



proud past, promising future

CLARK COUNTY
WASHINGTON

DEPARTMENT OF ENVIRONMENTAL SERVICES

FINAL MEMORANDUM

TO: Clark County Planning Commission
FROM: Heath Henderson, Public Works Director
STAFF CONTACT: Jim Vandling, Clark County Forester / NRS III

DATE: March 24, 2017

SUBJECT: Year 2017 Reviews for the Year 2016 Current Use Assessment Requests
(Timberland/Open Space)

BACKGROUND:

The Department of Environmental Services and Clark County Assessor's Office staff have reviewed the Current Use Assessment requests accepted during 2017. The approved requests will become effective during September 2017 for the 2018 calendar year tax statements. As required by Revised Code of Washington (RCW) 84.34.037, Current Use Assessment requests are processed in the same manner as a Comprehensive Plan Amendment. These requests are usually evaluated after receiving the applications late in the calendar year preceding the year of tax assessment to be under Current Use.

All requests for "Timberland" and "Open Space" classification require Planning Commission review, and approval by the Board of Commissioners. This is the 28th year the county has reviewed Current Use Assessment applications. The Timberland classification requires a 5-acre minimum parcel size, exclusive of a one acre home site, and parcels may be transferred from Designated Forest Land or Farm & Agriculture. The stocking and management requirements are enumerated in County Code Chapter 3.08.070. Open Space classification criteria vary according to the category requested. All properties have been evaluated in light of these criteria and are attached to this report.

2017 REQUESTS:

The County received 1 request for the year 2017 Current Use Assessment. Staff received 0 requests for the Timberland classification. Staff concludes that 1 request for Open Space classification meet the applicable criteria of the category chosen under Chapter 3.08 (.040), (.050), (0.55) or (.060), of the Clark County Code.

The following is a summary of the cases for which staff recommends *Approval and Partial Approvals or Denial*:

New Timberland Applications

None

New Open Space Applications

Soil Conservation

2017-00002 Martin Nye.

The applicant has requested that 147.99 acres of the 147.99 acres in Tax Lot #'s 7,8,11,12,13,24,26 and 45 in Sec. 16 T.3 N., R. 1 E., WM, Parcel #'s 182373-000, 182374-000, 182377-000, 182378-000, 182379-000, 182390-000, 182392-000 and 182411-000 be classified as Open Space Soil Conservation. The site is located west of the Clark County Fairgrounds and North of Whipple Creek County Park. An on-site review indicated that the area applied for contains \geq of 10 acres two class II soil types of (HoB) Hillsboro silt loam on 3 to 8% slopes and the area applied for is in \geq 80% food and fiber production. The application meets all criteria for Open Space Soil Conservation as specified in Chapter 3.08.050 of the Clark County Code. Therefore, staff recommends **APPROVAL** of the 147.99 acres applied for.

2017-0009



Application for Classification or Reclassification
Open Space Land
Chapter 84.34 RCW



File With The County Legislative Authority

Name of Owner(s): Martin Nye & Cherie Nye Phone No: (360) 750-3500
Email Address: Martin.Nye@Wellons.com
Address: 3815 Creekside Drive, Vancouver, Washington 98685

Parcel Number(s): 182373000, 182374000, 182377000, 182378000, 182379000, 182390000, 182392000, & 182411000

Legal Description: #7 OF SEC 16 T3NR1EWM 30A
#8 OF SEC 16 T3NR1EWM .08A
#11 SEC 16 T3N R1EWM 18.61A
#12 OF SEC 16 T3NR1EWM 18.76A
#13 OF SEC 16 T3NR1EWM .87A
#24 OF SEC 16 T3NR1EWM 40A
#26 SEC 16 T3N R1EWM 38.48A
#45 SEC 16 T3N R1EWM 1.19A

Total Acres in Application: 147.99

Indicate what category of open space this land will qualify for:

Clark County
1300 Franklin Street
Vancouver, WA 98660
360.397.2208
www.clark.wa.gov

*** REPRINT ***

Thank you for your payment.

Tuesday Nov 29 2016 11:49:54 AM

0001.000.110.341410.000.000000	\$150.00
16/17 OPENSACE APPLCIATION	
0001.542.533.345111.000.000000	\$1,882.00
Total	\$2,032.00
Check 2642	\$2,032.00

Received From: MARTIN NYE
Receipt #: s1m-11292016-10

RECEIVED
NOV 29 2016
BY: _____

- Conserve or enhance natural, cultural, or scenic resources
- Protect streams, stream corridors, wetlands, natural shorelines, or aquifers
- Protect soil resources, unique or critical wildlife, or native plant habitat
- Promote conservation principles by example or by offering educational opportunities
- Enhance the value to the public of abutting or neighboring parks, forests, wildlife preserves, nature reservations or sanctuaries, or other open spaces
- Enhance recreation opportunities
- Preserve historic or archaeological sites
- Preserve visual quality along highway, road, street corridors, or scenic vistas
- 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
- Farm and agricultural conservation land previously classified under RCW 84.34.020(2), that no longer meets the criteria
- Farm and agricultural conservation land that is "traditional farmland" not classified under Chapter 84.33 or Chapter 84.34 RCW, that has not been irrevocably devoted to a use inconsistent with agricultural uses, and has a high potential for returning to commercial agriculture

1. Describe the present use of the land.
Rural homestead and hayfield.

2. Is the 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.

3. Describe the present improvements (residence, buildings, etc.) located on the land.
Houses and agricultural buildings.

4. Is the land subject to any easements? Yes No
If yes, describe the type of easement, the easement restrictions, and the length of the easement.
N/A per Jim Vandling

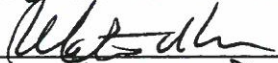

5. If applying for the farm and agricultural conservation land category, provide a detailed description below about the previous use, the current use, and the intended future use of the land.
Not applicable.

NOTICE:

The county and/or city legislative authorities may require owners to submit additional information regarding the use of the land.

As owner of the parcel(s) described in this application, I hereby indicate by my signature below that I am aware of the additional tax, interest, and penalties involved when the land ceases to be classified under the provisions of Chapter 84.34 RCW. I also certify that this application and any accompanying documents are accurate and complete.

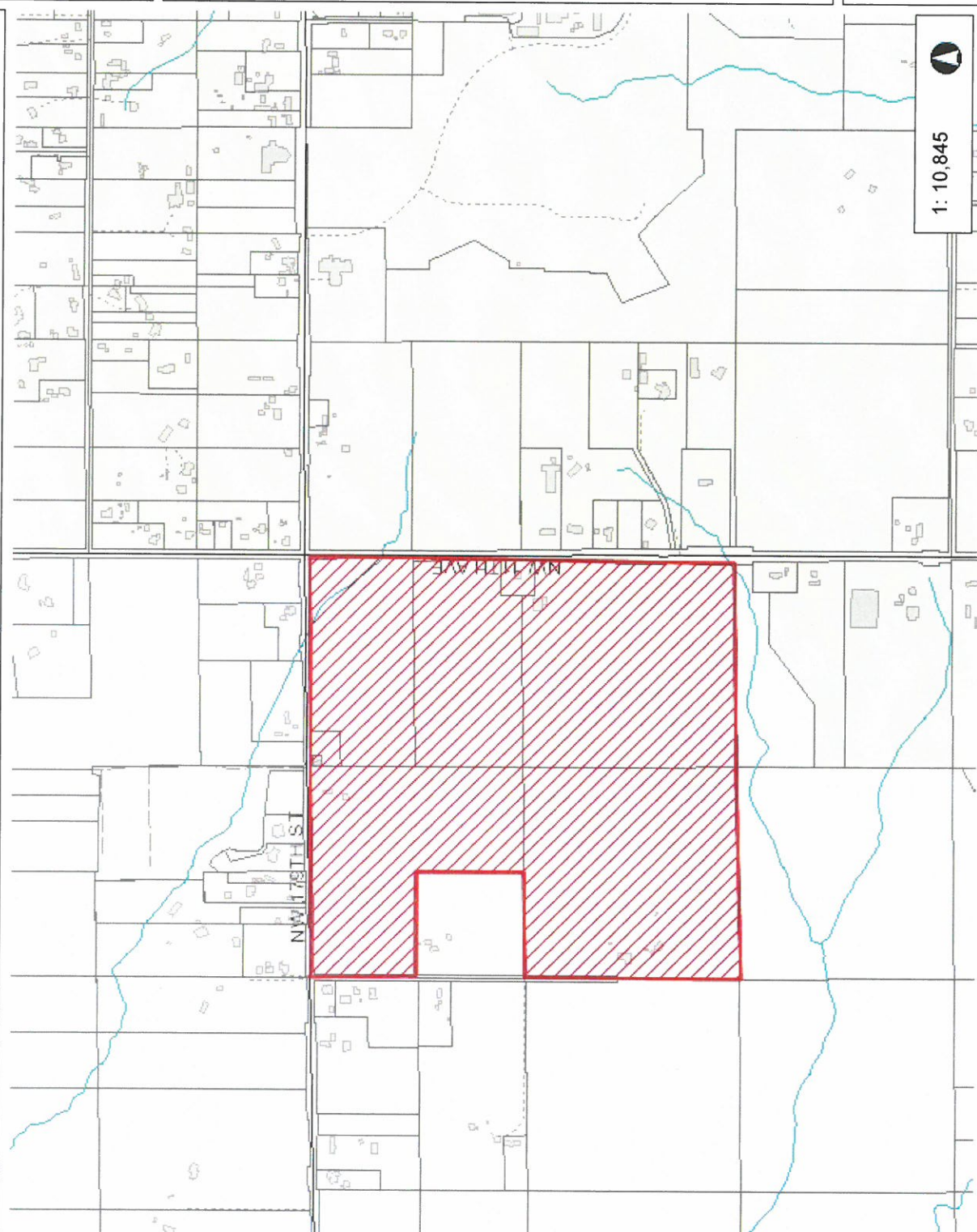
The agreement to tax according to use of the property is not a contract and can be annulled or canceled at any time by the Legislature (RCW 84.34.070)

Print the name of each owner:	Signature of each owner:	Date
<u>Martin N. Nye</u>	<u></u>	<u>11/29/2016</u>
<u>Cherie C. Nye</u>	<u></u>	<u>11/29/2016</u>

The granting or denial of an application for classification or reclassification as open space land is a legislative determination and shall be reviewable only for arbitrary and capricious actions. Denials are only appealable to the superior court of the county in which the land is located and the application is made.



OPS2017-00001 M. Nye



1: 10,845



This map was generated by Clark County's "MapsOnline" website. Clark County does not warrant the accuracy, reliability or timeliness of any information on this map, and shall not be held liable for losses caused by using this information.

WGS_1984_Web_Mercator_Auxiliary_Sphere
Clark County, WA. GIS - <http://gis.clark.wa.gov>



Legend

- Building Footprints
- Taxlots
- Cities Boundaries
- Urban Growth Boundaries

Notes: