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CLARK COUNTY
WASHINGTON

DEPARTMENT OF ENVIRONMENTAL SERVICES

FINAL MEMORANDUM

TO: Clark County Board of Commissioners
FROM: Clark County Planning Commission
STAFF CONTACT: J. Vandling, Clark County Forester / NRS III
DATE: June 2, 2014; 2014 Review Cycle

SUBJECT: Year 2013 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 2013. The approved requests will become effective during September 2014 for the 2015 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 28th 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.

2013 REQUESTS:

The County received **23** total requests for the year 2013 Current Use Assessment. Staff concludes that **18** requests for the Timberland classification fully meet the qualification criteria of Chapter 3.08.070. Staff concludes that **5** requests for Open Space classification meet the applicable criteria of the category chosen under Chapter 3.08 (.040), (.050), (.055) 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

2014-00001 Bishop

The applicant has requested that 12.30 acres of the 16.61 acres in Tax Lot #'s 27 & 33, parcel #'s 196450-000 & 196456-000 be classified as Timberland. The site is located at 14333 NE 87th Ave, west of Brush Prairie and is being managed for the commercial production of 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 12.30 acres.

2014-00002 Carroll

The applicant has requested that 8.38 acres of the 9.82 acres in Tax Lot # 43, parcel # 210146-000 be classified as Timberland. The site is located at 4505 NW 324th St., east of Ridgefield and is being managed for the commercial production of mixed species timber, and a recent Douglas fir 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 8.38 acres.

2014-00003 Chandler-McElveny

The applicant has requested that 45.25 acres of the 49.05 acres in Tax Lot # 14 in parcel # 205384-000 be classified as Timberland. The site is located at 22501 NE 159th St., east of Hockinson 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 45.25 acres.

2014-00005 Logan

The applicant has requested that 5.00 acres of the 6.36 acres in Tax Lot # 9 parcel # 256062-000 be classified as Timberland. The site is located south of 389th St., south of Woodland 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.

2014-00006 Lucky Farms,

The applicant has requested that 9.00 acres of the 12.59 acres in Tax Lot # 5 parcel # 215338-000 be classified as Timberland. The site is located at 900 NW Carty Rd., north of CC Fairgrounds and is being managed for the commercial production of 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 9.00 acres.

2014-00009 Pitner

The applicant has requested that 10.06 acres of the 10.06 acres in Tax Lot # 5, parcel #270564-000 be classified as Timberland. The site is located on Buncombe Hollow Rd., west of Amboy, and is being managed for the commercial production of timber, in a juvenile 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 10.06 acres.

2014-00011 Schmeusser

The applicant has requested that 5.5 acres of the 7.0 acres in Tax Lot # 11, parcel # 263688-000 be classified as Timberland. The site is located at 39000 NE 84th Ct., west of Amboy 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 5.5 acres.

2014-00012 Smith

The applicant has requested that 19.0 acres of the 20.0 acres in Tax Lot # 31 parcel # 276858-000 be classified as Timberland. The site is located at 38409 NE Rotschy Rd., south of Amboy and is being managed for the commercial production of timber, in a 5 year old Douglas 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 19.0 acres.

2014-00014 Morales

The applicant has requested that 12.00 acres of the 13.88 acres in Tax Lot # 28 parcel # 275246-000 be classified as Timberland. The site is located north of of NE Chelatchie Rd., east of Amboy and is being managed for the commercial production of timber, in a juvenile Douglas fir and Alder 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 12.0 acres.

2014-00016 Meyer

The applicant has requested that 6.58 acres of the 7.58 acres in Tax Lot # 66 parcel # 182652-000 be classified as Timberland. The site is located at 3209 NW 166th St., south of Amboy and is being managed for the commercial production of timber, in a pasture conversion Douglas 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 6.58 acres.

2014-00019 Westlund

The applicant has requested that 8.75 acres of the 10.0 acres in Tax Lot # 40 parcel # 275038-000 be classified as Timberland. The site is located at 41410 NE Gerber McKee Rd., south of Amboy and is being managed for the commercial production of timber, in a pasture conversion Douglas 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 8.75 acres.

2014-00020 Rhoades

The applicant has requested that 9.0 acres of the 10.0 acres in Tax Lot # 15 parcel # 279673-000 be classified as Timberland. The site is located on Felkel Rd., south of Amboy and is being managed for the commercial production of timber, in 18 year old Douglas 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 9.0 acres.

2014-00021 Duffy

The applicant has requested that 33.5 acres of the 33.5 acres in Tax Lot #'s 31, 93, 35, 6, 29, 90, 30 & 91 parcel #'s 248355-000, 248356-000, 248357-000, 248271-000 & 248358-000 be classified as Timberland. The site is located north of NE Hanley Rd., south of Yacolt and is being managed for the commercial production of timber, in a recent Douglas 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 33.5 acres.

2014-00024 Harteloo

The applicant has requested that 12.48 acres of the 13.48 acres in Tax Lot #'s 27 & 10 parcel #'s 270585-000, 270367-000 and 270363-000, be classified as Timberland. The site is located at 20011 NE Buncombe Hollow Rd., west of Amboy and is being managed for the commercial production of timber, in a juvenile Douglas fir plantation and mixed hardwoods. 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 12.48 acres.

2014-00025 Ek

The applicant has requested that 5.0 acres of the 6.11 acres in Tax Lot # 70 parcel # 205869-000 be classified as Timberland. The site is located at 25901 NE 150th Way, east of Hockinson and is being managed for the commercial production of 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 5.0 acres.

Applications for Transfer from the Farm & AG Classification to Timberland

2014-00007 Lynch

The applicant has requested that 13.0 acres of the 20.07 acres in Tax Lot # 1; parcel # 179824-002 be transferred from a Farm & Agriculture classification to Timberland. The site is located at 3614 NW 217th Way, south of Ridgefield. An on-site review indicated that the area applied for is actively being managed for the commercial production of timber in 20+ year old hardwood stand. 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 13.0 acres.

2014-00008 Redinger

The applicant has requested that 18.11 acres of the 20.36 acres in Tax Lot # 2 parcel # 197619-000 be transferred from a Farm & Agriculture classification to Timberland. The site is located at 15706 NE 129th St., west of Brush Prairie. An on-site review indicated that the area applied for is actively 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 18.11 acres.

2014-00013 Marble

The applicant has requested that 22.81 acres of the 23.81 acres in Tax Lot #s 21, 39, 12 and 66; parcel #s 174860-000, 174802-000, 174777-000, and 174829-000 be transferred from a Farm & Agriculture classification to Timberland. The site is located east of 217th Ave., north of Camas. An on-site review indicated that the area applied for is actively being managed for the commercial production of timber in mature mixed species and a 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 22.81 acres.

New Open Space Applications

2014-00004 Culp The applicant has requested that 27.79 acres of the 28.79 acres in parcel # 273298-000 be classified Open Space Stream Protection. The site is located south of Cedar Creek Rd. An on-site review indicated that the area applied for is within the Shoreline Management Zone of Cedar Creek. The application meets 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 27.79 acres.

2014-00010 Riverview Asset Mgt., Virginia VanBreemem Trust #'s 1&2
The applicant has requested that 9.33 acres of the 30.33 acres in parcel# 211882-000 be classified as Open Space Soil Conservation. The site is located at 4106 NE Stoughton Rd., south of La Center. An on-site review indicated that the area applied for contains a class II soil type of (HoA) and \geq of 10 acres and the area applied for is in \geq 80% food and fiber production. The acreage is contiguous with 20 acres of the same ownership already in the program. 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 9.33 acres

2014-00015 Kiggins Theater LLC
The applicant has requested that 0.24 acres of the 0.24 acres in parcel # 039300-000 be classified as Open Space Historic Preservation. The site is located at 1011 Main St., in Vancouver. The building housing the Kiggins Theater, built in 1936, is appropriately listed on the National Register of Historic Places. 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.

2014-00022 Sawyer.
The applicant has requested that 39.0 acres of the 40.0 acres in parcel #'s 168482-000, 168410-000, and 168423-000 be classified as Open Space Soil Conservation. The site is located at 9212 NE 212th Ave., west of Camp Bonneville. An on-site review indicated that the area applied for contains a class II soil type of Heisson Clay Loam (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 39.0 acres

2014-00026 Muonio.
The applicant has requested that 10.12 acres of the 11.12 acres in parcel # 250999-000 be classified as Open Space Stream Protection. The site is located west of Dole Valley Rd. An on-site review indicated that the area applied for is within the Shoreline Management Zone of Rock Creek. The application meets 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 10.12 acres