



# Clark County Parks Advisory Board



## Meeting Agenda

Tuesday, August 9<sup>th</sup>, 2022, 4:00 – 5:50 PM

4000 NE 78<sup>th</sup> Street, Vancouver, WA. 98665

Luke Jensen Sports Park in the

LJSP Bud Van Cleve Community Meeting Room, and

Virtual Meeting via Microsoft Teams

### **PAB Members:**

James Kautz (Vice-Chair)  
Donald Meeks  
Teresa Meyer

### **School District**

#### **Liaisons:**

Cale Piland (Evergreen)  
Nicole Daltoso (Vancouver)

### **Parks Foundation:**

Dellan Redjou

### **Next Meeting:**

September 13<sup>th</sup>, 2022  
Microsoft TEAMS and  
In-Person

**\*\*Motion Needed**

### **1. CALL TO ORDER 4:00 PM**

### **2. ADMINISTRATIVE ACTIONS 10 MIN**

- a. Meeting structure guidelines for Teams
- b. Roll call / guest introductions
- c. Approve **June 14<sup>th</sup>, 2022** meeting minutes\*\*
- d. Approved **July 15<sup>th</sup>, 2022** special meeting minutes\*\*

### **3. PUBLIC COMMENT 5 MIN**

**Due to the current public health situation, the public is encouraged to participate in the following ways:**

- By phone: 213-262-7043 and enter access code: 754 563 017#
- Submit public comments to: [pab@clark.wa.gov](mailto:pab@clark.wa.gov)

15 MIN

### **4. MANAGERS REPORT**

- a. Departmental Updates

20 MIN

### **5. UNFINISHED BUSINESS**

- a. Chelatchie Prairie Railroad – Trust Land Transfer
- b. Dogwood NH Park HOA Donation Proposal
- c. Harmony Sports Complex Site Plan
- d. Parking Fee Exemption Ordinance

60 MIN

### **6. NEW BUSINESS**

- a. Bennett Property Donation
- b. Sandor Vancouver Lake property/project
- c. Nugent Green Mountain property
- d. Kozy Kamp neighborhood easement vacation surplus
- e. FY23-28 Capital Budget Update
- f. Balkema Property – Conservation Easement

### **7. ROUNDTABLE DISCUSSION (PAB Members)**

### **8. ADJOURN**

**5:50 PM**

*Parks Advisory Board meetings get recorded and the audio gets posted on the Clark County Parks website.*



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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

## 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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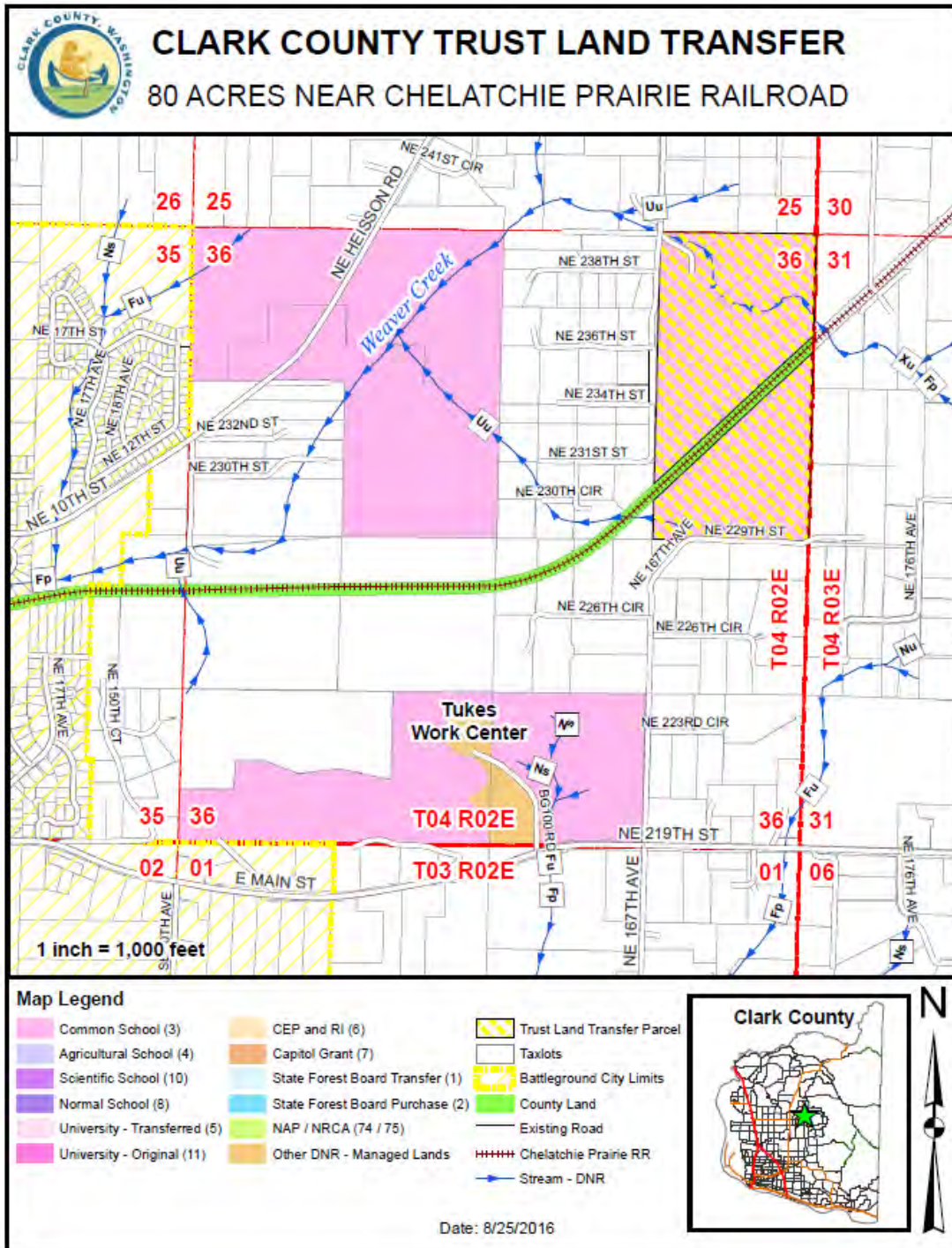


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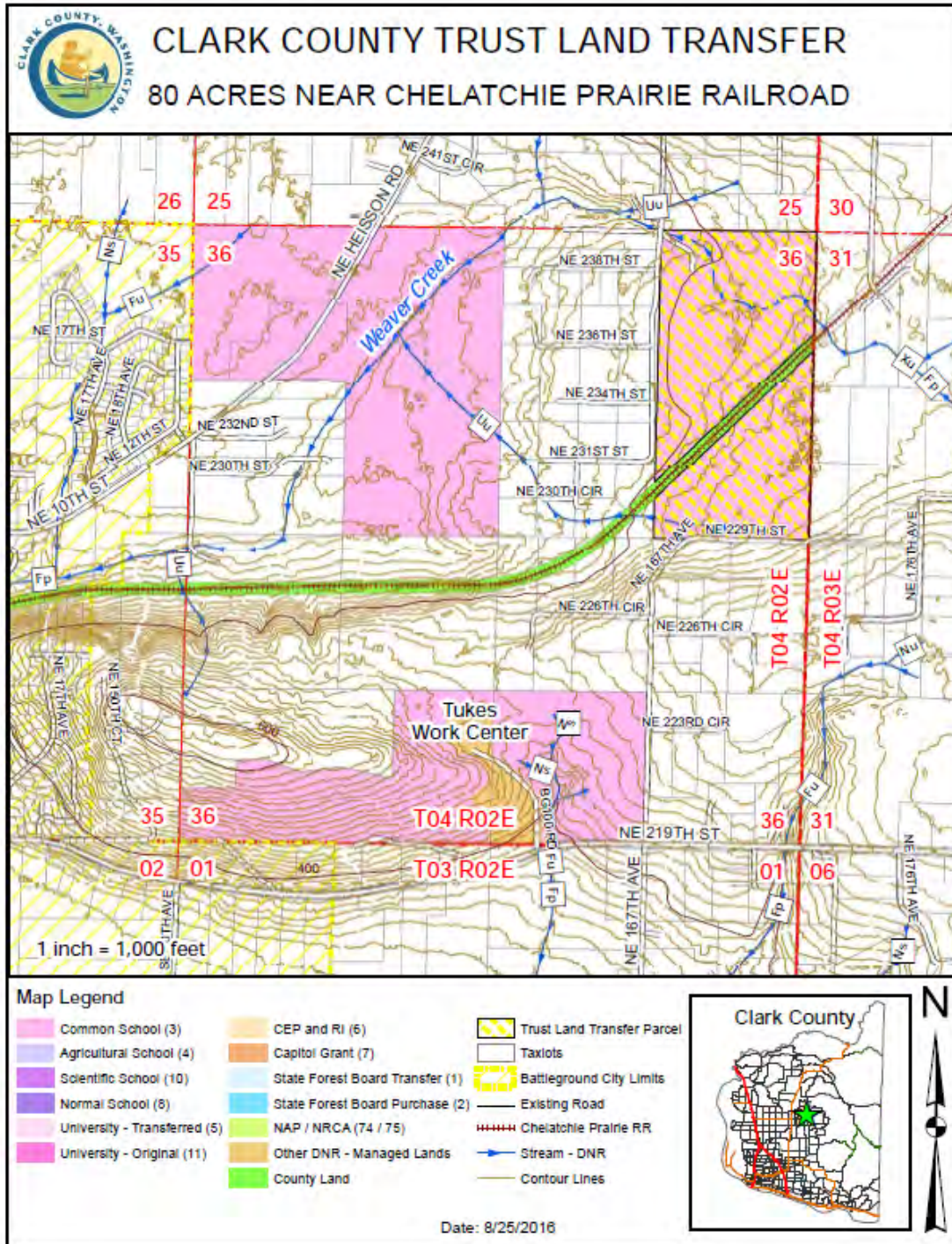


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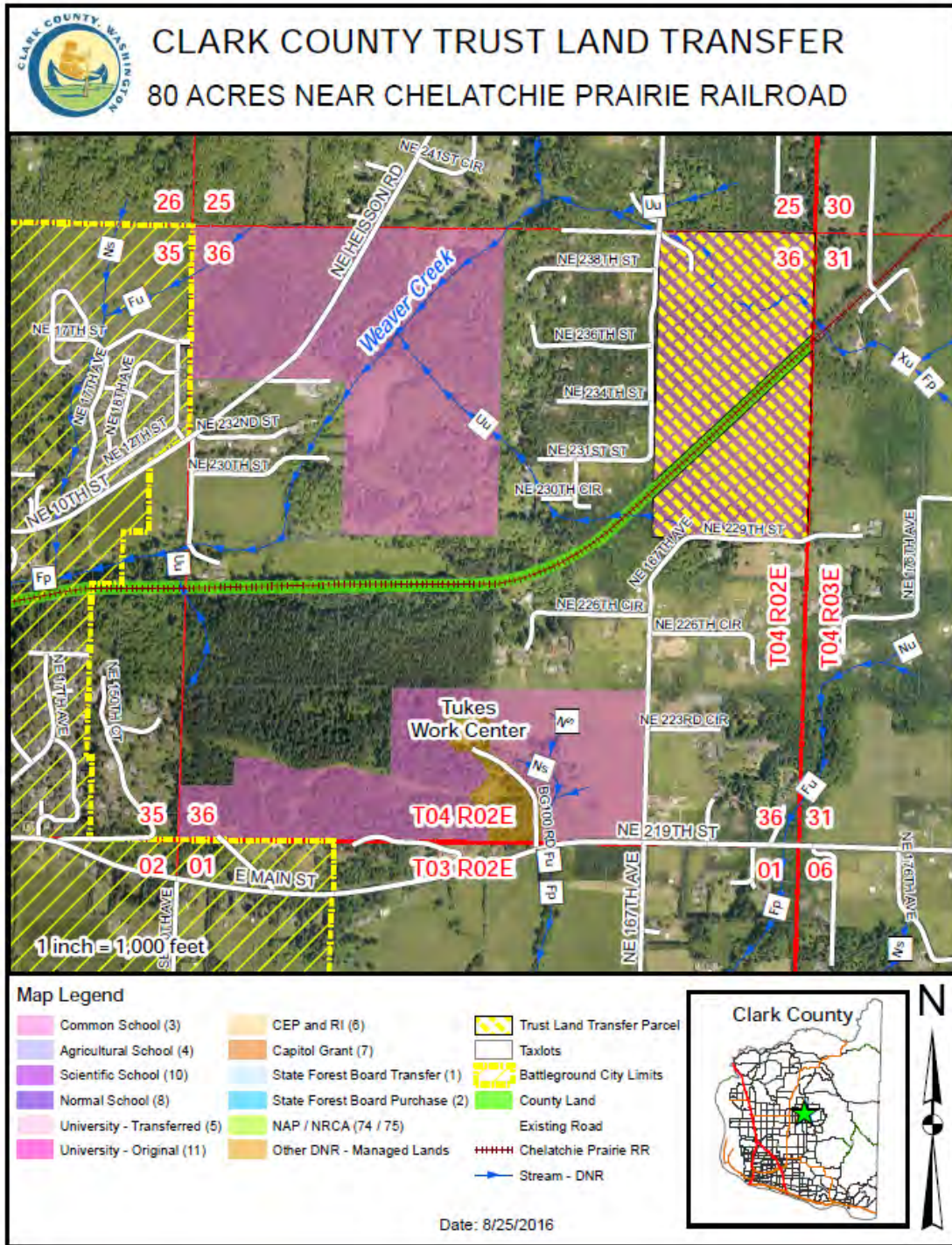


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## Property Fact Sheet for Account 229189000

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)

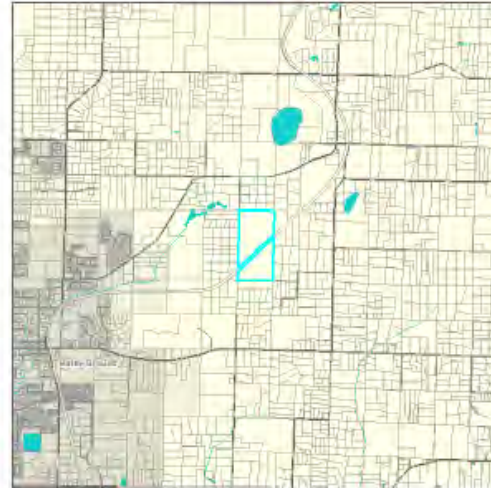
Land Value	\$581,029.00
Building Value	\$0.00
Total Property Value	\$581,029.00
Total Taxable Value	\$0.00

### 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.

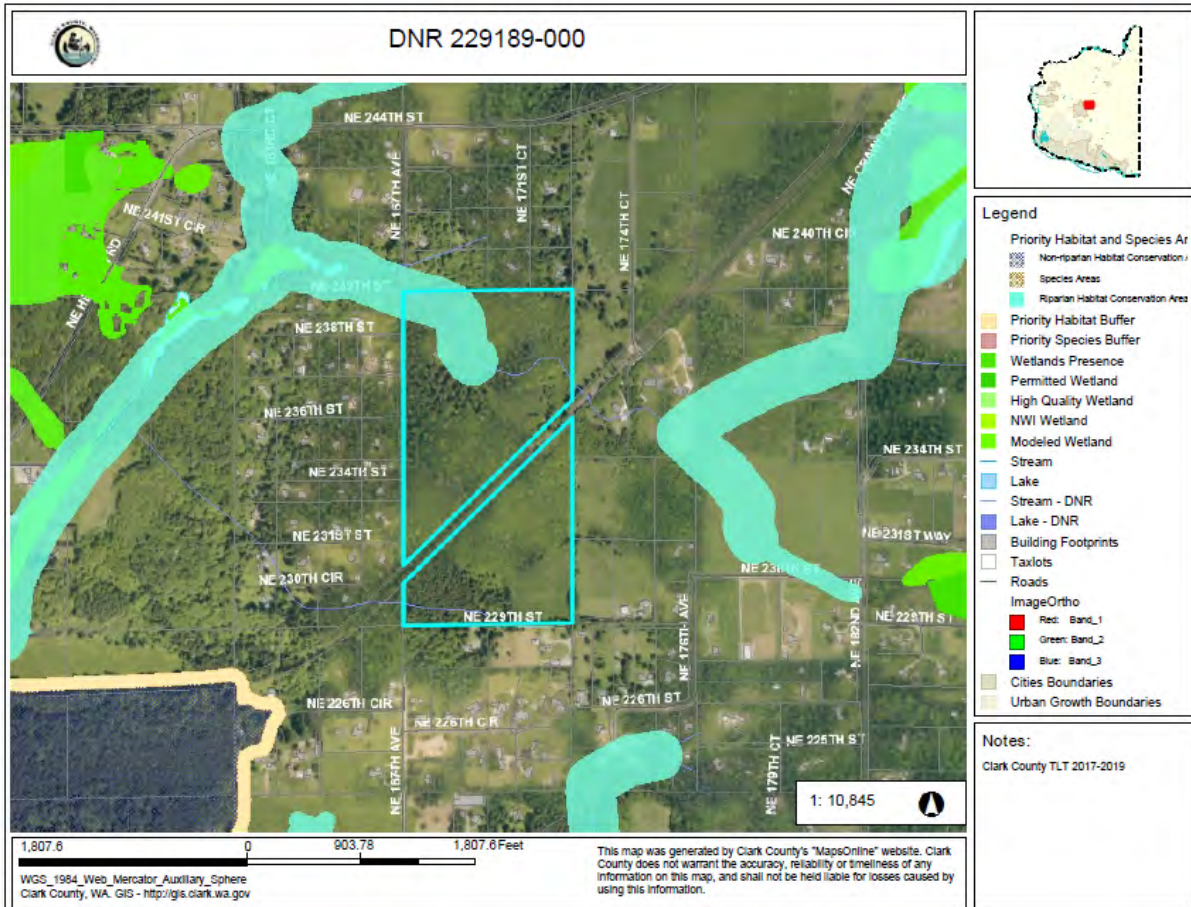


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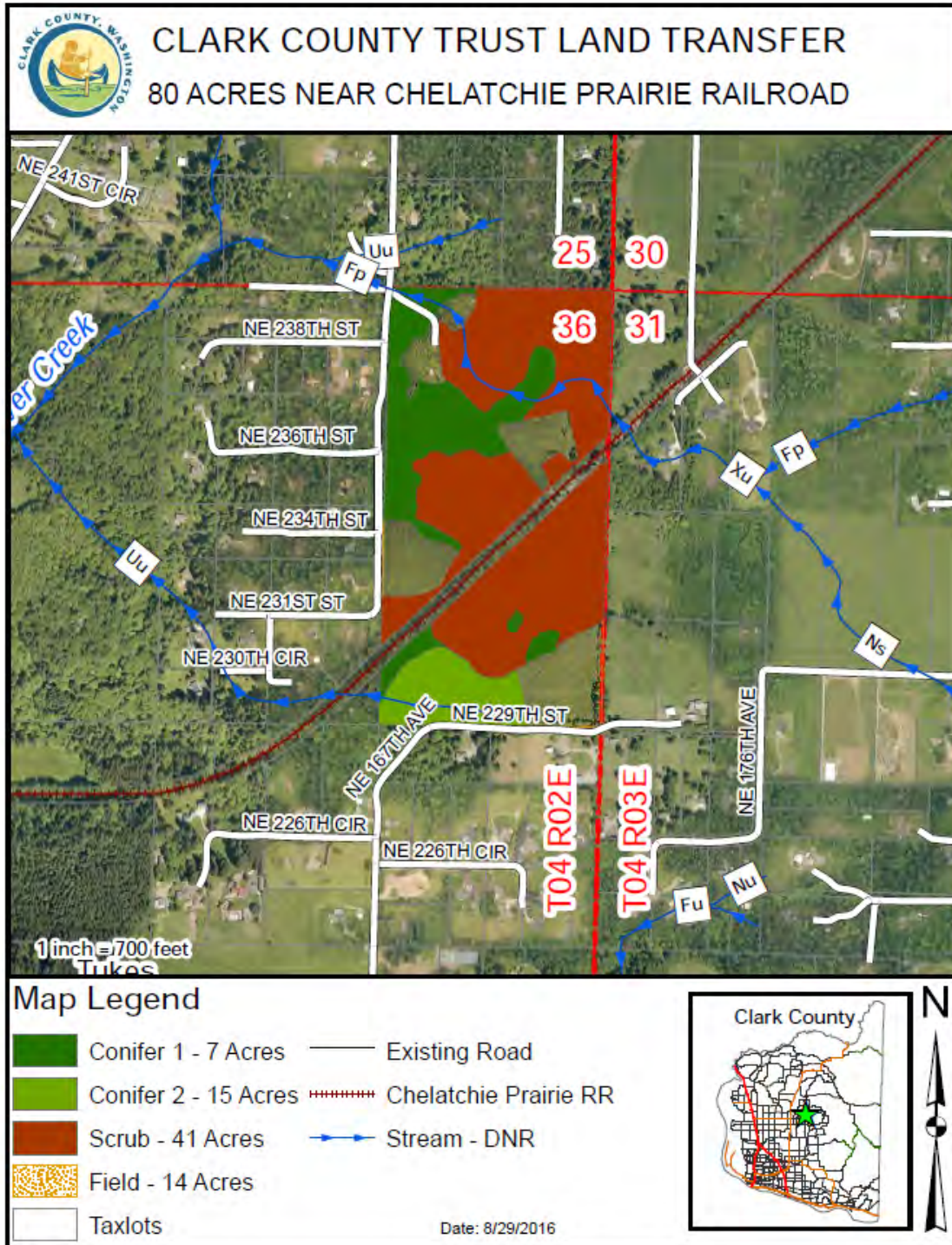


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## CHELATCHIE

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 X  
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 FOOTBALL ROUTES
- PROPOSED PUBLIC FUNDED PEDESTRIAN ROUTES
- PROPOSED BIKING
- PROPOSED ASPHALT
- PROPOSED PAVEMENT

**CONSTRUCTION PHASING**

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

\*NOTE: SHOWING LOCATION OF THESE LOTS ARE PLANNED/UNDER DEVELOPMENT. NOT ALL LOTS HAVE BEEN CONSTRUCTED YET AS OF THIS DATE OF APPROVAL.

DESCRIPTION	PARKING SYNOPSIS		TOTAL
	STANDARD	COMPACT ADA	
SOUTH LOT	322	50	379
SOUTHWEST LOT	12	9	21
WEST LOT	193	62	255
NORTH LOT	228	64	292
EAST LOT	49	0	49
<b>TOTAL</b>	<b>724</b>	<b>184</b>	<b>908</b>



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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





# Clark County Parks Advisory Board Meeting Minutes



Tuesday, Friday, July 15<sup>th</sup>, 2022 10:00 a.m. to 2:00p.m.  
In-Person at Luke Jensen Sports Park

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

**Clark County Staff:** Rocky Houston, Amy Arnold, David Stipe, Amy Wooten, Lynde Wallick, Kevin Tyler

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

**Guests and Others:**

\* Not Present

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**Special Meeting – Call to Order:**

10:02A Rocky Houston started the Special Meeting

**TOPIC:**

Discussed Parks Advisory Board member vacancies. Jim mentioned that he had spoken to a potential applicant.

Reviewed the Agenda for today’s meeting, indicating which parks we intend to see on our property tour and an overview of the training topics.

Introduced some of the Division’s staff: David Stipe, Amy Wooten, Lynde Wallick, and Kevin Tyler.

Staff provided an overview of the park system, Park Impact Fees, the Parks, Recreation & Open Space Plan, Funding used for the park system and uses, the Natural Areas Acquisition Plan, and District Parks versus Regional Parks.

**12:00 PM Lunch**

**12:30 PM Park Tours**

Parks Advisory Board toured the Felida Community Park and Kozy Kamp constructions sites.

**1:45 PM Adjourned**



# Clark County Parks Advisory Board Meeting Minutes



Tuesday, Friday, July 15<sup>th</sup>, 2022 10:00 a.m. to 2:00p.m.  
In-Person at Luke Jensen Sports Park

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Respectfully submitted, Amy Arnold

DRAFT

# Park Impact Fees 101

## What are park impact fees?

Park impact fees, or PIFs, are fees assessed on construction of new residential housing to help pay for park acquisition and development. Clark County and the City of Vancouver instituted PIF programs in the 1990s to provide an ongoing revenue source for additional urban parks and natural areas.

The program establishes level of service standards for urban parks, including neighborhood parks, community parks and urban open space. PIFs are collected on residential development to serve future residents, as part of the general philosophy that growth should pay for growth. Level of service standards are adopted through parks, recreation and open space plans.



*Park impact fees enable proactive planning for acquisition and development of urban parks and natural areas needed to serve growth.*

PIFs are calculated, collected and spent in 10 different park districts. Since the program's inception, PIFs have enabled the acquisition and development of hundreds of acres of parks and natural areas.

## Are there state laws that regulate the collection and use of PIF funds?

State statute ([RCW 82.02](#)) authorizes Washington counties and cities to collect impact fees to "ensure adequate facilities are available to serve new growth and development."

Impact fees must be spent on projects that are related to the impacts of new development. They cannot be used to correct pre-existing deficiencies or to pay for maintenance costs. They also cannot exceed a proportionate share of the total cost for system improvements.

Impact fees may be collected for parks, roads, schools and fire protection facilities that are part of adopted capital facilities plans. In 2011, the Washington Legislature extended the period during which impact fees must be spent, from six to 10 years. If impact fees are not spent within 10 years following collection, they must be refunded.

Collecting impact fees is one way that counties and cities generate revenue to comply with a general concept known as "concurrency," which is one of [planning goals in Washington's Growth Management Act](#). Concurrency requires that roads, parks and other facilities needed to serve growth be built roughly the same time, or concurrently, with growth.

The goal for public facilities and services says: "Ensure that those public facilities and services necessary to support development shall be adequate to serve the development at the time the development is available for occupancy and use without decreasing current service levels below locally established minimum standards."



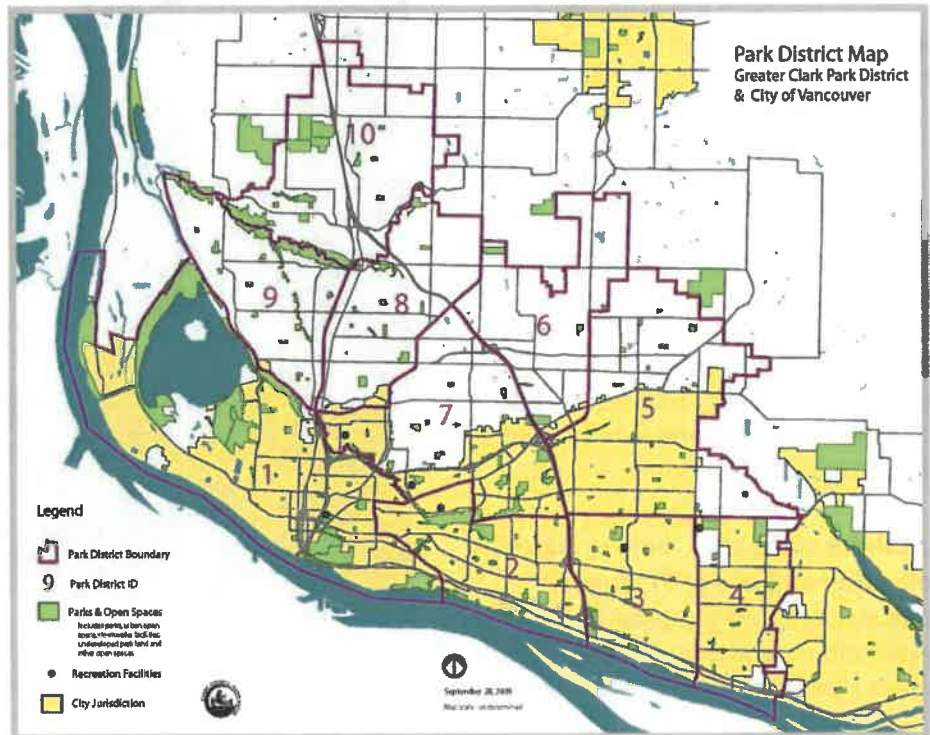
## Who pays PIFs?

The developer or builder for single-family or multifamily residential development pays PIFs at the time building permits are issued. The cost is typically passed on to residents, either through a home's one-time selling price or ongoing rent payments. At the discretion of Clark County Parks, developers also can dedicate and/or develop parks within their projects instead of paying PIFs.

## What are park impact fee districts?

The Vancouver urban area (including the city and all areas within its urban growth boundary) is divided into 10 PIF districts. Fee calculation, collection, accounting and spending are tracked separately within each PIF district.

The districts were drawn to reflect natural and manmade barriers to circulation, irrespective of jurisdictional boundaries, and automatically adjust following annexations. Districts were designed so sufficient PIF revenue would be generated to support a reasonable level of park acquisition and development. PIF revenue collected in a district must be spent in that district.



## How are PIF rates calculated?

PIFs are determined for each district by calculating the cost of acquiring and developing parkland to serve growth. The

calculation includes an “adjustment factor” representing user fees, debt service payments and other payments by new development for park system improvements. Fees are calculated separately for each park district. PIF rates, once established or updated, are fixed until modified by county or city action.

$$\text{(Acquisition Cost + Development Cost) - Adjustment Factor = PIF}$$

## How often are rates updated?

In 2007, the county and city jointly revised the Vancouver-Clark Parks & Recreation Comprehensive Parks, Recreation and Open Space Plan. Revisions included removing the PIF fee schedule and district boundaries and transferring them to a separate document, known as the Park Impact Fee Technical Document.

This was done to allow future updates without requiring coordination through the comprehensive plan process. A fee indexing methodology was included in the PIF Technical Document for future implementation, at the discretion of Clark County and the City of Vancouver.

County code ([CCC 40.630.010](#)) stipulates that PIFs may be revised periodically based on financial analysis of park system needs or to account for inflation or deflation. The Board of County Councilors must approve all adjustments. Clark County last updated its PIF rates in 2003.



## History of the PIF program

- 1990 Clark County:** The Board of County Commissioners establishes park impact fees within the Vancouver unincorporated urban area. Fee collection begins on Jan. 24, 1991. The fee applies only to land acquisition, based on existing land values, a standard of 7.5 acres of urban park land per 1,000 residents and a 5 percent proportionate public share.
- 1994 Clark County:** The county makes significant changes to county code to implement Washington's Growth Management Act. Changes to PIFs include establishing "greenspaces" as the development standard for undeveloped sites, allowing closing costs to be included, codifying 6 acres per 1,000 residents as the acquisition standard and authorizing joint city/county administration of impact fees.
- 1995 City of Vancouver:** The city institutes impact fees for parks, roads and schools. Park impact fees are based on land and development costs; acquisition and development standards of 6 acres and 4.25 acres per 1,000 residents, respectively; and a 5 percent public share.
- 1996 City of Vancouver:** In July, the Vancouver City Council establishes a 0.25 percent real estate excise tax (REET) to fund the city's public share of park development. Revenue generated will be used to address the service level deficit in existing neighborhoods, as state law requires that PIFs be used only to serve new growth.
- Clark County:** On August 6, 1996, Clark County adopts fundamental changes to its PIF program to fulfill its role in the city-county coordinated effort. A PIF for park development is added, new rates are established, acquisition and development standards are set, and a new 0.25 percent REET is enacted for six years to fund the public share of park development.
- 1997 Clark County and City of Vancouver:** The two agencies begin operating a joint parks department, Vancouver-Clark Parks and Recreation.
- 2002 City of Vancouver:** PIF rates are reviewed and updated to reflect increases in acquisition and development costs. The city also decides to continue collecting REET and reallocates a portion to transportation. City REET revenue for parks is primarily devoted to paying off debt from community center construction projects.
- Clark County:** PIF rates are reviewed and updated to reflect increases in acquisition and development costs. Clark County extends REET collection in the urban area for 30 years and redirects 50 percent of the revenue to economic development purposes.
- 2003 Clark County:** Clark County adjusts its development rate to reflect increasing costs.
- 2004 City of Vancouver:** The City of Vancouver updates acquisition and development rates.
- 2007 Clark County and City of Vancouver:** Both agencies jointly update the comprehensive plan to remove the fee schedule and district maps from the plan and readopt them in the PIF Technical Document. A fee indexing methodology also is adopted in the document for future fee adjustments.
- 2014 Clark County and City of Vancouver:** On Jan. 1, the agencies dissolve their 17-year parks partnership.
- Clark County:** On March 1, the county amends county code to provide greater flexibility for PIFs. Future PIFs collected for park acquisition and park development will be deposited in a single fund and can be used for either land acquisition or facility development





# CLARK COUNTY PARKS, RECREATION & OPEN SPACE PLAN

2022-2027



Clark County Public Works - Parks & Land Division  
4700 NW 78th Street, Vancouver, WA 98665  
[www.clark.wa.gov/public-works/clark-county-parks](http://www.clark.wa.gov/public-works/clark-county-parks)





## ACKNOWLEDGEMENTS

### Clark County Council

Karen Dill Bowerman, Council Chair  
Eileen Quiring O'Brien, Past Council Chair  
Temple Lentz, Councilor District 1  
Julie Olson, Councilor District 2  
Gary Medvigy, Councilor District 4

### Parks Advisory Board

Jay Chester, co-chair  
Kelsey Potter, co-chair  
Dave Weston, secretary  
Barbara Anderson  
Felix Ruhri  
John Spencer  
Stacy Kysar  
Dellan Redjou, ex-officio, Parks Foundation of Clark County Executive Director  
Nicole Daltoso, ex-officio, Vancouver Public Schools representative  
Cale Piland, ex-officio, Evergreen Public Schools representative

### County Staff

Eva Haney, Public Works Director  
Rocky Houston, Parks and Lands Division Manager  
David Stipe, Parks and Lands Planning & Development Manager

Cover Photo Courtesy of the Parks Foundation of Clark County

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## Purpose

The Parks, Recreation, and Open Space (PROS) Plan is a six-year plan that anticipates the programming and capital projects necessary to meet the community's needs for parks, recreation, and open space, as well as trails. This plan allows the community to express what recreational opportunities the Clark County should offer in our parks in anticipation of changing needs and growth in park use due to the population increase in the county. This plan identifies local, regional, and national growth trends in recreational activities such as walking, cycling, team sports and picnicking. When new sports or recreational activities such as disc golf or having a space to play with a beloved dog become more popular, the PROS Plan helps the County determine what recreational activities should be developed for the residents of Clark County.

The PROS Plan for Clark County is a functional part of the County's Comprehensive Plan. It provides a six-year strategic plan and policy framework to meet the county's park and recreational needs. The purpose of the plan is twofold – to meet Growth Management Act (GMA) requirements and to set forth a six-year capital facilities program for park development and acquisitions focused on gaps in levels

of service, asset diversity, and diversity, equity and inclusion. This review of our current facilities, facility condition, location and recreation offerings provided in comparison with trends and level service. This comparison assists in the development of goals and objectives that inform a plan of action for the next 6 years for improvement to and development of new facilities. In this way, the PROS Plan helps identify and prioritize needs for capital reinvestment.

The PROS Plan is also required to maintain the county's eligibility for grant funding through the Washington State Recreation and Conservation Office (RCO). RCO funding can be an important resource for addressing park maintenance and renovation projects such as shelter replacement, ballfield renovation and ADA retrofit of facilities. With a current PROS Plan in place, Clark County can request state/federal funding from RCO to enhance our local resources. The Plan also keeps us competitive for other grant programs from both public and private partners.



## Process

### Public Engagement

Developing a PROS Plan creates a needed and unique opportunity for the public to provide input on our recreation assets, maintenance practices, desires for future levels of service or specific facility offerings. The public engagement effort for the development of this plan was challenged by social distancing requirements brought on by the COVID-19 pandemic. Staff and our consultant support were unable to hold traditional open house or public hearings to engage the public and seek input. Creative technology driven approaches were needed to engage the public in a meaningful conversation about our parks and their vision for the future of the system. In the introduction of the PROS Plan (page 7) you will find an outline and specifics on the community engagement effort that was undertaken for this plan. Additionally, a complete catalogue of the outreach materials and findings can be found in Appendix B, C, D and E of this plan.

### System Inventory and Analysis

A critical element of the drafting of this plan was the development of a clear understanding of the demographics of the county and distribution of the population in the various urban and rural areas of the county. An inventory and geographic distribution of the recreation resources Parks and Lands provides, in combination with our various local and state partners is also an important component of the plan as it relates to the demographics and population distribution.

With a clear understanding of the communities we serve and the inventory of the facilities providing that service, the plan analyzes local and national recreation trends, levels of service and local demand for facilities received through community engagement we can identify gaps or deficiencies in service. complete outline of the process is provided in the Plan starting on page 4 with an inventory of facilities starting on page 11.

### Goals and Objectives

Goals and Objectives are a foundation for any recreation plan. To ensure success in serving the public, clearing stated goals with corresponding objectives provide clarity and direction for staff. The goals and objectives in the plan are based on the findings of a complete outreach effort when cross referenced with an accurate inventory and analysis.

### Plan of Action

A plan of action informed by the findings, analysis, and feedback is a critical component of any meaningful plan. This plan sets the course for Clark County for the next six years and is based on sound evidence. Establishing realistic capital and operations objectives is a key piece of the Action Plan and informs the overall Capital Improvement Plan for the near future. A summary of the Action Plan and the larger Capital Improvement Plan can be found on page 60 of this plan.

Once adopted, the 2022-2027 PROS Plan will be one of the guiding documents for capital reinvestment for Clark County. It will be the baseline for project planning and staffing year over year and will be the basis for an updated plan in 2028.



The County is responsible for operating and maintaining 7,166 acres of dedicated park land (Figure 7). Ninety five developed parks have been developed across the county. The system is bifurcated into a regional park system and a urban park system. This dual role was created when the GCPD was established.

The regional parks are defined as destination parks showcasing the natural beauty of the county. The urban parks create close to home recreational assets to meet the recreational needs of the unincorporated urban areas north of the City of Vancouver and City of Camas.

	Number of Sites	Developed Acres	Total Acres
<b>Parks</b>			
Regional Parks	13	347.8	2,603.5
Community Parks (VUGA)	14	245.4	478.5
Neighborhood Parks (VUGA)	47	156.3	243.0
<b>Total Developed County Parks</b>	<b>74</b>	<b>749.5</b>	<b>3,325.0</b>
<b>Natural Areas</b>			
Regional Natural Areas	14	53.8	3,028.5
Special Use Areas & Facilities	14	174.3	692.7
Urban Natural Areas (VUGA)	8	0.0	120.1
<b>Total County Parklands</b>	<b>95</b>	<b>977.6</b>	<b>7,166.3</b>

Figure 7. Summary of Clark County Parklands



Goals and Objectives supply the framework for the PROS Plan. The goals were developed by analyzing the current park and trail system and identifying objectives for progress. The extensive input from the community in the surveys, public meetings and engagement with the PAB and County staff were the core to developing these goals and objectives. Plan goals were influenced by the Washington Growth Management Act that encourages retention of open space, development of recreational opportunities, and conservation of fish and wildlife habitat. Furthermore, the Clark County Comprehensive Plan, the prior PROS plan and other county-wide planning policies provide a framework for the goals developed.





## Objectives

- 1.1. Develop partnerships with public and private organizations to increase publicly accessible parks and recreation opportunities and to help offset operations and maintenance demands of county park system facilities.
- 1.2. Open discussions with city parks and recreation agencies in the county to identify high priority projects across jurisdictions to jointly seek funding and otherwise collaborate on their implementation.
- 1.3. Collaborate with other agencies in acquiring, developing and operating parks and recreational facilities for the regional population, such as water access, trails, and regional parks.
- 1.4. Foster active partnerships with schools, ports, and utilities to help implement regional trails connections and safe routes to parks.



## Objectives

- 2.1. Work to improve access to quality parks, park planning and decision-making by underserved communities.
- 2.2. Continue to use a variety of methods and media to publicize and increase awareness about recreational opportunities available across Clark County.
- 2.3. Continue to support and promote the Parks Advisory Board as the forum for public discussion of park and recreation issues.
- 2.4. Promote Clark County as an outdoor recreation and tourism destination by effectively marketing the County's parks, trails, special facilities, open spaces, and natural resources.
- 2.5. Enhance the County Parks web presence with active engagement of social media.
- 2.6. Engage local media more actively to report on county parks activities, events, volunteer work parties, etc.  
Engage
- 2.7. CVTV to produce a series of park and trail stories that serve to inform the community about the variety of outdoor recreation resources available in the county.



## Objectives

- 3.1. Proactively seek parklands in gap areas based on funding opportunities including grants, PIFs, and leveraged partnerships.
- 3.2. Prioritize facility development based on demonstrated demand, access by underserved communities, regional appeal, and cost recovery potential.
- 3.3. Develop park sites based on master plans, management plans, or other adopted strategies to ensure parks reflect local needs, community input, recreational and conservation goals, and available financial resources.
- 3.4. Offer parks, trails and sports fields and support services to accommodate the needs of various existing users and future users with population growth and demographic changes.
- 3.5. Continue to engage and support user groups that build and maintain special facilities.
- 3.6. Coordinate with public and private stakeholders to provide additional access for fishing, wading, swimming, and non-motorized and motorized boating where appropriate, including enhancements to water trails.



## Objectives

- 4.1. Continue implementing the Regional Trail and Bikeway Systems Plan and the Bike and Pedestrian Master Plan.
- 4.2. Collaborate with Public Works Transportation's sidewalk program to implement safer routes to parks to improve access for all potential users.
- 4.3. Coordinate with public and private stakeholders to develop a trails and bikeways network and collaborate to capture outside funding to close trail gaps.
- 4.4. Prioritize project implementation to leverage the highest valued benefits ("most bang for the buck") such as short gaps between existing built trails to create longer more usable connections.
- 4.5. Connect more residents to urban parks and regional trails through implementation of GCPD local trail projects.



A banner image showing a rural landscape with a wooden fence in the foreground and trees in the background under a hazy sky.

# Natural Areas

## Goal 5: Conserve significant Natural Areas

### Objectives

- 5.1. Preserve the region's scenic beauty through protected natural areas and corridors along with providing outdoor recreation, where appropriate.
- 5.2. Implement and periodically update the Natural Areas Acquisition Plan.
- 5.3. Collaborate actively with the Columbia Land Trust and other conservation organizations to link open spaces and parks.
- 5.4. Connect greenways for riparian conservation and regional trail connections.
- 5.5. Cooperate with other county departments and neighboring jurisdictions to identify and conserve open space.

A banner image showing a close-up of a large, dried leaf on a ground covered with fallen leaves.

# Heritage

## Goal 6: Preserve local heritage to reflect County identity

### Objectives

- 6.1. Protect and improve historic and cultural features through sustainable design approaches for existing and newly acquired park and trail sites.
- 6.2. Support Heritage Farm business and marketing planning efforts.
- 6.3. Collaborate with area historic preservation agencies.





## Objectives

- 7.1. Develop an ADA Transition Plan Clark County Parks, Lands and Trails.
- 7.2. Prepare a Diversity, Equity & Inclusion (DEI) plan as a long-term planning tool, built from culturally relevant outreach and conversations with diverse groups.
- 7.3. Continue to examine accessibility barriers (socio-economic, language, physical, geographic, transportation) to parks and trails. Develop a priority matrix to allocate resources to address known gaps.
- 7.4. Implement signage and information in multiple languages at all parks and trails, and include information about amenities, etiquette, trail length, difficulty, material/accessibility.



## Objectives

- 8.1. Develop an operations and maintenance funding plan to help preserve and protect public property, preserve its value, and ensure its intended function or use, life expectancy, safety, security, and appearance.
- 8.2. Consider the maintenance costs and staffing levels associated with acquisition, development, or renovation of parks or natural areas, and adjust the annual operating budget accordingly for adequate maintenance funding of the system expansion.
- 8.3. Develop a revolving replacement fund for capital repairs and replacements over time based on the deferred maintenance backlog.
- 8.4. Incorporate sustainable practices design, development, operations and maintenance.
- 8.5. Investigate the feasibility of incorporating security patrols or a park ranger program to ensure safety of park and trail users with an additional goal of protecting facility infrastructure.

Parkland Acreage	Regional Parks	
County Regional Parks	2,603.5 acres	
Other Providers of Regional-like Parks	6,848 acres	
<b>Total</b>	<b>9,451.5 acres</b>	
Level of Service	2020	2030
<b>Current Service Standard</b>	<b>10.0 acres per 1,000</b>	
Effective Level of Service based on total acreage (acres/1,000 residents)	18.93	16.23
Net LOS to Standard (acres/1,000 residents)	8.93	6.23
Performance to Standard	189%	162%
Acreage surplus (deficit)	4,459	3,628

Figure 27. Need for Regional Parks: Combined with other Providers

The planned development of Camp Bonneville and Brush Prairie regional parks will offset the current LOS deficiency for regional parks.

Other public land agencies in the county provide facilities comparable to regional parks. These include Battle Ground Lake State Park, Paradise Point State Park, Fort Vancouver National Historic Park, Ridgefield Wildlife Refuge and Steigerwald Wildlife Refuge. They provide an additional 6,848 acres of regional parks to the community. The LOS for regional park acreage would be 9,452 acres if these facilities were considered. This would exceed the LOS by 189% in 2020. The county will consider these other facilities as property that contributes to the regional park recreational capacity moving forward. (Figure 27)

## Recommendations for Regional Parks

Regional parks in Clark County attract significant outdoor recreation seekers from walkers and runners to picnickers, fishermen, hikers, birders, dog walkers, boaters, and nature lovers.

### Plan the development of Camp Bonneville & Brush Prairie Regional Parks

Some regional parks are challenged with visitation that exceeds the park's carrying capacity. Implementing projects to develop currently undeveloped regional parks can provide additional

regional park experiences and improve the regional park's carrying capacity. Master planning of undeveloped regional park sites will incorporate operational costs and cost recovery methods to assist in offsetting the operational and maintenance costs for these parks.

### Level of Service Metric

The regional park system metric will be reviewed to transition it from its historic acreage per capital goal to a value more in-line with the current inventory or toward a distribution and access standard that focuses on the recreational capacity of the network of regional parks to serve county residents.

Regional parks will work to provide the basic amenities including:

- Restrooms and parking,
- Trails that access both park features and natural spaces,
- Special outdoor recreation activities can be added where feasible

Undeveloped regional parks will be planned to determine the site's appropriate outdoor recreational development capacity.



## Community Parks & Neighborhood Parks Analysis

The county provides community parks and neighborhood parks within the Vancouver urban unincorporated area (VUUA). Due to the overlap, they will be assessed as a single unit of urban parks.

There are 61 neighborhood and community parks totaling over 720 acres, plus nine urban natural areas that protect another 120 acres. Park impact fees have financed park acquisition and development since the 1990s, and real estate excise taxes have supplemented the PIF program to support funding of park development. The Greater Clark Parks District (GCPD) program has provided a property tax-based funding for the maintenance and operations of most new parks in the VUUA since its creation in 2005. The inventory of sport fields has increased with the implementation of the GCPD levy and along with improving trail connections.

### Amenity Assessment

The county parks in the VUUA provide a wide range of outdoor recreation. Neighborhood and community parks provide open grass areas for non-programmed play. Playgrounds with structured play equipment and safety fall surfacing are in every developed urban park. Paved walking paths connect amenities within each park and often provide loop alignments and connections to nearby residential neighborhoods. Picnic tables and park

benches are provided, and most newer facilities are ADA-accessible. Community parks typically provide parking and restrooms. Natural areas and woodlands can be components of the park experience as well.

### Park Distribution – Gap Analysis

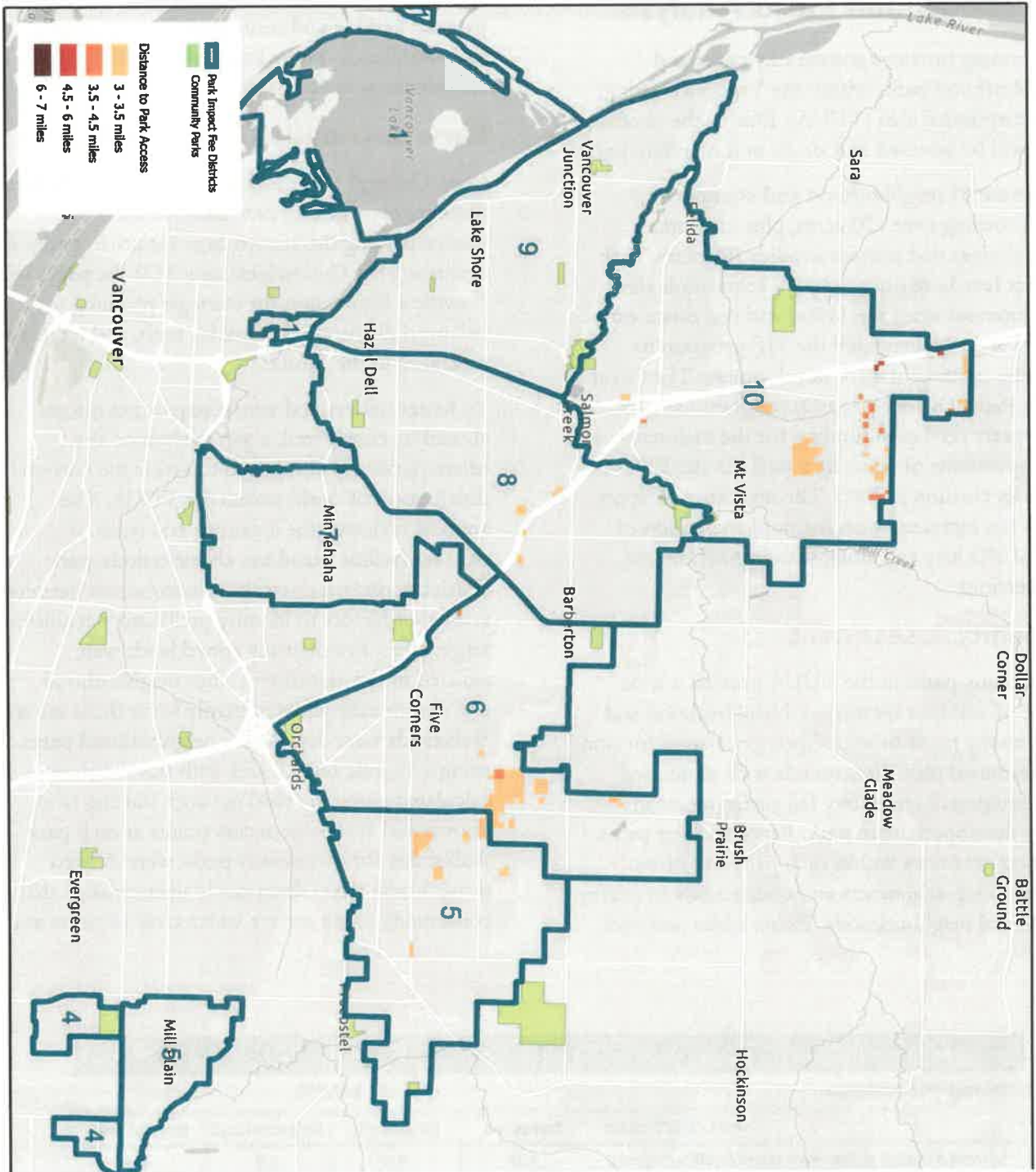
Clark County’s projected growth will place further pressure on access to new recreational lands. Understanding the known gaps for urban parks and evaluating the County’s existing LOS for parks will provide a foundation for strategic planning for a balanced distribution of parks, trails, and recreation amenities in the future.

To better understand where acquisition efforts should be considered, a gap analysis of the urban parks was conducted to assess the current distribution of parks across the VUUA. The analysis reviewed the locations and types of existing facilities, land use classifications, park district boundaries, transportation/access barriers and other factors to identify preliminary acquisition target areas. Residentially zoned lands were isolated in the assessment since neighborhood and community parks primarily serve those areas. Walksheds were defined for neighborhood parks using a ½-mile service area with travel distances calculated along the road network starting from known and accessible access points at each park. Walksheds for community parks were derived using 3-mile travel distances to acknowledge that community parks serve a wider array of users and

Acquisition Level of Service		2020			
Current UUA Population		157,870			
Park Classification	Combined	Community	Neighborhood	Natural Area	
Current Acquisition Standard (acres/1,000 residents)	6.0	3.0	2.0	1.0	
Effective Level of Service based on total acreage (acres/1,000 residents)	5.33	3.03	1.54	0.76	
Net LOS to Standard (acres/1,000 residents)	(0.67)	0.03	(0.46)	(0.24)	
Performance to Standard	89%	101%	77%	76%	
Acreage surplus (deficit)	(105.6)	4.9	(72.8)	(37.8)	

Figure 28. Urban Park System Level of Service to Acquisition Standard





Map 4: Urban Community Park Walkability Map (3-miles)



Acquisition Level of Service		2030			
Projected UUA Population		183,332			
Park Classification	Combined	Community	Neighborhood	Natural Area	
Current Acquisition Standard (acres/1,000 residents)	6.0	3.0	2.0	1.0	
Effective Level of Service based on total acreage (acres/1,000 residents)	4.59	2.61	1.33	0.66	
Net LOS to Standard (acres/1,000 residents)	(1.41)	(0.39)	(0.67)	(0.34)	
Performance to Standard	77%	87%	66%	66%	
Acreage surplus (deficit)	(258.4)	(71.5)	(123.7)	(63.2)	

Figure 29. Urban Park system Level of Service to Acquisition Standard to 2030

driving to such sites is typical.

Maps 4 through 6 illustrate the application of the distribution criteria from existing parks. The analysis shows that approximately 50% of residential areas have reasonable access to parks. Areas with darker color do not have an urban public park within reasonable walking distance of their home.

Striving to provide a neighborhood or community park within a reasonable distance may require acquiring new park properties in currently under-served locations and improving multi-modal transportation connections to allow residents to reach their local park. As the VUUA continues to develop and acquisition opportunities diminish, a strategic approach will be needed to better serve residents. In concert with the search for developable park land, coordination with proposed residential land development projects is needed to ensure consideration of when and how a public

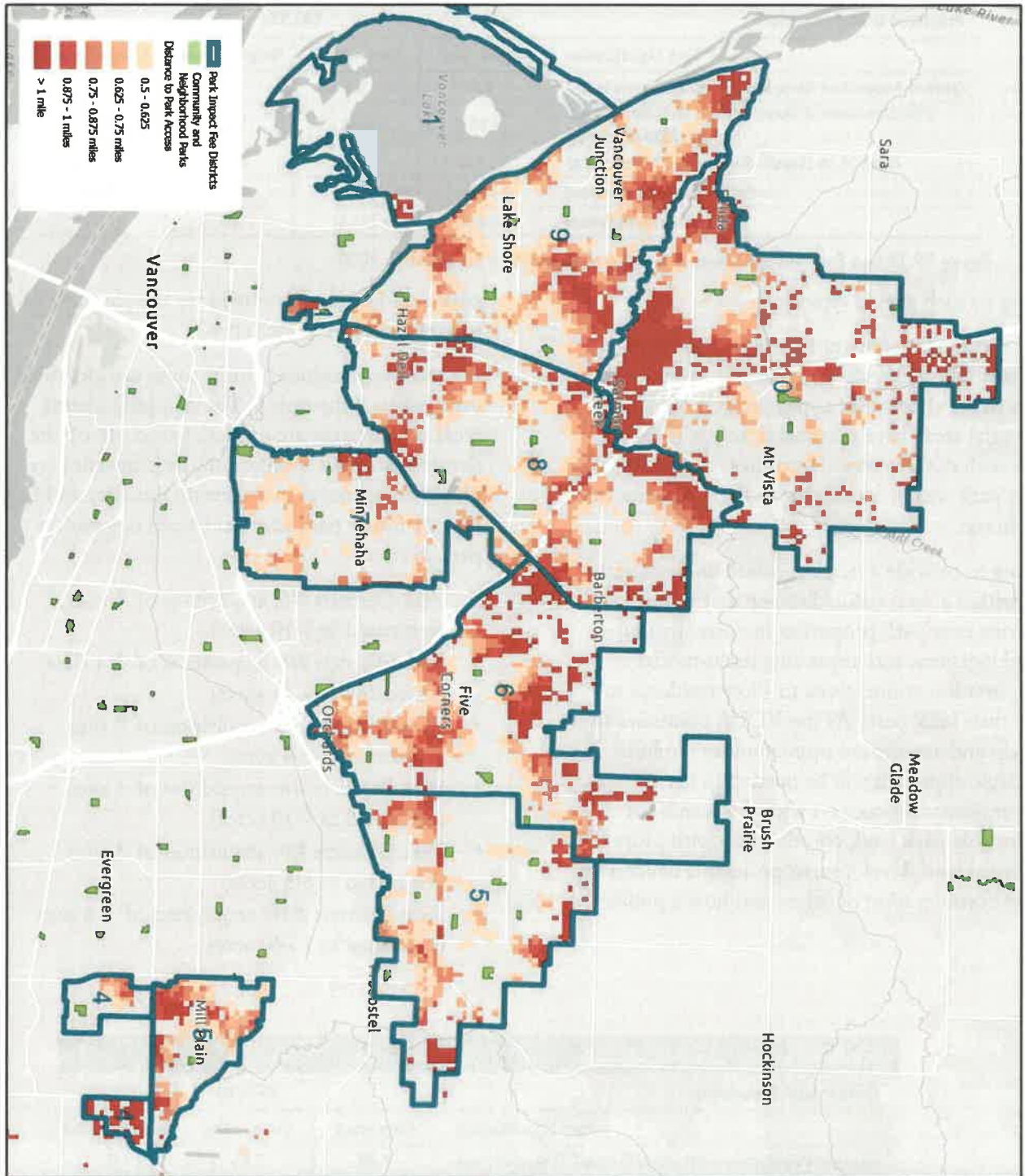
park could be incorporated into the planning of new residential communities.

Potential acquisitions priority areas are identified using Maps 4 through 6. The mapping identifies areas where parks are needed, based off of the denser color. No specific sites or properties are identified, however in reviewing this data and LOS data 21 future park sites have been targeted by park district:

- Park Districts #5: acquisition of 4 sites (estimated as 9-10 acres)
- Park Districts #6: acquisition of 3-4 sites (estimated as 9-11 acres)
- Park Districts #7: acquisition of 2 sites (estimated as 3-4 acres)
- Park Districts #8: acquisition of 4 sites (estimated as 9-10 acres)
- Park Districts #9: acquisition of 3 sites (estimated as 3-5 acres)
- Park Districts #10: acquisition of 5-6 sites (estimated as 15-40 acres)

Park Development Level of Service		2020		
Current UUA Population		157,870		
Park Classification	Combined	Community	Neighborhood	
Current Development Standard (acres/1,000 residents)	4.25	2.25	2.0	
Effective Level of Service based on total acreage (acres/1,000 residents)	2.54	1.55	0.99	
Net LOS to Standard (acres/1,000 residents)	(1.71)	(0.70)	(1.01)	
Performance to Standard	60%	69%	50%	
Acreage surplus (deficit)	(269.2)	(109.8)	(159.4)	

Figure 30. Urban Park System Level of Service to Development Standard



Map 5: Urban Neighborhood Park Walkability Map (1/2-mile)





Park Development Level of Service		2030		
Projected UUA Population		183,332		
	Park Classification	Combined	Community	Neighborhood
Current Development Standard (acres/1,000 residents)		4.25	2.25	2.0
Effective Level of Service based on total acreage (acres/1,000 residents)		2.19	1.34	0.85
Net LOS to Standard (acres/1,000 residents)		(2.06)	(0.91)	(1.15)
Performance to Standard		52%	59%	43%
Acreage surplus (deficit)		(377.5)	(167.1)	(210.4)

Figure 31. Urban Park System Level of Service to Development Standard to 2030

These acquisition targets represent a long-term vision for improving parkland distribution across the VUUA and are designed to accommodate additional park sites in the urban unincorporated area. (Figure 28 & 29)

### Level of Service Standard

The combined park (community and neighborhood parks) acreage standard within the VUUA is 5 acres per 1,000 population. The park distribution goal is to locate community parks so residents can be within a three-mile drive of a park. For neighborhood parks, the park distribution is based on a 1/2-mile walkshed, as described for the gap analysis.

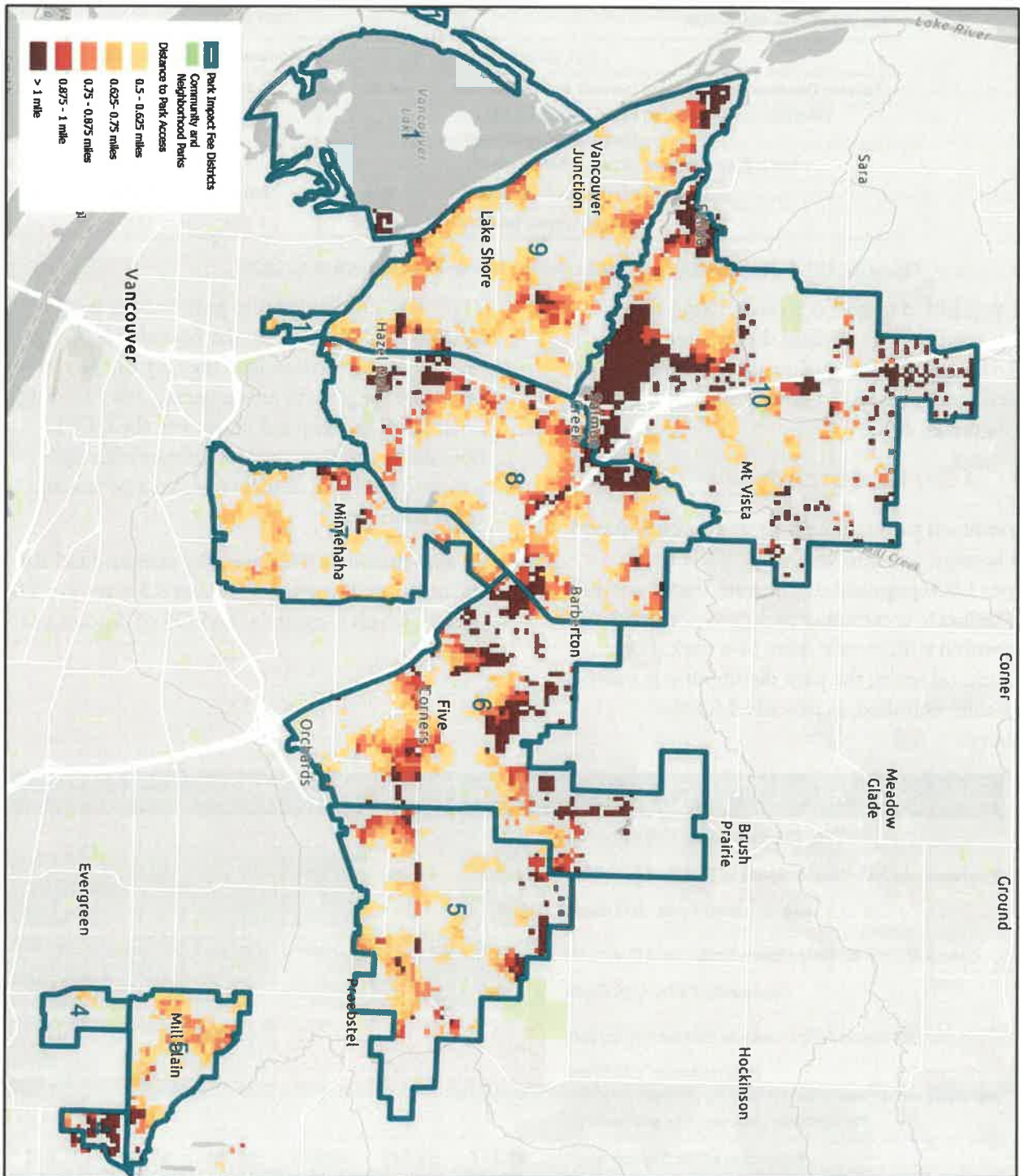
The VUUA is divided into park impact fee (PIF) districts that also contain the boundaries of the GCPD. As annexation into the City of Vancouver occurs or the growth area expands, the PIF district boundaries also expand. However, the GCPD boundaries are static, unless enlarged through a majority vote of residents within a potential annexation area.

At approximately 842 acres, the current LOS for the urban parks of the VUUA is 5.3 acres per 1,000 people, which exceeds the LOS of 5 acres per 1,000.

GCPD / UUA Metrics	District 5	District 6	District 7	District 8	District 9	District 10
<b>Per Capita LOS by Classification</b>						
Neighborhood Parks: Performance to Standard (2 ac/000)	75.7%	49.0%	77.8%	69.9%	68.7%	110.1%
Neighborhood Parks: LOS Grade	B	C	A	B	B	A+
Community Parks: Performance to Standard (3 ac/000)	88.7%	149.6%	70.6%	69.6%	108.3%	117.6%
Community Parks: LOS Grade	A	A+	B	B	A+	A+
Natural Areas: Performance to Standard (1 ac/000)	0.0%	0.0%	39.2%	87.6%	73.6%	307.1%
Natural Areas: LOS Grade	F	F	D	A	B	A+
<b>Parkland Access (within walksheds)</b>						
Population within Service Area*	35,567	25,745	15,876	28,880	30,189	21,613
Percent Service Area with Access to Neighborhood Parks	60.8%	41.3%	64.7%	48.5%	54.6%	27.7%
LOS Grade	B	D	B	C	B	F

\* Note: The percentage of land area covered by service area walksheds is a proxy for the population within the residential portion of the District.

Figure 32. Current Acquisition Level of Service (2020) by PIF District



Map 6: Composite Urban Park Walkability Map (3-miles)



Urban park development is performing at 60% of the adopted standard, providing 2.5 acres of developed parkland per 1,000 population compared to the standard of 4.25 acres per 1,000. (Figure 30) A current deficit of 269 acres exist for developed parkland across the entire VUUA.

With the projected population growth in the VUUA, future need for urban parkland will grow to approximately 258 acres to meet the acquisition standard and 378 acres to meet the park development standard. (Figure 31)

The analysis identifies a need for neighborhood parks, rather than community parks, to serve the VUUA. This demand for additional parkland will need to be balanced with ensuring existing urban park facilities are maintained adequately, given typical fiscal constraints.

### Community Parks

Since the 2015 PROS Plan, community parkland acreage has increased from a total acreage of 335 acres (150 developed acres) to the current total of 478 acres (245 developed acres). Community park acreage increased by 42% and developed community park acreage increased by 63%. This increase in acreage across the VUUA has resulted in community parks meeting the current acquisition LOS. However, individual park districts may not meet the LOS for that district. Developed community park areas require 109.8 acres to meet

the 2.25 acres per 1,000 population LOS. The demand for community park acreage will increase over the next decade as the population is estimated to increase by over 13%. The projected acreage and developed park acreage to meet the LOS in 2030 is an additional 71.5 acres acquired and 167.1 acres developed.

### Neighborhood Parks

The county-managed neighborhood parks in the VUUA total 243 acres (156 acres developed). Since the last PROS Plan in 2015, neighborhood parks have increased 24% from 194.6 acres (125.7 acres developed). The current level of service for neighborhood park acreage is 1.54 acres per 1,000 population across the VUUA. For developed neighborhood parks, the current LOS is 0.99 acres per 1,000 population. The neighborhood park classification currently performs at 77% of LOS for acreages. For developed neighborhood park acres, the performance is at 50% of LOS. To meet the LOS in 2030 an additional 123.7 acres acquired and 210.4 acres developed is needed.

### Urban Parks Level of Service by PIF District

The LOS has been calculated for each PIF district using population figures calculated for each district. In the shared districts (Districts #5 & #7), only the county portion is considered in the assessment. PIF districts #1 and #4 have been excluded since

	2030 Population Projection	2020				2030			
		Community Parks		Neighborhood Parks		Community Parks		Neighborhood Parks	
		Surplus / (-Deficit)		Surplus / (-Deficit)		Surplus / (-Deficit)		Surplus / (-Deficit)	
		Acquired	Developed	Acquired	Developed	Acquired	Developed	Acquired	Developed
Park District #5	40,311	(12.1)	(1.1)	(17.3)	(33.9)	(68.0)	(37.7)	(26.8)	(43.3)
Park District #6	29,179	38.3	12.1	(26.3)	(38.7)	(4.1)	(49.1)	(33.1)	(45.6)
Park District #7	17,994	(14.0)	(35.7)	(7.1)	(15.2)	(43.9)	(40.5)	(11.3)	(19.4)
Park District #8	32,732	(26.3)	(45.0)	(17.4)	(31.1)	(37.9)	(53.6)	(25.1)	(38.8)
Park District #9	34,227	7.5	(21.6)	(18.9)	(23.3)	(4.6)	(30.7)	(27.0)	(31.4)
Park District #10	24,496	11.4	(18.4)	4.4	(22.3)	(43.3)	(24.9)	(1.4)	(28.1)

Figure 33. Current Acquisition Level of Service (2020) by PIF District



GCPD / UUA Metrics	District 5	District 6	District 7	District 8	District 9	District 10
<b>Per Capita LOS by Classification</b>						
Neighborhood Parks: Performance to Standard (2 ac/000)	52.4%	24.9%	52.2%	46.2%	61.4%	48.4%
Neighborhood Parks: LOS Grade	C	F	C	D	B	D
Community Parks: Performance to Standard (2.25 ac/000)	98.6%	120.9%	0.0%	30.8%	68.1%	62.1%
Community Parks: LOS Grade	A	A+	F	F	B	B

Figure 34. Current Park Development Level of Service (2020) by PIF District

these are predominantly the City of Vancouver areas and the county-owned parks in these districts provide a high level of service today. The assessment also calculates any shortfalls to reveal the need for additional parkland acreage within each park classification and the needs for additional developed park areas.

The current park impact fee program for the VUUA is structured as a tool to pay for new residential growth. Figure 32 aims to highlight the current LOS by park classification for each of the primary VUUA PIF districts. The chart uses color-coding to illustrate performance to the adopted standards and uses a letter grading system to simplify the snapshot of current conditions by PIF district.

For today's population and current acreage, PIF district #10 shows the strongest performance to the LOS, however parkland distribution in that district is poor. Each of the remaining PIF districts shows relatively good performance to the LOS. All PIF districts are projected to turn to acreage deficits by 2030. Figure 33 shows the projected change in acreage need between 2020 and 2030 for each PIF district.

The county's capacity to improve or meet the LOS for both park classifications will be strongly tied to the ability to pay for the additional operations and maintenance demands of any growth in the park system.

## Going Beyond Acreage Standards

Using a service standard for park acreage tied to a community's population provides a common measure for guiding the amount of desired parkland. However, the acreage of parkland per capita provides only a limited measure of the value of recreational access and park amenities in demand for public uses. As the park system matures with increasing residential density, other assessment techniques should be incorporated going forward to gauge the community's need for additional lands, facilities, and amenities, which include the following:

### Park Pressure

Park pressure refers to the potential demand on a park. One method of exploration examines the proximity of residential populations to a park and assumes that the residents in a 'parkshed' use the park closest to them and that people visit their closest park more often than those farther away.

Using GIS, the 'parkshed' is defined by a polygon or a park service area containing all households having the given park as their closest park. The population within this park service area can then be calculated, providing an estimate of the number of nearby potential park users. The acreage of the subject park is then used to calculate the number of park acres available per 1,000 people within the parkshed. This measure of probable park use and population pressure identifies the adequacy of the park land (in acres per 1,000) rather than simply the location and 'walkability' determined by the park accessibility metric. Depending on the amenities and attractions within the park, the higher the population within a parkshed will result in greater use and potential increased maintenance and wear.

# Funding Streams & Rules of Use

<b>REET—2</b> Excise Tax collected by County to be used for Parks & Transportation Projects	<b>PIF</b> Park Improvement Fee charged for new development within GCPD	<b>General Fund</b> General Tax dollars collected by the County	<b>Conservation Futures</b> Countywide Levy used for natural areas	<b>GCPD Funds</b> Excise Tax collected within the GCPD boundary to assist with O&M of parks in district
<u>Uses</u> <ul style="list-style-type: none"> <li>• Development</li> <li>• Major Maintenance</li> </ul>	<u>Uses</u> <ul style="list-style-type: none"> <li>• Development</li> <li>• Major Maintenance</li> <li>• Acquisition</li> </ul>	<u>Uses</u> <ul style="list-style-type: none"> <li>• Limits set by Council</li> </ul>	<u>Uses</u> <ul style="list-style-type: none"> <li>• Acquisition</li> <li>• O&amp;M</li> </ul>	<u>Uses</u> <ul style="list-style-type: none"> <li>• O&amp;M</li> <li>• Preventative Maintenance</li> </ul>
<u>Access</u> <ul style="list-style-type: none"> <li>• Annual Budget</li> <li>• Committee Reviews &amp; Recommends Annual Allocation</li> <li>• Can be used at any Park Property</li> <li>• Needs to be part of Capital Plan</li> </ul>	<u>Access</u> <ul style="list-style-type: none"> <li>• Annual Budget</li> <li>• Use only within District of GCPD funds collected</li> <li>• 10 year use period</li> <li>• Needs to be part of Capital Plan</li> </ul>	<u>Access</u> <ul style="list-style-type: none"> <li>• Annual Budget</li> <li>• Generally limited to regional parks or programs without dedicated funding</li> </ul>	<u>Access</u> <ul style="list-style-type: none"> <li>• Annual Budget</li> <li>• Natural Areas Acquisition Plan Id'd or Council Direction</li> <li>• Can be used by other jurisdictions, NGOs, etc. to acquire property</li> <li>• 10 year use period</li> </ul>	<u>Access</u> <ul style="list-style-type: none"> <li>• Annual Budget</li> <li>• Committee Reviews &amp; Recommends Annual Allocation</li> <li>• Can be used at any Park Property</li> </ul>





# 2022-2027 NATURAL AREAS ACQUISITION PLAN LEGACY LANDS PROGRAM



Clark County Public Works - Parks & Land Division  
4700 NE 78<sup>th</sup> Street, Vancouver, WA 98665  
564.397.2285  
[www.clark.wa.gov/public-works/clark-county-parks](http://www.clark.wa.gov/public-works/clark-county-parks)

November 2021



## Preface

Clark County is blessed with a great abundance of natural beauty and resources. The county has some of the best tree-growing ground in the world, productive farmland, habitat for migratory birds in the heart of the Pacific Flyway, and healthy rivers flowing right out of the Cascades. In the coming decades Clark County will grow and change. In the face of this growth, maintaining core natural resources and areas is of great importance.

This plan guides the County's efforts to preserve Clark County's important natural areas, places to recreate, and critical areas that provide us with clean air and water. The plan is designed to support coordination across county departments and with external partners, provide valuable information for project development and grant solicitation, and maximize the ability to leverage precious public and private dollars. The plan puts a priority on using conservation projects to achieve multiple benefits, including recreation and public access, wildlife habitat protection, watershed and shoreline protection for clean water, as well as compliance with environmental regulations. The implementation of this plan will help Clark County remain an amazing place to live, work, and experience our natural environment.

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Appendix B: Project Opportunities Lists

Appendix C: GIS Methods

Appendix D: Natural Areas Fund Source Manual

Appendix E: Legacy Lands Acquisition History

Appendix F: Council Adoption Resolution and Adoption Public Comments

## Chapter 1 Introduction

*“Clark County contains a diverse mixture of natural resources, parklands, and open spaces. Of the county’s 656 square miles, almost half is in forest and agricultural lands, and surface water. Air, water and land resources are essential to the very existence of human development. They influence every aspect of quality of life from the local climate to the availability of drinking water to flood control and drainage patterns to recreational opportunities and to the habitat that we share with plants and animals.”*

- Clark County’s 20-Year Comprehensive Growth Management Plan

### 1.1 OVERVIEW

Clark County possesses a rich variety of landscapes and natural resources that enhance the quality of life for all Clark County residents. Our natural resources range from the Columbia River to the Cascade Mountains and include a diversity of streams and lakes, marshes, wetlands, shorelines, meadows and forests. These land and water resources provide critical habitat for fish and wildlife, and provide opportunities for hiking, canoeing, picnicking, swimming, and other outdoor recreation activities.

Our open spaces also continue to include significant tracts of highly productive farm and forest lands. Clark County’s Comprehensive Growth Management Plan notes that these natural resources are a component of the economy, “providing jobs, tax revenue and valuable products and materials for local use and export.” Moreover, “farmlands and forests also provide aesthetic, recreational and environmental benefits to the public while contributing to the diverse character of the county.”

Historically, Clark County has placed a high value on preserving its landscapes and natural resources and has used various methods to accomplish this goal. These include regulatory programs such as critical areas ordinances; incentive programs such as current use taxation; and acquisition programs such as Conservation Futures. While these efforts have met with substantial success, there is a continuing need to explore opportunities to preserve, enhance, and steward our high-quality landscapes and natural resources.

The Natural Areas Acquisition Plan provides a vision for preserving and enhancing a countywide system of natural lands, including greenways, habitat, farm and forest resource lands. The plan identifies specific project opportunities to pursue over the next six years, identifies high-value natural lands, and highlights a variety of funding mechanisms that can support project implementation. The specific project opportunities represent acquisition projects, but by design most of these projects also include future opportunities for park development, trail creation, and restoration opportunities. The plan prioritizes projects that meet multiple benefits, expand on the existing system, and are aligned with other county plans (i.e. trails plans) and priorities. The plan also encourages the development of partnerships between public and private agencies that have supported the development of the natural areas for over 35 years.

### 1.2 PROGRAM HISTORY

Clark County’s Conservation Futures program has been a central focus for the acquisition and enhancement of natural areas and open space lands over the past 35 years. The Clark County



Council enacted this program in October 1985, instituting a conservation futures property tax levy on all property within the county at a rate not to exceed 6 ¼ cents per thousand dollars of assessed value. Per the enabling statute, RCW 84.34, conservation futures funds are dedicated to the acquisition of farm, forest, and open space lands. In 2006 the Clark County Council renamed the program the Legacy Lands program. In 2005, an amendment to the statute enabled a limited amount of each year's levy revenue, equivalent to no more than 15% of the prior year's levy collection, to be used for operations, maintenance and stewardship of natural areas. The enabling legislation was amended again in 2017 to increase the amount that could be dedicated to operations, maintenance and stewardship up to 25% of the prior year's levy revenue.

Since the enactment of the conservation futures levy, the Legacy Lands program has helped acquire almost 5,000 acres of high-quality shorelines, greenways, open space, and fish and wildlife habitat. Acquisitions include property on almost every lake and river system in the county and include such notable sites as Camp Currie, Fallen Leaf Lake, Eagle Island, Frenchman's Bar, Lucia Falls, East Biddle Lake, and substantial properties within greenway systems on the East Fork Lewis River, Salmon Creek, Burnt Bridge Creek, and the Washougal River. Extensive acquisitions have occurred throughout the county, both inside and outside urban areas and city limits. Conservation futures funds have provided an important source of local revenue to seek and secure millions of dollars of matching grants and partnership resources.

In terms of community-supported planning, Clark County established a clear, comprehensive vision for preserving and enhancing high-value natural areas. In the late 1980s, the Clark County Council established the Clark County Open Space Commission to help consider the need for open space protection. The commission addressed five charges:

1. To define open space and consider those qualities, values and physical characteristics that make it something to be preserved;
2. To evaluate the extent to which open space is now being protected in Clark County and the effectiveness of existing programs;
3. To evaluate the need to protect additional open space in Clark County;
4. To identify and evaluate methods that might be used to preserve open space; and
5. To recommend policy guidelines that reflect community values and develop an action program for preserving open space in Clark County.

The Open Space Commission Report, completed in August 1992, is a primary document guiding the preservation of open space in the county.

Since the Open Space Commission Report, a variety of community-based plans and resource documents have identified the need to preserve and maintain our high-quality natural resources. These include Clark County's 20-Year Comprehensive Growth Management Plan; Comprehensive Parks, Recreation, and Open Space Plan; Regional Trail and Bikeway Systems Plan; Shorelines Management Master Program; Lower Columbia Salmon Recovery and Fish and Wildlife Subbasin Plan; and the Conservation Areas Acquisition Plan, which was originally adopted by the Board of Commissioners in December, 2004 and updated in 2014.

### **1.3 MANAGEMENT AND IMPLEMENTATION**

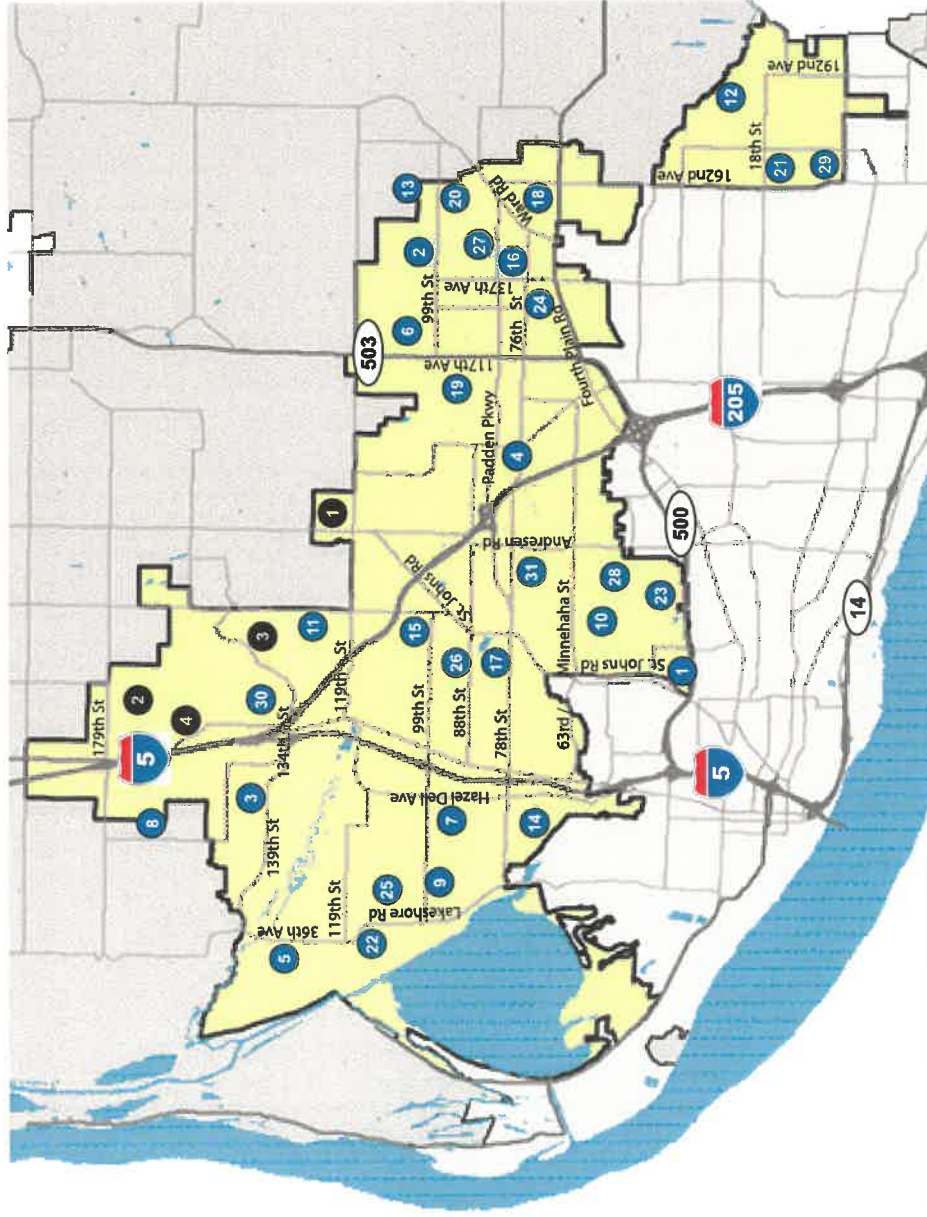
A departmental reorganization in Clark County in 2016 aligned the Clark County Legacy Lands program in the Public Works Department, Parks and Lands Division.

Contact information for the Legacy Lands program and the Natural Areas Acquisition Plan is as follows:

Legacy Lands  
Attn: Program Coordinator  
Clark County Public Works, Parks and Lands Division  
4700 NE 78<sup>th</sup> Street  
Vancouver, WA 98665  
(564) 397-1652

# Greater Clark Parks District

August 2018



## Completed

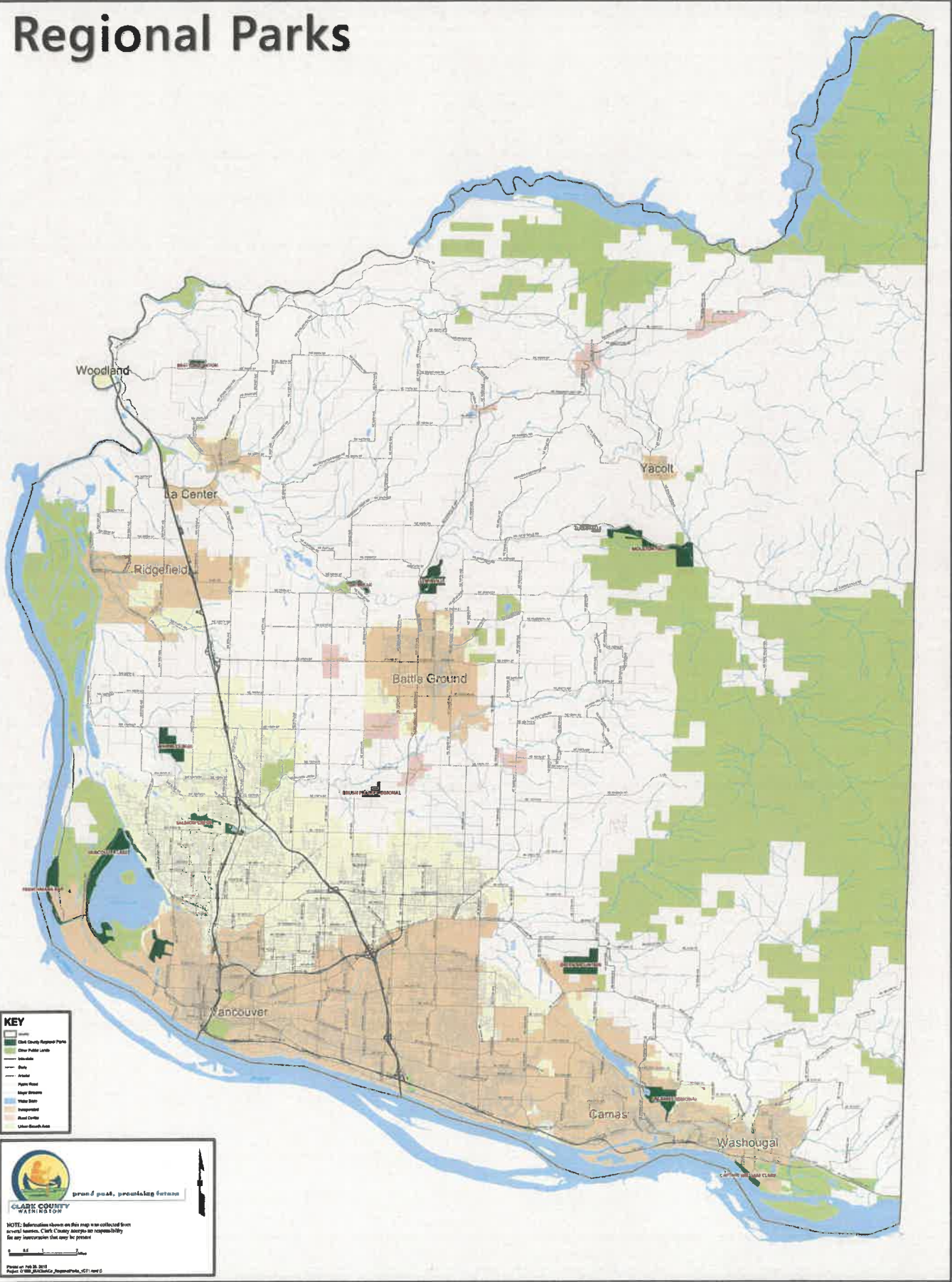
1. Bosco Farm Neighborhood Park
2. Cherry Neighborhood Park
3. Chinook Neighborhood Park
4. Covington Neighborhood Park
5. Sgt. Brad Crawford Neighborhood Park
6. Dogwood Neighborhood Park
7. Eisenhower School Neighborhood Park
8. Fairgrounds Community Park
9. Jack Z. Fazio Neighborhood Park
10. Douglas Carter Fisher Neighborhood Park
11. Greyhawk Neighborhood Park
12. Harmony Ridge Neighborhood Park
13. Hockinson Meadows Community Park
14. Jorgenson Woods Neighborhood Park
15. Kate and Clarence Lalonde Neighborhood Park
16. Little Prairie Neighborhood Park
17. Luke Jensen Sports Park
18. Oak Grove Neighborhood Park
19. Orchards Highlands Neighborhood Park
20. Otto Brown Neighborhood Park
21. Pacific Community Park
22. Raspberry Fields Neighborhood Park
23. Road's End Neighborhood Park
24. Sifton Neighborhood Park
25. Sorenson Neighborhood Park
26. Tenny Creek Neighborhood Park
27. Tiger Tree Neighborhood Park
28. Tower Crest Neighborhood Park
29. Vandervort Neighborhood Park
30. Vista Meadows Neighborhood Park
31. Walnut Grove Neighborhood Park

## Upcoming

1. Curtin Creek Community Park
2. Kozy Kamp Neighborhood Park
3. Pleasant Valley Community Park
4. Salmon Creek Community Club Neighborhood Park



# Regional Parks



**KEY**

- Thin Black Line: County Boundary
- Light Green: Clark County Regional Parks
- Dark Green: State Public Lands
- Light Blue: Water
- Blue Line: Road
- Red Line: Railroad
- Yellow: Urban Growth
- Orange: Urban
- Light Green: Forest
- Light Blue: Water Body
- Dark Green: Wetlands
- Light Green: Open Space
- Light Blue: Urban Growth
- Dark Green: Urban Growth

  
**CLARK COUNTY**  
WASHINGTON

NOTE: Information shown on this map is collected from several sources. Clark County accepts no responsibility for any inaccuracies that may be present.

Scale: 0 1 2 Miles

Printed on 10/28/2013  
Project: 0-100-24-2013-Clark\_ParkSystemPlan\_V01.mxd





# Clark County Parks Advisory Board



## Agenda Item

---

Date: 6/14/2022

**Agenda Item: Chelatchie Prairie Railroad Trust Land Transfer**

Action Item   
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
- 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

## Exhibit A



# 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.



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



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,

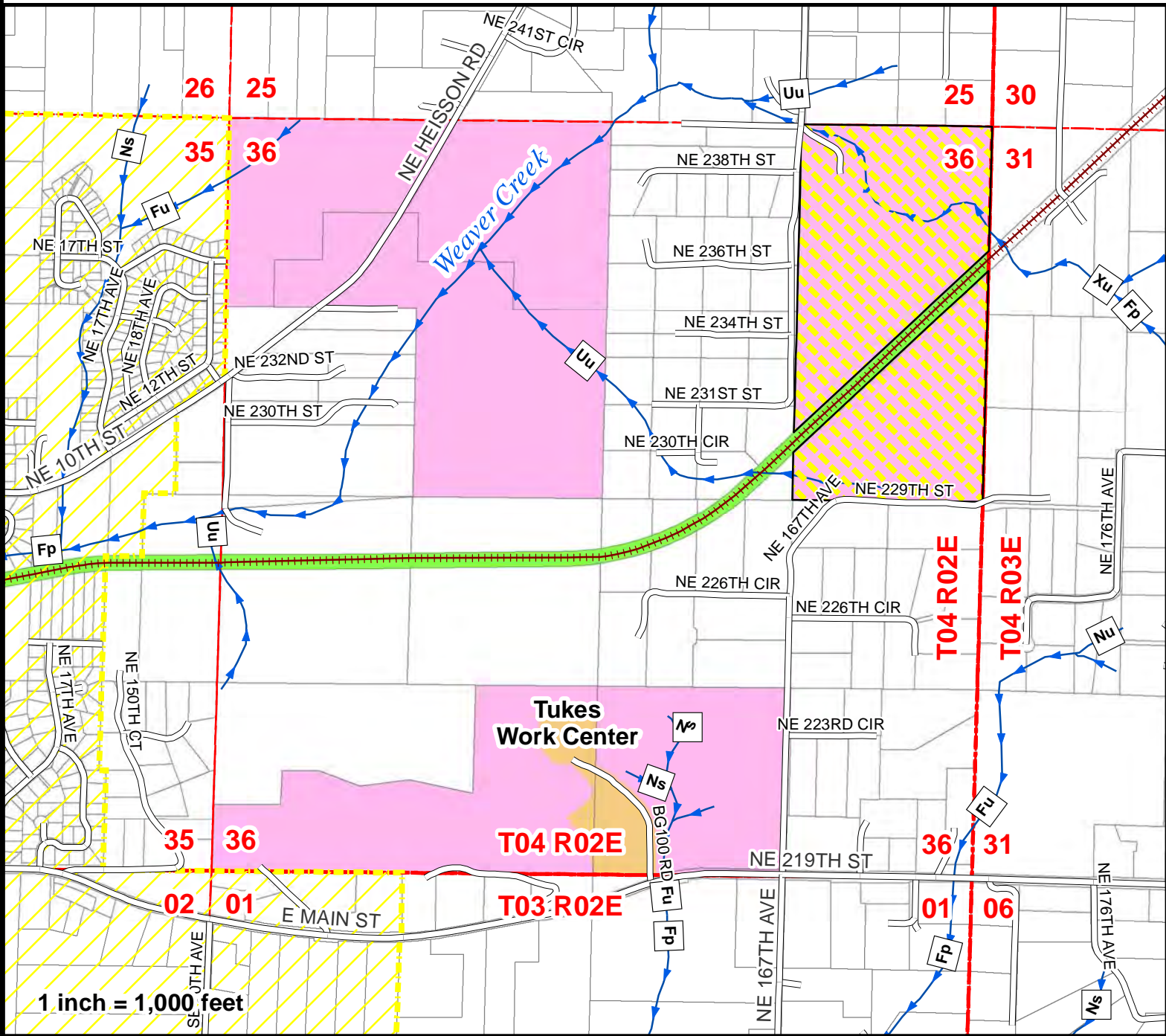
**PROJECT MAINTENANCE PLAN** (brief summary of maintenance approach): Initial maintenance would be minimal including noxious weed control, responding to complaints, removal of danger trees, etc.





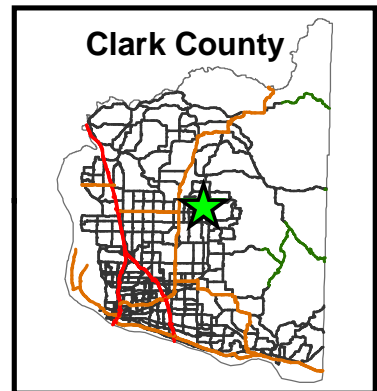
# CLARK COUNTY TRUST LAND TRANSFER

## 80 ACRES NEAR CHELATCHIE PRAIRIE RAILROAD



### Map Legend

- |                              |                                 |                            |
|------------------------------|---------------------------------|----------------------------|
| Common School (3)            | CEP and RI (6)                  | Trust Land Transfer Parcel |
| Agricultural School (4)      | Capitol Grant (7)               | Taxlots                    |
| Scientific School (10)       | State Forest Board Transfer (1) | Battleground City Limits   |
| Normal School (8)            | State Forest Board Purchase (2) | County Land                |
| University - Transferred (5) | NAP / NRCA (74 / 75)            | Existing Road              |
| University - Original (11)   | Other DNR - Managed Lands       | Chelatchie Prairie RR      |
|                              |                                 | Stream - DNR               |



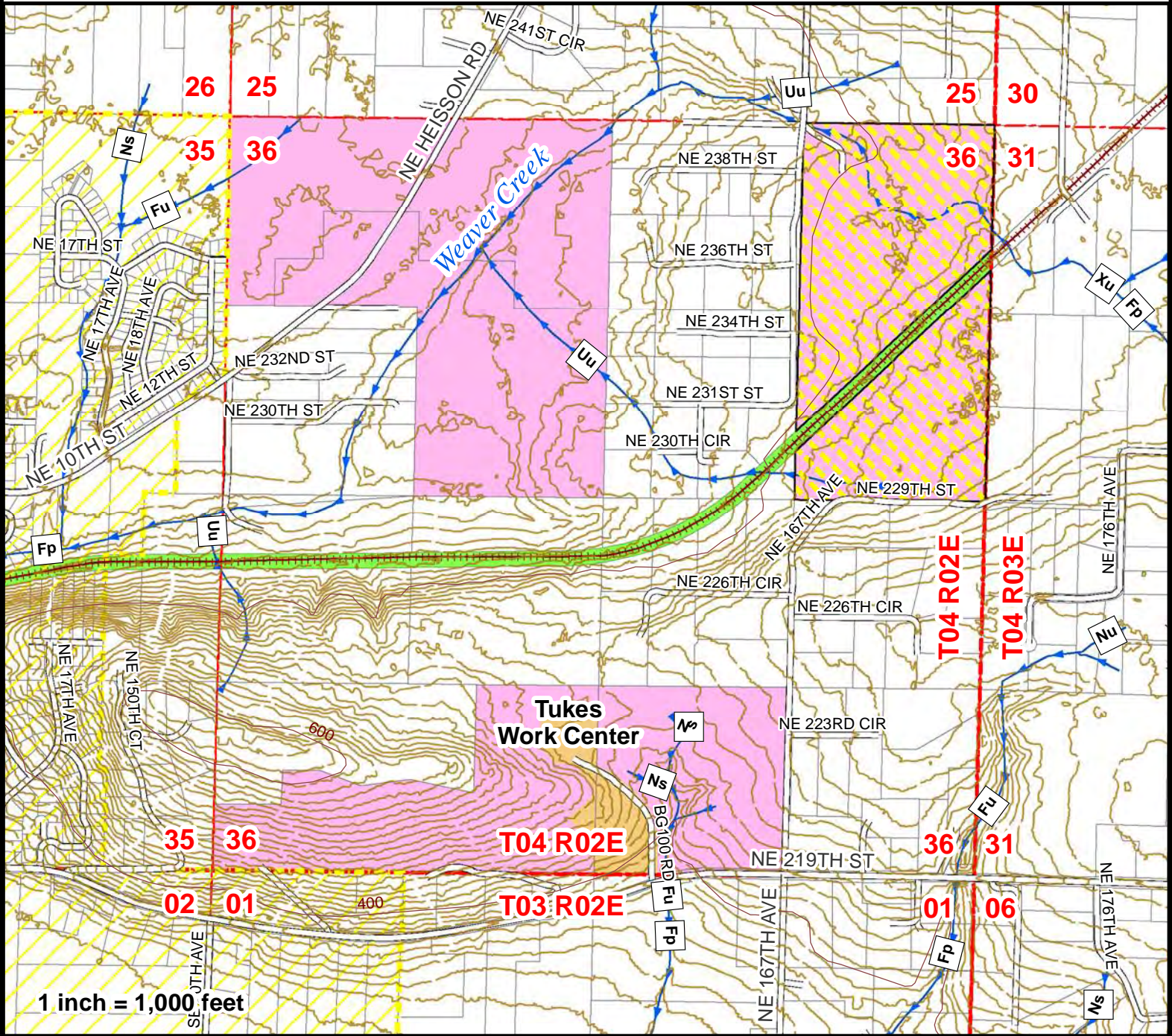
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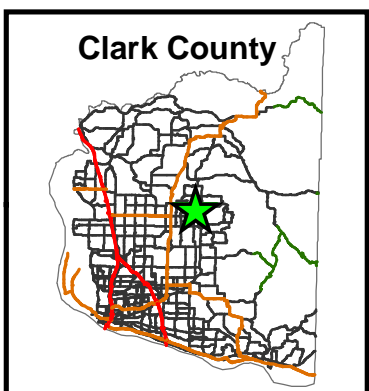
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## 80 ACRES NEAR CHELATCHIE PRAIRIE RAILROAD



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| Scientific School (10)       | State Forest Board Transfer (1) | Battleground City Limits   |
| Normal School (8)            | State Forest Board Purchase (2) | Existing Road              |
| University - Transferred (5) | NAP / NRCA (74 / 75)            | Chelatchie Prairie RR      |
| University - Original (11)   | Other DNR - Managed Lands       | Stream - DNR               |
| County Land                  | County Land                     | Contour Lines              |



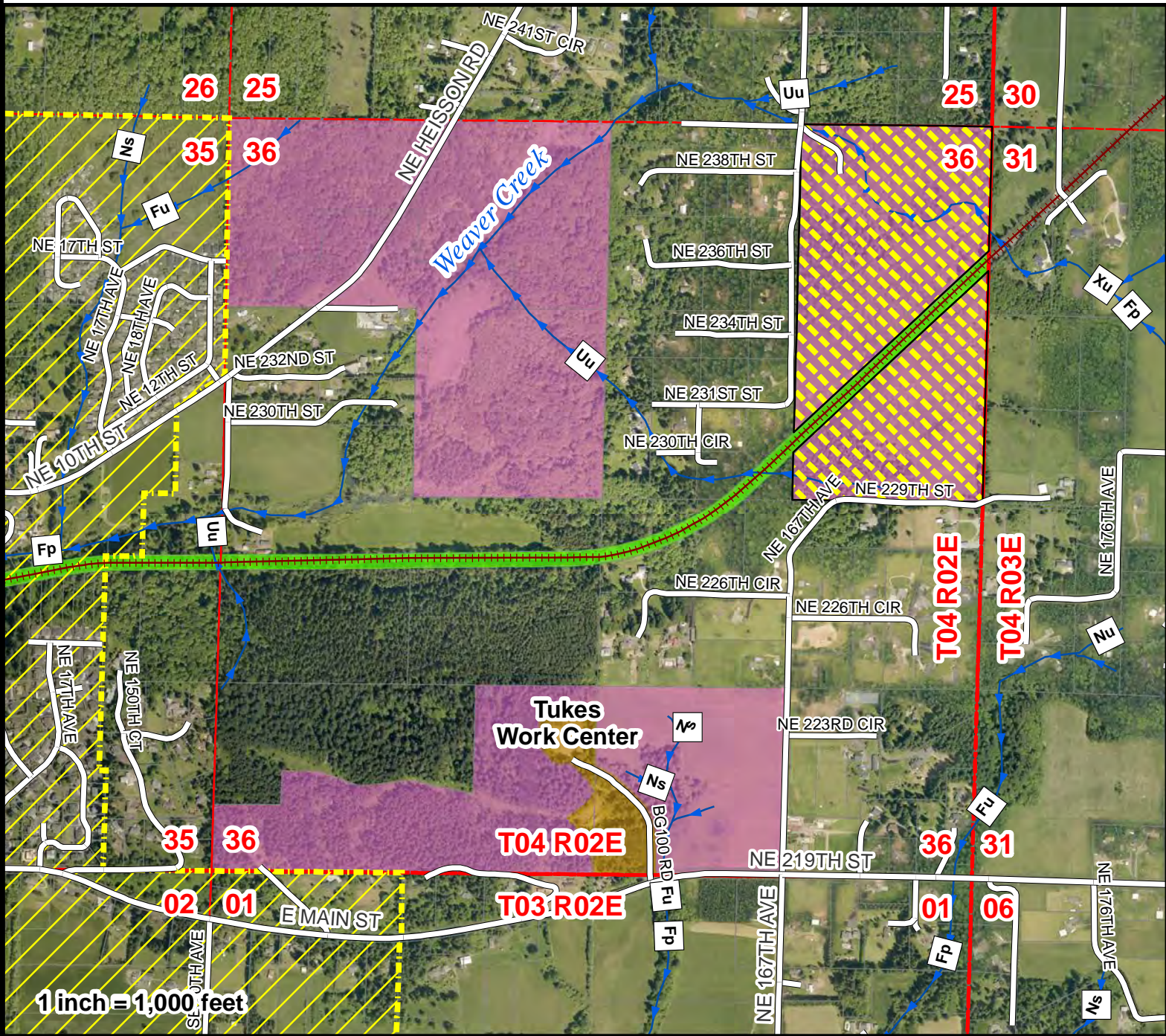
Date: 8/25/2016





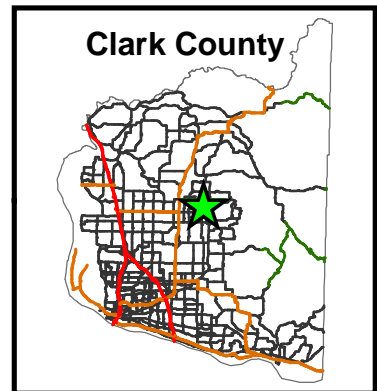
# CLARK COUNTY TRUST LAND TRANSFER

## 80 ACRES NEAR CHELATCHIE PRAIRIE RAILROAD



### Map Legend

Common School (3)	CEP and RI (6)	Trust Land Transfer Parcel
Agricultural School (4)	Capitol Grant (7)	Taxlots
Scientific School (10)	State Forest Board Transfer (1)	Battleground City Limits
Normal School (8)	State Forest Board Purchase (2)	County Land
University - Transferred (5)	NAP / NRCA (74 / 75)	Existing Road
University - Original (11)	Other DNR - Managed Lands	Chelatchie Prairie RR
		Stream - DNR



Date: 8/25/2016





# 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)

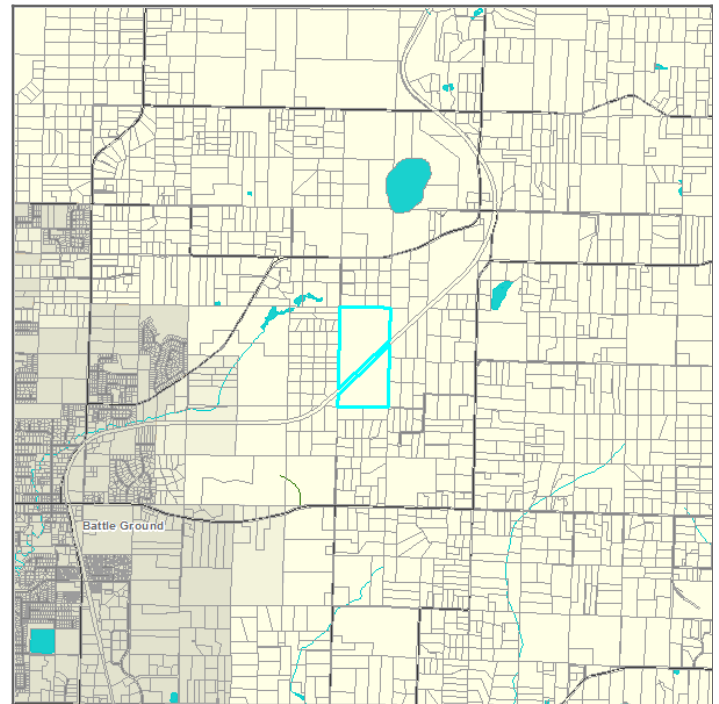
Land Value	\$581,029.00
Building Value	\$0.00
Total Property Value	\$581,029.00
Total Taxable Value	\$0.00

## 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

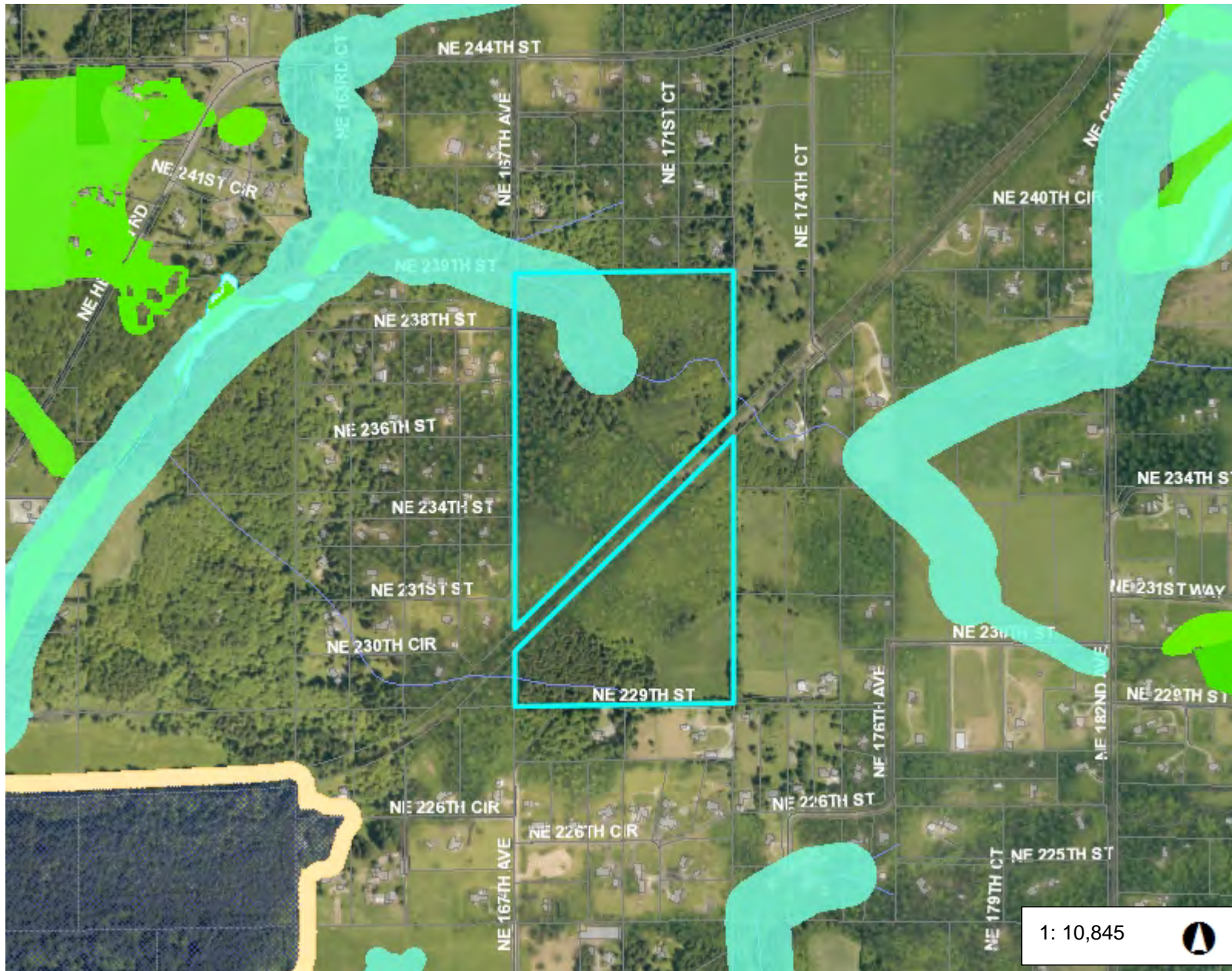
## Habitat and Cultural Resources

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





# DNR 229189-000



## Legend

### Priority Habitat and Species Ar

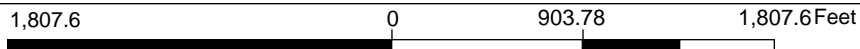
- Non-riparian Habitat Conservation / Species Areas
- Riparian Habitat Conservation Area

- Priority Habitat Buffer
- Priority Species Buffer
- Wetlands Presence
- Permitted Wetland
- High Quality Wetland
- NWI Wetland
- Modeled Wetland
- Stream
- Lake
- Stream - DNR
- Lake - DNR
- Building Footprints
- Taxlots
- Roads
- ImageOrtho
  - Red: Band\_1
  - Green: Band\_2
  - Blue: Band\_3
- Cities Boundaries
- Urban Growth Boundaries

## Notes:

Clark County TLT 2017-2019

1: 10,845



WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
Clark County, WA. GIS - <http://gis.clark.wa.gov>

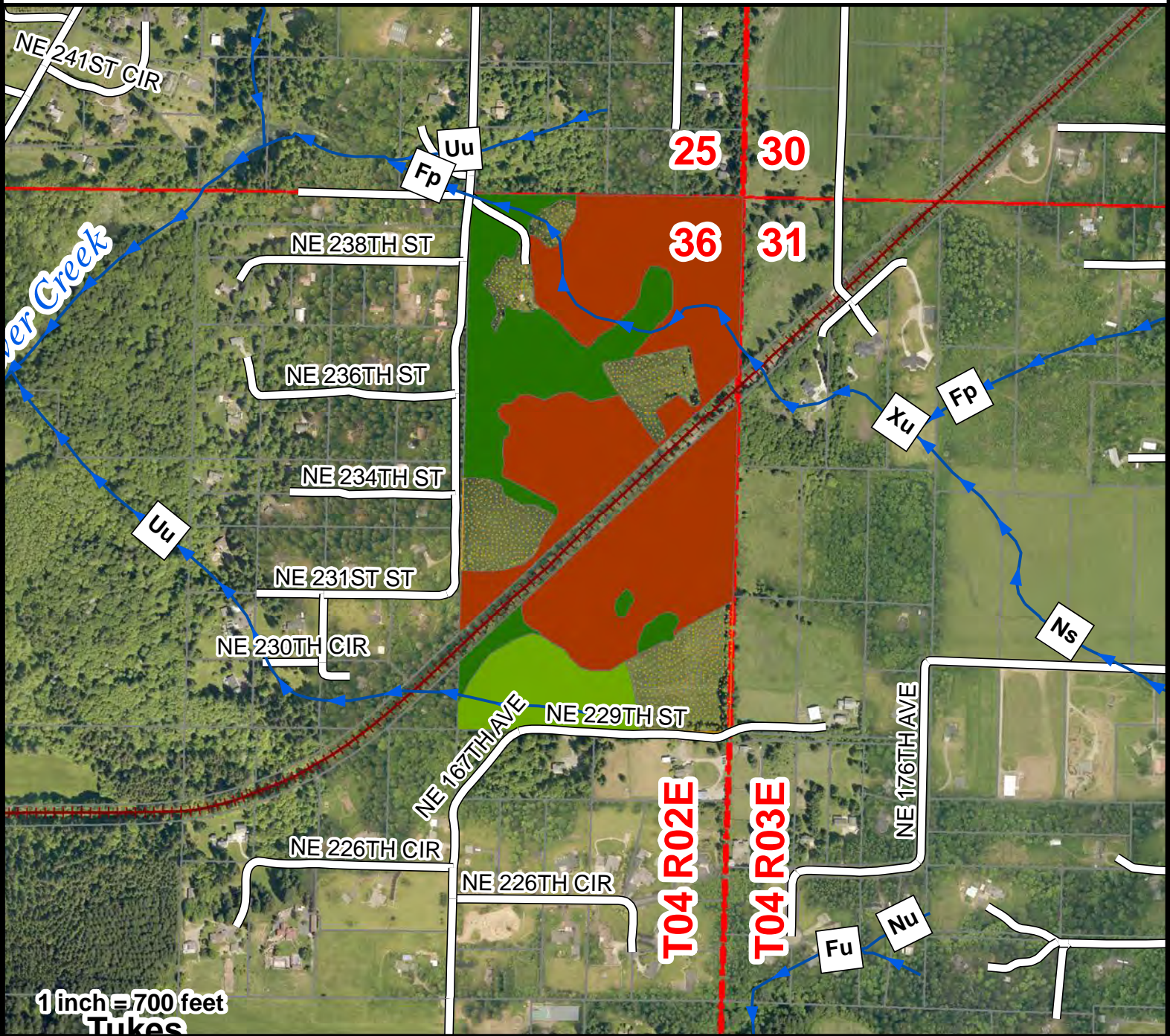
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# CLARK COUNTY TRUST LAND TRANSFER

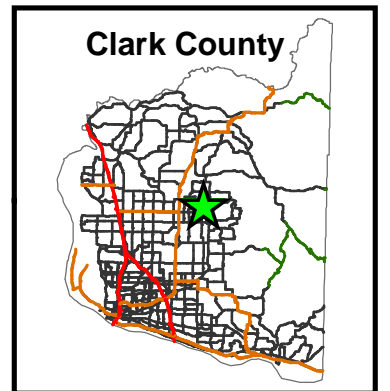
## 80 ACRES NEAR CHELATCHIE PRAIRIE RAILROAD



### Map Legend

- |  |                      |   |                       |
|--|----------------------|---|-----------------------|
|  | Conifer 1 - 7 Acres  |  | Existing Road         |
|  | Conifer 2 - 15 Acres |  | Chelatchie Prairie RR |
|  | Scrub - 41 Acres     |  | Stream - DNR          |
|  | Field - 14 Acres     |   |                       |
|  | Taxlots              |   |                       |

Date: 8/29/2016



# 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.





# Clark County Parks Advisory Board



## Agenda Item

---

Date: 6/14/2022

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

Action Item  X  
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.

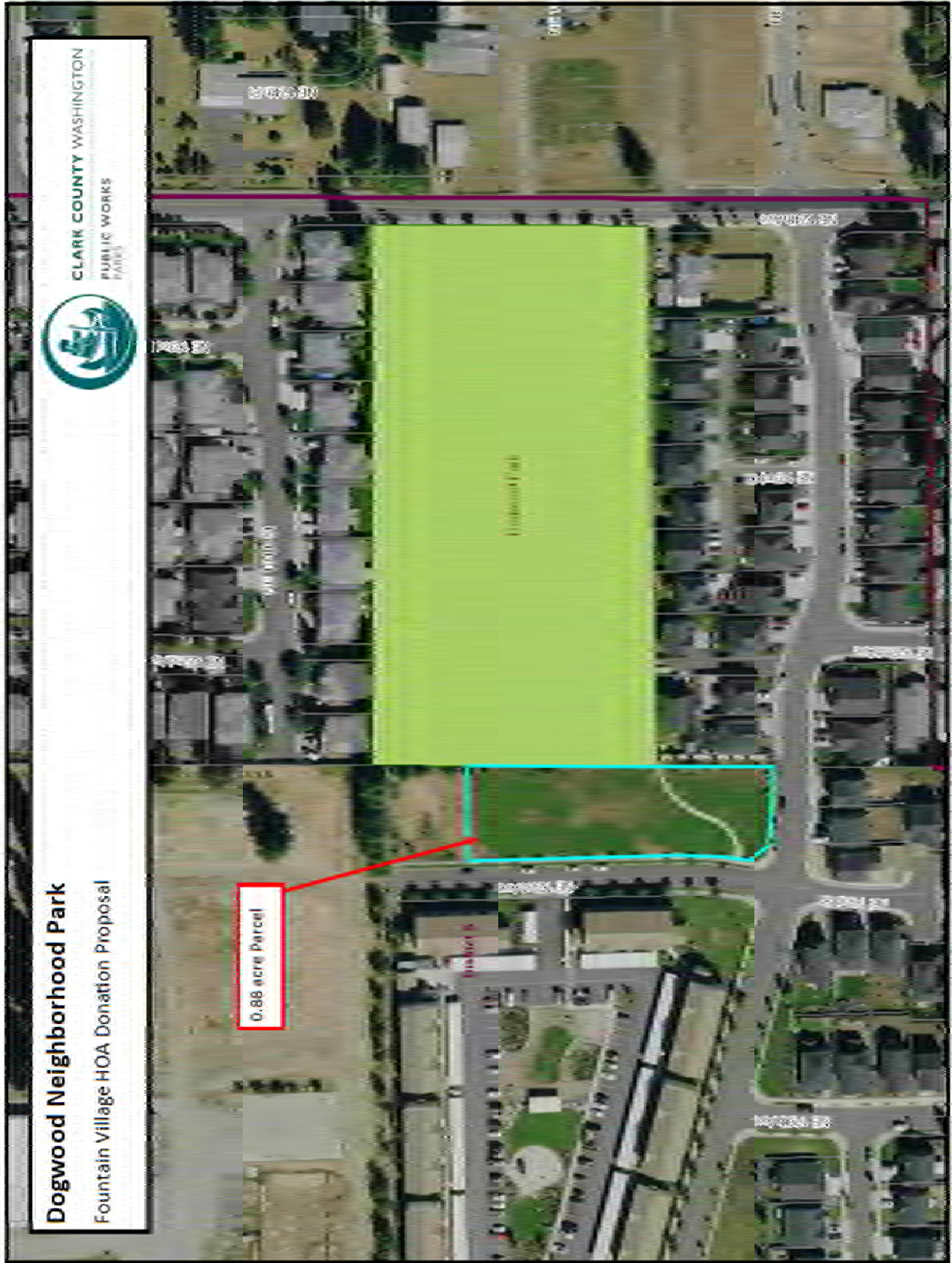
**Prior Action by PAB:** No prior action identified.

**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

Exhibit A





## Clark County Parks Advisory Board



# Agenda Item

---

Date: 6/14/2022

**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



# Exhibit A



- LEGEND**
- PROPOSED LANDSCAPE
  - PROPOSED SYNTHETIC TURF
  - PROPOSED PEDESTRIAN ROUTES
  - PROPOSED PUBLIC AND/OR PEDESTRIAN ROUTES
  - PROPOSED BUILDING
  - PROPOSED ASPHALT
  - PROPOSED PLAYGROUND

**CONSTRUCTION PHASING**

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

\*NOTE: SHOWING COLOUR OF THESE LOTS ARE BLANKED OUT IN THIS APPROVAL WHICH SHALL BE COLOURED IN ACCORDANCE WITH THE CONSTRUCTION PHASING TO BE PROVIDED TO THE CITY OF BIRMINGHAM.

**PARKING SYNOPSIS**

LOT DESCRIPTION	STANDARD	COMPACT	ADA	TOTAL
SOUTH LOT	802	50	7	879
SOUTHWEST LOT	13	9	0	21
WEST LOT	113	62	7	182
NORTH LOT	208	64	7	330
EAST LOT	49	0	0	49
<b>TOTAL</b>	<b>1245</b>	<b>184</b>	<b>21</b>	<b>1550</b>



**HARMONY SPORTS COMPLEX - COMBINED PHASING AND MASTERPLAN**

JANUARY, 2022



ENERGY PUBLIC WORKS LAND DEVELOPMENT  
www.mackaysposito.com



## Clark County Parks Advisory Board



# Agenda Item

---

Date: 6/14/2022

**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 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



# Clark County Parks Advisory Board



## Agenda Item

---

Date: 8/9/2022

**Agenda Item:** **Bennett Donation – Salmon Creek**

Action Item  X  
Informational Item

**Overview:**

In late July, the Bennett family contacted Clark County’s Legacy Lands program about potentially donating two parcels totaling 3.88-acres adjacent to NW Bliss Road and NW Seward Road north of Salmon Creek (Tax Parcel # 98222006, 185173000). These parcels are adjacent to county property owned by Real Property Services and the Clean Water Program. Both parcels were recently surveyed and contain two creeks that run to the southwest corner. This parcel is wooded with native species and a few invasive species along the outer edges.

Donations are allowed a desktop appraisal for tax purposes, and the County will record all documentation to show new ownership. Total projected cost is \$5,000.

In addition, Bennett parcel is adjacent to a very busy intersection and these parcel donations allow protection to both creeks that are flowing into Salmon Creek.

Staff would like to have PAB review these properties and make a recommendation to Council for these donations.

The Bennett property has the following attributes:

- 3.88 Acres
- Adjacent to County lands
- Protection of creeks and native plants

**Prior Action by PAB:** None

**Action Requested:** Recommendation to County Council

**Attachment:** Exhibit A: Conservation Futures Project Application and supporting documentation

**Prepared By:** Denielle Cowley



## Exhibit A



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CLARK COUNTY  
WASHINGTON

# Conservation Futures Project Application / Summary

**SUBMITTAL DATE:** 8/9/2022

**PROJECT NAME:** Bennett Donation – Salmon Creek

### SPONSOR INFORMATION

Organization Name: Clark County Public Works, Parks & Lands

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

Agency Jurisdiction: Clark County

Contact Name: Denielle Cowley

Contact Phone: 564.397.1652

Contact E-Mail Address: denielle.cowley@clark.wa.gov

### PROJECT LOCATION

Property Address(es): no situs address

Tax Identification Number(s): 184710-000, 185173-000

Major Street / Intersection Nearest Property Access Point: NW Bliss Rd./ NW Seward Rd.

Property Description: 3.88 acres open space, two unnamed creeks, with forested elements.

Section: SE ¼, S20      Township: T3N Range: R1E (Parcel ID #184710000)

SE ¼ S21

T3N

R1E (Parcel ID #185173000)

### EXISTING CONDITIONS

Number of Parcels: 2

Addition: 0

Total Project Acres: 3.88

Zoning Classification(s): Both Rural-5

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

Current use: Open space, timber

Watershed Name: Salmon Creek

Waterfront Access and type:

Body of Water: two unnamed creeks

Shoreline (lineal ft.):

Historical / Cultural Features:

Owner Tidelands/Shorelands:

Active Agriculture;  Currently leased for agriculture

Threatened / Endangered species present:

Utilities on property (list all known):

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

---

Conservation Futures Program – Clark County Public Works – Parks and Lands

4700 NE 78<sup>th</sup> St., Vancouver, WA 98665 (564) 397-2285



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.

**SITE DESCRIPTION:** 3.88 acres of undeveloped forested lands. Two creeks that run to the southwest corner. This parcel is wooded with native species and a few invasive species along the outer edges.

**PROPOSED DEVELOPMENT IMPROVEMENTS:** none

**PROPOSED USES ON SITE:** The Bennett parcels will be maintained as a natural areas property with the goal to protect both creeks, maintain native plants and remove invasive species. Potential future use for passive recreation if additional parcels are purchased.

**PROJECT PARTNERS:**

For purchase, list names:

For use of site, list names:

**TYPE OF INTEREST:**

Warranty Deed: Potential donation Easement:

Other (please describe):

Project requires relocation of residents:  Yes  No

**PROJECT COST:**

Estimated Total Cost: \$15,000

Estimate Based on: Appraisals and reimbursing Real Property Services.

Will other agencies/groups contribute to project?  Yes  No

Name of Contributor:

Amount of Contribution:

Total Estimated Request from Conservation Futures:

Attach separate sheet with all anticipated:

Revenues for project, including donations, in-kind services, grants, partnerships, and other contributions

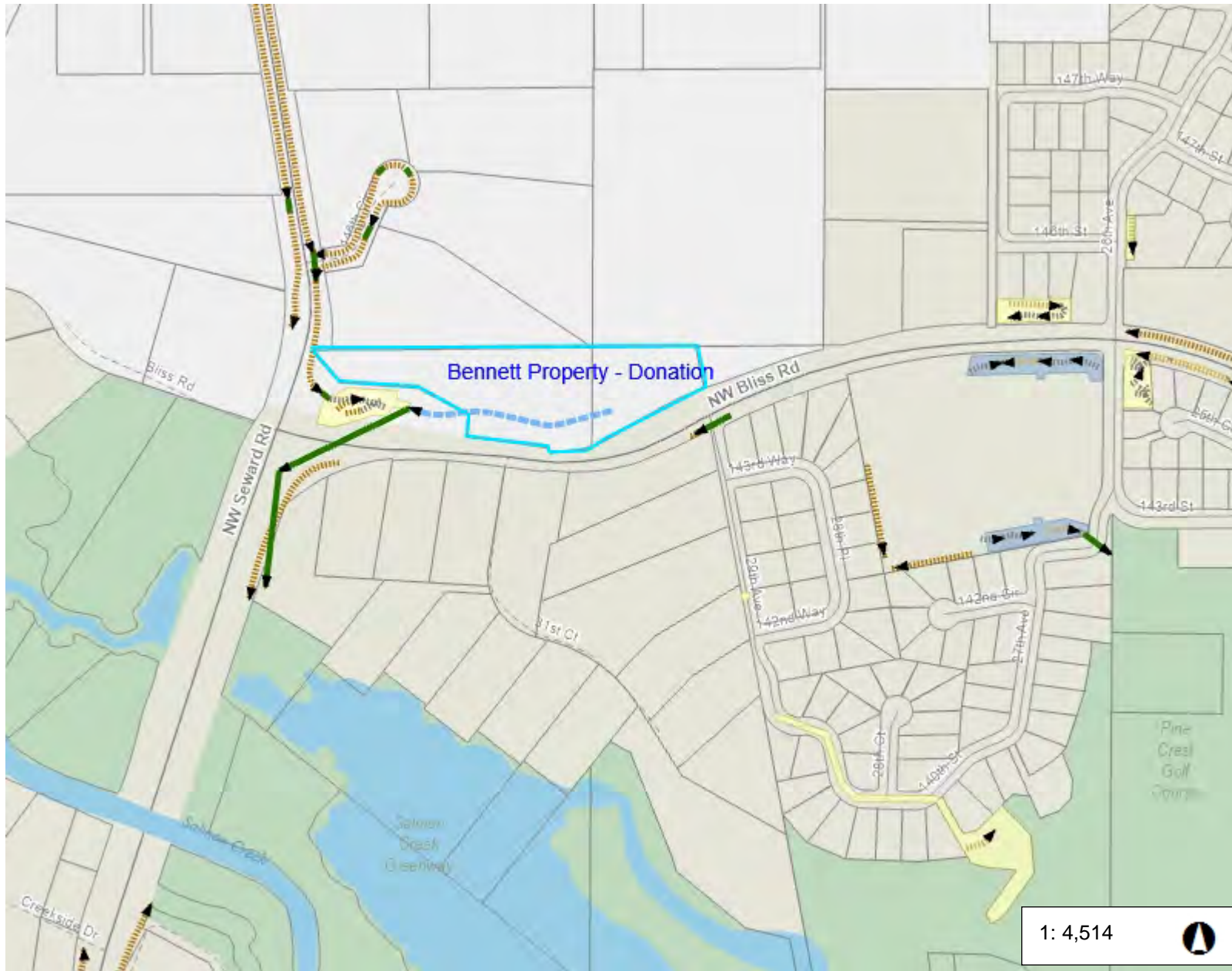
Expenses for project, including permits, fees, staff time,

**PROJECT MAINTENANCE PLAN:** Initial maintenance would be minimal including noxious weed control, responding to complaints, removal of danger trees, etc.





# Bennett Property Donation - Salmon Creek



## Legend

### Channel/Culvert

- Ditch
- Culvert
- Basic Biofiltration Swale
- Wet Biofiltration Swale
- Filter Strip
- Stream
- Flow Path

### Facilities

- County, PW Road Operations
- County, General Services
- County, PW Parks
- Private
- City
- City, Private
- State
- Taxlots

## Notes:



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 Clark County, WA. GIS - <http://gis.clark.wa.gov>

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# Bennett Donation Bliss/Seward



## Legend

### Channel/Culvert

- Ditch
- Culvert
- Basic Biofiltration Swale
- Wet Biofiltration Swale
- Filter Strip
- Stream
- Flow Path

### Facilities

- County, PW Road Operations
- County, General Services
- County, PW Parks
- Private
- City
- City, Private
- State

### Taxlots

### All Roads

- Interstate
- State Route
- Arterial
- Forest Arterial
- Minor Collector
- Forest Collector

## Notes:

752.3 0 376.17 752.3 Feet

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
Clark County, WA. GIS - <http://gis.clark.wa.gov>

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# Clark County Parks Advisory Board



## Agenda Item

---

Date: 8/9/2022

**Agenda Item:** Sandor – Vancouver Lake

Action Item  
Informational Item X

**Overview:**

In July, Lynn Sandor contacted the Clark County Legacy Lands program about selling a 0.71-acre parcel on the eastern edge of Vancouver Lake (Tax Parcel #98210002) near Lake River. This is one of the last remaining privately owned properties adjacent to the Port of Vancouver and Clark County Legacy Lands. Lynn Sandor is requesting that we pay the assessed value totaling \$7,577.00. If approved for acquisition, there will be a desktop appraisal and recording completed by Real Property Services. Total projected cost is \$12,557.00

In addition, the Sandor parcel is a connection point for the Lake River Water Trail and the Lewis and Clark Regional Trail. It consists of undeveloped shoreline, upland property that is landlocked by the BNSF railroad, county lands, and Port of Vancouver properties. Vancouver Lake provides access to this parcel.

Staff are keeping PAB informed of this project as a component of the previously approved Lake River Water Trail in the Natural Areas Acquisition Plan.

The Sandor property has the following attributes:

- 0.71 Acres
- Adjacent to County and Port of Vancouver parcels
- Identified in the Lewis and Clark Regional Trail
- Access to property from Vancouver Lake
- Potential use for Lake River Water Trail
- Identified as high-value conservation land in 2022-2027 Natural Areas Acquisition Plan

**Prior Action by PAB:** Recommendation of Lake River Water Trail project in Natural Areas Acquisition Plan

**Action Requested:** None

**Attachment:** Map figure of property

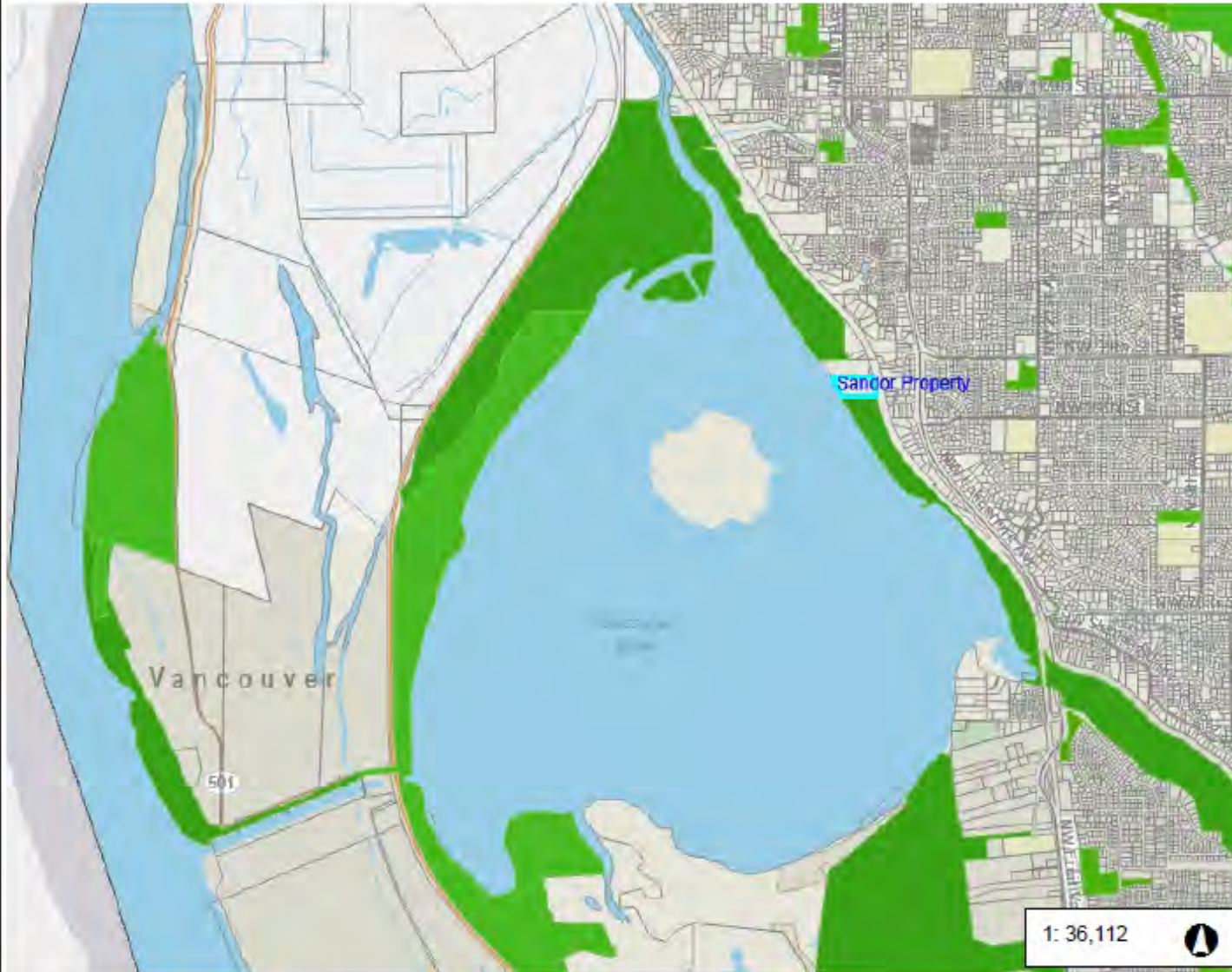
**Prepared By:** Denielle Cowley



Exhibit A



Sandor Property - Vancouver Lake



Legend

- Park Land
- Park Type**
- Neighborhood Park
- Community Park
- Regional Park
- State Park
- Undefined Park
- Pocket Park
- Signature Park
- School Park
- Urban Open Space; Urban Natural
- Regional Natural Area
- Regional Open Space
- Trails and Greenspace
- Waterfront park
- Water/Drainage Utility
- Special Facility
- Tideland
- Easements
- Private
- Unknown
- Taxlots

Notes:

1: 36,112

6,018.7 0 3,009.33 6,018.7 Feet

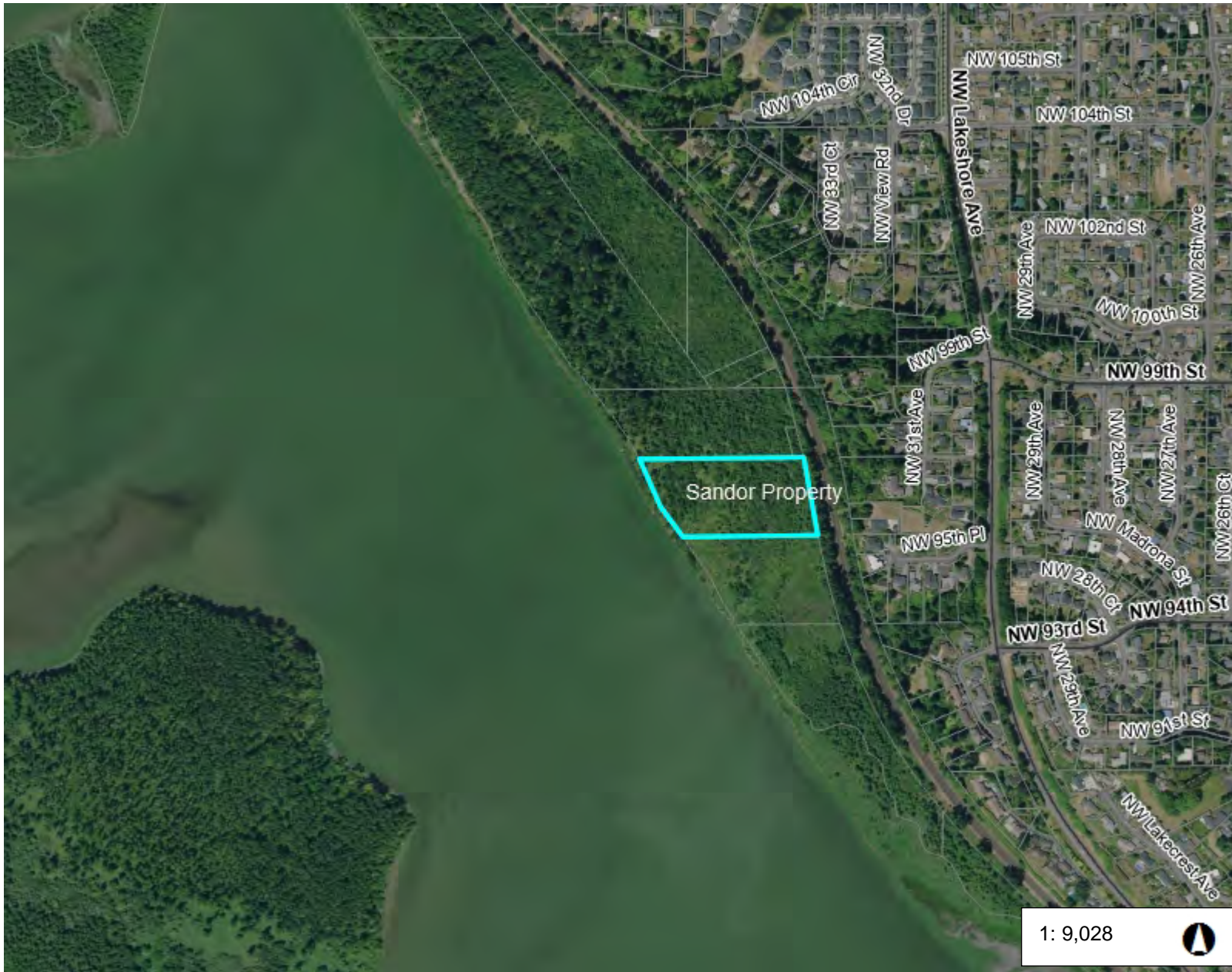
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Clark County, WA. GIS - <http://gis.clark.wa.gov>

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# Sandor Property - Vancouver Lake

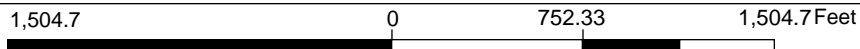


## Legend

- Taxlots
- All Roads**
  - Interstate
  - State Route
  - Arterial
  - Forest Arterial
  - Minor Collector
  - Forest Collector
  - Private or Other

Notes:

1: 9,028



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# OVERVIEW MAP FOUR

# VANCOUVER LAKE



**LEGEND** 0 MILE .5

- PREFERRED TRAIL ROUTE
- ALTERNATIVE TRAIL ROUTE
- COMMUNITY CONNECTION (Existing and Proposed)
- EXISTING TRAIL
- RAILROAD
- CITY / STATE BOUNDARY

**LAND OWNERSHIP**

- FEDERAL LAND
- WASHINGTON STATE LAND
- CLARK COUNTY LAND
- CITY LAND
- SCHOOL

	EXISTING	PROPOSED
TRAILHEAD		
PARKING		
RESTROOM		
WATER ACCESS		



# Clark County Parks Advisory Board



## Agenda Item

---

Date: 8/9/2022

**Agenda Item:** Nugent – Green Mountain

Action Item X  
Informational Item

**Overview:**

On July 14, Park and Lands was notified about a parcel owned by Wallace and Elizabeth Nugent that is for sale adjacent to the county's 'Green Mountain' Legacy Lands property. Currently, the county property is landlocked by several rural residential properties to the east and north, GME Development, a new housing development to the south, and the City of Camas to the west of Green Mountain. The Nugent property would provide a reliable source of public access from the east side of Green Mountain.

The Green Mountain Forest is a 360-acre forested property located in southwest Clark County. The property extends from the eastern flank of Green Mountain (elevation 804'). The Green Mountain tract was acquired by Clark County through a trust lands transfer agreement with the Washington Department of Natural Resources in 2003. The County has designated Green Mountain as a Forest Tier II area through the County's Comprehensive Land Use Plan, defined as an area that is potentially capable of sustaining long term production of commercially significant forest products. The property is actively managed as part of the Clark County Forest Stewardship Plan, which seeks to improve forest health and wildlife habitat, reduce the risk of wildfire, and offers revenue to be placed back into the Legacy Lands and Sustainable Forestry programs.

Nugent's parcel provides excellent access for timber equipment, maintenance vehicles, wildfire response, and possible future public access. There are no access points developed for maintenance equipment at the south access points, which are located on neighborhood streets incapable of accommodating large forest management equipment. Currently the Nugent's parcel is listed as R-5, is enrolled in the current use timber lands taxation program, and a large portion of the property falls under Bonneville Power Administration McNary-Ross 345K electric transmission lines.

The current assessed value is \$213,606 and the property is listed for sale at \$350,000 for 14.21 acres. The Conservation Futures Six Year Forecast shows savings with active acquisitions that could be repurposed to acquire this parcel and still stay within budget in 2022. This parcel would be a favorable addition to Green Mountain and provide valuable access. The Parks and Lands Division was authorized by the County Manager to make an offer of \$350,000 contingent upon an appraisal of the property, or whichever is less. Unfortunately, the property sold to the Posey family. Parks and Lands would like to engage with the new landowners to acquire a maintenance



and public access easement to Green Mountain through the property.

The Nugent/Posey property has the following attributes:

- 14.21 Acres
- Access to the Clark County's Green Mountain
- Access from SR 500

**Prior Action by PAB:** None

**Action Requested:** Recommendation to County Council

**Attachment:** Exhibit A: Conservation Futures Project Application and supporting documentation

**Prepared By:** Denielle Cowley

**Exhibit A**



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CLARK COUNTY  
WASHINGTON

## Conservation Futures Project Application / Summary

**SUBMITTAL DATE:** 8/9/2022

**PROJECT NAME:** Nugent – Green Mountain

**SPONSOR INFORMATION**

Organization Name: Clark County Public Works, Parks & Lands

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

Agency Jurisdiction: Clark County

Contact Name: Denielle Cowley

Contact Phone: 564.397.1652

Contact E-Mail Address: denielle.cowley@clark.wa.gov

**PROJECT LOCATION**

Property Address(es): no situs address

Tax Identification Number(s): 171246-000

Major Street / Intersection Nearest Property Access Point: SR 500/North of NE 44<sup>th</sup> St.

Property Description: 114.21 acres of open space, with portions enrolled in the Forestry program. The McNary-Ross 345K electric transmission lines bisect this parcel east-west. In 2014, a road connecting east and west was improved for county forestry thinning purposes.

Section: SW ¼, S15

Township: T2N

Range: R3E

**EXISTING CONDITIONS**

Number of Parcels: 1

Addition: 0

Total Project Acres: 14.21

Zoning Classification(s): Rural-5, timber land taxation program, BPA easement

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

Current use: Ag, open space, timber

Watershed Name: Lacamas Creek

Waterfront Access and type:

Body of Water:

Shoreline (lineal ft.):

Historical / Cultural Features:

Conservation Futures Program – Clark County Public Works – Parks and Lands  
4700 NE 78<sup>th</sup> St., Vancouver, WA 98665 (564) 397-2285



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.

- Owner Tidelands/Shorelands:
- Active Agriculture;  Currently leased for agriculture
- Threatened / Endangered species present:
- Utilities on property (list all known): BPA - McNary-Ross 345K electric transmission lines
- Potable water available on site:  Well;  Water Service;  Is there a water right?

**SITE DESCRIPTION:** 14.21 acres of undeveloped lands with an inclined topography. Access road throughout site. BPA transmission lines, and forestry elements.

**PROPOSED DEVELOPMENT IMPROVEMENTS:** none

**PROPOSED USES ON SITE:** Nugent's parcel provides excellent access for timber equipment, maintenance vehicles, wildfire response, and possible future public access to Green Mountain. Current use of the parcel is for timber, cattle grazing and BPA transmission lines.

**PROJECT PARTNERS:**

- For purchase, list names:
- For use of site, list names:

**TYPE OF INTEREST:**

Warranty Deed: Easement:

Other (please describe):

Project requires relocation of residents:  Yes  No

**PROJECT COST:**

Estimated Total Cost: \$350,000

Estimate Based on: Appraisals will be used to negotiate price. Expenses may include, due diligence, and reimbursing Real Property Services.

Will other agencies/groups contribute to project?  Yes  No

Name of Contributor:

Amount of Contribution:

Total Estimated Request from Conservation Futures:

- 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,

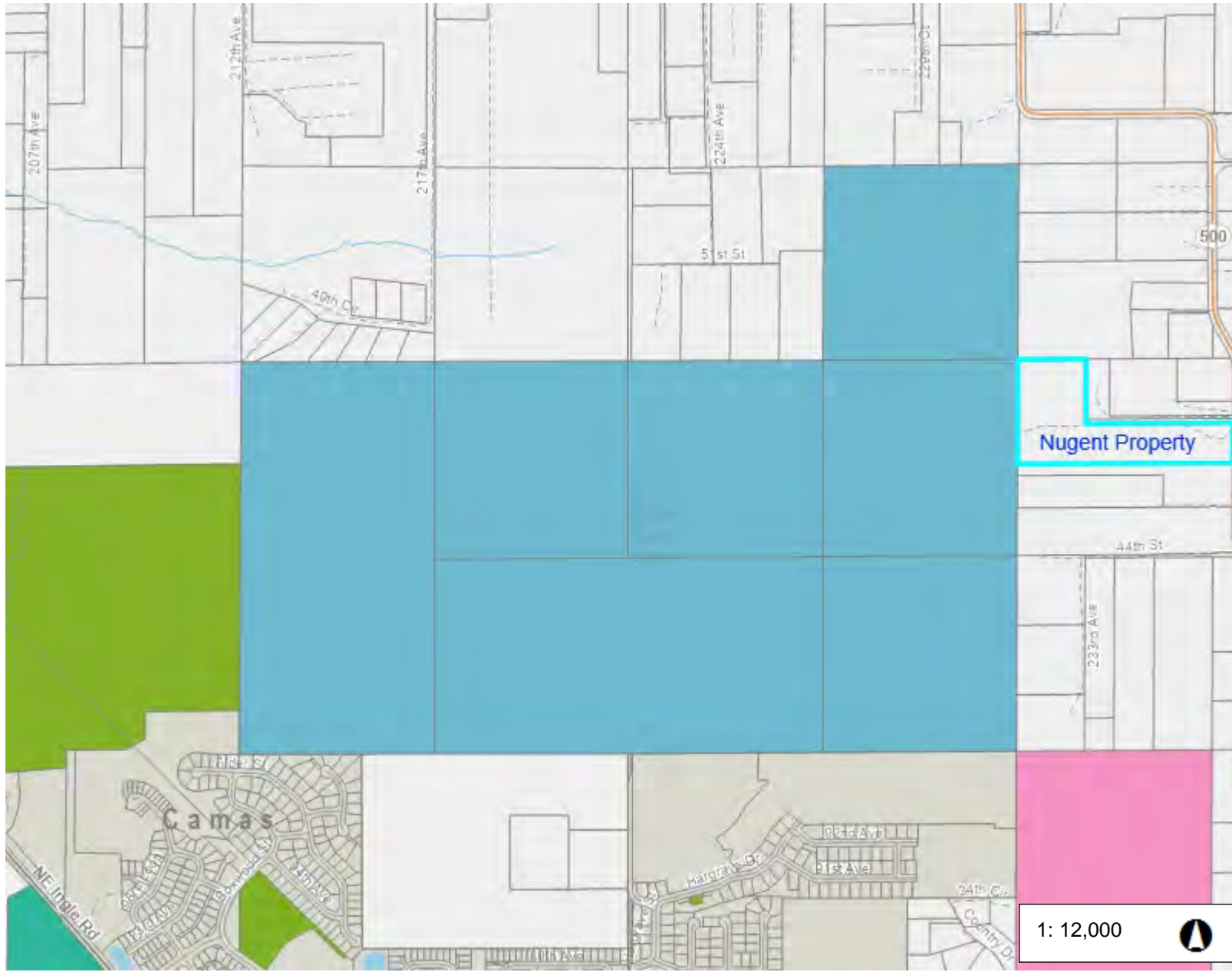
**PROJECT MAINTENANCE PLAN:** Initial maintenance would be minimal including noxious weed control, responding to complaints, removal of danger trees, etc.







# Nugent Property - Green Mountain



### Legend

- Taxlots
- Public Land - Cemetery Distric
- Public Land - Cities
- Public Land - County
- Public Land - Federal
- Public Land - Fire Districts
- Public Land - Housing Authorit
- Public Land - Port Districts
- Public Land - School Districts
- Public Land - State
- Public Land - Utility Districts

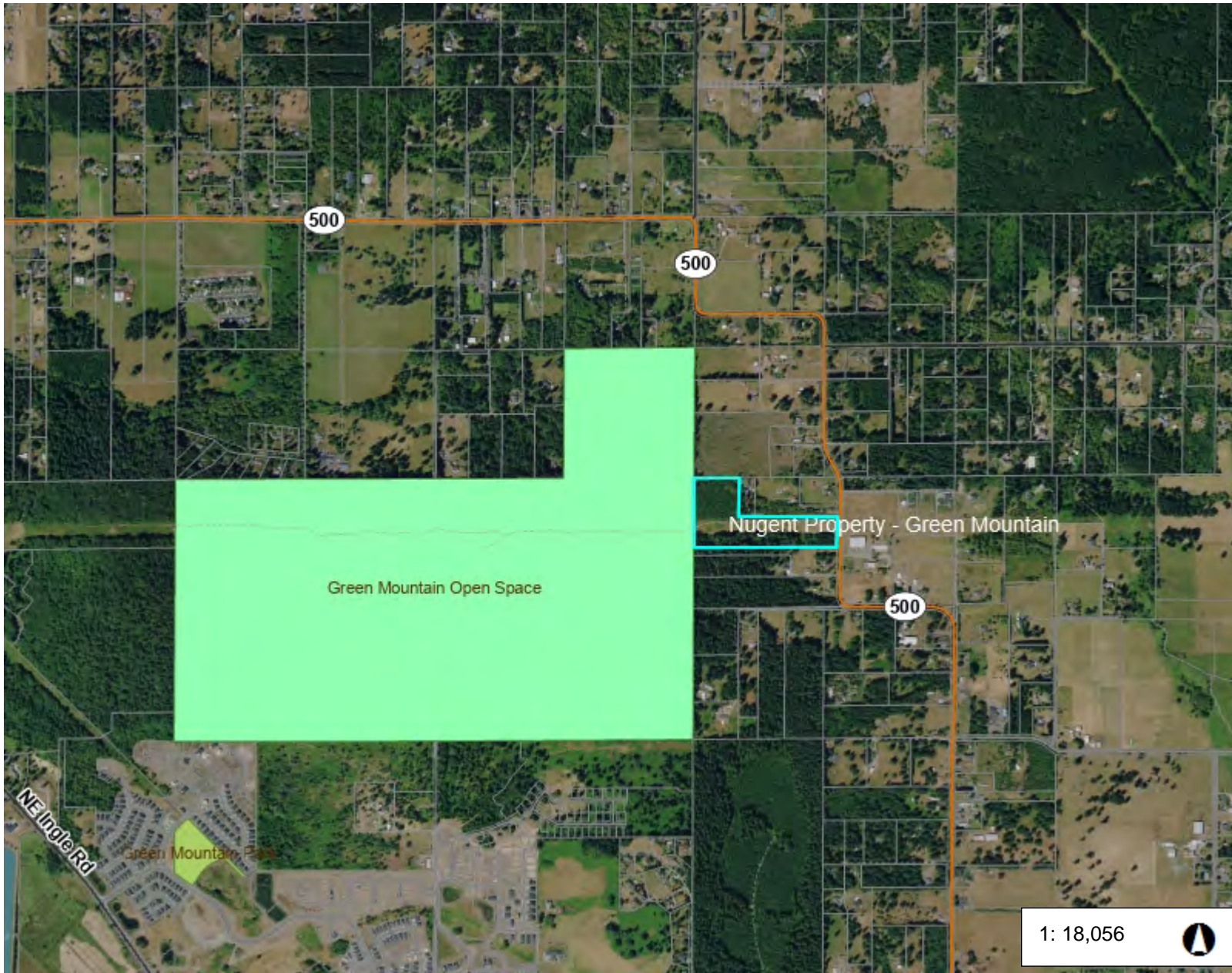
### Notes:

1: 12,000

2,000.0 0 1,000.00 2,000.0 Feet



# Nugent Property - Green Mountain



## Legend

### All Roads

- Interstate
- State Route
- Arterial
- Forest Arterial
- Minor Collector
- Forest Collector
- Private or Other

### Park Type

- Neighborhood Park
- Community Park
- Regional Park
- State Park
- Undefined Park
- Pocket Park
- Signature Park
- School Park
- Urban Open Space; Urban Natural
- Regional Natural Area
- Regional Open Space
- Trails and Greenspace
- Waterfront park
- Water/Drainage Utility
- Special Facility

## Notes:

1: 18,056



3,009.3      0      1,504.67      3,009.3 Feet

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
Clark County, WA. GIS - <http://gis.clark.wa.gov>

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## Clark County Parks Advisory Board



# Agenda Item

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Date: 8/9/2022

**Agenda Item: Kozy Kamp Neighborhood Access**

Action Item X  
Informational Item

**Overview:**

In 2001, Vancouver Clark Parks and Recreation District acquired a 5 acres parcel of land at NE 29<sup>th</sup> Ave. and 175<sup>th</sup> St for the future development of a neighborhood park. At the time of acquisition, the property to the south of the future park was undeveloped and would not be platted until 2006.

At the time of plat approval, the Renaissance Meadows subdivision included a park access easement between two lots (17310 and 17315) on NE 28<sup>th</sup> Ct. In 2006, a permit was issued for construction of a single-family home on 17315 NE 28<sup>th</sup> Ct. The site plan attached to the permit documents does not specifically identify the park access easement, but the property boundary data on the site plan reflects the correct parcel boundaries.

Park construction began in spring of this year. Through interaction with the owner of 17310 NE 28<sup>th</sup> Ct. it became evident that the neighborhood park access easement may have encroachment issues.

**Analysis**

Clark County survey crews staked the boundary of the park access easement on the 6<sup>th</sup> of July to provide a better understanding of any encroachments that exist. Following the staking, it appears that a fencing and driveway encroach upon the 10' wide pedestrian corridor has occurred. Following staking and a site visit, a permit review and analysis was completed.

At completion of the 17315 NE 28<sup>th</sup> Ct. home's construction in 2006/07 or around the same time a fence was constructed which did not consider the public access easement and is encroaching on the easement. Further, the driveway serving the third bay of the garage for 17315 also encroaches on the easement along with an 8'+ wide gate that affords access to the back yard for the homeowner.

In 2007, a second permit was issued to add a 2 car detached garage in the backyard of 17315. The site plan for the new garage also did not specifically identify the access easement but the linework for the parcel was correct. At the time of construction of the detached garage, it is assumed that the property boundary was not survey and that the fence was used to stake the location of the new



outbuilding. While the detached garage was not constructed in the access easement it appears that the eave of the building does overhang into easement.

**Recommendation**

Pedestrian access to the park can be achieved with a short walk along NE 29<sup>th</sup> Ave. which is minor collector. At the time of subdivision development frontage improvements were constructed on NE 29<sup>th</sup> that include sidewalk, curb and gutter and an 8' wide parking lane. Street trees were also planted along the sidewalk and have grown to an average of 12" caliper at around 20'+ tall. The parking and trees provide a buffer for pedestrians to make the 240+/- foot walk to the park.

While the park access easement provides a pedestrian route to the park it only serves 16 single family homes. Staff recommends that Real Property Services works with the owners of 17310 and 17315 to surplus the access easement to avoid neighbor conflict and potential litigation.

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

<b>Prior Action by PAB:</b>	None
<b>Action Requested:</b>	Recommendation to County Council
<b>Attachment:</b>	Kozy Kamp Access PowerPoint Presentation
<b>Prepared By:</b>	David Stipe



**CLARK COUNTY**  
WASHINGTON

**PUBLIC WORKS**  
PARKS

# Kozy Kamp Neighborhood Access

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Clark County Parks Advisory Board

David Stipe, Planning & Development Manager  
Parks and Lands Division, Public Works Department

August 9, 2022



# Kozy Kamp Neighborhood Park Background

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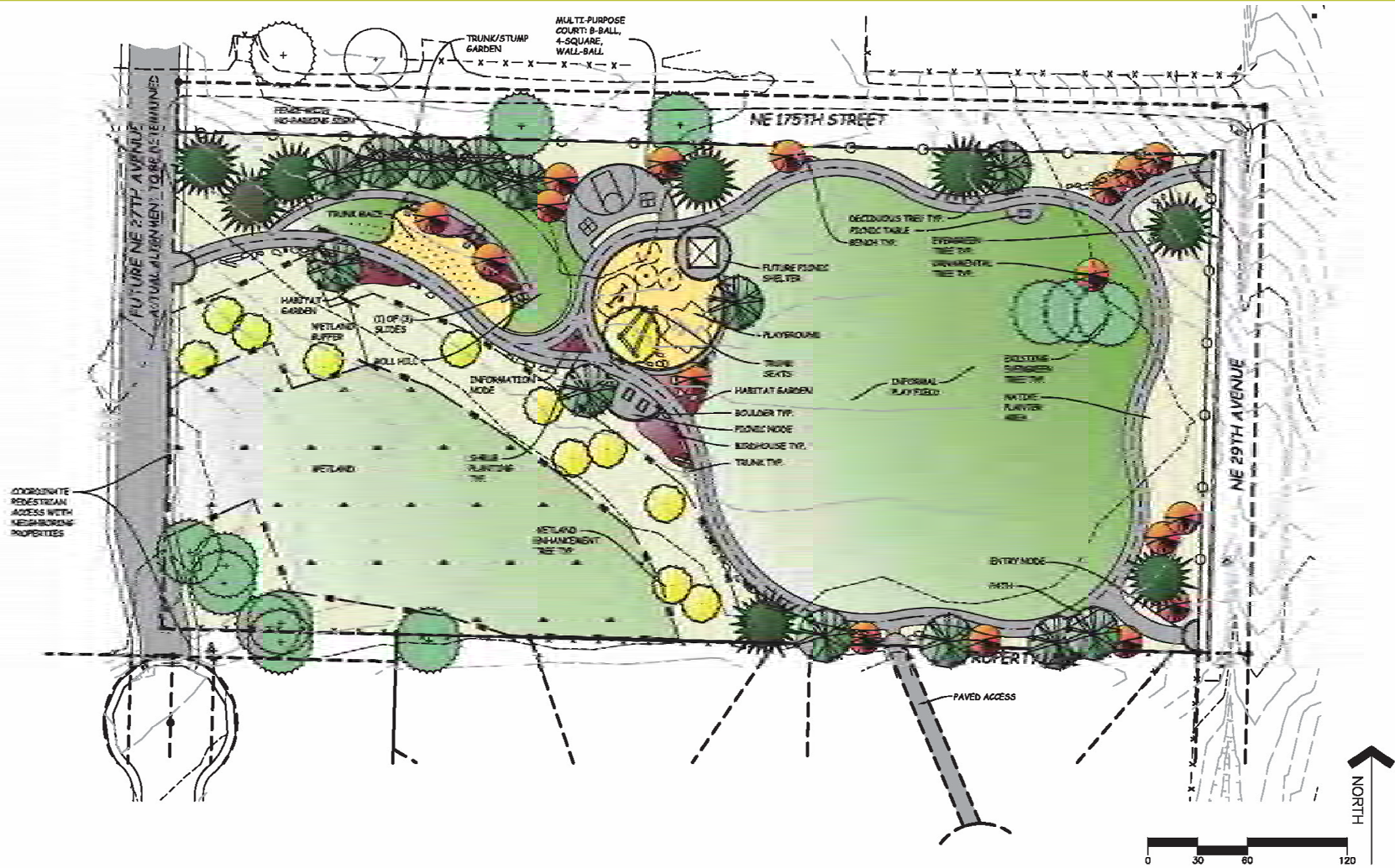
## • **Master Plan and Design**

- Land Acquired in 2003
- Master Plan in 2006
- Design Development 2019-2021
- Land Use Approval 2021
- Final Design 2021-2022
- Construction Start June 2022
- Construction Complete Fall 2022
- Ribbon Cutting Fall of 2022





# Concept Plan



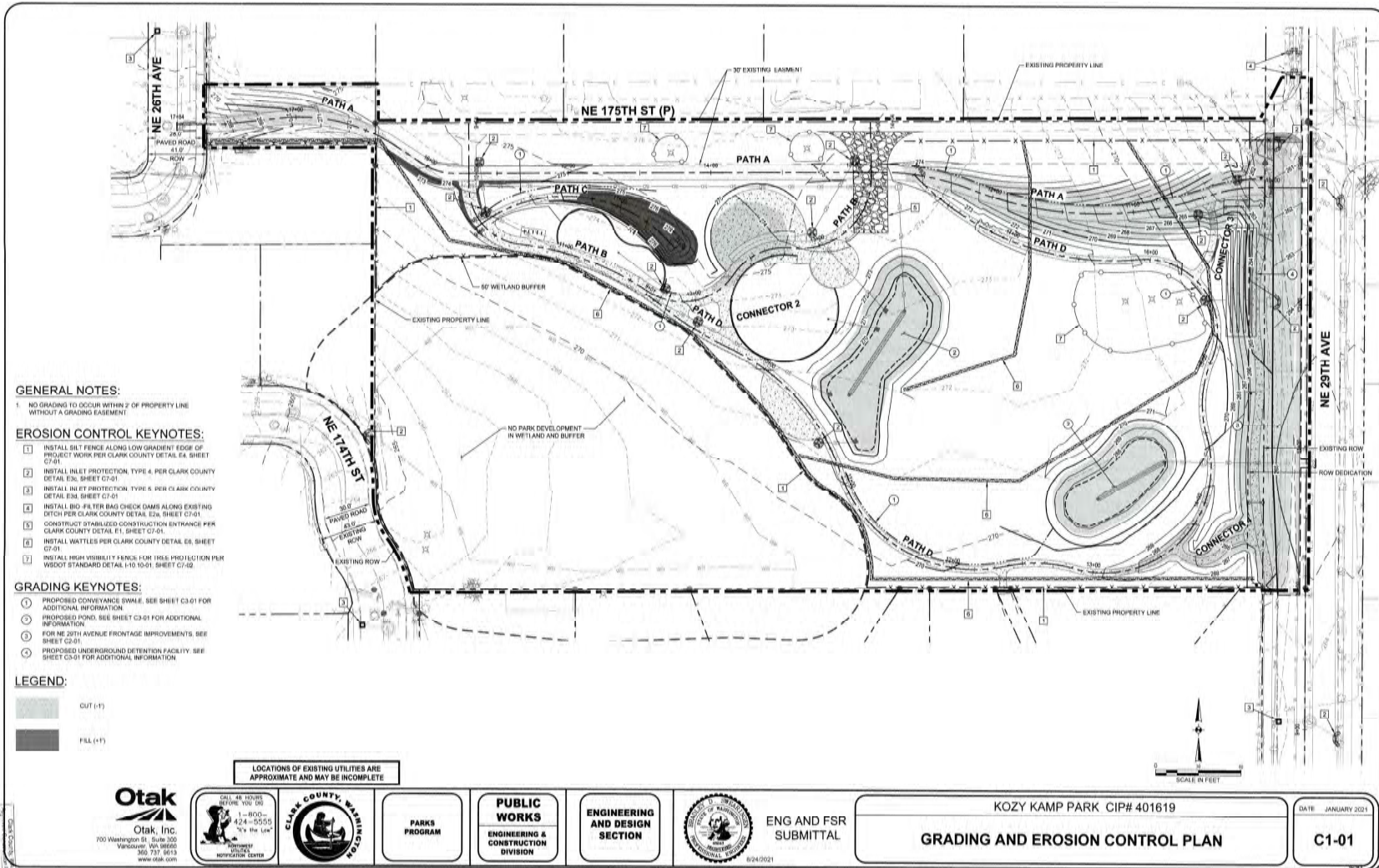
**STANTON PARK**  
CONCEPTUAL DEVELOPMENT PLAN

We create community through people, parks, programs and partnerships.

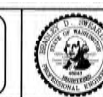
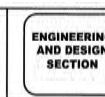
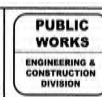
P.O. Box 1922 - Vancouver, WA 98668-1922  
(360) 619-1111 - [www.vancouverclarkparks-rec.org](http://www.vancouverclarkparks-rec.org)



# Concept Plan



**Otak**  
 Otak Inc.  
 700 Washington St. Suite 300  
 Vancouver, WA 98660  
 360.737.6633  
 www.otak.com



ENG AND FSR  
 SUBMITTAL

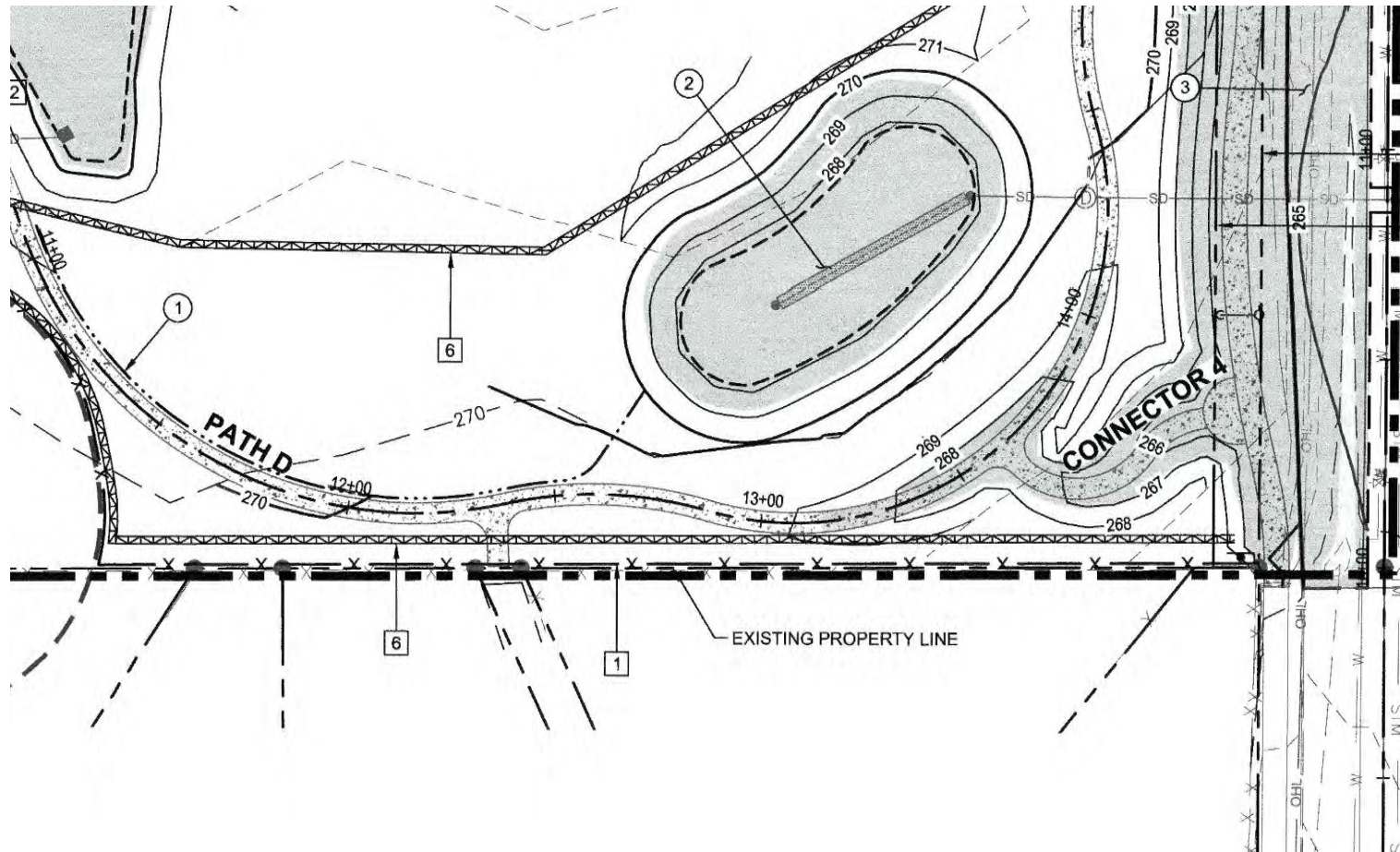
KOZY KAMP PARK CIP# 401619  
**GRADING AND EROSION CONTROL PLAN**

DATE: JANUARY 2021  
**C1-01**





# Concept Plan





# Concept Plan





# Concept Plan



# Kozy Kamp Neighborhood Park Access Enroachment

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## • **Neighborhood Access Proposal**

- Surplus Easement to adjacent property owners
- Encourage access along NE 29<sup>th</sup> Ave.
- Work with Real Property Services to follow County Process for property surplus
  - Requires real value purchase of property
  - Requires Plat amendment
  - All paid for by the buyer (assumed to be the neighbors)





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# Questions?





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# Thank You





# Clark County Parks Advisory Board



## Agenda Item

Date: 8/9/2022

**Agenda Item: 2023 Capital Improvement Plan – Budget Approval**

Action Item  
Informational Item X

### Overview:

In April of 2022 the Clark County Council adopted the Parks Capital Improvement Plan (CIP) along with the 2022 Parks Recreation and Open Space Plan (PROS Plan). As part of the adoption of these plans, Parks Staff began a new CIP planning process whereby the approved CIP plan would be updated annually. A part of this annual update process is a required public outreach effort to solicit input from the public. Parks staff is beginning that public outreach effort in the coming weeks and have outlined our schedule below.

Legal and Public Notice	August 26, 2022
Comment Period Begins	August 26, 2022
Public Meeting/Hearing/Open House	September 15, 2022
Comment Period Ends	September 26, 2022
Final Draft Presented to Parks Advisory Board	October 9, 2022
Final 2023-2028 CIP Council Adoption	October or November 2022

The projects listed in 2023 have been selected through a prioritization process that is being formalized by park staff for future project prioritization and selection to ensure equitable use of available funds and staff resources.

Notable revisions to the proposed project list for 2023 include:

- Improve public access at Heritage Farm;
- Park development and construction at Curtin Creek shifted from 2024 to 2023;
- Expanded capacity in the Preventative Maintenance Program; and,
- Major Maintenance Project revisions within the Greater Clark County Park District.



This schedule includes a return to the Parks Advisory Board seeking input of a final 23-28 CIP budget for Preventative and Major Maintenance projects along with Capital Improvement projects and land acquisition.

The public meeting for the 2023-2028 CIP will be held on Thursday, September 15<sup>th</sup> at 6pm at the following location.

Luke Jenson Sports Park – Bud Van Cleve Meeting Room  
4000 NE 78<sup>th</sup> Street  
Vancouver, WA 98685

<b>Prior Action by PAB:</b>	None
<b>Action Requested:</b>	None
<b>Attachment:</b>	Draft 2023-28 CIP Budget

**Exhibit A**

**Clark County DRAFT 2023 -  
Capital Improvement Plan  
6-Year Potential Annual Capital  
Projects Allocation List  
2023-2028**

Project Name - Site	Project Description	Total 2023	Total 2024	Total 2025	Total 2026	Total 2027	Total 2028
<b>Preventative Maintenance</b>							
Pavement Preservation	Projects to extend useful of existing roads, parking areas and trails.	\$ 150,000	\$ 165,000	\$ 180,000	\$ 200,000	\$ 220,000	\$ 245,000
Structural Preservation	Projects to extend useful life of existing structures	\$ 100,000	\$ 110,000	\$ 120,000	\$ 135,000	\$ 145,000	\$ 160,000
Vegetation Management	Projects to address park hazards or operational needs outside O&M.	\$ 150,000	\$ 165,000	\$ 180,000	\$ 200,000	\$ 220,000	\$ 245,000
Park Amenity Preservation	Projects to extend useful life of existing park amenities, including focus on Playground equipment and surfacing.	\$ 150,000	\$ 165,000	\$ 180,000	\$ 200,000	\$ 220,000	\$ 245,000
<i>Preventative Maintenance Subtotals</i>		\$ 550,000	\$ 605,000	\$ 660,000	\$ 735,000	\$ 805,000	\$ 895,000
<b>Major Maintenance</b>							
Lewisville Regional Park	Entrance Congestion Project	\$ 65,000					
Kliline	Shelter Replacement (PRJ0001357)	\$ 35,000					
Kliline	Parking Lot Restoration (No Project Number?)	\$ 100,000					
Moulton Falls Regional Park	Pedestrian Bridge Repair (No Project Number?)	\$ 200,000					
Lacamas Lake Regional Park	Bridge Replacement (No Project Number?)	\$ 100,000	\$ 500,000				
Hazel Dell Community Park	Reroofing of shelters (PRJ0001349)			\$ 50,000			
Pacific Community Park	Parking Lot Restoration (NPN?)						
Daybreak Regional Park	Caretaker demo, RV pad install (PRJ0001350)						
English Pit Shooting Range	Lead testing at shooting range (NPN?)						
Camp Hope	Water System Improvements (NPN?)						
Camp Currie	Public Access Improvements (NPN?)	\$ 150,000	\$ 225,000				
Multiple Locations	Host Site Improvements	\$ 100,000	\$ 50,000				
Vancouver Lake Regional Park	Curbing & Picnic Table Pads Replacement (NPN?)			\$ 70,000			
Vancouver Lake Regional Park	Cut Back Turf at beach			\$ 25,000			
Frenchman's Bar Regional Park	Curbing & Picnic Table Pads Replacement					\$ 70,000	
Frenchman's Bar Regional Park	Asphalt trail restoration					\$ 35,000	
Hazel Dell Community Park	Parking lot improvements / ADA Site Renovations	\$ 500,000					
Lacamas Lake Regional Park	Caretaker demo, RV pad install	\$ 100,000					
Captain William Clark Park	Caretaker demo, RV pad install	\$ 70,000					
Lewisville Regional Park	Parking Lot A Restoration			\$ 200,000			
Chinook	Path paving		\$ 15,000				
Captain William Clark Park	Bathroom renovation		\$ 50,000				
Lewisville Regional Park	Site Improvement and Services Evaluation	\$ 25,000	\$ 25,000				
	ADA Access (Parking and pedestrian improvement)		\$ 100,000				
	Bathhouse Renovation and pedestrian Circulation			\$ 100,000			
	Shelter ADA access and surfacing improvements				\$ 100,000		
	Operations Facility Improvements					\$ 400,000	
Lucia Falls Regional Park	Picnic table pad replacement		\$ 35,000				
Sifton Neighborhood Park	Basketball court restoration		\$ 25,000				
Whipple Creek	Trail Rehabilitation		\$ 300,000				
Moulton Falls Regional Park	Parking lot Restoration			\$ 150,000			
Kliline	Splash pad renovation			\$ 150,000			
Captain William Clark Park	Asphalt restoration			\$ 50,000			
Captain William Clark Park	ADA beach access			\$ 50,000			
Lucia Falls Regional Park	Restaurant site demolition			\$ 60,000			
Minkler (residential property)	Restore siding			\$ 40,000			
Captain William Clark Park	Bank stabilization			\$ 100,000	\$ 400,000		
Moulton Falls Regional Park	Restroom construction			\$ 100,000	\$ 400,000		
Playground Surfacing Renovation	3-5 Playgrounds per year	\$ 500,000	\$ 550,000	\$ 605,000	\$ 665,500	\$ 732,075	\$ 807,000
Emergent Projects	Various projects, various sites	\$ 250,000	\$ 275,000	\$ 305,000	\$ 335,000	\$ 370,000	\$ 405,000
Major Maintenance	Future MM budget yet to be assigned		\$ 500,000	\$ 950,000	\$ 1,400,000	\$ 2,023,505	\$ 2,783,350
<i>Major Maintenance Subtotals</i>		\$ 2,195,000	\$ 2,650,000	\$ 3,005,000	\$ 3,300,500	\$ 3,630,580	\$ 3,995,350
<b>Capital Development</b>							
Felida Community Park	Overflow parking and all-inclusive play						
Hockinson Community Park	Disc golf course and loop trail w/bridge						
Kozy Kamp Neighborhood Park	Construct new neighborhood park						
Harmony Sports Park	Safety and parking improvements	\$ 3,350,000					
Curtin Creek Community Park	Develop new park	\$ 7,350,000					
Orchards Community Park	Parking Lot Restoration	\$ 300,000					
Heritage Farm	Enhance public access and facilities at the site	\$ 1,000,000					
New Neighborhood Park Development	Park Site TBD		\$ 2,000,000		\$ 2,000,000		\$ 2,000,000
New Community Park Developmont	Park Site TBD			\$ 4,000,000	\$ 4,000,000	\$ 4,000,000	
Camp Bonneville	Master Plan		\$ 200,000				
New Neighborhood Park Master Planning	Park Site TBD	\$ 100,000		\$ 100,000		\$ 100,000	
New Community Park Master Planning	Park Site TBD		\$ 100,000		\$ 100,000		\$ 100,000
ADA Transition Planning	per PROS Plan	\$ 25,000	\$ 50,000				
DEI Planning	per PROS Plan	\$ 50,000	\$ 50,000				
<i>Capital Development Subtotals</i>		\$ 12,175,000	\$ 2,400,000	\$ 4,100,000	\$ 6,100,000	\$ 4,100,000	\$ 2,100,000
<b>Acquisition</b>							
Moulton Falls Trail Acquisition	Transfer of ownership from DNR						
Chelatchie Railroad Property Acquisition	Transfer of ownership from DNR						
Legacy Lands - Lake River Water Trail Acquisition	Acquisition of parcels on Lake River	\$ 485,000					
Legacy Lands - Whipple Creek/Salmon Creek	Farm Preservation	\$ 1,500,000					
Legacy Lands - Horseshoe Falls		\$ 260,000					
Legacy Lands - Ridgefield Pits		\$ 500,000					
Legacy Lands - Green Mountain Addition		\$ 1,250,000					
Legacy Lands - Columbia River Shoreline		\$ 5,000	\$ 860,000				
Legacy Lands - Lacamas Prairie		\$ 10,000	\$ 500,000				
Legacy Lands - LaCenter Bottoms	Addition	\$ 10,000	\$ 280,000				
Legacy Lands - Flume Creek	Access			\$ 670,000			
Legacy Lands - Ridgefield Schools to Flume Creek				\$ 375,000			
Legacy Lands - Three Creeks Greenway				\$ 620,000			
Legacy Lands - Acquisitions	TBD				\$ 2,500,000	\$ 2,500,000	
District #5 Acquisition	TBD	\$ 500,000					\$ 500,000
District #6 acquisition	TBD		\$ 500,000				
District #7 acquisition	TBD			\$ 600,000		\$ 600,000	
District #8 acquisition	TBD			\$ 1,000,000			
District #9 acquisition	TBD				\$ 500,000		
District #10 acquisition	TBD		\$ 500,000				
<i>Land Acquisition Subtotals</i>		\$ 4,520,000	\$ 2,640,000	\$ 3,265,000	\$ 3,000,000	\$ 3,100,000	\$ 500,000
<b>Equipment &amp; Vehicles</b>							
Equipment and Vehicle purchasing and replacement		\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000
<b>CIP Total</b>		\$ 19,140,000	\$ 7,955,000	\$ 10,650,000	\$ 12,700,500	\$ 11,150,580	\$ 6,940,350



# Clark County Parks Advisory Board



## Agenda Item

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Date: 8/9/2022

**Agenda Item:** **Balkema Conservation Easement – upper Salmon Creek**

Action Item X  
Informational Item

**Overview:**

In late July, the Balkema family contacted Clark County’s Legacy Lands program about putting a conservation easement on 1-2 acres bordering upper Salmon Creek (Tax Parcel #194592000). The proposed conservation easement parcel is located just upstream of Cedars Golf Course. Salmon Creek runs east-west on this parcel, and an unknown creek flows north-south into Salmon Creek. This parcel is wooded with native and invasive species. Priorities for the upper Salmon Creek subbasin as outlined in the Natural Areas Acquisition Plan include acquiring shoreline and uplands to protect and restore watershed processes and cooperating with forest landowners to minimize forest conversion.

A conservation easement will require a recommendation from PAB, appraisal, a review appraisal, a purchase and sales agreement, and county council approval. At this time, the total projected costs are unknown.

Staff would like PAB to review this property and recommend whether to proceed with due diligence.

The Balkema property has the following attributes:

- 1-2 Acres
- Upper Salmon Creek
- Fish bearing stream
- Connects with Cedars Golf Course

**Prior Action by PAB:** None

**Action Requested:** Recommendation to County Council

**Attachment:** Exhibit A: Conservation Futures Project Application and supporting documentation

**Prepared By:** Denielle Cowley



## Exhibit A



proud past, promising future

CLARK COUNTY  
WASHINGTON

# Conservation Futures Project Application / Summary

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**SUBMITTAL DATE:** 8/9/2022

**PROJECT NAME:** Balkema Conservation Easement – upper Salmon Creek

### SPONSOR INFORMATION

Organization Name: Clark County Public Works, Parks & Lands

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

Agency Jurisdiction: Clark County

Contact Name: Denielle Cowley

Contact Phone: 564.397.1652

Contact E-Mail Address: denielle.cowley@clark.wa.gov

### PROJECT LOCATION

Property Address(es): no situs address

Tax Identification Number(s): 194592000

Major Street / Intersection Nearest Property Access Point: NE 167<sup>th</sup> Ave / South of NE 199<sup>th</sup> St.

Property Description: 5 acres open space, Salmon Creek and one unnamed creek with forested elements.

Section: NE ¼, S12, Township: T3N Range: R2E

### EXISTING CONDITIONS

Number of Parcels: 1

Addition: 0

Total Project Acres: 1-2

Zoning Classification(s): Both Rural-5

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

Current use: Open space, timber

Watershed Name: Salmon Creek

Waterfront Access and type:

Body of Water: two unnamed creeks

Shoreline (lineal ft.):

Historical / Cultural Features:

Owner Tidelands/Shorelands:

Active Agriculture;  Currently leased for agriculture

Threatened / Endangered species present: Salmon Creek is known to contain several species of

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Conservation Futures Program – Clark County Public Works – Parks and Lands

4700 NE 78<sup>th</sup> St., Vancouver, WA 98665 (564) 397-2285



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.

threatened salmonids including Coho Salmon and Winter Steelhead, and may provide habitat for Chinook Salmon as well.

Utilities on property (list all known):

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

**SITE DESCRIPTION:** This proposed conservation easement parcel is located just upstream of Cedars Golf Course. Salmon Creek runs east-west on this parcel, and an unknown creek flows north-south into Salmon Creek. This parcel is wooded with native and invasive species.

**PROPOSED DEVELOPMENT IMPROVEMENTS:** none

**PROPOSED USES ON SITE:** The Balkema parcel is proposed to have a conservation easement on the southern 1-2 acres protecting Salmon Creek.

**PROJECT PARTNERS:**

For purchase, list names:

For use of site, list names:

**TYPE OF INTEREST:**

Warranty Deed: Easement: Conservation Easement

Other (please describe):

Project requires relocation of residents:  Yes  No

**PROJECT COST:**

Estimated Total Cost: \$15,000

Estimate Based on: Appraisals and reimbursing Real Property Services.

Will other agencies/groups contribute to project?  Yes  No

Name of Contributor:

Amount of Contribution:

Total Estimated Request from Conservation Futures:

Attach separate sheet with all anticipated:

Revenues for project, including donations, in-kind services, grants, partnerships, and other contributions

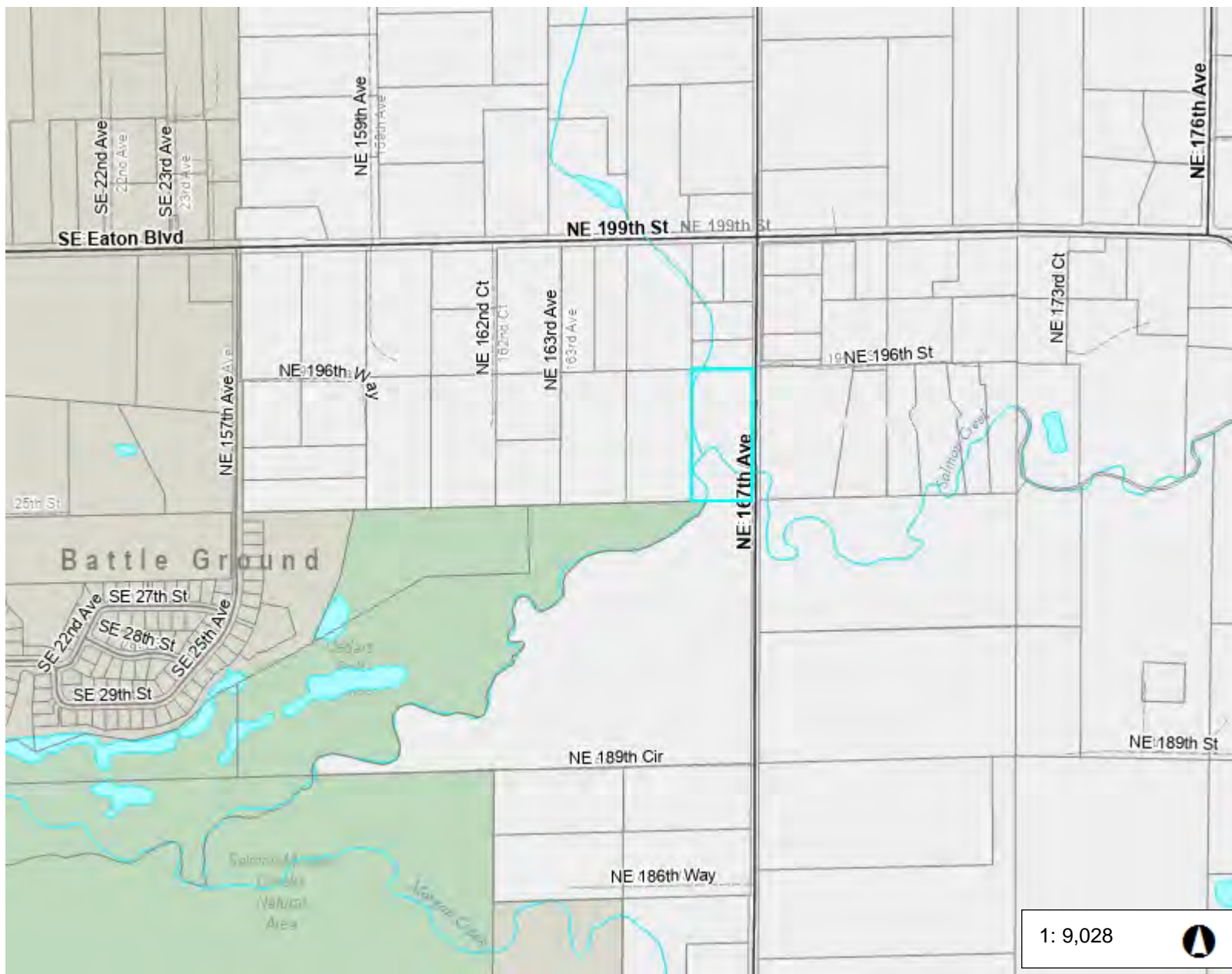
Expenses for project, including permits, fees, staff time,

**PROJECT MAINTENANCE PLAN:** Initial maintenance would be minimal including noxious weed control, responding to complaints, removal of danger trees, etc.





# Balkema - Conservation Easement (Salmon Creek)

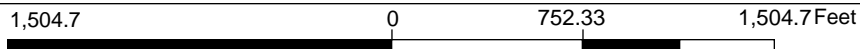


### Legend

- Taxlots
- Stream
- Lake
- All Roads**
  - Interstate
  - State Route
  - Arterial
  - Forest Arterial
  - Minor Collector
  - Forest Collector
  - Private or Other

### Notes:

1: 9,028



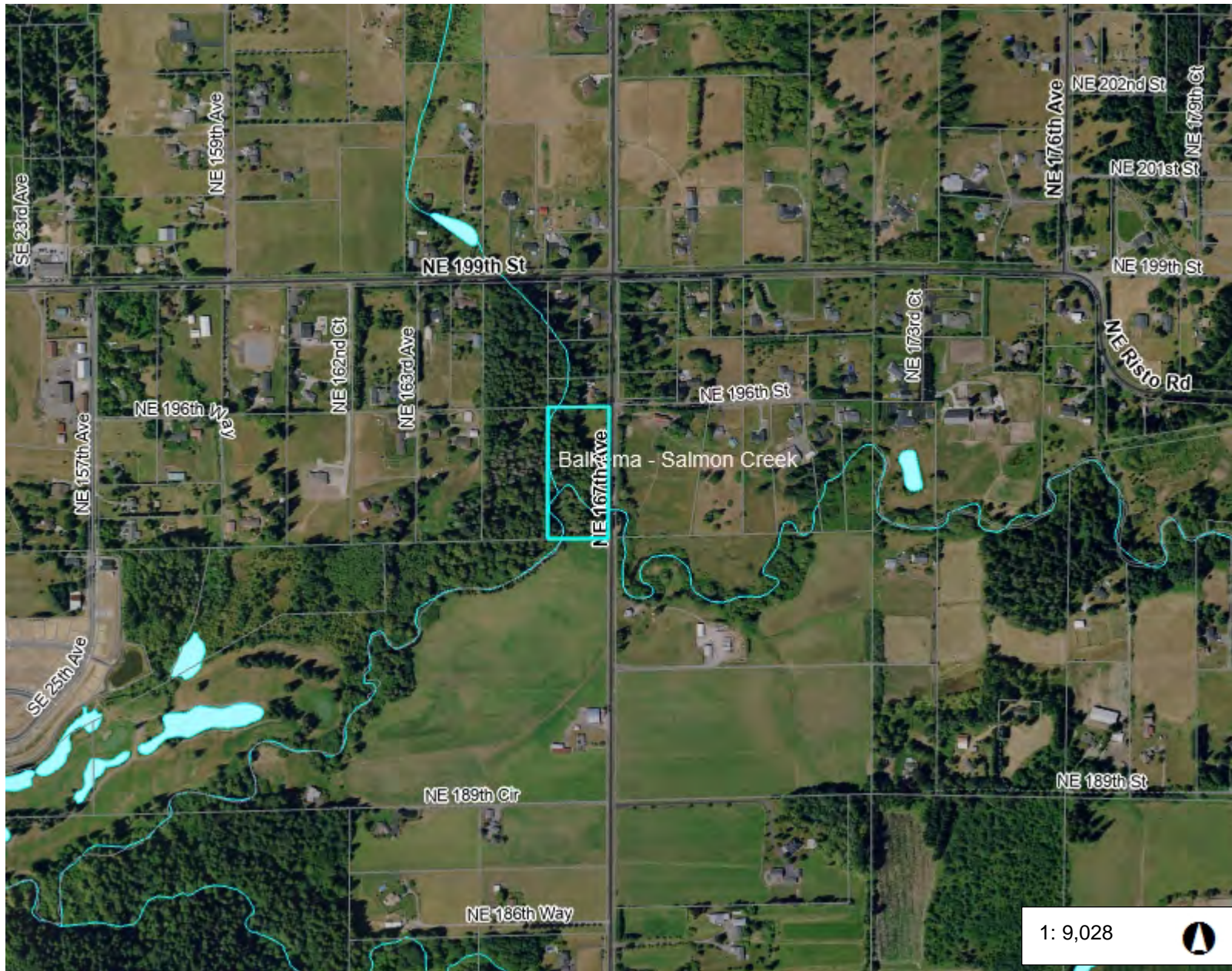
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 Clark County, WA. GIS - <http://gis.clark.wa.gov>

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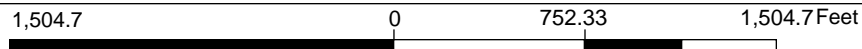
# Balkema - Conservation Easement (Salmon Creek)



### Legend

- Taxlots
- Stream
- Lake
- All Roads**
  - Interstate
  - State Route
  - Arterial
  - Forest Arterial
  - Minor Collector
  - Forest Collector
  - Private or Other

### Notes:



WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
Clark County, WA. GIS - <http://gis.clark.wa.gov>

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