



Clark County Planning Commission

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Ron Barca, Vice Chair
Bill Wright
Karl Johnson
Richard Bender
Matt Swindell
Robin Grimwade

CLARK COUNTY PLANNING COMMISSION MINUTES OF PUBLIC HEARING THURSDAY, MARCH 15, 2018

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

6:30 p.m.

CALL TO ORDER

MORASCH: Good morning or good afternoon. Good evening. I will -- we'll skip all the way to evening. I will call to order the March 15, 2018, Planning Commission hearing. Sonja, can we get a roll call, please.

ROLL CALL

WRIGHT: HERE
BARCA: HERE
SWINDELL: ABSENT
JOHNSON: HERE
GRIMWADE: HERE
BENDER: HERE
MORASCH: HERE

GENERAL & NEW BUSINESS

A. Approval of Agenda for March 15, 2018

MORASCH: All right. Has everyone had a chance to review the agenda? If so, I'd take a motion to approve the agenda.

JOHNSON: Make a motion to approve the agenda.

BENDER: Second.

MORASCH: It's been moved and seconded. All in favor?

EVERYBODY: AYE

B. Approval of Minutes for January 18, 2018

MORASCH: Opposed? All right. Has everyone had a chance to review the minutes of our January 18, 2018, meeting? If so, I'd take a motion to approve the minutes.

BENDER: Make a motion to approve the minutes of January 18.

BARCA: Second.

MORASCH: It's been moved and seconded. All in favor say aye?

EVERYBODY: AYE

C. Communications from the Public

MORASCH: Opposed? All right. We have approved the minutes. Now we come to the part of our agenda where we have communications from the public. This is for items that are not on our agenda. So is there anyone in the audience who wishes to testify about a matter not on the agenda? No? All right. With that, we will move to the only agenda item for the evening which is the public hearing on open space and timberlands. And I think we have Hunter Decker, are you prepared to give a staff report?

DECKER: Yes, I am.

MORASCH: All right. Please, please proceed.

PUBLIC HEARING ITEMS

A. OPEN SPACE & TIMBERLAND APPLICATIONS

The 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: Hunter.Decker@clark.wa.gov or (360) 397-2121, Ext. 4852

DECKER: Okay. Good evening gentlemen of the Planning Commission. My name is Hunter Decker, the staff that reviewed this year's open space applications. So I'm going to just give a brief overview.

What is open space? It's the State legislature recognizes importance of critical areas that are adequate for natural beauty and resources, and that the open space taxation is also governed by RCW 84.34 and WAC 458-30 and Clark County Code 3.08.

Some background. So the current use assessment requires the same process as the comprehensive plan amendments to go through the Planning Commission and then the approval through Council. And this is the 31st year that we've reviewed current use applications in the county.

We have five requests for this year. Zero for timberland, and so the five requests that are reviewed meet the criteria under our Clark County Code Chapter 3.08 and the following subsequent chapters.

Some major approval criteria that applies to all open space applications are the parcel size must be at least 10-contiguous acres minus one home site unless if it's a historical site. And then they all must have a weed control program implemented. And Clark County's vegetation management is responsible for all the lands in Clark County and they abide by the noxious weed control program that all of these applications are have to abide by and follow. There are no timberland applications.

So we'll move to our -- first one is the Hunter Project. It's an application to transfer from soil conservation to historic and stream protection, and he's requesting 14.32 of the 14.32 acres. There is two historical buildings on-site, the Bertha "Bertie" Fifeld House and it was built in around 1910, and then the Kapus Granary which was built in 1929, and they are both listed on the historical register of Clark County. It's also within the Shoreline Management Zone of Salmon Creek, and, therefore, it meets the criteria for open space, historic preservation and the stream protection.

And we can move to a map. So here is the Hunter property. The two white -- the two white house dots are the two historical properties buildings on-site and then the shaded yellow is the stream protection zone of Salmon Creek for the shoreline. Any questions?

MORASCH: Any questions on this one? Are you looking for a separate vote on each one of these?

DECKER: We don't have to. It's whatever the Planning Commission would like to do. We can save the vote for the end or approve each one individually.

COOK: I would suggest doing them separately.

MORASCH: Separately. All right. Do you have anything more on this one or should we open it up to the public testimony then?

COOK: There's different criteria that apply to each one.

MORASCH: Yeah. Okay. So we'll do them separately. Are you ready for public testimony or do you have --

DECKER: Yes.

MORASCH: Okay. Well, with that, I will open up the public hearing for public testimony. Before I do that, I'm going to go through the procedures very quickly since we only have one person here in the audience, and these procedures will apply to all five of the items that we've got before us today.

The hearing begins with the staff report which we've heard for this item and we will hear for the other four. After the staff report, the Planning Commission may ask questions. Then I'll open it up to the public to come up and talk about each of the five items.

When you testify, you should come to the table and you can use the microphone next to Hunter. You must speak clearly so the court reporter can record your testimony and state your name for the record and spell your last name. Be relevant and concise and try to address the approval criteria. If you have any exhibits or written documents that you'd like us to consider, you can hand those to Sonja on your way up and we can include them in the record.

I think at this point I'll also ask, does anyone on the Planning Commission have any conflicts of interest on any of the five items on the agenda tonight that they need to disclose? No? All right.

Well, with that, I will open it up to the public testimony for this item. Is there anyone that wants to speak on this item? Please, come forward.

HUNTER: I wasn't planning to say a lot, but I'm available to answer any questions if you have questions about this property.

BARCA: Can we start with an introduction, please.

Public Testimony

HUNTER: Oh, sure. James Hunter, 15716 N.E. 112th Avenue in Brush Prairie.

So I guess I support current use both as a participant in the program and because it increases the likelihood the landowners continue land uses that serve the public interest. In this case, flood control, water quality, protecting endangered species, wildlife habitat, scenic beauty and erosion control; in addition, a sense of history and identity, understanding of life in the past, the agricultural methods in the past for food storage, pre-automation.

Hunters' Greens is the name of our farm. It is also a working farm that is maintaining a soil resource and stewarding food production skills. I guess those are what I support for current use. And I don't know if you want to ask questions of me, if that's appropriate.

MORASCH: Yep. All right. Thank you. Does anyone have any questions?

WRIGHT: I do just to enlighten myself about the weed control, the noxious weed control, is that something you're doing now or is that something you'd start after the redesignation?

HUNTER: It's sort of a -- I think we all have a responsibility for weed control. We were previously in the program, the land was in open space for 40 years, and when we purchased the property and, 20 years ago, and had a continuance of the open space program, we received a letter the year after we moved in saying that we had thistles on our property and we needed to control them, and we're organic, so pesticides weren't an option.

So what I've been doing for the last 20 years is mowing once or twice the whole grass area of the property. And then if I miss some weeds, some thistles, I try and go off and pick off the flowers before they go to seed.

I got a little lax the year or two that we were out of the program, but as my wife says, you need to control your thistles, so whether the County requires it or not, so we try to do that.

We may have to become aware of other noxious weeds like we have some Bracken Fern that I really like. Now, that's a danger to animals, livestock, which we don't have on our farm, so I don't know if it's an issue, but we'll have to talk to the Weed Control Board about that.

WRIGHT: Thank you. That's very interesting.

MORASCH: Any other questions? All right. Well, thank you very much. It doesn't look like there's anyone else in the audience. Is there anyone else in the audience who wants to testify about this matter? No? All right.

So with that, I will close the public testimony and turn it over to the Planning Commission for any final questions of staff or deliberation or a motion and on this matter and all the matters tonight and every night.

Return to Planning Commission

The Planning Commission is making a recommendation that will be forwarded to the Board of County Commissioners for their consideration. So I'd encourage you to follow up with them for the final decision.

So any further questions? If not, I'd take a motion.

BARCA: I make a **motion** to approve staff recommendation for approval.

WRIGHT: **Second.**

MORASCH: It's been moved and seconded to approve the staff recommendation. Is there any discussion on the motion? All right. Sonja, I'd take a roll call, please.

ROLL CALL VOTE

WRIGHT: AYE

BARCA: AYE

JOHNSON: AYE

GRIMWADE: AYE

BENDER: AYE

MORASCH: AYE

MORASCH: All right. Well, Hunter's Project is recommended for approval. And with that, we'll move on to the next item.

DECKER: All right. Our next item is the Kromminga Family property. They are transferring from farm and ag classification to soil conservation and stream protection. It's 80.97 acres out of 80.97 acres. It's located Krieger Road and south of N.W. 192nd in Ridgefield.

The site contains Class I soil type of greater than 10 acres and 80 percent of it is at least in food and fiber production. And it is also within the Shoreline Management Zone of Whipple Creek, and, therefore, it meets the open space soil conservation and stream protection. Waiting for it to load. There we go.

MORASCH: Yeah, there it is.

DECKER: So the parcels in green there highlighted, the soil class is this black line here which measuring that out with this part still being farmed is over 80 percent, and then these are the Shoreline Management Zone for the two parcels.

MORASCH: All right. Any questions for staff? Well, with that, I'll open -- oh, did you have a question, Bill?

WRIGHT: No.

MORASCH: Oh, all right. It looked like you were going to ask a question. With that, I'll open up the public hearing. If there's anyone in the audience that wishes to testify on this matter, please come forward. Don't see anyone.

With that, I'll close the public hearing. Turn it back to the Planning Commission for any follow-up questions or a motion.

BENDER: I make a motion that we accept staff's recommendation for No. 2017-00004, Kromminga Family.

GRIMWADE: Second.

MORASCH: It's been moved and seconded to recommend approval of No. 2017-00004, Kromminga Family. Any discussion on the motion? All right. Sonja, can we get a roll call, please.

ROLL CALL VOTE

BARCA: AYE

WRIGHT: AYE

JOHNSON: AYE

GRIMWADE: AYE

BENDER: AYE

MORASCH: AYE

MORASCH: All right. No. 2017-00004 is recommended for approval. And we can move on to the next one.

DECKER: All right. Our next one is the Kromminga Family.

MORASCH: I think we just did Kromminga Family.

DECKER: Oh, I'm sorry. Parnell --

MORASCH: Parnell-Davis.

DECKER: -- Paula Parnell-Davis. They've requested 24.63 acres. It's south of Stoughton Road.

It's within the Shoreline Management Zone of Mason Creek and also the East Fork of the Lewis River, and, therefore, the application meets the open space stream protection designation.

And here's the property in green. This is a gas line I think going through the middle of it we were talking about at the work session, and so it's completely encompassed in the Shoreline Protection Zone.

MORASCH: All right. Is that --

DECKER: That's it for --

MORASCH: Is this the one where they, the same property owner owns a bunch of the surrounding land?

DECKER: You know, I did not do that investigation.

MORASCH: Okay. All right. Any other questions from the Planning Commission? All right. With that, I'll open it up to the public hearing. Anyone in the audience wish to speak about the Paula Parnell-Davis application? No? All right. We'll close public hearing. Return it back to the Planning Commission for deliberation or a motion.

BARCA: I'd make a motion to accept staff's recommendation for approval on 21 -- 2017-00006, Paula Parnell-Davis.

BENDER: Second.

MORASCH: It's been moved and seconded to approve 2017-00006. Is there any discussion on the motion? All right. Can we get a roll call, please, Sonja.

ROLL CALL VOTE

BENDER: AYE

GRIMWADE: AYE

JOHNSON: AYE

BARCA: AYE

WRIGHT: AYE

MORASCH: AYE

MORASCH: All right. No. 2017-00006 has been recommended for approval. We can move on to the next one, the Tudor application.

DECKER: All right. The Tudor application is a new open space application for stream protection.

It's 2.79 acres and the site's located, the portion of the railway, BNSF Railway, of the Lewis River. The review site is within the Shoreline Management Zone and the acreage is contiguous with the same ownership already in the program.

MORASCH: That's the one that I was remembering from the work session.

DECKER: Yeah. And so this application meets the open space protection code. So here's the Lewis River with the railroad bridge going across and the parcel's highlighted in green. Whoops. And it's completely encompassed in the Shoreline Protection Zone. And that's my final.

MORASCH: All right. And this is less than 10 acres, but as I understand it, it's going to be combined with the adjoining ownership which exceeds the 10-acre minimum?

DECKER: Correct.

MORASCH: Okay. Any other questions for staff on this matter?

BENDER: Yes, I have a question. LLC, do they run a business or --

DECKER: Well, from my understanding is a lot of the property owner has multiple, I don't know if it's, it might be a big family business from what I understand. And I know they do some leasing of parts of those ag lands for cattle grazing, and I know a majority of it's managed for forest management activities.

BENDER: Thank you.

MORASCH: Any other questions? All right. I will open the Tudor application up to the public hearing. Is there anyone in the audience who wishes to testify on this matter? No?

With that, I will close the public hearing and turn it back over to the Planning Commission for any further questions, deliberation or a motion.

WRIGHT: I'd **move** that we take staff recommendation to approve Item No. 2017-00003.

JOHNSON: **Second.**

MORASCH: It's been moved and seconded to approve. Any discussion on the motion? All right. Can we get a roll call, please, Sonja.

ROLL CALL VOTE

BENDER: AYE

GRIMWADE: AYE

JOHNSON: AYE

BARCA: AYE

WRIGHT: AYE

MORASCH: AYE

MORASCH: All right. The Tudor application has been recommended for approval. That brings us to what I believe the last one, Sharleen James.

DECKER: Yes. The Sharleen James application is a new application for the soil conservation and stream protection. She's applied, requested 79 out of the 80 acres. The site is located on S.E. Evergreen Highway just east of Washougal.

The site review contains Class II soil types that's greater than 10 acres and 80 percent of that is still in food and fiber production. And the parcels are also located within the Shoreline Management Zone of the Columbia River, and, therefore, it meets the application code for soil conservation and stream protection. And so here's the property outlined in green, the parcels.

BARCA: Nice.

DECKER: I also -- whoops. I outlined their soil conservation area, identify to make sure that they were adequately in that threshold of over 80 percent. And that's all I have for this application.

MORASCH: All right. Any questions on this application? Well, no questions, I'll open it up to the public hearing. Is there anyone in the audience who wishes to testify on the Sharleen James application? No? All right. We'll close the public hearing and turn it back over to the Planning Commission for deliberation or a motion.

JOHNSON: Make a motion we accept staff's recommendation for No. 2017-00007, Sharleen James' property.

BENDER: Second.

MORASCH: It's been moved and seconded. Any discussion on the motion? All right. Sonja, can we get a roll call, please.

ROLL CALL VOTE

WRIGHT: AYE
BARCA: AYE
GRIMWADE: AYE
BENDER: AYE
JOHNSON: AYE
MORASCH: AYE

MORASCH: All right. The Sharleen James application has been recommended for approval. Is there anything else from staff on the public hearing items tonight?

DECKER: I do not have anything further. Thank you very much for taking your time this evening and going over these applications for approval.

MORASCH: All right. Thank you. Very good staff presentation. And with that, I will close the public hearing. And I don't think we have any new business. Are there any comments from members of the Planning Commission?

All right. Well, with that, we are adjourned. Thank you very much everyone for coming.

OLD BUSINESS

None.

NEW BUSINESS

None.

COMMENTS FROM MEMBERS OF THE PLANNING COMMISSION

None.

ADJOURNMENT

The record of tonight's hearing, as well as the supporting documents and presentations can be viewed on the Clark County Web Page at:

<https://www.clark.wa.gov/community-planning/planning-commission-hearings-and-meeting-notes>

Proceedings can be viewed on CTV on the following web page link:

<http://www.cvtv.org/>

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