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KATHY HILL
SKAGIT COUNTY CLERK

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RESOLUTION NO. _____

A RESOLUTION CONCERNING A TIMBER OPEN SPACE APPLICATION
OF RUTH MAYER

WHEREAS, the Hearing Examiner held a public hearing on April 6, 1994 to review the Open Space Timber application of RUTH MAYER and adopted Findings of Fact and a Recommendation which were submitted to the Board of Skagit County Commissioners; and

WHEREAS, in open session, the Skagit County Board of Commissioners has reviewed the application and Findings and Recommendation of the Hearing Examiner, and any public testimony and correspondence in this matter; and

WHEREAS, the applicant has had prepared a Timber Management Plan for logging and reforestation of the property;

NOW THEREFORE, BE IT RESOLVED, that the Board of Skagit County Commissioners hereby adopts the Findings and Recommendation of the Hearing Examiner and approves the Timber Open Space application of RUTH MAYER subject to any conditions listed in the Hearing Examiner Recommendation.

WITNESS our hands and official seal this 10TH day of May, 1994.

BOARD OF COMMISSIONERS
SKAGIT COUNTY, WASHINGTON

HARVEY WOLDEN, Chairman

ATTEST:
Patti J. Owen
Patti J. Owen
Clerk of the Board

Robby Robinson
ROBBY ROBINSON, Commissioner

Robert Hart
ROBERT HART, Commissioner



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cc: PLANNING, MS. MAYER BK 1447 PGU307

OPEN SPACE TAXATION AGREEMENT

RCW 84.34

(TO BE USED FOR "OPEN SPACE" OR "TIMBER LAND" CLASSIFICATION ONLY)

This Agreement between Ruth Mayer

hereinafter called the "Owner", and Skagit County

hereinafter called the "Granting Authority".

Whereas the owner of the following described real property having made application for classification of that property under the provisions of RCW 84.34:

Assessor's Parcel or Account Numbers: 360309-2-004-0107

Legal Description of Classified Land: The South 1/2 of the Southeast 1/4 of the Northwest 1/4 of Section 9, Township 36 North, Range 3 East W. M., Skagit County, Washington, except attached "Exception"

And whereas, both the owner and granting authority desire to limit the use of said property, recognizing that such land has substantial public value as open space and that the preservation of such land constitutes an important physical, social, esthetic, and economic asset to the public, and both parties agree that the classification of the property during the life of this Agreement shall be for:

OPEN SPACE LAND TIMBER LAND

Now, therefore, the parties, in consideration of the mutual covenants and conditions set forth herein, do agree as follows:

1. During the term of this Agreement, the land shall only be used in accordance with the preservation of its classified use.
2. No structures shall be erected upon such land except those directly related to, and compatible with the classified use of the land.
3. This Agreement shall be effective commencing on the date the legislative body receives the signed Agreement from the property owner, and shall remain in effect for a period of at least ten (10) years.
4. This Agreement shall run with the land described herein and shall be binding upon the heirs, successors and assigns of the parties hereto.
5. Withdrawal: The land owner may withdraw from this Agreement if after a period of eight years the land owner makes a withdrawal request, which request is irrevocable, to the assessor. Two years from the date of that request the assessor shall withdraw the land from the classification, and the applicable taxes and interest shall be imposed as provided in RCW 84.34.070.
6. Breach: After land has been classified and as Agreement executed, any change of use of the land, except through compliance with items (5) or (7) of this Agreement, shall be considered a breach of this Agreement, and subject to applicable taxes, penalties and interest as provided in RCW 84.34.080 and 84.34.108.
7. A breach of Agreement shall not occur and the additional tax shall not be imposed if the removal of designation 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, in anticipation of the exercise of such power;
 - (c) Sale or transfer of land within two years after the death of the owner of at least fifty percent interest in such land.
 - (d) 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.
 - (e) Official action by an agency of the State of Washington or by the county or city within which the land is located which disallows the present use of such land.
 - (f) Transfer to a church and such land would qualify for property tax exemption pursuant to RCW 84.36.020.
 - (g) 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 (5g)).
8. The county assessor may require classified land owners to submit pertinent data regarding the use of the land, and such similar information pertinent to continued classification and appraisal of the land.

UNRECORDED

This Agreement shall be subject to the following conditions:

1. The applicant shall provide a legal description of the two acres containing buildings and gardens prior to recording of the Open Space Taxation Agreement.
2. The applicant shall comply with the Timber Management Plan prepared for this property by Mark Hitchcock, Professional Forester.
3. The applicant shall obtain all local, state and federal land use permits prior to construction of the wildlife pond and prior to removal of any timber.

It is declared that this Agreement contains the classification and conditions as provided for in RCW 84.34 and the conditions imposed by this Granting Authority.

Granting Authority:

Dated JUNE 2, 1995

Robert Hart
City or County

CHAIRMAN, JACKSON COUNTY BOARD
Title
OF COMMISSIONERS

As owner(s) of the herein described land I (we) indicated by my (our) signature(s) that I (we) are aware of the potential tax liability hereby accept the classification and conditions of this Agreement.

Dated 4/23/94

Russ R. Meyer
Owner(s)

Peter S. Meyer
(Must be signed by all owners)

Date signed Agreement received by Legislative Authority _____

Prepare in triplicate with one completed copy to each of the following:

Owner(s)
Legislative Authority
County Assessor

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Case No.
Applicant: Russ R. Mayer

Address: 150 Oyster Creek Lane
P.O. Box 156
Bow, Wa. 98232

Application #: Open Space Timber
OST-93-009

Assessor's Account #: 360309-2-004-0107

Legal description of $2\frac{1}{2}$ acres contain-
ing buildings + gardens:

The West half of the South half of
the Southwest quarter of the
Southeast quarter of the
Northwest quarter of Section 9,
Township 36 North, Range 3
East of W. M., Skagit County,
Washington.

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**APPLICATION FOR CLASSIFICATION OR RECLASSIFICATION AS OPEN SPACE LAND
OR TIMBER LAND FOR CURRENT USE ASSESSMENT UNDER CH. 84.34 RCW**

FILE WITH THE COUNTY LEGISLATIVE AUTHORITY

OST. 93-009

Name of Applicant RUTH MAYER Phone 206-7390503
 Address 150 OYSTER CREEK LANE P.O. Box 156 BON, WA 982
 Property Location 150 OYSTER CREEK LANE S 1/2 SE 1/4 NW 1/4

1. Interest in property: Fee Owner Contract Purchaser Other (Describe) OWNER
 2. Assessor's parcel or account number 360309-2-004-0107 P 47718
 Legal description of land to be classified S 1/2 SE 1/4 NW 1/4 Section 9
TOWNSHIP 36 N RANGE 3 EAST

3. Land classification that is being sought? Open Space Timber Land
NOTE: A single application may be made for both open space and timber land, but a separate legal description must be furnished for each area that classification is being sought.

4. Total acres in application 20 acres

5. **OPEN SPACE CLASSIFICATION** Number of acres _____

6. Indicate what category of open space this land will qualify for: (See reverse side for definitions)
- Open space zoning
 - Conserve and enhance natural or scenic resources
 - Protect streams or water supply
 - Promote conservation of soils, wetlands, beaches or tidal marshes
 - Enhance public recreation opportunities
 - Enhance value to public of abutting or neighboring parks, forests, wildlife preserves, nature reservations or sanctuaries or other open space
 - Preserve historic sites
 - Preserve visual quality along highway, road, and street corridors or scenic vistas.
 - Retain in natural state tracts of one (1) or more acres in urban areas and open to public use as reasonably required by granting authority
 - Farm and agricultural conservation land as defined in RCW 84.34.020(8)

7. **TIMBER LAND CLASSIFICATION** Number of acres 20 acres

Definition: "Timber land" means any parcel of land that is five or more acres or multiple parcels of land that are contiguous and total five or more acres which is or are devoted primarily to the growth and harvest of forest crops for commercial purposes. A timber management plan shall be filed with the county legislative authority at the time (a) an application is made for classification as timber land pursuant to this chapter or (b) when a sale or transfer of timber land occurs and a notice of classification continuance is signed. Timber land means land only.

8. Submit a copy of your timber management plan with this application. Guidelines for a timber management plan are available from the county assessor.

A timber management plan will include the following:

- a) a legal description or assessor's parcel numbers for the property,
- b) date of acquisition of land,
- c) a brief description of timber or if harvested, the owners plan for restocking,
- d) if land is used for grazing,
- e) whether land and applicant are in compliance with restocking, forest management, fire protection, insect & disease control, etc.,
- f) a summary of past experience and current and continuing activity,
- g) a map of property outlining current use of property and indicating location of all buildings.

9. Describe the present improvements on this property (buildings, etc.) HOUSE, POLE BARN

10. Is this land subject to a lease or agreement which permits any other use than its present use? Yes No
 If yes, attach a copy of the lease agreement.

NOTICE: The assessor may require owners to submit pertinent data regarding the use of classified land.

OPEN SPACE LAND MEANS:

- (a) Any land area so designated by a comprehensive land use plan adopted by a city or county authority, or
- (b) Any land area, in which the preservation in its present use would:
 - (i) Conserve and enhance natural or scenic resources,
 - (ii) Protect streams or water supply,
 - (iii) Promote conservation of soils, wetlands, beaches or tidal marshes,
 - (iv) Enhance the value to the public of abutting or neighboring parks, forests, wildlife preserves, nature reservations or sanctuaries or other open space,
 - (v) Enhance recreation opportunities
 - (vi) Preserve historic sites,
 - (vii) Preserve visual quality along highway, road, and street corridor or scenic vistas, or
 - (viii) Retain in its natural state tracts of land not less than one acre situated in an urban area and open to public use on such conditions as may be reasonably required by the granting authority.
- (c) Or, any land meeting the definition of "farm and agricultural conservation land".

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" or "Timber 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 governmental 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 disallowing the present use of such land.
 - (e) Transfer of land to a church when such land would qualify for property tax 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(5)(f)).
 - (g) Removal of land classified as farm & agricultural land under RCW 84.34.020(2)(d) (farm homesite).

AFFIRMATION

As owner(s) of the land described in this application, I hereby indicate by my signature that I am aware of the potential tax liability involved when the land ceases to be classified under provisions of CH. 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.

Signatures of all Owner(s) or Contract Purchaser(s)

Peter J. Meyer

Ruth R. Meyer

All owners and purchasers must sign.

FOR LEGISLATIVE AUTHORITY USE ONLY

Date application received _____ By _____
Amount of processing fee collected \$ _____ Transmitted to _____ Date _____

FOR GRANTING AUTHORITY USE ONLY

Date received _____ By _____
Application approved _____ Approved in part _____ Denied _____ Owner notified of denial on _____
Agreement executed on _____ Mailed on _____

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OST 93 009.REC

SKAGIT COUNTY HEARING EXAMINER
STATE OF WASHINGTON

In the matter of:)	
Application OST 93 009)	Findings of Fact
for RUTH MAYER)	Recommendation
for inclusion of 20 acres in the)	No. OST 93 009
Timber Open Space Classification)	
)	
)	
)	

THIS MATTER having come regularly before the Skagit County Hearing Examiner for a Public Hearing under an application filed with the Skagit County Department of Planning and Community Development on behalf of the Applicant requesting an Open Space Timber Classification as described and located in the attached Report and Findings of the Skagit County Department of Planning and Community Development,

And, notice having been given to all property owners within 300 feet of said property, the property having been posted in accordance with Section 14.04 of the Skagit County Code, the public hearing advertised in accordance with Section 14.104 of the Skagit County Code, and all matters in the file having been considered together with the testimony, evidence, and exhibits in open hearing and made a part of the record in this matter; the Hearing Examiner makes the following findings of fact.

FINDINGS OF FACT

1. April 6, 1994 was fixed as the date of the public hearing and the Hearing Examiner held a public hearing on that date.
2. All persons present at the Public Hearing were given an opportunity to present evidence and testimony, and all correspondence received was read and made part of the record.
3. The Department of Planning and Community Development issued the attached Report and Findings of that Department. The Hearing Examiner adopts Findings 1 through 7 as presented in that Report.
4. The subject property is not located in an area of flood hazard.
5. The applicant has had a Timber Management Plan prepared by Mark Hitchcock, Professional Forester.
6. Section 8.34.020, Revised Code of Washington, provides the following information:
 1. (1) "Open Space Land" means (a) any land area so designated by an official comprehensive land use plan adopted by any city or county and zoned accordingly or (b) any land area, the preservation of which in its present use would (i) conserve and enhance natural or scenic resources, or (ii) protect streams or water supply, or (iii) promote conservation of soils, wetlands, beaches, or tidal marshes, or (iv) enhance the value to the public of abutting or neighboring parks, forests, wildlife preserves, nature reservations or sanctuaries or other

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open space, or (v) enhance recreation opportunities, or (vi) preserve historic sites, or (vii) preserve visual quality along highway, road, and street corridors or scenic vistas, or (viii) retain in its natural state tracts of land not less than one acre situated in an urban area and open to public use on such conditions as may be reasonably required by the legislative body granting the open space classification, or (c) any land meeting the definition of farmland and agricultural conservation land under subsection (8) of this section. As a condition of granting open space classification, the legislative body may not require public access on land classified under (b) (iii) of this subsection for the purpose of promoting conservation of wetlands.

7. The Hearing Examiner has reviewed this application with respect to the above definitions and other requirements of the Skagit County Code and the Revised Code of Washington.

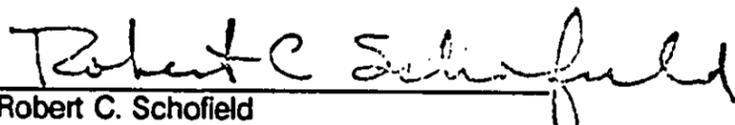
CONCLUSIONS

The Hearing Examiner, having duly considered the matter, including all the evidence presented and on file, comments from interested persons, information and comments from other county departments affected, independent studies of the Planning Department, and the evidence presented at the public hearing; finds that the application has been reviewed in accordance with the definitions and requirements referenced above and has been found to be compatible with those criteria.

RECOMMENDATION

The Hearing Examiner recommends APPROVAL of the application for inclusion of the subject property in the Timber Open Space Classification subject to the following conditions:

1. The applicant shall provide a legal description of the two acres containing buildings and gardens prior to recording of the Open Space Taxation Agreement.
2. The applicant shall comply with the Timber Management Plan prepared for this property by Mark Hitchcock, Professional Forester.
3. The applicant shall obtain all local, state and federal land use permits prior to construction of the wildlife pond and prior to removal of any timber.


Robert C. Schofield
Skagit County Hearing Examiner

Date of Recommendation: April 12, 1994

Copies Transmitted to Applicant: April 12, 1994

Attachment: Staff Report and Findings

C: Applicant, Applicant File, Board of County Commissioners, Hearing Examiner

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FOREST STEWARDSHIP MANAGEMENT PLAN

Landowner Description: Peter and Ruth Mayer
150 Oyster Creek Lane
P.O. Box 156
Bow, WA 98232

Property Location: 20 acres lying in the S 1/2 of the SE 1/4 of the NW 1/4
of Section 9 of Township 36 North, Range 3 East,
Willamette Meridian.

Plan Preparer: Mark Hitchcock
Professional Forester
2347 Old Day Creek Road
Sedro-Woolley, WA 98284
(206) 856-5728

Date of Preparation: November 23, 1993

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LANDOWNER OBJECTIVES

- 1) Maintain healthy, uneven-aged, mature forest cover to protect visual aesthetics and wildlife habitat.
- 2) Construct wildlife pond to attract additional species to the property and to store water for fire suppression purposes.
- 3) Enhance garden area by establishing and maintaining wildlife forage plants.
- 4) Provide nesting sites for avian fauna within the timber stands.
- 5) Establish long term skid trail to knob in northeast corner of property.
- 6) Maintain forest buffer surrounding Oyster Creek to protect resident and anadromous fish habitat.
- 7) Plant small forest openings and edges of garden area with red cedar.



GENERAL PROPERTY DESCRIPTION

Ownership

The property and surrounding environs were acquired and logged during the period from 1912 to 1928 by the Samish Bay Logging Company. Oyster Creek Lane was originally constructed as a railroad grade in 1912 and was converted to a truck road in late 1915. Logs harvested in this area were transported to the Hazel Mill located on McElroy's Slough. The logged-over land eventually became part of the Dahlstedt farm. The Mayers purchased the property in 1985.

Location and Accessibility

The property is located approximately 5 miles northwest of the town of Bow. Access is via Oyster Creek Lane, a gravel road which originates at Chuckanut Drive and passes through the property. The property consists of approximately 20 acres lying in the S 1/2 of the SE 1/4 of the NW 1/4 of Section 9 of Township 36 North, Range 3 East, Willamette Meridian.

Topography

The property is located on benches and terraces derived from till and outwash which forms a glacial plug in the Oyster Creek valley. Oyster Creek has been down-cutting in the contact zone between Chuckanut Sandstone and Darrington Phyllite bedrock. Elevations range from 300 to 600 feet.

Property Overview

The property is located on Chuckanut Mountain and overlooks Samish Bay to the southwest. The property is predominately forested with approximately two (2) acres dedicated to gardens and the Mayer homesite. The timber stands are generally even-aged, in excess of 60 years old.



RESOURCE DESCRIPTION AND RECOMMENDATIONS

Forest Health

The current forest stands do not have any extensive health problems. The property is easily accessible for fire control purposes from Oyster Creek Lane. No hazardous slash buildup was noted; the Mayers dispose of slash using safe burning practices. Water is available year round from Oyster Creek; the proposed wildlife pond could provide additional water for fighting fires should they occur.

RESOURCE DESCRIPTION AND RECOMMENDATIONS

Timber and Wood Products

Most of the property is covered with a mixed-species timber stand. Douglas-fir and western red cedar predominate on drier, high ground while red alder is most abundant in the drainage hollows. Western hemlock can be found scattered throughout the understory of either type. Other species noted were paper birch, big leaf maple, black cottonwood, and sitka spruce. Common understory plants include salmonberry, elderberry, swordfern, vine maple, Oregon grape and salal.

Over the long-term, the Mayers intend to selectively harvest dead and dying trees for use as firewood and for woodworking. Large, healthy conifers would be retained for the near term and natural regeneration of shade-tolerant hemlock and cedar would begin to transform the forest to an uneven-aged forest with a multi-layered canopy.

In general, selection criteria for retention trees should favor large, healthy Douglas fir and red cedar trees over deciduous species; and over trees with a live crown less than one third of the tree height (live crown ratio less than 33%). However, there should be a conscious effort made to retain or manufacture snags according to guidelines discussed elsewhere in this plan.

The alder pockets present an exception to the harvesting strategy. These trees are approaching typical end of their life span and cannot be expected to either respond to thinning or to regenerate under shade conditions. These pockets should be harvested as small units and reforestation may require planting of cedar seedlings where significant hemlock advance regeneration does not exist.

It is extremely important that harvesting activities do not damage either the soil or the trees which will be left behind. Harvesting operations should take the following considerations into account.

To avoid unnecessary soil compaction, skid trails should be kept to minimum and harvesting should be suspended during periods of moist soil conditions.

Skidders with cables should be favored over those with grapples because soil compaction can be confined to the skid trails (i.e. the skidder remains on the skid trail rather than backing up to each log).

Skid trails should be placed away from trees designated for retention as much as possible. This should minimize soil compaction on existing root systems and avoid subsequent loss of vigor.

Rub trees should be maintained near trees near the skid trails to protect the residual trees from damage as logs are pulled by. The rub trees can be removed, from back to front, after all the other logs have been removed.

Skid trails should avoid areas of established reproduction. Pockets of conifer advanced reproduction which will respond well to higher light levels created by harvesting provided they are not damaged.

Water bars should be constructed on skid trails after use to minimize surface erosion. Skid trails should be seeded with grasses and forbs to also minimize erosion and to provide forage for wildlife.

RESOURCE DESCRIPTION AND RECOMMENDATIONS

Soils

Moderately deep, well drained gray- to dark- brown gravelly loams are the primary soil types in this area.

Such soils are suitable primarily for the growth of Douglas-fir, but many other conifer and hardwood species can be expected to grow here. Douglas fir is expected to reach a height of 110 to 130 feet in fifty years when grown under normal stocking conditions. Douglas fir growth in un-managed natural stands is expected to average 130 to 180 cubic feet per acre per year at age 60.

A complete description of the soils is included in the Supplemental Materials section, which is copied from the State Soil Survey Report for the Northwest Area. This information derived from soil information compiled by Soil Conservation Service for Skagit County, Washington.

RESOURCE DESCRIPTION AND RECOMMENDATIONS

Water Quality, Riparian and Wetland Areas

There are several streams on the property. Oyster Creek, a Type 2 water, is deeply incised along the western property boundary. An intermittent Type 5 stream, named "Mo Creek" by the Mayers, crosses the southeastern portion of the property, draining into a feeder stream just south of the property. An intermittent seep drains into the same feeder stream.

The riparian zone surrounding Oyster Creek is heavily forested and contains many large Douglas-fir trees and other conifers. Recruitment potential for large woody debris is satisfactory, assuring the future pool-forming and sediment storage capabilities of this stretch of Oyster Creek. The Mayers have no harvesting plans for trees in the inner gorge of Oyster Creek, thereby providing superior protection of downstream spawning beds.

The riparian zones surrounding the intermittent streams are dominated by red alder, but there is little need for large coniferous woody debris in these areas. Future harvesting activities planned for the knob in the northeastern portion of the property should utilize a skid trail located away from, rather than paralleling, Mo Creek. A switchback skid trail shown to Peter Mayer would contribute less sediment to the creek and, hence, to Oyster Creek.

The Mayers plan to construct a wildlife pond in the location of the intermittent seep. The pond would additionally serve as a catch basin for sediment generated as surface erosion from Oyster Creek Lane and the Mayer driveway. However, these amounts of sediment are unlikely to be significant.

RESOURCE DESCRIPTION AND RECOMMENDATIONS

Fish and Wildlife Habitat

Wildlife

The Mayer Property supports a number of bird and mammal species.

Year-round bird species observed or likely to occur on the property include great blue heron, belted kingfisher, ruffed grouse, northern pygmy-owl, barred owl, hairy woodpecker, American crow, common raven, black-capped chickadee, Stellar's jay, red-breasted nuthatch, winter wren, golden-crowned kinglet, Townsend's solitaire, hermit thrush, dark-eyed junco, varied thrush, pine siskin and bald eagle.

Summer-resident bird species include rufous hummingbird, bank swallow, Swainson's thrush, hermit warbler and western tanager.

Mammals species would include Trowbridge's shrew, bushy-tailed woodrat, Townsend's chipmunk, rabbit, Douglas-squirrel, porcupine and black-tailed deer and coyote.

All wildlife requires food, water, space, and cover (for hiding and for shelter from the elements). A key to determining how to support the greatest number of species as well as the highest number of individual animals on the property is to create the maximum amount of "habitat diversity". Habitat diversity is provided by managing the property to achieve a variety of plant species, a mix of tree age classes, and a variety of structural features. In maximizing the variety that the property provides, the potential to support wildlife will be maximized. The following information was developed with helpful review by Ruth Milner, of the Washington Department of Wildlife.

Special Habitat Features

Special habitat features can be preserved, supplemented or introduced to the site to improve the overall structural diversity of the property. These features include snags, downed wood, brush piles, forest openings and water. The following recommendations will increase the number of special habitat features found on the Mayer property.

Snags

Standing dead or dying trees, or snags, provide places to feed, hide, build nests or dens, and rest to many species of birds and mammals. An estimate of the minimum number of snags per 10 acres that must be maintained through time to assure that cavity using species will persist is:



<u># of Snags</u>	<u>Dbh</u>	<u>Height</u>
2	11"	21'
23	15"	21'
5	17"	40'
1	24"	60'

A goal for long range planning is to maintain at least 3 snags and 3 green recruitment trees per acre.

The Mayer property, like most private forest lands, does not have snags of the size and density described above. Some ways of regaining a snag component within the forest over time are:

1) Leave all existing standing dead or dying trees not killed by root rot (trees killed by root rot probably will not remain standing long enough to become the best snags) where safely possible.

Allowing trees that are dying through natural phenomena to remain standing helps to assure that the forest has a healthy snag component. On average, depending on tree species and other conditions, it may take 5 years or more from time of death for a snag to decay sufficiently for primary cavity nesting habitat to be provided. However, a large diameter snag may be used by wildlife for well over 50 years, depending on its species and the kinds of decay and other factors to which it is subjected.

2) Identify and mark live trees that can be left to become snags in the future (snag recruitment trees). These can be trees that are defective in some way, such as having a crooked bole or heavy, low growing limbs, or they can be the largest diameter trees available since timber harvest for commercial purposes is not a high priority for this parcel.

Some methods used to create snags are topping and girdling the tree. Topping (with a chain saw or by blasting) is preferred because topped trees tend to rot from the top down and from the inside out. Girdled trees tend to rot from the bottom up, and thus are more likely to fall over in a relatively short period of time; we do not recommend girdling.

Snags and green recruitment trees will be most useful to wildlife if they are generally grouped together in clumps, rather than evenly distributed throughout the landscape.

3) Tall stumps will also be used by some species. Do not remove any existing tall stumps.

4) Cavity availability can be enhanced by placing nest boxes in appropriate locations. See enclosed nest box plans designed for species that could be encouraged on the site. Generally, no more than one nest box per one quarter acre should be installed. Woodpeckers must have snags and will not use nest boxes.

Downed Wood

Wood left on the forest floor is beneficial in many ways. Small diameter materials will decay fairly quickly, contributing nutrients to the forest system. Large diameter logs decompose more slowly and are used as perches, look-outs, foraging sites, hiding places, den and nest sites, and other functions by many species including some amphibians and reptiles.

A diverse western Washington forest should have an average of at least 2 downed logs greater than 17" dbh per acre. Smaller diameter trees left on the forest floor will also contribute to the structure of the forest.

- 1) Place downed trees and slash on the ground where possible.
- 2) Leave all existing large diameter logs.
- 3) If stands are thinned, leave some or all of the larger poles on the ground. Leave branches and other small diameter materials on the ground to decompose and enhance the soil nutrients.

If heavy amounts of slash remain after thinning, lop and scatter or gather and stack trees removed in the thinning process to provide access for deer and elk. Or clear travel lanes for deer and elk through thinned areas, leaving slash on the ground elsewhere.

Brush Piles

- 1) Create brush piles using branches from windthrow, slash, or pruning. Such brush piles can form important nesting and hiding habitat for birds like the winter wren.

Water

Wildlife ponds can be useful habitat for a great diversity of animal species, with water fowl being the most obvious. Ponds are most useful when surrounded by vegetation which is capable of producing food and cover. Construction of a wildlife pond may be possible in the area of the intermittent seep.

Openings

- 1) Small openings within the forest are used by deer, bear, and others. The garden area serves very well as a wildlife opening conifer trees. Shrubs will provide important browse for deer. A salt block placed in this clearing will probably be used by deer and other mammals.
- 2) Prune tall shrubs in the garden opening to increase the palatability of browse for deer. Plants that have grown beyond the reach of a deer can be pruned back to a height of two to four feet. Pruning should be done in early spring, before leaves are out.

Food Plants

1) A variety of fruit or berry producing plants are used by wildlife. For example, bear, deer, and coyotes all feed on fruit when given the opportunity. Fruit trees such as cherry, Oregon (native to Washington) or Japanese (exotic) flowering crabapple, or apple can be planted where desired. Care must be taken to protect young trees from deer browse.

2) Berry producing plants can be planted at the edges where the forest meets openings. These will not only provide food, but also cover for many species. For example, wild roses (*Rosa nutkana*, *Rosa multiflora*, or *Rosa rugosa*) provide quality food in late summer and fall, and do well in edge habitats.

Included in the appendices publications are more suggested plant species which provide food and cover for wildlife, and where to plant them.

The configuration of edge habitat can be enhanced by planting native shrubs (and also fruit trees or other hardwoods) in irregular patterns so that the straight line edge of forest and pasture is reduced.

Seeding old skid roads and landings will enhance food availability for grouse, deer and other species. The following prescriptions will work well in this county; these are based on applications of 20 lbs/acre, and should be adjusted according to the amount of ground to be seeded. Seeding should be done immediately after soil disturbance, in spring or early fall, well before first frost.

for shaded areas	
Fine fescue	17 lbs
Big trefoil var Marshfield	2 lbs
Annual ryegrass	1 lb

for sun-exposed areas	
Perennial ryegrass var Petra	7 lbs
Annual ryegrass	1 lb
Orchard grass	2 lbs

 preferred varieties:

- 1) Pomar
- 2) Pennlate
- 3) Latar
- 4) Able

Sub clover	5 lbs
var Mt. Baker or Tallarook	
White clover var New Zealand	1 lb
Bird's foot trefoil	4 lbs
var Cascade or Leo	

Note: legumes (clovers and trefoils) should be inoculated with Dormal or another appropriate material.

RESOURCE DESCRIPTION AND RECOMMENDATIONS

Threatened and Endangered Species and Cultural Resources

Bald eagles are known to roost occasionally during the winter months on the Mayer property, but the wintering eagles generally roost further up the Oyster Creek valley and return to Samish Bay to hunt ducks during the day. Because of the presence of these eagles, an management plan may need to be prepared by the Washington Department of Wildlife prior to any timber harvesting activities. The eagle biologist, Jeff Bernatowicz, of the Department of Wildlife can be reached at (206) 775-1311, extension 103.

Alligator lizards have been seen on and near the property, but they have yet been listed as either threatened or endangered in Washington State.

Cultural resources are generally limited to the presence of old spring board holes in residual old-growth stumps and homestead remains such as ancient fruit trees and old fence lines. No Native American artifacts are known to be present.

RESOURCE DESCRIPTION AND RECOMMENDATIONS

Aesthetics and Recreation

Maintenance of esthetics is a high priority for the Mayers. Their plans are to maintain the visual buffer surrounding the house and Oyster Creek Lane. The recommended timber harvesting strategy should maintain the desired forested canopy visual criteria expressed by the Mayers.

MANAGEMENT TIMETABLE

- 1994 Begin wildlife plantings in garden area and install salt block.
Designate trees for future snag recruitment.
- 1995 Install bird nest and bat roost boxes followed by annual maintenance.
Construct wildlife pond in seep area and plant wildlife shrubs.
- 1996 Construct permanent skid trail to knob. Construct waterbars and seed trail with grass after firewood removal.
- 1998 Renew garden area wildlife opening by re-planting new shrubs, grasses, and forbs.
Prune existing shrubs and replace salt block as needed.
Evaluate trees for snag creation.
- 1999 Install bird nest and bat roost boxes followed by annual maintenance.
- 2002 Renew garden area wildlife opening by re-planting new shrubs, grasses, and forbs.
Prune existing shrubs and replace salt block as needed.

SIGNATURE PAGE

PLAN PREPARED BY:

Mark Hitchcock / November 23, 1993
Mark Hitchcock Date
Professional Forester
2347 Old Day Creek Road
Sedro-Woolley, Washington 98284
(206) 856-5728

LANDOWNER SIGNATURE:

We intend to manage this property in a manner consistent with the objectives of the Forest Stewardship Program and plan to implement this Plan to the best of our ability.

Peter J. Mayer / 12/29, 1993
Peter Mayer Date

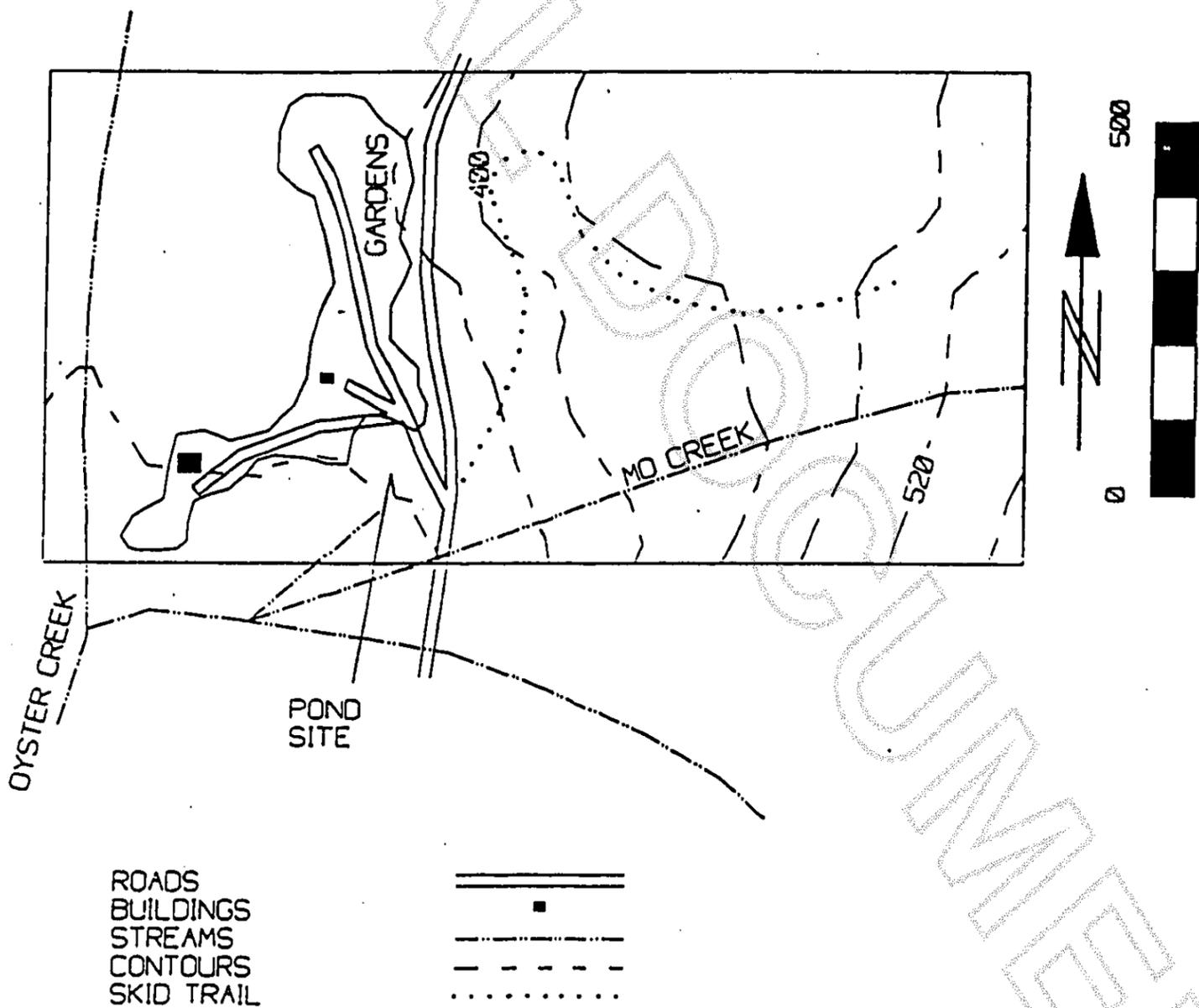
Ruth Mayer / 1/2/29/93
Ruth Mayer Date

APPROVAL SIGNATURE:

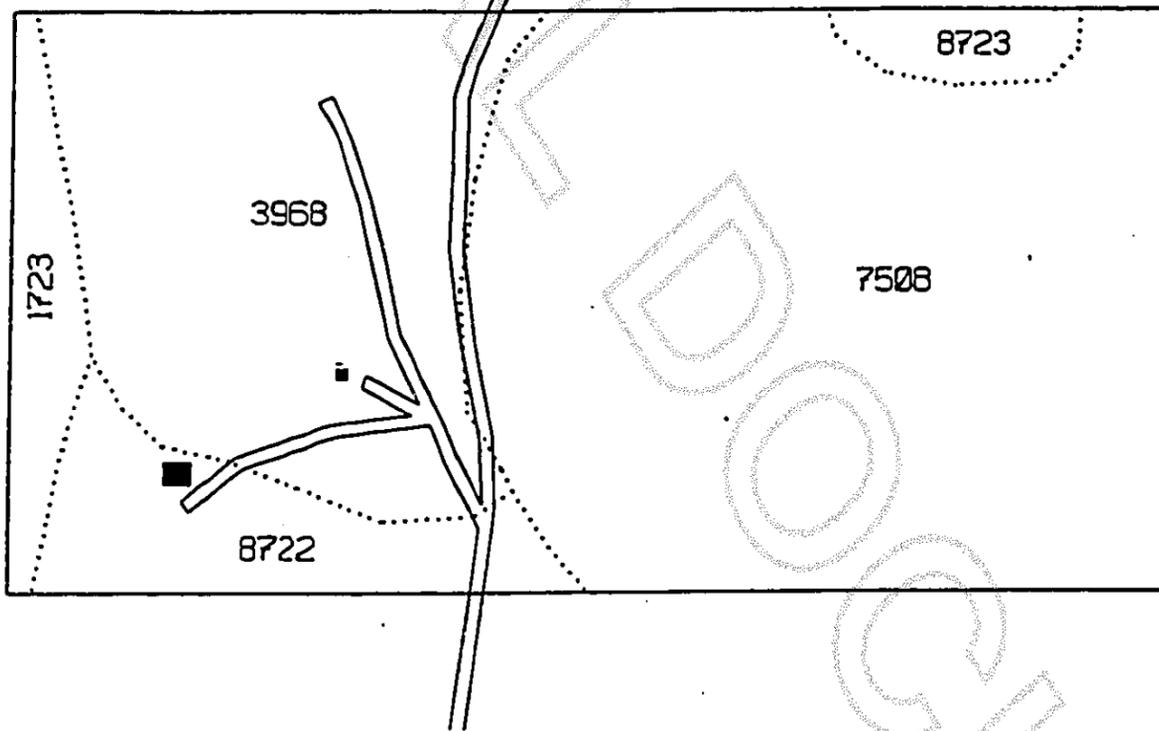
I have reviewed this Plan and approve it as meeting the standards for a Forest Stewardship Plan.

_____/_____
Kip Kelley Date
Forest Stewardship Forester
Northwest Region
Department of Natural Resources
919 North Township
Sedro-Woolley, WA 98284

PROPERTY MAP



SOILS MAP



CODE	SOIL NAME	SLOPE PHASE (%)
1723	DYSTRIC XEROCHREPTS	60-90
3968	KLINE VERY GRAVELLY SANDY LOAM	0-8
7508	SQUIRES VERY GRAVELLY SILT LOAM	30-65
8722	VANZANDT VERY GRAVELLY LOAM	0-15
8723	VANZANDT VERY GRAVELLY LOAM	15-30

SUPPLEMENTAL MATERIAL

Soils Descriptions

Forest Stewardship Handbook

State of Washington
DEPARTMENT OF NATURAL RESOURCES

Forest Soil Summary Sheet

SOIL AND ENVIRONMENTAL CHARACTERISTICS

SOIL NAME Dystric Xerochrepts-Rock Outcrop Complex
SLOPE PHASE 65-90%
STATE SOIL SYMBOLS 1723
Major Tree Species Douglas-fir and red alder
Site Index DF=105
% Stocking (East. Washington)
Landform Mountainsides
Slope Shape Concave-Convex
Parent Material Colluvium from till and sandstone
Elevation Range 300-1600 feet
Precipitation Range 30-50 inches
Organic Layer Thickness 1-3 inches
Top Soil (Typical) Black very gravelly silt loam
Underlying Soil Layers (Average) Dark yellowish brown very gravelly loam
% Rock Fragments (Average) 50%
Restrictive Layer Bedrock
Soil Depth (Average) 30-50 inches
Drainage Well drained
Permeability Moderate
Available Water Capacity Moderate
Rooting Depth 30-50 inches
Depth to Water Table 30-50 inches December-March
Incidence of Flooding N/A

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BK 1447 PG 0335

FOREST SOIL MANAGEMENT INTERPRETATIONS

SOIL NAME Dystric Xerochrepts-Rock Outcrop Complex

SLOPE PHASE 65-90%

STATE SOIL SYMBOLS 1723

SLOPE STABILITY

Natural	Unstable
Disturbed	Very Unstable

ROAD CONSTRUCTION

Cut Slope, Fill & Sidecast Hazard	Severe
Ballast Requirement	Medium
Ballast Suitability	Fair

TIMBER HARVEST

Logging System Limitation	Severe
Compaction Potential (Moist)	High
Displacement Potential (Dry/Moist)	High
Puddling Potential (Wet)	High
Erosion Potential	High
Rockiness Limitation	Severe

SITE PREPARATION

Scarification Damage	N/A
Prescribed Burning Damage Potential	High

REGENERATION

Drought Potential	High
Plant Competition	Severe
Water Table & Flooding Hazard	N/A
Frost Action Damage Potential	N/A
Windthrow Potential	High

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BK 1447PG0336

State of Washington
DEPARTMENT OF NATURAL RESOURCES

Forest Soil Summary Sheet

SOIL AND ENVIRONMENTAL CHARACTERISTICS

SOIL NAME	Kline Gravelly Sandy Loam and Very Cobbly Sandy Loam	
SLOPE PHASE	2-8%	0-8%
STATE SOIL SYMBOLS	3969	3968
Major Tree Species	Douglas-fir and red alder	
Site Index	DF=105	DF=101
% Stocking (East. Washington)		
Landform	Alluvial fans	Terraces
Slope Shape	Planar	Planar
Parent Material	Alluvium	Volcanic ash over glacial out
Elevation Range	100-1000 feet	250-1200 feet
Precipitation Range	45-65 inches	60-80 inches
Organic Layer Thickness	N/A	1-3 inches
Top Soil (Typical)	Dark brown gravelly sandy loam	Very cobbly sandy loam
Underlying Soil Layers (Average)	Dark grayish brown very gravelly sand	Very cobbly loamy sand
% Rock Fragments (Average)	60% hard gravels and cobbles	50%
Restrictive Layer	None	None
Soil Depth (Average)	60+ inches	60+ inches
Drainage	Somewhat excessively drained	Somewhat excessively drained
Permeability	Very rapid	Moderately rapid over very rap
Available Water Capacity	Low	Low
Rooting Depth	60+ inches	60+ inches
Depth to Water Table	36-60 inches January-March	36-60 inches January-March
Incidence of Flooding	Brief occasional in winter	Brief occasional in winter

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BK 1447 PG 0337