

**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)**

**March 23, 2023 – Public Hearing**

**APPLICANT: Ricky and Mary Krell**

**File No. E20CT020**

**A. GENERAL INFORMATION:**

1. Owners: Ricky and Mary Krell  
11333 SW 204th Street  
Vashon, WA 98070
2. Property location: 11333 SW 204th Steet  
Vashon, WA 98070
3. Zoning: RA5
4. STR: SW-06-22-03
5. PBRs categories requested by the applicant *and suggested by staff*:

**Open space resources**

- \*Public recreation area
- Active trail linkage
- \**Equestrian-pedestrian-bicycle trail linkage*
- Significant wildlife or salmonid habitat

**Bonus categories**

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

NOTE: \*Staff recommends credit be awarded for these PBRs categories.

6. Parcel:	062203-9052	062203-9141
Total acreage:	3.34	2.86
Requested PBRs:	1.00	1.40
Home site/excluded area:	1.60	1.80
<b>Recommended PBRs:</b>	<b>1.74</b>	<b>1.06</b>

**EXHIBIT 1**

Exhibit no.	1
Case name	Ricky and Mary Krell
Case number	E20CT020
Date received	3/23/3023
KING COUNTY HEARING EXAMINER	

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 (2.80 acres) is the entire property (6.20 acres) less the excluded areas as measured (3.40 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, RA5, RA5SO, RA10, and RA10SO.
2. Development of the subject property and resource characteristics of open space area: The property contains a single-family residence, septic system, garden, lawn/landscaping, well and access driveway one parcel -9141. Parcel -9051 contains two sheds, lawn and a picnic shelter, with plans for a residence. The open space portion of the property consists mostly of a mix of coniferous and deciduous trees and mostly native shrubs and plants with Judd Creek running north to south along the eastern property lines. There is also a portion of trail, part of the Judd Creek trail system, bisecting the southeast corner of parcel -9052.
3. Site use: The property is used as a single-family residence.
4. Access: The property is accessed from SW 204th Street.
5. Appraised value for 2022 (based on Assessor’s information dated 3/8/2023):

<u>Parcel #062203-9052</u>	<u>Land</u>	<u>Improvements</u>	<u>Total</u>
Appraised value	<b>\$242,000</b>	\$0	\$242,000
Tax applied	<b>\$2,221</b>	\$0	\$2,221
<u>Parcel #062203-9141</u>	<u>Land</u>	<u>Improvements</u>	<u>Total</u>
Appraised value	<b>\$203,000</b>	1,078,000	\$1,281,000
Tax applied	<b>\$1,863</b>	\$9,892	\$11,755

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

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

**KCC 20.36.010 Purpose and intent.**

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

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

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

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

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

**D. 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**

- Public recreation area

The landowner worked with King County in 2019 to establish a conservation easement for the enrolling portion the property which includes a trail used by the general public

(part of the Judd Creek trail system). This trail is part of a larger trail system that connects Island Center Forest to Judd Creek Estuary. Credit for this category is recommended.

- Active trail linkage

In order to be eligible for this category, the property must allow public access and the landowner must enter into an agreement with the county to provide a connection between trails within the county's regional trails system and local or regional attractions or points of interest. Because there is a recorded trail easement (which is more permanent than an agreement) it is more appropriate to award the Equestrian-pedestrian-bicycle trail linkage category than active trail linkage. Additionally, the trail is not formally recognized as part of the county's regional trail system. Credit for this category is not recommended.

- Equestrian-pedestrian-bicycle trail linkage

Although credit for this category was not requested, the property contains a portion of trail, part of the Judd Creek trail system, bisecting the southeast corner of parcel -9052, that is used by the public. The trail provides a linkage between the Judd Creek Estuary and Island Center Forest trail systems. The landowners have a recorded trail easement (recording #20191212000944) which provides public access through their property in perpetuity. Credit for this category is recommended.

- Significant wildlife or salmonid habitat

The property does contain a portion of Judd Creek (Type F waters), which provides habitat for salmonid species. To be eligible for this category, the landowners must be providing a buffer of native vegetation to the stream that is at least 15% greater than the 165 feet required per county code (KCC 21A24.358.C), or 189.75 feet. The largest average buffer width provided is approximately 155 feet on the stream's west side. Credit for this category cannot be recommended.

### **Bonus categories**

- Unlimited public access

The owners provide unlimited public access to a portion of trail bisecting the southeast corner of the property. The trail provides a linkage between the Judd Creek Estuary and Island Center Forest trail systems in perpetuity via an established conservation easement. Credit for this category is recommended.

- Conservation easement or historic easement

The landowner worked with King County in 2019 to establish a conservation easement (recording #20191212000944) for the enrolling portion the property, which protects valuable recreational and ecological resources in perpetuity. 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**

Public recreation area	5
Active trail linkage	0
Equestrian-pedestrian-bicycle trail linkage	35
Significant wildlife or salmonid habitat	0

**Bonus category**

Unlimited public access	5
Conservation easement or historic easement	18

**TOTAL 63 points**

**PUBLIC BENEFIT RATING**

For the purpose of taxation, 63 points result in 10% of market value and a 90% reduction in taxable value for the portion of land enrolled.

**B. RECOMMENDATION:**

APPROVE the request for current use taxation "Open space" classification with a Public Benefit Rating of 63 points, subject to the following requirements:

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

1. Compliance with these requirements is necessary to continue to receive the tax benefits from the King County Public Benefit Rating System (PBRS) current use taxation program for the property enrolled in the program (Property). Failure to abide by these requirements can result in removal of current use designation and subject the property owner (Owner) to the penalty, tax, and interest provisions of RCW 84.34 and assessment at true and fair value. The King County Department of Assessments (DoA) and the Water and Land Resources Division, Director's Office, Agriculture, Forestry and

Incentives Unit (AFI) or its successor may re-evaluate the Property to determine whether removal of the open space designation is appropriate. Removal shall follow the process in RCW 84.34.108.

2. Revisions to these requirements may only occur upon mutual written approval of the Owner and granting authority. These conditions shall apply so long as the Property retains its open space designation. If a conservation easement acceptable to and approved by King County is granted by the Owner or the Owner's successors in interest to the Department of Natural Resources and Parks, King County or a grantee approved by King County, these requirements may be superseded by the terms of such easement, upon written approval by King County.
3. The open space classification for this Property will continue so long as it meets the open space purposes for which it was initially approved. Classification as open space will be removed upon a determination by King County that the Property no longer meets the open space purposes for which it was initially approved. A change in circumstances which diminishes the extent of public benefit from that approved by the King County Council in the open space taxation agreement will be cause for removal of the current use assessment classification. It is the Owner's responsibility to notify the DoA and the AFI Unit or its successor of a change in circumstance with regard to the Property.
4. When a portion of the open space Property is withdrawn or removed from the program, the AFI Unit or its successor and the DoA shall re-evaluate the remaining Property to determine whether it may continue to qualify under the program. If the remaining portion meets the criteria for priority resources, it may continue under current use taxation.
5. Except as provided for in sections 6 and 7 below, no alteration of the open space land or resources shall occur without prior approval by the AFI Unit or its successor. **Any unapproved alteration may constitute a departure from an approved open space use and be deemed a change of use, and subject the Property to the additional tax, interest, and penalty provisions of RCW 84.34.080.** "Alteration" means any human-induced action that adversely impacts the existing condition of the open space Property or resources including but not limited to the following: (*Walking, horseback riding, passive recreation or actions taken in conjunction with a resource restoration plan, or other similar approved activities are permitted.*)
  - a. erecting structures;
  - b. grading;
  - c. filling;
  - d. dredging;
  - e. channelizing;
  - f. modifying land or hydrology for surface water management purposes;
  - g. cutting, pruning, limbing or topping, clearing, planting, introducing, relocating or removing vegetation, however, selective cutting may be permitted for firewood;
  - h. applying herbicides or pesticides or any hazardous or toxic substance;



- i. discharging pollutants excepting stormwater;
  - j. paving, construction, application of gravel;
  - k. storing of equipment, household supplies, play equipment, or compost;
  - l. engaging in any other activity that adversely impacts the existing vegetation, hydrology, wildlife, wildlife habitat, or other open space resources.
6. Notwithstanding the provisions of Section 5 trees posing a hazard to structures or major roads may be removed. Any trees removed must be replaced.
  7. If an area of the Property becomes or has become infested with noxious weeds, the Owner may be required to submit a control and enhancement plan to the AFI Unit or its successor in order to remove such weeds. If an area of the Property becomes or has become invaded by non-native species, the Owner may be required to submit, or may voluntarily submit, an enhancement plan to the AFI Unit or its successor, in order to replace such species with native species or other appropriate vegetation.
  8. There shall be no motorized vehicle driving or parking allowed on the open space Property, except for medical, public safety or police emergencies.
  9. Grazing of livestock is prohibited on the open space Property.
  10. Public access shall be permitted upon any area of the open space Property that is designated for public access.
  11. An owner of property enrolled in the program may be required to submit a monitoring report on an annual or less frequent basis as requested by program staff. This report must include a brief description of how the property still qualifies for each awarded resource category. It must also include photographs from established points on the property and any observations by the owner. The owner must submit this report to the department by email or by other mutually agreed upon method. An environmental consultant need not prepare this report.
  12. Enrollment in PBRS does not exempt the Owner from obtaining any required permit or approval for activity or use on the Property.

**TRANSMITTED** to the parties listed hereafter:

Office of the King County Hearing Examiner  
Ricky and Mary Krell, applicants  
Elenore Bonyeau, King County Department of Assessments

SW 204TH ST

1.80 acres

2021 Aerial Photo

0622039141

1.60 acres

0622039052

