

**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

APPLICANTS: Steve and Sarah Sutcliffe File No. E19CT034

A. GENERAL INFORMATION:

- 1. Owners: Steve and Sarah Sutcliffe
PO Box 121
Hobart, WA 98038
- 2. Property location: 28616 SE 204th Street
Maple Valley, WA 98025
- 3. Zoning: RA5
- 4. STR: SE-06-22-07
- 5. PBRs categories requested by applicants and *suggested by staff*:

Open space resources
 *Aquifer protection area
 **Buffer to public or current use classified land*
 *Farm and agricultural conservation land
 **Significant wildlife and salmonid habitat*
 Surface water quality buffer

Bonus categories
 Additional surface water quality buffer
 Contiguous parcels under separate ownership

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

6. Parcel:	062207-9046	062207-9095	
Total acreage	6.23	0.50	
Requested PBRs:	none specified	none specified	-
Home site/excluded area:	1.40	0.04	
Recommended PBRs:	4.83	0.46	

Exhibit no.	1
Case name	Steve and Sarah Sutcliffe
Case number	E19CT034
Date received	7/30/2020
KING COUNTY HEARING EXAMINER	

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 (5.29 acres) is the entire property (6.73 acres) less the excluded areas as measured (1.44 acres). In the event the Assessor’s official parcel size is revised, PBRs acreage should be administratively adjusted to reflect that change.

B. FACTS:

1. Zoning in the vicinity: Properties in the vicinity are zoned RA5.
2. Development of the subject property and resource characteristics of open space area: The property has two homes, carport, shop, woodshed, personal garden, yard, well house, and a driveway. There are future plans to build a barn on -9046. The open space is pasture, current barn and forest.
3. Site use: The property is used as a farm and residence.
4. Access: The property is accessed from SE 204th Street.
5. Appraised value for 2019 (based on Assessor’s information dated 04/09/2020):

<u>Parcel #062207-9046</u>	<u>Land</u>	<u>Improvements</u>	<u>Total</u>
Appraised value	\$331,000.00*	\$414,000.00	\$745,000.00
Tax applied	\$3,927.33	\$4,912.13	\$8,839.46
<u>Parcel #062207-9095</u>	<u>Land</u>	<u>Improvements</u>	<u>Total</u>
Appraised value	\$3,000.00	\$0.00	\$3,000.00
Tax applied	\$3,825.88	\$0.00	\$35.59

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 #B10.

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 CATEGORY REQUESTED and DEPARTMENT RECOMMENDATIONS:

Open space resources

- Aquifer protection area
The property is located in an area designated as a critical aquifer recharge area (CARA 2). The natively forested area is 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
Although credit for this category was not requested, the property is adjacent to land participating in the PBRS program (parcel # 062207-9127 to the north). The enrolling open space area is providing a buffer of native vegetation of more than 50 feet to the

adjacent land, which exceeds the category's requirement. Credit for this category is recommended

- Farm and agricultural conservation land
The property contains more than one acre of traditional farmland that is being managed according to an approved King Conservation District farm management plan. Credit for this category is recommended.
- Significant wildlife and salmonid habitat
Although credit for this category was not requested, 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.
- Surface water quality buffer
In order to eligible for this category, the enrolling land must be providing a qualifying buffer of native vegetation to a lake, pond, stream, wetland or shoreline within the enrolling portion of a property. The property does not contain any aquatic features. Credit for this category cannot be recommended.

Bonus categories

- Additional surface water quality buffer
In order to eligible for this category, the enrolling land must be providing a qualifying buffer of native vegetation to a lake, pond, stream, wetland or shoreline within the enrolling portion of a property. The property does not contain any aquatic features. Credit for this category cannot be recommended.
- Contiguous parcels under separate ownership
Award of this category requires a PBRS application contain multiple parcels and owners applying and enrolling together. This property contains a single parcel and is not enrolling with other parcel owners. Credit for this category cannot be 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.

- 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 use classified land	3
Farm and agricultural conservation land	5
Significant wildlife and salmonid habitats	5
Surface water quality buffer	0

Bonus categories

Additional surface water quality buffer	0
Contiguous parcels under separate ownership	0

TOTAL 18 points

PUBLIC BENEFIT RATING

For the purpose of taxation, 18 points result in 30% of assessed value and a 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 18 points, subject to the following requirements:

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

- 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.
- 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 9 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 areas of the Property being used as farm and agricultural conservation land.
9. For land designated as farm and agricultural conservation land, activities that are consistent with farm or agriculture uses and that are consistent with the approved farm management plan shall be permitted as long as those activities do not cause a significant adverse impact to the resource values of other awarded categories.
10. 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.
11. 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
Steve and Sarah Sutcliffe, applicants
Debra Clark, King County Department of Assessments

2019 aerial photo

0622079046

1.40 acres

0622079095

0.04 acres



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	Steve and Sarah Sutcliffe
Case number	E19CT034
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

..title

AN ORDINANCE approving an application for current use assessment for either public benefit rating system or timber land, or both, submitted by Steve and Sarah Sutcliffe for property located at 28616 SE 204th Street, Maple Valley, WA 98038;, designated department of natural resources and parks, water and land resources division file no. E19CT034.

..body

Legend

- 2019 Applicant
- Other 2019 Applicants

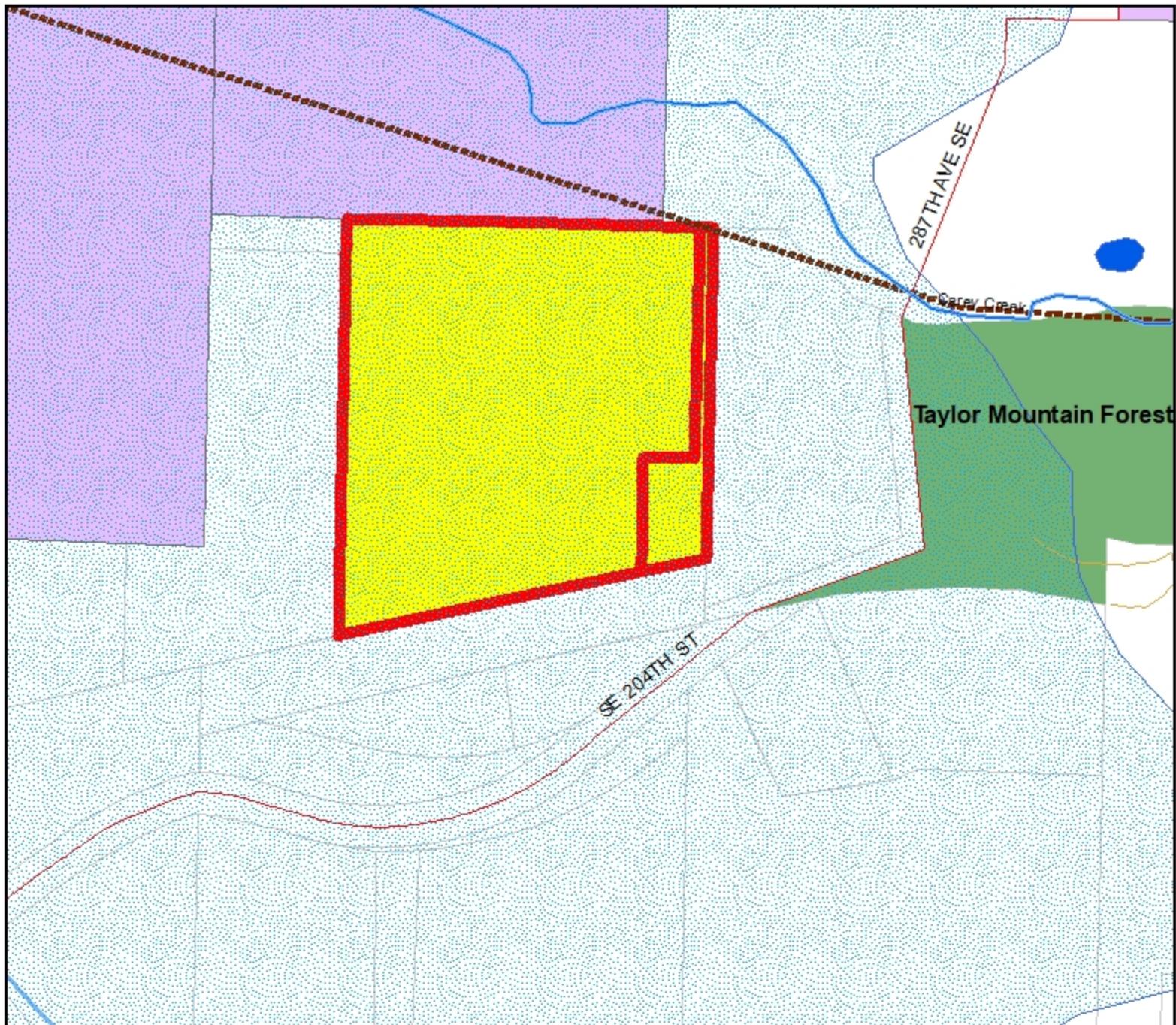
Current Use Programs

- 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 37.5 75 150 225 300 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.

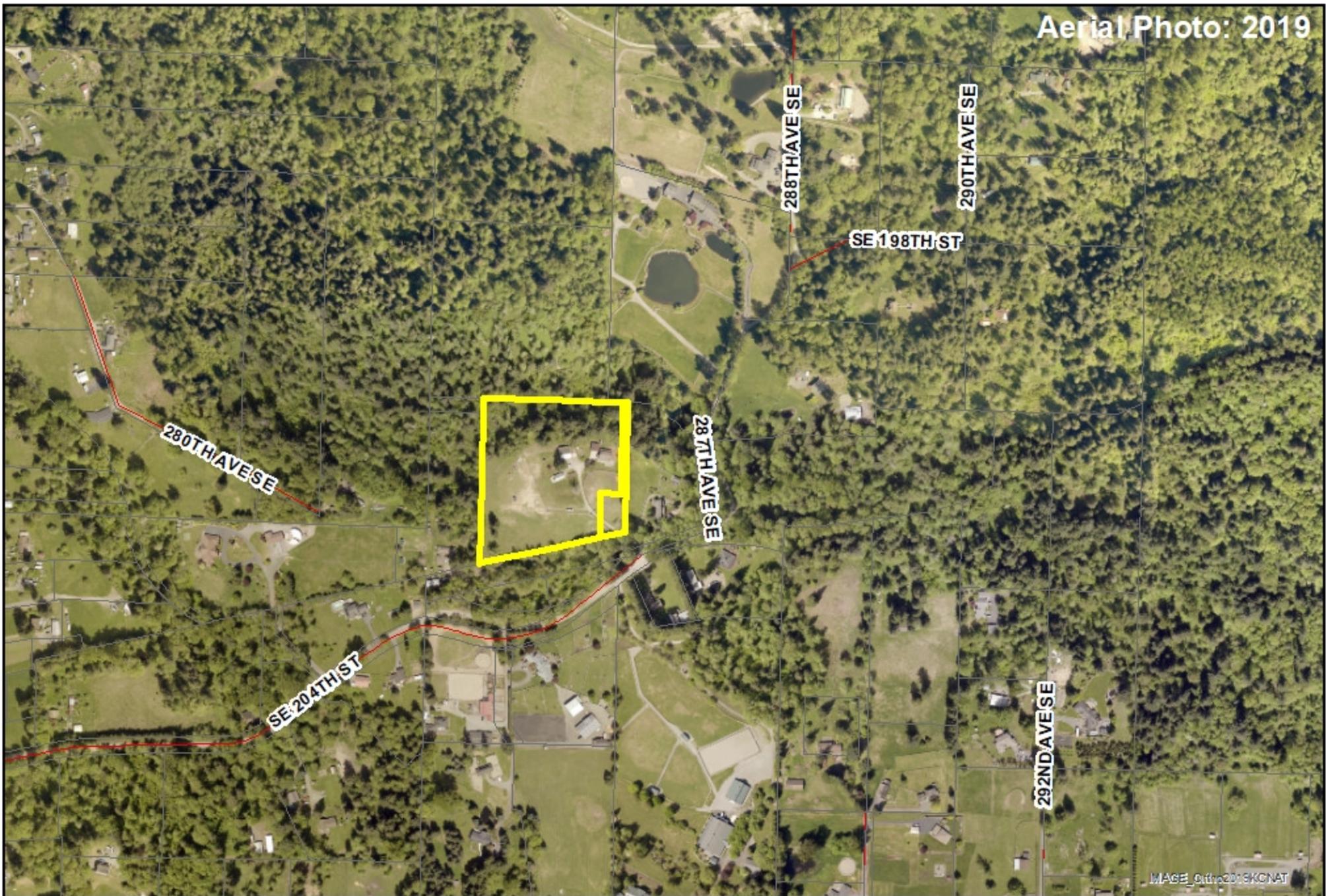
King County
 Department of
 Natural Resources and Parks
 Water and Land Resources Division
 July 21, 2020

PBRs Applicant

Sutcliffe Property

Exhibit no.	4
Case name	Steve and Sarah Sutcliffe
Case number	E19CT034
Date received	7/30/2020
KING COUNTY HEARING EXAMINER	

File E19CT034



File E19CT034
EXHIBIT 4

PBRs Applicant
Sutcliffe Property

 E19CT034

 Parcels

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

July 21, 2020



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**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: Steve and Sarah Sutcliffe
Day Phone: 253-203-4955 Evening Phone: 253-203-4955 Email: Sarahsutcliffe@gmail.com
2. MAILING ADDRESS of APPLICANT: PO Box 121 Hobart WA 98025
3. PROPERTY ADDRESS: 28616 SE 204th ST Maple Valley
WA 98038
- Is the property located in an incorporated city? Yes _____ City: _____ No X
From what road is the property accessed? 204th ST
4. PROPERTY HISTORY: Is the property presently participating in a current use assessment program (RCW 84.34 or RCW 84.33)? Yes _____ No X
5. APPLICANT'S INTEREST in PROPERTY: Owner Yes X 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>0622079046</u>	<u>6.3</u>	_____
b. <u>0622079095</u>	<u>.5</u>	_____
c. _____	_____	_____
TOTAL	<u>6.8</u>	<u>5</u>

County use only: _____
Date Received 1/2/20 BSB File NO. E19CT034

EXHIBIT

Exhibit no.	5
Case name	Steve and Sarah Sutcliffe
Case number	E19CT034
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).

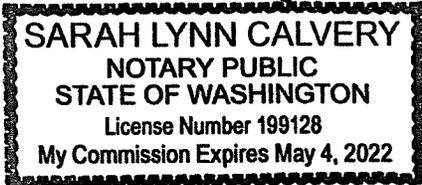
Sarah Sutcliffe
Print Name

[Signature]
Signature

Steve Sutcliffe
Print Name

[Signature]
Signature

State of Washington
County of King



Subscribed and affirmed to before me this 28th day of December, 2019

[Signature]
Notary's Signature

May 4, 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.

- (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.

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.

Please see attached

- 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.

Please see attached

- 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.

Please see attached

- 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 X

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

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

Attached document for form A-4

- A We currently use the areas for hiking, bird watching, observing deer and elk and spotting their bedding locations. We have plans to control noxious weeds in this area and keep it in its beautiful natural state. As a homeschool family, this area of our property has become an important part of our natural and science studies as it provides an incredible untouched natural classroom right in our own backyard. Presently we have a family of Bald Eagles nesting in our giant Fir trees behind our house. For our farm land we enjoy Equestrian activities, including riding and enjoying our horses. We strive to teach our children the importance of good animal husbandry here. We have plans to add cattle back to our farm. Additionally, we have an active compost area that we use to regenerate the land.

- B In our personal use areas we have 2 homes (one is the original homestead), a carport, shop, woodshed, personal garden, yard, well house, and a driveway.

- C We have plans to add a barn in our farm land area along with a 3 bay compost area. (we have noted on our site plan our proposed area for these). We are currently working with the King Conservation District. Our farm Plan has been established and our hope is to build the barn in the next couple years.

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

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

 15 = total open space resource points

Bonus Categories

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

 5 = total bonus category points

 20 = 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.**

n/a

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?

n/a

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.*

15 Open space resource points
5 Bonus category points

20 = 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

Attached document for form A-7

#2 Property is located in the Issaquah Creek Valley ground water management area.

#6 Use of fields including but not limited to, Equestrian activities and boarding of horses, returning cattle to our property as we have ran cattle here for the past 3 generations, soil regeneration and subsistence vegetable and hay farming.

#17 The area in which Carey Creek runs along our property is an undisturbed area that is at least 50% wider than what is required. This area of our property is currently in its natural state, undisturbed. The area is protected from clearing, domestic animals and not used for general use.

Bonus Category

2. We believe we can provide additional buffers no less than two times the buffer width required by any applicable regulation.
3. Our Property is adjoining with the Lowell Family property open space along Carey Creek.

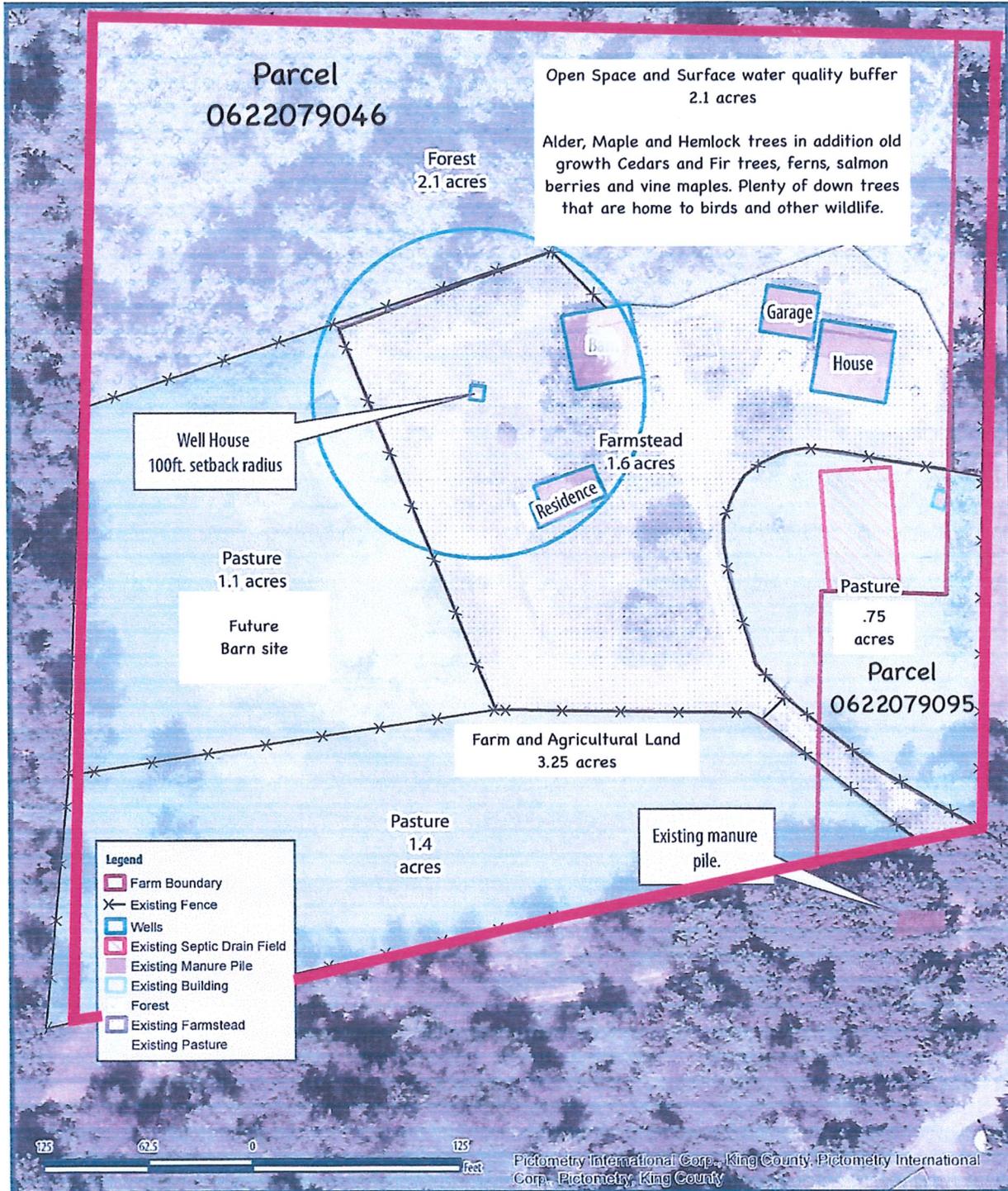
In Addition, our children are the 4th generation to live on our family farm. The property has been in our family for nearly 100 years. Over the course of the last 100 years the residents have been excellent stewards of the land and have taken great pride in this small farm. From homesteading, raising cattle, tending the land and protecting the integrity of this beautiful property, we wish to honor and continue the legacy of the generations before us by providing a beautiful space for the future. By entering into this program the tax reduction will insure we are able to keep this farm in the family and insure the land stay protected for years to come. We thank you for taking the time to review our application and we look forward to hearing from you.

Sincerely,

The Sutcliffe Family

Parcel Number	062207-9046
Name	SUTCLIFFE STEVEN+SARAH
Site Address	28616 SE 204TH ST 98038
Legal	E 445 FT OF W 645 FT AS MEASURED ALONG N LINE OF THAT PORTION OF SE QTR STR 06-22-07 LYING NLY OF NLY RIGHT-OF-WAY LINE OF ABANDONED LATER LOCATION OF COLUMBIA & PUGET SOUND RAILWAY (AKA FORMER PACIFIC COAST RAILROAD RIGHT-OF-WAY); TGW N 340 FT OF W 75 FT OF E 95 FT OF W 740 FT OF SE QTR OF SAID SECTION 6

Parcel Number	062207-9095
Name	SUTCLIFFE STEVEN+SARAH
Site Address	
Legal	E 95 FT OF W 740 FT OF NW QTR SE QTR STR 04-22-07 LYING NLY OF NLY RIGHT-OF-WAY LINE OF ABANDONED LATER LOCATION OF COLUMBIA & PUGET SOUND RAILWAY (AKA FORMER PACIFIC COAST RAILROAD RIGHT-OF-WAY); EXC W 75 FT OF N 340 FT OF SAID E 95 FT



Landowner Name: Sarah & Steve Sutcliffe	Map Type: Existing Conditions Map	Directional: SE
Address: 28616 SE 204th	KCD Staff Name: Megan Weldon	Section: 06
Maple Valley, WA 98038	Map Date: October 31, 2019	Township: 22
ACRES: 6.72	Parcel #(s): 0622079046, 0622079095	Range: 07



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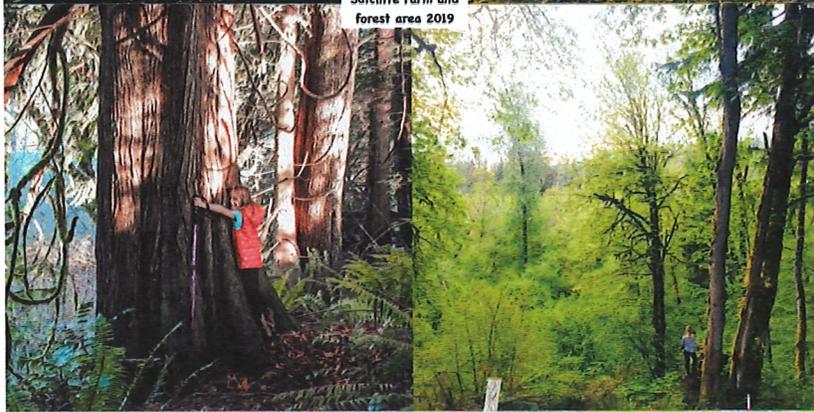
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Photos of 1st and 2nd generation Sutcliffe family farming on the property.



Sutcliffe Farm and
forest area 2019



Our Farm Conservation Plan will be sent over by Megan Weldon from the King Conservation District. If you haven't already received please let us know and I will make sure to get it to you ASAP.

Thanks,

Steve and Sarah Sutcliffe
253-203-4955
PO BOX 121 Hobart WA 98025

FARM CONSERVATION PLAN



Sarah & Steve Sutcliffe

28616 SE 204th St
Maple Valley, WA 98038
Parcel ID 0622079046#

Exhibit no.	6
Case name	Steve and Sarah Sutcliffe
Case number	E19CT034
Date received	7/30/2020
KING COUNTY HEARING EXAMINER	

Elizabeth Stockton & Megan Weldon

October 2019



FARM CONSERVATION PLAN

TABLE OF CONTENTS

Elizabeth Stockton & Megan Weldon

Resource Planner

Direct 425-282-1929

elizabeth.stockton@kingcd.org & megan.weldon@kingcd.org

www.kingcd.org

King Conservation District

800 SW 39th St

Suite 150

Renton, WA 98057

Phone: 425-282-1900

I. Inventory &
Evaluation

II. Maps

III. Practice
Implementation

IV. Fact Sheets &
Other Information

V. Additional
Documents



FARM CONSERVATION PLAN

To develop this Farm Conservation Plan (Farm Plan), King Conservation District staff worked with the landowner to identify landowner objectives and natural resource concerns. The planner discussed conservation alternatives with the landowner. This plan reflects the best management practices selected by the landowner. The plan was developed in observance of federal, state and local codes and in accordance with Natural Resources Conservation Service (NRCS) conservation planning process. Before any conservation practices are implemented, it is the sole responsibility of the landowner to make sure they are in compliance with federal, state and local codes and that all required permits have been obtained from the responsible agencies.

The practices identified in this Farm Plan reflect the current farm resource management recommendations for this property. The Record of Decisions documents the selected practices and timeline for implementation. As landowner objectives, farm practices, farm inventory or farm ownership change, please notify King Conservation District to formally revise or update this plan.

I. Inventory & Evaluation

Property Information

Cooperator Goals

Existing Conditions & Resources Concerns

Property Information

Cooperator	Sarah & Steve Sutcliffe
Property Location	28616 SE 204th St Maple Valley, WA 98038 Parcel ID # 0622079046
Total acreage	6.2 acres

Cooperator Goals

- Develop and implement, on an ongoing basis, a Farm Conservation Plan as required by King County’s Public Benefit Rating System (PBRs).
- Permit a pole barn in the northwestern pasture to house horses.
- Complete a line/lot adjustment along main road on southern portion of property to expand acreage.
- Set up a sustainable equine facility by adding a heavy use area, improving pastures, and building manure storage bins.

Operation Summary

The landowners recently took over this 6-acre farm from family members that have owned it since the 1930s. The pastures were previously hay fields, and much work has been done to improve the pasture conditions. The landowners currently have four horses and are planning to have up to six. They are in the process of acquiring a permit for building a pole barn on their northwestern pasture and have all materials to do so. They are also working on a lot line adjustment, to regain access to the southern section of property along the main road. The northern edge of the property is a steep, forested area.

Existing Conditions and Resource and Concerns

Evaluated using the NRCS methods for Soil, Water, Air, Plants, Animals, Humans, and Energy (SWAPAH+E).

Soils

Soils on the property are mapped by the Natural Resources Conservation Service:

RdC, Ragnar-Indianola association; 2-15% slopes

Refer to Section 2 in this plan for general soil mapping and soil map unit description. See the Soil Survey of King County, Washington for additional soils information. A helpful online resource for creating soils maps is the USDA Web Soil Survey page:

<http://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx>

The **Ragnar-Indianola soils** are a mixture of two soil types, Ragnar ashy fine sand and Indianola loamy fine sand. These soils were formed while the glaciers melted and out-washed or material that was pushed by glaciers. They are both well drained soils and have a

low water holding capacity. They are droughty in the summer and have reduced productivity due to the lack of water. These soils have a high nitrogen-leaching potential.

Nitrate-leaching potential rating is an evaluation for nitrate-nitrogen to be transmitted through the soil profile below the root zone by percolating water under non-irrigated conditions. Leaching nitrates have the potential to contaminate shallow and deep aquifers used for drinking water. The ratings are based on inherent soil and climate properties that affect nitrate leaching and do not account for management practices, such as crop rotation and rates and timing of nitrogen fertilizer applications.

Currently, no soil resource concerns exist.

Water (Harbor, Streams, Wetlands, Drainage)

The property is in the Issaquah Creek sub-basin of the Lake Washington/Cedar/Sammamish River Watershed, WRIA 8. There are no watercourses, waterbodies, or designated wetlands on or immediately adjacent to the property. Carey Creek is located approximately 500 feet downhill from the northern property border. Carey Creek is a tributary to Issaquah Creek. The lower reaches of Issaquah creek have been found to have exceedances in high levels of fecal coliform bacteria. High bacteria concentrations may be due to livestock or wildlife fecal matter and/or human waste (i.e. leaking septic systems) reaching surface water and is a human health concern.

The barn is approximately 1,800 square feet of roof surface area and in an average year, 53 inches of rain generates 56,827 gallons of roof runoff.

The property is served by an onsite septic system and a private well. Private wells have a 100-foot diameter wellhead protection area where nutrient intense activities, such as manure bins and confinement areas, should be excluded.

Water resource concerns include:

- A potential risk for nutrients (primarily nitrogen) to migrate into surface and ground water from areas where manure is stored.
- The risk for pathogens to migrate into water sources from sources from manure or compost.

Air

This property is in an area that meets ozone standards for air quality and is being monitored. It is not in a particulate matter non-attainment zone thus, it meets particulate matter standards for air quality. It is in an ozone maintenance area, as determined by the Washington State Department of Ecology.

Any farm has the potential to create dust or offensive odors. Timing of field preparation, cultivation, and fertilization activities will limit the potential for particulate matter emissions and volatilization of nutrients.

No air resource concerns currently exist.

Plants

This property is a mix of pasture and forested land. The forested area was a steep 2.1 acres with a mix of evergreen and conifer species. No evaluation was done on the forested area

I. Inventory & Evaluation

other than a walk around the site, however invasive blackberry and holly were noted. Coached Forest Stewardship training was recommended an informative class on forested management.

The pastured areas have a combined total of 3.1 acres. Pasture plant species consist of orchard grass, ryegrass, timothy, and white clover. Weedy species include creeping buttercup, thistle, velvet-grass, and curly dock. The pastures have been heavily used for grazing, with evidence of overgrazing in the eastern pasture. This was evidenced by a low stubble height (less than 3 inches) and bare spots in the forage grasses. The western and southern pastures were in good condition, with some areas that didn't have ideal stubble height, but the landowners are in the process of building pasture health by removing their horses in wetter months and applying herbicides to decrease weed pressure.

Plant resource concerns are:

- Degraded pasture health in the eastern pasture, where a majority of stubble height is less than 3 inches and at least 20% of the ground is bare.
- Presence of undesirable forage plants, primarily creeping buttercup, which is an invasive weed that is toxic to livestock if consumed in large amounts. Horses generally avoid buttercup, but animals occasional develop a preference for consuming this plant. It also removes potassium from the soil, reducing soil quality.

A Animals

Wildlife: This property hosts habitat for various species. Most land in King County is privately owned, making landowners vital stewards for wildlife habitat. Elk and the Yuma-little Brown Bat are mapped on this property and surrounding areas according to the Washington Department of Fish and Wildlife (WDFW). Bats may be found roosting on this property. Care should be taken not to disturb bats, particularly while they are hibernating (September- early May). If a bat is roused early from hibernation, it must use fat reserves to increase its body temperature. According the WDFW, a single disturbance probably costs a bat as much energy as it would expend in two or three weeks of hibernating.

For more information and helpful tips on living with wildlife, and improving wildlife habitat visit the WDFW's web site: <http://wdfw.wa.gov/living/>

Landowners may also want to keep their eye out for "Birds of Concern." These birds are federally listed as species of High Conservation Priority, which means they will likely become candidates for the Endangered Species Act listing. A few birds King County landowners have a high likelihood of observing are: Rufous Hummingbird (*Selasphorus rufus*), Great Blue Heron (*Ardea herodias*), Olive-sided Flycatcher (*Contopus cooperi*), and Western Screech-owl (*Megascops kennicottii kennicott*). If these birds are observed, special attention should be made to look for nests and to avoid nest destruction during the breeding season which occurs from April 1 through July 15.

Wildlife resource concerns include:

- Lack of undisturbed grassland in the pasture area during the nesting season for grassland birds. Grassland birds depend on undisturbed tall grass or meadows for nesting habitat.

Livestock: The landowners currently have four horses, ridden recreationally, that are rotated between 3.1 acres of pasture, fenced into three parts. The horses have adequate cover with two run-in sheds and another pole barn is being built in the western pasture for additional cover. They are provided with supplemental timothy grass throughout the year. The

landowners are in the process of increasing their pastured acreage thru a lot-line adjustment with King County, with the intention of acquiring two more horses once the lot-line adjustment has been completed. The horses have drinking water and appear to be in good health overall.

No resource concerns associated with livestock currently exist.

Humans:

The goal of this plan is to address natural resource concerns of the property and assist in enrolling in the King County PBRs (Public Benefit Rating System). Additionally, this plan assists them in meeting goals of pasture management, manure management, and horse-keeping.

Cultural Resources:

If cultural resources are discovered during installation of any planned practices, work should cease until a qualified site review is performed. If federal payments are related to any installation, work must cease pending evaluation. Washington State laws RCW 27.53 and RCW 27.44 protect all Native American and archaeological sites. For questions about these laws, or to report the discovery of a cultural resource, contact Rob Whitlam at the Office of Archaeology and Historic Preservation in Olympia at 360-586-3080.

Energy:

Many farms have opportunities for energy efficiency. Energy efficient options could include replacing light fixtures and bulbs, installing solar panels or wind turbines, or eliminating sources of unnecessary usage. Conducting energy audits of farms and implementing changes can result in increased knowledge and significant financial savings. Puget Sound Energy offers programs for farms to replace certain fixtures at no cost and grant programs for larger operations. Call your local service provider and ask about energy saving opportunities specific to your operation.

No energy resource concerns currently exist.

II. Maps

Aerial Photo Map

Critical Areas/Shade Relief Map

Historical Areas Map(s)

Soils Map & Soil Descriptions

Existing Conditions Map



Landowner Name: Sarah & Steve Sutcliffe	Map Type: 1998 Aerial	Directional: SE
Address: 28616 SE 204th	KCD Staff Name: Megan Weldon	Section: 06
Maple Valley, WA 98038	Map Date: June 26, 2019	Township: 22
Acres: 6.23	Parcel #(s): 0622079046	Range: 07



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Landowner Name: Sarah & Steve Sutcliffe	Map Type: 2015 Aerial	Directional: SE
Address: 28616 SE 204th Maple Valley, WA 98038	KCD Staff Name: Megan Weldon	Section: 06
Acres: 6.23	Map Date: June 26, 2019	Township: 22
Parcel #(s): 0622079046		Range: 07



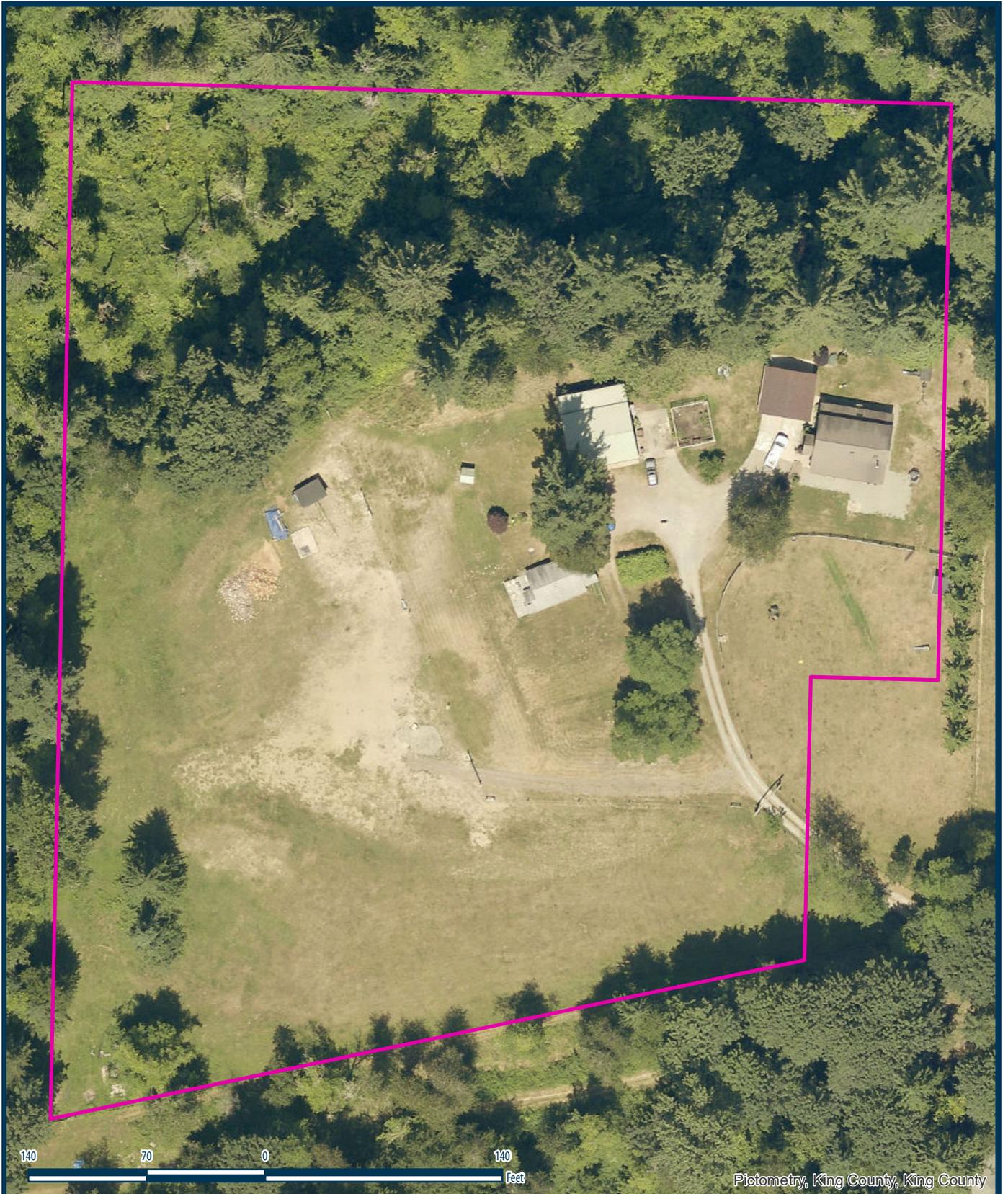
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1:975



Pictometry, King County, King County

Landowner Name: Sarah & Steve Sutcliffe	Map Type: 2017 Aerial	Directional: SE
Address: 28616 SE 204th Maple Valley, WA 98038	KCD Staff Name: Megan Weldon	Section: 06
Acres: 6.23	Map Date: June 26, 2019	Township: 22
Parcel #(s): 0622079046		Range: 07



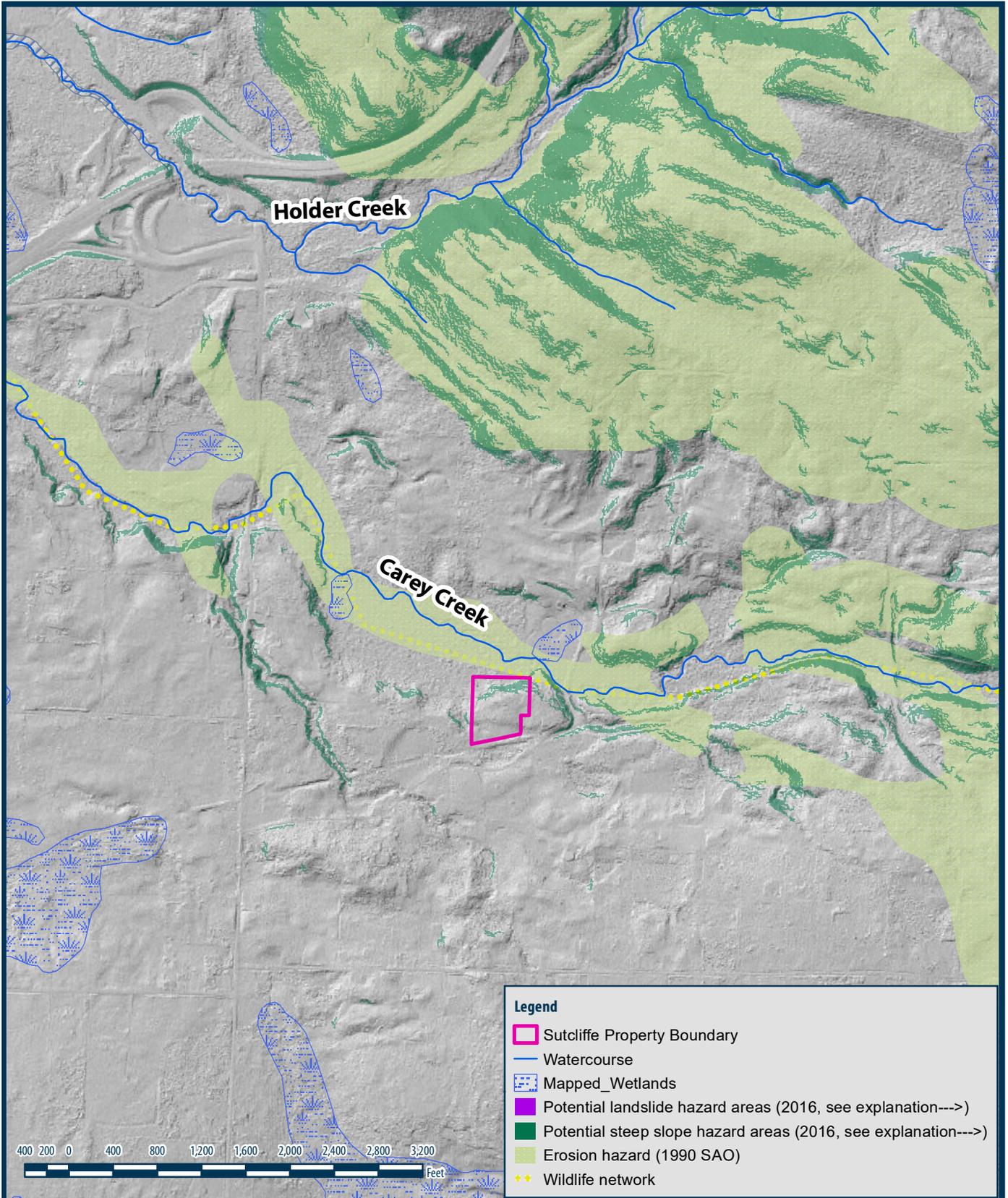
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Landowner Name: Sarah & Steve Sutcliffe	Map Type: Sensitive Areas	Directional: SE
Address: 28616 SE 204th	KCD Staff Name: Megan Weldon	Section: 06
Maple Valley, WA 98038	Map Date: June 26, 2019	Township: 22
Acres: 6.23	Parcel #(s): 0622079046	Range: 07



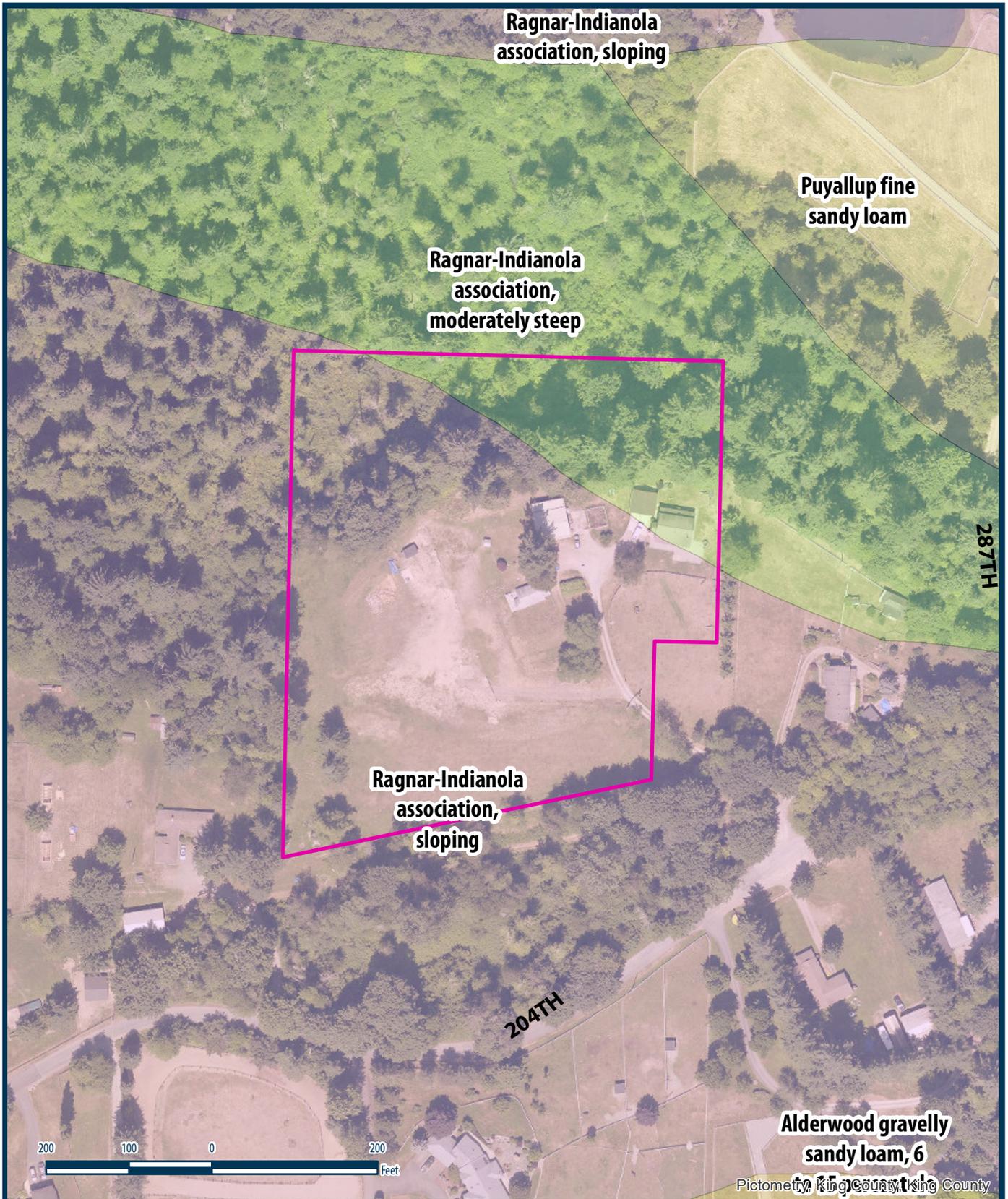
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Landowner Name: Sarah & Steve Sutcliffe	Map Type: Soil Type	Directional: SE
Address: 28616 SE 204th	KCD Staff Name: Megan Weldon	Section: 06
Maple Valley, WA 98038	Map Date: June 26, 2019	Township: 22
Acres: 6.23	Parcel #(s): 0622079046	Range: 07



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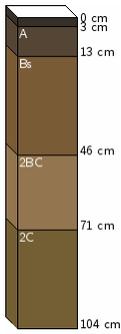
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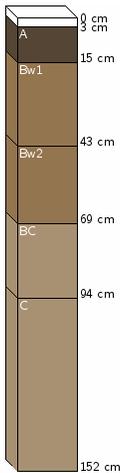
SOIL DESCRIPTION

Credit: NRCS Web Soil Survey (WSS) provides soil data and information produced by the National Cooperative Soil Survey. <http://websoilsurvey.sc.egov.usda.gov/>



Component: Ragnar (45%)

The Ragnar component makes up 45 percent of the map unit. Slopes are 2 to 15 percent. This component is on eskers, kames. The parent material consists of glacial outwash. Depth to a root restrictive layer, strongly contrasting textural stratification, is 20 to 40 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is high. Available water to a depth of 60 inches (or restricted depth) is moderate. Shrink-swell potential is low. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 6 percent. Nonirrigated land capability classification is 3e. This soil does not meet hydric criteria.



Component: Indianola (40%)

The Indianola component makes up 40 percent of the map unit. Slopes are 2 to 15 percent. This component is on terraces. The parent material consists of glacial drift. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is somewhat excessively drained. Water movement in the most restrictive layer is high. Available water to a depth of 60 inches (or restricted depth) is low. Shrink-swell potential is low. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 6 percent. Nonirrigated land capability classification is 3e. This soil does not meet hydric criteria.

Map Unit Setting

National map unit symbol: 1hmt
Elevation: 300 to 1,000 feet
Mean annual precipitation: 30 to 65 inches
Mean annual air temperature: 48 to 54 degrees F
Frost-free period: 150 to 210 days
Farmland classification: Farmland of statewide importance

Description of Ragnar

Setting

Landform: Kames, terraces, eskers
Parent material: Glacial outwash

Typical profile

H1 - 0 to 4 inches: ashy fine sandy loam
H2 - 4 to 27 inches: ashy fine sandy loam
H3 - 27 to 60 inches: loamy sand

Properties and qualities

Slope: 2 to 15 percent
Depth to restrictive feature: 20 to 40 inches to strongly contrasting textural stratification
Natural drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): High (1.98 to 5.95 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water storage in profile: Low (about 3.7 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 3e
Hydrologic Soil Group: A
Other vegetative classification: Droughty Soils (G002XN402WA)

Map Unit Composition

Ragnar and similar soils: 45 percent
Indianola and similar soils: 40 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Indianola

Setting

Landform: Terraces
Parent material: Glacial drift

Typical profile

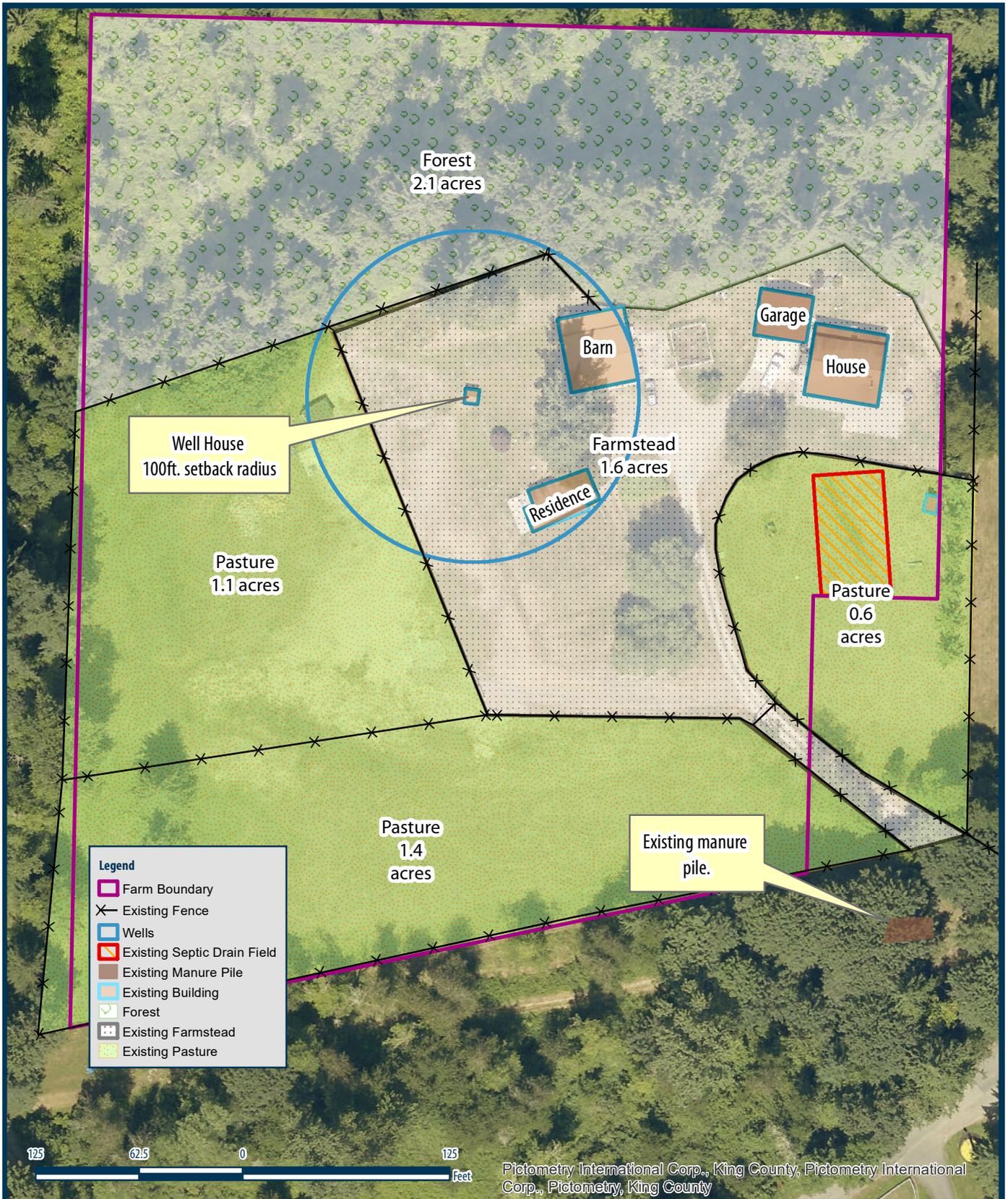
H1 - 0 to 6 inches: loamy fine sand
H2 - 6 to 30 inches: loamy fine sand
H3 - 30 to 60 inches: sand

Properties and qualities

Slope: 2 to 15 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Somewhat excessively drained
Capacity of the most limiting layer to transmit water (Ksat): High (1.98 to 5.95 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water storage in profile: Low (about 5.0 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 3e
Hydrologic Soil Group: A
Other vegetative classification: Droughty Soils (G002XN402WA)



Landowner Name: Sarah & Steve Sutcliffe	Map Type: Existing Conditions Map	Directional: SE
Address: 28616 SE 204th Maple Valley, WA 98038	KCD Staff Name: Megan Weldon	Section: 06
Acres: 6.2	Map Date: October 31, 2019	Township: 22
Parcel #(s): 0622079046		Range: 07



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III. Practice Implementation

Record of Decisions

Planned Map

Practice Specifications

Sarah & Steve Sutcliffe	October 2019
Landowner/Cooperator	Date

Land Use: Farm Management

Location	Planned		Applied		Land use Treatment/Conservation Practices (See Job Sheets section for details)
	Amount	month/year	Amount	month/year	
Pasture 1	1 unit	9/2021			Waste Storage Facility Install three 10ft. (l) x 10ft. (w) x 4ft. (h) bins to temporarily store manure. Cover bins with a tarp or roof in order to prevent nutrient leaching. Haul away manure on a regular basis (annually or bi-annually).
Pasture 1	4,000 square feet (.09 acres)	9/2020			Heavy Use Area (HUA) Scrape and remove existing mud and manure in planned confinement areas. Grade a 1% slope (away from structures) in all HUAs to encourage drainage and to prevent ponding.. Install six inches of 5/8" clear crushed gravel as footing. Confine animals to HUA area during wet winter months, and times of low forage production.
Pole Barn	150 feet	9/2020			Roof Runoff Install gutters, downspouts on planned pole barn to direct water away from heavy use areas. Ensure water does not flow through areas where manure is present, in order to prevent nutrient runoff.
Pasture 1	90 feet	9/2020			Heavy Use Area Fencing Install permanent perimeter fencing around planned HUA location.
Pasture 2	130 feet	10/2020			Cross-fencing Install a permanent or temporary fence to divide pasture for a rotational grazing system. Select a style of fencing, which is safe for equines. Wood posts and rails are a common fencing type. Use this practice in conjunction with prescribed grazing and access control. See below.

Location	Planned		Applied		Land use Treatment/Conservation Practices (See Job Sheets section for details)
	Amount	month/year	Amount	month/year	
All pastures	2.9 acres	10/2020			<p>Access Control</p> <p>Limit daily grazing access to prevent overgrazing. Exclude animals from pastures during winter months when soil is water-saturated and vulnerable to overgrazing, compaction, and soil erosion (October-March). Consider adding enrichment activities to heavy use areas to combat boredom, such as a slow feeder.</p> <p>Do not allow access to Pasture 4 (over drain field) during winter months, or when soil is saturated, to protect drain field from damage.</p>
All pastures	2.9 acres	5/2020			<p>Prescribed Grazing</p> <p>Graze pastures to a 3-inch stubble height and then allow pastures to rest until grass has reached 6 to 9 inches before horses are returned.</p> <p>Do not graze fall growth below 3 inches. Do not graze during winter months, as it is not growing season.</p> <p>If pasture grows beyond 10 inches tall, mow it to 3 inches. Harrow or drag pastures, if possible, to fracture compacted soil, increase infiltration, increase plant vigor, and increase productivity. Mow pastures to 3 inches high, when animals are pulled off to prevent weed propagation and to maintain a uniform height.</p>
All pastures	2.9 acres	10/2020			<p>Forage and Biomass Planting</p> <p>Regularly soil test and follow recommendations as needed to improve soil condition. Overseed and establish adapted and compatible species suitable for pasture and biomass production. Exclude livestock from renovated pastures until they are sufficiently grown and durable (at least 3 inches in height).</p> <p>Consider spreading lime to raise soil pH, if low. This will allow nutrients to become more available for forage grass absorption.</p> <p>Recommend over seeding in fall, prior to October 15 for successful germination rates.</p> <p>Recommend this practice implemented in conjunction with Access Control to maximize pasture health.</p>

Location	Planned		Applied		Land use Treatment/Conservation Practices (See Job Sheets section for details)
	Amount	month/year	Amount	month/year	
All pastures	2.9acres	11/2019			<p>Herbaceous Weed Control/Brush Control</p> <p>Manage and remove populations of undesirable plants (including creeping buttercup and Himalayan blackberry) through mechanical, hand removal, and/or well-timed herbicide treatments. Following initial control, monitor regrowth yearly and continue removal as needed.</p> <p>Managing a healthy pasture with healthy forage may also help limit population of undesirable plants for grazing animals.</p>
All pastures	2.9 acres	09/2020			<p>Nutrient Management</p> <p>Spread composted manure in spring or fall to provide nutrients and organic matter for forage production in pastures. Spread only if grasses have a minimum 3-inch stubble height. If spreading compost in the fall, spread no later than October 31. Do not spread before rain events. Haul excess material offsite to prevent over-application of manure.</p> <p>Soil test regularly to determine soil nutrient requirements prior to spreading. Stop applying compost to pastures if soil test results indicate high organic matter and phosphorus levels.</p> <p><i>Do not spread nutrients on overgrazed, frozen, or saturated pastures.</i></p>

The owner/operator is responsible for obtaining all permits, right of ways, and/or easements that are needed to implement this plan. The owner/operator is responsible for contacting utilities and assuring the work does not harm their facilities. The owner/operator is responsible for compliance with all federal, state, and local laws, ordinances, codes, and regulations.



Good Faith Agreement

I was an active participant in the development of my Farm Conservation Plan. I have reviewed the options and alternatives that are available.

This plan was developed to reach my property management goals while protecting and enhancing the natural resources on the property. It is my intention to follow the planned schedule to implement the recommended best management practices.

Cooperator: _____ Date _____

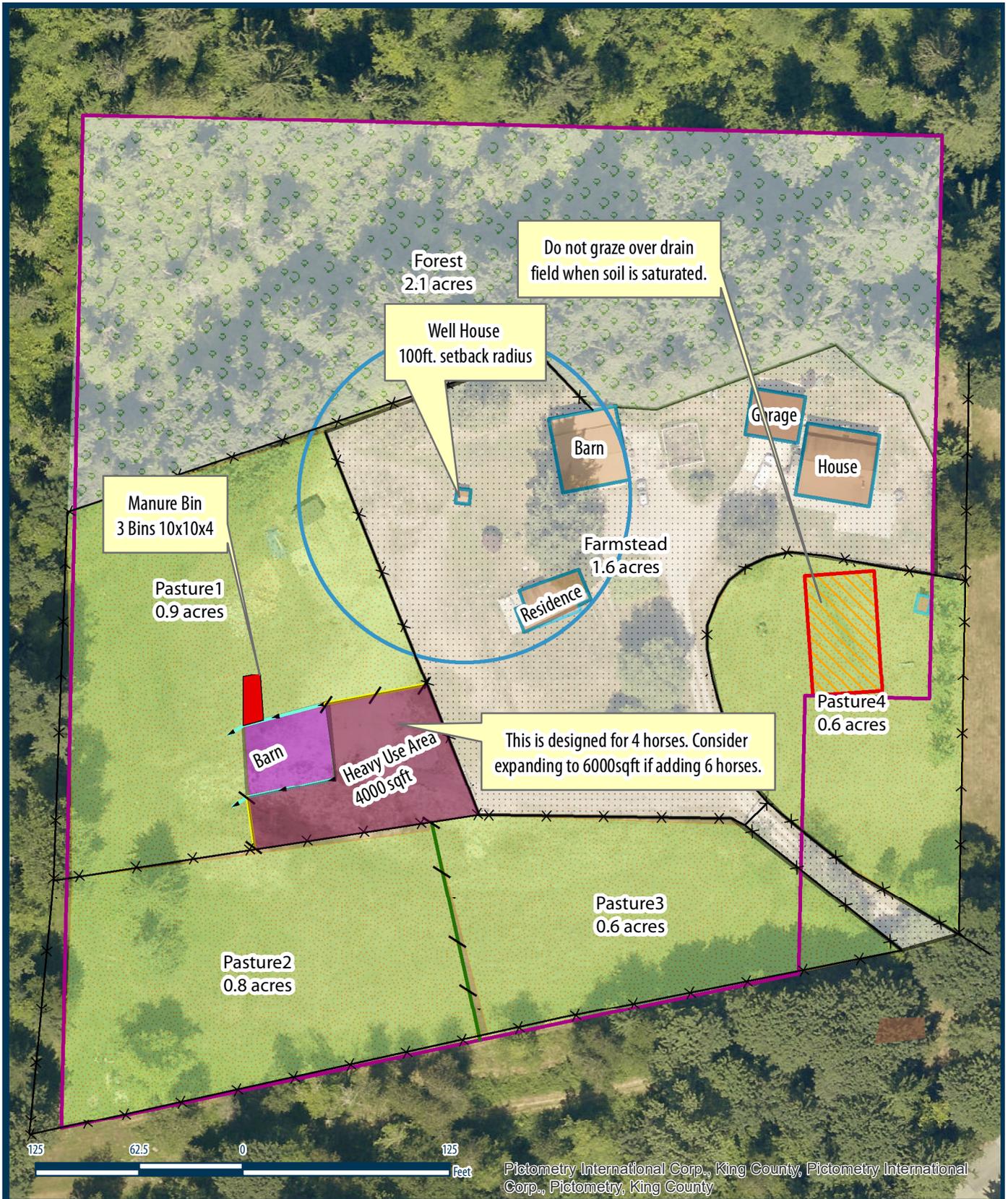
This Farm Conservation Plan meets King Conservation District Conservation Plan Standards

Planned by: _____ Date _____

King CD Planner

Approved by: _____ Date _____

King Conservation District



Landowner Name: Sarah & Steve Sutcliffe	Map Type: Planned Conditions Map	Directional: SE
Address: 28616 SE 204th Maple Valley, WA 98038	KCD Staff Name: Megan Weldon	Section: 06
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IV. Additional Information

Resource Worksheets

General Fact Sheets

Other Reference Materials

V. Other Documentation

Cost Share

Contract

**Inventory &
Evaluation**

Maps

**Practice
Implementation**

**Fact Sheets &
Other Information**

Documents

From: [Kim, Megan](#)
To: [Hearing Examiner, King County Council](#)
Cc: [Spohr, David](#); [Furr, John](#); [Sarah S](#); [Bernstein, Bill](#)
Subject: Follow up on Sutcliffe E19CT034 surface water quality buffer category
Date: Tuesday, August 4, 2020 9:27:59 AM

Hi David,

I have reached out to Bill Bernstein and Ted Sullivan to confer on the subject of Carey Creek (type F) located on a abutting parcel to the north (062207-9127) of the Sutcliffe's E19CT034 (062207-9046) application and whether or not credit should be awarded for the surface water quality buffer. It is the Department's interpretation that all resources being evaluated need to be located within the enrolling parcel boundaries, unless otherwise defined. In the case of the surface water quality buffer, the stream is the resource and the additional buffer provided within the parcel boundaries is what is required for award of category credit. Not only is the stream not within or immediately abutting the parcel, but the landowners independently are not providing category qualifying additional buffer (minimum 247.5 feet) within their parcel.

Please let me know if you have any questions.

Thank you,

Megan Kim

206-477-4788
Public Benefit Rating System and Timber Land Programs
King County Department of Natural Resources and Parks
20I South Jackson Street Suite 600
Seattle, WA 98104
<https://www.kingcounty.gov/incentives.aspx>

Exhibit no.	7
Case name	Steve and Sarah Sutcliffe
Case number	E19CT034
Date received	8/5/2020
KING COUNTY HEARING EXAMINER	