



Current Use Applications

2018-2019

Presentation to Clark County Planning Commission • March 21, 2018



What is Open Space? (NON-FARM/TIMBERLAND)?

- The Washington State Legislature recognizes that it is in the best interest of the state and its citizens to maintain, preserve and conserve adequate open space lands for the enjoyment of natural resources and scenic beauty for the economic and social well-being of the state and its citizens.
- Open Space Taxation act is governed by both the state statute (RCW 84.34 and WAC 458-30) and Clark County Code 3.08.



BACKGROUND



Cedar Creek – Clark County, WA

- 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 Current Use classification require Planning Commission review, and are approved by the Clark County Council.
- This is the 32ND year the county has reviewed Current Use Assessment applications.



REQUESTS

- The County received 4 requests for the year 2018 Current Use Assessment.
- Staff received 0 requests for the Timberland classification.
- Staff concludes that the 4 requests for Open Space classification meets the applicable criteria of the category chosen under Chapter 3.08 (.031), (.040), (.050), (.055), (.060), or (.070) of the Clark County Code.



APPROVAL CRITICAL

- **3.08.021 – Parcel size** – Parcels must be at least ten (10) contiguous acres in size exclusive of a home site of one (1) acre, to be eligible for “open space” classification, except Historic Sites as those tracts could be less than five (5) acres.
- **3.08.080 – Weed Control** – An effective noxious weed control program must be implemented on all “open space” and “timber land” tracts.
 - Clark County Vegetation Management is responsible, by state law, for controlling noxious weeds in Clark County. It is made up of five members of the Clark County Weed Board, appointed by the Board of County Councilors, and 11 county employees.
 - Applicants are to abide by Clark County’s noxious weed control program.
 - For Further Information see <https://www.clark.wa.gov/public-works/vegetation-management>.



TIMBERLAND APPLICATIONS • 3.08.070

None



2018-00002 • The Normandy Apartments

- Application for Historic Sites
- The applicant has requested 0.57 acres of the 0.57 acres
- The site is located at 318 East 7TH Street.
- An on-site review indicated that there is one historic building on site. The Normandy Apartments, built in 1928; they are 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 0.57 acres.



certificate of listing

awarded to

The Normandy Apartments

318 E 7th Street,
Vancouver Washington

listed on the Clark County Heritage Register

pursuant to CCC 40.250.030, historic preservation ordinance

presented by the

Clark County Historic Preservation Commission

December 22, 2015

the undersigned and subsequent property owners agree to abide by CCC 40.250.030, Historic Preservation ordinance. This document must be recorded with the Clark County Auditor's Office.

Robert Hinds, Chair
Clark County Historic Preservation Commission

Property Owner(s)



2018-00002 • The Normandy Apartments Cont.



2018-00003 • The Sedgwick Building

- Application for Historic Sites
- The applicant has requested 0.09 acres of the 0.09 acres
- The site is located in downtown Vancouver about a half mile north of the Columbia River, at the northeast corner of 8th and Washington streets.
- An on-site review indicated that there is one historic building on site. The Sedgwick Building, built in 1907; they are 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 0.09 acres.



2018-00003 • The Sedgwick Building Cont.



2018-00004 • Kiggins 1922 Building

- Application for Historic Sites
- The applicant has requested 0.23 acres of the 0.23 acres
- The site is located at downtown Vancouver, Washington at the northwest corner of 9th and Main streets.
- It is included within Heritage Overlay District #2 as identified by the city of Vancouver in Chapter 20.510 of the Vancouver Municipal Code.
- An on-site review indicated that there is one historic building on site. The Kiggins 1922 Building, built in 1922; the building is 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 0.23 acres.



2018-00004 • Kiggins 1922 Building Cont.



2018-00001 • Terrace Mitigation Bank

- Application for transfer from the Farm & Agriculture Classification to Soil Conservation .
- The applicant has requested 127.25 acres of the 127.25.
- The site is located at 5721 NE 152ND Ave, Vancouver, WA 98682 and lies within the City of Vancouver's jurisdiction.
- Current zoning designation of the area indicates Light Industrial with a Comprehensive Plan of Industrial.
- Terrace Mitigation Bank has established a wetland mitigation bank on the parcels to mitigate wetland impacts within Clark County.



2018-00001 • Terrace Mitigation Bank Cont.

- **Finding 1** - Tracts wherein a major portion is incorporated into the comprehensive park greenway plan.
 - The review of the City of Vancouver’s Comprehensive Parks, Recreation and Natural Areas Plan 2014-2020 & The Clark County Conservation Areas Acquisition Plan, adopted in 2014 provide a thorough analysis of the high value conservation lands county-wide.
 - These conservation lands include greenways, habitat, and farm and forest resource lands. The plan divides the county into watershed subareas to identify high-value project areas. Within the City of Vancouver, the Conservation Areas Acquisition Plan specifically identifies high value conservation lands in the Columbia South Slope, Vancouver Lake Lowlands, and the Burnt Bridge Creek corridor.
 - The Conservation Areas Acquisition Plan can provide guidance for future acquisition efforts to support the plan’s vision of “an interconnected system of habitat and greenways along the rivers and streams, while seeking to preserve other sites that have unique or rare conservation values”.”



2018-00001 • Terrace Mitigation Bank Cont.

- **Finding 2** - Public access may be required, provided public access shall only be required as long as open space classification is in full force and effect and shall not be deemed to vest any permanent rights of public access or use..
 - In order to meet the purpose of the Mitigation Bank, staff does not recommend public access at this point. If the Planning Commission or Clark County Council deems that such access be a condition of approval, the applicant will be required to provide such access.
 - Clark County's Wetland and Habitat Review Program Manager suggested that a viewing platform could be established to provide adequate viewing access to the wetland without impeding the sensitivity and functions of the wetland mitigation bank. Providing blanket access to the mitigation bank would impede the sensitivity and functions of the wetland, harm the creation, re-establishment, or enhancement of the wetland areas, and are a disservice to the public goals of conservation to the loss functionality of such wetlands.
- The application meets all criteria for Open Space Soil Conservation as specified in Chapter 3.08 (050) of the Clark County Code.



THANK YOU!

Comments? Questions?

Clark County Public Service Center

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