110 feet. In order to be eligible for this category, the participating land must provide a buffer greater than 1.5 times that required (or 165 feet) for five points to be awarded, provide a buffer greater than two times that required (or 220 feet) for eight points to be awarded, or provide a buffer

greater than three times that required (or 330 feet) for ten points to be awarded. The owners are providing a qualifying buffer of native vegetation to the west of this wetland that averages 245 feet in width, which is more than two times the buffer required. Credit for this category is therefore recommended at the eight-point award level.

- **Watershed protection area**

The enrolling open space contains 5.74 acres of native forest cover which is more than 65% of the total property acreage and is more forest cover than required by county regulation for this property. Credit for this category is recommended.

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

CONCLUSIONS AND RECOMMENDATIONS

A. CONCLUSIONS:

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

Open space resources

Aquifer protection area	5
Buffer to public or current use classified land	3
Forest stewardship land	*
Significant wildlife or salmonid habitat	0
Surface water quality buffer	8
Watershed protection area	5

TOTAL 21 points

NOTE: *If credit is awarded for this category, the point total would increase to 26 points. An approved forest stewardship plan provides flexibility to allow forestry activities to occur in the participating open space area.

PUBLIC BENEFIT RATING

For the purpose of taxation, 21 points result in 20% of market value and an 80% reduction in taxable value for the portion of land enrolled. If all contingent categories (*) are awarded, the property would qualify for a maximum of 26 points, which still results in a 20% of market value and an 80% reduction.

B. RECOMMENDATION:

APPROVE the request for current use taxation "Open space" classification with a Public Benefit Rating of 21 points, subject to the following requirements:

Requirements for Property Participating in the Public Benefit Rating System Current Use Assessment Program for Open Space

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

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

annually by December 31 or as directed by the PBRS Program. An environmental consultant need not prepare this report.

13. No alteration of Property or resources shall occur without prior written approval (such as an approved plan) by PBRS Program, except for selective cutting for personal firewood, maintaining areas for approved passive recreational uses (such as walking or horseback riding trails) or for removal of non-native species. **Any unapproved alteration may constitute a departure from an approved open space use and be deemed a change of use, and subject Owner to the additional tax, interest, and penalty provisions of RCW 84.34.080.** "Alteration" means any human-induced action that adversely impacts the existing condition of Property or resources including, but not limited to, the following:
 - a. erecting structures;
 - b. grading;
 - c. filling;
 - d. dredging;
 - e. channelizing;
 - f. modifying land or hydrology for surface water management purposes;
 - g. cutting, pruning, limbing or topping, clearing, mowing, or removing native vegetation;
 - h. introducing non-native species (as defined in KCC 21A.06.790);
 - i. applying herbicides or pesticides or any hazardous or toxic substance, without prior written approval;
 - j. discharging pollutants except for stormwater;
 - k. paving or application of gravel;
 - l. storing or dumping equipment, construction materials, garbage, vehicles, household supplies, or compost;
 - m. engaging in any other activity that adversely impacts existing native vegetation, hydrology, wildlife, wildlife habitat, or awarded program categories.
14. Participation in PBRS does not exempt Owner from obtaining any required permit or approval for activity or use on Property.

TRANSMITTED to the parties listed hereafter:

Office of the King County Hearing Examiner
Rachelle Meenach-Ligrano and Mike Ligrano, applicants
Elenore Bonyeau, King County Department of Assessments
Wendy Sammarco, King County Forester

2021 Aerial Photo

135TH AVE SW

133RD AVE SW

VASHON HWY SW

3522029040

0.22 acres

3522029061

0221029108

0.96 acres

