

**BOARD OF COUNTY COMMISSIONERS
HEARING PACKET**

Hearing Item: Review and approve the 2015 Current Use Assessment
Program requests (Timberland/Open Space)

Date: Tuesday, June 21, 2016

Time: 10:00 a.m.

CONTENTS:

- 1. Staff Report**
- 2. Resolution**
- 3. Planning Commission Minutes of Public Hearing**
- 4. Notice of Public Hearing**

CLARK COUNTY STAFF REPORT

DEPARTMENT: Environmental Services\Resource Enhancement & Permitting

DATE: June 21, 2016

REQUESTED ACTION: Review and approve the 2015 Current Use Assessment Program requests (Timberland/Open Space)

Consent Hearing County Manager

BACKGROUND

This is the 29th year the county has reviewed Current Use Assessment applications. The Department of Environmental Services (DES) and Assessor's Office staff have reviewed the Current Use Assessment requests accepted during 2015. Approved requests will be reflected on the first half tax statements for the year 2017. 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. All requests for "Timberland" and "Open Space" classification require Planning Commission review and approval by the Board of County Commissioners. Planning Commission review occurred on April 21, 2016. Open Space classification criteria vary according to category.

COUNCIL POLICY IMPLICATIONS

This action does not propose a new policy, change in policy, or refinement of an existing policy. The action does confirm an existing policy. As mentioned above, this is the 29th year the county has reviewed and approved Current Use Assessment applications.

ADMINISTRATIVE POLICY IMPLICATIONS

See Council Policy Implications above. This action does not propose a new policy, change in policy, or refinement of an existing policy, but does confirm an existing policy.

COMMUNITY OUTREACH

Notification about this program occurs through stakeholders such as the Washington Farm Forestry Association's Clark County Chapter, local agricultural groups (like the Clark Conservation District) and the County Assessor's office. Current Use Applications were also presented to the Planning Commission at a public hearing on April 21, 2016.

BUDGET IMPLICATIONS

YES	NO	
X		Action falls within existing budget capacity.
	X	Action falls within existing budget capacity but requires a change of purpose within existing appropriation
	X	Additional budget capacity is necessary and will be requested at the next supplemental. If YES, please complete the budget impact statement. If YES, this action will be referred to the county council with a recommendation from the county manager.

BUDGET DETAILS

Local Fund Dollar Amount	
Grant Fund Dollar Amount	
Account	General fund
Company Name	

DISTRIBUTION:

Board staff will post all staff reports to The Grid. <http://www.clark.wa.gov/thegrid/>

Attachments

2015 Current Use Real Property Assessment Resolution; Final Planning Commission Staff Report dated June 7, 2016; Planning Commission minutes April 21, 2016.



Kevin Tyler
Division Manager



Mark McCauley
County Manager

APPROVED: 
CLARK COUNTY, WASHINGTON
BOARD OF COUNTY COUNCILORS

DATE: 6/21/16

SR# _____

RESOLUTION NO. 2016-06-13

A Resolution relating to the 2015 Current Use Real Property Assessment Applications for Open Space and Timberland designation.

WHEREAS, the Planning Commission conducted a duly advertised public hearing on April 21, 2016 to consider Clark County Department of Environmental Services, staff recommendations for approval, denial and/or partial approval of the 2015 Current Use Real Property Assessment Applications for Open Space and Timberland designation; and

WHEREAS, the Board of County Councilors is in receipt of a staff report containing its recommendations for approval, denial and/or partial approval of the 2015 Current Use Real Property Assessment Applications; and

WHEREAS, the Board conducted a duly advertised public hearing on June 21, 2016 to consider Planning Commission and Environmental Services Staff recommendations for approval, denial and/or partial approval of the 2015 Current Use Real Property Assessment Applications for Open Space and Timberland designation.

WHEREAS, the Board accepted public testimony; and

WHEREAS, the Board concurs with the Clark County Planning Commission's and Planning Staff's analysis and recommendations, as summarized in the attached Exhibit 'A' under "PC RECOMMENDATION"

NOW, THEREFORE, BE IT ORDERED AND RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF CLARK COUNTY, STATE OF WASHINGTON, as follows:

Section 1. Adoption.

The applications for 2016 Current Use Real Property Assessment, as recommended for approval, denial, or partial approval by memorandum from the Clark County Planning Commission attached hereto as Exhibit "A", are hereby approved at the public hearing by the Board.

Section 2. Filing

This resolution shall be filed and recorded with the Clark County Auditor.

ADOPTED this 21 day of June, 2016.

Attest:

By: *Ina Redline*
Deputy Clerk to the Board

APPROVED AS TO FORM ONLY:
Anthony Golik, Prosecuting Attorney

By: *Anthony Golik*
Deputy Prosecuting Attorney

BOARD OF COUNTY COUNCIL
Clark County, Washington

By: *Marc Boldt*
Marc Boldt, Chair

By: _____
Jeanne E. Stewart, Councilor

By: _____
Julie Olson, Councilor

By: _____
David Madore, Councilor

By: _____
Tom Mielke, Councilor



Clark County Planning Commission

Steve Morasch, Chair
Ron Barca, Vice Chair
Bill Wright
Eileen Quiring
Karl Johnson
John Blom

CLARK COUNTY PLANNING COMMISSION MINUTES OF PUBLIC HEARING THURSDAY, APRIL 21, 2016

Public Services Center
1300 Franklin Street
BOCC Hearing Room, 6th Floor
Vancouver, Washington

6:30 p.m.

CALL TO ORDER & ROLL CALL

MORASCH: All right. Well, good evening and welcome to the April 21, 2016, Planning Commission meeting. Can we have a roll call, please.

ROLL CALL

BARCA: HERE
BLOM: ABSENT
JOHNSON: HERE
MORASCH: HERE
QUIRING: HERE
WRIGHT: HERE
BENDER: HERE

Staff Present: Jim Vandling County Forester; Jan Bazala, Planner; Chris Cook, Prosecuting Attorney; Jim Vandling, County Forester; Sonja Wiser, Administrative Assistant; Kathy Schroader, Office Assistant; and Cindy Holley, Court Reporter.

GENERAL & NEW BUSINESS

A. Approval of Agenda for April 21, 2016

MORASCH: All right. First matter, approval of the agenda. Can I get a motion to approve the agenda.

QUIRING: So moved.

JOHNSON: Second.

MORASCH: All in favor.

EVERYBODY: AYE

MORASCH: Opposed? Motion carries.

B. Approval of Minutes for February 18, 2016

MORASCH: Approval of the minutes. Has everyone had a chance to review the minutes? And if so, I would take a motion to approve the minutes.

JOHNSON: Motion to approve.

BENDER: Second.

MORASCH: All in favor.

EVERYBODY: AYE

MORASCH: Opposed? All right. The agenda and the minutes have been approved.

C. Communications from the Public

MORASCH: We'll move on to Item III.C on our agenda. This is communications from the public. This is the time if there's any member of the public that wishes to address the Planning Commission on a matter that's not on our agenda, please come forward.

Seeing no one, we will move on to our first public hearing item, Open Space & Timberland Applications. Jim Vandling, please present the staff report.

IV. PUBLIC HEARING ITEMS & PLANNING COMMISSION ACTION:

A. SUBJECT: OPEN SPACE & TIMBERLAND APPLICATIONS

Planning Commission will consider staff recommendations for approval or denial of Timberland or Open Space Applications for Current Use Assessment pursuant to Chapter 84.34 of the RCW. The criteria for Open Space or Timberland was established by Resolution No. 1977-10-32, adopted November 7, 1977 and Ordinance No. 1982-02-65 adopted March 17, 1982, and Ordinance No. 1996-02-30, adopted February 27, 1996.

Staff Contact: Jim Vandling, 397-2121, Ext. 4714

E-Mail: jim.vandling@clark.wa.gov

VANDLING: Good evening, Mr. Chair, fellow Commissioners.

I'm here for what is the County's 26th year of reviewing current use applications for the open space tax deferment program. And we're holding this hearing as part of our required duties to comply with RCW 84.34 as a growth management county. County Code which covers the subject tonight is found in Chapter 3.08 and this year we have 14 total requests. Of those 14, 4 were for soil conservation, 3 were for stream protection and 7 were for historic preservation.

As you see staff has recommended approval for all of them. And your role in this process will be to recommend forwarding these approvals on to the Board of County Councilors for a final decision and resolution of the process.

MORASCH: All right. Thank you.
Any questions from the members of the Planning Commission?

All right. Hearing none, I will open the public hearing on this matter and we have one person who has signed up, Kevin Brown. Would you like to come down and testify about this matter?

BROWN: I'm testifying on the code amendments.

MORASCH: On the code amendments. Okay. I think you signed the wrong sheet, but I will call you for the code amendments.

BROWN: Sorry.

MORASCH: Is there anyone else in the audience that wanted to testify on Open Space & Timberland Applications? No.

Okay. With that, I will close the public testimony on Open Space & Timberland Applications and turn it over to the Planning Commission for either deliberation or a motion.

BARCA: Before we get there, Jim, would you briefly explain what is the criteria for us accepting these open space applications.

VANDLING: If the application and the applicant meet the criteria found in 3.08 for each one of the classification sections, then it's approvable.

BARCA: Okay. So we have a review process for each application?

VANDLING: Correct.

BARCA: Is it a site visit? Is it a checklist? How do you go about doing that?

VANDLING: It's all of those.

BARCA: It's all of those things. Okay.

MORASCH: All right. Any other questions for staff? Any deliberations?

BARCA: Mr. Chair, **motion to approve** as recommended by staff.

WRIGHT: **Second.**

QUIRING: **Second.**

MORASCH: All right. It's been moved and seconded to approve the staff recommendation. Sonja, can we get a roll call, please.

ROLL CALL VOTE

JOHNSON: AYE

BARCA: AYE

QUIRING: AYE

BENDER: AYE

WRIGHT: AYE

MORASCH: AYE

MORASCH: Thank you, Jim, as always, we'll see you next year.

VANDLING: Next year you're going to be seeing a different face up here. We have just hired my understudy and, of course, this will be one of his functions and so I think you'll be very satisfied with him.

MORASCH: All right. Well, we'll miss you, but wish you the best of luck, thank you.

QUIRING: Thank you for your services.

VANDLING: Thank you.

MORASCH: Okay. Well, that brings us to the second item on our hearing agenda, Biannual Code Amendments. Jan.

PUBLIC HEARING ITEMS & PLANNING COMMISSION ACTION, continued

B. BIANNUAL CODE AMENDMENTS

BI-ANNUAL CODE CHANGE ITEMS – SPRING 2016			
No.		Title/Chapter/Section	Description
Scrivener's Errors			
1		Table 40.350.030-3, Road standards	Correct footnote referring to minimum centerline radii
2		Table 40.210.010-1- Resource zones use table	Fix table to state that heliports are a Conditional use in the FR-40 zone
3		40.540.020.B.4.e, Land Divisions	Correct reference to binding site plan requirements
4		40.570.090.E.5, Non-applicable SEPA exemptions	Fix loophole which currently allows utility lines between 8 and 12 inches to be exempt from SEPA in critical areas, while requiring SEPA review for lines less than 8 inches
5		Appendix A, page 20, Mixed Use Design Standards	Correct reference to garage standards
Reference Updates			
6		Chapter 5.45, Adult Entertainment Enterprises-	Update "Department of Public Services" references to "Community Development"
7		Chapter 10.08A, Vehicle Load Limits	Update "Department of Public Services" references to "Community Development"
8		32.04.045, Enforcement Code	Update "Department of Public Services" reference to "Community Development"

NOTICE OF PUBLIC HEARING

The Clark County Board of Commissioners will hold a public hearing on **Tuesday, the 21st day of June, 2016 at 10:00 a.m.** in the Commissioners' Hearing Room, 6th Floor, Public Service Center, 1300 Franklin Street, Vancouver, Washington to consider:

OPEN SPACE & TIMBERLAND APPLICATIONS

The Board of Commissioners will consider the Planning Commission's recommendations for approval or denial of Timberland or Open Space Applications for Current Use Assessment pursuant to Chapter 84.34 of the RCW. The criteria for Open Space or Timberland was established by Resolution No. 1977-10-32, adopted November 7, 1977 and Ordinance No. 1982-02-65 adopted March 17, 1982, and Ordinance No. 1996-02-30, adopted February 27, 1996.

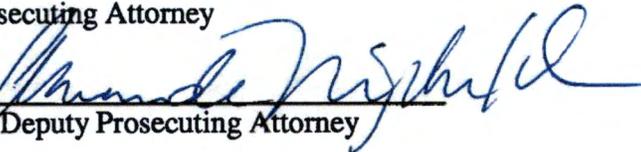
More information concerning this matter may be obtained by contacting Jim Vandling, Clark County Community Planning, 1300 Franklin Street, Vancouver, Washington, telephone (360) 397-2375, ext. 4714, or by email: james.vandling@clark.wa.gov

Any person wishing to give testimony in this matter should appear at the time, date, and place above stated.

BOARD OF COUNTY COMMISSIONERS


Clerk of the Board

Approved as to Form Only
ANTHONY F. GOLIK
Prosecuting Attorney

By 
Deputy Prosecuting Attorney

PUBLISH: JUNE 1, 2016



proud past, promising future

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 \geq of 10 acres two class II soil types of (SR & Su) Semiahmoo Muck 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 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 \geq of 10 acres class II soil types of (HcB) Heisson Clay Loam 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 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 \geq of 10 acres class II soil types of (Sr) Semiahmoo Muck 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 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 \geq of 10 acres class II soil types of (HcB) Heisson Clay Loam 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 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.