

**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)**

July 30, 2020 – Public Hearing

APPLICANT: Joshua Cowart

File No. E19CT019

A. GENERAL INFORMATION:

- 1. Owner: Joshua Cowart
25052 104th Avenue SE, Suite C
Kent, WA 98030
- 2. Property location: 19414 257th Avenue SE
Maple Valley, WA 98038
- 3. Zoning: RA5
- 4. STR: NE-02-22-06
- 5. PBRs categories requested by applicant and *suggested by staff*:

- Open space resources**
- *Aquifer protection area
Buffer to public or current use classified land
- *Forest stewardship land
Significant plant or ecological site
- *Significant wildlife or salmonid habitat
- **Watershed protection area*

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

6. Parcel:	022206-9110	022206-9062
Total acreage:	4.63	4.63
Requested PBRs:	3.63	4.63
Home site/excluded area:	1.25	0.00
Recommended PBRs:	3.38	4.63

NOTE: The attached map (2019 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 (8.01 acres) is the entire property (9.26

Exhibit no.	1
Case name	Joshua Cowart and Jessica Benardout
Case number	E19CT019
Date received	7/30/2020
KING COUNTY HEARING EXAMINER	

acres) less the excluded areas as measured (1.25 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: Property in the vicinity is zoned RA5.
2. Development of the subject property and resource characteristics of open space area: Parcel -9110 has residence, driveway, lawn, septic drainfield and shop. The owner plans to build a a mother-in-law and/or small shop or barn in the excluded area of parcel -9110. Parcel - 9062 is undeveloped. However, the landowner has been removing Himalayan Blackberry along the southern boundary and has replanted with native vegetation. The open space consists of deciduous and coniferous forest with native understory.
3. Site use: The property is used for a single-family residence.
4. Access: The property is accessed from 257th Avenue SE.
5. Appraised value for 2019 (Based on Assessor's information dated 04/08/2020):

<u>Parcel #022206-9110</u>	<u>Land</u>	<u>Improvements</u>	<u>Total</u>
Appraised value	\$292,000.00	\$379,000.00	\$671,000.00
Tax applied	\$ 3,464.59	\$4,496.86	\$3,374.62
<u>Parcel #022206-9062</u>	<u>Land</u>	<u>Improvements</u>	<u>Total</u>
Appraised value	\$277,000.00	\$0.00	\$277,000.00
Tax applied	\$3,286.62	\$0.00	\$3,286.62

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

- Aquifer protection area

There are portions of the property (near southern parcel line -9062 and northeast corner -9110) that are located in an area designated as a critical aquifer recharge area (CARA 2). These natively forested areas are 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

To be eligible for this category, the owner must be adjacent to land and provide a buffer to a publicly owned park, trail or forest, land legally required to remain in a natural state or a state or federal highway or is adjacent to property participating in current use

taxation program under chapter 84.33 or 84.34 RCW. The buffer shall be no less than fifty feet in length and width and be natively vegetated. Although the southeast corner of parcel 0222069062 touches the northwest corner of King County owned parcel 0222069037, it does not meet the buffer requirements. Credit for this category is not recommended.

- Forest stewardship land

The property contains more than eight acres of contiguous forest. The owners have been improving on the health and diversity of the property. Most notably along the southern property line of -9062 where they have removed a considerable amount of Himalayan Blackberry and replanted with the native vegetation. 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 plant or ecological site

A portion of the property is natively vegetated. However, qualification for this category requires the existence of a rare plant species or ecosystem identified by the Washington Department of Natural Resources' Natural Heritage Program, existence of which must be confirmed by an expert. A further study by the owners is not expected. Credit for this category cannot be recommended.

- Significant wildlife and salmonid habitat

The property contains habitat for numerous wildlife species, including foraging and nesting habitat for the pileated woodpecker, which is listed as a state candidate species of concern by the Washington Department of Fish and Wildlife. During a site visit to the property PBRS staff saw evidence of pileated woodpecker activity on 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.

- Special animal site

In order to be awarded credit for this category, the property must be identified as having the county's wildlife habitat network on site and it does not. Credit for this category cannot be recommended.

- Watershed protection area

Although credit for this category was not requested, the enrolling open space contains more than eight 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 us classified land	0
Forest stewardship land	5
Significant plant and ecological site	0
Significant wildlife or salmonid habitat	5
Special animal site	0
Watershed protection area	5

TOTAL 20 points

PUBLIC BENEFIT RATING

For the purpose of taxation, 20 points result in 30% of market value and an 70% 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 20 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 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;

1. 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 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
Joshua Cowart, applicant
Debra Clark, King County Department of Assessments

2019 aerial photo

0222069106

0222069102

1.25 acres

0222069110

0222069062

0222069062

0222069001

0222069031

0222069111

0222069024

0222069037

IMAGE_01162019KCNAT

..title

AN ORDINANCE approving an application for current use assessment for either public benefit rating system or timber land, or both, submitted by Joshua Cowart for property located at 19414 257th Avenue SE, Maple Valley, WA 98038, designated department of natural resources and parks, water and land resources division file no. E19CT019.

..body



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

June 18, 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 July 30, 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:

- E19CT019 - (6)
- E19CT029 - (4E)
- E19CT034 - (6)
- E19CT035 - (6)
- E19CT036 - (4E)
- E20CT001 - (4M)

DATES OF PUBLICATIONS:

- (4E) Enumclaw Courier Herald – 07/15/20
- (4M) Snoqualmie Valley Record – 07/17/20
- (6) Voice of the Valley – 07/14/20

Attachments

Exhibit no.	3
Case name	Joshua Cowart and Jessica Benardout
Case number	E19CT019
Date received	7/30/2020
KING COUNTY HEARING EXAMINER	

NOTICE IS HEREBY GIVEN that the Hearing Examiner (hearingexaminer@kingcounty.gov; 206-477-0860) for the King County Council will meet telephonically, please call **1 + (206) 263-8114**, Conference ID: **5804817#** on Thursday, July 30, 2020, at 1:30 pm or as soon thereafter as possible. If any party has a concern with proceeding by phone or needs some special accommodation, let our office know by **July 27, 2020**. This public hearing is 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.

E19CT019 – Joshua Cowart for property located at 19414 257th Avenue SE, Maple Valley, WA 98038 STR: NE-02-22-07; SIZE: 9.26 acres; REQUEST: Public Benefit Rating System; Tax #022206-9110 and #022206-9062.

E19CT029 – Michael and Jenny Binetti for property located at 25207 SE 416th Street, Enumclaw, WA 98022; STR: NE-14-20-06; SIZE: 18.94 acres; REQUEST: Public Benefit Rating System; Tax #142006-9036 and #142006-9129.

E19CT034 – Steve and Sarah Sutcliffe for property located at 28616 SE 204th Street, Maple Valley, WA 98038; STR: SE 06-22-07; SIZE: 6.73 acres; REQUEST: Public Benefit Rating System; Tax #062207-9046 and #062207-9095.

E19CT035 – Lynn Howland for property located at 24649 SE 184th Street, Maple Valley, WA 98038; STR: SW-35-23-06; SIZE: 7.51 acres; REQUEST: Public Benefit Rating System; Tax #352306-9134.

E19CT036 – Ramona Tingdale for property located at 19828 SE 456th Way, Enumclaw, WA 98022; STR: SW-29-20-06; SIZE: 10.63 acres; REQUEST: Public Benefit Rating System; Tax #0006400010.

E20CT001 – Katie and Charles Tupper for property located at 44932 SE Mount Si Road, North Bend, WA 98045; STR: NE-14-23-08; SIZE: 11.16 acres; REQUEST: Public Benefit Rating System; Tax #142308-9001

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 14th Day of July 2020.

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

Legend

- 2019 Applicant
- Other 2019 Applicants

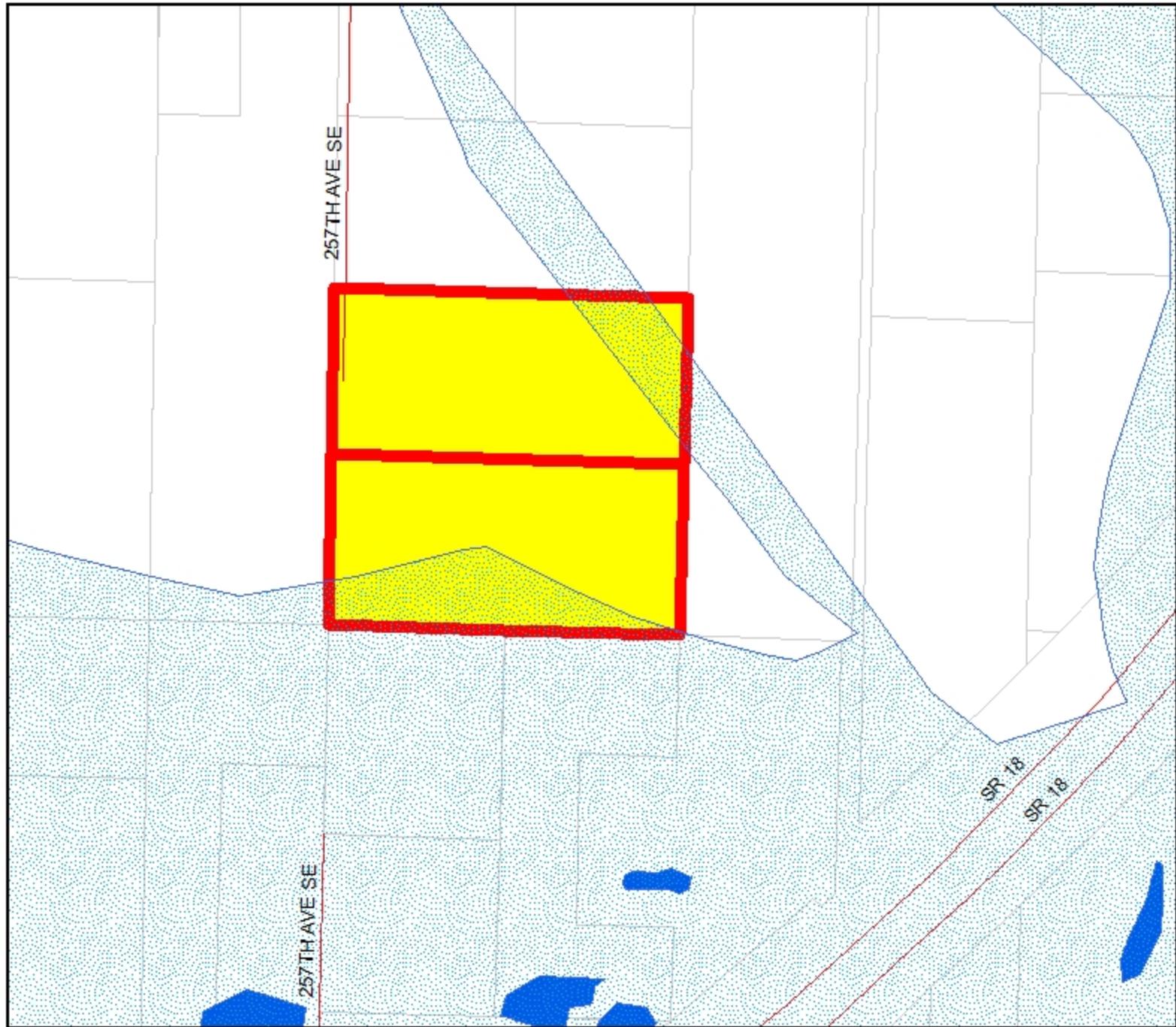
Current Use Programs

- PBR S
- PBR S 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 50 100 200 300 400 Feet



The information included on this map has been compiled by King County staff from a variety of sources and is subject to change without notice. King County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. This document is not intended for use as a survey product. King County shall not be liable for any general, special, indirect, incidental, or consequential damages including, but not limited to, lost revenues or lost profits resulting from the use or misuse of the information contained on this map. Any sale of this map or information on this map is prohibited except by written permission of King County.

King County
 Department of
 Natural Resources and Parks
 Water and Land Resources Division

July 21, 2020

File E19CT019

PBR S Applicant
 Cowart Property

Exhibit no.	4
Case name	Joshua Cowart and Jessica Benardout
Case number	E19CT019
Date received	7/30/2020
KING COUNTY HEARING EXAMINER	

PUBLIC BENEFIT RATING SYSTEM

Application

**Open Space Land Classification For Property Within King County, Washington
In Accordance With RCW 84.34 and K.C.C. 20.36**

Original Application AND 4 Copies of All Documents Must Be Submitted To:
King County Water and Land Resources Division, Rural and Regional Services Section
201 South Jackson Street, Suite 600, Seattle, WA 98104-3855

1. NAME of APPLICANT: JOSHUA K COWART

Day Phone: 206 310 4093 Evening Phone: same Email: joshuacowart@hotmail.com

2. MAILING ADDRESS of APPLICANT: 25052 104th AVE SE SUITE C
KENT WA 98030

3. PROPERTY ADDRESS: 19414 257th AVE SE
Maple Valley WA 98038

Is the property located in an incorporated city? Yes _____ City: _____ No
From what road is the property accessed? 192nd

4. PROPERTY HISTORY: Is the property presently participating in a current use assessment program (RCW 84.34 or RCW 84.33)? Yes _____ No

5. APPLICANT'S INTEREST in PROPERTY: Owner Yes No _____
Purchasing through contract Yes _____ No _____
Other _____ Explain _____

6. PARCEL NUMBER and ACREAGE:

<u>Tax Assessor Parcel #</u>	<u>Total Acres in Parcel</u>	<u>Acres Requested for PBRS</u>
a. <u>022206-9110-00</u>	<u>4.63</u>	<u>3.63</u>
b. <u>022206-9062-00</u>	<u>4.63</u>	<u>4.63</u>
c. _____	_____	_____
TOTAL	<u>9.26</u>	<u>8.26</u>

County use only:

Date Received 12/9/1988

File NO. E19CT019

EXHIBIT _____

Exhibit no.	5
Case name	Joshua Cowart and Jessica Benardout
Case number	E19CT019
Date received	7/30/2020
KING COUNTY HEARING EXAMINER	

AFFIRMATION

As owner(s) of the land described above, I hereby indicate by my signature that I am aware of the potential tax liability involved when the land ceases to be classified under the provisions of Chapter 84.34 RCW. I also declare under the penalties for false swearing that this application and any accompanying documents have been examined by me and to the best of my knowledge it is a true, correct, and complete statement.

The agreement to tax according to use of the property is not a contract and can be annulled or canceled at any time by the Legislature (RCW 84.34.070).

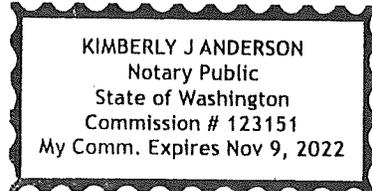
JOSHUA COWART
Print Name

[Signature]
Signature

Jessica Bernardt
Print Name

[Signature]
Signature

State of Washington
County of KING



Subscribed and affirmed to before me this 3rd day of DEC, 2019

[Signature]
Notary's Signature

11/09/2022
My Appointment Expires

Statement Of Additional Tax, Interest, And Penalty Due Upon Removal Of Classification

1. Upon removal of classification, an additional tax shall be imposed which shall be due and payable to the county treasurer 30 days after removal or upon sale or transfer, unless the new owner has signed the Notice of Continuance. The additional tax shall be the sum of the following:
 - (a) The difference between the property tax paid as "Open Space Land" and the amount of property tax otherwise due and payable for the last seven years had the land not been so classified; plus
 - (b) Interest upon the amounts of the difference (a), paid at the same statutory rate charged on delinquent property taxes.

I. GENERAL

- A. Describe all present and proposed uses within the PBRS area (**participating area**). Uses might include enjoyment of paths/trails, bird watching, forestry, farm activities or simply staying out of the open space. Please attach additional sheets if necessary.

We mostly stay out of the PBRS area. It is mostly Big leaf maple forest that we leave to the Elk, Deer, Coyotes and becat that are on the property daily. There are trails we use for forest viewing and to keep the black berries out. Some minimal forestry is happening to keep the stand accessable and healthy.

- B. Describe all existing improvements on the property (**excluded area**). This would include home, driveway, road, drainage system, well, yard, landscaping, garden and other personal-use areas. Please attach additional sheets if necessary.

we have a long driveway that actually gets a lot of animal use. we have a well. There is a modest home in the north east corner of the parcels along with two out buildings. One pole barn that I might some day make a shop and or mother in law and a small barn or shed. we have been taking out non native plantings around the home.

- C. Describe all potential or planned improvements and where they might be located on the property. Excluding an area now that might be later developed, such as a future home site, should be considered, but is not required. Please attach additional sheets if necessary.

no future improvements are planned other than replacing the aging pole barn or putting in a shop and mother in law in that same spot. we may put up some fencing for a dog run or for goats in the excluded area.

- D. Is the land subject to lease or other agreements (such as CCR's, utility, natural or native growth protection, conservation, trail, or road easement) that may limit the property's use or development?

Yes _____ No

If "yes", then what type of lease/agreement/easement is it? _____

Please attach copies of all leases, options, easements or any other such agreements.

- (c) A penalty of 20% shall be applied to the additional tax if the classified land is applied to some other use except through compliance with the property owner's request for withdrawal process, or except as a result of those conditions listed in (2) below.
2. The additional tax, interest, and penalty specified in (1) above shall not be imposed if removal resulted solely from:
- (a) Transfer to a government entity in exchange for other land located within the State of Washington.
 - (b) A taking through the exercise of the power of eminent domain, or sale or transfer to an entity having the power of eminent domain in anticipation of the exercise of such power.
 - (c) A natural disaster such as a flood, windstorm, earthquake, or other such calamity rather than by virtue of the act of the landowner changing the use of such property.
 - (d) Official action by an agency of the State of Washington or by the county or city where the land is located disallows the present use of such land.
 - (e) Transfer of land to a church when such land would qualify for exemption pursuant to RCW 84.36.020.
 - (f) Acquisition of property interests by State agencies or agencies or organizations qualified under RCW 84.34.210 and 64.04.130 (See RCW 84.34.108(6)(f)).
 - (g) Removal of land classified as farm and agricultural land under RCW 84.34.020(2)(e) (farm homesite).
 - (h) Removal of land from classification after enactment of a statutory exemption that qualifies the land for exemption and receipt of notice from the owner to remove the land from classification.
 - (i) The creation, sale, or transfer of forestry riparian easements under RCW 76.13.120.
 - (j) The creation, sale, or transfer of a fee interest or a conservation easement for the riparian open space program under RCW 76.09.040.
 - (k) The sale or transfer of land within two years after the death of the owner of at least a fifty percent interest in the land if the land has been assessed and valued as designated forest land under chapter 84.33 RCW, or classified under this chapter 84.34 RCW continuously since 1993. The date of death shown on a death certificate is the date used.
 - (l) The discovery that the land was classified in error through no fault of the owner.

II. RESOURCE INVENTORY/PBRS Categories

Property may receive points as indicated for an open space resource or bonus category listed below. On page A-7, please provide justification for each category requested (refer to the *Public Benefit Rating System Resource Information* document found at www.kingcounty.gov/incentives).

Open Space Resources

- | | |
|-------------------------------------|---|
| <input type="checkbox"/> | 1. Public recreation area - 5 points |
| <input checked="" type="checkbox"/> | 2. Aquifer protection area - 5 points |
| <input checked="" type="checkbox"/> | 3. Buffer to public or current use classified land - 3 points |
| <input type="checkbox"/> | 4. Equestrian-pedestrian-bicycle trail linkage - 35 points |
| <input type="checkbox"/> | 5. Active trail linkage - 15 or 25 points |
| <input type="checkbox"/> | 6. Farm and agricultural conservation land - 5 points |
| <input checked="" type="checkbox"/> | 7. Forest stewardship land - 5 points |
| <input type="checkbox"/> | 8. Historic landmark or archaeological site: buffer to a designated site - 3 points |
| <input type="checkbox"/> | 9. Historic landmark or archaeological site: designated site - 5 points |
| <input type="checkbox"/> | 10. Historic landmark or archaeological site: eligible site - 3 points |
| <input type="checkbox"/> | 11. Rural open space - 5 points |
| <input type="checkbox"/> | 12. Rural stewardship land - 5 points |
| <input type="checkbox"/> | 13. Scenic resource, viewpoint or view corridor - 5 points |
| <input checked="" type="checkbox"/> | 14. Significant plant or ecological site - 5 points |
| <input checked="" type="checkbox"/> | 15. Significant wildlife or salmonid habitat - 5 points |
| <input checked="" type="checkbox"/> | 16. Special animal site - 3 points |
| <input type="checkbox"/> | 17. Surface water quality buffer - 5 points |
| <input type="checkbox"/> | 18. Urban open space - 5 points |
| <input type="checkbox"/> | 19. Watershed protection area - 5 points |

 = total open space resource points

Bonus Categories

- | | |
|--------------------------|---|
| <input type="checkbox"/> | 1. Resource restoration - 5 points |
| <input type="checkbox"/> | 2. Additional surface water quality buffer - 3 or 5 points |
| <input type="checkbox"/> | 3. Contiguous parcels under separate ownership – minimal 2 points |
| <input type="checkbox"/> | 4. Conservation easement or historic easement - 15 points |
| <input type="checkbox"/> | 5. Public access – points depend on type and frequency of access allowed |
| <input type="checkbox"/> | <input type="checkbox"/> Unlimited public access - 5 points |
| <input type="checkbox"/> | <input type="checkbox"/> Limited public access because of resource sensitivity - 5 points |
| <input type="checkbox"/> | <input type="checkbox"/> Environmental education access - 3 points |
| <input type="checkbox"/> | <input type="checkbox"/> Seasonally limited public access - 3 points |
| <input type="checkbox"/> | <input type="checkbox"/> None or members only - 0 points |
| <input type="checkbox"/> | 6. Easement and access - 35 points |

 = total bonus category points

26 = Total of open space resource and bonus category points results in a Public Benefit Rating (see valuation schedule on page A-6)

If public access points are requested, please list the user group(s) presently allowed access to the property. For what purpose does the public use the property? Please attach documentation that supports this type of use, such as letters from user groups. **For a property to be eligible, the owner must demonstrate that the property is open to public access and is used by the public.**

If proposing public access, describe how the land can be reached. Are there private or public roads to the site? Are there any restrictions, such as an easement or physical barriers, which would inhibit public access? Are there any specific restrictions you think are necessary, such as hours, seasons, activities?

III. Estimate of Percentage Reduction (for your information only)

Please remember county/city staff will review your application and an approval/decision will be made by the granting authority. When estimating the actual effect on your property's valuation and your tax bill, please remember your assessment as open-space/current use land will be calculated **only on the land value of the portion of the property enrolled.** *The property will still be assessed at "highest and best use" rates for the residence/improvements and for other non-enrolled open-space land.*

_____ Open space resource points
 _____ Bonus category points

26 = Total of points, resulting in a Public Benefit Rating

VALUATION SCHEDULE

<u>Public Benefit Rating</u>	<u>Assessed Value Reduction</u>	<u>Current Use Value</u>
0 - 4 points	0 %	100 % of Market Value
5 - 10 points	50 %	50 % of Market Value
11 - 15 points	60 %	40 % of Market Value
16 - 20 points	70 %	30 % of Market Value
21 - 34 points	80 %	20 % of Market Value
35 - 52 points	90 %	10 % of Market Value

IV. RESOURCE CATEGORY JUSTIFICATION

In the space provided, please explain why credit should be awarded for each category marked on page A-5. If additional space is needed, please use a separate sheet of paper and attach it to back of the application.

- (2) Aquifer Protection area - the PBRS area is 100% native vegetation / forest and has a good non wetland recharge area. Streams and ponds are in adjacent lots and drain to the Taylor crk and cedar river system.
- (3) Buffer to public or current use land - PBRS Area is kitty corner to public owned land (DNR) wetland with large pond systems about 100 ft from the corner and a well traveled game trail.
- (7) Forest Stewardship land - PBRS area is 100% native forest and is being maintained as such.
- (14) Significant plant or ecological site - The forest here has several interesting characteristics and is a great example of a vine maple / big leaf maple mature forest. Several legacy (extremely large trees) are present. Sword ferns and salmon berry dominate the under growth. a variety of evergreens including large cedars are increasing the types of habitat and protection.
- (15) Significant wildlife - we have deer, coyotes and many bird species use the area daily. Elk will be on the property at least every couple of days and sometimes the entire elk herd will camp out in my side and front yard. We have bobcat, cougar, bear, Douglas squirell, ~~pr~~ chipmunk (townsend), long tailed weasels, and rabbits.
- (16) Special animal site - I've never seen an area like this before, my friends say I live at a zoo. I have never seen brown squirrels / chipmunks and weasels all living in the lowlands like they do near. The area is a significant wood pecker habitat.

ADVERTISEMENT

- [New Search](#)
- [Property Tax Bill](#)
- [Map This Property](#)
- [Glossary of Terms](#)
- [Area Report](#)
- [Print Property Detail](#)

PARCEL DATA

Parcel	022206-9062
Name	COWART JOSHUA K & BENARDOUT
Site Address	
Residential Area	066-010 (SE Appraisal District)
Property Name	

Jurisdiction	KING COUNTY
Levy Code	4860
Property Type	R
Plat Block / Building Number	
Plat Lot / Unit Number	
Quarter-Section-Township-Range	NE-2 -22-6

Legal Description

E 990 FT OF G L 1 LESS E 1/4 OF SD SUBD LESS N 942 FT
 PLat Block:
 Plat Lot:

ADVERTISEMENT

- [New Search](#)
- [Property Tax Bill](#)
- [Map This Property](#)
- [Glossary of Terms](#)
- [Area Report](#)
- [Print Property Detail](#)

PARCEL DATA

Parcel	022206-9110
Name	COWART JOSHUA K & BENARDOUT
Site Address	19414 257TH AVE SE 98038
Residential Area	066-010 (SE Appraisal District)
Property Name	

Jurisdiction	KING COUNTY
Levy Code	4860
Property Type	R
Plat Block / Building Number	
Plat Lot / Unit Number	
Quarter-Section-Township-Range	NE-2 -22-6

Legal Description

S 306 FT OF N 942 FT OF FOLG E 990 FT OF G L 1 LESS E 1/4 SD SUBD
 PLat Block:
 Plat Lot:

Cowart Forest Boarders



The information included on this map has been compiled by King County staff from a variety of sources and is subject to change without notice. King County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or fitness to the use of such information. This document is not intended for use as a survey product. King County shall not be liable for any general, special, indirect, incidental, or consequential damages including, but not limited to, lost revenues or lost profits resulting from the use or misuse of the information contained on this map. Any sale of this map or information on this map is prohibited except by written permission of King County.

Date: 10/26/2019

Notes:



Forest Stewardship Plan

I. Cover Page

Landowner Information:

Josh and Jessica Cowart
19414 257th Avenue SE, Maple Valley, Washington 98038
Phone: 206-310-4093
E-mail joshuacowart@hotmail.com

Property Information:

Parcel 1

Acreage: 4.63 acres 19414 257th Avenue SE, West of Interstate HYW. 18
244th Ave SE Interchange. (3.63 acres included in plan, 1 acre excluded)

County: King

Legal Description:

PTN OF GOVT LT 1, King County, WA

Parcel # 022206-9110-00

Street Address: 19414 257th Avenue SE, Maple Valley, Washington 98038

Parcel 2

Acreage: 4.63 acres 19414 257th Avenue SE, West of Interstate HYW. 18
244th Ave SE Interchange.

County: King

Legal Description:

PTN OF GOVT LT 1, King County, WA

Parcel # 022206-9062-00

Street Address: 19414 257th Avenue SE, Maple Valley, Washington 98038

Plan Preparer: Joshua Cowart

Assisted by: Wendy Sammarco WSammarco@kingcounty.gov

Plan Preparation Date: October 26, 2019

Exhibit no.	6
Case name	Joshua Cowart and Jessica Benardout
Case number	E19CT019
Date received	7/30/2020
KING COUNTY HEARING EXAMINER	

II. Land Owner Objectives:

Stewardship Vision Statement

The following forest management recommendations balance enhancement of water quality, wildlife and biological habitat values, forest management activities, education and passive recreational activities. Forest management of the property is consistent with the larger landscape vision of forestry and rural forest districts. Forest stewardship planning is a long-term flexible and dynamic process. As conditions of the resource and our understanding change the plan may be amended.

- ◆ Provide a forested environment ensuring that water quantity and quality are protected with emphasis on adjacent forested wetland protection and enhancement and down-stream fish habitat improvement and maintenance.
- ◆ Maintain and improve wildlife habitat across our property.
- ◆ Protect adjacent sensitive areas including streams and wetlands.
- ◆ Assure that management practices will accelerate the development of forest structure and biodiversity.
- ◆ Develop a pathway maintenance plan and upgrade existing paths to current forest practice standards.
- ◆ Foster cooperative stewardship with adjacent landowners.
- ◆ Provide forest ecology educational opportunities to local school groups and WSU Forest Stewardship Program field sessions.

In discussing our values and intentions, we have identified the following goals:

1. Maintain high quality aesthetics of the forest for enjoyment and relaxation.
2. Provide recreational opportunities for walking trails, bird watching, and wildlife observation.
3. Enroll in a property tax program to keep costs of ownership affordable.
4. Protect water quality on the property to maximize good forest growth and a healthy habitat.
5. Address forest health issues, especially the ever-present noxious weeds and blackberries.
6. Sustainable production of resources for private and public learning/education.

III. Introductory Overview of the Property

Our property is 9.26 acres and was acquired by us in June of 2017. One of the acres includes the house and two small outbuildings built in 1977. This area will be manicured lightly and no fertilizer or poisons will be used to prevent impact on water quality. Manure, personal food scraps and all forest and property trimmings will be composted and used to augment garden and forest soils organic component. We will be living on the property year round.

9 of the acres are currently Forest and we would like to keep it that way. I was made aware of the forest stewardship program from my neighbors Scott and Jenny Lund and I got in contact with a Program Coordinator with KCD who asked me to get in contact with Wendy Sammarco. I was unable to take the Forest Stewardship Coached Planning program, coordinated by WSU, but hope to make time for it in the near future. I was trained in botany and ecology and hold a Bachelors of Arts Degree in Zoology from the University of Washington. I also earned a professional degree from the University of Washington Dental School. I believe I possess the knowledge needed to manage our forest. I have spent hundreds of hours in the past two years devoted to creating a healthy forest. I am in the process of creating a forest plan to work towards and accomplish a healthy forest on our property. The Forest Stewardship Plan is a vehicle for us to have a variety of goals for our property that reflect our personal preferences, the attributes of our own forest, and our desired future conditions for our land.

The topography of the property is quite compatible with the objectives of our forest plan. The property has a South/South East aspect and ranges in elevation from 585 feet in the Northwest to 550 in the Southeast. Slope of the land is a very moderate from 0 to 10%. We have, (1) 4.63 and acre lots to the North of us, (1) 10 acre property to the East, (1) 10 acre property to west and (1) 3.1 acre property to the South and (1) 3.8 acre property also to the South. I have informed and plan to include these neighbors in our plans to have a healthy forest.

Due to logging in the early 20th century, only about 17%, or 14,000 acres (57 km²), of the Cedar River Watershed consists of original old growth forest. The majority of the forests remaining today are second growth forest.

We have a stand of second growth forest within the 9 acres. This stand was partially harvested in about 1970's and early 1980's with some areas more heavily harvested than others. The stand is generally in very good health. Our land is within the Maple Valley area and within the Cedar River Watershed. The Watershed provides habitat for a variety of wildlife. The Cedar River provides habitat for fish migrating up the river from the sea to spawn, including Chinook

salmon, Coho salmon, Sockeye salmon, and Steelhead trout. Deforestation and associated erosion in the early 20th century resulted in a degraded habitat for wildlife. Starting in the late 20th century efforts began to be made to protect and restore the river and its watershed. Salmon runs have been a major topic of concern, with work underway to recreate spawning channels, proper salmon habitat zones, and fish ladders.

We are not interested in doing commercial timber harvests, but to manage our forest for multiple objectives. Our primary goal is to sustainably manage the forest so we can enjoy the beautiful aspects of a healthy forest, maintain habitat for animals and to spend quality time and educate our nieces and nephews.

Stand 1 – 8.26 acres of mature hardwood/conifer. The mature hardwood/conifer mixed forest currently provides the greatest species and structure diversity. It is dominated by hardwoods: red alder, Bigleaf Maple. About 10% of the stand is composed of conifer distributed throughout: Western Red Cedar, Western Hemlock, and Douglas- Fir. The understory of this stand supports salmonberry, vine maple, sword fern, some Scotch Broom, Red-flowering current, Red huckleberry. The stand was partially harvested in about 1970's and early 1980's with some areas more heavily harvested than others. The stand is generally in Good health other than the age/decline of the dominant alder and the removal of a blackberry dominance in the shrub layer within the last year. 100 potted cedars have been planted spring of 2019 and are doing well.

Excluded 1 acres – in gravel road, parking area, house and outlying areas of pasture and barns. The areas will be manicured with no fertilizers or poisons to prevent impact on water quality. Personal food scraps and all forest and property trimmings will be composted and used to augment garden and forest soils organic component.

IV. Resource Description and Management Practices

Resource Category 1: Forest Health/Wildfire/Invasive Species

A. Current resource conditions, issues, needs and opportunities

Our property is within the Cedar River Watershed area. Below the Cedar River Watershed area, the river flows west and north, past the city of Maple Valley. The property is located within the convergence zone entering into Snoqualmie Pass and prone to receiving between 25 and 35 inches of rainfall per year. We are approximately between 550' and 500' in elevation and protected from the cold downdrafts off the mountain slopes and valleys of the Snoqualmie pass areas. This means the snow line is often above us. On any year, we may get short periods of freezing conditions. We are also somewhat buffeted from the strong winds in the fall. The soils are Alderwood gravelly sandy loam, a very good forest soil. Trees readily self-seed and grow well but also have a vigorous understory with which they must compete. Numerous small and large diameter alder trees are prone to snow break in this area if we have a strong snowfall year.

Stand #1 – Generally in good health, maybe a bit of stress showing. The challenge/need is to control the noxious weeds in the stand as Himalayan blackberries are ever present. The main issue with the property is the history of Himalayan Blackberry; some areas were 6-7 feet tall with canes reaching into the conifers and hardwoods. Almost all of it has been removed over the past two years (hundreds of hours). The Himalayan blackberry continues to regrow and natural tree regeneration in the understory is very limited. Continued blackberry control will need to happen every year. 100 potted cedars and 40 potted hemlock have been planted and are doing well. Further review also notes no signs of disease or insect damage observed in stand. Fire risk in the area is Moderate/low. The stand has large mammals using it daily. Roosevelt elk, black tail deer, black bear, cougar, bobcat, raccoons and coyotes have made trails and damaged trees and other foliage.

B. Any management practices which the owner plans to protect, enhance, or restore these resources.

Monitor stand for signs of forest health issues and inventory the stand each spring for any invasive species, mainly Himalayan Blackberry. The initial plan will be to have early eradication by means of mulching with a masticator machine and by hand. This way of eradication provides nutrients back into the earth and feeds the remaining trees and vegetation. The masticator

machine has a light foot print that leaves little sign that it was ever there and provides a Low Impact alternative to burning, hauling and digging. Subsequent yearly eradication will be to cut the plant down to the ground using pruners and man power, repeating the process at intervals when new shoots arise. While means of cutting may stimulate the growth of roots and the formation of suckers, the plant will eventually starve without leaves for photosynthesis, this should prevent establishment. We also plan to use good planting practices and keep good spacing of the planted trees; this should provide a good canopy that will shade out the blackberries. In the areas being planted we desire maximum height and diameter growth of the trees while allowing the undergrowth to flourish. This spacing will allow the saplings to continue to grow without need of thinning. Monitor Stand 1 to assure there is adequate light to contribute to a healthy understory. Thin and prune as necessary.

Resource Category 2: Soils

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

Our property is located on one of the glaciated foothills of the Cascade Range. On average, we have anywhere from 25 and 35 inches of rainfall per any given year. Our average annual soil temperature is about 50 degrees F. The climate is characterized by moderate temperatures, dry summers and mild, wet winters. The Average frost-free period in the area is between 160 to 240 days with a Mean Annual Air Temperature of 46 to 52 Deg. F. We are approximately between 550' and 500' in elevation. We have (1) type of soil type on the property, Alderwood gravelly sandy loam (85 percent - Minor components: 15 percent) Alderwood soils are on the foothills and valleys throughout King County with the parent material being a Glacial drift and/or glacial outwash over dense glaciomarine Deposits. The Alderwood gravelly sandy loam soil on our property has a perched water table to 18 to 37 inches at times from January to March in most years. The Depth to the restrictive layer is 20 to 39 inches and gets to a dense layer with the capacity of the most limiting layer to transmit water being very low to moderately low (0.00 to 0.06 in/hr.) this dense layer at 20 to 39 inches restricts roots and limits water movement. This can lead to the soils becoming saturated in the sub layers during the rainy seasons. Available water capacity is very low (about 2.7 inches) which creates draught potential in the dry months.

Alderwood gravelly sandy loam is relatively stable with low to moderate surface erosion potential making the soil potential good bases for new plantings and providing a good avenue for low mortality rates for seedlings. According to our Custom Soil Resources Report, the property is considered not to have flooding or ponding issues. With the potential for some severe winds and close proximity to the Till layer with root depth restricted, the greater the potential for downed trees on the property.

Alderwood soils are Site Class III (site index 108 for 50-year site index and 151 for 100-year site index) Information for the above narrative is from the USDA-NRCS certified data. Including, Soil Survey Area: King County Area, Washington Survey Area Data: Version 12, Dated Sep 8, 2016

B. Any management practices which the owner plans to protect, enhance, or restore these resources.

The soils are very compatible with the Land Owner objectives of our plan. Alderwood soils are a productive forest soil that remains stable under appropriate forest management practices. The seasonally high water table must be considered when managing these soils. We plan to use the options of placing large and small Cisterns on the non-forested portions of our property to catch rain water. Ground based equipment operations should not be used in the rainy season to avoid compaction. We plan to be actively attending the forest in the summer months. The limitation of ground base equipment will also avoid possible surface erosion and ponding. Our forested property can be accessed by vehicles/tractors in the summer months upon a trail road (running from the access approach, through our landscaped yard). The forested area will not be fenced and gated but has some aging fencing remaining in some areas. Current trails and control of Himalayan blackberry and other invasive species will also be maintained.

Resource Category 3: Water Quality/Riparian and Fish Habitat/Wetlands

A. Current resource conditions, issues, needs and opportunities

There are no Riparian or Wetland areas on the property.

It was also determined by a King County CAD (Critical Areas Determination) review that there are no other restrictive areas on our property.

B. Any management practices which the owner plans to protect, enhance, or restore these resources.

Contribution to water quantity and quality (rain runoff) should be maintained and enhanced. Activities within our property will be conducted in a manner that creates minimal disturbance to tree, brush, plants and duff layer root systems. In the future, given the age of Stand #1, habitat provided by the mature mixed hardwood/conifer should be maintained to support future habitat. Underplanting with shade tolerant conifer seedlings in some of the more open hardwood areas would assure a healthy area as the hardwoods die and are left to be habitat shelters. Keeping a mixture of conifers and hardwoods provides a range of trees needed to maintain the area with a good canopy to deflect the rains from flooding the area. As Stand #1 enters life cycle changes and there is tree loss, native and appropriate trees, plants and shrubs will continue to be added. Nurse logs, snags, stumps and brush piles are part of the plan.

Resource Category 4: Forest Inventory/Timber/Wood Products

A. Current resource conditions, issues, needs and opportunities

(8.26) Acre stand 1: The stand is a mature mixed hardwood/conifer stand, more heavily populated with red alder trees. There are many red alder trees that appear to be of a good size to act as a saw-log, most of the others are better used as snags, fire wood and habitat logs. Western red cedar trees are the majority of the conifers, with multiple new starts within the understory. Bigleaf maple and Vine maple are also making up a large and important component to the acreage. Both Douglas firs and western hemlocks make up the remainder of the conifers. Both the Hardwoods and Conifers appear to be healthy and growing well. The soils on the site are very compatible with the growing of trees, shrubs, and herbaceous plants. The site soil is made up of Alderwood soils; these types of

soils are a productive forest soil that remains stable under appropriate forest management practices. The understory also has plenty of Vine maple, Salmonberry, Sword Fern, Blackberry, Red huckleberry and a few nettles. Most of the red alder trees on the site range in diameter between 11” to 20”, and the Douglas-fir and Bigleaf Maples are above 21”. Approximate age of the trees in the stand has been estimated to be between 50 to 70 years old, and the trees per acre are between counts of 60 to 80. Spacing of the trees is therefore estimated approximately at 20’ to 25’ on average between tree trunks. There is one legacy Doug fir on the property.

B. Any management practices which the owner plans to protect, enhance, or restore these resources.

Maintain the mixed hardwood/conifer stand until the relatively young regeneration stand has reached a level of maturity providing structural diversity. Under planting shade tolerant conifer species such as Cedar, Hemlock, maybe Grand-Fir and possibly Spruce or Pacific yew in the larger openings of the stand. We’ll investigate starting other hardwoods like cascara or dogwood along the edges at the perimeter of the property.

These plantings will better position the site to respond to hardwood mortality. We’ll also thin out the Red Alder to make way for the planting of the conifer leaving just enough to improve the sites productivity capability. The present Himalayan blackberries will also need to be controlled as well to enable the natural undergrowth to flourish.

Resource Category 5: Property Access/Roads and Trails

A. Current resource conditions, issues, needs and opportunities

There is a trail access to the forest area from and throughout the property. Our forested property will be accessed by foot or our Gator only.

B. Any management practices which the owner plans to protect, enhance, or restore these resources.

The forested area is marked by fence posts but wild animals can move freely to adjacent wooded areas. Trails will be maintained. Himalayan blackberry control and other invasive species are and will also be controlled.

Resource Category 6: Wildlife

A. Current resource conditions, issues, needs and opportunities

After a historical review of potential wild-life on our site and from observations of the property we see diverse and abundant wildlife. Stand 1 is significantly diverse to provide habitat for select guilds of birds. The property has lots of quality alder snags and remnant stumps, and logs. The site has been cleared of Himalayan Blackberries and is providing new areas for wildlife. The mature forest canopy as well as the abundant undergrowth provides nesting and foraging habitat for many forest interior birds including:

Ruffed grouse, Band-tailed pigeon, raptors such as Red-tailed hawk and Accipiter hawks, and Northern pigmy and Great horned owls. Other species more commonly present include Pileated Wood Pecker as well as the Red-breasted sapsucker. Varied thrush, Rufous-sided towhee and Winter wren occupy the ground levels. Other perching birds could include Dark-eyed junco, Golden-crowned kinglet and Black-capped chickadees. Quails, Barred owls, Common Robin, sparrows, humming birds and Eurasian colored doves are seen regularly on the property.

The sheltered characteristics of the site with available nearby water resources suggest numerous mammals use it. Large mammals present include coyote, bobcat, cougar, mule/black tail deer and black bear. There is also a roaming herd of Roosevelt Elk that frequents the property throughout the year. Smaller mammals at the site most likely include raccoon, striped skunk, Douglas squirrels, chipmunk, and weasels. Both the common deer mouse and forest deer mouse are likely abundant. We haven't yet observed the following, but possible other

small rodents may include the Pacific jumping mouse, bushy-tailed wood-rat, creeping, long-tailed and Townsend voles. Insectivores most likely may include the dusky, and Trowbridge shrews, little brown and Yuma bats, big brown bat, hoary bat, shrew mole. Currently the area provides a more open potentially brushy habitat with abundant grasses, plants suitable for foraging to a wide range of the wildlife occupying both the mature forest and the more open stand. Some species such as the American robin and Rufus hummingbird prefer this more open habitat. The abundant food draws squirrels, mice and others, which in turn are favored prey for raptors and carnivores. The conifers, red alders, vine maples and big leaf maple trees scattered throughout the young stand provide roosts for foraging and feeding, habitat for insects, as well as nest sites for species preferring open areas. Where the habitat types join on the edges, the more diverse associations of wildlife can be found. In total, the habitats form a complex and rich food web.

B. Any management practices which the owner plans to protect, enhance, or restore these resources.

Contribution to water quantity and quality should be maintained and enhanced. Activities within our property will be conducted in a manner that creates minimal disturbance to brush, plants and duff layers. Given the age of the reforestation stand in conjunction with other harvests on nearby parcels, habitat provided by the mature mixed hardwood/conifer should be maintained. Underplanting with shade tolerant conifer seedlings in some of the more open hardwood areas would assure advanced regeneration as the hardwoods die or are harvested. This will help maintain canopy cover and eventually improve thermal cover. Keeping a mosaic of conifers, hardwoods, and native woody shrubs provides a range of mast. As we look to the future of our forest, keeping healthy development and succession moving forward, will be a matter of sticking to our forest plan schedule as much as possible. As productivity of grasses, plants and shrubs will tend to decline over the years, thinning and pruning of any trees that exceed the space will help maintain habitat benefits.

Resource Category 7: Protection of Special Resources

A. Current resource conditions, issues, needs and opportunities

An analysis completed by the Washington Department of Natural Resources (DNR) in 2017 has determined that no threatened or endangered species or cultural or historical resources known to exist on the property. This property is not considered a forest of recognized importance (FORI). If there were to be any Cultural/Native American or Historic items found on the site, we would contact the Department of Natural Resources and follow any instructions given to ensure that there will be no disturbance to those areas.

Resource Category 8: Aesthetics and Recreation

A. Current resource conditions, issues, needs and opportunities

Our property is arrived at by means of a private road with several neighbors. As such, access should be on a pre-arranged organized visit. A trail system with points of interest are planned to be available through our forest area and will be available to use for organized event walks and educational events. The property also provides for our own aesthetic enjoyment and recreation in the form of forest management and nature viewing. We look forward to having a living breathing environment to relax in and generally take care of. The forest/property will be an area of refuge after a long time spent at work or from the busy life of the Seattle area.

B. Any management practices which the owner plans to protect, enhance, or restore these resources

Continue to maintain forest cover. Involve adjacent landowners to encourage them to become effective partners in protecting the valuable assets inherent in the forest. Implement the lessons learned by participation in classes regarding “Rural Forest Health Management” from the KCD/WSU program.

Resource Category 9: Specialized Forest Products

A. Current resource conditions, issues, needs and opportunities

We have no formal plans for alternative forest products; however, we would entertain the use of our forest for regular forestry education purposes. We'll also plan for and look for opportunities to develop a sustainable forest with natural fruit/berries and plants for edible consumption.

Resource Category 10: Climate Resilience

A. Current resource conditions, issues, needs and opportunities

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 0.1 to 0.6 °C (0.2 and 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.

B. Any management practices which the owner plans to protect, enhance, or restore these resources

Actions we intend to take to improve our forest's resiliency to climate include: planting native species more resistant to drought, insects, and wildfire; controlling competing vegetation; thinning to reduce competition for moisture and improve tree health.

V. CONSERVATION-BASED ESTATE/LEGACY PLANNING

Proper estate/legacy planning is necessary to ensure the long-term retention and continued sustainable management of the forest property. Helpful resources include:

“Creating a Legacy” publication (Maine):

<http://swoam.org/Store.aspx#!/Creating-aLegacy-A-Guide-to-Planning-Your-Lands-Future/p/43784141/category=2796145>

“Estate Planning Options for Family Forests” (webpage with links) – USFS State & Private Northeastern Area” (nationwide):

<http://www.na.fs.fed.us/stewardship/estate/estate.shtml>

“What will become of your timberland” publication – USFS:

<http://www.srs.fs.fed.us/pubs/31987>

“Legacy Planning for Forest Landowners” (Virginia):

<http://www.ext.vt.edu/topics/environment-resources/legacy-planning/index.html>

“Ties to the Land” resources (Oregon): <http://tiestotheand.org/>

“Your Land, Your Legacy” publication (Massachusetts):

http://masswoods.net/sites/masswoods.net/files/pdf-doc-ppt/YLYL-2-web_0.pdf

<http://www.heirsproperty.org/> 

<http://www.fs.fed.us/spf/coop/programs/loa/flp.shtml>

Our intention is to leave the property to our relatives with the intention of the forest remaining preserved.

VI. Management Plan Implementation Timetable

2019 Enroll in current use taxation program. Public Benefit Rating System.

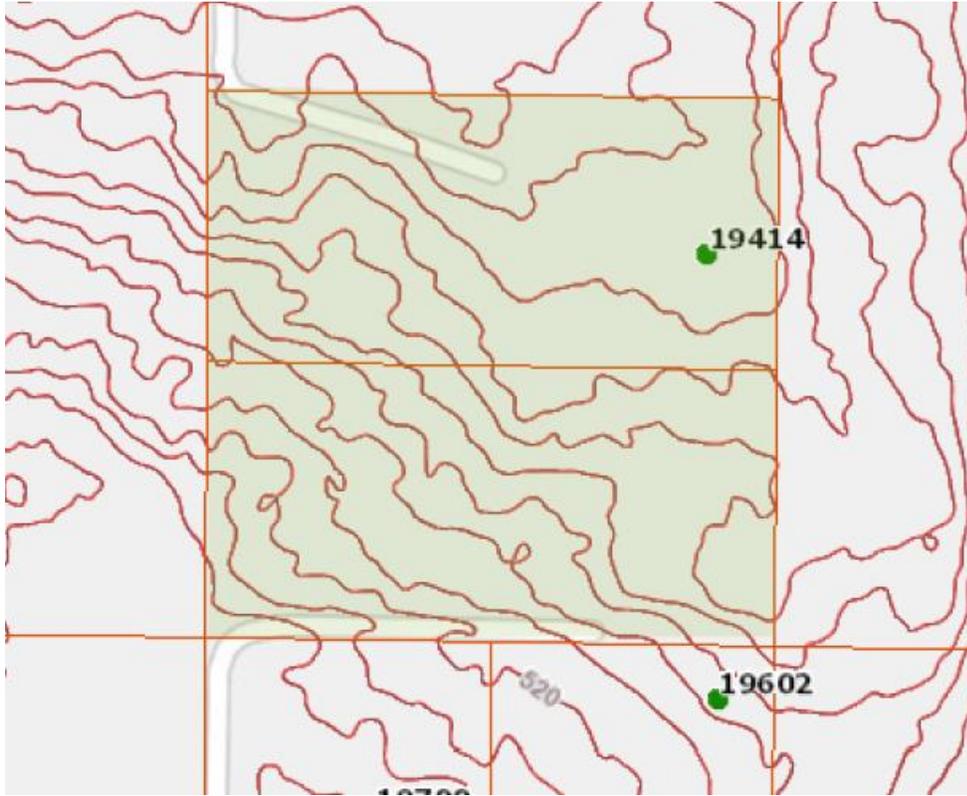
<u>Year</u>	<u>Management Practice or Activity</u>	<u>Location (Stand #)</u>
2017	Asses forest health, count, measure and obtain age of trees, begin Himalayan blackberry eradication and/or control, draw up forest plan, Start thinning Alder trees	1
2018	Continue to thin Alder trees allowing some for snags to create habitat areas. Continue Himalayan blackberry eradication and/or control. Create pathways and sit spots	1
2019	Plant open areas with red cedar, Hemlock and maybe a lodge pole pine, Asses understory and compliment plantings as needed, Continue to Create pathways and sit spots. Continue any Himalayan blackberry eradication and/or control as needed	1
2020	Asses forest health, Continue any Himalayan blackberry eradication and/or control as needed. Continue to Create pathways and sit spots	1
2021	Asses forest health, Continue any Himalayan blackberry eradication and/or control as needed. Continue to Create pathways and sit spots	1
2022	Pre thin any cedar, hemlock as needed. Continue any noxious weed/Himalayan blackberry eradication and/or control as needed. Prune trees for maximum growth/health	1
2023	Continue any noxious weed/Himalayan blackberry eradication and/or control as needed. Plant undergrowth vegetation if needed	1
2024	Assess forest health. Continue any noxious weed/Himalayan blackberry eradication and/or control as needed	1
2025	Review and update forest plan; submit to County Forestry Program as needed. Asses forest health, this stand as needed, Continue any noxious weed/Himalayan blackberry eradication and/or control as needed	1
2026-2035	Monitor stand for health and Continue any noxious weed/Himalayan blackberry eradication and/or control as needed	1
2035-2045	Monitor stand for health and Continue any noxious weed/Himalayan blackberry eradication and/or control as needed	1

VII. Aerial Photos/Property Maps

Ownership outlined in green; home and infrastructure outlined in blue



Topography

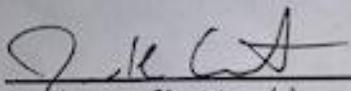


Surrounding environs



VIII. Landowner Signature(s)

LANDOWNER SIGNATURE: I/we approve of the contents of this plan and intend to implement the described management activities to the best of my/our abilities.



Landowner Signature(s)

4/28/2020

Date

JOSHUA COWART

Print Landowner Name(s)

JESSICA BENARDOT

FIRE-RESISTANT LEAN, CLEAN, AND GREEN LANDSCAPING

SURVIVABLE SPACE

Maintain a **LEAN, CLEAN, and GREEN** safety zone of wildfire defense 30 feet around your home.

Reduce the wildfire threat to your home by managing flammable vegetation.

LEAN

- Prune shrubs and cut back tree branches, especially within 15 feet of your chimney.
- Keep trees and shrubs pruned. Prune trees 6 to 10 feet from the ground while keeping live tree canopy around 1/2 of the total height of the tree.

CLEAN

- Remove all dead plant material from around your home; this includes dead leaves, dry vegetation, and even stacked firewood.
- Take out "ladder fuels," vegetation between grass and tree limbs. These fuels can carry fire between foliage and structures.
- Maintain your lawn, if brown, mow to 2 inches high. Mow dry grass and weeds.
- Remove dead or dying plant material. Dispose of cuttings and debris by recycling. For recycling locations see <http://yourkingcounty.gov/solidwaste>.
- Remove flammable plants like ornamental junipers that contain resins, oils, or waxes; and that collect dead needles or leaves within the plant.
- Keep potentially flammable (dry) mulch and landscaping well away from structures. Use a 3-foot wide swath of crushed rock, gravel, or other non-combustible materials around structures.

GREEN

- Plant fire-resistant vegetation that is healthy and green throughout the year.
- Space the trees and shrubs you plant in small groupings or individually and leave enough room between them to reduce the spread of fire.
- Use native plants; they are adapted to our area, usually remain healthier, and are often more fire resistant. For more information see our native plant guide at <http://green.kingcounty.gov/native>.

ZONE 1: A FIREWISE HOME HAS SURVIVABLE SPACE FOR AT LEAST 30 FEET



FIRE-RESISTANT CONSTRUCTION

To create your firewise structure, use non-flammable construction materials to reduce vulnerability to flames and blowing embers.

FIRE-RESISTANT ROOF CONSTRUCTION

- Use fire-resistant roof construction materials, such as Class A asphalt shingles, metal, tile, slate and concrete products.
- Construct a fire resistant sub-roof for added protection.
- Keep your gutters, eaves, and roof clear of leaves and other debris.

FIRE-RESISTANT EXTERIOR CONSTRUCTION

- Use exterior construction materials that are fire resistant or non-combustible when possible.
- Consider window size and materials. Smaller panes hold up better than larger ones; double pane and tempered glass are more effective against fire than single pane glass; and plastic skylights can melt.
- Cover exterior attic and underfloor vents with wire mesh to prevent sparks from entering your home through vents. Use 1/8 inch mesh or smaller.

NOTE: Although some vinyl will not burn, vinyl soffits can melt, allowing embers into the attic space.

FIRE-RESISTANT ATTACHMENTS

- Attachments are structures connected to your home such as decks, porches or fences; if an attachment to the home is not fire resistant, then your home is not firewise.
- If attaching a wood fence to your house, use masonry or metal as a protective barrier between fence and house.
 - Use non-flammable metal when constructing a trellis and cover with high-moisture, fire resistant vegetation.
 - Clear combustible materials and debris from under decks or porches. Screen areas below the deck or porch with 1/8 inch wire mesh.



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): Joshua Cowart and Jessica Benardout

MAILING ADDRESS: 25052 104th ave SE #C Kent WA 98030

TAX PARCEL #: 0222069110 & 0222069062

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.*


 Joshua Cowart

4/28/2020
 Date


 Jessica Benardout

4/28/2020
 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.*


 Wendy Sanmarco
 King County Forester

4/30/2020
 Date