

**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 (PBR)**

**February 27, 2020 – Public Hearing**

**APPLICANT: Michael Burrows**

**File No. E19CT032**

**A. GENERAL INFORMATION:**

1. Owners: Michael Burrows and Joanne Wells  
24135 NE 43rd Street  
Redmond, WA 98053
2. Property location: same as above
3. Zoning: RA2.5
4. STR: NE-22-25-06
5. PBR categories recommended by staff:

NOTE: The property owners did not request award for specific resource categories in their submitted application.

**Open space resources**

Forest stewardship land  
Significant wildlife or salmonid habitat  
Watershed protection area

6. Parcel:	222506-9001
Total acreage	9.94
Requested PBR:	8.00
Home site/excluded area:	2.20
<b>Recommended PBR:</b>	<b>7.74</b>

NOTE: The portion recommended for enrollment in PBR is the entire property less the excluded areas as measured. The attached 2017 aerial photo outlines the parcel in yellow and the areas proposed to be excluded from PBR in blue. In the event the Assessor's official parcel size is revised, PBR acreage should be administratively adjusted to reflect that change.

**B. FACTS:**

1. Zoning in the vicinity: Properties in the vicinity are zoned RA2.5 and RA5.
2. Development of the subject property and resource characteristics of open space area: The property contains a residence, access driveway, workshop, garden, septic system, maintained view corridor, landscaping, network of walking trails and additional personal use areas. The open space portion of the property consists of a mix of coniferous and deciduous trees and mostly native shrubs and plants.
3. Site use: The property is used as single-family residence.
4. Access: The property is accessed from NE 43rd Street.
5. Appraised value for 2018 (based on Assessor’s information dated 2/10/2020):

<u>Parcel #222506-9001</u>	<u>Land</u>	<u>Improvements</u>	<u>Total</u>
Appraised value	<b>\$413,000.00</b>	\$576,000.00	\$989,000.00
Tax applied	<b>\$4,323.05</b>	\$6,029.15	\$10,352.20

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. 2016 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**

- Forest stewardship land

The owners are interested in improving the health and diversity of their forest, including weed and invasive species removal. The owners have provided a forest stewardship plan that has been approved by a county forester. Credit for this category is recommended. 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.

- Significant wildlife or salmonid habitat

The property contains habitat for numerous wildlife species, including foraging and nesting habitat for the pileated woodpecker, which is listed as a candidate species of concern by the Washington Department of Fish and Wildlife. Upon conducting a site visit, program staff observed evidence of pileated woodpecker activity and determined areas of the forest on the property is of sufficient age and diversity to support the species regular use of the property. Award of this category is consistent with habitat as defined by KCC 20.36.100, section B.15.a (1). Credit for this category is recommended.

- Watershed protection area

The enrolling open space contains 7.74 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:

<b>Open space resources</b>	
Forest stewardship land	5
Significant wildlife or salmonid habitat	5
Watershed protection area	5

**TOTAL 15 points**

**PUBLIC BENEFIT RATING**

For the purpose of taxation, 15 points result in 40% of appraised value and a 60% 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 15 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, 7 and 10 and 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 the purpose of forestry and in areas of the Property being used as forest stewardship land.
  9. Grazing of livestock is prohibited on the open space Property.
  10. For land designated as forest stewardship land, activities that are consistent with forestry uses and that are consistent with an approved Forest Stewardship Plan for the Property shall be permitted as long as those activities do not cause a significant adverse impact to the resource values of other awarded categories.
  11. An owner of property receiving credit for farm and agricultural conservation land, forest stewardship land, or rural stewardship land, all of which require a stewardship or management plan, must annually provide a monitoring report that describes progress of implementing the plan. The owner must submit this report, which must include a brief description of activities taken to implement the plan and photographs from established points on the property, 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  
Michael Burrows and Joann Wells, applicants  
Debra Clark, King County Department of Assessments

2017 Aerial Photo

2.20 acres

2225069001



**Water and Land Resources Division**

Department of Natural Resources and Parks  
King Street Center  
201 South Jackson Street, Suite 600  
Seattle, WA 98104-3855  
**206-477-4800** Fax 206-296-0192 TTY Relay: 711

January 16, 2020

King County Councilmembers  
Room 120  
C O U R T H O U S E

ATTN.: Melani Pedroza, Clerk of the Council

**RE: Hearing Examiner Legal Notice for Public Hearing Scheduled February 27, 2020**

Dear Councilmembers:

Attached are the legal notice and proposed ordinances for the above noted public hearing. Please provide ten (10) days notice as required by King County Code (K.C.C. 20.36.060).

Sincerely,

Megan Kim, Project Program Manager  
PBRS and Timber Land Programs

**PUBLICATIONS TO BE NOTIFIED:**

E19CT018 - (4K)	E19CT025 - (5)
E19CT020 - (8)	E19CT026 - (5)
E19CT022 - (5)	E19CT032 - (4K)
E19CT024 - (8)	E19CT037 - (5)

**DATES OF PUBLICATIONS:**

(5) Vashon Maury Island Beachcomber– 02/13/20  
(4K) Redmond Reporter – 02/14/20  
(8) Woodinville Weekly – 02/13/20

Attachments

**NOTICE IS HEREBY GIVEN** that the Hearing Examiner for the King County Council will meet in the Fred Room on the 12th floor of the King County Courthouse, 516 Third Avenue, Seattle, Washington, on Thursday, February 27, 2020, at the time listed, or as soon thereafter as possible, to consider applications for classification and real property assessment under Current Use Assessment Statute RCW 84.34, all listed hereafter;

**1:30 p.m. or as soon thereafter as possible.**

**E19CT018** – Michael Niebuhr for property located at 36204 NE 112th Street, Carnation, WA 98014; STR: NW-36-26-07; SIZE: 19.50 acres; REQUEST: Public Benefit Rating System; Tax #362607-9036.

**E19CT020** – Paul and Joann Safstrom for property located at 16526 232nd Avenue NE, Woodinville, WA 98077; STR: SW-10-26-06; SIZE: 9.14 acres; REQUEST: Public Benefit Rating System; Tax #102606-9012.

**E19CT022** – Martin Baker and Donna Klemka for property located west of 23707 Landers Road SW, Vashon, WA 98070; STR: SW-14-22-02; SIZE: 10.00 acres; REQUEST: Public Benefit Rating System; Tax #142202-9033.

**E19CT024** – Michael and Vicki Elledge for property located at 15015 223rd Avenue NE, Woodinville, WA 98077; STR: SE-16-26-06; SIZE: 7.64 acres; REQUEST: Public Benefit Rating System; Tax #162606-9093.

**E19CT025** – Erik Steffens for property located at 10426 SW Cemetery Road, Vashon, WA 98070; STR: NE-06-22-03 and SE-31-23-0312.37; SIZE: 12.37 acres; REQUEST: Public Benefit Rating System; Tax #062203-9179 and #312303-9179.

**E19CT026** – Vashon-Maury Island Land Trust for property located at 11132 SW 204<sup>th</sup> Street, Vashon, WA 98070; STR: SW-06-22-03; SIZE: 9.00 acres; REQUEST: Public Benefit Rating System; Tax #062203-9064.

**E19CT032** – Michael Burrows for property located at 24135 NE 43rd Street, Redmond, WA 98053; STR: NE-22-25-06; SIZE: 9.94 acres; REQUEST: Public Benefit Rating System; Tax #222506-9001.

**E19CT037** – William Chamberlain and Alice May for property located at 23731 Landers Road SW, Vashon, WA 98070; STR: SW-14-22-02; SIZE: 8.15 acres; REQUEST: Public Benefit Rating System; Tax #142202-9053, #142202-9093 and #142202-9110.

Details are available from the King County Department of Natural Resources and Parks, Rural and Regional Services Section, 201 South Jackson Street, Suite 600, Seattle, WA 98104; Phone (206) 477-4788.

Dated at Seattle, Washington, This 13th Day of February 2020.

Melani Pedroza  
Clerk of the Council  
Metropolitan King County Council  
King County, Washington

..title

AN ORDINANCE approving an application for current use assessment for either public benefit rating system or timber land, or both, submitted by Michael Burrows for property located at 24135 NE 43rd Street, Redmond, WA 98053, designated department of natural resources and parks, water and land resources division file no. E19CT032.

..body

**Legend**

- 2019 Applicant
- Other 2019 Applicants

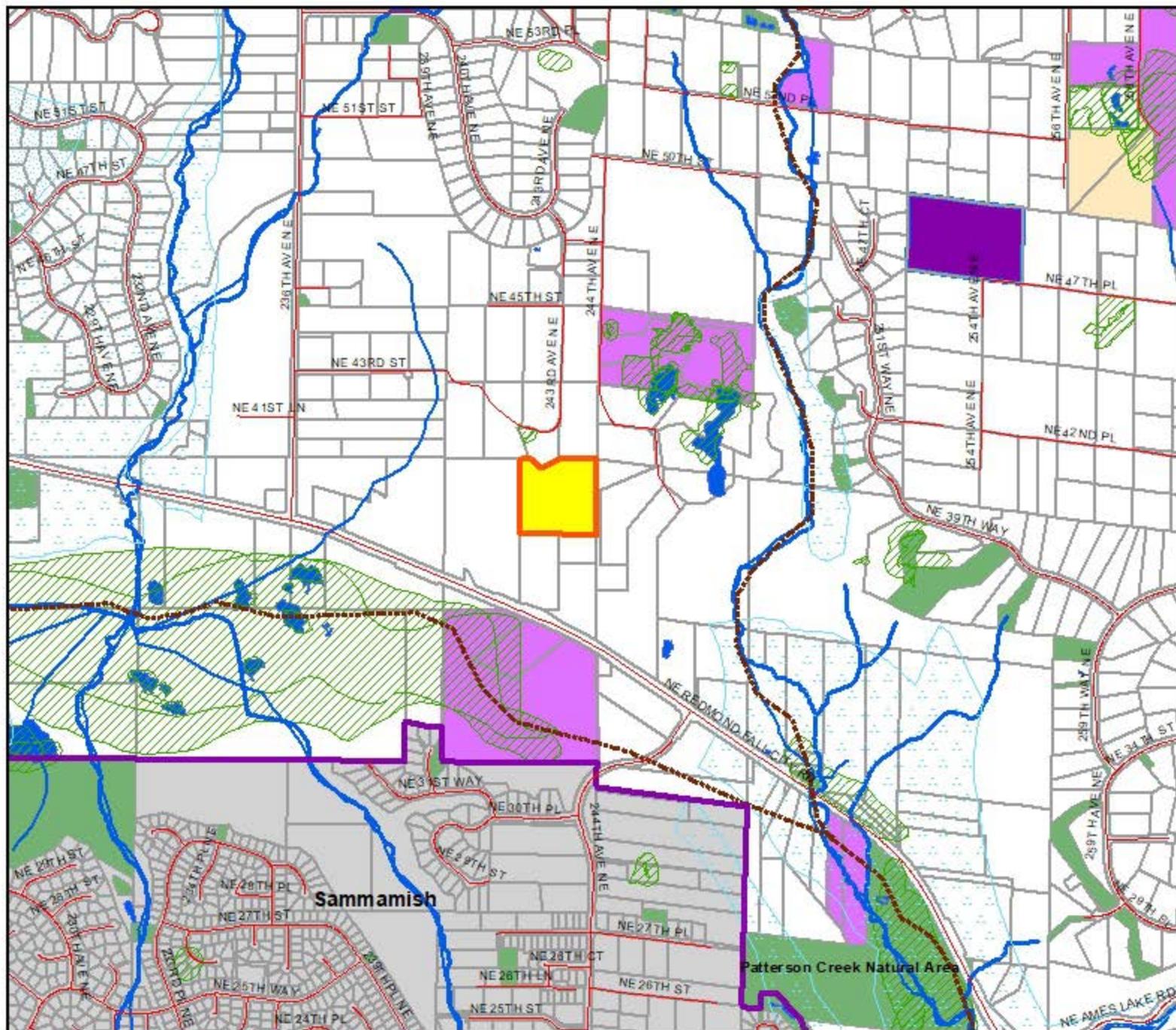
**Current Use Programs**

- PBRs
- PBRs and Timberland
- Timberland
- Forestland
- Farm and Agriculture

**Aquifer Recharge**

- CARA 1
- CARA 2
- CARA 3
- Wetlands
- Rivers and Lakes
- Streams
- Public Land
- Farmland Preservation Program
- Wildlife Habitat Network
- King County Parcels
- Current KC Urban Growth Area
- Cities
- Street
- County Boundary

0 235 470 940 1,410 1,880 Feet



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**King County**  
 Department of  
 Natural Resources and Parks  
**Water and Land Resources Division**  
 February 27, 2020

**File E19CT032**  
**EXHIBIT 4**

**PBRs Applicant**  
 Burrows Property



# Washington Forest Stewardship Plan

## **I. Cover Page**

### **Landowner Information**

Name: Mike Burrows and Joanne Wells

Address: 24135 NE 43<sup>RD</sup> ST, Redmond, WA 98053

Phone: (425) 392-6141

Email: Burrowshouse@gmail.com

### **Property Information**

Acreage: 9.94 Acres

County: King County

Legal Description: Lot 1 of King County Short Plat No. 776020, as recorded under recording No. 8006170594, being a revision of Short Plat recorded under recording No. 7804281228, records of King County Auditor; Except that portion of said Lot 1 described as follows: Commencing at the northwest corner of said Lot 1; thence south 89°46'05" east along the north line thereof 85.21 feet to the point of beginning; thence continuing south 89°46'05" east 247.42 feet; thence south 62°50'58" west 173.82 feet; thence north 49°06'40" west 122.70 feet to the point of beginning. (Also known as Lot A King County Lot Line Adjustment No. 8609021 under recording No. 8805100746). Situate in the County of King, State of Washington.

Parcel Number: 2225069001

Street Address or Location Description: 24135 NE 43<sup>RD</sup> ST, Redmond, WA 98053

### **Plan Preparer**

Name: Mike Burrows and Joanne Wells

Address: 24135 NE 43<sup>RD</sup> ST, Redmond, WA 98053

Phone: (425) 392-6141

Email: burrowshouse@gmail.com

### **Assisted By**

Name: Bill Loeber

Title: Forester

Affiliation: King County DNRP

Address: 201 So. Jackson St. Suite 600, Seattle, WA 98104

Phone: (206) 477-4755

Email: bill.loeber@kingcounty.gov

**Plan Preparation Date: 11/5/19**

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## II. Landowner Objectives

### Specific Objectives:

- To have a healthy and diverse forest that provides a natural habitat for wildlife
- To selectively thin the bigleaf maples to improve the vigor of the western redcedars
- To maintain an unencumbered view of Tiger Mountain and Cougar Mountain
- To create a walking trail through the forest
- Live on the property in a single-family residence

## III. General Property Description and Overview

Mike Burrows and Joanne Wells acquired this shy 10 acre parcel in November 2017. It is surrounded by rural residential properties.

The property is south facing and slopes steeply with an approximate incline between 20% and 25% from 475 feet to 285 feet. It is predominantly forested with a mix of conifers and hardwoods with an area of approximately 2 acres cleared for the residence, workshop, gardens and septic drain field. There is no open or flowing water on the property.

Access is via a private gravel road, east of its junction with 43<sup>RD</sup> St. The private drive is not named; it runs along an easement established on an adjoining property.

### **Property Overview:**

The forest consists primarily of one stand, predominantly western redcedar and bigleaf maple but also containing western hemlock, a few Douglas-fir and occasional cascara. There are also a few bitter cherry trees and some hazelnut trees.

There are approximately 270 trees per acre, with 240 of those being western redcedar. The DBH of the western redcedars ranges between 3" and 53", with an average of 13". The DBH of the bigleaf maples ranges between 8" and 21" with an average of 15". The age of the trees was not measured.

The understory is healthy and dense, consisting of red huckleberry, vine maple, sword ferns and Oregon grape. There are also some native blackberry vines, moss, mushrooms and fallen decaying wood. There are a number of snags that we will keep to provide wildlife habitat.

## IV. Resource Descriptions and Management Practices

### Resource Category 1: Forest Health/Wildfire/Invasive Species

**Insects and diseases:** No major forest health problems associated with insects or diseases were observed.

**Environmental Factors/Weather Events:** The property is steeply sloped and so the trees are susceptible to wind damage and soil erosion.

**Animal Damage:** No signs of damage caused by animals were seen, but since deer are often ranging through the property, seedlings will need to be protected.

**Fire:** There is no fire damage evident in any stand. The most probable cause of any potential wildfire in this area would be lightning, outdoor burning, or fireworks that escape control. The property and the residence is up-sloping, which could promote easy fire movement. Entry for fire control efforts is limited to the single access road on the west side of the property. There is no hydrant system; as such, water for extended fire control efforts must be trucked in or replenished off site. Fire protection is provided by King County Fire District No. 34, located approximately 6.5 miles away.

**Invasive Species:** There are no “control required” noxious weeds that we have discovered on our property. There are three Class B “control advised but not required” noxious weeds: buddleia, herb Robert and yellow archangel. In addition, we have found two English holly bushes and some Himalayan blackberry vines.

**Management Practices:** We plan to leave as many naturally-occurring snags and downed trees as possible, only clearing them from trails and roads. We will selectively thin the bigleaf maples to increase the vigor of the western redcedars and to create space in the canopy to enable understory diversity. We will endeavor to remove the invasive species by cutting, pulling and chemical treatment if necessary. We will also create a walking trail through our forest.

### Resource Category 2: Soils

#### A. Current resource conditions, issues, needs, and opportunities

We have two main soil types. Alderwood & Kitsap soils underlie approximately 98% of the property, and Alderwood soils underlie approximately 2% of the property in the north-east corner. There are 180-200 frost-free days per year. These soils resulted from moraines and till plains left from glaciers in the Puget Sound Trough.

Variables	Alderwood & Kitsap	Alderwood
Slope	25-70%	6-15%
Soil Depth	0-12 Gravelly sandy/silt loam 12-60 Very gravelly sandy/silt loam	0-12 Gravelly sandy loam 12-60 Very gravelly sandy loam
Road Limitations	Severe	Slight
Parent Materials	Basal till with some volcanic ash	Basal till with some volcanic ash
Water capacity	Very low (about 2.5 inches)	Very low (about 2.5 inches)
Water Table	About 18-37 inches	About 18-37 inches
Restrictive layer	20-40 inches	20-40 inches
Seedling mortality potential	High	High
50-year Douglas-fir site index	111 (Site class III – moderately productive)	111 (Site class III – moderately productive)

**Water behavior.** Alderwood & Kitsap soils and Alderwood soils (Group C) have a high infiltration rate and low runoff potential. They range from well-drained to excessively well-drained including sand or gravelly sand. Neither of these soils ponds (water standing in a closed depression). The main considerations for this soil type are its medium to high compaction. Alderwood soils are site class III (50-year site index of 108), which is moderately productive.

**Management Practices:** The soils are very compatible with the objectives of this plan. Alderwood & Kitsap are productive forest soils that remains stable under appropriate forest management practices. Ground based equipment operations should avoid the rainy season to avoid causing compaction (which can then lead to surface erosion and ponding). For this reason, any trail building will be done during the dry Summer months.

### **Resource Category 3: Water Quality/Fish Habitat/Wetlands**

There are no riparian or wetland areas on our property.

### **Resource Category 4: Forest Inventory/Timber/Wood Products**

*Considerations: Species composition, age, size, quality, trees per acre, understory vegetation, operability, silvicultural alternatives, etc.*

**Current resource conditions:** As previously stated, there is only one stand on the property. The majority of the trees are western redcedar and bigleaf maple, with the remainder being

western hemlock, Douglas-fir, cascara, bitter cherry and hazelnut trees. Most trees range in DBH from 4 to 53 inches; forest health is good, with varying sizes and established understory. The age of the trees was not measured.

**Management:** Our objectives do not include growing or harvesting trees for commercial purposes. As such, our focus is primarily on maintaining the health of the forest by selective thinning, primarily of the bigleaf maples, and by monitoring and managing invasive species.

### **Resource Category 5: Property Access/Roads/Skid Trails**

*Considerations: Current and planned roads and skid trails, vehicle access, road maintenance, access restriction (e.g. gates, trespass prevention) and improvement needs, etc.*

**Current resources:** Access from NE 43<sup>rd</sup> St is via a gravel road running east along an established easement. There is circular gravel driveway around the house, and another gravel road runs from the house to the workshop. A switchback walking trail leads through the forest towards the bottom of the property.

**Future plans:** We intend to extend the switchback trail to create a circular path through the property. Benches will be placed at several points along the trail for people to sit and appreciate the forest.

### **Resource Category 6: Wildlife**

**Current resource conditions:** The property offers one main type of wildlife habitat, mixed conifer and hardwood forest dominated by western red cedar. The forest floor has lots of coarse woody debris of fallen trees and branches. There are approximately 10 snags per acre within the stand, most apparently due to wind damage. As trees come down naturally, they will be left as is and only moved if they present a safety issue or block access. No water resources have been mapped or otherwise observed on the site.

On our property we have seen black bears, coyotes, bobcats, black tail deer, squirrels, chipmunks, rabbits, bats, insects, dragonflies, frogs, humming birds, garter snakes, western red backed salamanders, woodpeckers, and numerous other bird species, including some large hawks or eagles (we are not birders!). There are no fish bearing streams on the property. We are strong advocates for bats and have installed one bat box on our property and intend to install more. These will hopefully provide shelters to these flying mammals and help to naturally reduce the insect population

## **Resource Category 7: Protection of Special Resources and Biodiversity**

**Current resource conditions:** Based on an analysis of the property by the Washington State Department of Natural Resources (DNR) in 2016, there are no known threatened or endangered species, cultural, or historical resource protection issues on this property. Our property would not be considered a forest of recognized importance (FORI).

## **Resource Category 8: Aesthetics and Recreation**

**Current resource conditions:** We bought our land specifically to live in a natural setting, among the trees. As such we will do all that is possible to maintain the health of the forest and to enjoy all that it brings us – tranquility, wildlife, privacy, and beauty.

**Management:** As previously mentioned, we will extend a current switchback trail to create a circular walking trail throughout the property. This will include benches at several points for rest and contemplation. We will also preserve the view of Cougar and Tiger Mountain by removing trees on the lower southern half of the property to create a view corridor. Within this corridor we will plant small-size trees, carefully planning for variety, growth, and projected lifespan of trees to ensure that culling will be regular and modest, thus minimizing any impact on the territorial view, forest, and wildlife.

## **Resource Category 9: Carbon Sequestration & Resilience to Climate/Weather-Related Influences**

**Current resource conditions:** While the climate has always exhibited variability and major climatic shifts have occurred throughout geological history, warming this century is likely to occur 10 times faster than during any climatic shift in the past 65 million years. In the coming century, average annual temperatures in Washington are projected to rise at a rate of 0.2 to 1.0 °F per decade. Although there is more uncertainty in projected changes in precipitation, in general winters are projected to be wetter and summers are projected to be drier. These changes will most likely effect forest growth over time. It is expected there will be changes to the length of growing season, species (plant and animal) composition and distribution, water availability and duration, and an increase in drought conditions during the summer/early fall months.

Forests mitigate climate change by reducing the concentration of carbon dioxide, a key “greenhouse gas,” in the atmosphere. As trees grow, they take in carbon dioxide from the

atmosphere and, through photosynthesis, release oxygen and create sugars to feed themselves. Through this process, the carbon that was in the atmosphere in the form of carbon dioxide becomes part of the tree's wood and other tissues. This conversion of carbon dioxide to wood and other solid materials is known as carbon sequestration. Trees will continue to sequester carbon as they grow. When trees are harvested and milled for lumber, the carbon remains sequestered in long-lived wood products incorporated into buildings, furniture, etc. Snags, downed logs, and soil organic matter (the "duff" layer) also provide key long-term carbon storage.

Our stand is well stocked and growing vigorously, providing the greatest level of carbon sequestration. Selective thinning of the bigleaf maples will increase the vigor of the western redcedars, and the space created in the canopy will allow sunlight to reach the forest floor encouraging new diversity in the understory. A diverse forest is best able to withstand climate change.

**Management:** The stand will be annually monitored for signs of abiotic stress, disease, and insect damage evidence. This stewardship plan will be updated as needed to address changing conditions on site, in the surrounding region, and as best practices for coping with climate change in our region are recognized.

### **Resource Category 10: Specialized Forest Products (Optional)**

**Current resource conditions:** Not applicable at this time.

## **V. Conservation Based Estate/Legacy Planning**

The landowners are not considering establishing a conservation easement at this time. This management plan will be maintained, updated, and passed on to any future landowners or heirs to the property.

## VI. Management Plan Implementation Timetable

*Below are the stewardship management activities that we hope to implement over the next twenty years. Those in bold are the ones which we feel are the most important, and intend to make a priority of accomplishing them.*

<u>Year</u>	<u>Management Practice or Activity</u>	<u>Comments</u>
2019	Complete forest stewardship plan	
2020	Begin invasive species removal	English holly, Yellow archangel, Buddleia
2020	Start selective removal of bigleaf maples	North western quadrant of property
2020	Start trail building	From the end of the current switchback trail
2021	Continue invasive species removal	English holly, Yellow archangel, Buddleia, Himalayan blackberries
2021	Continue selective removal of bigleaf maples	South western quadrant of property
2021	Continue trail building	
2022	Continue invasive species removal	English holly, Yellow archangel, Buddleia, Himalayan blackberries
2022	Continue selective removal of bigleaf maples	North eastern quadrant of property
2022	Complete trail building	
2023	Continue invasive species removal	English holly, Yellow archangel, Buddleia, Himalayan blackberries
2023	Continue selective removal of bigleaf maples	South eastern quadrant of property
2024-2039	Continue monitoring and maintaining property	
2029	Update forest stewardship plan	
2039	Update forest stewardship plan	

## VIII. Aerial Photo(s)/Property Map(s)



### Legend

- Burrows/Wells Non-Forest
- Burrows/Wells Property
- King County Parcels
- Roads
- Streams and Rivers

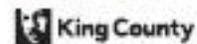
### Burrows/Wells Property 2017 Orthophoto Non-Forest Land Excluded From PBRs

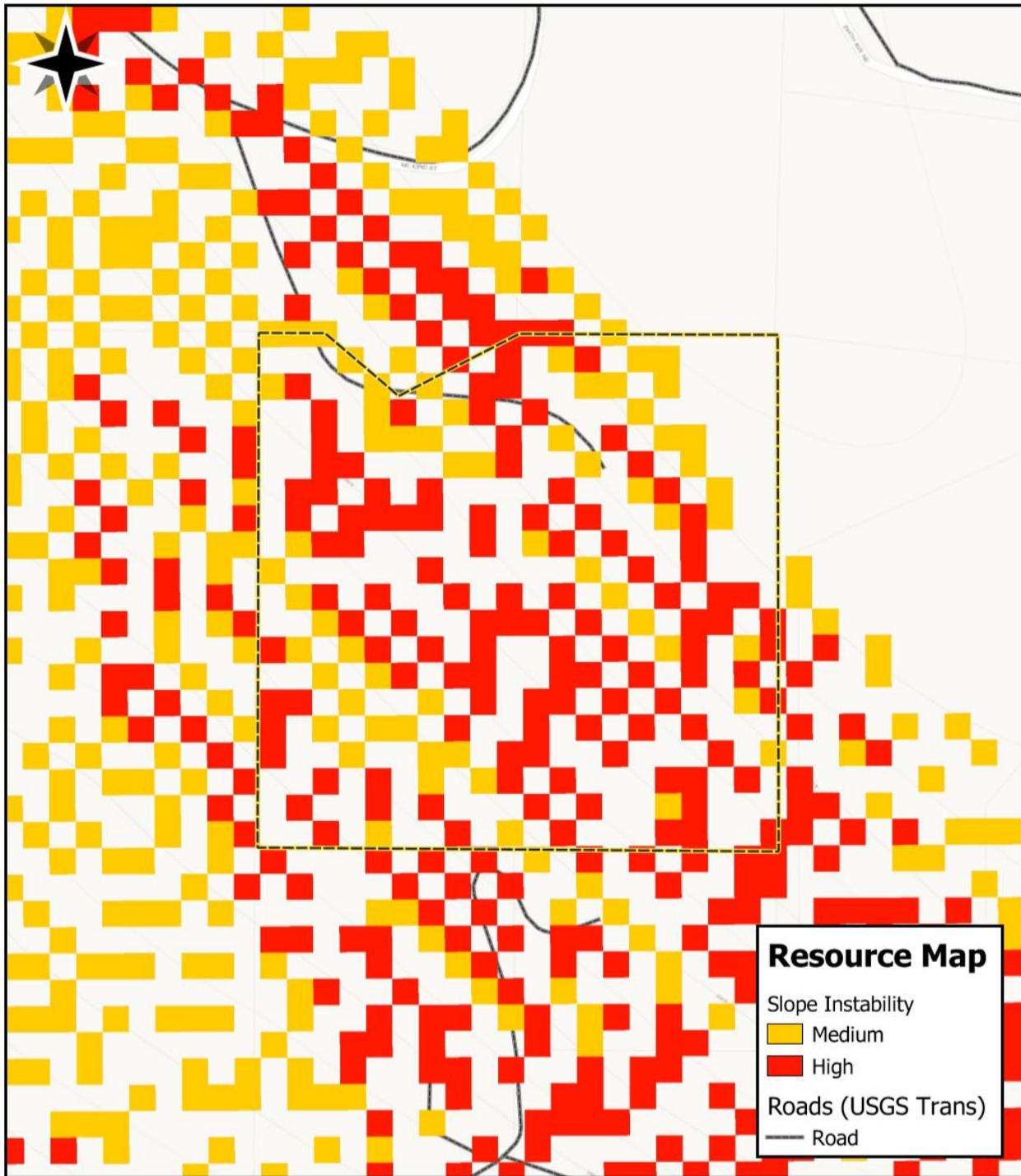
0 20 40 80 120 Feet

December 03, 2019



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# Forestry

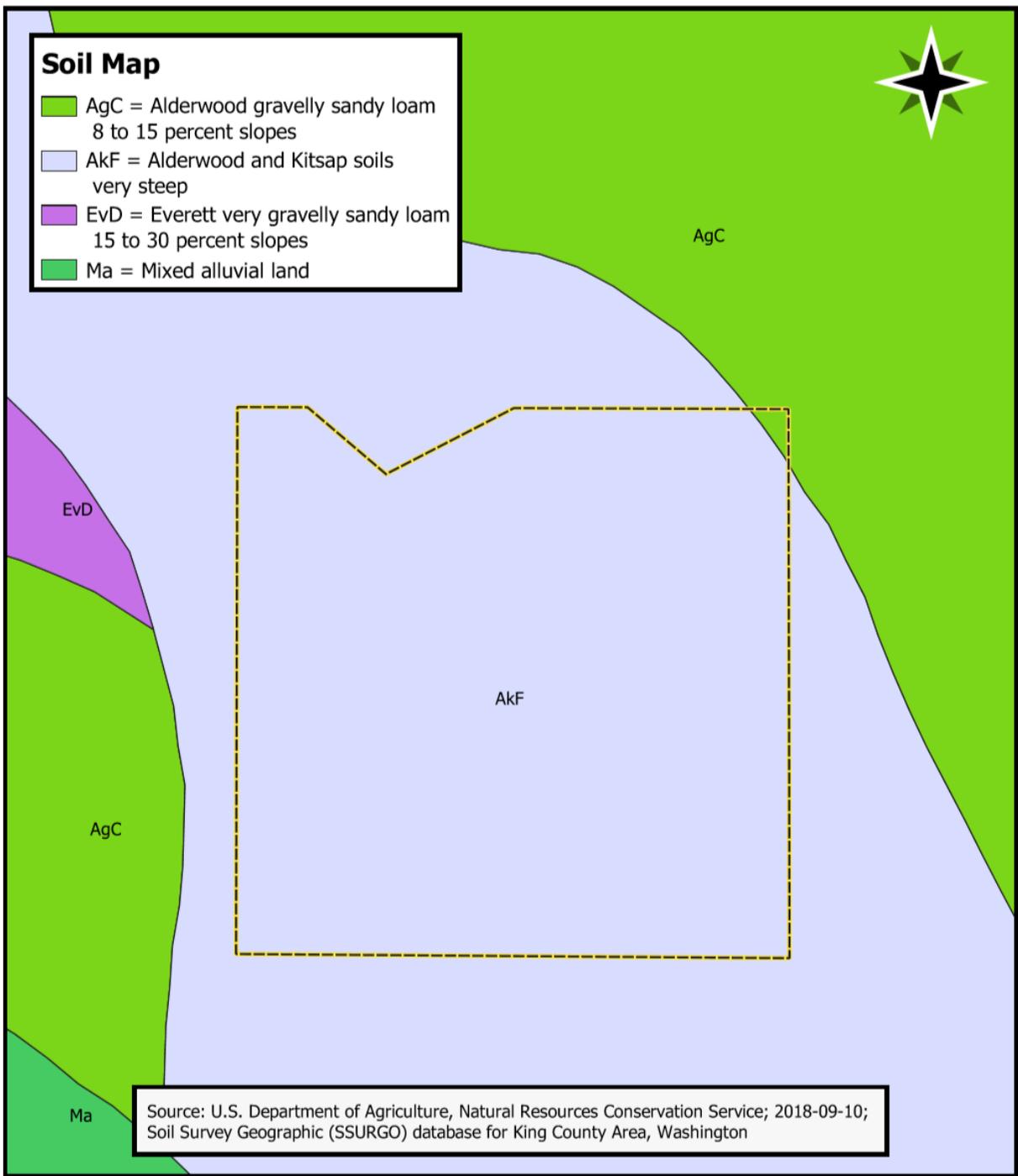
WASHINGTON STATE UNIVERSITY  
EXTENSION

**Property:** Wells & Burrows

80 0 80 160 240 320 ft



**Note:** Some alignment shifting may take place, due to county data projections.



# Forestry

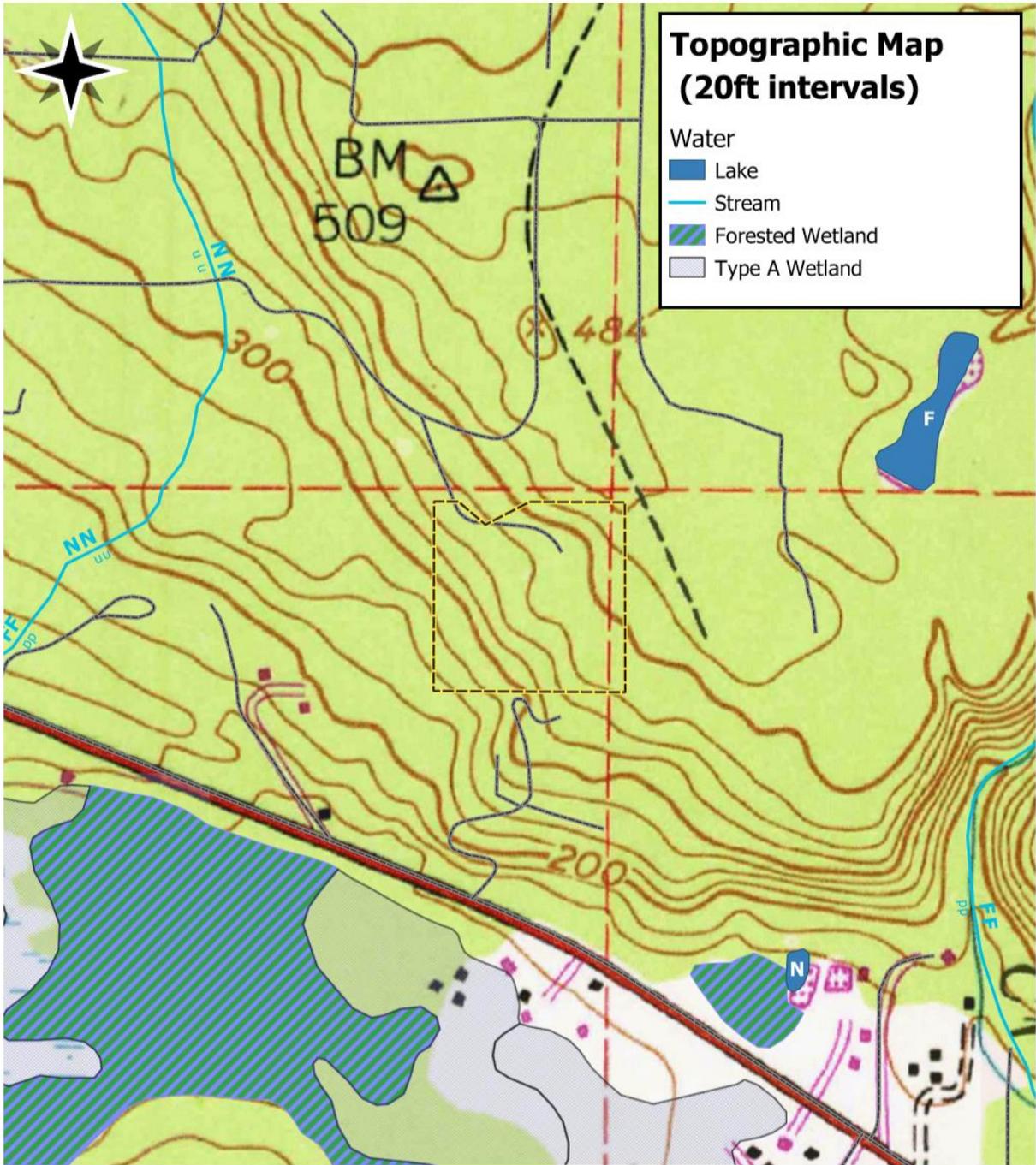
WASHINGTON STATE UNIVERSITY  
EXTENSION

**Property:** Wells & Burrows

80 0 80 160 240 320 ft



**Note: Some alignment shifting may take place, due to county data projections.**



## Forestry

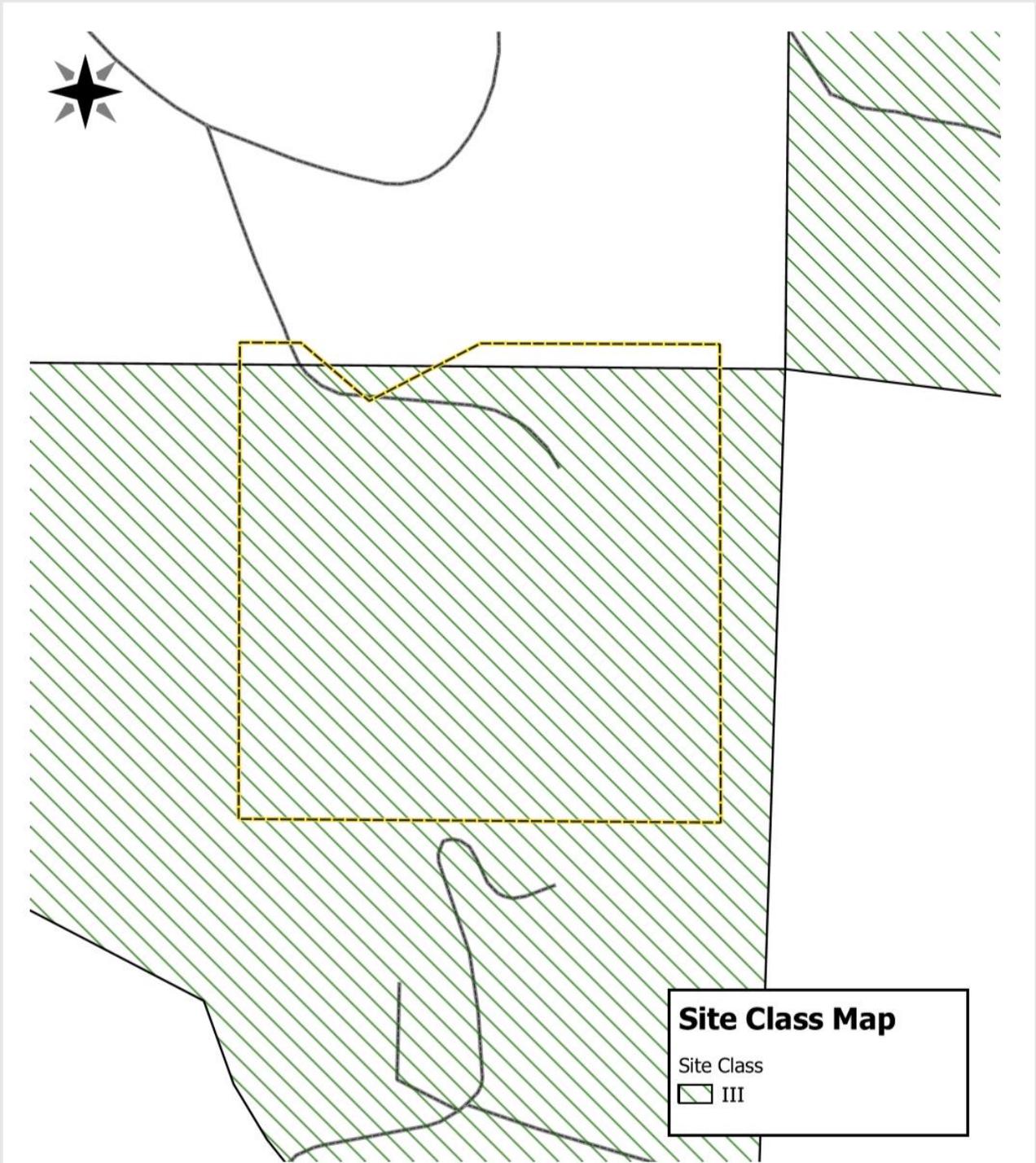
WASHINGTON STATE UNIVERSITY  
EXTENSION

**Property:**  Wells & Burrows

200 0 200 400 600 800 ft



**Note:** Some alignment shifting may take place, due to county data projections.



**Site Class Map**

Site Class

 III



**Forestry**

WASHINGTON STATE UNIVERSITY  
EXTENSION

**Property:**  Wells & Burrows



**Note: Some alignment shifting may take place, due to county data projections.**

## FPARS MAPS LEGEND

### BOUNDARIES

-  County Boundary
-  Townships
-  Section Survey Lines

### WATER BODIES

-  Open Water
-  Flats/Gravel Bars
-  Ice
-  Man Made Feature
-  Wet Area
-  Unknown/Unclassified

### ELEVATION

-  Contours, 40' interval

### STREAMS

-  Stream Water Type S, F, N
-  U, unknown
-  X, non-typed per WAC 222-16
-  Water Type Change

### TRANSPORTATION

-  Paved Road
-  Unpaved Road / Surface Unknown
-  Abandoned Road (not on Activity map)
-  Orphaned Road (not on Activity map)
-  Trail
-  Railroad

### SITE CLASS – On Site Class Map only

-  Site Class I
-  Site Class II
-  Site Class III
-  Site Class IV
-  Site Class V

### SITE INDEX – On Site Class Map only

-  Non-Commercial or Marginally Commercial
-  No Data
-  Red Alder

### SLOPE – On Resource Map only

-  Medium Slope Instability
-  High Slope Instability

### SOILS – On Resource Map only

-  Hydric Soils
-  Highly Unstable
-  Highly Erodible
-  Highly Unstable & Highly Erodible
-  No Data or Gravel Pits

### RAIN ON SNOW – On Resource Map only

-  Rain on Snow
-  Snow Dominant

### WETLANDS – Resource & Water Type Maps only

-  Type A
-  Type B
-  Forested
-  other

### OTHER

-  WAU (Activity, Base & Water Type maps)
-  WRIA (Activity, Base & Water Type maps)
-  Fire Shutdown Zones (Activity & Base maps only)
-  Map Registration Tics (All map types)

### Notes to Applicant or other user:

See the FPA/N instructions for Activity Map standards.

Site indices are based on the WA-DNR State Soil Survey. If the site index does not exist or indicates red alder, noncommercial, or marginally commercial species, the following apply:

- a) If red alder is indicated and the whole RMZ width is within that site index, then use site class V. If red alder is indicated for only a portion of the RMZ width, or there is on-site evidence that the site has historically supported conifer, then use the site class for conifer in the most physiographically similar adjacent soil polygon.
- b) In Western Washington, if there is no site index information, use the site class for conifer in the most physiographically similar adjacent soil polygon.
- c) In Eastern Washington, if there is no site index information, assume site class III, unless site specific information indicates otherwise.
- d) If the soil polygon indicates noncommercial or marginally commercial, then use site class V.

See Forest Practices Rules WAC 222-16-010 for a more complete definition of site class.

**Disclaimer:** Features shown on Forest Practices Application Review System (FPARS) maps represent data stored in the Washington State Department of Natural Resources (DNR) Geographic Information Systems database. As some of the data sets rely on outside sources of information, the DNR cannot accept responsibility for errors or omissions, and therefore there are no warranties that accompany this material.

## IX. Landowner Signature(s)

I/we approve of the contents of this plan and intend to implement the described management activities to best of my/our ability and to manage the property in a manner consistent with applicable regulatory requirements.

---

Landowner Signature

Date

---

Landowner Signature

Date

## X. Approval Signatures

### DNR Forest Stewardship Plan Approval (if applicable)

This plan meets the requirements for a Forest Stewardship Plan.

---

WA State Department of Natural Resources Authorized Representative

Date

---

Print Name

---

Title

---

Address

---

Phone

---

E-mail

**USDA-NRCS Conservation Activity Plan Approval (if applicable)**

This plan meets the requirements for a USDA-NRCS Conservation Activity Plan.

---

Signature of USDA-NRCS Authorized Representative

Date

---

Print Name

---

Title

---

Address

---

Phone

---

E-mail

**Washington Tree Farm Management Plan Approval (if applicable)**

This plan meets the requirements for a Tree Farm Management Plan.

---

Signature of Washington Tree Farm Program Authorized Representative                      Date

---

Print Name

---

Title

---

Address

---

Phone

---

E-mail

**Current Use Timber Management Plan Approval (if applicable)**

This plan meets the requirements for a Timber Management Plan for current use property tax programs.

---

Signature of Authorized County Government Representative Date

---

Print Name

---

Title

---

Address

---

Phone

---

E-mail



**King County**

**Water and Land Resources Division**

Department of Natural Resources and Parks

King Street Center  
201 South Jackson Street, Suite 600  
Seattle, WA 98104-3855

206-477-4800 Fax 206-296-0192  
TTY Relay: 711

**FOREST STEWARDSHIP PLAN ACCEPTANCE FORM**

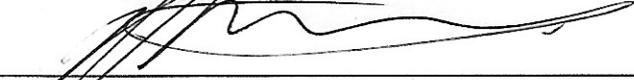
OWNER(S): Mike Burrows and Joanne Wells

MAILING ADDRESS: 24135 NE 43rd St, Redmond, WA 98053

TAX PARCEL #: 2225069001

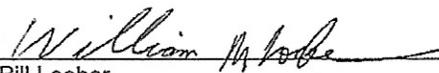
If there is any conflict between this Forest Stewardship Plan and any development regulation applicable to the Property, the most restrictive provision shall apply. Nothing in this Forest Stewardship Plan shall exempt the landowner from obtaining any required permit or approval from King County for any activity or use on the Property. Property owner shall comply with all federal, state, or local laws while performing any of the activities or uses on the property authorized herein.

**LANDOWNER SIGNATURE:** *I intend to manage this property in a manner consistent with the objectives specified in the Forest Stewardship Plan, and to implement this plan to the best of my ability.*

 12/18/19  
Mike Burrows Date

 12/18/19  
Joanne Wells Date

**KING COUNTY FORESTER SIGNATURE:** *I have reviewed the Forest Stewardship Plan submitted for long-term management of forestland. This Forest Stewardship Plan adequately describes the natural resources of the site and how they will be managed while conserving forest functions and health.*

 12/17/2019  
Bill Loeber Date  
King County Forester