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CLARK COUNTY
WASHINGTON

DEPARTMENT OF ENVIRONMENTAL SERVICES

FINAL MEMORANDUM

TO: Clark County Planning Commission
FROM: Anita Largent, Interim Environmental Services Director
STAFF CONTACT: Jim Vandling, Clark County Forester / NRS III

DATE: April 23, 2013

SUBJECT: Year 2012 Reviews for the Year 2013 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 2012. The approved requests will become effective during the first half tax statements for the year 2013. 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 proceeding 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 26th 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, attached to this report.

2012 REQUESTS:

The County received 24 total requests for the year 2013 Current Use Assessment. Staff concludes that 17 requests for the Timberland classification fully meet the qualification criteria of Chapter 3.08.070. Staff concludes that 7 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

2012-00006 Fraiser

The applicant has requested that 5.24 acres of the 6.24 acres in Tax Lot # 6, parcel # 230482-000 be classified as Timberland. The site is located at 19103 NE Yacolt Mtn Rd., west of Yacolt and is being managed for the commercial production of timber, in a recent Doug fir plantation. The timber management plan submitted with the application meets all criteria for planned use compatible with the production of commercial Timber, as specified in Chapter 3.08.070 of the Clark County Code. Therefore, staff recommends **APPROVAL** of the 5.24 acres.

2012-00014 Davis

The applicant has requested that 19.0 acres of the 12.0 acres in Tax Lot #101, parcel #986029-598 be classified as Timberland. The site is located at 14305 NE 369th St., east of La Center and is being managed for the commercial production of timber, in a recent Doug fir pasture plantation and mature mixed conifer. The timber management plan submitted with the application meets all criteria for planned use compatible with the production of commercial Timber, as specified in Chapter 3.08.070 of the Clark County Code. Therefore, staff recommends **APPROVAL** of the 19.0 acres.

2012-00015 Phelps

The applicant has requested that 9.14 acres of the 10.14 acres in Tax Lot #s 80 and 94 in parcel #266625-000 and 986029-067 be classified as Timberland. The site is located at 10515 NE 350th St., east of La Center and is being managed for the commercial production of timber, in mixed species timber. The timber management plan submitted with the application meets all criteria for planned use compatible with the production of commercial Timber, as specified in Chapter 3.08.070 of the Clark County Code. Therefore, staff recommends **APPROVAL** of the 9.14 acres.

2013-00001 Anderson

The applicant has requested that 10.0 acres of the 10.0 acres in Tax Lot #35 parcel #265494-000 be classified as Timberland. The site is located 15211 NE Grinnell Rd., south of Woodland and is being managed for the commercial production of timber, in a new Doug fir. The timber management plan submitted with the application meets all criteria for planned use compatible with the production of commercial Timber, as specified in Chapter 3.08.070 of the Clark County Code. Therefore, staff recommends **APPROVAL** of the 10.0 acres.

2013-00002 Styres

The applicant has requested that 5.5 acres of the 6.5 acres in Tax Lot #4, parcel # 230268-000 be classified as Timberland. The site is located at 18615 NE Yacolt Mtn Rd., west of Yacolt and is being managed for the commercial production of timber, in predominately 30 year old Douglas fir. The timber management plan submitted with the application meets all criteria for planned use compatible with the production of commercial Timber, as specified in Chapter 3.08.070 of the Clark County Code. Therefore, staff recommends **APPROVAL** of the 5.5 acres.

2013-00004 Wirtanen

The applicant has requested that 5.44 acres of the 6.44 acres in Tax Lot # 33, parcel #226508-000 be classified as Timberland. The site is located 25644 NE 249th St., east of Battle Ground, and is being managed for the commercial production of timber, in a mature mixed species. The timber management plan submitted with the application meets all criteria for planned use compatible with the production of commercial Timber, as specified in Chapter 3.08.070 of the Clark County Code. Therefore, staff recommends **APPROVAL** of the 5.44 acres.

2013-00005 Rudolph

The applicant has requested that 6.06 acres of the 7.06 acres in Tax Lot #20, parcel # 262601-000 be classified as Timberland. The site is located at 12514 NE 414th St., west of Amboy and is being managed for the commercial production of timber, in a conifer plantation. The timber management plan submitted with the application meets all criteria for planned use compatible with the production of commercial Timber, as specified in Chapter 3.08.070 of the Clark County Code. Therefore, staff recommends **APPROVAL** of the 6.06 acres.

2013-00006 Minister

The applicant has requested that 5.0 acres of the 5.0 acres in Tax Lot # 18 parcel #206447-000 be classified as Timberland. The site is located Vine Maple Rd., north of Battle Ground and is being managed for the commercial production of timber, in mature mixed species. The timber management plan submitted with the application meets all criteria for planned use compatible with the production of commercial Timber, as specified in Chapter 3.08.070 of the Clark County Code. Therefore, staff recommends **APPROVAL** of the 5.0 acres.

2013-00007 Scheel

The applicant has requested that 6.0 acres of the 8.0 acres in Tax Lot # 60 & 80 parcel #'s 226984-000, 227013-000 be classified as Timberland. The site is located 12217 NE 254th St., north of Battle Ground and is being managed for the commercial production of timber, in mixed hardwoods and silvo pasture plantation. The timber management plan submitted with the application meets all criteria for planned use compatible with the production of commercial Timber, as specified in Chapter 3.08.070 of the Clark County Code. Therefore, staff recommends **APPROVAL** of the 6.0 acres.

2013-00008 Karlsen

The applicant has requested that 19.0 acres of the 20.0 acres in Tax Lot #3, parcel #237160-000 be classified as Timberland. The site is located at 28300 NE Berry Rd., east of Battle Ground and is being managed for the commercial production of timber, in Douglas fir plantations. The timber management plan submitted with the application meets all criteria for planned use compatible with the production of commercial Timber, as specified in Chapter 3.08.070 of the Clark County Code. Therefore, staff recommends **APPROVAL** of the 19.0 acres.

2013-00009 Sassie

The applicant has requested that 8.3 acres of the 10.0 acres in Tax Lot # 48 parcel # 277521-000 be classified as Timberland. The site is located at 36712 NE Elliot Rd., south of Amboy and is being managed for the commercial production of timber, in mature mixed conifer and silvo pasture plantation. The timber management plan submitted with the application meets all criteria for planned use compatible with the production of

commercial Timber, as specified in Chapter 3.08.070 of the Clark County Code. Therefore, staff recommends **APPROVAL** of the 8.3 acres.

Applications for Transfer from the Designated Forestland Classification to Timberland

2012-00005 Sipponen

The applicant has requested that 14.58 acres of the 15.58 acres in Tax Lot # 4, parcel # 233822-000, be transferred from a Designated Forestland classification to that of Timberland. The site is located at 19812 NE 259th St., north of Battle Ground. An on-site review indicated that the area applied for is actively being utilized for the commercial production of timber with Doug fir in mixed age classes. The timber management plan submitted with the application met all criteria for planned use compatible with the production of Timber, as specified in Chapter 3.08.070 of the Clark County Code. Therefore, staff recommends **APPROVAL** of the 14.58 acres.

2012-00008 Renton

The applicant has requested that 12.76 acres of the 14.2 acres in Tax Lot # 54; parcel# 231404-000 be transferred from a Designated Forestland classification to that of Timberland. The site is located at 23800 NE Lucia Falls Rd., north of Heisson. An on-site review indicated that the area applied for is actively being utilized for the commercial production of timber with a juvenile Doug fir and Red Alder. The timber management plan submitted with the application met all criteria for planned use compatible with the production of Timber, as specified in Chapter 3.08.070 of the Clark County Code. Therefore, staff recommends **APPROVAL** of the 12.76 acres.

2013-00010 Horne

The applicant has requested that 67.21 acres of the 68.21 acres in Tax Lot #'s 80, 79, 78, 2, 5, 21 & 77; parcel's 203640-000, 203639-000, 203638-000, 203562-000 & 203637-000 respectively, be transferred from a Designated Forestland classification to that of Timberland. The site is located at 17405 NE Horne Rd., east of Hockinson. An on-site review indicated that the area applied for is actively being utilized for the commercial production of timber with Doug fir in mixed age classes. The timber management plan submitted with the application met all criteria for planned use compatible with the production of Timber, as specified in Chapter 3.08.070 of the Clark County Code. Therefore, staff recommends **APPROVAL** of the 67.21 acres.

2013-00011 Wetherill

The applicant has requested that 11.00 acres of the 13.28 acres in Tax Lot # 1 & 2; parcels 120211-000 and 120110-005 be transferred from a Designated Forestland classification to that of Timberland. The site is located at 25804 Olson Rd., north of Battle Ground. An on-site review indicated that the area applied for is actively being utilized for the commercial production of timber with a Doug fir plantation. The timber management plan submitted with the application met all criteria for planned use compatible with the production of Timber, as specified in Chapter 3.08.070 of the Clark County Code. Therefore, staff recommends **APPROVAL** of the 11.00 acres.

Applications for Transfer from the Farm & AG Classification to Timberland

2012-00003 Dietel

The applicant has requested that 9.0 acres of the 10.0 acres in Tax Lot # 2; parcel#; 119960-000 be transferred from a Farm & Agriculture classification to Timberland. The site is located at 25540 NE 209th St., east of Battle Ground. An on-site review indicated that the area applied for is actively being managed for the commercial production of timber in mature Doug fir. The timber management plan submitted with the application met all criteria for planned use compatible with the production of commercial Timber, as specified in Chapter 3.08.070 of the Clark County Code. Therefore, staff recommends **APPROVAL** of the 9.0 acres.

2012-00010 Schwarz

The applicant has requested that 6.24 acres of the 6.24 acres in Tax Lot # 102 parcel# 180837-000 be transferred from a Farm & Agriculture classification to Timberland. The site is located at 2505 NW 189th St., south of Ridgefield. An on-site review indicated that the area applied for is actively being managed for the commercial production of timber in mature mixed hardwoods. The timber management plan submitted with the application met all criteria for planned use compatible with the production of commercial Timber, as specified in Chapter 3.08.070 of the Clark County Code. Therefore, staff recommends **APPROVAL** of the 6.24 acres.

Applications for Transfer from Timberland, Open Space, Designated Forestland or Farm & Ag Classifications to Open Space Soil Conservation, Stream Protection, Public Recreation or Historic Preservation

2012-00012 Purdom

The applicant has requested that 20.75 acres of the 21.75 acres in Tax Lot # 47; parcel# 257184-000 be reclassified from Farm & Agriculture to Open Space Soil Conservation. The site is located at 38821 SE Gibson Rd., east of Washougal. An on-site review indicated that the area applied for contains a class II soil type of (HcB) in \geq of 10 acres and the area applied for is in \geq 80% food and fiber production. The application met 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 21.75 acres.

2012-00009 Taylor

The applicant has requested that 11.5 acres of the 12.5 acres in Tax Lot # 39; parcel #195263-000 be reclassified from Timberland to Open Space Stream Protection. The site is located at 7500 NE 299th St., east of La Center. An on-site review indicated that the area applied for is within the Shoreline Management Zone of Mason Creek. The application met 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 11.5 acres.

2011-00011 Ashley Ridge

The applicant has requested that 26.52 acres of the 26.52 acres in Tax Lot # 79; parcel #986029-218 be reclassified from Farm & Agriculture to Open Space Stream Protection. The site is located at west of Lakeshore Drive, west of Salmon Creek. An on-site review indicated that the area applied for is within the Shoreline Management Zone of Lake River. The application met 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 26.52 acres.

New Open Space Applications

2012-00001 Haunreiter

The applicant has requested that 5.14 acres of the 6.14 acres in parcel # 174405-000 be classified Open Space Stream Protection. The site is located south of and Reilly Rd. An on-site review indicated that the area applied for is within the Shoreline Management Zone of the Little Washougal River and adjacent to 12.79 acres already in the classification of the same ownership. The application met 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 5.14 acres.

2012-00007 Johnson

The applicant has requested that 18.0 acres of the 20.0 acres in parcel # 194562-000 be classified Open Space Stream Protection. The site is located at 19211 NE 167th Ave. An on-site review indicated that the area applied for is within the Shoreline Management Zone of Salmon Creek. The application met 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 18.0 acres.

2013-00003 Cascade Instruments

The applicant has requested that 0.55 acres of the 0.55 acres in parcel# 909500-000 be classified Open Space Historic Preservation. The site is located at 1554 NE 3rd Ave., in Camas. The building housing the former American Legion Hall, is appropriately listed on the Clark County Historic Preservation Commission 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 0.55 acres.

2013-00013 Vancouver Historical Renovations LLC

The applicant has requested that 0.24 acres of the 0.24 acres in parcel# 039320-000 be classified Open Space Historic Preservation. The site is located at 102 E. Evergreen Blvd., in Vancouver. The building formerly housing the Columbian Newspaper, is appropriately listed on the Clark County Historic Preservation Commission 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 0.24 acres.

EXHIBIT "A"

**2013 CURRENT USE ASSESSMENT REQUESTS
STAFF RECOMMENDATIONS TO THE BOCC**

FILE NUMBER	NAME	APPLICATION TYPE		Decision	Basis	Zoning
		<i>Old</i>	<i>New</i>			
NEW APPLICATIONS FOR TIMBERLAND CLASSIFICATION:						
12-00006	Fraiser		Timberland	Approval	3.08.070	FR-40
12-00014	Davis		Timberland	Approval	3.08.070	R-10
12-00015	Phelps		Timberland	Approval	3.08.070	R-10
13-00001	Anderson		Timberland	Approval	3.08.070	R-5
13-00002	Styres		Timberland	Approval	3.08.070	FR-40
13-00004	Wirtanen		Timberland	Approval	3.08.070	R-5
13-00005	Rudolph		Timberland	Approval	3.08.070	R-10
13-00006	Minister		Timberland	Approval	3.08.070	R-5
13-00007	Scheel		Timberland	Approval	3.08.070	R-5
13-00008	Karlsen		Timberland	Approval	3.08.070	FR-80
13-00009	Sassie		Timberland	Approval	3.08.070	FR-40
TRANSFERS FROM DESIGNATED FOREST LAND OR FARM/AG TO TIMBERLAND:						
12-00005	Sipponen	DFL	Timberland	Approval	3.08.070	R-5
12-00008	Renton	F&AG	Timberland	Approval	3.08.070	FR-80
13-00010	Horne	F&AG	Timberland	Approval	3.08.070	FR-40
13-00011	Wetherill	F&AG	Timberland	Approval	3.08.070	R-5
12-00003	Dietel	F&AG	Timberland	Approval	3.08.070	R-5
12-00010	Schwarz	F&AG	Timberland	Approval	3.08.070	R-6
TRANSFERS FROM DESIGNATED FOREST LAND, TIMBERLAND OR FARM/AG TO OPEN SPACE:						
12-00012	Purdom	F&AG	Open Space(Soils)	Approval	3.08.050	AG-20
12-00009	Taylor	TL	Open Space(Streams)	Approval	3.08.040	R-5
11-00011	Ashley Ridge	F&AG	Open Space(Streams)	Approval	3.08.040	AG/WL
NEW APPLICATIONS FOR OPEN SPACE CLASSIFICATION:						
12-00001	Haunreiter		Open Space(Streams)	Approval	3.08.040	R-5
12-00007	Johnson		Open Space(Soils)	Approval	3.08.050	Ag-20
13-00003	Cascade Instrument		Open Space(Historic)	Approval	3.08.060	CC
13-00013	Vanc.Hist.Renovation		Open Space(Historic)	Approval	3.08.060	CX