



CITY OF BLACK DIAMOND
PLANNING COMMISSION MEETING AGENDA
April 22, 2014 7:00 PM
25510 Lawson Street, Black Diamond, Washington

- 1) CALL TO ORDER, ROLL CALL
- 2) APPROVAL OF MINUTES –March 11, 2014
- 3) PUBLIC COMMENTS: Individuals wishing to address the Planning Commission regarding any item not on this meeting’s agenda may do so at this time.
- 4) WORKSESSION ON PUBLIC BENEFIT RATING SYSTEM (BRYANT APPLICATION)
- 5) UNFINISHED BUSINESS
- 6) DEPARTMENT REPORT
- 7) PUBLIC COMMENTS
- 8) ADJOURN



**CITY OF BLACK DIAMOND
PLANNING COMMISSION**
25510 Lawson Street, Black Diamond, Washington

MEMORANDUM

Date: April 4, 2014
 To: Planning Commission
 From: Stacey Welsh, Community Development Director
 Re: Worksession on the Public Benefit Rating System (Bryant Application)

This is a follow up worksession to the one conducted at your March meeting. At your last meeting, the Commission reviewed the Bryant PBRs application materials and provided staff with questions. Responses to the questions were obtained primarily from King County staff and are listed below:

- 1) What is the minimum acreage required to be included in the PBRs program?
 - a. *There is no minimum, although many resource categories do have acreage requirements for credit to be awarded.*
- 2) What are the zoning and Comprehensive Plan designations of the properties?

Parcel	Zoning	Comp Plan
1121069104	<i>Community Commercial</i>	<i>Community Commercial</i>
1121069037	<i>Community Commercial</i>	<i>Community Commercial</i>
1521069052	<i>Medium Density Residential & Neighborhood Center</i>	<i>Medium Density Residential & Neighborhood Commercial</i>
1521069058	<i>Neighborhood Center</i>	<i>Neighborhood Commercial</i>
1521069060	<i>Neighborhood Center</i>	<i>Neighborhood Commercial</i>
1421069006	<i>Medium Density Residential</i>	<i>Medium Density Residential</i>

- 3) What is the financial impact of pulling out of the PBRs program early?
 - a. *Remember, there is no 'end date' to enrollment but there are financial impacts for a landowner to consider if the property (or a portion of) is ever withdrawn or removed from the program. They are as follows:
 Participation in PBRs begins with the recording of an open space agreement signed by the land owner(s) and King County. There is no set end date to a property's enrollment in the program. However, if a change of use occurs on the enrolled land that disqualifies it or a participant no longer wishes to take part in the program, all or a portion of enrolled area of the property can be removed or withdrawn. In this case, the owner would be responsible for paying a compensating tax, which is calculated by determining the difference between the amount of tax paid as open space and the amount that would have been paid for*

those years had the land not been in the program (the savings) for up to a maximum of seven years, plus interest and a 20% penalty. If the land has been in the program for ten years or more and the owner has given two years written notice of withdrawal to the Dept. of Assessments, the 20% penalty is excused.

- 4) For open space properties, please explain what other programs there are to reduce a tax bill.
 - a. *There are four Current Use Taxation Programs in King County:*
 - i. **The Public Benefit Rating System (PBR)**: *PBR enrollment and associated tax savings are based on a point system. Points are awarded for each PBR resource category a property qualifies for (such as protecting buffers to streams and wetlands, ground water protection, preserving significant wildlife habitat, conserving farmland and native forestland, preserving historic landmarks and more). The total points awarded for a property's PBR resources translate into a 50% to 90% reduction in the land assessed value for the portion of the property enrolled.*
 - ii. **Timber Land**: *program enrollment requires a property have between five and twenty acres of manageable forestland, and be zoned RA, F or A. Land participating in this program must be devoted primarily to the growth, harvest, and management of forest crops for commercial purposes and must be managed according to an approved forest stewardship plan.*
 - iii. **Farm and Agricultural Land**: *for land used for the production of livestock or agricultural commodities for commercial purposes. There are financial requirements for enrollment, which are dependent on the size of the land and the gross annual revenue received for the land for three out of the past five years (please refer to RCW **84.34.020** for more details).*
 - iv. **Forestland**: *this program is similar to Timber Land but is for property containing more than twenty acres of eligible forestland primarily devoted to the growth and harvest of timber (please refer to RCW **84.33** and the Washington State Department of Revenue's Designated Forestland publication for more details). Wendy Morse at the Dept. of Assessments administers the farm and Forestland programs – 206-263-2374.*
- 5) What is the difference between the forestland program and PBR?
 - a. *See the response to question #4, above.*
- 6) On what date did parcel #9006 enter the forestland program?
 - a. *2/10/1981, King County recording number for agreement: 198103030319.*
- 7) How many other cities have this sort of taxation within their city limits?
 - a. *Almost all. Most come from the City of Seattle. The Bryant application is one of five city applications this year alone (other cities being Redmond, Kirkland, Newcastle and Carnation).*

Next steps

This Bryant application is scheduled for a public hearing at your Special Meeting on April 29th. Both King County and City staff will be present at the public hearing. King County staff will present their recommendation on the application and can provide responses to any additional questions at that time.