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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

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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.

