



# Clark County Parks Advisory Board Meeting Minutes



Tuesday, June 14, 2022 4:00pm to 5:30 p.m.

Virtual Meeting Via Microsoft Teams and In-Person at Luke Jensen Sports Park

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**Board Members:** Jim Kautz, Teresa Meyer, Donald Meeks, Felix Ruhiri\*

**Clark County Staff:** Rocky Houston, Amy Arnold, Jessica Cretsinger, Kevin Tyler, Denielle Cowley, David Stipe

**Ex-Officio Members:**                      **School District Liaisons:**                      Cale Piland (Evergreen)\*,  
Nicole Daltoso (Vancouver)  
**Parks Foundation:**                      Dellan Redjou

**Guests and Others:** Tyler Castle, Jane Tesner Kleiner, Lokesh Popli, Dikshant Patel, John Baker, Sherry Allen, Dr. Milada Allen, Terry Allen, 360-573-4030

\* Not Present

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## Call to Order:

Rocky Houston called the meeting to order 4:09 PM

## Minutes:

**April 12, 2022 minutes adoption were tabled for July 12, 2022 meeting**

### 4:12 PM Public Comments:

Terry Allen – in favor of the disabled veteran county, the park no-charge parking.

Dr. Milada Allen – in favor of the disabled veteran county, the park no-charge parking/supporting the adoption of a parking fee exemption. Also expressed concern regarding the Cougar Creek Park and Cougar Creek Trailway project indicating that it needs to be done sooner than later.

Tyler Castle – in favor of veteran's parking fee exemption. Regarding Whipple Creek Regional Park, mentioned that wants this on the radar because of the development building up around it. Interested in having more equestrian parks. Interested in getting an agenda item on the repair of the historic Walter Hilborn mill building at Whipple Creek Regional Park.

Jane Tesner Kleiner – she's the program manager for the Lower Columbia Nature Network. Introduced herself and indicated they are a regional coalition of partners, agencies, and stakeholders for connecting the community to nature.



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Dr. Lokesh Popli – interested in having a cricket field or net in Clark County/this area.

Tyler Castle, David Stipe, and Rocky discussed the planning for the 22-properties referenced in the GCPD Undeveloped Property Prioritization and the types of work to be performed. They also discussed Whipple Creek and the categorization of the type of work to be performed there.

**4:32 PM Managers’ Report**

- Mentioned Felida Park project. It is scheduled to be completed by the end of July.
- Mentioned Hockinson Meadows project. This is scheduled to be completed by the end of September.
- Mentioned Kozy Kamp project. This is scheduled to be completed by late September, early October.
- Mentioned that the Neighborhood Association for Felida is working with us.
- Mentioned that we are in budget season and are starting to put together the capital budget. Mentioned that we are looking at some staffing levels and new equipment.
- Mentioned that we are almost at full staff. We have 2 openings throughout our whole Division. Mentioned various positions that have been filled within the County.
- Project-wise, regarding Curtain Creek, we are at thirty percent design, but are running over budget from the engineering budget. To offset that, we are in the process of getting two grants from RCO. Discussed that we may need to eliminate one of the sports fields and asked for input from the Parks Advisory Board.

**4:44 PM Unfinished Business**

No items

**4:44 PM New Business**

**No Agenda Item:**

**PAB Vacancies**

Action Item  
Informational Item X



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**Overview:**

Discussed PAB vacancies and recruitment process. Discussed the potential for incentivizing one of the positions with a fuel stipend.

**Prior Action by PAB:**

**Action Requested:**

**Attachment:**

**Prepared By:** Rocky Houston

**PAB Action:** No action – this was an informational item.

**Agenda Item:**

**Chelatchie Prairie Railroad Trust Land Transfer**

Action Item X  
Informational Item

**Overview:**

In August 2018, Clark County submitted a request to the Department of Natural Resources (DNR) for the 2019-2021 Trust Land Transfer program. This request would have transferred an eighty (80) acre property (Tax Parcel #229189-000) from the state’s common school trust to the county’s Legacy Lands program. The property is bisected by the Chelatchie Prairie Railroad near Battle Ground, Washington. This request was not approved for the 2019-2021 biennium budget.

In April 2022, DNR approached the county about continued interest in exploring a potential nomination and funding request for the Chelatchie Prairie Railroad property as part of the 2023-2025 Trust Land Transfer program.

Staff would like to have PAB review this property and make a recommendation to Council for its possible inclusion in the Natural Areas Acquisition Plan.

The Chelatchie Prairie Railroad property has the following attributes:

- Eighty (80) acres
- Bisected by the railroad



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- Termination point of existing 1-mile section of the Chelatchie Prairie Railroad rail-with-trail
- Access to property from north and south side of railroad
- Headwaters of Weaver/Woodin Creek
- Near Battle Ground urban growth boundary
- Identified as high-value conservation land in 2022-2027 Natural Areas Acquisition Plan

**Prior Action by PAB:**

None

**Action Requested:**

Recommendation to County Council

**Attachment:**

Exhibit A: Conservation Futures Project Application and supporting documentation.

**Prepared By:**

Kevin Tyler

**PAB Action:**

No action due to quorum constraint. Discussed the estimated cost for this and would manager the natura area. Jim, Donald, and Teresa are in support of this.

**Exhibit A**



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WASHINGTON

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## Conservation Futures Project Application / Summary FUNDING CYCLE 2022-2027

**SUBMITTAL DATE:** 5/6/2022

**PROJECT NAME:** Chelatchie Railroad Trust Land Transfer

**SPONSOR INFORMATION**

Organization Name: Clark County Public Works, Parks & Lands

Agency Address: 4700 NE 78<sup>th</sup> Street

Agency Jurisdiction: Clark County

Contact Name: Kevin Tyler

Contact Phone: 564-397-1656

Contact E-Mail Address: kevin.tyler@clark.wa.gov

**PROJECT LOCATION**

Property Address(es): No situs address;

Tax Identification Number(s): 229189-000

Major Street / Intersection Nearest Property Access Point: NE 167<sup>th</sup> Ave/NE 239<sup>th</sup> St

Property Description (type of land use): 80 acres of open space, 22 acres conifer forest, 41 acres scrub-shrub, 14 acres open field, headwaters of Woodin Creek, bisected by Chelatchie Prairie Railroad

Section: East half of Northeast quarter of Section 36 Township: 4N Range: 2E

**EXISTING CONDITIONS**

Number of Parcels: 1

Addition: Total Project Acres: 80

Zoning Classification(s): Rural-5

Existing Structures/Facilities (No. / Type): None

Current use: School land/unused or vacant

Watershed Name: Salmon Creek

Waterfront Access and type:

Body of Water: Headwaters of Weaver/Woodin Creek

Shoreline (lineal ft.):

Historical / Cultural Features: Chelatchie Prairie Railroad

Owner Tidelands/Shorelands:

Active Agriculture;  Currently leased for agriculture

Threatened / Endangered species present: Unknown

Conservation Futures Program – Public Works, Parks & Lands Division  
4700 NE 78th Street, PO Box 9810, Vancouver, WA 98666-9810 (564) 397-1656



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.



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Utilities on property (list all known):

Potable water available on site:  Well;  Water Service;  Is there a water right?

**SITE DESCRIPTION** (Discuss physical characteristics of proposed acquisition): Eighty (80) acres of undeveloped school land owned by the Washington Department of Natural Resources as part of the Common School Trust. Property contains approximately 22 acres of young conifer forest, 41 acres of scrub-shrub habitat, and 14 acres of open field or pasture. The property is bisected by the Chelatchie Prairie Railroad running from southwest to northeast through the property. Access to the property can be gained from NE 167<sup>th</sup> Avenue, either from the north side of the property or from the south. Portions of the headwaters of Weaver Creek, also known as Woodin Creek, appear to occur on this property. A portion of the Chelatchie Prairie Railroad rail-with-trail was constructed within railroad right-of-way and terminates at this property.

**PROPOSED DEVELOPMENT IMPROVEMENTS:** No improvements are proposed at this time.

**PROPOSED USES ON SITE:** Potential futures uses could include a trailhead for accessing the Chelatchie Prairie Railroad rail-with-trail, managing the site as part of the county's sustainable forestry program, or additional recreational uses consistent with the use of Conservation Futures maintenance funds and the Legacy Lands program.

**PROJECT PARTNERS:**

For purchase, list names: Department of Natural Resources

For use of site, list names:

**TYPE OF INTEREST:**

Warranty Deed:            Easement:

Other (please describe): Quit claim deed

Project requires relocation of residents:  Yes  No

**PROJECT COST:**

Estimated Total Cost: \$25,000

Estimate Based on: Recent project working to convey property from DNR to Clark County. Property would be transferred to Clark County at no expense to the county for purchase. Expenses may include survey, due diligence, and reimbursing Real Property Services

Will other agencies/groups contribute to project?  Yes  No

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Name of Contributor:

Amount of Contribution:

Total Estimated Request from Conservation Futures: \$25,000, including \$5,000 for Real Property Services to assist with property transfer, \$10,000 for county survey to assist with legal description if necessary, and \$10,000 for additional due diligence if necessary

- 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** (brief summary of maintenance approach): Initial maintenance would be minimal including noxious weed control, responding to complaints, removal of danger trees, etc.

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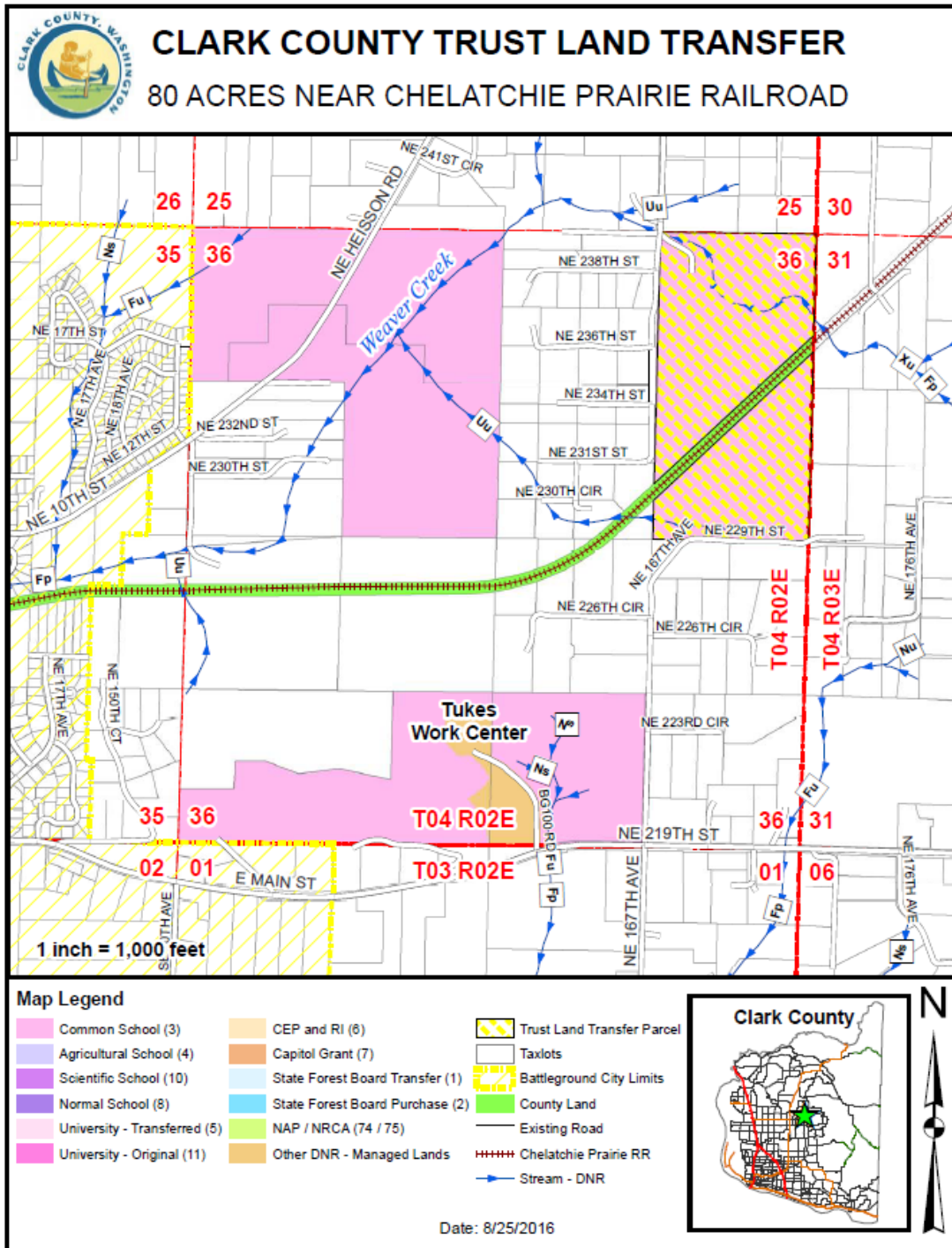


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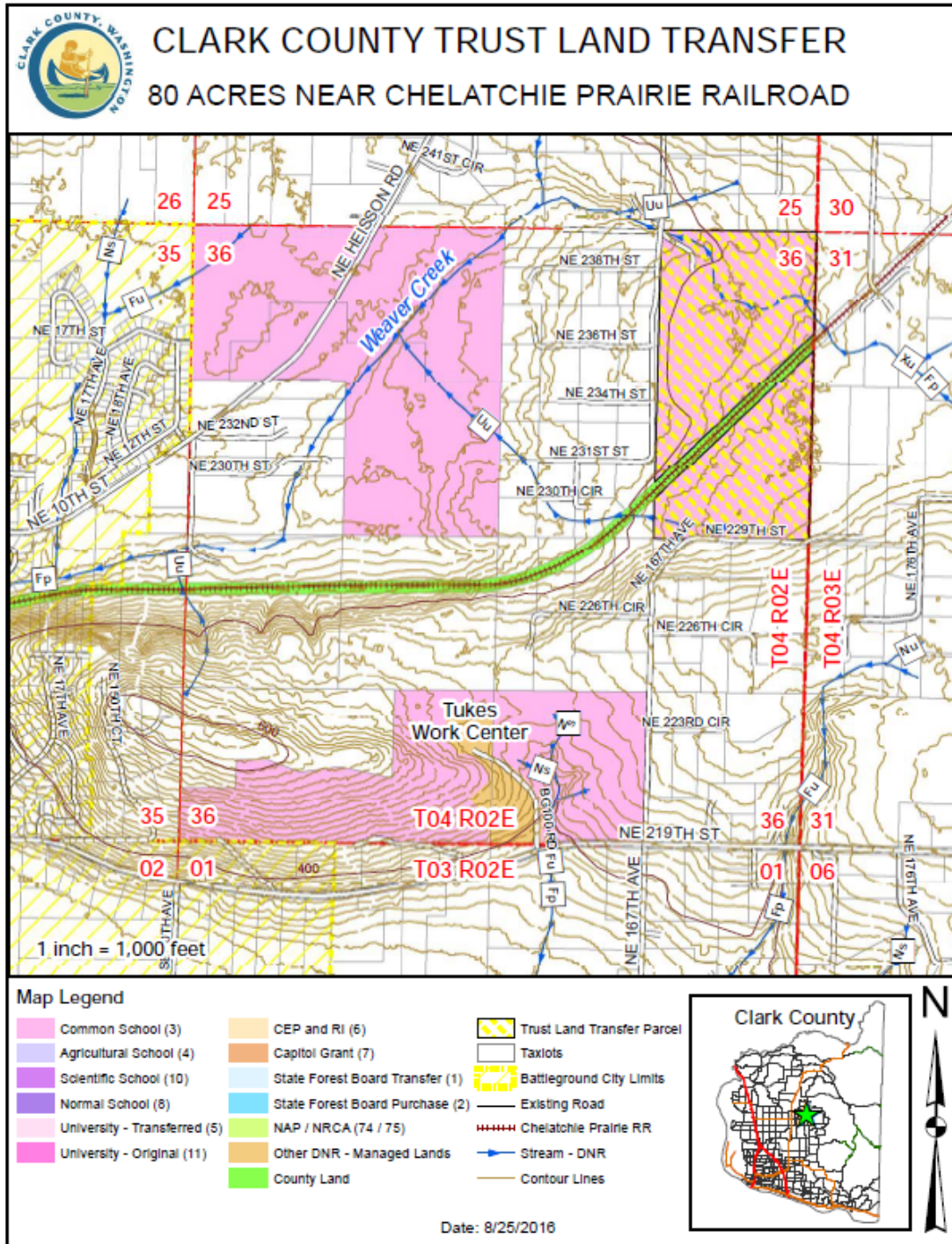


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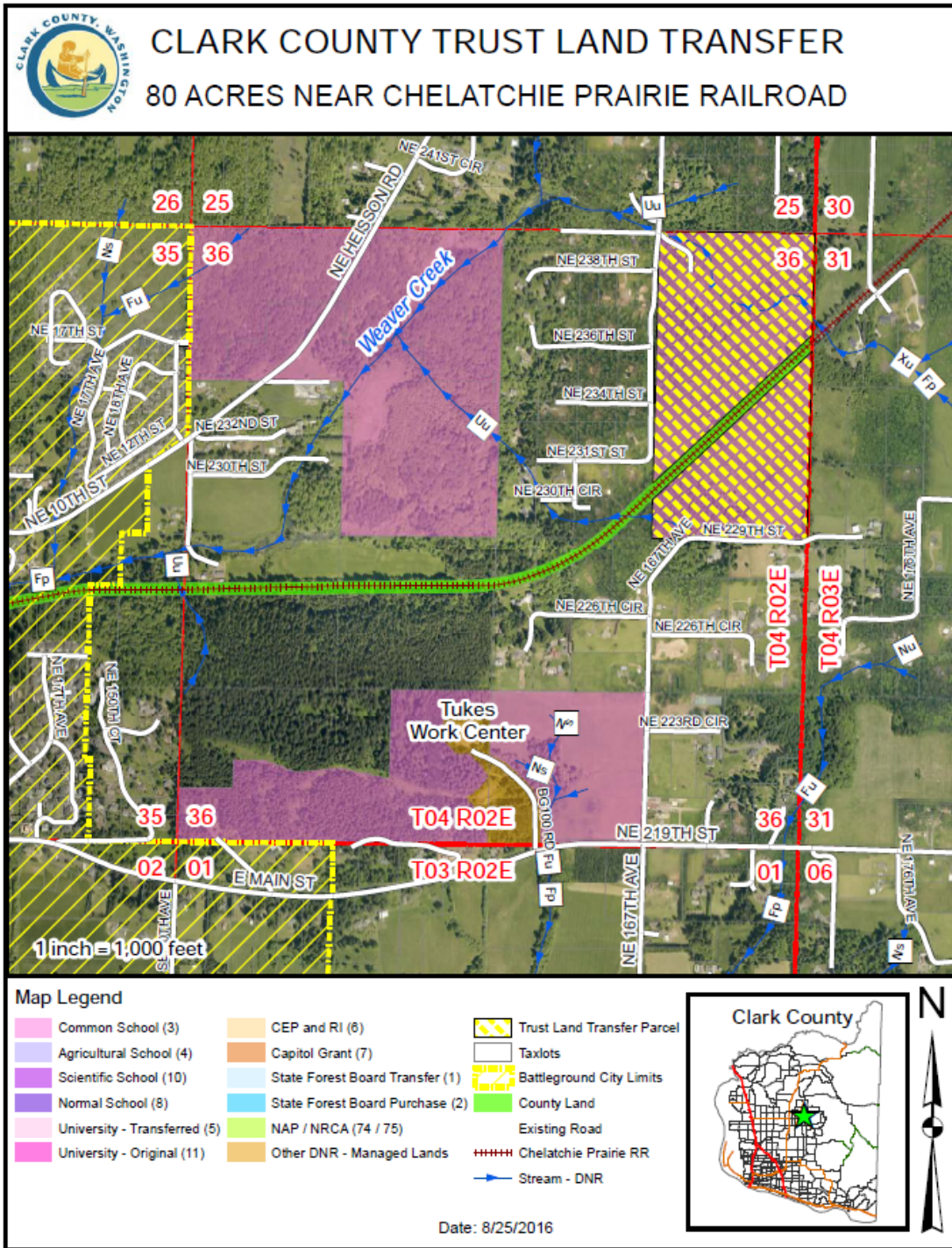


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## Property Fact Sheet for Account 229189000

August 14, 2018

### General Information

Property Account	229189000
Site Address	
Owner	SCHOOL LAND
Mail Address	PO BOX 47014 OLYMPIA WA , 98504 US
Land Use	UNUSED OR VACANT LAND - NO IMPROVEMENTS
Property Status	Active
Tax Status	TOTAL EXEMPTION
1st Line Legal	#4 SEC 36 T4N R2EWM 80A
Area (approx.)	3,484,800 sq. ft. / 80 acres

### Assessment (2017 Values for 2018 Taxes)

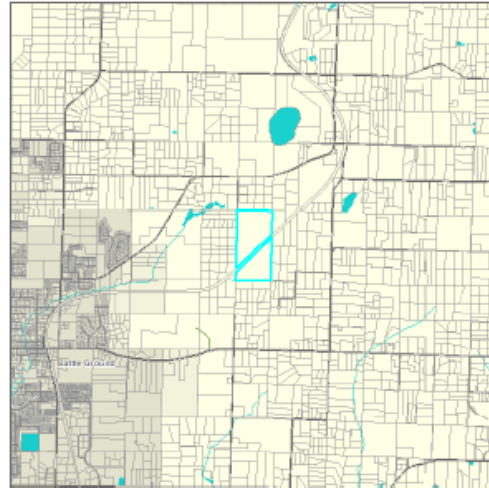
Land Value	\$581,029.00
Building Value	\$0.00
Total Property Value	\$581,029.00
Total Taxable Value	\$0.00

### Most Recent Sale

Sale Date	01/01/1900
Document Type	EAS
Sale Number	5473439
Sale Amount	\$0.00

### Administrative

Zoning Designation	Rural-5 (R-5)
Zoning Overlay(s)	none
Comprehensive Plan	Rural-5
Comp. Plan Overlay(s)	none
Census Tract	404.16
Jurisdiction	Clark County
Fire District	FD 3
Park District	n/a
School District	Battle Ground
Elementary	Tukes Valley
Middle School	Tukes Valley
High School	Battle Ground
Sewer District	Rural/Resource
Water District	Clark Public Utilities
Neighborhood	n/a
Section-Township-Range	NE 1/4,S36,T4N,R2E
Urban Growth Area	County
C-Tran Benefit Area	No
School Impact Fee	Battle Ground
Transportation Impact Fee	Rural
Transportation Analysis Zone	576
Waste Connections	Wednesday
Garbage Collection Day	
Last Street Sweeping	n/a
CPU Lighting Utility District	0
Burning Allowed	Yes
Wildland Urban Interface/Intermix	No



### Wetlands and Soil Types

Wetland Class	No Mapping Indicators
Wetland Inventory	No Mapping Indicators
Flood Hazard Area	Outside Flood Area
Shoreline Designation	none
Soil Types / Class	Non-Hydric / HgB Non-Hydric / OmE Non-Hydric / OmF
Critical Aquifer Recharge Area	Category 2 Recharge Areas
FEMA Map / FIRM Panel	53011C0242D 53011C0275D
Watershed	Salmon Creek
Sub Watershed	Woodin Creek

### Geological Hazards

Slope Stability	Severe Erosion Hazard Area
Geological Hazard	<a href="#">Slopes &gt; 15%</a>
NEHRP Class	B C
Liquefaction	Very Low Bedrock

### Forest Practice Moratorium

none
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### Habitat and Cultural Resources

Priority Habitat	Riparian Habitat Conservation Area
Habitat Area Buffer	
Species Area Buffer	
Archaeological Probability	Moderate-High High
Archaeological Site Buffer	No
Historic Site	No Mapping Indicators

Clark County does not warrant the accuracy, reliability or timeliness of any information in this report, and shall not be held liable for losses caused by using this information.

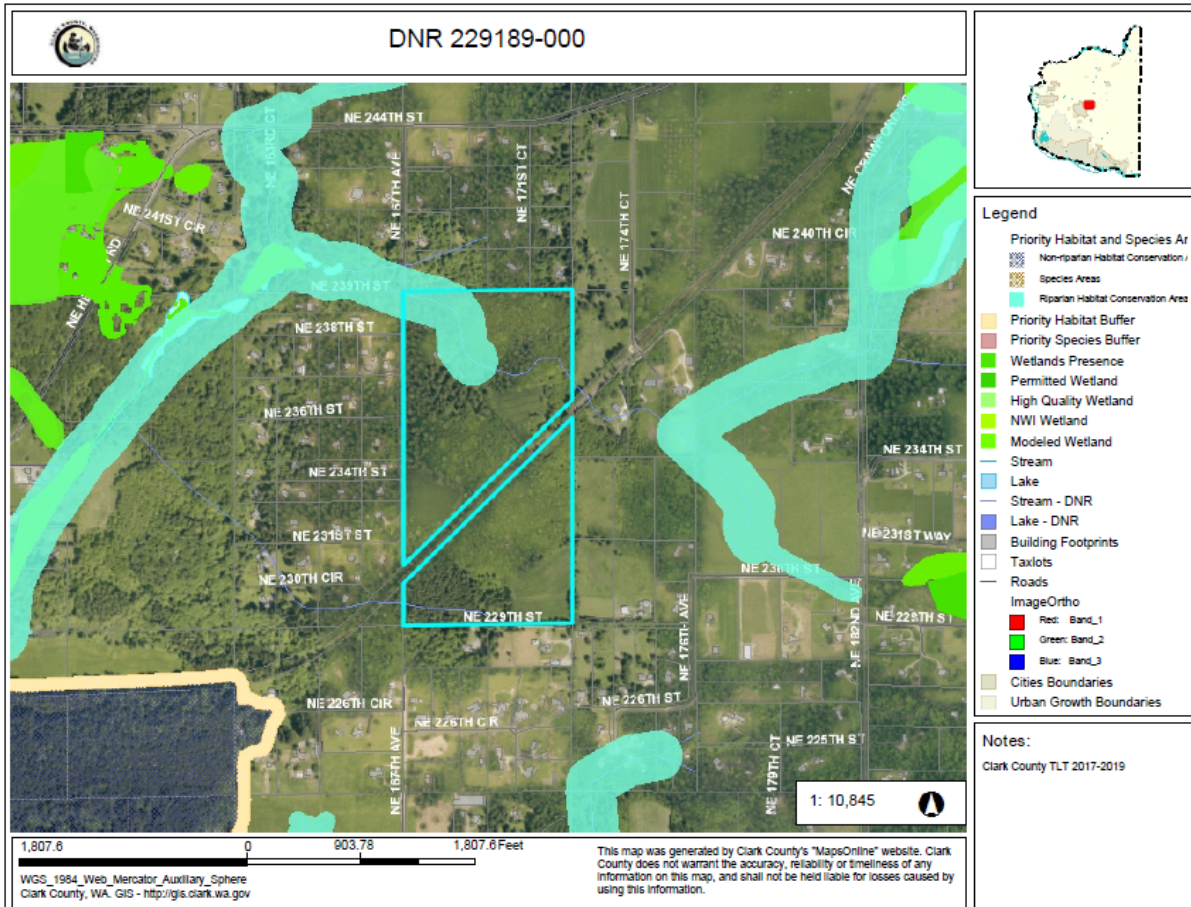


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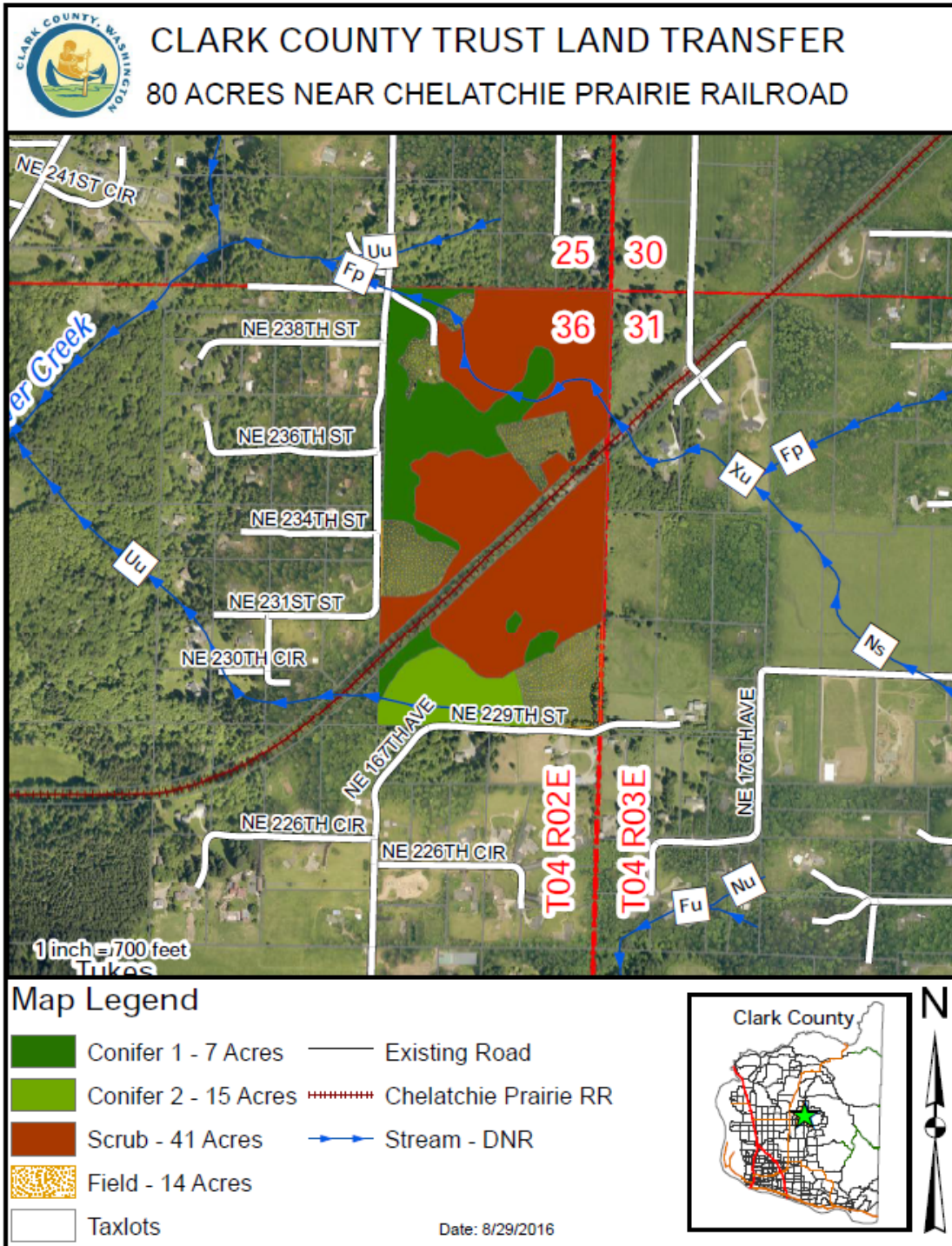


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## CHELATCHIE

DEPARTMENT OF NATURAL RESOURCES

2019 - 2021 TRUST LAND TRANSFER PROJECT

**RECEIVING AGENCY:** Clark County

**ACRES:** 80

**COUNTY:** Clark

**TRUST:** Common School Trust (Trust 03)

**PROPOSED USE:** Fish and wildlife habitat, open space or recreation

**TRANSFER TYPE:** Fee

**CHARACTERISTICS:**

This property consists of forest and pasture land in northeastern Clark County with an abandoned railroad line (Chelatchie Prairie Railroad) in the center of the parcel. The northeast portion of this property already has a paved portion of this trail and the long-term vision is that this trail will extend south to Vancouver.

**BENEFITS:**

The trust benefits from the transfer of property that is difficult to manage for timber production. Transfer of this property to Clark County Parks would help extend the Chelatchie Prairie Rails-to-Trails project and provide future public opportunities for a trailhead or other public recreation or wildlife habitat amenities. The trail starts at Battle Ground Lake State Park heading in a southerly direction towards Battle Ground with the goal of the trail reaching into northern Vancouver.

Timber values will be deposited to benefit statewide K-12 school construction projects. The land value of the transferred parcels will be re-invested in property with potential for generating increased future income for the Common School Trust beneficiary.

**LEGAL DESCRIPTION:**

East 1/2 of the Northeast 1/4 of Section 36, Township 4 North, Range 2 East, W.M., Clark County, Washington.



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**4:57 PM New Business Contd.**

**Agenda Item: Dogwood NH Park HOA Donation Proposal**

Action Item   
Informational Item

**Overview:**

The Fountain Village HOA approached the County in 2020 about the potential donation of a 0.88-acre parcel that is dedicated open space for the HOA to the County. Due to COVID-19 constraints, no action was taken at that time. The HOA has approached the County again about the donation.

The parcel borders the western side of Dogwood Neighborhood Park. A concrete pathway currently bisects the parcel to connect with our park. The parcel has a sidewalk and street trees along its western border and southern border. The parcel is mainly a grassy area, with irrigation that is connected to another parcel they own. The parcel is located to the NE of the development, with only 3 HOA homes adjacent to this parcel. Another development and an apartment complex border most of this parcel.

The HOA states that the parcel is use by the community and most believe it is a part of Dogwood Park. Another 149-unit development is planned to the north of this parcel. The parcel is located in GCPD district 6. Currently we are at 24.9% of our level of service for neighborhood parks within this district. We have a 26.3-acre deficit on neighborhood park acquisitions and a 38.7-acre deficit on developed neighborhood parks within district 6.

**Prior Action by PAB:** No prior action identified.  
**Action Requested:** Recommendation to evaluate and pursue the donation from the Fountain Village HOA of this 0.88 acre parcel.  
**Attachment:** Map of Site  
**Prepared By:** Rocky Houston

**PAB Action:** No action due to quorum constraint. Discussed the budget to build this property. Donald, Jim, and Teresa are in support of this.

**Exhibit A**



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**Agenda Item: Harmony Sports Complex Site Plan**

Action Item X  
Informational Item

**Overview:**

Harmony Sports Complex is a county-owned property that is leased to the Harmony Sports Association (HSA), which manages and operates the site. The Harmony Sports Complex is located within the City of Vancouver limits on the southwest quadrant of Northeast 18th Street and Northeast 192nd Ave. in Section 30.

HSA is currently working with the County on a grant funded project to improve the safety and parking at the property. Through this process a site re-development plan was created to codify the future plans of HSA at the site. The lease requires the County to approve any proposed work. HSA is seeking recognition that the plan presented today is agreed upon by the County so that they may seek funding for the projects. The lease will require HSA to still seek approval by the County for each future project prior to constructing it.

- Prior Action by PAB:** Unknown
- Action Requested:** Recommendation that site plan will serve as the development plan for the site.
- Attachment:** Site Plan
- Prepared By:** Rocky Houston
- PAB Action:** No action due to quorum constraint. Discussed the location of the entrance and the plans for the intersection/traffic control. Also discussed the future plan for the thoroughfare at the property and an alternate entrance behind it.

**Exhibit A**



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**LEGEND**

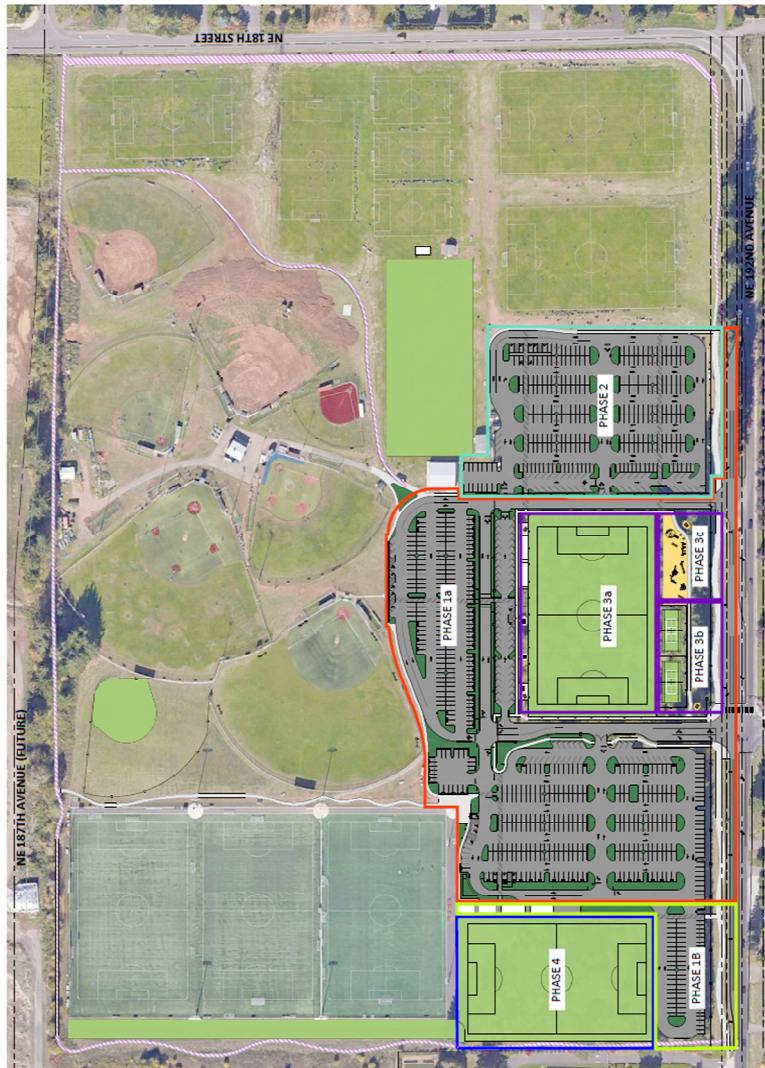
- PROPOSED LANDSCAPE
- PROPOSED SYNTHETIC TURF
- PROPOSED PEDESTRIAN ROUTES
- PROPOSED PUBLIC FUNDED PEDESTRIAN ROUTES
- PROPOSED BUILDINGS
- PROPOSED ASPHALT
- PROPOSED PLAYGROUND

**CONSTRUCTION PHASING**

- PHASE 1A
- PHASE 1B
- PHASE 2
- PHASE 3 A-C
- PHASE 4

\*NOTE: SHOWING COLOR OF THESE LOTS ARE PLANNED UTILITY IMPROVEMENTS TO BE CONSTRUCTED WITHIN 15 YEARS FROM DATE OF ADOPTION APPROVAL.

DESCRIPTION	STANDARD	COMPACT	TOTAL	
			STANDARD	COMPACT
SOUTH LOT	322	50	7	379
SOUTHWEST LOT	12	9	0	21
WEST LOT	113	62	7	182
NORTH LOT	228	64	7	300
EAST LOT	49	0	0	49
<b>TOTAL</b>	<b>724</b>	<b>184</b>	<b>21</b>	<b>935</b>



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HARMONY SPORTS COMPLEX - COMBINED PHASING AND MASTERPLAN

JANUARY, 2022



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**5:16 PM New Business Contd.**

**Agenda Item: GCPD Undeveloped Property Prioritization**

Action Item  
Informational Item X

**Overview:**

There are currently 17 undeveloped parks within the Greater Clark Park District Boundary (GCPD). The original GCPD levy had identified 35 parks to be developed and the division is near the completion of those parks identified. As such, we are beginning to look at the prioritization of these parks for future development.

The division plans on using the development rubric developed for the capital plan for this action. The core criterion is:

- Needs Impact – degree in which this park will meet the recreational needs of the service area
- Park User Impact – DEI criterion, estimated use levels criterion
- Strategic Return on Investment or Leverage – cost recovery and potential ability to get grants for site/property
- Operational Impact – consideration of impact to operational costs for division
- Stewardship Impact – consideration of systemic impacts of parks, environmental impacts, etc.

Attached is a list of the parcels/parks.

**Prior Action by PAB:** Adoption of PROS Plan and Capital Plan  
**Action Requested:** None currently  
**Attachment:** List of parcels/parks  
**Prepared By:** Rocky Houston

**PAB Action:** No action – this was an informational Item. Discussed the mapping of the locations to include transportation networks, the proximity of the locations to other parks, and the criteria for the 17 undeveloped parks. Informed them that we are working on a new master plan.

**Exhibit A**



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## PROPERTY

- Anderson
- Austin Heritage
- Berry (South Fairgrounds)
- Blueberry
- Camp Bonneville
- Camp Currie
- Cougar Creek
- Covington
- Curtin Creek
- Curtin Springs
- Foley
- Mackie
- Minnehaha
- Mount Vista
- North Fairgrounds
- Pleasant Valley
- Prairie Fields
- Saint Johns
- Salmon Creek Community Club
- Siouxon Park
- Sunset
- Vydra

**Agenda Item:** Parking Fee Exemption Ordinance

Action Item X  
Informational Item

### Overview:

A request originating from a constituent to a county councilor asking why the County did not have a disabled veteran pass program. The constituent is a disabled military veteran with a State Parks Lifetime Disabled Veteran pass. The constituent requested that the county modify county



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code to exempt holders of this pass from the requirement to pay for parking where required at county parks. This request is being reviewed by Council and they would like a recommendation from the Parks Advisory Board.

This would not require any administrative determination at the county level of an individual's military or disability status. Instead, it would be recognition of the State pass, allowing holders of this state pass to be exempt from the parking fee. To qualify, the individual must show the pass at the park entrance and display the pass in their vehicle while parked.

We do not anticipate a significant budgetary impact.

- Prior Action by PAB:** None
- Action Requested:** Recommendation to support the adoption of a parking fee exemption ordinance for disabled veterans.
- Attachment:** None
- Prepared By:** Rocky Houston
- PAB Action:** No action due to quorum constraint. Teresa, Jim, and Donald are in support of this.

**5:35 PM Roundtable Discussion**

David Stipe, Dellan, and Rocky discussed pickle ball and noted plans for it to be at Kozy Kamp.

Dellan and Rocky discussed the deferred maintenance plan and the potential budget for this.

**5:48 PM Adjourn**

**Respectfully submitted, Amy Arnold**