

ISLAND COUNTY PLANNING AND COMMUNITY DEVELOPMENT

RURAL STEWARDSHIP PLAN (RSP) APPLICATION

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By agreeing to practice specific land management techniques, applicants are afforded a higher degree of flexibility in how they use and develop their property, or they may prefer to receive a reduction in taxes. To be eligible for the *Rural Stewardship Plan*, an applicant must agree to commit to a selection of techniques, some of which are mandatory.

This Application has four separate sections: (1) Basic Information; (2) Natural Resource Assessment and Map; (3) Development and Land Use Goals and Map; (4) Rural Stewardship Practices.

- (1) ~~Basic Information~~
- (2) ~~Natural Resource Assessment and Map~~
- (3) ~~Development and Land Use Goals and Map~~
- (4) ~~Rural Stewardship Practices~~

At the end of sections 2 and 3 you will be asked to draw ~~a~~ maps. The first map will define the location of natural resources on your land. The second map will define the location of uses, structures and activities on your property. The purpose of drawing two separate maps is to reduce confusion that could occur by placing too much detail on just one map.

Before completing Section 4, applicants should meet with County Planning staff about which low impact development practices are applicable to their property. After submitting their completed application, an approval conference will be scheduled.

SECTION 1 – BASIC INFORMATION

Name _____ Mailing Address _____

City _____ State _____ Zip _____ Phone _____

E-mail Address _____

Parcel # _____ Lot Size _____ Zoning _____

Physical Address of Property _____

SECTION 2 – NATURAL RESOURCE ASSESSMENT

Wetlands, Streams, Shorelines, and Habitat

1. Do you have wetlands on your property? Use the **Field Indicators Worksheet** in the *Island County Wetland Identification Guide* to determine if you have wetlands on, or near, your property.

IF YOUR PROPERTY CONTAINS OR IS AFFECTED BY WETLANDS, SUBMIT THE FIELD INDICATORS WORKSHEET ALONG WITH THIS RSP APPLICATION. CONTINUE TO QUESTION #2.

FOR PROPERTY NOT CONTAINING OR AFFECTED BY WETLANDS, SUBMIT THE FIELD INDICATORS WORKSHEET ALONG WITH THIS RSP APPLICATION. SKIP TO PAGE #3, AND CONTINUE COMPLETING THIS APPLICATION.

2. In square footage or acres, estimate the size of the wetland: _____

3. Do you have any streams or ditches on your property? If yes, describe: _____

4. Is this a waterfront property? If yes, indicate whether it is a lakefront or along Puget Sound: _____

5. Generally describe any habitat or species that you have observed on the property _____

6. Have you observed any of the following protected species on or near your property: Great Blue Heron, Common Loon, Osprey, Pileated Woodpecker, Trumpeter Swan, Bald Eagle, Peregrine Falcon, Northern Sea Lion, Gray Whale, Marbled Murrelet.

For photos, go to *Protected Birds/Mammals* at: <http://www.islandcounty.net/planning/rsp.htm>

PLEASE COMPLETE AND SUBMIT THE WETLAND BUFFER WORKSHEET WITH YOUR RSP APPLICATION

7. Utilizing the **Wetland Buffer Worksheet**, identify the type of wetland(s) you have. The County's Critical Areas Ordinance establishes five different categories of wetlands: A, B, C, D, and E

8. Utilizing the **Wetland Buffer Worksheet** located in the *Island County Wetland Identification Guide*, provide the Habitat Score _____

Topography

1. Generally describe the topography of your property (flat, rolling, sloping, steep, etc.) _____

2. Are there any significant topographic features on your property (bluff, ravine, etc.)? If so, describe _____

Natural Resource Assessment Map: Please draw a map of your property that shows the natural resources, habitats and topographic features that you described above. Use a separate piece of paper if you prefer, but no larger than 11x17 in. When possible, please indicate dimensions. You may attach photographs.

Features to include on your map:

- Property Lines
- Wildlife Habitats
- Cleared Areas
- Drainage Ditches
- Ponds
- Steep Slopes
- Pastures/Meadows
- Streams
- Wet Areas
- Wooded Areas
- Bluffs
- Any Other Features

SECTION 3 – DEVELOPMENT AND LAND USE GOALS

1. Describe your development and land use goals: _____

2. How long do you think it will be before you sell your property? _____

3. Are you planning on subdividing your property? If so, describe the likely parcel sizes and when you may subdivide _____

4. Describe the amount of any clearing activities. Please provide this information in square footage or acres of clearing and the percent of the lot that will be cleared. It is also useful to know how many board feet of timber will be removed: _____

5. Describe the nature of any clearing activities. Provide information on the type of vegetation that will be removed (e.g. blackberries, alder, evergreen); whether the clearing is a thinning operation or a clear cut; and whether it involves removing just the merchantable timber or if it includes removal of under-story:

6. Will your development be served by a **septic system** or by a **sewer system**? (circle one)

7. Will your development be served by a **well** or by a **water system**? (circle one)

8. How close will your development activities be to a critical area? When describing "activities" you should include houses, outbuildings, clearings, pastures, and any other change to the landscape.

9. Estimate the amount of impervious surface you will be establishing. Describe the total amount of impervious surfaces created by structures, patios, driveways, or any other hardened or roofed surface. Provide this estimate in total square footage and as a percent of the total parcel size.

10. How long and wide will your driveway be, and what will it be made of? Please provide the average width of the driveway, an estimate for how long it will be, and a description of surface (e.g. gravel, dirt, paved):

11. Describe the utilities and their locations. Please include: Power, water, septic, sewer, cable, phone/data lines, heating tanks, etc.

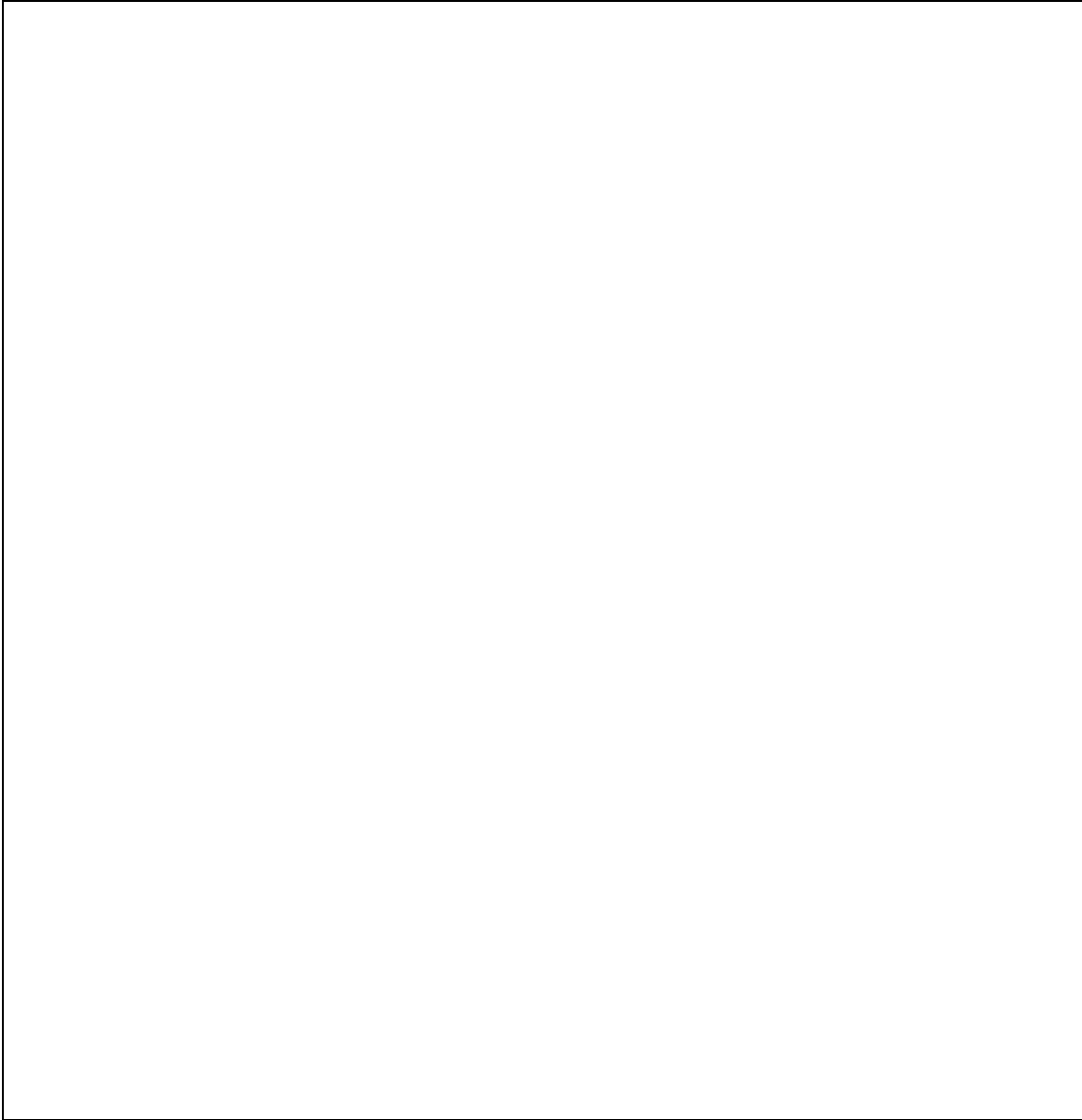
FOR PROPERTIES WITH WETLANDS, PLEASE ALSO COMPLETE THE LAND USE INTENSITY WORKSHEET AND SUBMIT WITH RSP APPLICATION

12. For properties with wetlands, utilizing the **Land Use Intensity Worksheet** located in the *Island County Wetland Identification Guide*, circle the intensity level: **High Medium Low**

Goals Assessment Map: Please draw a map of your property that shows the existing and proposed structures, uses, and activities that you described above. Use a separate piece of paper if you prefer, but no larger than 11x17 in.

Features to show on your map:

- Property Boundaries
- Septic/Sewer
- Water/Well
- Existing Structures
- Potential Development
- Grazing Areas
- Garden/Lawn
- Utilities
- Roadside Ditches
- Drainage Improvements
- Fences
- Roads, Driveways, Parking, etc



SECTION 4 – RURAL STEWARDSHIP PRACTICES

The final step in the Rural Stewardship Plan is to make a commitment to employing land management practices that are intended to enhance water quality and habitat protection on your property. Some of the practices are mandatory. Others are selective practices from which you are asked to choose your preferences. Before completing Section 4, please make an appointment with Planning staff to determine applicable low impact development practices.

More info at <http://www.island county.net/planning/RSP.htm>

Mandatory Water Quality Practices:
The following water quality practices are **mandatory**. Please read through these practices and initial each to acknowledge acceptance.

- No intrusions into the water quality buffer. _____
- Proper hazardous waste disposal (paint, petroleum, chemicals, etc.) _____
- Proper car washing practices _____
- Proper pet waste disposal _____
- Proper yard waste disposal and/or composting _____
- Proper septic system maintenance and inspection ~~certification~~ as required by County ~~ordinance~~ Code 8.07D _____
- Use of environmentally friendly fertilizers, pesticides and herbicides _____
- Less than 10% impervious surface _____

Mandatory Habitat Practices: The following commitments are **mandatory**. Please read through these practices and initial each to acknowledge acceptance.

- Proper residential exterior lighting _____
- Downed trees will be left in the buffer _____
- Less than 50% clearing on Lots between 1 and 4.5 acres in size _____
- Less than 35% clearing on Lots greater than 4.5 acres _____

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Selective Practices: Please select the number of choices indicated in each section.	
<p>Your choice -- <u>WATER QUALITY PRACTICES</u></p> <p>Select 1:</p> <p><input type="checkbox"/> Further reduction of impervious surface – less than 5% impervious surface</p> <p><input type="checkbox"/> On balance, my wetland and stream buffers exceed the standard buffers by 50%</p> <p>Select 2:</p> <p><input type="checkbox"/> Rain gardens and cisterns are utilized to capture runoff from impervious surfaces</p> <p><input type="checkbox"/> A soil amendment plan is prepared and implemented to repair compacted soils that are created during construction</p> <p><input type="checkbox"/> A minimal excavation foundation is used for the primary residence</p> <p><input type="checkbox"/> I agree to complete and adhere to the County's course for self inspection of my conventional septic system within 12 months of approval of my Rural Stewardship Plan <u>I qualify for the County's homeowner septic inspection program & will be certified within 12 months my approved Rural Stewardship Plan</u></p> <p><input type="checkbox"/> A pesticide, fertilizer and herbicide management plan is prepared and implemented</p> <p>Select 1:</p> <p><input type="checkbox"/> Construction of a narrow driveway (less than 14 ft. width)</p> <p><input type="checkbox"/> My lawn and home will total less than 5,000 square feet</p> <p><input type="checkbox"/> Porches, decks and other outdoor gathering places are oriented away from the Wetland and Wetland Buffer</p>	<p>Your choice -- <u>HABITAT PRACTICES</u></p> <p>Select 1:</p> <p><input type="checkbox"/> Further reduction of cleared area – less than 10%</p> <p><input type="checkbox"/> On balance, my wetland and stream buffers exceed the standard buffers by 50%</p> <p>Select 2:</p> <p><input type="checkbox"/> Enrollment in the Backyard Wildlife Habitat Program</p> <p><input type="checkbox"/> Preparation and implementation of a site specific habitat management plan</p> <p><input type="checkbox"/> A conservation easement will be dedicated for critical area protection</p> <p><input type="checkbox"/> An enhancement or restoration plan is prepared and implemented</p> <p><input type="checkbox"/> A landscape plan is developed that utilizes drought tolerant native vegetation</p> <p><input type="checkbox"/> Vegetation that is removed is salvaged and replanted on site after completion of the development, or it is utilized off site</p> <p><input type="checkbox"/> A plan is developed and implemented to remove invasive vegetation and replace with native vegetation</p> <p><input type="checkbox"/> Development of a management plan to control domestic animals</p> <p>Select 1:</p> <p><input type="checkbox"/> Wetland Buffers are permanently marked or signed</p> <p><input type="checkbox"/> Nesting structures are placed on site</p>

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Select 1:

- I will use the Rural Stewardship Plan in order to be eligible for a reduction in land use intensity.
- I will use the Rural Stewardship Plan so that I may be considered for enrollment in the Public Benefit Rating System program (PBRs). For further info about PBRs, please visit the link at <http://www.islandcounty.net/planning/RSP.htm>

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Please review your application for completeness. After submittal, applicants will meet with Planning staff in an approval conference.

Thank you for your commitment to Rural Stewardship