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CLARK COUNTY
WASHINGTON

DEPARTMENT OF ENVIRONMENTAL SERVICES

FINAL MEMORANDUM

TO: Clark County Planning Commission
FROM: Don Benton, Environmental Services Director
STAFF CONTACT: J. Vandling, Clark County Forester / NRS III

DATE: April 22nd, 2015; 2015 Review Cycle

SUBJECT: Year 2015 Reviews for the Year 2014 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 2014. The approved requests will become effective during September 2015 for the 2016 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 27th 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.

2014 REQUESTS:

The County received **2** total requests for the year 2013 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 **2** 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

2014-00030 Duncan Hammack.

The applicant has requested that 19.26 acres of the 19.26 acres in parcel# 257370-000 be classified as Open Space Soil Conservation. The site is located at 701 NW 379th St., north of La Center. An on-site review indicated that the area applied for contains a class II soil type of (HcB) and \geq of 10 acres 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 19.26 acres

2014-00029 Jeremy & Sarah Nielson.

The applicant has requested that 20.0 acres of the 20.0 acres in parcel# 986034-167 be classified as Open Space Soil Conservation. The site is located at approximately 20410 NE 50th Ave., west of Battle Ground. An on-site review indicated that the area applied for contains a class II soil type of (HcB) and \geq of 10 acres 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 20.0 acres