



2002-57281

EXHIBIT "A"

Parrett Mountain View Estates

Forest Management Plan

For

Management of Common Open Space

Submitted To:

Washington County
Department of Land Use and Transportation
155 North First Avenue, Suite 350
Hillsboro, Oregon 97124

Prepared By:

Manke Lumber Company, Inc.
9183 Holly Farm Lane NE
Bainbridge Island, Washington 98110

May 14, 1997
Revised March 11, 2002



Introduction

The Parrett Mountain View Estates Rural Planned Development was approved through a writ of mandamus proceeding in December of 1996.

The Judge imposed four additional conditions of approval on the County in his decision. Condition of Approval 3 required that the forest management plan required by condition B(12) of the staff decision maintain a timber buffer between the development and abutting property. A restrictive covenant for special setbacks was recorded separately in Washington County as document #2001054697 on 6/08/01 in order to meet that requirement.

Conditions of Approval B(12) of Washington County Case File No. 93-799-RPD/S provides:

A forest management plan, prepared by a qualified consulting forester, addressing future management of the commonly owned open space tracts on the site. The plan shall include provisions to reduce soil erosion, decrease wildfire hazards, and re-establish forest tree species.

This Forest Management Plan describes and summarizes the requirements for reforestation/revegetation of logged areas according to the Forest Practices Act and establishes the management approach for the open space areas of Parrett Mountain View Estates.

State Reforestation Requirements

The Parrett Mountain View Estates site is zoned Agriculture and Forest – 5-acre minimum (AF-5). The site was in commercial timber production until December 1994. Because the site was logged, it is subject to the reforestation rules of the Forest Practices Act. These reforestation rules are the basis for any forest management plan prepared to guide replanting of native tree species, or conversion to a use that is exempt from the reforestation rules due to physically changing property to a use described by the Act as not compatible with commercial forest activities.

Prior to preparation of this plan, Manke Lumber Company met with Mike Curry, Senior Forest Practices Forester for the Forest Grove District Office of the State Forestry Department. In that meeting, Manke Lumber discussed the Reforestation Rules, Exemptions from the Rules for Non-Compatible land uses and developed their approach to satisfying the rules.

As a result of the meeting, a "Memorandum of Understanding" was drafted between the State and Manke Lumber to clarify what needed to be done to the site in order to comply with the rules of the Forest Practices Act. The memo is attached to the end of this report under Exhibits and Attachments. To summarize, Manke Lumber has two options in which to satisfy the Reforestation Rules of the Forest Practices Act as they pertain to the Open Space tracts of Parrett Mountain View Estates.



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The first option is to plant a minimum of 200 native seedling or sapling size trees per acre and maintain in "free to grow" condition. "Free to grow" essentially means that the young trees have the necessary access to light, air and water to enable adequate plant growth. In order to achieve free to grow conditions, brush and other invasive species must be controlled through periodic applications of herbicide and/or physical removal to prevent them from shading or crowding out young trees. Meeting the "free to grow" standard also addresses fire hazard issues through the removal of fuels. The second option for meeting the Reforestation Rules is through conversion of any logged area to a use "non-compatible" with forest use as described by the Reforestation Rules. Non-compatible uses include agricultural uses such as crops, pasture, Christmas trees, nursery's and other similar uses. Areas converted to a non-compatible use within 6-years of the end of logging will not be subject to the reforestation rules under the law.

Although the residential lot areas within Parrett Mountain View Estates are not required by the conditions of either the writ or the staff report to be included in the Forest Management Plan, they are still subject to the Reforestation Rules to the Forest Practices Act. Manke Lumber and the State Forestry Department have discussed the options for addressing these residential lot areas and have reached an agreement described in the Memorandum of Understanding. The State Forestry Department has agreed to allow Manke Lumber to request two one-year extensions (as necessary) from application of the "free to grow" standards for undeveloped residential lot areas if construction of the site is progressing. Given that the request for extensions are granted, Manke Lumber will have all residential lot areas converted to a non-compatible use or planted in "free to grow" conditions by end of year 2002. Manke has met the second part of this requirement.

Satisfying the provisions of the Forest Practices Act has been determined to be the "Best Management Practice" by the Department of Environmental Quality and is therefore the only forest management approach necessary to address reforestation and erosion issues. The State does not have additional standards related to erosion and re-vegetation for those areas subject to the reforestation rules.

Fire Hazard shall be managed by controlling highly flammable fuels such as blackberry and Scot's Broom around the perimeter of the subdivision. The subdivision has been conditioned to require flame retardant roofing and spark arresting chimneys. In addition, Manke has proposed that the subdivision be further conditioned to require a 30' fuel break between structures and the open space, in addition to imposing a requirement that all structures be sprinklered.

Current Site Conditions

Most of the entire 330 acre site was clear-cut in 1994. The attached map (Exhibit "A") shows the approximate location of existing forest cover. These areas are not subject to Reforestation Rules, as they were not logged during 1994 harvest activities.



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Since logging occurred, Scot's Broom (*Cytisus Scoparius*), miscellaneous brush and other invasive herbaceous vegetation has taken hold and overgrown in much of the logged area. The attached map titled Exhibit "B" illustrates the aerial extent of the different conditions currently occurring on-site.

Current site conditions for each of the areas shown on Exhibit "B" are as follows:

Area #1.

These are forested areas (approximately 44 acres) that were not clear-cut in 1994. These areas currently meet stocking and free to grow standards.

Area #2.

This is the portion of the clear-cut (approximately 141 acres) which does not have an existing Big Leaf Maple over-story. This area is centered on the landing area of the logging operation and has the worst infestation of Scot's Broom and brush on the site.

Area #3

This is a small, approximately 2 acre, area adjacent to the main drainage on the site. This area is not as disturbed as other areas of the site, but has experienced some brush growth.

Area #4

This 144 acre area of the clear-cut has an existing over-story of Big Leaf Maple. Scot's Broom and brush are also a problem within this area, but not to the extent they are in area #2.

Activities Proposed to Meet State Requirements

The open space areas of the Parrett Mountain View Estates site will not be used for commercial timber production. These areas will be maintained as vegetated open space for the use and enjoyment of the residents.

This plan in no way restricts the ability of residents to periodically limb or remove trees on individual lots or within common open space in order to maintain views or to eliminate a perceived hazard. A process for removal of vegetation within the open space areas shall be established by the codes, covenants and restrictions to be recorded with the final plat.

The following management activities are proposed within the areas illustrated by Exhibit "B".



Area #1.

No activity is proposed.

Area #2.

Manke Lumber will remove competing brush and invasive vegetation using three methods; 1) scarifying non-lot portions of the site with a D-7 cat and attached Savannah bedding plow, 2) clearing vegetation with a Slash buster or hydro-axe on lot areas, or 3) manual removal by man and chain saw. Areas too steep for machinery use will receive a ground spray of herbicide to assist in brush removal. Brush will be piled and burned during the winter months.

Area #2 will be replanted with Douglas Fir and Western Red Cedar seedlings at a one to one ratio meeting or exceeding the 200 tree per acre minimum established by the Reforestation Rules of the Forest Practices Act.

Herbicide (ground spray) will be applied as necessary after planting to control brush until trees become "free to grow".

Area #3

Manke Lumber will use backpack units to apply herbicide to competing brush and vegetation (no spray within 20 feet of the stream). Douglas Fir and Western Red Cedar seedlings will be planted at a one to one ratio meeting or exceeding 200 trees per acre.

Western Red Cedar will be planted close to the stream, within the 40 foot wide no spray area, due to its tolerance of shade and preference for moist soil conditions. Douglas fir will be planted on the upland areas adjacent to but further from the stream.

Herbicide (ground spray—no spray within 20 feet of stream) will be applied as necessary to control brush until trees become "free to grow".

Area #4.

Manke Lumber will remove competing brush and invasive vegetation using three methods; 1) scarifying non-lot portions of the site with a D-7 cat and attached Savannah bedding plow, 2) clearing vegetation with a Slash buster or hydro-axe on lot areas, or 3) manual removal by man and chain saw. Areas too steep for machinery use will receive a ground spray of herbicide to assist in brush removal. Brush will be piled and burned during the winter months. Existing maple over-story will not be disturbed.

A portion of this area will be converted to natural pasture/meadow. In the fall, after clearing and site preparation, the approximate areas shown on Exhibit "B" will be seeded with a combination of native and non-native grasses and fertilized. The following spring, the meadow areas will receive additional seed, fertilizer and be treated with an appropriate herbicide to assist in the elimination of weeds, if necessary.



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Douglas Fir seedlings will be planted throughout the rest of the area, meeting or exceeding the 200 tree minimum of the Forest Practices Act. A minimum tree buffer of at least 50 feet will be planted around the perimeter of the meadow areas adjacent to the property line in order to maintain a forested buffer.

Periodic application of herbicide will be completed by ground spray, as necessary, to control weeds and brush until trees become "free to grow".

Conclusions

This Forest Management Plan establishes the activities proposed by Manke Lumber, Co., Inc. to satisfy the Reforestation/Revegetation Rules of the Forest Practices Act. Manke Lumber, Co., Inc. has worked together with the State Forestry Department District Office in Forest Grove to ensure this plan would satisfy the requirements of the Act. According to the review and signature (following page) of Mike Curry, the District's Forest Management Act Forester, the content of this plan satisfies the requirements of the Act.

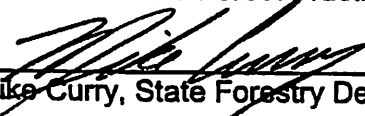
The approaches described within this plan will maintain the timber buffer and/or re-vegetate the commonly held open space areas of Parrett Mountain View Estates. Satisfying the Forest Practices Act is the "Best Management Practice" according to the Department of Environmental Quality and automatically addresses and satisfies concerns about erosion and water quality. No additional standards for review of erosion issues within the Open Space areas are applicable.

Fire hazard issues have been addressed through management of highly flammable fuels around the subdivision's perimeter and through Washington County conditions of approval on structures.

Plan implementation will be enforced by the State Forestry Department inspections to be held by the end of December, year 2000.

Certification

I have reviewed the Revised Forest Management Plan for the Parrett Mountain View Estates project and determine that if implemented as written, it will satisfy the reforestation rules of the Forest Practices Act.

Signed: 
Mike Curry, State Forestry Department, Forest Grove District

Date: 4/3/02

EXHIBITS AND ATTACHMENTS

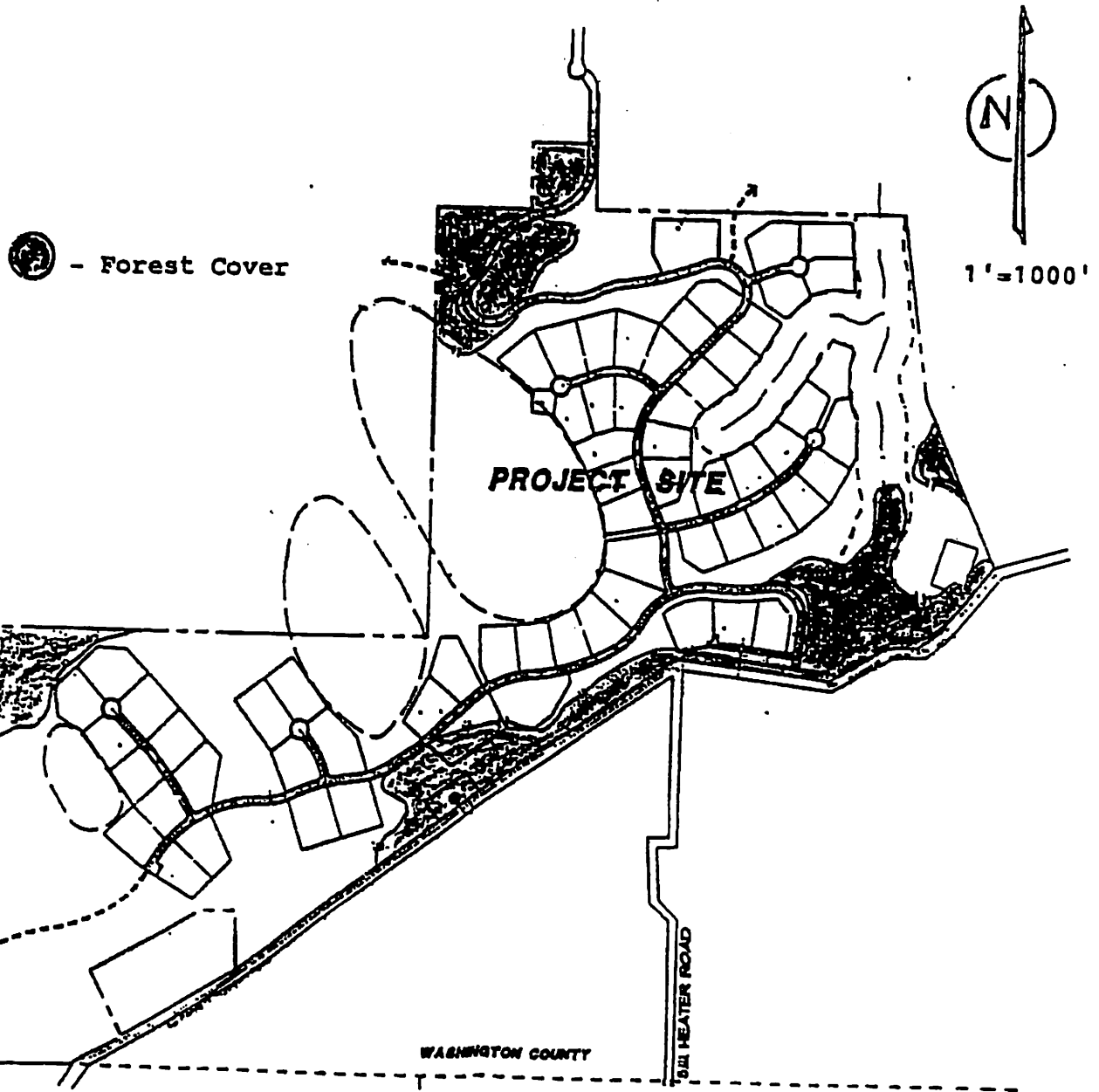
45

PARRETT MOUNTAIN VIEW ESTATES

sec 12 T3S R2W WM Tax Lot 600
sec 7 T3S R1W WM Tax Lot 300,301

EXHIBIT "A"

Washington County Oregon



Forest Cover Map

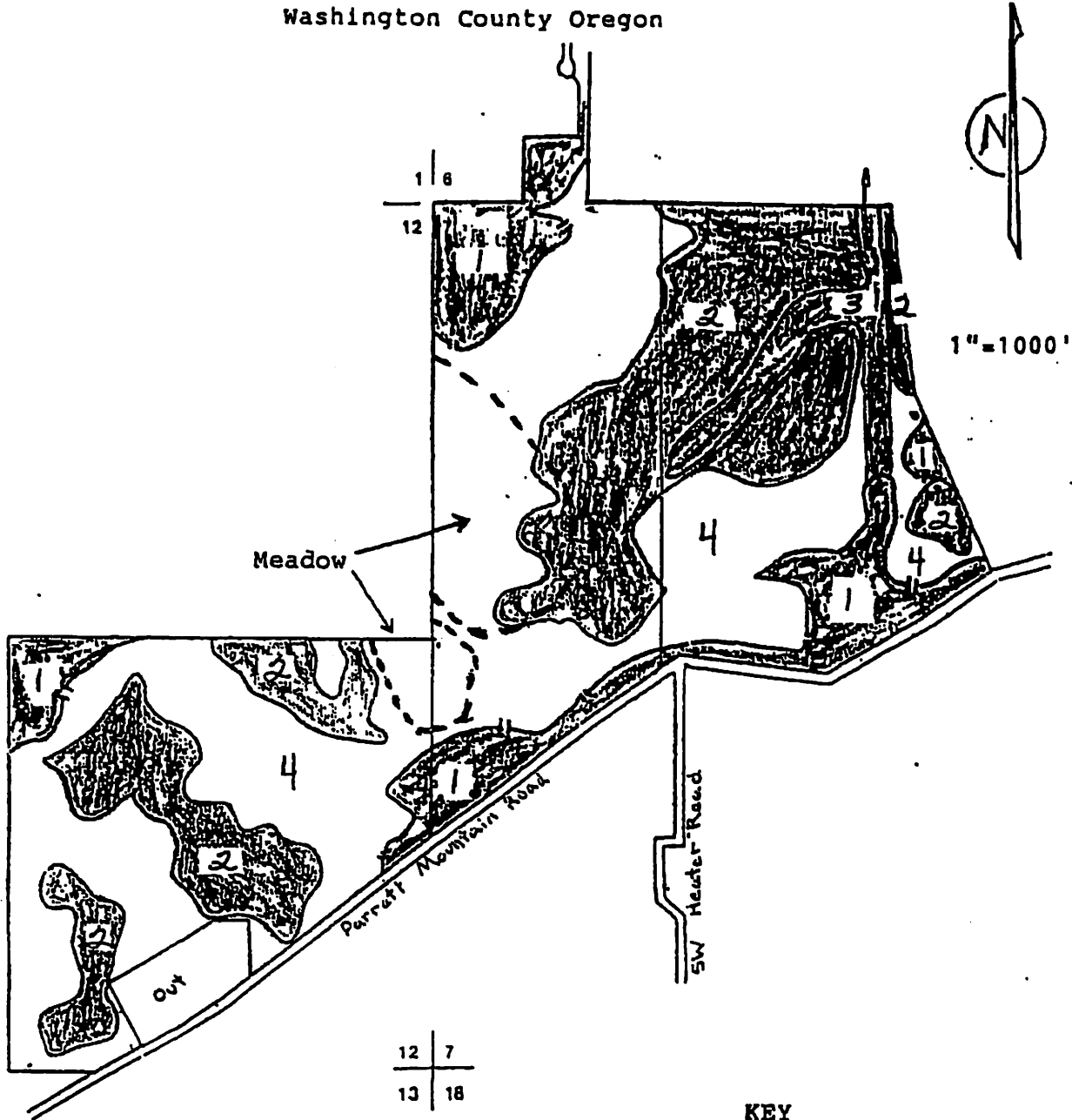
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PARRETT MOUNTAIN VIEW ESTATES

sec 12 T3S R2W WM Tax Lot 600
 sec 7 T3S R1W WM Tax Lot 300&301

EXHIBIT "B"

Washington County Oregon



		KEY
area 1	44 acres	Stocked Areas
area 2	141 acres	Scarify/Spray
area 3	2 acres	RMA Ground Spray-Buffer
area 4	<u>143.6 acres</u>	<u>Scarify/Spray</u>
	330.6 acres	total



00101284200200572810080087

I, Jerry Hanson, Director of Assessment and Taxation and Ex-Officio County Clerk for Washington County, do hereby certify that the within instrument of writing was received and recorded in the book of records of said county.

Jerry Hanson
Jerry R. Hanson, Director of Assessment and Taxation,
Ex-Officio County Clerk



After recording, please return to:
Parrett Mountain, LLC
9183 Holly Farm Lane NE
Bainbridge Is., Wa 98110

**Modification to the Declaration of Protective Covenants, Conditions, Restrictions
and Easements for Parrett Mountain View Estates, Document # 2001054694.2
Recorded 6/08/01**

The undersigned being the original Declarant wishes to modify the above described document as follows:

Declarant replaces page 12 and pages 39-44 of Exhibit A of the original Declaration.

Dated this 15th day of May, 2002.

Holly Manke White
Holly Manke White
Parrett Mountain, LLC

State of Washington)
County of Mason)

This instrument was acknowledged before me on 15th day of May, 2002 by Holly Manke White.



Kimberly Jo Paller
Notary Public
My Commission Expires: 6-19-05

After recording, please return to:
Parrett Mountain, LLC
9183 Holly Farm Lane NE
Bainbridge Is., Wa 98110



00101283200200572800010012

I, Jerry Hanson, Director of Assessment and Taxation and Ex-Officio County Clerk for Washington County, do hereby certify that the within instrument of writing was received and recorded in the book of records of said county.



Jerry Hanson
Jerry R. Hanson, Director of Assessment and Taxation,
Ex-Officio County Clerk

Restrictive covenant for Fire Break for Parrett Mountain View Estates
(This document replaces document # 2001054696 recorded 6/08/01 in Washington County, Oregon)

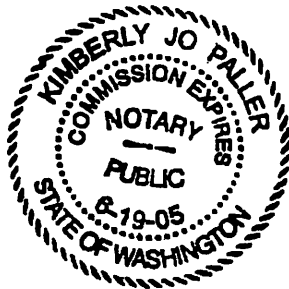
Prior to issuance of a building permit for any structure, provide evidence that a 30 foot primary fire break has been cleared between the proposed structure and any "Forest Reserve Tract". This firebreak shall be continuously maintained. In cases where the firebreak is not located on the same parcel as the proposed structure, the applicant shall provide a copy of a signed and recorded easement for the maintenance of the firebreak area prior to issuance of the building permit.

Dated this 15th day of May, 2002.

Holly Manke White
Parrett Mountain, LLC

State of Washington)
County of Mason)

This instrument was acknowledged before me on 15th day of May, 2002 by Holly Manke White.



Notary Public
My Commission Expires: 6-19-05