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CLARK COUNTY
WASHINGTON

DEPARTMENT OF ENVIRONMENTAL SERVICES

FINAL MEMORANDUM

TO: Clark County Board of Councilors
FROM: Clark County Planning Commission
STAFF CONTACT: J. Vandling, Clark County Forester / NRS III

DATE: May 25, 2016
SUBJECT: Year 2016 Reviews for the Year 2015 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 2015. The approved requests will become effective during September 2016 for the 2017 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 29th 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.

2015 REQUESTS:
The County received **14** total requests for the year 2015 Current Use Assessment. Staff concludes that **0** requests for the Timberland classification fully meet the qualification criteria of Chapter 3.08.070. Staff concludes that 14 requests 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

2015-00001 Perry & Cheryl Gilmour
The applicant has requested that 148.71 acres of the 148.71 acres in parcel#'s 264355-000, 264402-000, 264409-000, 264412-000 and 264413-000 be classified as Open Space Soil Conservation. The site is located west of NE 156th Ave, in Fargher Lake. An on-site review indicated that the area applied for contains ≥ of 10 acres two class II soil types of (SR & Su) Semiahmoo Muck and the area applied for is in ≥ 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 148.71 acres

2015-00005 Karen Plitt
The applicant has requested that 19.0 acres of the 20.0 acres in parcel# 207785-000, be classified as Open Space Soil Conservation. The site is located north of NE 109th St, south of Hockinson. An on-site review indicated that the area applied for contains ≥ of 10 acres class II soil types of (HcB) Heisson Clay Loam and the area applied for is in ≥ 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 19.0 acres

2015-00008 Michael Steigelman
The applicant has requested that 19.0 acres of the 20.0 acres in parcel# 193127-000, be classified as Open Space Soil Conservation. The site is located north at 6505 NE 209th St, west of Battle Ground. An on-site review indicated that the area applied for contains ≥ of 10 acres class II soil types of (Sr) Semiahmoo Muck and the area applied for is in ≥ 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 19.0 acres

2015-00007 Howard Scalone
The applicant has requested that 18.41 acres of the 28.41 acres in parcel# 204003-000, be classified as Open Space Soil Conservation. The site is located north at 19537 NE 174th St, east of Battle Ground. An on-site review indicated that the area applied for contains ≥ of 10 acres class II soil types of (HcB) Heisson Clay Loam and the area applied for is in ≥ 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 18.41 acres

Stream Protection

2015-00003 Sarah Cowgill
The applicant has requested that 12.03 acres of the 12.03 acres in parcel # 212333-000 be classified as Open Space Stream Protection.. The site is located on NE 293rd St. north of Camas. An on-site review indicated that the area applied for is within the Shoreline Management Zone of the Little Washougal River. The application meets all criteria for Open Space Stream Protection as specified in Chapter 3.08.040 of the Clark County Code. Therefore, staff recommends **APPROVAL** of the 12.03 acres

2015-00004 Joy Henkel
The applicant has requested that 34.75 acres of the 35.75 acres in parcel #s 194990-000 and 195091-000 be classified as Open Space Stream Protection.. The site is located at 16908 NE 137th Ave St. north of Brush Prairie. An on-site review indicated that the area applied for is within the Shoreline Management Zone of Salmon Creek. The application meets all criteria for Open Space Stream Protection as specified in Chapter 3.08.040 of the Clark County Code. Therefore, staff recommends **APPROVAL** of the 12.03 acres

2015-00006 RKM Investments, Inc.
The applicant has requested that 54.0 acres of the 58.0 acres in parcel # 195262-000 be classified as Open Space Stream Protection.. The site is located at 16531 NE 112th Ave St. north of Brush Prairie. An on-site review indicated that the area applied for is within the Shoreline Management Zone of Salmon Creek. The application meets all criteria for Open Space Stream Protection as specified in Chapter 3.08.040 of the Clark County Code. Therefore, staff recommends **APPROVAL** of the 54.0 acres

Historic Preservation

2015-00009 Dean Irvin; The Vancouver Savings & Loan Building
The applicant has requested that 0.08 acres of the 0.08 acres in parcel # 039310-000 be classified as Open Space Historic Preservation. The site is located at 1001 Main St., in Vancouver. The Vancouver Savings & Loan Building, is appropriately listed on the Clark County Heritage Register. The application meets all criteria for Open Space Historic Preservation as specified in Chapter 3.08.060 of the Clark County Code. Therefore, staff recommends **APPROVAL** of the 0.08 acres.

2015-00010 William Irvin & Susan Courtney; The Salvation Army Building
The applicant has requested that 0.27 acres of the 0. acres in parcel # 463200-000 be classified as Open Space Historic Preservation. The site is located at 311 W. Evergreen Blvd., in Vancouver. The Salvation Army Building, is appropriately listed on the Clark County Heritage Register. The application meets all criteria for Open Space Historic Preservation as specified in Chapter 3.08.060 of the Clark County Code. Therefore, staff recommends **APPROVAL** of the 0.27 acres.

2015-00011 The Arts Building LLC; The Arts Building

The applicant has requested that 0.28 acres of the 0.28 acres in parcel # 051820-000 be classified as Open Space Historic Preservation. The site is located at 1104 Main Street., in Vancouver. The Arts Building, is appropriately listed on the Clark County Heritage Register. The application meets all criteria for Open Space Historic Preservation as specified in Chapter 3.08.060 of the Clark County Code. Therefore, staff recommends **APPROVAL** of the 0.28 acres.

2015-00012 William Irvin & Susan Courtney; The Sparks-Englemen Building

The applicant has requested that 0.13 acres of the 0.13 acres in parcel # 038640-000 be classified as Open Space Historic Preservation. The site is located at 605 & 607 Main Street., in Vancouver. The Sparks-Englemen Building, is appropriately listed on the Clark County Heritage Register. The application meets all criteria for Open Space Historic Preservation as specified in Chapter 3.08.060 of the Clark County Code. Therefore, staff recommends **APPROVAL** of the 0.13 acres.

2015-00013 William Irvin; The Ranck Building

The applicant has requested that 0.12 acres of the 0.12 acres in parcel # 516500-000 be classified as Open Space Historic Preservation. The site is located at 901 Washington Street, in Vancouver. The Ranck Building, is appropriately listed on the Clark County Heritage Register. The application meets all criteria for Open Space Historic Preservation as specified in Chapter 3.08.060 of the Clark County Code. Therefore, staff recommends **APPROVAL** of the 0.12 acres.

2015-00014 Marketplace; The Ford Corner Building

The applicant has requested that 0.46 acres of the 0.46 acres in parcel # 051750-000 be classified as Open Space Historic Preservation. The site is located at 1004 Washington St. & 204 Evergreen Blvd., in Vancouver. The Ford Corner Building, is appropriately listed on the Clark County Heritage Register. The application meets all criteria for Open Space Historic Preservation as specified in Chapter 3.08.060 of the Clark County Code. Therefore, staff recommends **APPROVAL** of the 0.46 acres.

2015-00015 Gary Phillips; Heye & Eva Meyer Farm

The applicant has requested that 5.01 acres of the 5.01 acres in parcel # 198856-000 be classified as Open Space Historic Preservation. The site is located at 13705 NE 50th Ave., in Vancouver, east of WSUV. The Heye & Eva Meyer Farm, is appropriately listed on the Clark County Heritage Register. The application meets all criteria for Open Space Historic Preservation as specified in Chapter 3.08.060 of the Clark County Code. Therefore, staff recommends **APPROVAL** of the 5.01 acres.