



# Clark County Parks Advisory Board Meeting Minutes



Tuesday, August 9<sup>th</sup>, 2022 4:00 p.m. to 5:50 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

**Clark County Staff:** Rocky Houston, Amy Arnold, David Stipe, Denielle Cowley, Kevin Tyler, Amy Wooten, Richard Rylander

<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:** Bruce Maas, Aldonna Frizzell, John Jay

\* Not Present

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**Special Meeting – Call to Order:**

4:02 PM Rocky Houston called the meeting to order. There is no quorum.

**Minutes:**

**June 14<sup>th</sup>, 2022 meeting minutes adoption were tabled for the next meeting.**

**July 15<sup>th</sup>, 2022 special meeting minutes adoption were tabled for the next meeting.**

**4:03 PM Public Comments**

There were none submitted via email.

Aldonna Frizzell – Communicated concerns about the RC track across from her house near Orchards Park. She voiced concerns about people being there at all hours of the day, how dusty it gets, how noisy it is, that parking has been an issue, that people have been rude to her, about the houseless people, and about how she doesn't feel safe. Rocky and David discussed this with her and listened to suggestions.

Bruce Maas – Supported the county for recently approving the park fee exemption for disabled veterans. Voiced concern for making sure the placards are properly displayed in their vehicles; suggested that the county use a hanging placard with a card holder to avoid the cards being place face down in vehicles.

**4:24 PM Manager's Report**

- There are current open positions for the Parks Advisory Board. We forwarded a recommendation on to 2 of those positions and are working on submitting a recommendation on the other 2.
- Referenced the warmer weather's impact on fire season caution and restrictions.



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- There are a few acquisitions in the process.
- The budget for fiscal year 2023 is almost ready to submit it to the County Manager.
- Communicated that the Public Works director resigned. Informed them that a national recruitment process is occurring. In the interim, our deputy county manager has stepped into that position.

## 4:27 PM Unfinished Business

Rocky mentioned that because there was no quorum, these items have stayed as unfinished business. He noted that on some of these, actions have already occurred and will not show up as unfinished business in the future.

## 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
- 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



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- 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  
  
**County Update:** DNR made the decision to pause our project that was submitted in 2018. We are hoping to move this forward in the next 1-2 years.

**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.



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**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

**County Update:** We are working on a donation agreement and the title, but will bring this back to the Parks Advisory Board before we go to Council.

**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

**County Update:** We are in the process of working on the budget for that.

**Agenda Item: Parking Fee Exemption Ordinance**

Action Item X



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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
- County Update:** This was adopted by Council.

Informed the Parks Advisory Board that we are going to remove these as Unfinished Business. Jim, Don, and Teresa supported this.

**4:29 PM      New Business**

**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



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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

**PAB Action:** No action due to quorum constraint. Mentioned that we need a recommendation to be able to move forward with this. Discussed the type and location of the property. Jim, Donald, and Teresa are in support of this.



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## Exhibit A



*proud past, promising future*

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?

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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.



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**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 invasives 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.





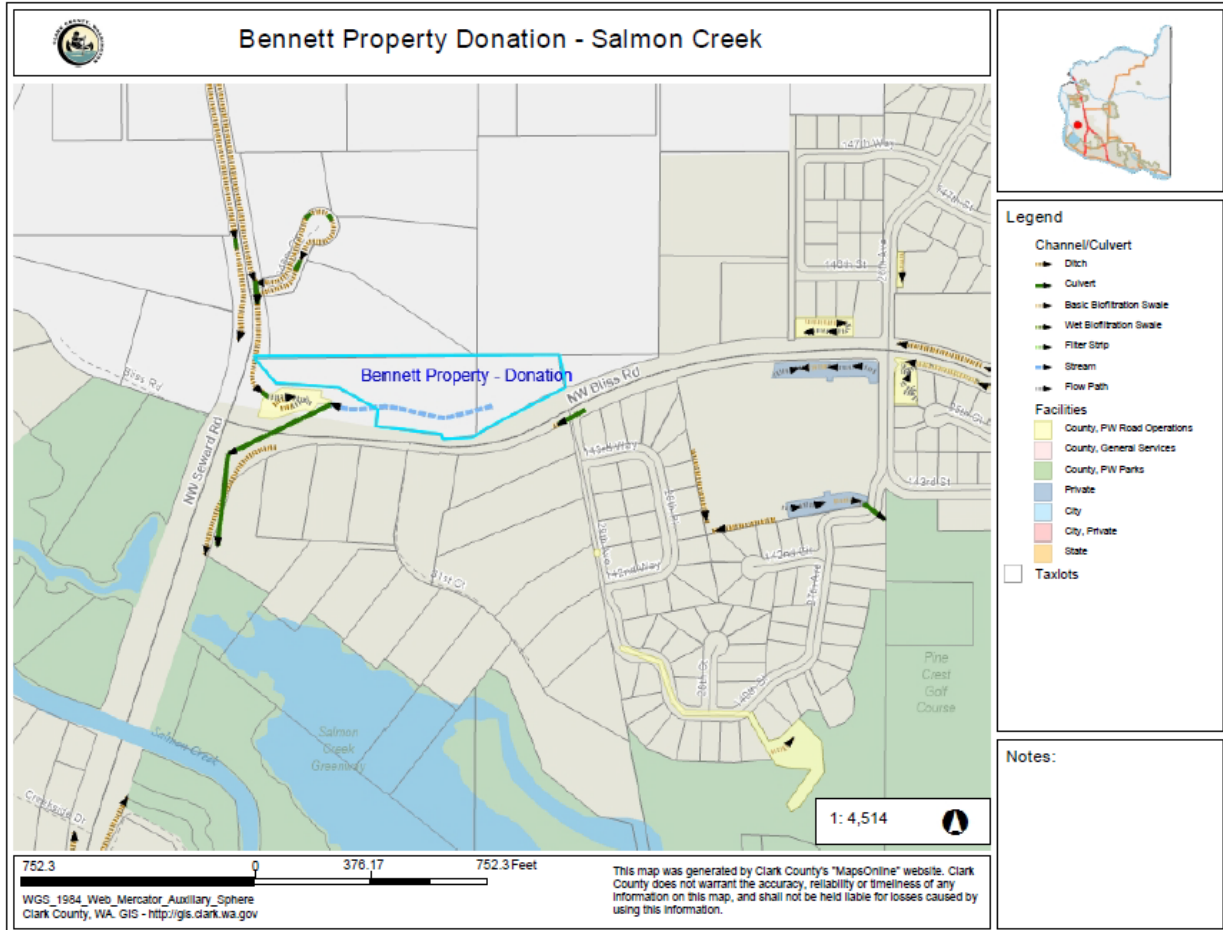


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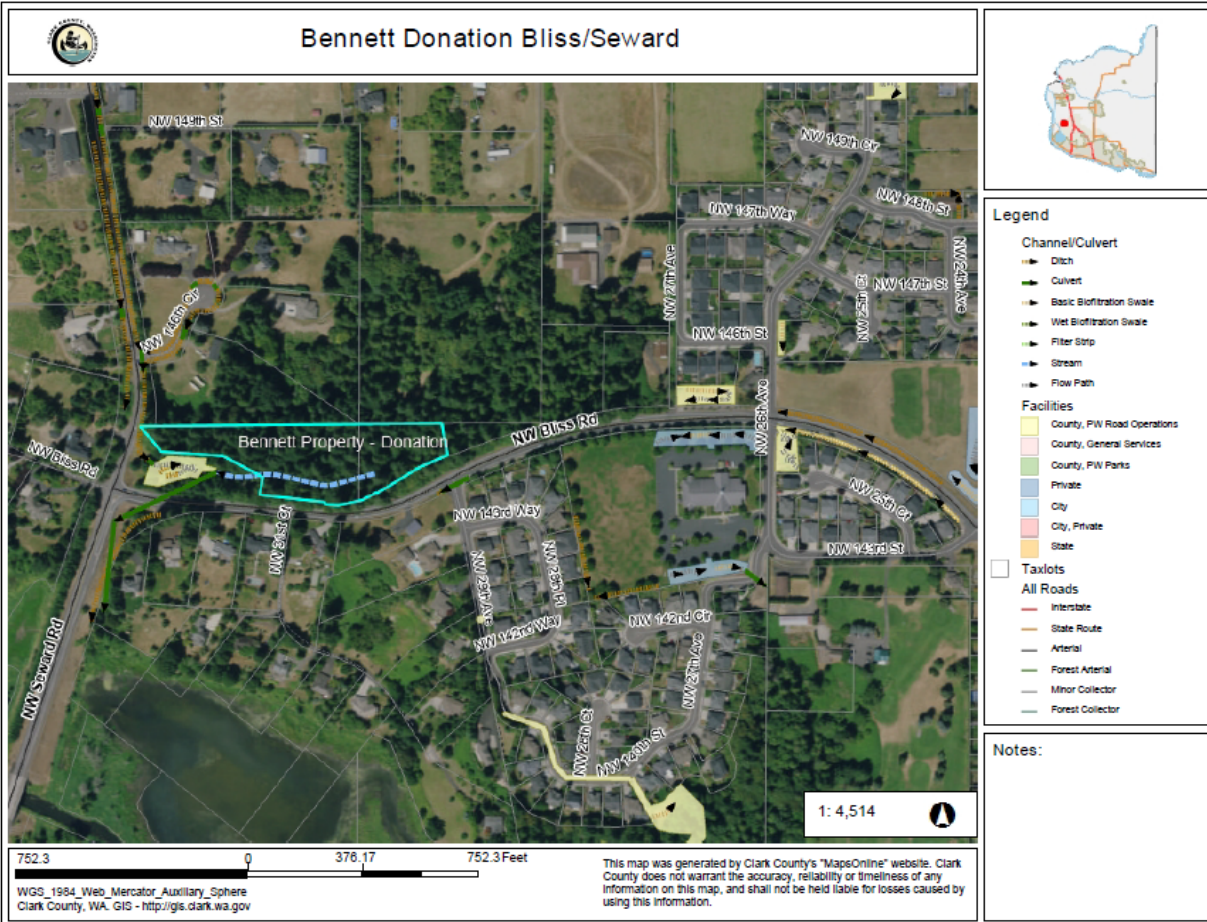


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## Agenda Item: Sandor – Vancouver Lake

Action Item  
Informational X  
Item

### 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



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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

**PAB Action:** No action due to quorum constraint. Discussed its location and how we need a recommendation to move it forward for acquisition. Jim, Don, and Teresa are in support of this.



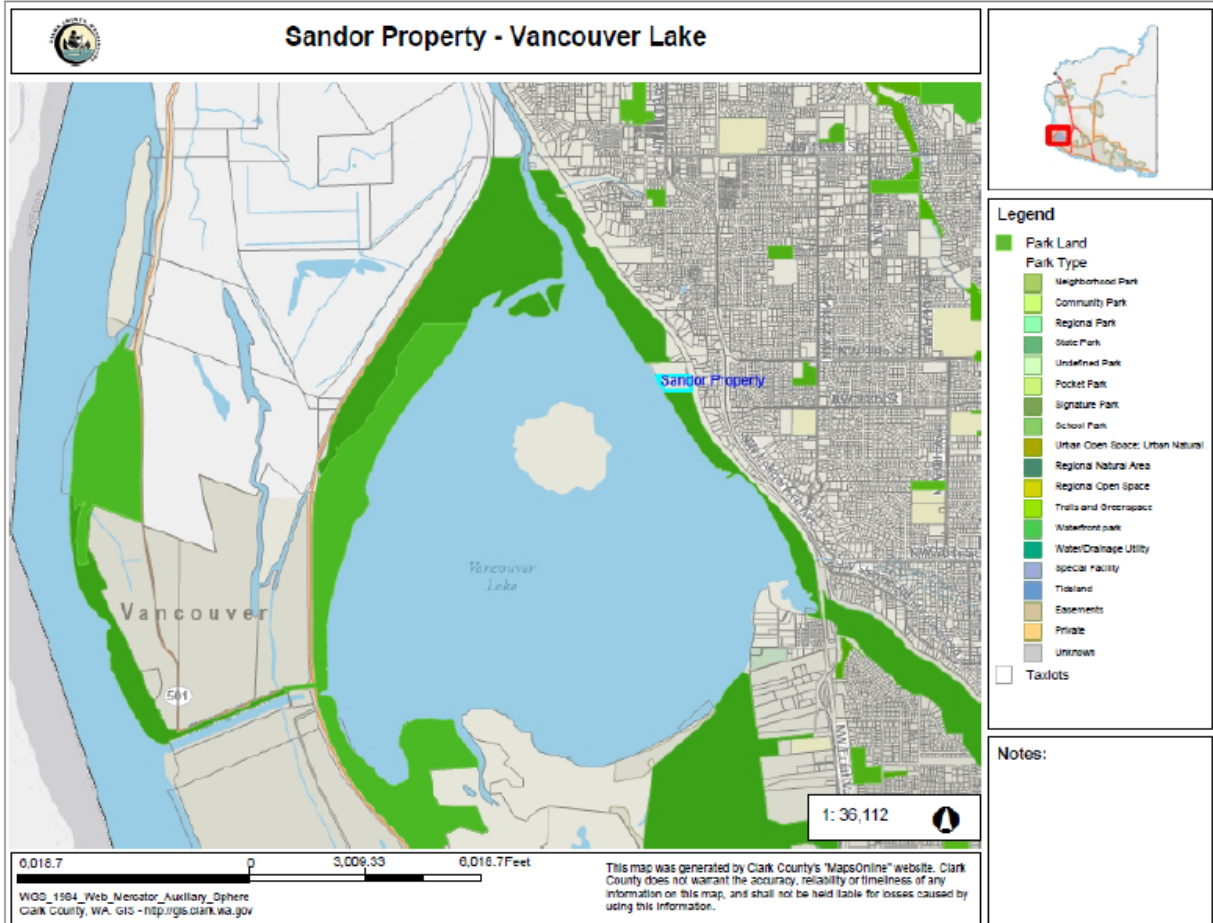
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**Exhibit A**



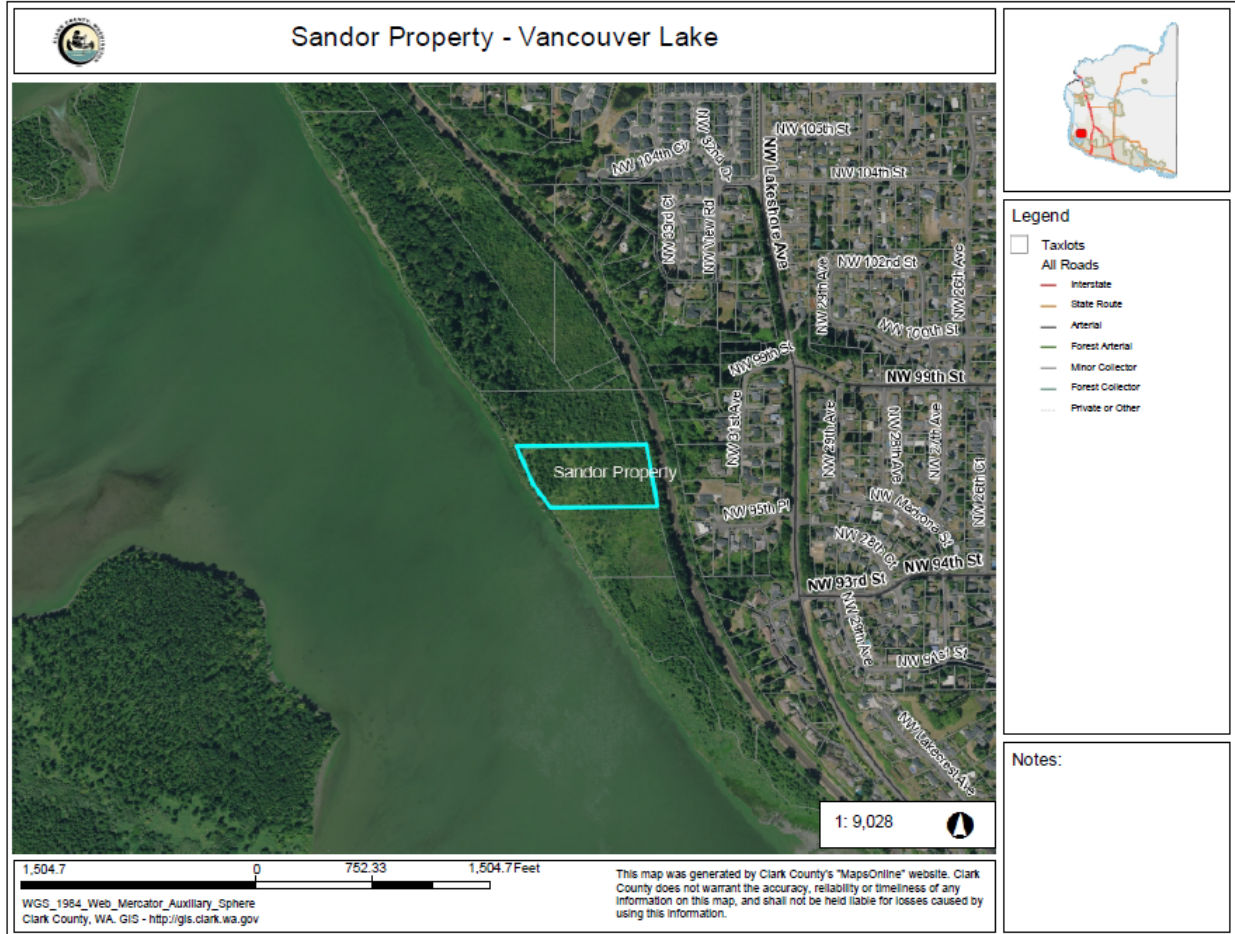


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## OVERVIEW MAP FOUR

# VANCOUVER LAKE





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4:41 PM New Business Contd.

**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.



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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

**PAB Action:** No action due to quorum constraint. Discussed the location and how it relates to our access and maintenance needs. Also discussed the plans and/or options for the property. Jim, Don, and Teresa are in support of this.

**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.





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## 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.

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



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**PAB Action:**

No action due to quorum constraint. Discussed the park’s boundaries, easements, and entry into the park. Jim, Don, and Teresa are in support of this.

**Exhibit A**



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





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## 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





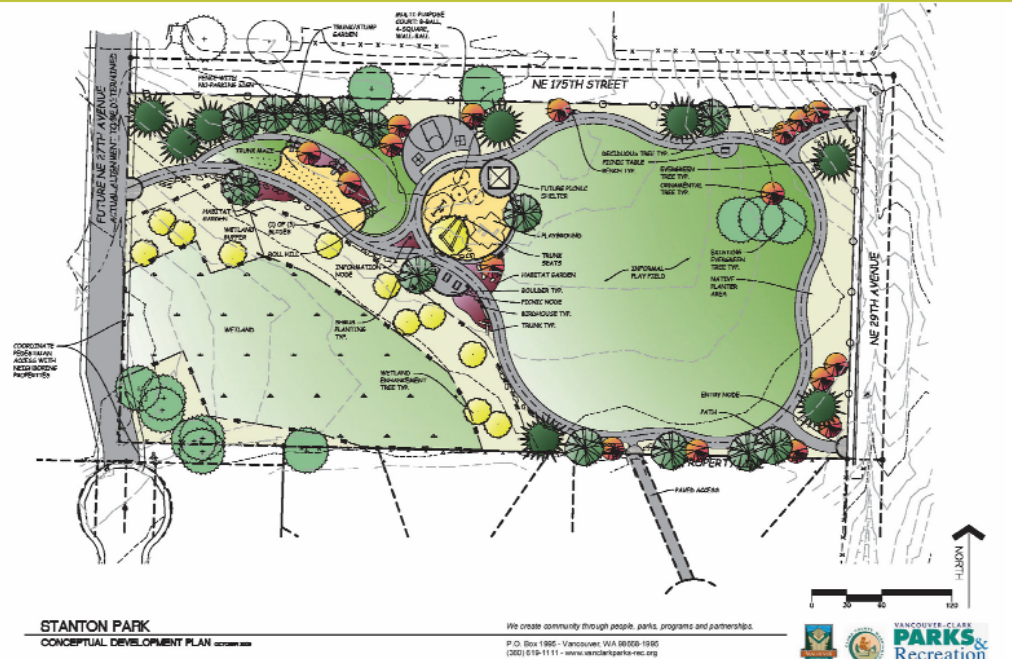
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## Concept Plan





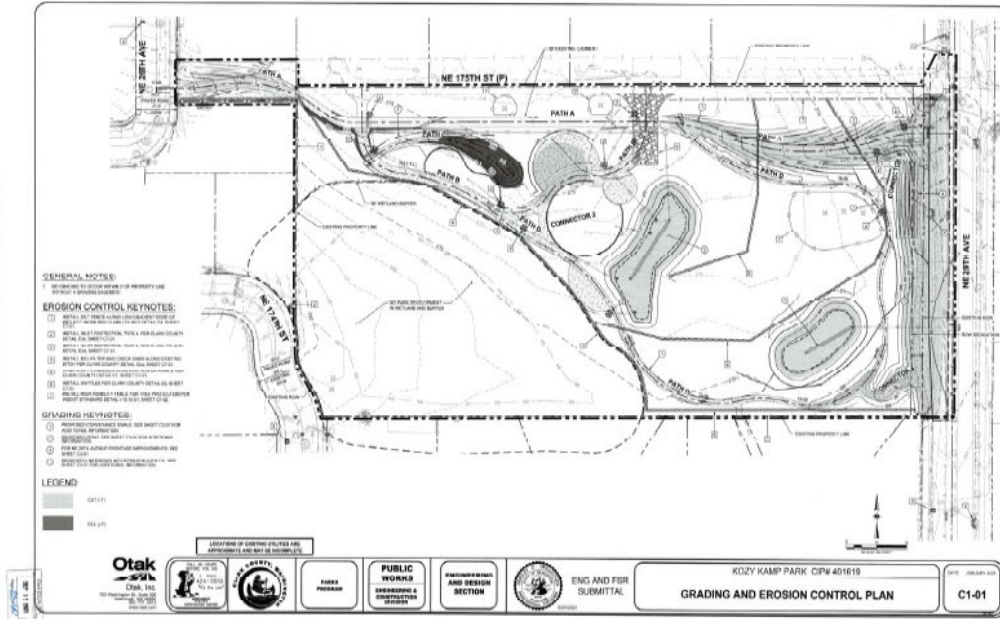
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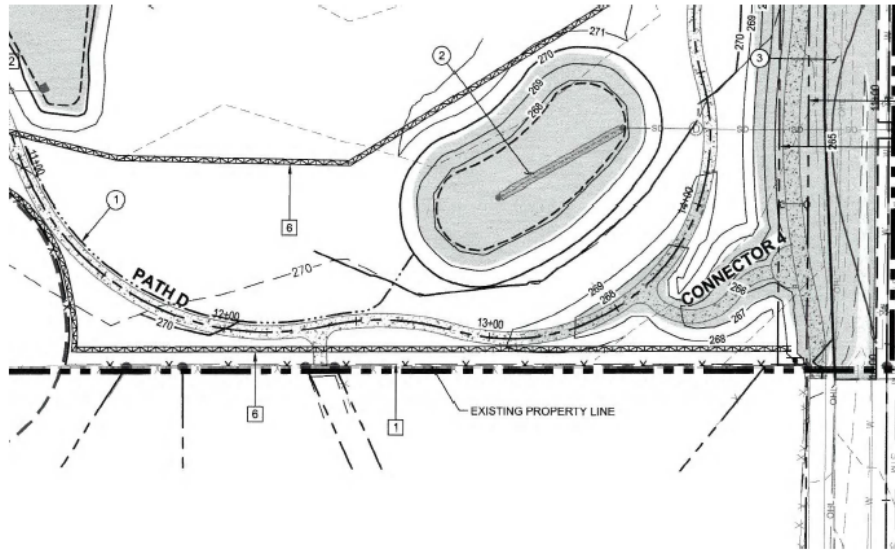
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## Kozy Kamp Neighborhood Park Access Enroachment

### • 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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5:07 PM New Business Contd.

**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



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

**Prior Action by PAB:**     None



# Clark County Parks Advisory Board Meeting Minutes



Tuesday, August 9<sup>th</sup>, 2022 4:00 p.m. to 5:50 p.m.

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

**Action Requested:** None  
**Attachment:** Draft 2023-28 CIP Budget  
**Prepared By:** David Stipe

**PAB Action:** No action – this was an informational item. Discussed the equipment used for parks, the various programs, our plans for multiple areas within the county, and our projections moving forward.

**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					
Klimeline	Shelter Replacement (PRJ0001357)	\$ 35,000					
Klimeline	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				



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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	\$ 3,995,350	
	<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	\$ 2,000,000	\$ 2,000,000	
New Community Park Development	Park Site TBD		\$ 4,000,000	\$ 4,000,000	\$ 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	\$ 100,000	\$ 100,000	\$ 100,000	
New Community Park Master Planning	Park Site TBD		\$ 100,000	\$ 100,000	\$ 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							
Chelachie 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		\$ 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	\$ 500,000	
District #5 Acquisition	TBD	\$ 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	

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



# Clark County Parks Advisory Board Meeting Minutes



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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

**PAB Action:** No action due to quorum constraint. Discussed the property location and development rights. Jim, Don, and Teresa are in support of this.



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## 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.





# Clark County Parks Advisory Board Meeting Minutes



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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.

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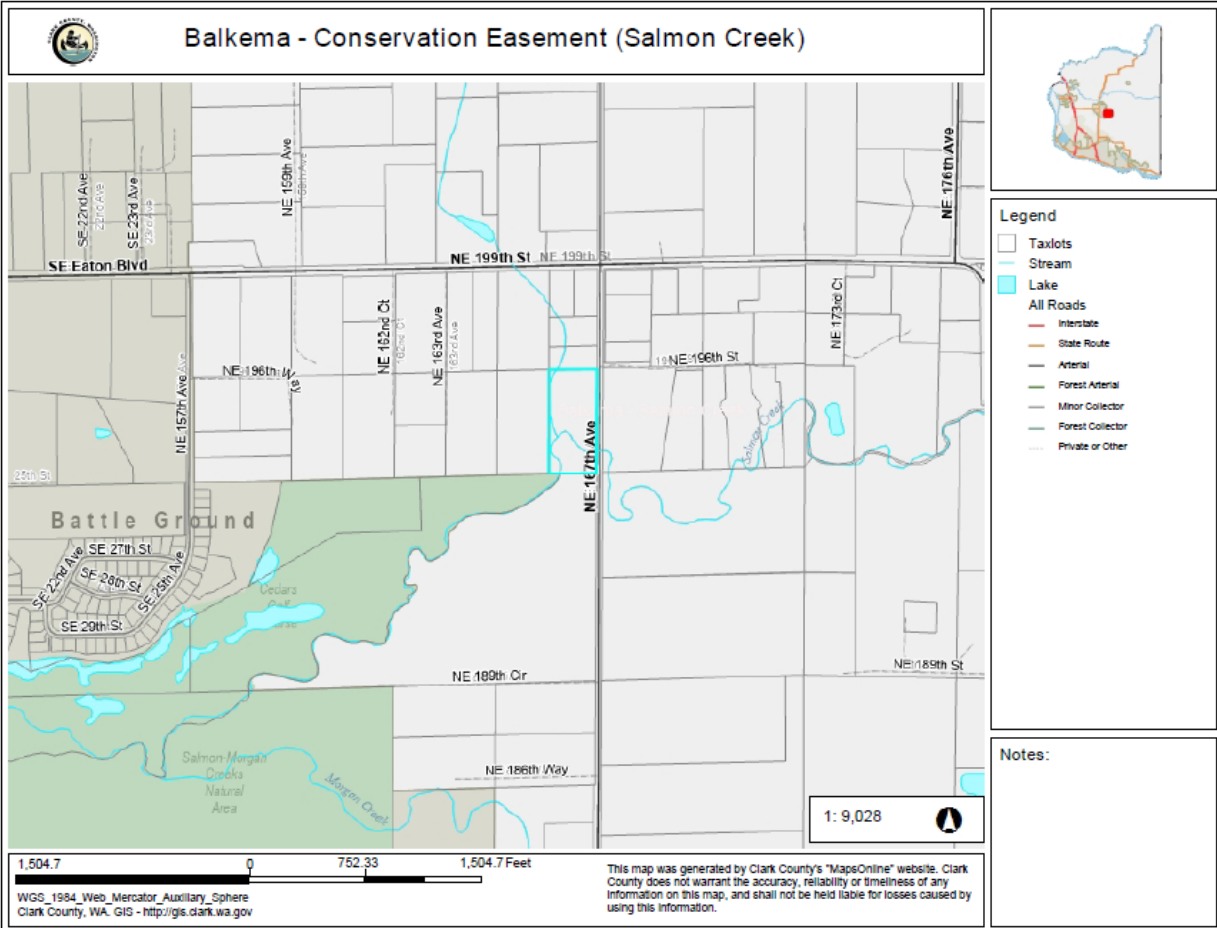


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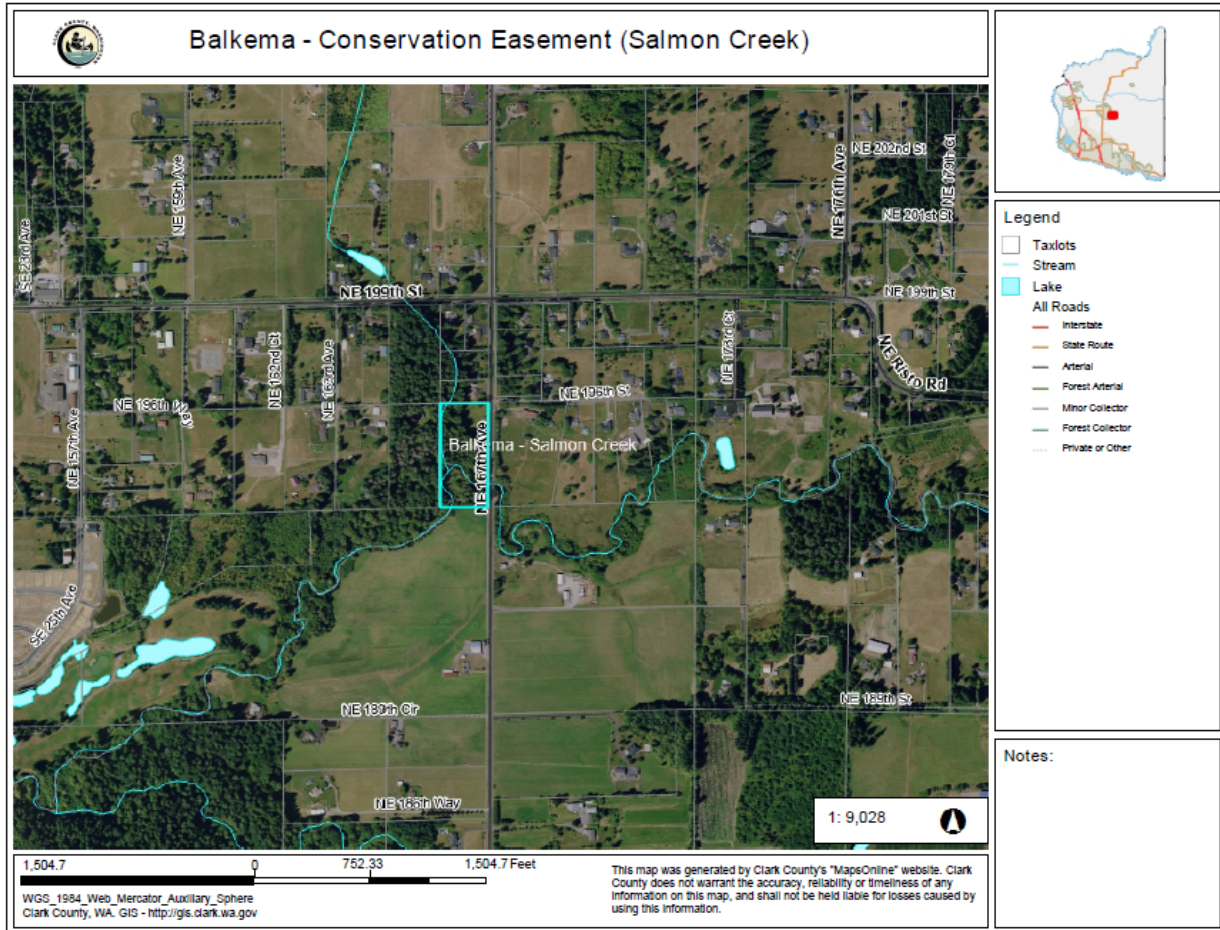


# Clark County Parks Advisory Board Meeting Minutes



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## 5:31 PM Roundtable Discussion

Don voiced concern regarding the garbage issue at the outhouse along Washougal River Road. Rocky, Don, and Kevin discussed who this location belongs to.

Dellan discussed the various grants that have gone out this year and the fundraising opportunities/events that are scheduled.

## 5:38 PM Adjourned

Respectfully submitted, Amy Arnold