



Sponsor: Clark County

Acres: 15.32

Waterfront: NA

Estimated Cost: \$419,655



CF Request: \$419,655

Partner Share: NA

Grant Potential: NA

Photos by E. Paul Peloquin

Key Features:

- Would allow the extension of NW 229th/234th Avenue to provide public vehicular access to the 150-acre Flume Creek property purchased by the county in 2015.
- Providing access avoids RCO grant 12-1504 compliance issues. The grant provided a significant amount of funding for the acquisition.
- Project could provide flexibility for locating a trailhead for the Flume Creek property.
- Supports a variety of county and regional plans, including County's *Conservation Areas Acquisition Plan*, *County Comprehensive Parks and Recreation Plans*, *Regional Trails and Bikeway Systems Plan*. *Lewis and Clark Concept Trail Plan*. *High priority for the City of Ridgefield.*

Conservation Futures 2021 Flume Creek Access

Site Location





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CLARK COUNTY
WASHINGTON

Conservation Futures Project Application / Summary

FUNDING CYCLE 2021

SUBMITTAL DATE: January 5, 2022

PROJECT NAME: Flume Creek Access

SPONSOR INFORMATION

Organization Name: Clark County Public Works, Parks and Lands Division

Agency Address: 4700 NE 78th Street, Vancouver, WA, 98665

Agency Jurisdiction: Clark County

Contact Name: Patrick Lee

Contact Phone: (564) 397-1652

Contact E-Mail Address: patrick.lee@clark.wa.gov

PROJECT LOCATION

Property Address(es): 5935 NW 234th Street, Ridgefield, WA 98642

Tax Identification Number(s): AP #s 216234000, 216255000, 216257000

Major Street / Intersection Nearest Property Access Point: Terminus of NW 234th Street, Ridgefield

Property Description (type of land use): Primarily undeveloped hayed fields. Some second growth deciduous forest on portions of AP #216257000 close to the county's Flume Creek property.

Section: 31 Township: 4N Range: 1EWM

EXISTING CONDITIONS

Number of Parcels: 3 parcels. A purchase of AP #216234000 or AP #216257000 would fulfill project objectives.

Addition: Project is important to provide access to the county's Flume Creek Natural Area.

Total Project Acres: 19 acres total for the three parcels. However, purchase of either 15.32-acre AP #216234000 or 2.68-acre AP #216257000 would fulfill project objectives.

Zoning Classification(s): Agriculture-20

Existing Structures/Facilities (No. / Type): There is a single family residence on AP #216455000.

It is owned by the same person as AP #216257000

Current use: No

Conservation Futures Program – Department of Environmental Service
1300 Franklin St., PO Box 9810, Vancouver, WA 98666-9810 (360) 397-2121



For other formats, contact the Clark County ADA Office: **Voice** (360) 397-2322; **Relay** 711 or (800) 833-6388; **Fax** (360) 397-6165; **E-mail** ADA@clark.wa.gov.

- Watershed Name: NA
- Waterfront Access and type: NA
- Body of Water: NA
- Shoreline (lineal ft.):
- Historical / Cultural Features: Moderate to high probability
- Owner Tidelands/Shorelands: NA
- Active Agriculture; Currently leased for agriculture
- Threatened / Endangered species present: Unknown. WDFW priority habitat and species designations include biodiversity area and corridor.
- Utilities on property (list all known): Ridgefield water. Parcels are in the Ridgefield School District Garbage pick-up provided by Waste Connections. Fire protection provided by Clark-Cowlitz Fire and Rescue.
- Potable water available on site: Well; Water Service; Is there a water right?
Unknown

SITE DESCRIPTION

The site is sporadically hayed. AP #216234000 slopes from its south boundary up to the residence at 5821 NW 234th Street at which point it becomes fairly flat. The other two parcels are also on flat terrain. AP #216257000 includes a stand of second growth, primarily deciduous timber adjacent to the county’s Flume Creek Natural Area. The property is included in the high value conservation areas in the Conservation Areas Acquisition Plan.

PROPOSED DEVELOPMENT IMPROVEMENTS Acquisition only. Primary objective is to secure public vehicular access to the Flume Creek Natural Area.

PROPOSED USES ON SITE: Project is acquisition only. Once acquisitions are secured we would initiate the design process to extend NW 234th Street to the Flume Creek property.

PROJECT PARTNERS:

- For purchase, list names: Clark County Parks and Lands
- For use of site, list names: Clark County Parks and Lands.

TYPE OF INTEREST:

Warranty Deed: Yes Easement:

Other (please describe): While statutory warranty deed is preferable, purchase of a public access easement would also fulfill project objectives. We attempted to negotiate an access easement across AP #216234000, but the owner broke off negotiations in 2018.

Project requires relocation of residents: Yes No

PROJECT COST:

Estimated Total Cost: \$419,655 to purchase 216234000 (preferred parcel).

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Estimate Based on: Assessors 2020 valuation for 2021 taxes, land value only.

Will other agencies/groups contribute to project? Yes No

Name of Contributor:

Amount of Contribution: NA

Total Estimated Request from Conservation Futures: \$419,655

Attach separate sheet with all anticipated:

- Revenues for project, including donations, in-kind services, grants, partnerships, and other contributions
- Expenses for project, including permits, fees, staff time,

PROJECT MAINTENANCE PLAN

County will maintain the property with Legacy Lands maintenance funding until such time as the trail is developed. Typical activities include fence maintenance, noxious weed control, rough mowing etc. Once the trail is in place, County will explore the potential for the City and/or School District to take the lead on maintenance.



Flume Creek Access	
Evaluation Criteria	Comments
Adopted Plan Conformance	Conservation Areas Acquisition Plan, Lewis and Clark Concept Regional Trails Plan. The Ridgefield Parks Recreation and Open Space Plan identifies trail connections to Flume Creek as a top priority.
Existing/Potential Recreation Value	Acquiring the project site would allow access to be provided to the 150-acre Flume Creek Natural Area. The natural area has significant recreation value with a system of old logging roads that could be restored and adopted for trail use. There is an historic barn and two fields. The project site provides flexibility to locate a gateway to and trailhead for the natural area
Enhance value of abutting/proximate parks and conservation lands	This is a critical project for providing vehicular access to the Flume Creek Natural Area. Existing access is restricted to a pedestrian access from Sevier Road in a new residential tract north of the natural area and water access from Lake River.
Agriculture/forest resource value	The natural area is a mixed hardwood/conifer forest dominated by maple. It has been logged previously and new stands are now nearing maturity. The fields have been hayed in the past, but without decent access have not been hayed for a few years. The project site, itself, is an open field that is sporadically hayed.
Protected habitat and species value	The Flume Creek Natural Area is within a designated biodiversity area and corridor. It has extensive riparian habitat along Flume Creek and its two tributaries. Portions of the site have significant waterfowl concentrations. There are some Oregon white oak along the western boundary of the natural area and part of the stewardship plan contemplates expansion of oak habitat into one of the fields.
Available access	Very limited as noted above. Northwest 229 th /234 th Streets, public streets, end near the project site's east property boundary. A 30-60-foot wide easement traversing the project site between 600 and 720 feet in length is what is required, but easement negotiations broke off in 2019. It is hoped a fee acquisition may entice the owner to sell the property.
Threat/non—availability in five years	The owner has expressed a desire to build a house on the 15-acre property. The property is zoned Ag-20, so imminent subdivision is unlikely. However, sale to a new owner may accelerate the time frame for constructing a residence.
Partnership contributions	Providing access to the Flume Creek Natural Area is a high priority for the City of Ridgefield, but they are not expected to contribute to the acquisition.
Proximity to underserved populations	See demographics table
Geographic distribution	See 2017 and 2021 Geographic Distribution Map
Readiness for public use	NW 229 th /224 th Streets need to be extended across the project site in order to provide access to the Flume Creek Natural Area.