
Memorialization

TO: Board of Clark County Commissioners

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Laura Hudson, Interim Parks and Recreation Director
File, Environmental Services

FROM: Ron Wierenga, Resource Policy and Planning Manager

SUBJECT: County Lands Inventory Work Session

DATE: January 30, 2013

Commissioner Stuart convened the work session noting the Board of Commissioners intended to run the meeting as an open discussion with active citizen input. All attendees introduced themselves. Ron Wierenga, Policy and Planning Manager for the Environmental Services Department, introduced the issue and Patrick Lee, Legacy Lands Coordinator for Environmental Services provided a brief overview of the County Lands Inventory and Property Management Guidelines as of December 2012.

At the conclusion of the presentation, Commissioner Stuart identified the key sections of the Property Management Guidelines for discussions were procedures for acquisition, lease and surplus of county-owned property. He asked staff to briefly introduce those sections and then solicited public comments on each. Citizen comments included the following:

- Ensure that the public is notified and has the opportunity to comment prior to any acquisition, change in use, development or surplus of county property.
- Ensure that the Parks Advisory Commission and other pertinent volunteer commissions are notified and allowed to comment prior to any acquisition, change in use, development or surplus of county property.
- County should not acquire land if unable to develop for its intended purpose in a reasonable period of time. It would be best to leave properties on the tax rolls rather than leaving them fallow for several years.
- Consider that public spaces help shape the community around them. They address quality of life issues important to many citizens and can also contribute to economic development.

- Consider that conservation, open space, habitat protection and compliance with the Endangered Species Act and Clean Water Act are compelling reasons to leave land undeveloped.
- Consider multiple uses, but also leave room for parcels with a single purpose that serve that purpose fantastically and uniquely.
- Ensure that properties acquired with funds for special purposes remain viable for that use and, if surplus, are traded or exchanged for another property that better serves the original purpose.
- Grant public access to the Supplemental Property Information database.
- Ensure the Property Management Guidelines adequately distinguish the differing objectives and processes for when county is seeking to lease its property and when county is seeking to lease properties from other landowners.
- Consider leasing land for community gardens.
- When leasing county-owned property to others, consider future private uses of that public property; for example leasing county land to a farmer who uses particular chemicals will render that land not viable for other uses such as organic farming for decades.

The commissioners appreciated the work that has been completed to date and the comments received at the work session. Commissioners provided the following direction:

- Provide clear overarching principles for acquisition, lease and surplus that encompass all the public purposes for which the county acquires and manages properties.
- Provide a quantifiable value system for rating desirability of properties for acquisition, lease and surplus that are consistent with the guiding principles.
- Retain ownership of land that is needed for the public purpose for which it was acquired. If the county has, or will, acquire more than needed for a particular purpose, consider surplus of the remainder portion that is not needed to accomplish that purpose.
- Place Property Management Guidelines and Surplus Property Report on the Commissioners' web page. Change the name of the Surplus Property Report since it is extremely preliminary and no surplus decisions have yet been made.
- Provide a list of properties the county leases from other landowners and terms of the leases.
- Provide a list of properties the county owns and leases to another party, the terms of the leases and candidates for additional leases.
- Propose ideas for educating the public about all, or a subset, of county-owned properties and a strategy for soliciting and responding to input (e.g. sending out a solicitation with property valuations or tax statements, conducting a survey, making greater use of social media, etc.)
- Place the Memorialization on the Commissioners' web page.
- The Board of Commissioners agreed to offers from Parks and from Public Works for work sessions to detail their own particular property management processes.

Please call Ron Wierenga, extension 4264, or Patrick Lee, extension 4070 with any additional questions or concerns. Thank you for your consideration.