

Public Benefit Rating System (PBRs) Application

City Council Public Hearing and Action

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September 6, 2022



Recommended Action

Hold the Public Hearing on Resolution No. 10133, and following the Public Hearing, consider approval of the application subject to the same conditions enumerated in the King County staff report.



Agenda

1. Context
2. Application Process
3. King County Approval
4. City's Review
5. Action



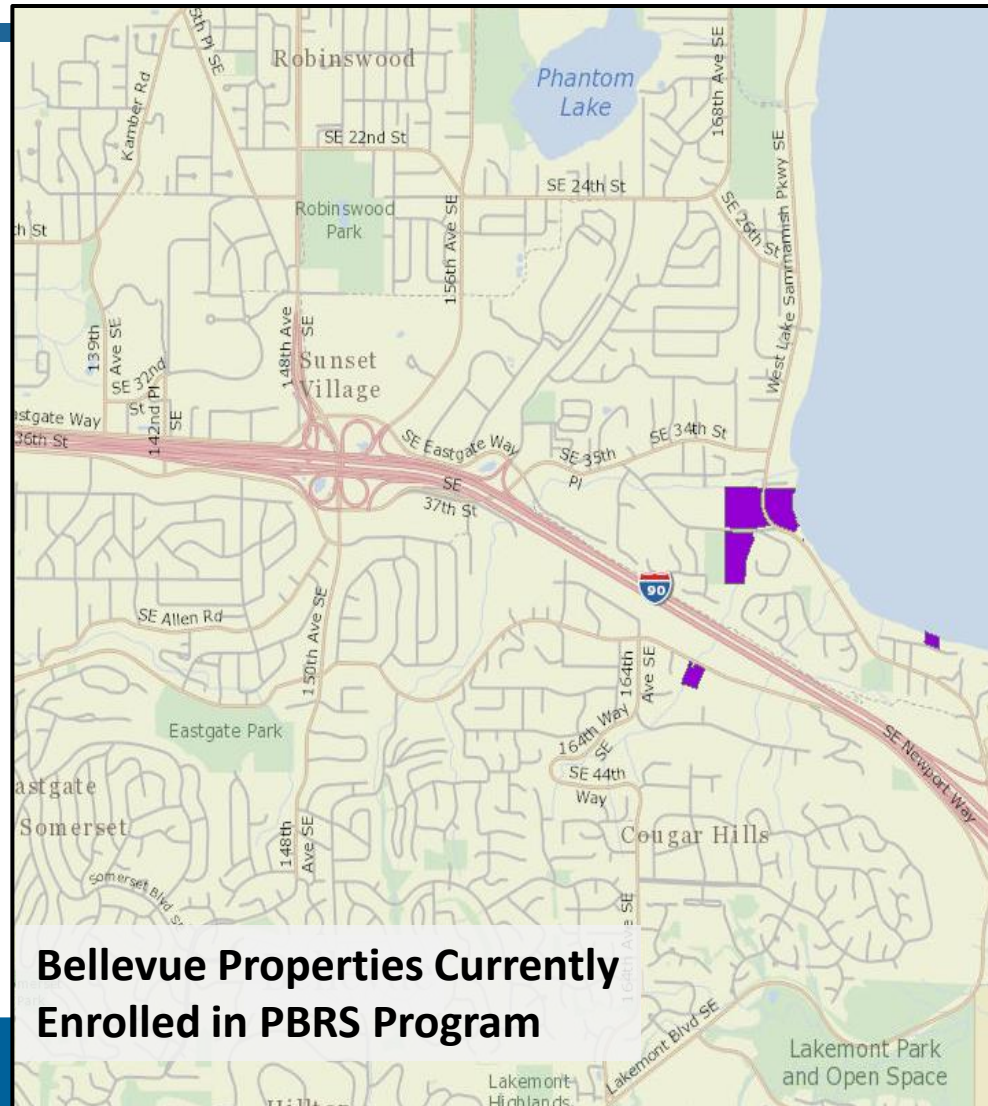
Public Benefit Rating System (PBRs) Program

- Open Space Taxation Act (the “Act”) enacted in 1970
- Voluntary resource conservation on private property
- Preserve, protect or restore open space resources, such as buffers to streams and wetlands, ground water, wildlife habitat, etc.
- In exchange for tax incentive
- Administered by King County



PBRS Program Cont'd

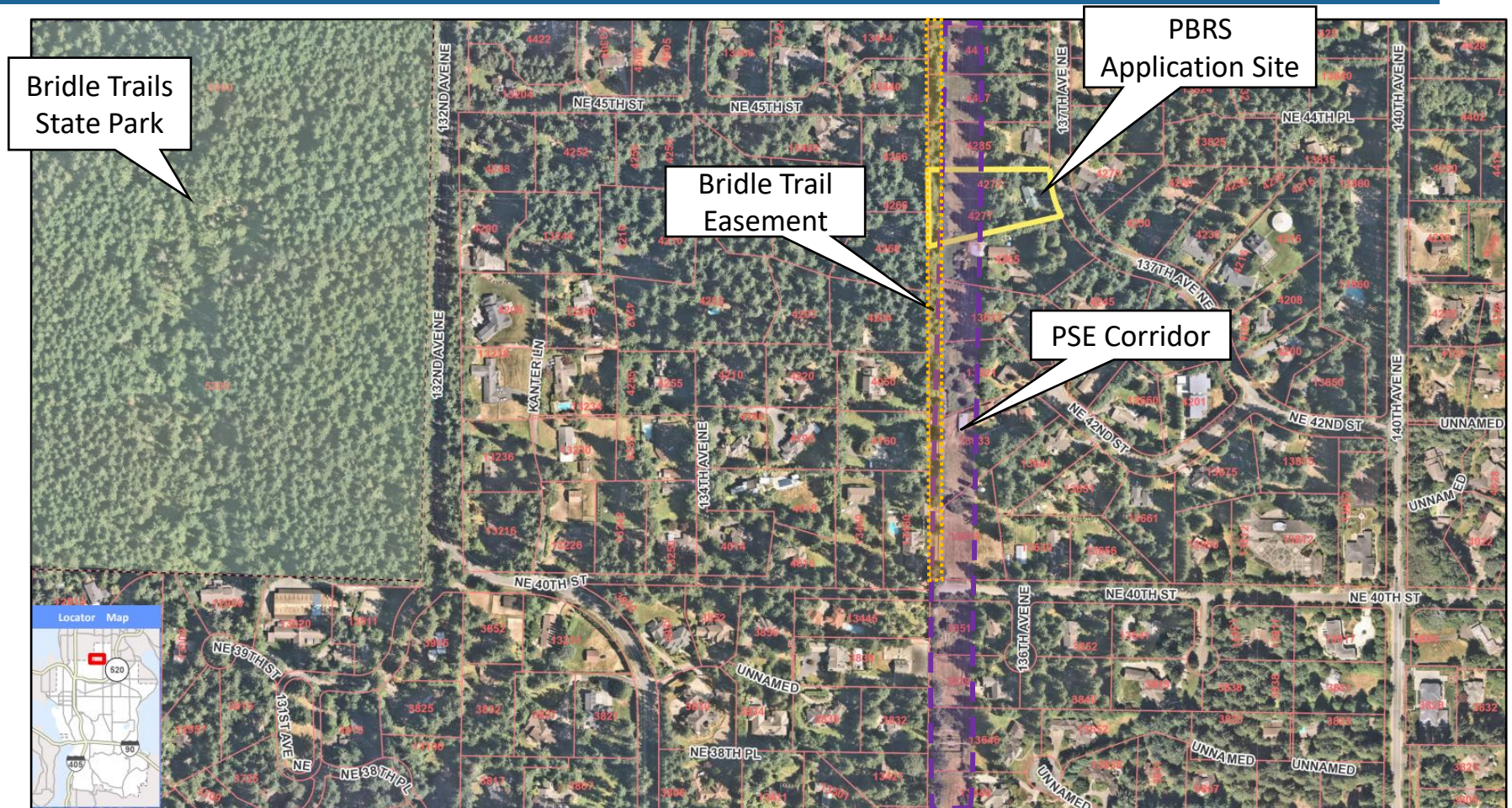
- First application for Bellevue
- King County & Bellevue are granting authorities
- Either can approve, approve with conditions or deny
- Conditions imposed, must be identical
- If approved, tax benefit starts the following year



Timiri & Ostergaard PBRS Application Process



Vicinity Map



Timiri and Ostergaard property

Property Address: 4277 137th Avenue NE

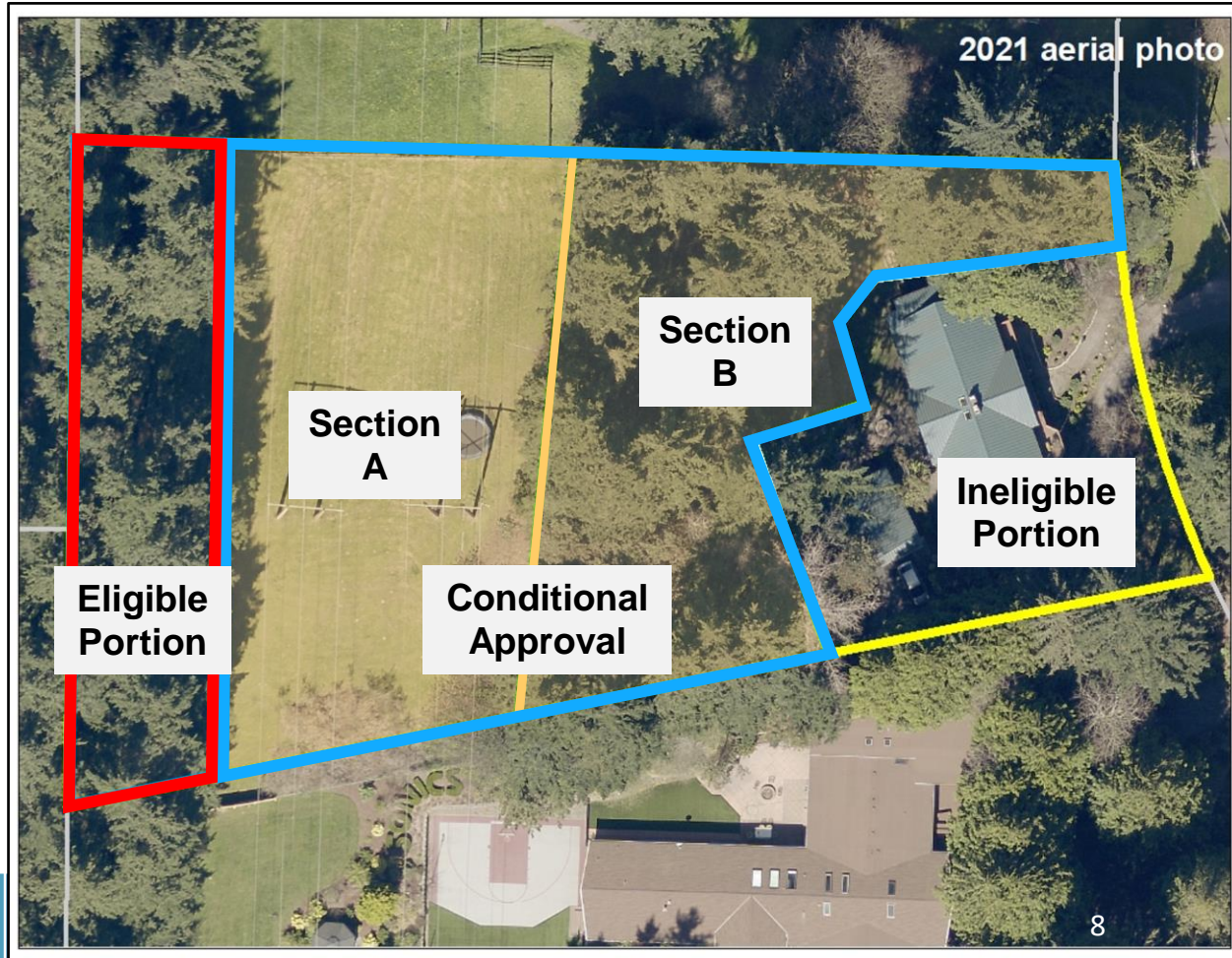
Eligible Portion = 0.23 ac

Conditional Approval:

Section A = 0.46 ac

Section B = 0.41 ac

**Max. Potential
Enrollment Area = 1.1 ac**





King County

King County Approval

- **Approved Land Area:**
 - 0.23 acres
- **Approved Categories:**
 - Public recreation area (5 points)
 - Unlimited public access (5 points)
- **Award:**
 - Entitled to 10 points
 - 10 points = 50% tax reduction for 0.23 ac
 - Annual Tax Reduction \$278 (City reduction \$28)





King County

King County Approval

- **Conditionally Approved Land Area:**
 - Up to 1.1 acres (include Sections A & B)
- **Conditionally Approved Categories**
 - Resource restoration (5 points)
 - Urban open space (5 points)
- **Possible Award:**
 - Additional 10 points for a total of 20 points
 - 20 points = 70% tax reduction for 1.1 acres
 - Annual tax reduction of \$4,298 (City reduction \$443)



City's Review of Application


Evaluation Criteria:

- (a) The resulting revenue loss or tax shift;
- (b) Whether granting the application will;
 - (i) conserve or enhance natural, cultural, or scenic resources,
 - (ii) protect streams, stream corridors, wetlands, natural shorelines and aquifers,
 - (iii) protect soil resources and unique or critical wildlife and native plant habitat,
 - (iv) promote conservation principles by example or by offering educational opportunities,
 - (v) enhance the value of abutting or neighboring parks, forests, wildlife preserves, nature reservations, sanctuaries, or other open spaces,
 - (vi) enhance recreation opportunities,
 - (vii) preserve historic and archaeological sites,
 - (viii) preserve visual quality along highway, road, and street corridors or scenic vistas,
 - (ix) affect any other factors relevant in weighing benefits to the general welfare of preserving the current use of the property



City's Decision

Council may decide:



Option A (staff recommendation)	Approve with King County's conditions
Option B	Approve with different conditions
Option C	Deny

Option A Explained			
	Land Area	Tax Reduction	Annual City Revenue Impact
Approve	0.23 ac	50%	~(\$28.67)
Conditionally Approve	1.1 ac	70%	~(\$443.21)

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