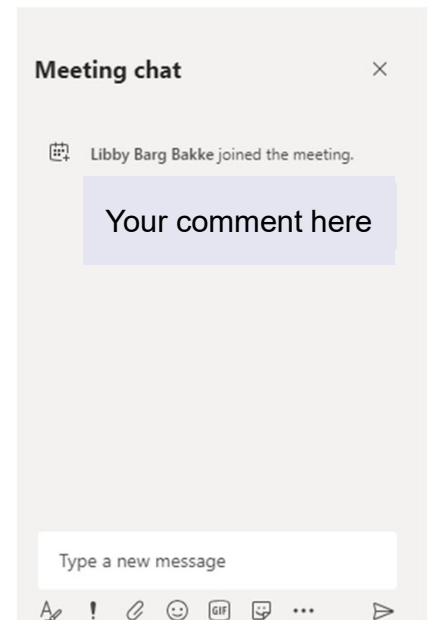


Welcome!

Joining us remotely? Here are some things to know—

- The meeting is being recorded.
- Committee members can use the chat or raised-hand tools to participate in the discussion.
- If you are guest, you can ask questions or comment using chat.





Clark County Parks Advisory Board

Meeting Agenda



Tuesday, July 11th, 2023, 4:00 – 5:50 PM

4000 NE 78th 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, Chair
Teresa Meyer, Vice Chair
Donald Meeks, Secretary
John Jay
Galina Burley
Tonya Dow

School District

Liaisons:

Cale Piland (Evergreen)
Vacant (Vancouver)

Parks Foundation:

Vacant

Next Meeting:

August 8, 2023
Microsoft TEAMS and
In-Person

****Motion Needed**

- | | |
|---|----------------|
| 1. CALL TO ORDER | 4:00 PM |
| 2. ADMINISTRATIVE ACTIONS | 5 MIN |
| <ul style="list-style-type: none">a. Meeting structure guidelines for Teamsb. Roll call / guest introductionsc. Approved previous Minutes. Copies of these can be found on the website, via https://clark.wa.gov/public-works/parks-advisory-board<ul style="list-style-type: none">• Approve June 13, 2023 meeting minutes** | |
| 3. PUBLIC COMMENT | 10 MIN |
| The public is encouraged to participate in the following ways: <ul style="list-style-type: none">• By phone: 213-262-7043 and enter access code: 915 068 329#• Submit public comments to: pab@clark.wa.gov | |
| 4. MANAGERS REPORT | 20 MIN |
| <ul style="list-style-type: none">a. Departmental Updates | |
| 5. UNFINISHED BUSINESS | 5 MIN |
| 6. NEW BUSINESS | 60 MIN |
| <ul style="list-style-type: none">a. GCPD Undeveloped Property Prioritization – David Stipeb. Capital Improvement Plan (CIP) Updates, FY2024 – David Stipec. Legacy Lands Guidance Manual – Denielle Cowley | |
| 7. ROUNDTABLE DISCUSSION (PAB Members) | 10 MIN |
| 8. ADJOURN | |

5:50 PM

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



Clark County Parks Advisory Board



Agenda Item

Date: 7/11/2023

Agenda Item: GCPD Undeveloped Property Prioritization

Action Item
Informational X
Item

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

Exhibit A

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



Clark County Parks Advisory Board

Agenda Item



Date: 7/11/2023

Agenda Item: Capital Improvement Plan (CIP) Updates, FY2024

Action Item
Informational X
Item

Overview:

The Parks and Lands division will seek public input, PAB approval and finally approval from Council to adopt the updated 24-29 Capital Improvement Plan (CIP)(attached).

Staff is outlining the initial draft of the Parks CIP for discussion and to received input from the PAB. This is the second annual update to the CIP that forecasts spending over the next 6-year.

Prior Action by PAB:	None
Action Requested:	Feedback requested prior to public comment period.
Attachment:	Proposed 2024-2029 Capital Plan
Prepared By:	David L Stipe, Parks Planning and Development Manager



DRAFT

Felida All Access Children's Playground

2024-2029 PARKS & LANDS DIVISION CAPITAL PLAN



Clark County Public Works - Parks & Lands Division
4700 NE 78th Street, Vancouver, WA 98665
564.397.2285
www.clark.wa.gov/public-works/clark-county-parks

DRAFT – July 6, 2023

DRAFT



For other formats, contact the Clark County ADA Office

Voice 360.397.2322 **Relay** 711 or 800.833.6388

Fax 360.397.6165

Email ADA@clark.wa.gov

ACKNOWLEDGEMENT

This document represents the efforts and cooperation of Clark County staff, the Clark County Parks Advisory Board, and the Clark County Council. Thank you to all who participated in the development of this plan.

Clark County Council

Karen Dill Bowerman, Council Chair District 3
Glen Yung, Councilor District 1
Michelle Belkot, Councilor District 2
Gary Medvigy, Councilor District 4
Sue Marshall, Councilor District 5

Clark County Parks Advisory Board

James Kautz, Chair
Teresa Meyer, Vice Chair
Donald Meeks, Secretary
Galina Burley
John Jay
Tonya Dow
Vacant, ex-officio, Parks Foundation of Clark County Executive Director
Vacant, ex-officio, Vancouver Public Schools representative
Cale Piland, ex-officio, Evergreen Public Schools representative

Clark County Staff

Ken Lader – Public Works Director
Rocky Houston – Parks and Lands Division Manager
David Stipe – Parks and Lands Planning and Development Manager
Jacob Huston – Parks and Lands Capital Program Specialist

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Appendices

A – MAJOR MAINTENANCE PRIORITIZATION CRITERIA

B – DEVELOPMENT PRIORITIZATION CRITERIA

Introduction

Parks & Lands Division

The Public Works Parks and Lands Division (PLD) administers 96 properties, including 13 regional parks, 14 community parks, 48 neighborhood parks, 14 natural areas and six specialty parks. The parks are located throughout Clark County. As the county's population continues to increase, Public Works is committed to meeting the needs for outdoor recreation.

The county park system has grown tremendously over the last two decades. Properties acquired and developed during that time are now seeing use rates higher than they were built for, dramatically increasing the need for preventative and major maintenance projects. Due to the age of the system, continued growth and subsequent increased use levels of the park system facilities will increase the need for major and preventative maintenance.

Parks and Lands Divisions develops an annual capital plan, implementing the categories and projects identified later in this document. The Planning and Development team continues to evaluate deferred maintenance through a system wide assessment. That effort continues to inform both the preventative and major maintenance sections of the capital plan.

What is in the Parks Capital Plan?

This document includes:

- Regulatory requirements summary
- Local framework for parks capital planning
- Description of project types and strategies for implementation
- Description of the process used to develop the capital plan
- Capital Plan Summary by Fund, Category and Year Table (Table 1.01)
- Capital Plan Program and Project Summary Tables (Tables 2.01 thru 2.06)
- Index map of Stewardship (Existing Park Renovations) Capital Improvements (Figure 1.01)
- Index map of New Park Capital Development projects (Figure 1.02)
- Multi-Year Capital Projects Summary Table (Table 3.01)

Regulatory Requirements Summary

A Capital Facilities Plan (CFP) is a requirement of the Washington State Growth Management Act. The Capital Improvement Plan (CIP) is a precursor to the CFP and provides operational benefits for the division. Clark County selects projects for the Parks & Lands Capital Plan based on a rubric incorporating our mission, goals and the strategic directives found in the Parks, Recreation & Open Space (PROS) plan.

Chapter 36.70A RCW of the Growth Management Act: Capital Facilities Plan

The Growth Management Act (GMA) establishes many of the requirements for the capital facilities and utilities elements in the Clark County Comprehensive Growth Management Plan 2015-2035. The GMA

establishes an overall goal to “...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,” (RCW 36.70A.020). The GMA requires that the capital facilities plan includes an inventory of existing publicly owned capital facilities, a forecast for the future needs for new or expanded facilities necessary to accommodate growth during the 20-year span of the comprehensive plan, and a six-year financial plan. The GMA defines public facilities to include water, sewer, stormwater, schools, parks and recreational facilities, law enforcement and fire protection.

Parks & Lands Capital Planning, Local Framework

Clark County is authorized under the GMA to maintain a parks system within its boundaries. This authority has been delegated to the Clark County Public Works department, Parks and Lands Division with oversight by the county manager.

Recognizing the reality of funding and staffing limitations, available opportunities, and overall capacity for the parks system each fiscal year, it is the policy of the PLD to utilize a transparent and systematic methodology for the prioritization of capital expenses. This methodology balances the needs and objectives of the parks system, the obligations of the county to the public, the impact to the PLD and county budgets, and the operational impact of adding to the parks portfolio. The PLD works to be agile, flexible, and adaptable in the implementation of a CIP to pursue opportunities that meet the broader goals of division, county and community as they arise.

The PLD describes capital plan improvements in the following terms:

- Preventative maintenance project: project to extend the useful life of an extant asset, with a contractor performing the work rather than park operations staff. Preventative maintenance projects may include (but are not limited to) bench and table renovation, parking lot seal coating, structure painting or siding repair, playground fall protection repair, hazard tree removal, and turf or planting material replacement.
- Major maintenance: project renovating, restoring, or replacing an extant asset, with a contractor performing the work rather than park operations staff. Major maintenance projects may include (but are not limited to) shelter replacement, playground fall surfacing replacement, parking lot or trail resurfacing, restroom replacement, and sports turf replacement.
- Emergency repair project: project addressing an emergency involving a PLD asset which creates risk of death, injury, significant loss or damage to property (public or private) or the environment. Emergency repair projects are limited in scope to mitigation of risk. It is contrary to this policy to use emergency situations to elevate capital projects.
- Stewardship Capital Improvements: Projects that focus on capital improvements or additions to existing neighborhood, community and regional parks.

- New Park Capital Development: project creating a new park or park amenity that adds to existing park inventory. Projects may include construction of new or additional sport courts, playgrounds, shelters, restrooms or new parks in their entirety.
- Land acquisition: project acquiring new lands, rights-of-way or property rights to preserve land or enable future recreation improvements. Rights-of-way may be acquired to improve park access, and property rights can be acquired for habitat or agriculture preservation.
- Parks Capital Improvement Plan: the comprehensive plan containing capital improvement projects for the PLD, as developed pursuant to this policy.

CIP Development Process

The process of developing the CIP includes four stages:

1. Identification
2. Prioritization
3. Scoping
4. Budget

Identification

Identification of projects by:

- Aggregating asset condition assessments, public comments, development needs identified in the Parks, Recreation and Open Space Plan, prior obligations and staff observations. The county is in the process of implementing an electronic asset management system which will serve as the method for developing formal lists of items to address.
- Staff sorting each proposed project into one of the following categories, as described in the previous section: preventative maintenance, major maintenance, development, land acquisition.
- Adding projects and project details to the list by project type.
- Adding notes from plans, community input, government input, etc. to the project spreadsheet to assist with prioritization.

Prioritization

Prioritization of projects by:

- Performing an initial prioritization through the scoring of projects using the rubric applicable by project type, located in the appendices of this policy. The prioritization will be developed into a draft CIP.
- The PLD Planning and Development Manager presenting the draft CIP to the Parks Advisory Board (PAB) annually in the third quarter of the preceding year.
- The PAB reviewing and providing input on the draft CIP. Staff will review comments and adjust the CIP as necessary based on the input received. At a subsequent meeting the PAB shall

consider making a motion to recommend adoption of the CIP by the Clark County Council. The recommendation and any comments from the PAB will be distributed to county administration as part of the budgeting process.

Note: Projects that are funded and currently in development will not be subject to reprioritization, ensuring continual progress on projects already in process. This is consistent with a fiscally constrained capital program, as described in the budgeting section of this policy.

Scoping

Scoping of projects by:

- Developing proposals to accomplish the projects in the prioritized list. This may include bundling projects that are similarly prioritized to take advantage of economic scaling (e.g., parking lot restoration projects in the west park zone that score within ten places of each other may be combined into a single, larger project).
- Estimating costs for proposed projects. Projects ranking higher on the prioritized list will have more accurate estimates completed based on current and projected economic conditions and available PLD resources.
- Evaluating the prioritized list considering current PLD budgetary and staffing capacities, obligatory requirements, etc. When opportunities or challenges are identified, reorganization of the list may occur.
- Using the list of projects, including costs and any PAB comments, in developing the PLD capital budget for presentation to the public works director and county administration.

Budgeting

Budgeting for the CIP will occur by:

- Forecasting each fund available to pay for capital improvements in the PLD portfolio annually as part of the Public Works Business Services and Financial Controls division's budgetary process, forming the basis of fiscal constraint considerations. Fiscal constraint for the six-year period is a requirement of the CFP. This is different from the CIP, and while CIP projects may move around in response to conditions, the cumulative costs and impacts to the parks portfolio would need to be consistent with the constraints in the CFP.
- The PLD pursuing funding from outside sources, such as grants, for projects on CIP as available and where staff capacity exists. Successful competition for outside funding may result in adjustments to the CIP, as described below.

The adopted CIP will be posted on the PLD website.

Alteration

The CIP process will occur annually as part of the budgetary process. Projects that have been completed will be reported to the Clark County Auditor's office for inclusion in the Comprehensive Annual Financial Report (CAFR), as well as to the PAB as part of the annual CIP update process. New projects will be added to the list per the process described above. Reprioritization may result in changes from year to year and should not be construed as being contrary to this policy.

The fiscal constraints mentioned above shall be applied to the overall project budget, subject to the limitations and restrictions upon the different funding sources or appropriations, except when new outside funding becomes available for a specific project(s).

The CIP is intended to be a guiding document for repair, acquisition and development of PLD assets. It is intended to provide a realistic, achievable set of goals. However, circumstantial changes may result in the need to amend the CIP. It will be the policy of the PLD to make these amendments during the annual update, as described above. If such a change occurs within a fiscal year, the PLD shall share this information with the appropriate budgetary authority to request a change to the CIP.

If authorized and consistent with any requirements regarding such changes, the PLD manager will prepare a report for the PAB and present it at the next scheduled meeting. The change will be noted on the PLD website after presentation to the PAB.

Guiding principles

In support of county policies and goals, the parks capital planning process strives to:

- Prioritize projects with the greatest potential to support multiple county programs and goals.
- Consider the impact of the project on recreational activities and disadvantaged populations.
- Ensure reliable scientific and engineering assessments of projects.
- Ensure each project in the plan is feasible and the most cost-effective way to meet an identified need.
- Focus limited resources on cost-effective solutions to the most pressing concerns.
- Incorporate environmental benefits into infrastructure repair projects.
- Maintain a list of potential projects to help pursue funding opportunities.

Project Classifications

Preventative Maintenance Projects

Description

Preventative maintenance projects extend the useful life of an existing asset. They generally cost over \$5,000 and are completed by a contractor.

Strategy

Through routine maintenance activities and an semi-annual inventory of park assets and conditions, generate a list of potential projects. Follow the CIP policy and procedures to rank and prioritize major maintenance projects.



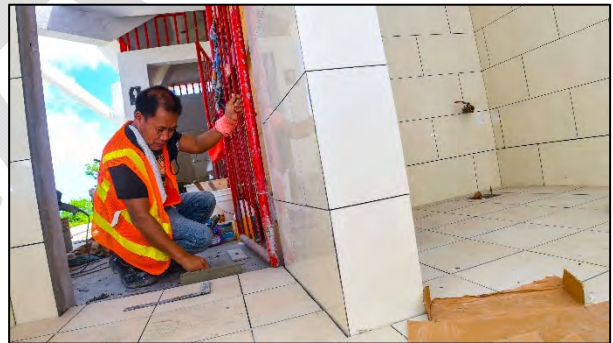
Major Maintenance Projects

Description

Major maintenance projects generally cost over \$100,000 and encompass the repair or replacement of an existing recreational asset.

Strategy

Through an annual inventory of park assets and conditions, generate a list of potential projects. Follow the CIP policy and procedures to rank and prioritize major maintenance projects.



Stewardship Capital Improvement Projects

Description

Capital improvements to existing parks. Focusing on enhancing recreational opportunities in the Metropolitan Park District while minimizing new park development which increases operational capacity challenges.

Strategy

Rank and prioritize projects consistent with the recreation needs, level of service requirements and strategies to meet current and future recreational demands identified in the PROS plan. Work to identify funding to develop new parks and recreational assets.



New Park Capital Development Projects

Description

Development of a new park.

Strategy

Rank and prioritize projects consistent with the recreation needs, level of service requirements and strategies to meet current and future recreational demands identified in the PROS plan. Work to identify funding to develop new parks and recreational assets.



Acquisition Projects

Description

Acquisitions add property to the PLD portfolio. Property is generally divided into acquisition for natural areas and park development.

Strategy

Acquire properties from willing sellers to meet level of service and conservation goals as identified in the Natural Areas Acquisition Plan and the PROS plan. The CIP outlines annual and six-year strategies.



Vehicle and Equipment

Description

Review existing assets and PLD needs to determine what equipment and vehicles are needed to meet the operational needs.

Strategy

Complete an annual review and identification of needs and develop a mechanism for the procurement of new vehicles and equipment. This assessment is generally constrained fiscally and assessed to ensure vehicles and equipment will add value for the division. Vehicle replacement and procurement will be completed by the Fleet Services division.



Funding

This capital plan includes projects and ongoing programs totaling approximately \$72,001,300 in PLD funding over the next six years. The first year's budget is an assessment, while the budgets for the subsequent five years are aspirational and actuals will be dependent on PLD resources (personnel & funding), future budget approval and direction from council. The capital plan is dependent on the funding programs outlined below.

Real Estate Excise Tax Program (REET)

An excise tax is collected on the sale of real estate. This program was developed in 1996 and readopted in 2002. The funds may be spent on parks and economic development. Major maintenance and park development are allowed with excise tax funds.

Greater Clark Parks District Program (MPD)

The Greater Clark Parks District was created via a voter approved levy in 2005. The levy included the condition that 35 new parks would be built and maintained, and new sports fields and trails would be developed within the new district. A metropolitan park district taxing authority was authorized within the unincorporated urban area outside the city of Vancouver. The tax rate was set at a maximum of 27 cents per \$1,000 of assessed property value. The fund is used primarily for the operation and maintenance of parks within the district boundary, but some capital funding is available for development.

Park Impact Fees Program (PIF)

These fees are collected when building permits are issued for single family homes, apartments and other residential projects. The funds collected can be used for park development or land acquisitions. The greater Vancouver area is divided into 10 park districts. Park impact fees must be spent within the district they are collected.

Conservation Futures Fund (CF)

Clark County created the Conservation Futures fund in 1985. The primary revenue source for the fund is the Conservation Futures property tax levy, a county-wide levy that cannot exceed 6.25 cents per \$1,000 valuation. The program acquires natural area properties for the purposes of conservation, that can have some recreational use.

Grants and Donations (Other)

Grants are highly competitive and available sources change from year to year. When available, grant funds are aggressively pursued. The Parks Foundation of Clark County has assisted the PLD in raising funds for projects via donations. Volunteer contributions are a common source of donated value to leverage grant funding. Other donations can occur but are not a key source of funding for capital projects.

2024 Clark County Parks and Lands - Capital Improvement Plan

Table 1.01 - Summary By Fund, Category and Year

Year	CATEGORY	Capital Expenditures				Legacy		
		by Year and Fund	REET	MPD	PIF	General Fund	Lands	Other
24-29	Total Expenditures	\$ 72,001,300	\$ 29,932,959	\$ 3,550,750	\$ 19,005,000	\$ 2,039,250	\$ 13,156,300	\$ 4,317,041
2024	Expenditures	\$ 11,024,300	\$ 4,213,000	\$ 529,750	\$ 2,805,000	\$ 385,250	\$ 2,991,300	\$ 100,000
	Preventative Maintenance	\$ 715,000	\$0	\$ 464,750	\$0	\$ 250,250	\$0	\$0
	Major Maintenance	\$ 2,893,000	\$ 2,793,000	\$0	\$0	\$ 100,000	\$0	\$0
	Stewardship Capital Improvements	\$ 540,000	\$ 540,000	\$0	\$0	\$0	\$0	\$0
	New Park Capital Development	\$ 870,000	\$ 435,000	\$0	\$ 435,000	\$0	\$0	\$0
	Parks System and Site Planning	\$ 665,000	\$ 445,000	\$0	\$ 120,000	\$0	\$0	\$ 100,000
	Legacy Lands Acquisitions	\$ 2,991,300	\$0	\$0	\$0	\$0	\$ 2,991,300	\$0
	Parks Acquisitions	\$ 2,250,000	\$0	\$0	\$ 2,250,000	\$0	\$0	\$0
	Equipment Supplement	\$ 100,000	\$0	\$ 65,000	\$0	\$ 35,000	\$0	\$0
2025	Expenditures	\$ 23,118,000	\$ 8,965,959	\$ 560,000	\$ 8,365,000	\$ 295,000	\$ 1,665,000	\$ 3,267,041
	Preventative Maintenance	\$ 755,000	\$0	\$ 495,000	\$0	\$ 260,000	\$0	\$0
	Major Maintenance	\$ 2,538,000	\$ 2,538,000	\$0	\$0	\$0	\$0	\$0
	Stewardship Capital Improvements	\$ 5,575,000	\$ 3,037,959	\$0	\$ 120,000	\$0	\$0	\$ 2,417,041
	New Park Capital Development	\$ 9,385,000	\$ 2,990,000	\$0	\$ 5,545,000	\$0	\$0	\$ 850,000
	Parks System and Site Planning	\$ 400,000	\$ 400,000	\$0	\$0	\$0	\$0	\$0
	Legacy Lands Acquisitions	\$ 1,665,000	\$0	\$0	\$0	\$0	\$1,665,000	\$0
	Parks Acquisitions	\$ 2,700,000	\$0	\$0	\$ 2,700,000	\$0	\$0	\$0
	Equipment Supplement	\$ 100,000	\$0	\$ 65,000	\$0	\$ 35,000	\$0	\$0
2026	Expenditures	\$ 14,783,000	\$ 6,198,000	\$ 581,000	\$ 4,540,000	\$ 314,000	\$ 2,500,000	\$ 650,000
	Preventative Maintenance	\$ 795,000	\$0	\$ 516,000	\$0	\$ 279,000	\$0	\$0
	Major Maintenance	\$ 1,468,000	\$ 1,468,000	\$0	\$0	\$0	\$0	\$0
	Stewardship Capital Improvements	\$ 5,840,000	\$ 3,190,000	\$0	\$ 2,000,000	\$0	\$0	\$ 650,000
	New Park Capital Development	\$ 3,480,000	\$ 1,240,000	\$0	\$ 2,240,000	\$0	\$0	\$0
	Parks System and Site Planning	\$ 600,000	\$ 300,000	\$0	\$ 300,000	\$0	\$0	\$0
	Legacy Lands Acquisitions	\$ 2,500,000	\$0	\$0	\$0	\$0	\$ 2,500,000	\$0
	Parks Acquisitions	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Equipment Supplement	\$ 100,000	\$0	\$ 65,000	\$0	\$ 35,000	\$0	\$0
2027	Expenditures	\$ 11,058,000	\$5,508,000	\$600,000	\$1,815,000	\$335,000	\$2,500,000	\$300,000
	Preventative Maintenance	\$ 835,000	\$0	\$ 535,000	\$0	\$ 300,000	\$0	\$0
	Major Maintenance	\$ 1,858,000	\$ 1,858,000	\$0	\$0	\$0	\$0	\$0
	Stewardship Capital Improvements	\$ 3,040,000	\$ 2,290,000	\$0	\$ 750,000	\$0	\$0	\$0
	New Park Capital Development	\$ 2,525,000	\$ 1,160,000	\$0	\$ 1,065,000	\$0	\$0	\$ 300,000
	Parks System and Site Planning	\$ 200,000	\$ 200,000	\$0	\$0	\$0	\$0	\$0
	Legacy Lands Acquisitions	\$ 2,500,000	\$0	\$0	\$0	\$0	\$ 2,500,000	\$0
	Parks Acquisitions	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Equipment Supplement	\$ 100,000	\$0	\$ 65,000	\$0	\$ 35,000	\$0	\$0
2028	Expenditures	\$ 6,614,000	\$ 2,899,000	\$ 625,000	\$ 740,000	\$ 350,000	\$ 2,000,000	\$0
	Preventative Maintenance	\$ 875,000	\$0	\$ 560,000	\$0	\$ 315,000	\$0	\$0
	Major Maintenance	\$ 1,719,000	\$ 1,719,000	\$0	\$0	\$0	\$0	\$0
	Stewardship Capital Improvements	\$ 1,240,000	\$ 740,000	\$0	\$ 500,000	\$0	\$0	\$0
	New Park Capital Development	\$ 480,000	\$ 240,000	\$0	\$ 240,000	\$0	\$0	\$0
	Parks System and Site Planning	\$ 200,000	\$ 200,000	\$0	\$0	\$0	\$0	\$0
	Legacy Lands Acquisitions	\$ 2,000,000	\$0	\$0	\$0	\$0	\$ 2,000,000	\$0
	Parks Acquisitions	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Equipment Supplement	\$ 100,000	\$0	\$ 65,000	\$0	\$ 35,000	\$0	\$0
2029	Expenditures	\$ 5,404,000	\$ 2,149,000	\$ 655,000	\$ 740,000	\$ 360,000	\$1,500,000	\$0
	Preventative Maintenance	\$ 915,000	\$0	\$ 590,000	\$0	\$ 325,000	\$0	\$0
	Major Maintenance	\$ 1,209,000	\$ 1,209,000	\$0	\$0	\$0	\$0	\$0
	Stewardship Capital Improvements	\$ 1,000,000	\$ 500,000	\$0	\$ 500,000	\$0	\$0	\$0
	New Park Capital Development	\$ 480,000	\$ 240,000	\$0	\$ 240,000	\$0	\$0	\$0
	Parks System and Site Planning	\$ 200,000	\$ 200,000	\$0	\$0	\$0	\$0	\$0
	Legacy Lands Acquisitions	\$ 1,500,000	\$0	\$0	\$0	\$0	\$1,500,000	\$0
	Parks Acquisitions	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Equipment Supplement	\$ 100,000	\$0	\$ 65,000	\$0	\$ 35,000	\$0	\$0

2024 Clark County Parks and Lands - Capital Improvement Plan

Table 2.01 - Program and Projects Summary

Project Name - Site	PIF	Team Lead	Project / Activity Number	Project Description	Category/Project Total	REET	MPD	PIF	General Fund	Legacy Lands	Other
2024 Estimated Total Expenditures					\$ 11,024,300	\$ 4,213,000	\$ 529,750	\$ 2,805,000	\$ 385,250	\$ 2,991,300	\$ 100,000
Preventative Maintenance					\$ 715,000	\$0	\$ 464,750	\$0	\$ 250,250	\$0	\$0
Pavement Preservation		AW	A000031	Projects to extend useful life of existing roads, parking areas and trails.	\$ 165,000		\$ 107,250		\$ 57,750		
Pacific Community Park (2024)				East parking crack, slurry seal and stripe							
Hockinson Community Park (2024)				North parking crack, slurry seal and stripe							
Structural Preservation		AW	A000032	Projects to extend useful life of existing structures	\$ 110,000		\$ 71,500		\$ 38,500		
Bridges, Piers and Boat Launches Preservation		EI	Activity Code Needed	Inspect, Repair and Replace Bridges	\$ 110,000		\$ 71,500		\$ 38,500		
Vegetation Management		AW	A000033	Projects to address park hazards or operational needs outside O&M.	\$ 165,000		\$ 107,250		\$ 57,750		
Lacamas Regional Park Canopy Pruning											
Bosco Planting (2024)											
Lacamas Heritage Trail Planting (2024)											
Park Amenity Preservation		AW	A000039	Projects to extend useful life of existing park amenities, including focus on Playground equipment and surfacing.	\$ 165,000		\$ 107,250		\$ 57,750		
Major Maintenance					\$ 2,893,000	\$ 2,793,000	\$0	\$0	\$ 100,000	\$0	\$0
Bratton Canyon	LL	AW	PPN24001	New residential well	\$ 100,000				\$ 100,000		
Camp Hope	RP	EI	PRJ0000390	Water system improvements	\$ 680,000	\$ 680,000					
English Pit Clean Up	4	EI	PRJ0000276	Lead remediation, etc.	\$ 100,000	\$ 100,000					
Klineline Salmon Creek	RP	MC	PPN24002	RV host site improvements	\$ 100,000	\$ 100,000					
Lacamas Lake Regional Park	RP	EI	PRJ	Bridge replacement	\$ 200,000	\$ 200,000					
Lewisville Park	RP	MC	PPN24003	RV host site improvements	\$ 100,000	\$ 100,000					
Luke Jensen	8	JH	PPN24004	South field sports turf replacement	\$ 400,000	\$ 400,000					
Moulton Falls Regional Park	RP	EI	PRJ	Pedestrian Bridge repair	\$ 250,000	\$ 250,000					
Playground Renovation	Varies	AW		Replace equipment and surfaces at two parks per year	\$ 750,000	\$ 750,000					
Sifton (23-24)	5		PPN24005								
Gaiser (23-24)	8		PPN24006								
Frenchman's Bar (24)	RP		PPN24007								
Emergent Projects		TBD	TBD	Various project various sites	\$ 213,000	\$ 213,000					
Stewardship Capital Improvements					\$ 540,000	\$ 540,000	\$0	\$0	\$0	\$0	\$0
Hazel Dell Community Park	8	LW	PRJ0002601	Parking lot / ADA Improvements final design	\$ 180,000	\$ 180,000					
Salmon Creek Regional Park	9	MC	PPN24008	Klineline Pond area improvements design	\$ 240,000	\$ 240,000					
Lewisville Regional Park	RP	DS	PPN24009	Entrance congestion preliminary design only	\$ 120,000	\$ 120,000					
New Development					\$ 870,000	\$ 435,000	\$0	\$ 435,000	\$0	\$0	\$ -
Cougar Creek Woods Property Community Park	9	MC/EPM	PPN24010	Frontage improvements design and development and Perimeter Fence	\$ 390,000	\$ 195,000		\$ 195,000			
Heritage Farm	SP	LW	PPN24010	Public access improvement preliminary design only	\$ 160,000	\$ 80,000		\$ 80,000			
Pleasant Valley Community Park Development	8	MC	PRJ400629	Finalize master plan and preliminary design	\$ 160,000	\$ 80,000		\$ 80,000			
Salmon Creek Community Club Development	10	EI	PRJ402228	Permitting and final design	\$ 160,000	\$ 80,000		\$ 80,000			
Park System and Site Planning					\$ 665,000	\$ 445,000	\$0	\$ 120,000	\$0	\$0	\$ 100,000
ADA Transition Planning	SW	LW	PRJ0002455	per PROS Plan	\$ 150,000	\$ 150,000					
DEI Planning	SW	LW	PRJ0002456	per PROS Plan	\$ 75,000	\$ 75,000					
Gordy Jolma Master Plan	NA	TBD	PPN24011	Master Plan only	\$ 240,000	\$ 120,000		\$ 120,000			
Green Mountain Master Plan	NA	TBD	PPN24012	Master Plan only	\$ 200,000	\$ 100,000					\$ 100,000
Legacy Lands Acquisition					\$ 2,991,300	\$0	\$0	\$0	\$0	\$ 2,991,300	\$0
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	\$ 476,300					\$ 476,300	
Legacy Lands - Whipple Creek/Salmon Creek				Farm Preservation	\$ 800,000					\$ 800,000	
Legacy Lands - Columbia River Shoreline				City of Vancouver Acquisition	\$ 860,000					\$ 860,000	
Legacy Lands - Lacamas Prairie				Acquisition of parcels in Lacamas Prairie	\$ 500,000					\$ 500,000	
Legacy Lands - LaCenter Bottoms				Addition	\$ 280,000					\$ 280,000	
Legacy Lands - Green Mountain Access				Access	\$ 75,000					\$ 75,000	
Park Land Acquisition					\$ 2,250,000	\$0	\$0	\$ 2,250,000	\$0	\$0	\$0
District #5 Acquisition				Site TBD	\$ 750,000			\$ 750,000			
District #6 acquisition				Site TBD	\$ 750,000			\$ 750,000			
District #7 acquisition				Site TBD	\$ -						
District #8 acquisition			PRJ	Site TBD	\$ 750,000			\$ 750,000			
District #9 acquisition				Site TBD	\$ -						
District #10 acquisition				Site TBD	\$ -						
Equipment & Vehicles											
Equipment and Vehicle purchasing and replacement					\$ 100,000	\$0	\$ 65,000	\$0	\$ 35,000	\$0	\$0

2025 Clark County Parks and Lands - Capital Improvement Plan

Table 2.02 - Program and Projects Summary

Project Name - Site	PIF	Project / Activity Number	Project Description	Category/Project				General Fund	Legacy Lands	Other
2025 Estimated Total Expenditures				Total	REET	MPD	PIF			
				\$ 23,118,000	\$ 8,965,959	\$ 560,000	\$ 8,365,000	\$ 295,000	\$ 1,665,000	\$ 3,267,041
Preventative Maintenance				\$ 755,000	\$0	\$ 495,000	\$0	\$ 260,000	\$0	\$0
Pavement Preservation		A000031	Projects to extend useful of existing roads, parking areas and trails.	\$ 175,000		\$ 115,000		\$ 60,000		
Hockinson Community Park (2025)		PPN24013	South parking pavement repair, crack and slurry seal							
Structural Preservation		A000032	Projects to extend useful life of existing structures	\$ 115,000		\$ 75,000		\$ 40,000		
Bridges, Piers and Boat Launches Preservation			Inspect, Repair and Replace Bridges	\$ 115,000		\$ 75,000		\$ 40,000		
Vegetation Management		A000033	Projects to address park hazards or operational needs outside O&M.	\$ 175,000		\$ 115,000		\$ 60,000		
Park Amenity Preservation		A000039	Projects to extend useful life of existing park amenities, including focus on Playground equipment and surfacing.	\$ 175,000		\$ 115,000		\$ 60,000		
Major Maintenance				\$ 2,538,000	\$ 2,538,000	\$0	\$0	\$0	\$0	\$0
Camp Currie Youth Camp	RP	PPN24014	Youth Camp fence	\$ 250,000	\$ 250,000					
Klineline West Parking Lot	RP	PPN24015	Pavement repair and Cape Seal	\$ 200,000	\$ 200,000					
Lacamas Lake Regional Park	RP	PPN24016	Bridge replacement	\$ 300,000	\$ 300,000					
Luke Jensen	8	PPN24017	North field sports turf replacement	\$ 500,000	\$ 500,000					
Playground Renovation	Varies	Activity Code Needed	Replace equipment and surfaces at two parks per year	\$ 575,000	\$ 575,000					
Walnut Grove (25)	7	PPN24018								
Raspberry (25)	9	PPN24019								
Pacific Park	4	PPN24020	RV park host pad	\$ 50,000	\$ 50,000					
Salmon Creek Trail	RP	PPN24021	Trail root repair, crack and Slurry Seal	\$ 50,000	\$ 50,000					
Emergent Projects			Various projects, various sites	\$ 150,000	\$ 150,000					
				\$ 150,000	\$ 150,000					
				\$ 100,000	\$ 100,000					
				\$ 213,000	\$ 213,000					
Stewardship Development				\$ 5,575,000	\$ 3,037,959	\$0	\$ 120,000	\$0	\$0	\$ 2,417,041
Frenchman's Bar		PPN24022	Regional Park Renovation Design	\$ 120,000	\$ 120,000					
Harmony Sports Park		PRJ0001568	Safety and parking improvements	\$ 2,850,000	\$ 1,797,959					\$ 1,052,041
Pacific Community Park		PPN24023	Site Improvements permitting and design	\$ 240,000	\$ 120,000		\$ 120,000			
Salmon Creek Regional Park		PPN24024	Klineline Pond area improvements design	\$ 2,365,000	\$ 1,000,000					\$ 1,365,000
New Development				\$ 9,385,000	\$ 2,990,000	\$0	\$ 5,545,000	\$0	\$0	\$850,000
Curtin Creek Community Park	8	PRJ0001752	Develop new park	\$ 6,905,000	\$ 1,750,000		\$ 4,305,000			\$ 850,000
Heritage Farm		PRJ0002232	Permitting and Final Design	\$ 160,000	\$ 80,000		\$ 80,000			
Minnehaha Neighborhood Park Development		PRJ0002523	Permitting and Final Design	\$ 160,000	\$ 80,000		\$ 80,000			
Saint John's Neighborhood Park Development		PPN24025	Master plan	\$ 160,000	\$ 80,000		\$ 80,000			
Salmon Creek Community Club Development		PRJ402228	Development	\$ 2,000,000	\$ 1,000,000		\$ 1,000,000			
Park System and Site Planning				\$ 400,000	\$ 400,000	\$0	\$0	\$0	\$0	\$0
PROS Plan		PPN24026	Develop 2028 - 2031 Plan Update	\$ 200,000	\$ 200,000					
Camp Bonneville		PRJ0004499	Master Plan	\$ 200,000	\$ 200,000					
Legacy Lands Acquisition				\$ 1,665,000	\$0	\$0	\$0	\$0	\$ 1,665,000	\$0
Legacy Lands - Flume Creek			Access	\$ 670,000					\$ 670,000	
Legacy Lands - Ridgefield Schools to Flume Creek			City of Ridgefield Acquisition	\$ 375,000					\$ 375,000	
Legacy Lands - Three Creeks Greenway			Acquisition of parcels on Whipple Creek	\$ 620,000					\$ 620,000	
Park Land Acquisition				\$2,700,000	\$0	\$0	\$2,700,000	\$0	\$0	\$0
District #5 Acquisition			Site TBD	\$0						
District #6 acquisition			Site TBD	\$0						
District #7 acquisition			Site TBD	\$1,200,000			\$ 1,200,000			
District #8 acquisition			Site TBD	\$0						
District #9 acquisition			Site TBD	\$750,000			\$ 750,000			
District #10 acquisition			Site TBD	\$750,000			\$ 750,000			
Equipment & Vehicles										
Equipment and Vehicle purchasing and replacement				\$ 100,000	\$0	\$ 65,000	\$0	\$ 35,000	\$0	\$0

2026 Clark County Parks and Lands - Capital Improvement Plan

Table 2.03 - Program and Projects Summary

Project Name - Site				Category/Project							General Fund		Legacy Lands		Other
2026 Estimated Total Expenditures				Total	REET	MPD	PIF								
				\$ 14,783,000	\$ 6,198,000	\$ 6,148,000	\$ 4,540,000	\$	\$	\$ 314,000	\$ 2,500,000	\$	\$ 650,000		
Preventative Maintenance				\$ 795,000	\$0	\$ 516,000	\$0	\$	\$ 279,000	\$0	\$0	\$0			
Pavement Preservation		A000031	Projects to extend useful of existing roads, parking areas and trails.	\$ 185,000		\$ 120,000		\$	65,000						
Felida Parking Lot		PPN24027	East parking pavement repair, crack and slurry seal												
Structural Preservation		A000032	Projects to extend useful life of existing structures	\$ 120,000		\$ 78,000		\$	42,000						
Bridges, Piers and Boat Launches Preservation		Activity Code Needed	Inspect, Repair and Replace Bridges	\$ 120,000		\$ 78,000		\$	42,000						
Vegetation Management		A000033	Projects to address park hazards or operational needs outside O&M.	\$ 185,000		\$ 120,000		\$	65,000						
Park Amenity Preservation		A000039	Projects to extend useful life of existing park amenities, including focus on Playground equipment and surfacing.	\$ 185,000		\$ 120,000		\$	65,000						
Major Maintenance				\$ 1,468,000	\$ 1,468,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0			
Playground Renovation	Varies		Replace equipment and Surfaces at two parks per year	\$ 1,000,000	\$ 1,000,000										
Lewisville (26)	RP	PPN24028	Replace multiple playgrounds												
Little Prairie Neighborhood Park	5	PPN24029	Finish/connect asphalt trail, Crack/Slurry Seal rest of trail system	\$ 37,000	\$ 37,000										
Walnut Grove Neighborhood Park	7	PPN24030	Finish/connect rear park entrance trail, Slurry Seal rest of trail and Basketball Court	\$ 33,000	\$ 33,000										
Gaiser Neighborhood Park	8	PPN24031	Crack/Slurry Seal trail	\$ 13,000	\$ 13,000										
Kozy Kamp		PPN24032	RRFB Pedestrian Crosswalk	\$ 50,000	\$ 50,000										
Emergent Projects			Various projects, various sites	\$ 335,000	\$ 335,000										
Stewardship Development				\$ 5,840,000	\$ 3,190,000	\$0	\$ 2,000,000	\$0	\$0	\$ 650,000					
Camp Currie Public Access Improvements	RP	PRJ0002386	Trailhead permitting and final design	\$ 240,000	\$ 240,000										
Frenchman's Bar	RP	PPN24033	Park amenity refresh	\$ 800,000	\$ 800,000										
Hazel Dell Community Park	8	PRJ0002601	Parking lot / ADA Improvements	\$ 1,650,000	\$ 750,000		\$ 750,000			\$ 150,000					
Lewisville Regional Park	RP	PPN24034	Entrance Congestion Improvements Final Design	\$ 200,000	\$ 200,000										
Orchards Community Park	6	PPN24035	Parking Lot Restoration / ADA Improvements/Splash Pad planning and preliminary engineering	\$ 200,000	\$ 200,000										
Pacific Community Park	4	PPN24036	Ballfields and Pickleball Courts	\$ 2,750,000	\$ 1,000,000		\$ 1,250,000			\$ 500,000					
New Development				\$ 3,480,000	\$ 1,240,000	\$0	\$ 2,240,000	\$0	\$0	\$0					
Minnehaha Neighborhood Park Development	8	PRJ0002523	Development	\$ 3,000,000	\$ 1,000,000		\$ 2,000,000								
Pleasant Valley Community Park Development		PRJ400629	Permitting and Final Design	\$ 160,000	\$ 80,000		\$ 80,000								
Saint John's Neighborhood Park Development	7	PPN24037	Preliminary design and permitting	\$ 160,000	\$ 80,000		\$ 80,000								
Vydra Neighborhood Park Development		PPN24038	Master plan	\$ 160,000	\$ 80,000		\$ 80,000								
Park System and Site Planning				\$ 600,000	\$ 300,000	\$0	\$ 300,000	\$0	\$0	\$0					
PROS Plan			Develop 2028 - 2031 Plan Update	\$ 200,000	\$ 100,000		\$ 100,000								
Camp Bonneville	RP	PRJ000499	Master Plan	\$ 400,000	\$ 200,000		\$ 200,000								
Legacy Lands Acquisition				\$ 2,500,000	\$0	\$0	\$0	\$0	\$ 2,500,000	\$0					
Lower Salmon Creek Subarea			Property Acquisition TBD	\$ 1,000,000					\$ 1,000,000						
Lower Whipple Creek Subarea			Property Acquisition TBD	\$ 750,000					\$ 750,000						
East Fork Lewis Creek Subarea Lower			Property Acquisition TBD	\$ 750,000					\$ 750,000						
Park Land Acquisition				\$0	\$0	\$0	\$0	\$0	\$0	\$0					
District #5 Acquisition			Site TBD	\$0											
District #6 acquisition			Site TBD	\$0											
District #7 acquisition			Site TBD	\$0											
District #8 acquisition			Site TBD	\$0											
District #9 acquisition			Site TBD	\$0											
District #10 acquisition			Site TBD	\$0											
Equipment & Vehicles															
Equipment and Vehicle purchasing and replacement				\$ 100,000	\$0	\$ 65,000	\$0	\$ 35,000	\$0	\$0					

2027 Clark County Parks and Lands - Capital Improvement Plan

Table 2.04 - Program and Projects Summary

Project Name - Site	PIF	Project / Activity Number	Project Description	Category/Project				General Fund	Legacy Lands	Other
Estimated Total Expenditures				Total	REET	MPD	PIF			
				\$ 11,058,000	\$ 5,508,000	\$ 600,000	\$ 1,815,000	\$ 335,000	\$ 2,500,000	\$ 300,000
Preventative Maintenance				\$ 835,000	\$0	\$ 535,000	\$0	\$ 300,000	\$0	\$0
Pavement Preservation		A000031	Projects to extend useful of existing roads, parking areas and trails.	\$ 195,000		\$ 125,000		\$ 70,000		
Felida Parking Lot		PRJ000138	East parking pavement repair, crack and slurry seal							
Structural Preservation		A000032	Projects to extend useful life of existing structures	\$ 125,000		\$ 80,000		\$ 45,000		
Bridges, Piers and Boat Launches Preservation		Activity Code Needed	Inspect, Repair and Replace Bridges	\$ 125,000		\$ 80,000		\$ 45,000		
Vegetation Management		A000033	Projects to address park hazards or operational needs outside O&M.	\$ 195,000		\$ 125,000		\$ 70,000		
Park Amenity Preservation		A000039	Projects to extend useful life of existing park amenities, including focus on Playground equioment and surfacing.	\$ 195,000		\$ 125,000		\$ 70,000		
Major Maintenance				\$ 1,858,000	\$ 1,858,000	\$0	\$0	\$0	\$0	\$0
Playground Renovation	Varies		Replace equipment and surfaces at two parks per year	\$ 640,000	\$ 640,000					
Orchards (27)	6	PPN24039								
Vista Meadows (27)	8	PPN24040								
Vista Meadows Neighborhood Park	10	PPN24041	Crack/Slurry Seal trail	\$ 150,000	\$ 150,000					
Cherry Neighborhood Park	5	PPN24042	Crack/Slurry Seal trail and Basketball Court	\$ 14,000	\$ 14,000					
Orchards Community Park	6	PPN24043	Regravel trails	\$ 134,000	\$ 134,000					
Roads End Neighborhood Park	7	PPN24044	Crack/Slurry Seal trail	\$ 15,000	\$ 15,000					
Hockinson Meadows Community Park	5	PPN24045	Regravel trails	\$ 325,000	\$ 325,000					
Felida Community Park	9	PPN24046	Minor pavement repairs, Cape Seal and striping east parking lot	\$ 77,000	\$ 77,000					
Douglas Carter Neighborhood Park	7	PPN24047	Replace playground fall surface	\$ 133,000	\$ 133,000					
Emergent Projects	Varies		Various projects, various sites	\$ 370,000	\$ 370,000					
Stewardship Development				\$ 3,040,000	\$ 2,290,000	\$0	\$ 750,000	\$0	\$0	\$0
Camp Currie Public Access Improvements		PRJ0002386	Trailhead Development	\$ 500,000	\$ 500,000					
Hockinson Community Park		PPN24048	Site Improvements planning and preliminary design only	\$ 240,000	\$ 240,000					
Lewisville Regional Park	RP	PPN24049	Entrance Congestion Improvements	\$ 800,000	\$ 800,000					
Orchards Community Park	CP	PPN24050	Park amenity refresh	\$ 1,500,000	\$ 750,000		\$ 750,000			
New Development				\$ 2,525,000	\$ 1,160,000	\$0	\$ 1,065,000	\$0	\$0	\$ 300,000
Anderson Community Park Development		PPN24051	Master plan	\$ 160,000	\$ 80,000		\$ 80,000			
Foley Orchards Property		PPN24052	Frontage Improvements	\$ 130,000			\$ 130,000			
Heritage Farm	SP	PRJ0002232	Development	\$ 1,800,000	\$ 1,000,000		\$ 500,000			\$ 300,000
Mackie Property		PPN24053	Frontage Improvements	\$ 275,000			\$ 275,000			
Vydra Neighborhood Park Development	5	PPN24054	Preliminary design and permitting	\$ 160,000	\$ 80,000		\$ 80,000			
Park System and Site Planning				\$ 200,000	\$ 200,000	\$0	\$0	\$0	\$0	\$0
PROS Plan			Develop 2028 - 2031 Plan Update	\$ 200,000	\$ 200,000					
Legacy Lands Acquisition				\$ 2,500,000	\$0	\$0	\$0	\$0	\$ 2,500,000	\$0
East Fork Lewis Creek Subarea Upper			Property Acquisition TBD	\$ 750,000					\$ 750,000	
Washougal River / Lower Washougal River Subareas			Property Acquisition TBD	\$ 750,000					\$ 750,000	
Lacamas Subarea Lower			Property Acquisition TBD	\$ 1,000,000					\$ 1,000,000	
Park Land Acquisition				\$0	\$0	\$0	\$0	\$0	\$0	\$0
District #5 Acquisition			Site TBD	\$0						
District #6 acquisition			Site TBD	\$0						
District #7 acquisition			Site TBD	\$0						
District #8 acquisition			Site TBD	\$0						
District #9 acquisition			Site TBD	\$0						
District #10 acquisition			Site TBD	\$0						
Equipment & Vehicles										
Equipment and Vehicle purchasing and replacement				\$ 100,000	\$0	\$ 65,000	\$0	\$ 35,000	\$0	\$0

2028 Clark County Parks and Lands - Capital Improvement Plan

Table 2.05 - Program and Projects Summary

Project Name - Site	PIF	Project / Activity Number	Project Description	Category/Project				General Fund	Legacy Lands	Other
Estimated Total Expenditures				Total	REET	MPD	PIF	Fund	Lands	
				\$ 6,614,000	\$ 2,899,000	\$ 625,000	\$ 740,000	\$ 350,000	\$ 2,000,000	\$0
Preventative Maintenance				\$ 875,000	\$0	\$ 560,000	\$0	\$ 315,000	\$0	\$0
Pavement Preservation		A000031	Projects to extend useful of existing roads, parking areas and trails.	\$ 205,000		\$ 130,000		\$ 75,000		
Felida Parking Lot		PRJ000138	East parking pavement repair, crack and slurry seal							
Structural Preservation		A000032	Projects to extend useful life of existing structures	\$ 130,000		\$ 85,000		\$ 45,000		
Bridges, Piers and Boat Launches Preservation		Activity Code Needed	Inspect, Repair and Replace Bridges	\$ 130,000		\$ 85,000		\$ 45,000		
Vegetation Management		A000033	Projects to address park hazards or operational needs outside O&M.	\$ 205,000		\$ 130,000		\$ 75,000		
Park Amenity Preservation		A000039	Projects to extend useful life of existing park amenities, including focus on Playground equiument and surfacing.	\$ 205,000		\$ 130,000		\$ 75,000		
Major Maintenance				\$ 1,719,000	\$ 1,719,000	\$0	\$0	\$0	\$0	\$0
Playground Renovation	Varies		Replace Equipment and Surfaces at two parks per year	\$ 675,000	\$ 675,000					
Cherry (28)	5	PPN24055	Visit ASAP							
Jorgenson (28)	9	PPN24056	Visit ASAP							
Bosco Farm Neighborhood Park	7	PPN24057	Crack/Slurry Seal asphalt trail	\$ 100,000	\$ 100,000					
Orchards Community Park	6	PPN24058	Replace porcelain bathroom amenities with stainless steel	\$ 40,000	\$ 40,000					
Pacific Community Park	4	PPN24059	Strip and reseal bathroom floor	\$ 17,000	\$ 17,000					
Hazel Dell Community Park	8	PPN24060	To meet ADA requirements, replace restroom with ROMTEC Building (Model 2016)	\$ 337,000	\$ 337,000					
Pacific Community Park	8	PPN24061	Path requires new gravel (1.5 inch)	\$ 136,000	\$ 136,000					
Felida Community Park	10	PPN24062	Crack/Slurry Seal trail	\$ 24,000	\$ 24,000					
Emergent Projects	Varies		Various projects, various sites	\$ 390,000	\$ 390,000					
Stewardship Development				\$ 1,240,000	\$ 740,000	\$0	\$ 500,000	\$0	\$0	\$0
Hockinson Community Park	RP	PPN24063	Park amenity refresh	\$ 1,000,000	\$ 500,000		\$ 500,000			
Community Park TBD			Site Improvements planning and preliminary design only	\$ 240,000	\$ 240,000					
New Development				\$ 480,000	\$ 240,000	\$0	\$ 240,000	\$0	\$0	\$0
Cougar Creek Woods Community Park		PPN24064	Finalize Master Plan and preliminary design	\$ 160,000	\$ 80,000		\$ 80,000			
Covington Property Neighborhood Park	6	PPN24065	Master plan	\$ 160,000	\$ 80,000		\$ 80,000			
Saint John's Neighborhood Park Development	7	PPN24066	Final design	\$ 160,000	\$ 80,000		\$ 80,000			
Park System and Site Planning				\$ 200,000	\$ 200,000	\$0	\$0	\$0	\$0	\$0
PROS Plan			Develop 2028 - 2031 Plan Update	\$ 200,000	\$ 200,000					
Legacy Lands Acquisition				\$ 2,000,000	\$0	\$0	\$0	\$0	\$ 2,000,000	\$0
Gee Creek / Flume Creek Subarea			Property Acquisition TBD	\$ 750,000					\$ 750,000	
Cedar Creek Subarea			Property Acquisition TBD	\$ 750,000					\$ 750,000	
Lacamas Subarea Upper			Property Acquisition TBD	\$ 500,000					\$ 500,000	
Park Land Acquisition				\$0	\$0	\$0	\$0	\$0	\$0	\$0
District #5 Acquisition			Site TBD	\$0						
District #6 acquisition			Site TBD	\$0						
District #7 acquisition			Site TBD	\$0						
District #8 acquisition			Site TBD	\$0						
District #9 acquisition			Site TBD	\$0						
District #10 acquisition			Site TBD	\$0						
Equipment & Vehicles										

2029 Clark County Parks and Lands - Capital Improvement Plan

Table 2.06 - Program and Projects Summary

Project Name - Site Estimated Total Expenditures	PIF	Project / Activity Number	Project Description	Category/Project				General	Legacy	Other
				Total	REET	MPD	PIF	Fund	Lands	
				\$ 5,404,000	\$ 2,149,000	\$ 655,000	\$ 740,000	\$ 360,000	\$ 1,500,000	\$0
Preventative Maintenance				\$ 915,000	\$0	\$ 590,000	\$0	\$ 325,000	\$0	\$0
Pavement Preservation		A000031	Projects to extend useful of existing roads, parking areas and trails.	\$ 215,000		\$ 140,000		\$ 75,000		
Felida Parking Lot		PRJ000138	East parking pavement repair, crack and slurry seal							
Structural Preservation		A000032	Projects to extend useful life of existing structures	\$ 135,000		\$ 85,000		\$ 50,000		
Bridges, Piers and Boat Launches Preservation		Activity Code Needed	Inspect, Repair and Replace Bridges	\$ 135,000		\$ 85,000		\$ 50,000		
Vegetation Management		A000033	Projects to address park hazards or operational needs outside O&M.	\$ 215,000		\$ 140,000		\$ 75,000		
Park Amenity Preservation		A000039	Projects to extend useful life of existing park amenities, including focus on Playground equioment and surfacing.	\$ 215,000		\$ 140,000		\$ 75,000		
Major Maintenance				\$1,209,000	\$1,209,000	\$0	\$0	\$0	\$0	\$0
Playground Renovation	Varies		Replace equipment and surfaces at two parks per year	\$ 710,000	\$ 710,000					
Little Prairie (29)	5	PPN24067	Visit ASAP							
Orchards Highlands (29)	9	PPN24068	Visit ASAP							
Sifton Neighborhood Park	5	PPN24069	Crack/Slurry Seal trail surface	\$ 22,000	\$ 22,000					
Hazel Dell Community Park	8	PPN24070	Shelter painting and staining							
Vista Meadows Neighborhood Park	10	PPN24071	Paint shelter ceilings and walls							
Pleasant Valley Community Park	8	PPN24072	Demolition shelter which is beyond repair and a safety hazard	\$ 31,000	\$ 31,000					
Douglas Carter Fisher Neighborhood Park	7	PPN24073	Replace playground fall surface	\$ 133,000	\$ 133,000					
Emergent Projects	Varies		Various projects, various sites	\$ 100,000	\$ 100,000					
				\$ 213,000	\$ 213,000					
Stewardship Development				\$ 1,000,000	\$ 500,000	\$0	\$ 500,000	\$0	\$0	\$0
Community Park TBD	RP	PPN24074	Park amenity refresh	\$ 1,000,000	\$ 500,000		\$ 500,000			
New Development				\$ 480,000	\$ 240,000	\$0	\$ 240,000	\$0	\$0	\$0
Anderson Community Park Development	5	PPJN24075	Preliminary design and permitting	\$ 160,000	\$ 80,000		\$ 80,000			
Cougar Creek Woods Community Park	9	PPJN24076	Permitting and final design	\$ 160,000	\$ 80,000		\$ 80,000			
North Fairgrounds Neighborhood Park	10	PPJN24077	Master plan	\$ 160,000	\$ 80,000		\$ 80,000			
Park System and Site Planning				\$ 200,000	\$ 200,000	\$0	\$0	\$0	\$0	\$0
PROS Plan			Develop 2028 - 2031 Plan Update	\$ 200,000	\$ 200,000					
Legacy Lands Acquisition				\$1,500,000	\$0	\$0	\$0	\$0	\$1,500,000	\$0
Legacy Lands - Gibbons Creek			Property Acquisition TBD	\$ 500,000					\$ 500,000	
Legacy Lands - Salmon Creek Subarea Upper			Property Acquisition TBD	\$ 500,000					\$ 500,000	
Legacy Lands - Burnt Bridge Creek/Columbia Shore			Property Acquisition TBD	\$ 500,000					\$ 500,000	
Park Land Acquisition				\$0	\$0	\$0	\$0	\$0	\$0	\$0
District #5 Acquisition			Site TBD	\$0						
District #6 acquisition			Site TBD	\$0						
District #7 acquisition			Site TBD	\$0						
District #8 acquisition			Site TBD	\$0						
District #9 acquisition			Site TBD	\$0						
District #10 acquisition			Site TBD	\$0						
Equipment & Vehicles										
Equipment and Vehicle purchasing and replacement				\$ 100,000	\$0	\$ 65,000	\$0	\$ 35,000	\$0	\$0

Figure 1.01 - Stewardship Capital Improvements Index Map

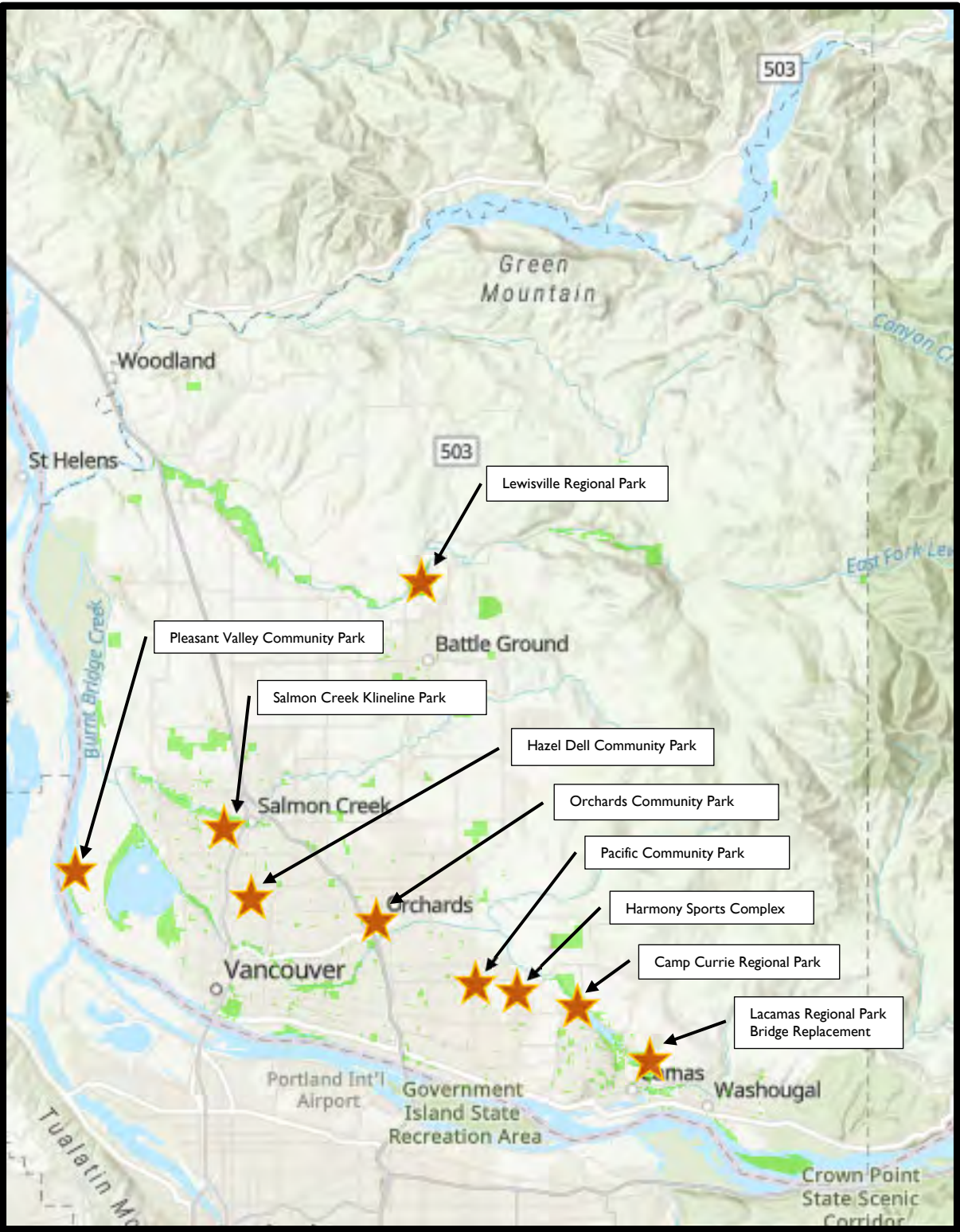
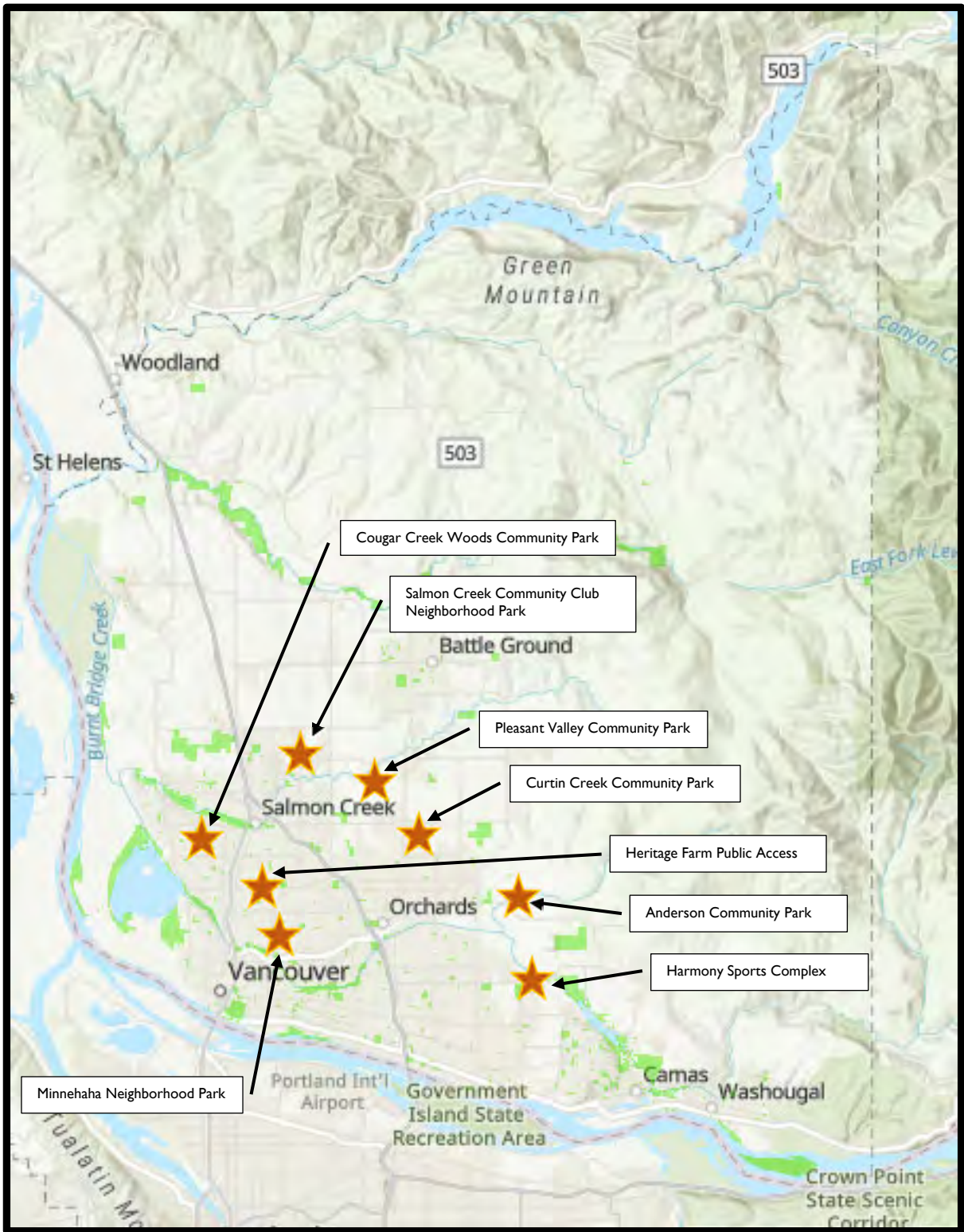


Figure I.02 - Development Project Index Map



2024 Clark County Parks and Lands - Capital Improvement Plan

Table 3.01 - Multi Year Capital Projects
Summary by Year, Category and Fund

Year	Multi-Year Capital Projects			Total	Spent	Spent	2024	2025	2026	2027	2028	2029
24-29	Total Expenditures	PIF	Project Number	Project Cost	Prior to 2023	2023*	\$ 3,690,000	\$ 14,960,000	\$ 9,320,000	\$ 5,160,000	\$ 1,720,000	\$ 1,480,000
24-29	Major Maintenance			\$ 6,070,000			\$ 2,280,000	\$ 1,425,000	\$ 1,050,000	\$ 640,000	\$ 675,000	\$ -
	Camp Hope Water System Improvements	RP	PRJ0000390	\$ 750,882	\$0	\$ 70,882	\$ 680,000					
	Lacama Lake Regional Park Bridge Replacement	RP		\$ 500,000	\$0	\$0	\$ 200,000	\$ 300,000				
	Luke Jensen Sports Turf Replacement	SF		\$ 900,000	\$0	\$0	\$ 400,000	\$ 500,000				
	Moulton Falls Regional Park Bridge Repair	RP	PRJ0002647	\$ 310,000	\$0	\$ 60,000	\$ 250,000					
	Playground Renovation - 2 parks per year	Varies		\$ 3,640,000	\$0		\$ 750,000	\$ 575,000	\$ 1,000,000	\$ 640,000	\$ 675,000	
	Salmon Creek Trail Pavement Preservation	9		\$ 100,000	\$0	\$0		\$ 50,000	\$ 50,000			
	Stewardship Capital Improvements			\$ 17,235,000	\$ 213,608	\$ 94,043	\$ 540,000	\$ 5,575,000	\$ 5,840,000	\$ 3,040,000	\$ 1,240,000	\$ 1,000,000
	Camp Currie Public Access Improvements	RP	PRJ0002386	\$ 828,029	\$0	\$ 88,029			\$ 240,000	\$ 500,000		
	Harmony Sports Complex Parking Improvements	4	PRJ0001568	\$ 3,069,622	\$ 213,608	\$ 6,014		\$ 2,850,000				
	Salmon Creek Regional Park Kline Pond Renovation	9		\$ 2,605,000	\$0	\$0	\$ 240,000	\$ 2,365,000				
	Frenchman's Bar Regional Park Renovation	RP		\$ 920,000	\$0	\$0		\$ 120,000	\$ 800,000			
	Hazel Dell Community Park Renovation	8	PRJ0002601	\$ 1,830,000	\$0		\$ 180,000		\$ 1,650,000			
	Pacific Park Expansion	4		\$ 2,990,000	\$0			\$ 240,000	\$ 2,750,000			
	Lewisville Regional Park Entry Congestion Project	RP	PRJ0001675	\$ 1,120,000	\$0		\$ 120,000		\$ 200,000	\$ 800,000		
	Orchard Community Park Renovation	6		\$ 1,700,000	\$0				\$ 200,000	\$ 1,500,000		
	Hockinson Community Park Renovation	5		\$ 1,240,000						\$ 240,000	\$1,000,000	
	Community Park Improvements	NA		\$ 1,240,000							\$240,000	\$ 1,000,000
	New Park Capital Development			\$ 16,815,000	\$ -	\$ -	\$ 870,000	\$ 9,385,000	\$ 3,480,000	\$ 2,120,000	\$ 480,000	\$ 480,000
	Curtin Creek CP Development	8	PRJ0001725	\$ 7,372,746	\$ 441,865	\$ 25,881		\$ 6,905,000				
	Salmon Creek CC Property NP Development	10	PRJ402228	\$ 2,160,000			\$ 160,000	\$ 2,000,000				
	Minnehaha Property NP Development	8	PRJ0002523	\$ 3,160,000				\$ 160,000	\$ 3,000,000			
	Heritage Farm Public Access Improvements	8		\$ 2,120,000			\$ 160,000	\$ 160,000		\$ 1,800,000		
	Pleasant Valley CP Development	8	PRJ400629	\$ 320,000			\$ 160,000		\$ 160,000			
	Cougar Creek Woods Property CP Development	9		\$ 710,000			\$ 390,000				\$ 160,000	\$ 160,000
	Saint Johns Property NP Development	7		\$ 480,000				\$ 160,000	\$ 160,000		\$ 160,000	
	Covington Property NP Development	6		\$ 160,000							\$ 160,000	
	Vydra Property NP Development	5		\$ 320,000					\$ 160,000	\$ 160,000		
	Anderson Property CP Development	5		\$ 320,000					\$ 160,000			\$ 160,000
	North Fairgrounds Property NP Development	10		\$ 160,000								\$ 160,000

Legend and Notes

	Master Plan
	Preliminary Design/Permitting
	Final Design
	Construction

* Spent 2023 totals listed are thru May 2023.

APPENDIX A – MAJOR MAINTENANCE PRIORITIZATION CRITERIA

Directions:

1. Score each criterion using the guiding rubric below. All scores are 0 through 5. A score of 0 should be given when the criterion is not applicable.
2. Multiply each score by 4. Total scores for all criteria to create the project score.
3. Project scores will be compiled for capital improvement plan (CIP).

Note: The prioritization process is a tool to help guide and focus the efforts of the Clark County Parks and Lands Division (PLD) when creating the CIP. PLD reserves the right to amend the prioritization in order to remain adaptive and responsive to conditional change.

CONDITION

Considers the state of the asset, the consequences of failure, and the likelihood of failure.

- 5 – Severe (failure within 0-2 years) – potential serious safety issue or severe damage
- 3 – Major (failure within 3-4 years) –could deteriorate to “Severe” if not addressed
- 1 – Moderate (failure >4 years) – potential minor safety issue, damage present

PARK USER IMPACT

Considers the impact of the failure on overall and disadvantaged population groups.

For this analysis, consider the following:

- park attendance, per traffic/visitor counts or estimated
 - % non-white population, per census data in GIS
 - % under-18 population, per census data in GIS
 - % over-65 population, per census data in GIS
 - % below poverty line, per census data in GIS
- 5 – Major impact to two (2) or more of the above
 - 3 – Major impact to one (1) of the above
 - 1 – No major impact to any of the above

STRATEGIC RETURN ON INVESTMENT or LEVERAGE

Considers the likelihood of cost recovery, as well as funding sources outside of the division.

- 5 – Project costs recouped in five years OR non-PLD funding secured for >50% of project
- 3 – Project costs recouped in ten years OR potential non-PLD funding identified
- 1 – Project provides non-recouping benefit to system and no non-PLD funds identified

OPERATIONAL IMPACT

Considers the impact that the project will have on the operational cost and burden of the division.

- 5 – Decreases operating expenses or leads to other operational benefits
- 3 – Has minimal impact to operating expenses and other operational benefits
- 1 – Increases operating expenses or does not realize operational benefits

STEWARDSHIP IMPACT

Considers the systemic impacts of parks, including overall costs and environmental impacts

- 5 – Addresses critical asset preservation or implements cost-saving/envirom. technology
- 3 – Addresses asset preservation
- 1 – Limited asset preservation

TOTAL _____ / 100

APPENDIX B – DEVELOPMENT PRIORITIZATION CRITERIA

Directions:

1. Score each criterion using the guiding rubric below. All scores are 0 through 5. A score of 0 should be given when the criterion is not applicable.
2. Multiply each score by 4. Total scores for all criteria to create the project score.
3. Project scores will be compiled for capital improvement plan (CIP).

Note: The prioritization process is a tool to help guide and focus the efforts of the Clark County Parks and Lands Division (PLD) when creating the CIP. PLD reserves the right to amend the prioritization in order to remain adaptive and responsive to conditional change.

NEEDS IMPACT

Considers the needs of the parks system, as addressed by planning or legislative/public outreach.

For this analysis, consider the following:

- degree to which this implements a master plan already developed
 - degree to which this addresses a level of service need, per the PROS plan
 - degree to which this overlaps with state/regional effort
 - degree to which this is endorsed by the public at large/legislative authority
 - degree to which partnerships or sponsors have been established
- 5 – Strongly addresses several of the above, or very strongly addresses one of the above
3 – Strongly addresses one or more of the above
1 – Generally addresses one or more of the above

PARK USER IMPACT

Considers the impact of the failure on overall and disadvantaged population groups.

For this analysis, consider the following:

- park attendance, per traffic/visitor counts or estimated
 - % non-white population, per census data in GIS
 - % under-18 population, per census data in GIS
 - % over-65 population, per census data in GIS
 - % below poverty line, per census data in GIS
- 5 – Major impact to two (2) or more of the above
3 – Major impact to one (1) of the above
1 – No major impact to any of the above

STRATEGIC RETURN ON INVESTMENT or LEVERAGE

Considers the likelihood of cost recovery, as well as funding sources outside of the division.

- 5 – Project costs recouped in five years or non-PLD funding secured for >50% of project
3 – Project costs recouped in ten years or potential non-PLD funding identified
1 – Project provides non-recouping benefit to system and no non-PLD funds identified

OPERATIONAL IMPACT

Considers the impact that the project will have on the operational cost and burden of the division.

- 5 – Decreases operating expenses or leads to other operational benefits
3 – Has minimal impact to operating expenses and other operational benefits
1 – Increases operating expenses or does not realize operational benefits

STEWARDSHIP IMPACT

Considers the systemic impacts of parks, including overall costs and environmental impacts

- 3 – Addresses critical asset preservation or implements cost-saving/enviro. technology
2 – Addresses asset preservation
1 – Limited asset preservation

TOTAL _____ / 100



Clark County Parks Advisory Board

Agenda Item



Date: 7/11/2023

Agenda Item: Legacy Lands Guidance Manual

Action Item
Informational Item X

Overview:

Legacy Land guidance manual was approved by PAB and county commissioners on June 3, 2013. A revision and adoption of this manual takes place every 10 years. According to RCW84.34.200 and Clark County Code Chapter 3.24, the guidance manual facilitates the conservation futures levy program goals and objectives.

The following are high level recommendations from the guidance manual:

- The language has been updated to reflect the conservation futures name change to Legacy Lands
- Project application updated with schedule and evaluations.
- Watershed subareas have been included in project locations instead of individual properties. This will allow flexibility as opportunities become available.
- Updating list of Legacy Lands purchased properties.
- Information on the conservation futures levy has been updated.

In July, the first draft of the guidance manual will be presented to the PAB for review. Feedback will be provided by PAB at the August meeting. In September, the second draft will be brought back to the PAB for final approval. The final draft recommendation will be submitted to County Council for adoption in October / November 2023.

Prior Action by PAB: None
Action Requested: Feedback
Attachment: Draft Guidance Manual
Prepared By: Denielle Cowley

Preserving our community's legacy of open spaces



LEGACY LANDS PROGRAM GUIDANCE MANUAL

November 2023



Clark County Public Works - Parks & Land Division
4700 NE 78th Street, Vancouver, WA 98665
564.397.2285
www.clark.wa.gov/public-works/legacy-lands-program

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This document, along with other Legacy Lands program information is available on the Clark County Text in document that is [Teal](#) is hyperlinked to the appropriate reference.

Chapter 1

GENERAL INFORMATION

History

The “Conservation Futures” legislation is part of [Chapter 84.34](#) of the Revised Code of Washington. Clark County Council (Council) adopted the Conservation Futures levy in October 1985 as [Clark County Code Chapter 3.24](#) and renamed the program Legacy Lands in 2006. The general purpose of conservation futures legislation is to conserve open space, farmland, and timber land, as defined by the statute. This manual, an update to the 2013 manual, explains how the Clark County Legacy Lands Program operates including relevant legislation, program, policy, and procedures.

The goals and objectives of the Conservation Futures are aligned with the following legislative declaration:

“RCW 84.34.200 Acquisition of open space, etc., land or rights to future development by counties, cities, or metropolitan municipal corporations—Legislative declaration—Purposes.

.... [development is] eliminating, numerous open areas and spaces of varied size and character, including many devoted to agriculture, the cultivation of timber, and other productive activities, and many others having significant recreational, social, scenic, or esthetic values. Such areas and spaces, if preserved and maintained in their present open state, would constitute important assets to existing and impending urban and metropolitan development, at the same time that they would continue to contribute to the welfare and well-being of the citizens of the state as a whole....”

Clark County meets the intent of conservation futures legislation by:

1. **Practicing current use assessment** which provides tax incentives for property owners who leave qualifying tracts of land in open space, or who continue to manage property for timber or agricultural production. [[CC Chapter 3.08, Ord. 1982-02-65](#)]. Refer to the [Assessor’s office website](#) for more information on this program.
2. **Use of the Conservation Futures levy.** The statute authorizes county governing bodies to impose by resolution a property tax of up to 6-1/4 cents/\$ 1,000 assessed values on all taxable property within a county for the purpose of acquiring fee simple or lesser interest in open space, farmland, and timber land. [[CC Chapter 3.24, Ord. 1985-10-86](#)]

Vision

Clark County’s diverse natural landscape is made up of broad river valleys, narrow river canyons, wetlands, lakes, riparian zones, forests, mountains, meadows, foothills, and farms. Legacy Lands protects these lands highly valued for habitat, scenic corridors, recreation, and other qualities that enhance our local environment and livable community.

Mission

Legacy Lands will create an interconnected greenway system to protect the environmental integrity of our community.

Goals

- ***Coordinate with community jurisdictions*** to strategize on priorities for conservation.
- ***Acquire and make available to the public*** properties that enhance recreational opportunities, including connections to developed parks and trails.
- ***Leverage partnerships and funding*** to acquire conservation properties.
- ***Complete Acquisitions that protect and enhance*** water quality, wildlife habitat and environmental connectivity with appropriate restoration techniques.
- ***Provide public outreach*** to educate the value of conservation protection.
- ***Develop and implement clear maintenance and operational objectives*** for each site including the use of partners and volunteers, through the development of stewardship documents.

Program Overview

Legacy Lands was put in place to protect valuable open space from threats such as urban development and habitat degradation. These open spaces are of varied size and character, including many devoted to agriculture, the cultivation of timber, and other productive activities. Other sites may have significant recreational, social, scenic, or aesthetic values. Such properties, if preserved and maintained in their present open state, would preserve a vital “green infrastructure” that connects our community. These properties would continue to contribute to the well-being of the citizens of our community and state. Conserving green spaces help to protect our water and air, preserve corridors for wildlife and protect our historically significant sites. The acquisition of interests or rights in real property for open space preservation constitutes a public purpose for which public funds may properly be expended or advanced within this program.

This *Guidance Manual* describes the framework for the Natural Areas Acquisition Plan (NAAP) and how it operates in Clark County to protect and preserve open space for future generations. There are several complimentary documents for this program that further outline stewardship and property management (outlined in Figure 1):

- **The Natural Areas Acquisition Plan** – The NAAP articulates the acquisition strategies, prioritization structure for properties, the public involvement and potential funding support for the program (including partners and stewardship); and details the key natural areas for acquisition by both the county and eligible agencies (project sponsors). NAAP project opportunities are updated annually in the Parks Capital Improvement Plan (CIP). The NAAP is updated every seven years as part of the Parks, Recreation, and Open Space Plan.
- **Stewardship Documents** - Project sponsors develop stewardship documents for each acquisition based on the watershed within Clark County. These plans identify conservation property locations, document existing conditions, and articulate the

goals and objectives for the properties, including conservation, maintenance, and recreation activities. The documents are meant to guide the future planning and development of properties to reach the full conservation potential, as well as public access for the sites. Templates are provided to all awarded sponsors.

- **The Clark County Parks and Lands Property Management Guidelines** – County owned properties are managed according to property management guidelines, including planning, maintenance, acquisition, records, documentation, management leasing, and surplus disposition.

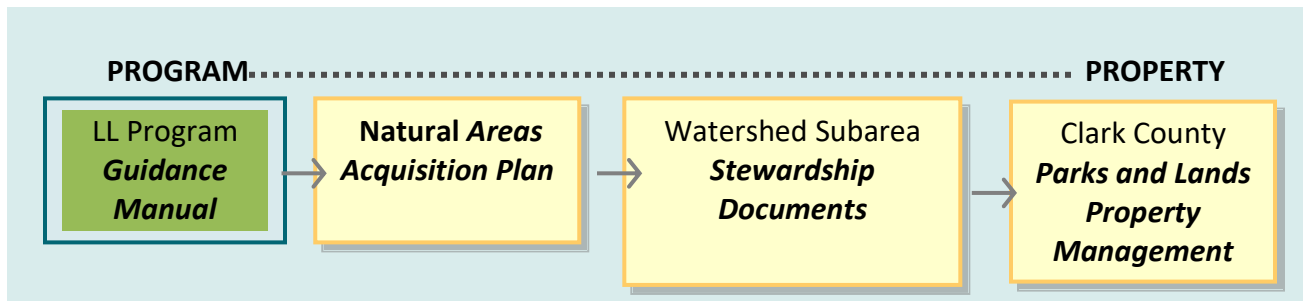


Figure 1

Levy Implementation

Council adopted the Conservation Futures levy in October 1985. In implementing this program, the Board applied the levy at the rate of 6-1/4 cents/\$ 1,000 assessed value (0.0625) for the five-year period 1986-1990. On August 2, 1989, in a public hearing, Council extended the Conservation Futures levy indefinitely. The following table provides revenues collected, forecast amount, and levy rate from 2014-2023. Funds received from the levy are primary focused on acquisitions, with a limitation on maintenance set at 25% of the prior year levy.

Conservation Futures Levy 2014-2023		
Year	Revenue Collected	Levy Rate
2014	\$ 2,319,185.00	0.0534
2015	\$ 2,366,920.00	0.0506
2016	\$ 2,413,465.00	0.0462
2017	\$ 2,470,726.00	0.0431
2018	\$ 2,587,282.00	0.039
2019	\$ 2,562,943.00	0.0376
2020	\$ 2,687,992.00	0.0362
2021	\$ 2,743,445.00	0.0334
2022	\$ 2,819,185.00	0.0287
2023	\$ 2,865,898.00	0.0274*

*Estimate/Forecasted amounts

In counties greater than one hundred thousand in population, the use of the conservation funds shall be distributed equitably throughout the county per *Revised Code of Washington* (RCW) language (84.34.240 (2)). This distribution fits with the mission and goals of Clark County's use of the program to create an interconnected system of green spaces and corridors throughout Clark County and its communities for the benefit of all citizens. The program procedures attempt to align with the State of Washington *Recreation Conservation Office* (RCO) guidelines to the extent possible to ensure compatibility with state program goals grant eligibility.

Funding Considerations

The Conservation Futures levy funds may be used for:

- **acquiring fee simple** or lesser interest in open space, farm, and timber land as defined by the statute. The statute expressly forbids the use of eminent domain to acquire property,
- **acquiring mineral rights** (sponsoring agencies may enter into leaseback agreements),
- **acquiring rights and interests** in real property; and,
- **maintenance and operation of any property** acquired with these funds (not to exceed twenty five percent of the total amount collected from the tax levied in the preceding calendar year).

Other sources of revenue may be used to improve properties acquired with Conservation Futures funds, provided any improvements fall within the intent of the legislation. Included in *Appendix E* is a Clark County Prosecuting Attorney legal opinion discussing the level of improvements that would be allowed. In those cases where only development rights are acquired, the sponsoring agency should also be aware that any improvement may lead to a "gift of public funds" problem because the underlying owner is not the sponsoring agency.

Types of funding that have contributed to the *Legacy Lands* Acquisitions in the past, and may be considered in the future, include:

Table 1

Type of revenue	Use	Note
Conservation Futures Levy	Acquisition, O/M, management	Primary Funding Source
Regional Real Estate Excise Tax	Site improvements / restoration	As funds are available
Park Impact Fee	Acquisition, capital development	Managed by Parks dept.
Recreation Conservation Office	Acquisition, capital development	Per grant cycle
Dept. of Ecology grants	Site improvements / restoration	Per grant cycle
DNR Trust Land transfer	Acquisition	As available

USDA NRCS programs	Acquisition and restoration	Farm/Ranch/Wetlands
USDI programs	Acquisition	NAWCA through USFWS
Land/Water Conservation RCO	Acquisition improvements	As available – FED.
LCREP Habitat Restoration prog.	Restoration	Per grant cycle
Lewis River Aquatics Fund	Restoration	PacifiCorp
East Fork Lewis River Legacy Fund	Acquisition, improvements	Community Foundation
Donations	Acquisition, capital development	Coordinate with Partners
General Fund*	Operation and maintenance	As available for Maintenance

** Other revenue sources that support this program include the timber payments and leases (e.g., house rentals, agricultural leases, use agreements, etc.) from the individual properties. These are managed in a separate line item in the County’s general fund to support the program expenses.*

The funds that are collected from this levy are managed by the Public Works Department in a dedicated fund within the annual budget. Program staff tracks all program revenues as well as expenditures against the fund. Typical expenditures include acquisitions (including property costs, processing requirements, etc.) as well as program management and maintenance expenses. Expenses may be incurred from several county departments as described in the later sections addressing management operation and maintenance activities. The Legacy Lands program coordinator is responsible for grant coordination with appropriate county staff and granting agencies.

Fund Balance Policy

Conservation Futures is in the process of establishing a fund balance policy that is in line with revenues and expenditures. To maintain stable service delivery, meet future needs, and avoid financial instability, the fund balance policy establishes minimum levels for these designated funds. The detailed draft fund balance policy is provided in Appendix I.

Conservation Futures Participants

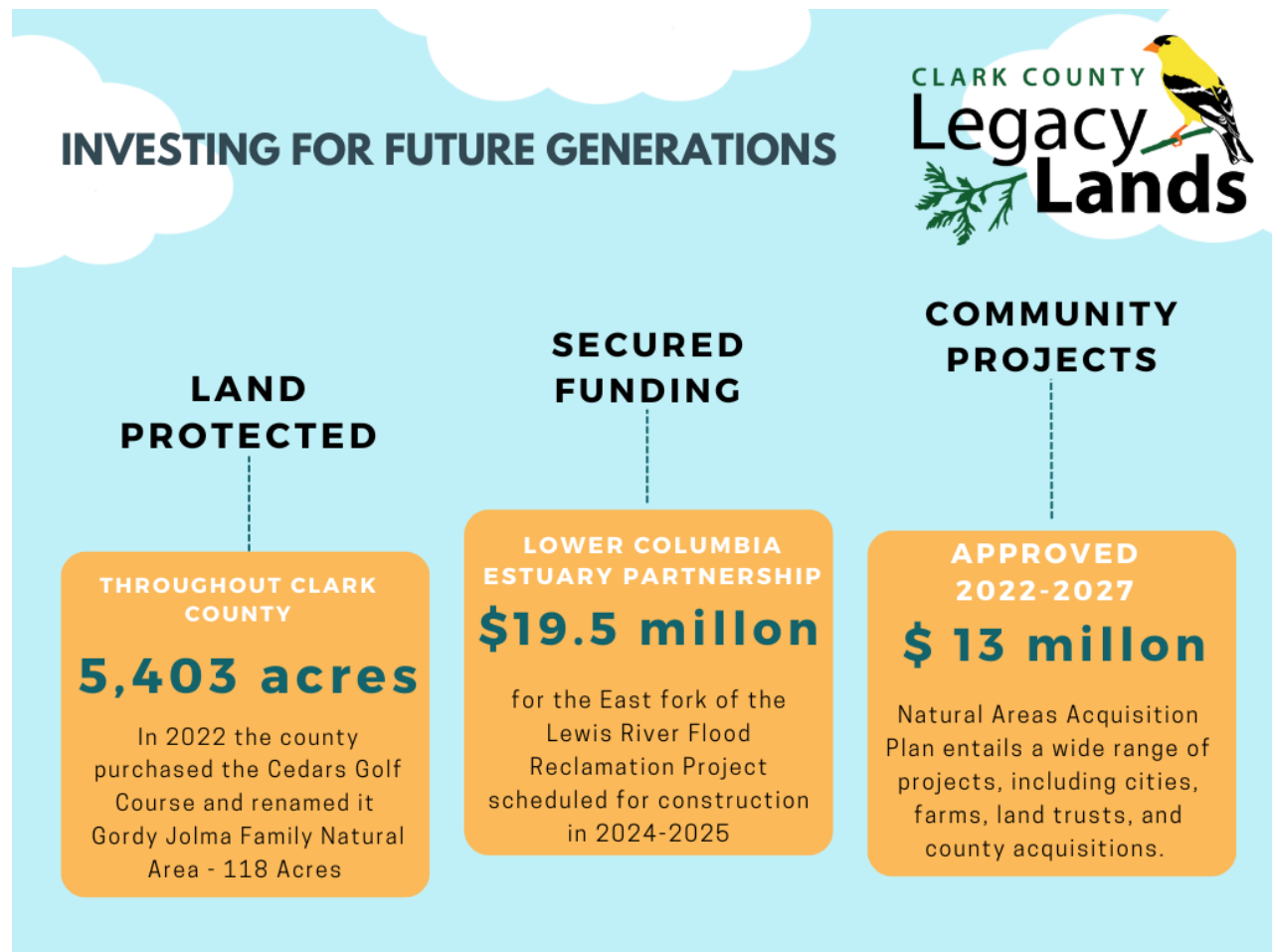
Agencies eligible to utilize levy funds under provisions of the Conservation Futures legislation include “... Any county, city, town, metropolitan park district (MPD), metropolitan municipal corporation, nonprofit, historic preservation corporation as defined in [RCW 64.04.130](#), or nonprofit nature conservancy corporation or association, as such are defined in [RCW 84.34.250](#)...”

Within the boundaries of Clark County, the following political jurisdictions have been identified as eligible applicant agencies (this list does not preclude eligible not-for-profit conservation organizations from making application, such as a farm and land trusts, nature conservancy or metropolitan parks districts).

Clark County Legacy Lands, Clark County Metropolitan Parks District,

City of Camas, City of Vancouver
City of Battle Ground, City of LaCenter, City of Washougal
Town of Yacolt, City of Ridgefield,
Columbia Land Trust, Nature Conservancy, Washington Farmland Trust

Historically, the [Legacy Lands Program](#) has benefited properties geographically throughout Clark County as shown on the map at the end of this chapter. Over 5,403 acres has been protected since the program's inception.



Program Schedule

Legacy Lands is an on-going program that will utilize the following schedule for the various components of the program:

- **Program Guidance Manual** – updated every 10 years to reflect current business practices.
- **Natural Areas Acquisition Plan (NAAP)** – updated every 6 years as part of the Parks, Recreation and Open Space Planning process.
- **NAAP Six-year priority list** – updated every year to showcase 6 years of priorities.

- **NAAP proposal applications** – A call for non-county sponsored acquisitions will be made as often as the fund balances allow, usually every three years- or twice during a typical NAAP cycle. County acquisitions are considered by sub-area area prioritization and on an individual parcel analysis as opportunities arise.

The Legacy Lands program will utilize the *Natural Areas Acquisition Plan* to review the strategic priorities of the program when developing a six-year priority list of conservation acquisition. The priority list will be based on applications submitted by eligible agencies (application form available in *Appendix A*). The Legacy Lands program will accept applications for properties twice within the six-year plan period. All eligible agencies will receive public notification that the county is accepting applications for acquisition funds. Notice will be delivered at least ten weeks prior to the due date for submitting completed applications.

The Clark County Parks Advisory Board evaluates acquisition for inclusion into the Natural Areas Acquisition Plan and 6-year priority list. Program staff will review all applications for completeness and prepare the information for review by the Parks Advisory Board. Parks Advisory Board utilizes the evaluation questions and criteria listed in this document in consideration of scoring the various acquisition. Acquisitions will move forward for acquisition based on available funding (both through Legacy Lands and contributing funds) and approval from the Council.

Program Management and Coordination

Clark County is the managing jurisdiction for the *Legacy Lands* in our community. The application and project evaluation process are managed for Clark County through the Public Works Department, Parks and Lands Division. Program staff coordinates with the county's designated real property acquisition staff, prosecuting attorney, GIS staff as well as partner agencies and organizations. Project files are kept with all appropriate correspondence, application information and necessary documentation for the future property file. Program staff manages all aspects of the acquisition per the *Clark County Parks and Lands Property Management Guidelines*.

All applications, questions and correspondence on the program are encouraged to contact:

Clark County Public Works
Parks and Lands Division
ATTN: Legacy Lands Program Coordinator
PO Box 9810
Vancouver, Washington 98666
PWConservation@clark.wa.gov

Existing Property Uses

Properties acquired all or in part with Legacy Lands funding meet the legislative intent of the funding. Conservation properties in Clark County serve a variety of purposes for a diverse set of users. Some of the properties are utilized as regional parks with multiple uses, including recreation areas, trails, passive use areas, and wildlife habitat areas. Several properties that have been acquired serve as habitat and water quality protection sites only with limited recreational access.

It is beneficial to document the intent for each property and the level of future use. Many of the project files have this information documented for future reference, especially in the original project funding application. Several properties that are slated to become future regional parks will require the development of a master plan that will clarify the future site priorities, partners, funding, site amenities, challenges, and phasing. Any site development planning will require a level of public outreach and input to ensure all opportunities for the site are consistent with then intended purpose of the funds. (Appendix E. Legal opinion)

Program Maintenance and Operations

The county utilizes several techniques for the maintenance and operations of properties. County-run maintenance activities may utilize some of the levy funds for property management activities. At the time of annexation or requested internal transfers, Legacy Lands can transition properties acquired with Legacy Lands funds to other agencies for long-term property management, operation, and maintenance obligations.

Acquisition sponsored by other jurisdictions and organizations are often acquired by the sponsors with financial support of Legacy Lands. In such instances, project sponsors are responsible for maintenance and operations immediately upon closing of the purchase.

Public Works Noxious Weed Management. Trained Noxious Weed Management staff assist in the control of noxious weeds on county-owned conservation properties. The Noxious Weed section also executes many of the enhancement acquisition on the properties, such as restoration plantings, and contribute to development of stewardship goals for properties.

Public Works Parks Operations. Public Works Parks Operations has trained staff and resources to maintain many of the county-owned conservation properties. Scope of activities may include basic maintenance operations such as mowing, tree pruning, garbage pick-up, trail maintenance, and basic site repairs. The list of activities may change based on available funding and staffing resources as well as property priorities.

Public Works Volunteer Coordination. County staff assists in the coordination of volunteers through single-event volunteer clean-ups, adopt-a-site, or service projects. Some service projects include community groups that assist in special acquisitions or capital improvements.

Partner Agencies. Numerous fish and wildlife habitat restoration and enhancement acquisition are carried out on county conservation properties, often including public access and site facility improvements. These acquisitions typically involve numerous partners and funding sources, including capital grants. It is anticipated that the Legacy Lands program coordinator will continue to work with partners to improve the resource value, property integrity and public access to all conservation properties. Examples of past partnership include:

- [Clark Public Utilities](#) – restoration plantings
- [Columbia Land Trust](#) – real property acquisitions and conservation easements
- [Cowlitz Tribe](#) – restoration designs
- [Ducks Unlimited](#) – habitat improvements
- [Fish First](#) – habitat improvements
- [Lower Columbia Estuary Partnership](#) – habitat improvements and public education
- [Lower Columbia Fish Enhancement Group](#) – habitat improvements, public access
- [Washington Farmland Trust](#) – farm conservation easements
- [Watershed Alliance of Southwest Washington](#) – restoration plantings

Program Planning

Legacy Lands Program incorporates input on conservation priorities from several sources during the *Natural Areas Acquisition Plan* update and individual project efforts with local stakeholders. Many long-range and strategic plans prepared by partner agencies and organizations are critical to identifying conservation priorities for our community, including, but not limited to:

- [Clark County Comprehensive Parks, Recreation and Open Space Plan](#)
- Comprehensive Parks, Recreation and Open Space Plans prepared by cities within the county.
 - [City of Camas](#)
 - [City of Vancouver](#)
 - [City of Washougal](#)
 - [City of Battle Ground](#)
 - [City of Ridgefield](#)
 - [Town of Yacolt](#)
 - [City of La Center](#)
- [Clark County Lewis and Clark Regional Trail](#)
- [Clark County Equestrian Plan](#)
- [Clark County Agricultural Preservation Report](#)
- [Clark County and City Shoreline Management Plans](#)
- [Clark County Stormwater Management Plan](#)
- [Lower Columbia Salmon Recovery and Fish & Wildlife Sub-basin Plan](#)
- [Lower East Fork Lewis River Aquatic Habitat Restoration Plan](#)
- [East Fork Lewis River Alternative Restoration Plan](#)
- [Department of Ecology Watershed Management Plan \(WRIA 27 & 28\)](#)
- [The Intertwine Conservation Strategy \(Regional Conservation Strategy Plan\)](#)

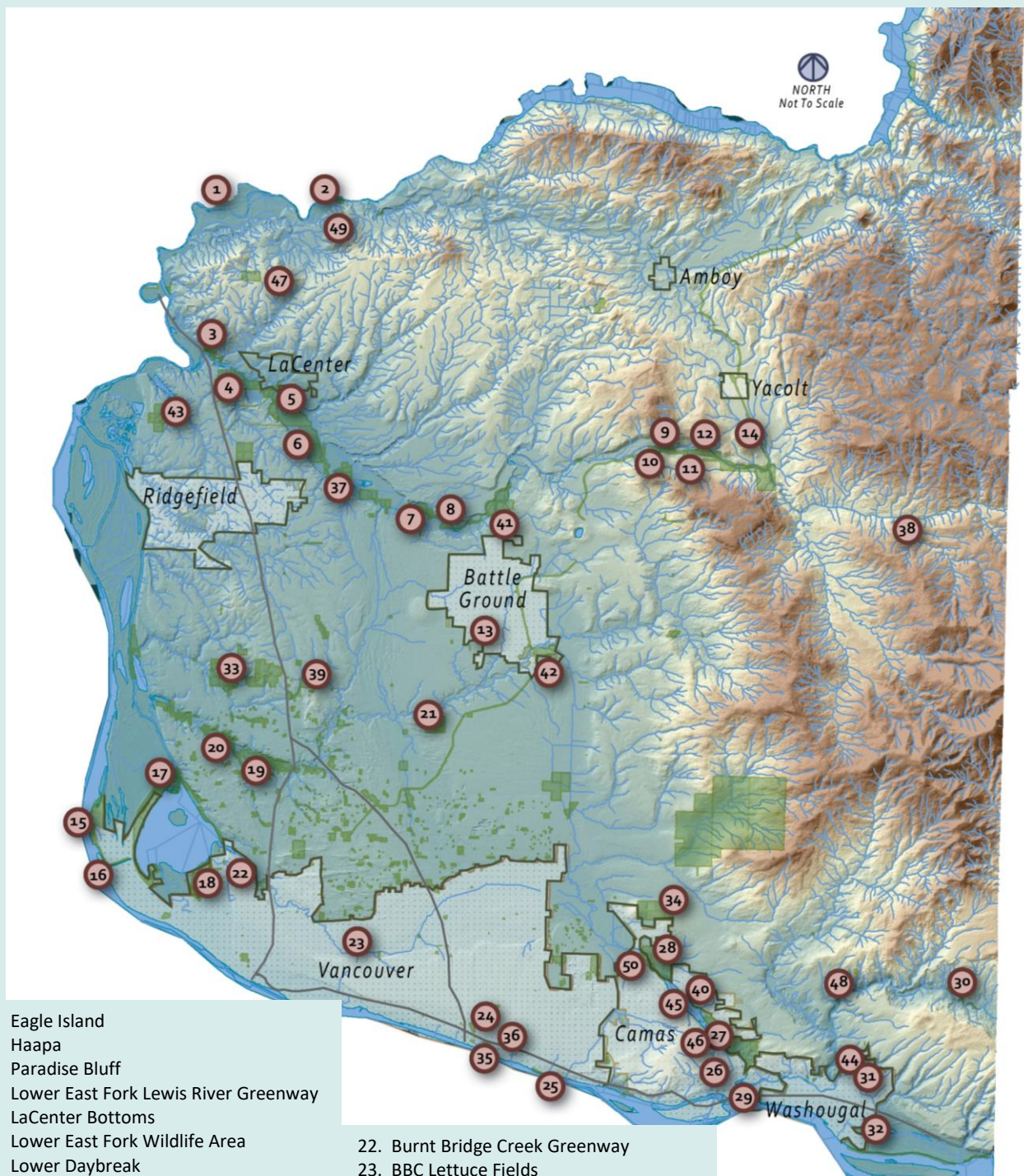
- [Washington Department of Fish & Wildlife 2011-2017 Strategic Plan](#)
- [Washington State Department of Natural Resources 2022-2025 Strategic Plan](#)
- Comprehensive Plans and property Master Plans prepared by Clark County and other jurisdictions.
- Various sub-area plans
- Strategic plans and objectives articulated by many non-profit conservation organizations including, Columbia Land Trust, Lower Columbia Fish Enhancement Group, Fish First, Vancouver Audubon Society and various “Friends” groups.

Program Inventory

The *Legacy Lands Program* has developed an impressive portfolio of properties since the inception of the program in Clark County. The [Legacy Lands](#) web page has general information about the priority areas considered for conservation. Many properties shown on Figure 4 were acquired with various partners and funding sources. As of 2023, the program has protected over 5,000 acres of riparian corridors, wetlands and lakes, recreational areas, forestlands, and upland features.

Legacy Lands acquired the old Cedars Golf Course in 2022, which has been renamed to the Gordy Jolma Family Natural Area. It includes 117 acres of land, with two miles of upper Salmon Creek. This property is known to support many native fish species and connects with Salmon Morgan Creek Natural Area.





1. Eagle Island
2. Haapa
3. Paradise Bluff
4. Lower East Fork Lewis River Greenway
5. LaCenter Bottoms
6. Lower East Fork Wildlife Area
7. Lower Daybreak
8. Lewis River Ranch
9. Lucia Falls (North)
10. Lucia Falls (South)
11. Upper East Fork Lewis River Greenway
12. Moulton Falls
13. The Oaks
14. Lewis and Clark Regional Trail Corridor
15. Frenchmen's Bar
16. Frenchmen's Bar Trail
17. Vancouver Lake Lowlands
18. Vancouver Lake Urban Wildlife
19. Cougar Creek Greenway
20. Salmon Creek Greenway
21. Brush Prairie

22. Burnt Bridge Creek Greenway
23. BBC Lettuce Fields
24. East Biddle Lake
25. Columbia Shores at 164th Ave.
26. Ostenson Canyon
27. Fallen Leaf Lake
28. Camp Currie
29. Washougal River Greenway (Lower)
30. Washougal River Greenway (Upper)
31. Rolling Meadows
32. Campen Creek
33. Whipple Creek
34. Green Mountain
35. Columbia Grove / Woods Landing
36. Mimsi Marsh
37. Becker-Lower Dean Creek

38. Habersetzer-Upper East Fork Lewis
39. VanBuren – Whipple Creek UWH
40. Lacamas lake Shoreline – Morris
41. Camp Lewisville Addition
42. Salmon / Morgan Creek
43. Mud Lake / Allen Creek Canyon
44. Hartwood
45. Lacamas Lake Shoreline
46. Fallen Leaf Lake
47. Bratton Canyon – Woodland Camp.
48. Washougal River Greenway
49. Wilson – Quann
50. Lacamas Heritage Trailhead
51. Gordv Jolma Family Natural Area

Program Outreach

The [Legacy Lands website](#) offers the most up-to-date information about the program and its importance in our community. As stated in the program goals, it is the intent of the County to continue to educate the public about the value of conservation properties, our current inventory, and future opportunities.

There are several means to inform the public about this program in place currently, including:

- **Clark County Legacy Lands web page** – This web page has general information about the program such as the acquisition priorities, farm preservation, links to master planning efforts for individual properties, salmon recovery efforts, and information about the protected lands.
- **Other web pages** – When a property occurs in a city jurisdiction, that agency may provide additional information on their web page. Information may include property location, site amenities, applicable rules for use and general site information.
- **Press releases** – When a property is purchased, the county may provide information to the local media outlets such as newspapers.
- **Public meetings** – Meetings are used primarily during the various planning phases of the program such as the acquisition planning or site-specific plans.
- **GIS/MapsOnline** - Clark County has a robust Geographic Information, including layers for viewing such as all publicly owned land, county park lands, Legacy Lands, and high-value conservation lands as defined in the Natural Areas Acquisition Plan.
- **Site visits** – Special events may warrant an organized site visit to educate neighbors, stakeholders, volunteers, and the public about specific sites.
- **Signage** - All sponsored acquisitions will have signage showcasing that Legacy Lands funds were used to purchase the acquisition. A Legacy Lands logo template will be provided at the time of acquisition and is required to be installed and maintained by the sponsor.
- **Volunteer opportunities** – Volunteering is a good tool to educate the public about the value of the conservation. Numerous volunteers and community members regularly participate in volunteer events that included informal hikes, bird watching, trail maintenance, special feature installation (i.e., trailhead kiosks, boot brush stations, benches, etc.), and restoration plantings.
- **Social Media** – Engaging the local community on social media platforms like Facebook, Instagram, and Nextdoor with important announcements, acquisitions, volunteer events and program goals and the use of County’s Legacy Lands funds.

Input from the public has typically been coordinated through the various county and regional planning efforts previously discussed. The efforts typically include press releases, citizen comment forms, public meetings, stakeholder discussions and attendance at advisory board meetings and public hearings.

Chapter 2

AQUISTIONS & APPLICATION

Eligible Acquisitions

Open space land is defined in the Conservation Futures legislation [RCW 84.34.020](#), open space land is defined as: a) any land area so designated by an official comprehensive land use plan adopted by any city or county and zoned accordingly, or b) any land area, the preservation of which in its present use would:

Conserve and enhance natural or scenic resources.

- **Protect streams** or water supplies.
- **Promote conservation** of soils, wetlands, beaches, or tidal marshes.
- **Enhance the value to the public** of abutting or neighboring parks, forests, wildlife preserves, nature reservations or sanctuaries or other open space.
- **Enhance recreation** opportunities.
- **Preserve historic** sites.
- **Farm and Timber land properties.**
- **Preserve visual quality** along highway, road, or street corridors or scenic vistas.
- **Retain in its natural state tracts of land not less than one acre** situated in an urban area and open to public use on such conditions as may be reasonably required by the legislative body granting the open space classification.

Application Timetable:	
Month	Activity
January	Legacy Lands call for project proposals sent to approved sponsors
March 1st	Submittal of proposals from project sponsors
March to June	Lands Coordinator reviews proposals for completeness and statutory compliance. Required On-site tours conducted
June	Project sponsors presents proposals to the Clark County Parks Advisory Board (PAB). PAB committee evaluates project proposals and provides a ranking and recommendations for Clark County Council.
July	Request work session with Clark County Council to review PAB ranking. Report is shared with funding sponsors.
August	Schedule work session with County Council to review PAB's recommended acquisitions.
September	CIP updated to include NAAP acquisitions.

November	The Clark County Council hearing to approves recommended Legacy Lands project proposals and adopts awards by ordinance in a public hearing (typically November). Lands Coordinator notifies the sponsors of final decisions upon approval
December - Following year (January - March)	County Manager approves Interlocal agreement with approved sponsor.
Due each 6 months	Awarded project sponsors submit 'Interim Progress Report'
Three-year window	Implementation
Application expected each third and sixth years of the NAAP	

Eligible agencies may refer to the Washington regulations governing Conservation Futures ([RCW 84.34.010-020](#) and [RCW 84.34.200-250](#)) for definitions and guidelines concerning the types of property eligible for Conservation Futures funding. In particular, [RCW 84.34.020](#) provides definitions of open space, farmland, and timber land.

Eligible agencies wishing to submit a proposal for consideration under Clark County's Legacy Lands Program must complete the following steps:

1. **Application.** The sponsoring agency must complete a *Project Application* form provided by Clark County for each project (refer to *Appendix A*).
2. **Evaluation.** The project sponsor presents the proposal to the Clark County Parks Advisory Board (PAB). PAB evaluates and ranks proposals and recommends priority acquisitions to Council, who will make the final funding decisions.
3. **Future Maintenance.** The project sponsor must demonstrate a willingness and ability to operate and maintain the property proposed for acquisition. This should be described in the application.
4. **Agreement.** The project sponsor must be willing to enter into an *Interlocal Agreement* with Clark County, which outlines the terms and conditions by which Clark County will provide funds from its Legacy Lands account to non-county agencies, and a Deed of Right which dedicates land in perpetuity for Legacy Lands purposes unless otherwise agreed to by the Council (Agreement template in *Appendix B*).

Properties purchased with Legacy Lands funding must always remain in the ownership of an eligible party defined by ([RCW 84.34.010-020](#) and [RCW 84.34.200-250](#)). Transfer outside of the ownership will requires a conversion if conservation values can't be met. see [exhibit H](#).

Acquisition Priorities

During the acquisition project evaluation process, program staff will utilize the [Natural Areas Acquisition Plan \(NAAP\)](#) to ensure that the highest priority areas are addressed. To help shape key priorities in Clark County, stakeholder comments, eligible agency input and public input have been incorporated into the plan.

To ensure future acquisitions comply with regulatory guidelines, all project proposals will receive an initial screening by Clark County program staff including the review of the following criteria:

- 1. *Would the property qualify for “current use” classification*** as provided under chapter [84.34 RCW](#) (i.e., does the property fall within definitions of open space, farm and agricultural land, or timber land as such are defined in [RCW 84.34.020](#))
- 2. *Does the property have “significant recreational, social, scenic, or aesthetic values,”*** such as:
 - Unique or critical habitat;
 - Unique natural features and/or natural resources;
 - Historically or culturally significant lands and/or structures;
 - Critical/sensitive lands such as wetlands, priority habitat, floodplains, geological hazards, critical aquifer recharge areas or shorelines;
 - Desirable agricultural and forest working lands characteristics?
- 3. *Is the property threatened by growth,*** spreading urban development, mineral extraction, mature timber harvest and/or water impoundment?
- 4. *Will the applicant agency prepare a stewardship plan or otherwise manage the property*** to allow appropriate public access to the property while preserving those characteristics which made the property eligible for Legacy Lands funding?
- 5. *Is there significant partner and project support for the acquisition?***
 - Nonprofit, co-agency;
- 6. *Is there funding appropriate for this acquisition for ongoing maintenance and monitoring activities?***
 - Outside funding, RCO, WWRP, etc.;
 - Maintenance dollars available;
- 7. *Is there match funding for this acquisition?***
 - Masterplan;
 - Construction;
 - Maintenance;
- 8. *Readiness for acquisition?***
 - Purchase and sales agreement;

- *Shovel ready for implementation;*

9. *Is this a new project?*

- *No waivers of retro activity for project already acquired;*

Application Process

Clark County has utilized a standard process for soliciting and completing acquisitions since the inception of the *Legacy Lands program*. The process has been adjusted over time to comply with changes in legislation, roles of the partners and updates to county programs and policies. Listed in this section are the steps in the project proposal process:

- ***Notification of intent to receive proposals*** - Clark County will notify all eligible agencies in Clark County of its intent to receive project proposals for funding consideration under its Legacy Lands Program on as resources allow (two, three-year cycle during that NAAP). This notice will include an overview of the Legacy Lands, project application forms, and information concerning the project evaluation system. Eligible agencies will also be notified of a due date for submitting project proposals.
- ***Submittal of proposals*** - The due date for project proposals will normally be at least ten weeks after staff distributes the notice of intent to receive proposals. All proposals should be submitted by the due date. If an agency will not be able to meet this deadline, it should notify program staff as early in this process as possible. An extension may be granted.
- ***Proposal review for completeness and statutory compliance*** - It is the county's intent that the agency sponsor provides completed application forms and all required attachments at the time of the application submittal. The sponsoring agency will be informed of identified deficiencies in their application or if additional information is required. Applicants are encouraged to review the state legislation to ensure acquisitions meet eligibility requirements ([refer to Chapter 1](#) for web pages). All acquisitions will receive an initial screening to assure that they fall within statutory guidelines. Sponsoring agencies will be notified if acquisitions don't comply with state law.
- ***On-site tour (Required)*** - An on-site tour of properties to be considered for funding will be coordinated with the project sponsor and staff. A meeting will be scheduled with sponsoring agencies both to review applications and to conduct the on-site inspections.
- ***Advisory committee evaluation*** - The Parks Advisory Board (PAB) will evaluate acquisitions submitted for funding consideration.
- ***Project evaluations*** - A series of questions and criteria are established for the evaluation process, as noted in Appendix D. The evaluation questions and criteria will be applied to all acquisitions in the same manner. The sponsoring agency will be requested to participate in the presentation of its project(s). The sponsoring agency's representative will have the opportunity to give a brief overview of their project, how it responds to the criteria and ask any questions about the process.

- **Advisory committee recommendations** - Staff will compute the final scores for all acquisitions with the advisory committee. Staff will prepare a final recommendation staff report to be submitted to the Council. The recommendations will be based on the acquisition priorities, evaluation scores and available funding. A fiscal analysis will be submitted with the staff report for consideration.
- **County Council hearing** - The County Council will hold a public work session to consider the recommendations of the Parks Advisory Committee. Council may either adopt or modify the advisory committee's recommendations. **CIP approval for the acquisitions**. If Council chooses to move forward on a project different from the committee's recommendations, staff will document the reasoning behind the change, for the program record.
- **Notification of funding** – County staff will notify all project sponsors of the action taken by the Council. Agencies with approved acquisitions will be required to enter into an Interlocal Agreement (*Appendix B*) with the county outlining the terms and conditions of the project and managing properties acquired with Legacy Lands funds. The Interlocal Agreement shall be completed and signed by all parties prior to issuance of funds.
- **Implementation** - Implementation of the project will then proceed with the procedures as outlined in the County's *Property Parks and Lands Management Guidelines* for acquisition and management, as applicable.
- **Reporting** – The project sponsor will need to submit *Interim Progress Reports* every six months during the project period that document: project status; funding revenue and expenditure data; partner involvement; development plan implementation; and, other key aspects of the project. If there are delays in the schedule from the original application, those should be identified with possible solutions to complete the project as proposed. A Final Report shall be submitted by the project sponsor when the property has filed all necessary paperwork to complete the acquisition and the property is open for public use and management. Refer to *Appendix C* for reporting formats.
- **Helpful Information** - *Should a property become available for purchase, an agency should refer to the NAAP to determine whether the property meets the priority intent. To determine whether Legacy Lands funds can be used to acquire a property, agencies should contact the county Legacy Lands Program Coordinator. Given other priorities and on-going efforts, some properties may not rank high even though individually they score high based on the criteria listed above. If a property is not ranked high, the agency should re-evaluate the criteria to determine if the property could be included in a later acquisition. If not, the agency should consider other funding sources. In some cases, the agency may choose to pass on the opportunity altogether.*
- **Stewardship** - *Applicants are also encouraged to review the County's applicable Stewardship Documents to ensure that any property within a watershed subarea be maintained to the expectations as discussed in the Stewardship Documents if available. The goals of the Stewardship Documents are to create a consistent approach to conservation objectives within a region of Clark County, regardless of property ownership.*

Acquisition Proposals

The sponsoring agency must complete a project application proposal for each project submitted for funding consideration, including Clark County acquisitions. All project proposals for Legacy Lands funding must include the following information as described in application form in *Appendix A*:

1. ***Project Narrative:*** Provide a narrative that summarizes your proposal and the value of the property to your community per the attached application. This information should include site data, project partners, funding information, maintenance and operations goals, acquisition timeline, etc. Information shall include:
 - ☐ Sponsoring Agency
 - ☐ Acquisition Location
 - ☐ Existing Conditions and Use
 - ☐ Type of Interest to be acquired
 - ☐ Site Description
 - ☐ Proposed Improvements
 - ☐ Proposed Uses
 - ☐ Anticipated Project Cost (Expenses and Revenues, including in-kind)
2. ***Site Location Map:*** On a map of Clark County or a map of the sponsoring agency's jurisdictional boundaries, clearly identify the location of the proposed acquisition. Include an aerial photograph with the location identified. Include a minimum of one (1) mile radius around the site for context and label significant features and/or landmarks including roads. Label with parcel numbers.
3. ***Project Boundary Map:*** On a quarter section map or other map of sufficiently small scale, identify the boundaries of the proposed project. The dimensions and configuration of the parcel should be easily seen (in some cases, the site location map may also serve this purpose).
4. ***Images / Photographs:*** Provide a minimum of six (6) representative images of the property. The images should show terrain, plant types, waterfront, man-made features, access roads, etc.
5. ***Development Plan:*** Provide a schematic or master plan of the project site showing proposed uses and improvements. If not available, provide a detailed description of the uses and improvements that are planned for the site.
6. ***Maintenance and Operations Plan:*** Include a summary of the sponsor's approach to operation of the site (i.e., uses, programming, facilities, etc.) as well as maintenance plans (i.e., daily, annual, asset management, asset preservation, etc.). Annual monitoring of the property is required, and reports need to be available for review by the County's Legacy Lands Coordinator.

Chapter 3

PROJECT EVALUATION

Evaluation Overview

This chapter provides information about the process that is used to review acquisitions and develop funding recommendations for Clark County's *Legacy Lands Program* funding cycle. The program staff will provide technical assistance to the Parks Advisory Board and answer any questions about the program.

Evaluation Process

All acquisitions submitted for funding consideration are reviewed by staff for completeness prior to review by the Parks Advisory Board. Staff will work with the project sponsor to clarify all necessary information in the application. The application will also be reviewed against established priorities within the *Natural Areas Acquisition Plan* for relevancy.

A series of evaluation questions and criteria are established for the project evaluation and the criteria will be applied in the same manner to all acquisitions. The evaluation questions and the corresponding scoring criteria and instructions are included in this chapter. Project sponsors are encouraged to read them carefully.

The Parks Advisory Board will evaluate acquisitions submitted for funding consideration. The sponsoring agency will be requested to participate in the presentation of its project(s). The sponsoring agency's representative will have the opportunity to give a brief overview of sponsors project, how it responds to the criteria and ask any questions about the process.

The evaluation system is not intended to be regulatory or absolute, but rather it is intended to provide objective guidelines for evaluating acquisitions and allocating funds. Council may either adopt or modify the funding recommendations. The County may not necessarily obligate all available revenues as part of any year's evaluation process, depending on other funding needs for that funding cycle. The intent of this process is to create a prioritized list of acquisitions to inform the 6-year parks capital plan.

Project sponsors will be informed of all recommendations adopted by Council. All acquisitions that have been authorized to move forward will be directed to move to the next phase of the process, including drafting of an *Interlocal Agreement* at the appropriate time. Timing of acquisitions may be influenced by the County's budget process and no project work shall proceed without prior written authorization.

PROGRAM ACQUISITION PROCESS

Overview

This chapter explains the required interlocal agreement which is an agreement between Clark County and a sponsoring agency that receives funds under the Legacy Lands program. This chapter also describes the deed of right which dedicates properties acquired, all or in part, with Legacy Lands funds in perpetuity for public use for purposes consistent with the goals and objectives of the Legacy Lands program. The *Interlocal Agreement* will be executed as soon as is practicable following the approval of project recommendations by the Council and dependent upon county budget and the 6-year Parks Capital Plan. The *Deed of Right* is executed and recorded at the time of the closing of a project. A template of the *Interlocal Agreement* and *Deed of Right* appear in Appendix B.

Funding of Project

The total cost of the property to be acquired under terms of the *Interlocal Agreement* is estimated by the project sponsor in its project application. In the application, the project sponsor requests that Clark County pay all or some percentage amount of the total estimated project cost. The county will not require the project sponsor to incur the expense of a standard appraisal prior to execution of the interlocal agreement; cost estimates may be based on assessed values, comparable sales, or other land value data. An appraisal will not change an approved reimbursement request by sponsors unless authorized by Council.

Once a project is approved for funding, fair market value shall be determined utilizing standard professional appraisal procedures as set forth in Clark County's *Parks and Lands Property Management Guidelines*. The payment of conservation future funds from the county to the project sponsor will be on a reimbursement basis following submittal of appropriate documentation of eligible expenses. Eligible expenses may include related incidental and administrative costs, such as surveys, appraisals, and other due diligence if outlined in the interlocal agreement.

Acquisition Procedures

The project sponsor agrees to comply with the terms and intent of acquisition procedures as outlined in the *Property Parks and Lands Management Guidelines*. The project sponsor shall designate a primary contact to coordinate the acquisition of the subject property with the county per the guidelines. The project sponsor may request county staff to manage the acquisition process, but the county's ability to do so is dependent on available staff time and other resources.

The Project sponsor shall have three years from date of Interlocal Agreement execution by Council to complete its project. Council may extend the acquisition period at its discretion. To secure an extension, the project sponsor should send written notice to the

Legacy Lands program coordinator, at least ninety days prior to the end of the acquisition period. The notice shall state the need for an extension and explain the reasons for the request. If an amendment to the interlocal agreement is necessary to extend the expiration date, the program coordinator will submit a staff report and proposed amendment to Council for consideration.

The program coordinator will notify the project sponsor of the Council's decision as soon as it is practicable. Typically, this may take two months or more from the date of submittal of the extension request, depending on the ability to place the item on the Council agenda given competing Council requests.

The program staff will review all easements, restrictions, and other encumbrances that appear in the preliminary title insurance policy to assure that they do not impact, to an excessively negative degree, the Legacy Lands purposes for which land is to be acquired. Clark County will not release funds for land purchases until this requirement is met.

This agreement will remain in effect in perpetuity, unless otherwise provided for in the "Acquisition Period" section of the interlocal agreement. Changes that are requested by the project sponsor shall be submitted in writing for review and discussion to the Legacy Lands program coordinator.

Project Sponsor Performance

The project sponsor agrees to manage acquired properties in a manner consistent with the legislative declarations and objectives set forth in RCW 84.34.010-020 and RCW 84.34.200-250 and in Chapter 3.24 of the Clark County Code.

At a minimum, the project sponsor agrees to operate and maintain the acquired property as follows:

1. *Site safety.* The property and any improvements to the property shall be kept safe and clean.
2. *Uses.* The project sponsor shall make reasonable effort to control nonconforming uses, such as hunting in wildlife preserves, sanctuaries, damage, and camping.
3. *Public Health.* Sanitation and sanitary facilities shall be maintained in accordance with applicable state and local public health standards.
4. *Site improvements.* The project sponsor shall submit to the Legacy Lands program coordinator any plans for improving the subject property to assure statutory compliance. Work shall not commence without written approval from the Legacy Lands program coordinator.
5. *Agreements.* The project sponsor shall submit to the Legacy Lands program coordinator any proposals for lease-back agreements, as provided in RCW

84.34.210, easements, rights-of-way, or other conditions or restrictions which limit the use of or alter the character of the subject property.

6. *Public access.* The property shall be kept open for public use at reasonable hours and times of year. The property shall be open for the use of segments of the public without restriction because of race, creed, color, sex, religion, national origin, or residence of the user. User fees shall be reviewed prior to implementation for recreational uses. Some access restrictions may apply based on protection of habitat or wildlife.
7. *Maintenance and operation standards.* Roads, trails, tables, benches, and other improvements shall be kept in reasonable repair throughout their estimated lifetime to prevent undue deterioration that would discourage public use. The project sponsor should operate and maintain the facility in accordance with all applicable federal, state, and local laws and regulations.

Conversion

The project sponsor, in consideration of monies in whole or in part from Clark County's Legacy Lands fund, will dedicate the property to be acquired under terms of the Interlocal Agreement in perpetuity for the public's use and enjoyment and to promote the purposes of Legacy Lands.

The project sponsor will not make or permit to be made any use of the real property or any part of it, acquired under this program, which is inconsistent with those chapters of Clark County Code and Revised Code of Washington that govern the use of Legacy Lands funds, or any use which is inconsistent with the purposes and improvements as described in the project sponsor's grant application at the time of funding approval, unless Council consents to the inconsistent use. Clark County will approve any such conversion only upon conditions where the project sponsor can assure it will acquire substitute properties which are of equal or greater value at the time of conversion, which, to the extent feasible, are equivalent in usefulness and location, and which also meet the goals and objectives of the Legacy Lands program. Conversion will be handled in accordance with procedures outlined in Appendix H.

Reports and Inspections

The project sponsor shall prepare a *Final Report* upon completion of a project, or its early termination as described in *Appendix C*. If the project is terminated early, the report shall provide a full explanation of the reasons for not completing the project. The project sponsor also agrees to provide interim status reports during the acquisition period on a semi-annual basis to be submitted to the Legacy Lands program coordinator.

The report shall also include all necessary information to complete the property file documentation folder and GIS database system. The project sponsor shall work with

county staff to complete all necessary file documentation, including articulating: all revenue types; key milestones; easement files; property inventory reports; etc.

Deed of Right

Upon completion of a project, the project sponsor shall record a deed of right against the property conveying certain rights to Clark County. Recording the deed of right will be a condition of reimbursement. The Deed of Right conveys and grants to Clark County, individually and as the representative of the people of Clark County, the right to use the subject property for the stated purposes in perpetuity. The Deed of Right further stipulates that the uses shall be consistent with those sections of the Clark County Code and Revised Code of Washington governing the use of Legacy Lands funds and shall be consistent with the project sponsor's grant application. The Deed of Right also discusses the terms and conditions under which conversion may be allowed. The Deed of Right is executed at the time of closing of any acquisitions funded through Clark County's Legacy Lands Program. A generic Deed of Right template appears in this manual as *Appendix C*. Minor variation from the provisions in the template and provisions tailored to any specific acquisition may be included with the mutual consent of the sponsor and the County.

APPENDIX A – [insert project application form here]



Legacy Lands Acquisition Application Summary

FUNDING CYCLE XXXX

SUBMITTAL DATE:

PROJECT NAME:

SPONSOR INFORMATION

Organization Name:

Agency Address:

Agency Jurisdiction:

Contact Name:

Contact Phone:

Contact E-Mail Address:

PROJECT LOCATION

Property Address(es):

Tax Identification Number(s):

Major Street / Intersection Nearest Property Access Point:

Property Description (type of land use):

Section: Township: Range:

EXISTING CONDITIONS

Number of Parcels:

Addition: Total Project Acres:

Zoning Classification(s):

Existing Structures/Facilities (No. / Type):

Current use:

- ☐ Watershed Name:
- ☐ Waterfront Access and type:
- ☐ Body of Water:
- ☐ 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?

SITE DESCRIPTION (Discuss physical characteristics of proposed acquisition):

PROPOSED DEVELOPMENT IMPROVEMENTS:

PROPOSED USES ON SITE:

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:

Estimate Based on:

Will other agencies/groups contribute to project? ☐ Yes ☐ No

Name of Contributor:

Amount of Contribution:

Total Estimated Request from Legacy Lands:

☐ 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):

APPENDIX B

INTERLOCAL AGREEMENT TEMPLATE FOR LEGACY LANDS FUNDING

1. PURPOSE

This Interlocal Agreement sets forth the terms and conditions by which Clark County, Washington, shall provide funds from its Conservation Futures Account, pursuant to RCW 84.34.210 and Chapter 3.24 of the Clark County Code, to the City of [NAME], hereinafter identified as the project sponsor, for the purpose of acquiring fee simple or lesser interest in open space, farm land, or timber land, as such are defined in RCW 84.34.020.

2. AUTHORITY

This Interlocal Agreement by and between Clark County, Washington, and the project sponsor is authorized by Chapter 39.34 of the Revised Code of Washington, which permits a governmental unit to contract for the use of land for park purposes by private negotiation with consent from the County Council. In addition, this Agreement is further contemplated by RCW 84.34, for the preservation and continued availability of open space lands to assure the use and enjoyment of natural resources and scenic beauty for the benefit of all citizens.

3. AQUITIONS DESCRIPTION

The project sponsor's application to Clark County is attached hereto, Marked as Exhibit A, and is incorporated herein by this reference. The Application is the project sponsor's notification of its intent and commitment to implement and manage the following project in conformance with local and state goals and objectives. The project is described as: [PROJECT NAME]. A specific legal description of the project is to be attached to the Deed of Right, to be filed and recorded herewith.

4. FUNDING OF PROJECT

The total cost of the property to be acquired under terms of this Agreement is estimated by the project sponsor to be \$000,000.

Clark County agrees to pay a total of \$000,000, or 00 percent of the total estimated project cost, or the same percentage of fair market value, whichever is less for the [PROJECT NAME]. The funding provided is limited in its use to the acquisition of the real property or the costs of title insurance, appraisals, and surveys.

Fair market value shall be determined utilizing professional appraisal procedures. Both a fair market appraisal and a review appraisal are required. The appraisal must be in compliance with the Uniform Appraisal Standards for Federal Land Acquisitions

(USASFLA). Both the fair market appraisal and the review appraisal reports must be prepared by qualified real estate appraisers having designation from the Members of the American Institute of Real Estate Appraisers (MAI). The cost of the appraisal, review appraisal and related administrative costs shall be paid by the project sponsor. The project sponsor may request reimbursement from the County for the cost of the land, appraisal, and review appraisal, provided that the total amount of reimbursement sought from the county, does not exceed \$000,000 for the [PROJECT NAME].

In the event fair market value exceeds the project sponsor's estimated project cost, County Council, at its discretion, may increase the approved funding allocation to cover fair market value of the property to be acquired. A written request to this effect should be submitted by the project sponsor to the Legacy Lands Program Coordinator. The request shall include a copy of the appraisal report and appraisal review. The program coordinator shall notify the project sponsor of Council's decision as soon as practicable pending placement on the Council agenda and Council deliberations. In the event County Council does not agree to increase the approved funding allocation, there shall be no obligation by Clark County to fund the project beyond the originally designated amount.

The payment of funds to the project sponsor shall be on a reimbursement basis. The sponsor shall submit all required documentation to support expenses incurred by the project.

5. STATEMENT OF DIFFERENCE IN VALUE

If the property is to be purchased for less than the approved fair market value, a letter from the seller must be submitted that acknowledges that the seller was aware of the approved fair market value and that the seller's decision to sell at less than fair market value was made of his/her own free will.

6. REAL PROPERTY ACQUISITION PROCEDURES

The project sponsor agrees to comply with the terms and intent of the Clark County Code Chapter 3.24, and RCW Chapter 84.34, as now or may be amended, to the extent such amendment is applicable under the law. Clark County staff and the project sponsor shall comply with all policy guidance in the Property Management Guidelines.

7. CONTINGENCIES

The duty of Clark County to pay out funds under this contract depends on:

- A. Strict compliance by the project sponsor with the terms of this contract, and
- B. The availability of funds in Clark County's Legacy Lands Account.

8. ACQUISITION PERIOD

The project sponsor shall have two (3) years from execution of this interlocal agreement by the County Council to complete the acquisition project, as described in the project sponsor's attached Project Application.

The County Council may extend the acquisition period at its discretion. To secure an extension, the project sponsor shall send written notice to the Legacy Lands Program Coordinator, at least ninety (90) days prior to the end of the acquisition period. The notice shall state the need for an extension and explain the reasons for the request. The program coordinator shall notify the project sponsor of the Council's decision as soon as practicable after receipt of the request. This may take two or more months.

Any project that has not been completed within the acquisition period, and for which no extension has been granted, shall be considered withdrawn and all allocated funds not expended for a permitted purpose shall be returned to Clark County. The project sponsor agrees to notify the Legacy Lands Program Coordinator of any circumstances or events during the acquisition period (such as an owner indicating he is no longer a willing seller) which will cause the termination of efforts to acquire the subject properties.

The project sponsor, on forms provided, will advise Clark County at least once every six months of their progress. A final report will be submitted upon completion of the project. Written requests for reimbursement of all reasonable and appropriate costs incurred by sponsor during the reporting periods shall be accompanied by documentation of the expenses and required acquisition documents.

The program staff shall review all easements, restrictions, and other encumbrances that appear in the preliminary title insurance policy to assure that they are acceptable to Clark County considering the Legacy Lands purposes for which the land is to be acquired. Clark County will not release funds for land purchases until this requirement is met.

9. DURATION OF INTERLOCAL AGREEMENT

This Interlocal Agreement shall remain in effect in perpetuity, except as otherwise provided for in the "Acquisition Period" section of this Agreement.

10. RELATIONSHIP OF PARTIES

The County Council imposed the Legacy Lands levy to provide a reliable and predictable funding source to help acquire interest in open space, farmland, timber land, and certain classifications of park property. The project described herein, however, is the sole project of the project sponsor and not Clark County. The purpose of this Agreement is to provide the project sponsor monetary assistance which will enable it to complete the Project described herein. Clark County will not acquire any ownership interest in the subject

property by virtue of this Agreement, nor will Clark County assume any responsibility for improving or managing the property.

The project sponsor shall be solely responsible for the management of the Project within the terms and conditions of this Agreement and all applicable law. Furthermore, Clark County shall not be deemed a party to any contract between the project sponsor and any third party by reason of having entered into this Agreement.

11. OTHER ORGANIZATIONS

No separate legal or administrative entity shall be created by this Agreement.

12. PERFORMANCES

The project sponsor agrees to manage the subject property in a manner consistent with the legislative declarations and objectives set forth in RCW Chapter 84.34. and Chapter 3.24 of the Clark County Code. Moreover, the project sponsor recognizes that the County Council is the only legislative authority empowered to impose the Conservation Futures levy and that the Board of County Commissioners, having done so, has the responsibility to assure proper use and administration of the Conservation Futures Fund and has a corresponding interest in the management of all properties acquired with the fund. The project sponsor shall operate and maintain the subject property as follows:

- A. The property and any improvements to the property shall be kept safe and clean; and
- B. The project sponsor shall make reasonable efforts to control nonconforming uses, including but not limited to hunting or poaching in wildlife preserves, sanctuaries, structures such as shed, fences and or docks; and
- C. Sanitation and sanitary facilities shall be maintained in accordance with applicable state and local public health standards; and
- D. The project sponsor shall submit to the Legacy Lands Program Coordinator any plans for improving the subject property to assure federal, state, and local compliance. This does not apply to routine maintenance. Improvements that may be allowed under terms of the statute, the plans for which, in any event, should be submitted to the Program Coordinator, include but are not limited to trails, picnic tables, viewpoints, rest areas, docks, benches, boat launches, restrooms, accessory structures, retaining walls requiring engineering, and parking lots. Work shall not commence without written approval from the Parks and Lands Program Coordinator. Though Clark County shall be given the opportunity to review plans for improvements, this should not be construed to mean that Clark County shall participate in the funding of improvements; and

- E. The project sponsor shall submit to the Legacy Lands Program Coordinator any proposals for lease-back agreements, as provided in RCW 84.34.210, easements, rights-of-way, or other conditions or restrictions which limit the use of or alter the character of the subject properties. Any such proposal shall be reviewed for statutory compliance and consistency with proposed plans and uses as stated in the project sponsor's grant application at the time of funding approval at the sole discretion of Clark County. The project sponsor shall not consummate any such proposal without advance written consent of the Legacy Lands Program Coordinator; and
- F. The property shall be kept open for public use at reasonable hours and times of year. Clark County recognizes, however, that appropriate hours may vary considerably depending on the type of interest that has been acquired, and the existence of leaseback or other agreements that might properly limit public access. Some access restrictions may apply for the protection of habitat and/or wildlife; and
- G. The property shall be open for the use of all segments of the public without restriction because of the race, creed, color, sex, religion, national origin, or residence of the user; and
- H. Roads, trails, tables, benches, and other improvements shall be kept in reasonable repair throughout their estimated lifetime to prevent undue deterioration that would discourage public use; and
- I. The project sponsor shall operate and maintain the facilities in accordance with all applicable federal, state, and local laws and regulations; and
- J. The project sponsor shall execute and record a Deed of Right in substantially the same form as Exhibit B, attached hereto and made a part of this agreement, at the time of property acquisition to guarantee that the restrictions imposed by Legacy Lands Program funding are in the chain of title to the subject property.

13. USER FEES AND CHARGES

User or other types of fees may be charged in connection with areas acquired with the assistance of Legacy Lands funds, provided that the fees and charges are commensurate with the value of recreation services or opportunities furnished and are within the prevailing range of public fees and charges within the state for the particular activity involved.

14. CONVERSIONS

The project sponsor for and in consideration of monies coming in whole or in part from Clark County's Legacy Lands Fund, shall dedicate the property to be acquired under terms of this Agreement in perpetuity for the public's use and enjoyment and to promote the purposes of Legacy Lands.

The project sponsor will not make or permit to be made any use of the real property described in this Agreement, or any part of it, which is inconsistent with those chapters of the Clark County Code and Revised Code of Washington that govern the use of Legacy Lands funds, or any use which is inconsistent with the purposes and improvements as described in the project sponsor's grant application at the time of funding approval, unless the County Council consents to the inconsistent use. Clark County shall approve any such conversion only upon conditions where the project sponsor can assure it will acquire substitute property which is of equal or greater value at the time of conversion, which, to the extent feasible, is equivalent in usefulness and location, and which also meets the goals and objectives of the Legacy Lands Program.

15. REMEDIES

In the event the project sponsor fails to comply with any or all obligations under this Agreement, specific performance shall be the remedy preferred by Clark County.

The remedy of specific performance shall not be the sole remedy and does not serve to exclude any and all other remedies available to Clark County. Clark County may choose to exercise any and all other remedies available together with, or as an alternative to, specific performance, at the sole option of Clark County.

16. REPORTS AND INSPECTIONS

The project sponsor, in cooperation with the Legacy Lands Program Coordinator, shall prepare a final report upon completion of the above-described Project or its early termination for presentation to the County Council. The report shall include a final accounting of all expenditures and a description of the work accomplished. If the Project is terminated early, the report shall provide a full explanation of the reasons for not completing the Project. The project sponsor also agrees to provide interim status reports during the acquisition period as may be requested by the Legacy Lands Program Coordinator.

Property and improvements acquired under terms of this Agreement shall be available for inspection by the Legacy Lands Program Coordinator, or their designee, upon request. As a matter routine, Clark County shall maintain the right to conduct an on-site inspection approximately once a year to assure that the property is being operated, maintained, and used in accordance with this Agreement.

17. ASSIGNMENTS

This Agreement shall not be assignable in whole or in part by the project sponsor except with the express advance written consent of the County Council.

18. HOLD HARMLESS

The project sponsor agrees to defend and hold harmless Clark County, Washington, the County Council and any employees, officials, agents, or elected officials thereof from any and all suits at law or equity or claims or demands, or any loss of any nature, including but not limited to costs and attorneys' fees, suffered, or alleged to be suffered, on the premises, or arising out of use, improvements, operation, or management of the subject property and/or the Project.

Clark County, Washington and all employees, officials, agents, or elected officials thereof, agrees to defend and hold harmless the project sponsor from any and all suits of law or equity or claims or demands, or any loss of any nature, including, but not limited to, costs and attorney's fees, suffered, or alleged to be suffered, as a result of any act or omission on the party of Clark County, Washington, their employees, officials, agents or elected officials, on the premises.

19. NOTICES

Any notices, requests, consents, approvals, and other communications shall be in writing and shall be deemed to have been sufficiently given for all purposes when delivered by hand, or within three days of being mailed by U.S. mail first class postage or certified mail, postage prepaid, addressed as follows:

A. Notice to Clark County

TO: Clark County Parks and Lands
Legacy Lands Program Coordinator
PO Box 9810
Vancouver, WA. 98666
PWConservation@clark.wa.gov

B. Notice to the project sponsor

TO: [City Manager Name] who serves in the capacity as City Manager for the project sponsor and who has been designated as the project sponsor's liaison officer for the purposes of this Agreement, or to such other officer or address as the project sponsor shall have furnished to the Legacy Lands Program Coordinator in writing.

Signed by the project sponsor on this ____ day of _____, 202

CITY OF [NAME]

By: _____
Mayor, City of [NAME]

Signed by Clark County on this ____ day of _____, 201

CLARK COUNTY

By: _____, County Administrator

APPROVED AS TO FORM ONLY:
ANTHONY F. GOLIK
CLARK COUNTY PROSECUTING ATTORNEY

By: _____
County Deputy Civil Prosecutor

ATTACHMENTS:
Project Application
Deed of Right

APPENDIX C

DEED OF RIGHT

*For Public Use of Land
Acquired Under the Clark County
Conservation Futures Program*

The XXXX, for and in consideration of monies coming in whole or in part from the Conservation Futures Fund, as established by Chapter 3.24 of the Clark County Code, and in fulfillment of terms contained in the Interlocal Agreement identified below, conveys and grants to Clark County, Washington, individually and as the representative of all the people of Clark County, the right to use the real property described below forever for those purposes described in the abovesaid agreement, which was signed by the XXXXXX on the ____ day of _____, 20__ and by Clark County on the ____ day of _____, 20__, and which is titled Conservation Futures-Interlocal Project Agreement. Project # _____

The XXXX will not make or permit to be made any use of the real property described in this deed, or any part of it, which is inconsistent with those chapters of the Clark County Code and Revised Code of Washington that govern the use of Conservation Futures Funds, or any use which is inconsistent with the purposes and improvements as described in the XXX project application at the time of funding approval, unless the Clark County Council consents to the inconsistent use in writing. Clark County shall approve any such conversion only upon conditions where the XXXXXX can assure it will acquire substitute properties which are of equal or greater value at the time of conversion, which, to the extent feasible, are equivalent in usefulness and location, and which also meet the goals and objectives of the Conservation Futures Program, which means they will be subjected to a similar conservation covenant.

The real property covered by this deed is described in the legal description attached hereto and is incorporated herein by this reference.

This deed shall in no way modify or extinguish the functions of the signatory parties under the terms and conditions set forth in the aforementioned Interlocal Agreement.

Dated this _____ day of _____

Dated this _____ day of _____

Kenneth A. Lader, P.E.
Public Works Director / County Engineer

On this _____ day of _____, 2023, personally appeared XXX to me known to be the XXXXXXXX, a municipal corporation of the State of Washington, that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed, of said corporation, for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute said instrument.

Notary Public in and for the State of Washington,

Residing _____

My appointment expires: _____

APPENDIX C –ACQUISTION REPORTING TEMPLATES
Legacy Lands Interim Progress Report

PROJECT NAME _____

SPONSORING AGENCY _____

As provided in the Interlocal Agreement, the sponsoring agency shall provide every six (6) months Interim Progress Reports for any project funded under Clark County's Conservation Futures Program.

Under each heading, please indicate the status of the above-named project and submit the completed report to:

Clark County Parks and Lands
Legacy Lands Program Coordinator
PO Box 9810
Vancouver, WA. 98666
PWConservation@clark.wa.gov

ANTICIPATED SCHEDULE

APPRAISAL

APPRAISAL REVIEW

NEGOTIATION

CLOSING

COMPLETION

Legacy Lands Final Acquisition Report

PROJECT NAME: _____

SPONSORING AGENCY _____

As provided in the Interlocal Agreement, a final project report is to be prepared for the project at the time of completion or early termination. The report should include:

- ☐ Final accounting of all expenditures
- ☐ Status of final project file documentation including coordination with GIS
- ☐ Description of the work accomplished (include photographs as appropriate)
- ☐ Anticipated schedule of future work to be accomplished on the site.
- ☐ If a project is terminated early, the report should explain the reasons for not completing the project.

- ☐ This report should be submitted to:
Legacy Lands Program Coordinator
Public Works Department
PO Box 9810
Vancouver, Washington 98666
PWConservation@clark.wa.gov

APPENDIX D

Legacy Lands Evaluation Questions & Scoring Criteria

- 1. TO WHAT EXTENT DOES THE PROPOSED PROJECT CONFORM WITH OBJECTIVES AND PRIORITIES ESTABLISHED IN THE NATURAL AREAS ACQUISITION PLAN, AND PERTINENT SECTIONS OF ADOPTED LAND-USE PLAN, PARK PLAN, AND/OR CAPITAL IMPROVEMENTS PROGRAM RELATING TO OPEN SPACE, FARM, AND TIMBER LANDS?**

Points will be awarded based on the priority given to proposed acquisition within one or more of the above-named plans.

High Priority	16 - 25
Moderate Priority	6 - 15
General Need	1 - 5

- 2. DOES THE PROPOSED PROJECT PROVIDE RECREATION OPPORTUNITIES, EITHER IN ITS UNDEVELOPED STATE OR HAVE A STRONG POTENTIAL TO DEVELOP RECREATIONAL AMENITIES?**

Points are awarded to acquisition that encompass land with significant habitat and/or recreational value.

Very Good	11-15
Good	6-10
Fair	1-5

- 3. WILL THE PROJECT ENHANCE THE VALUE OF ABUTTING OR NEIGHBORING PARKS, FORESTS, WILDLIFE PRESERVES, NATURAL AREAS, OR OTHER PUBLIC OPEN SPACE FOR HABITAT VALUE? DOES THE SITE HAVE STRONG HABITAT PRESERVATION AND/OR RESTORATION POTENTIAL?**

Maximum points will be awarded to acquisition which link or significantly expand existing public ownerships of valuable habitat properties. Minimum points will be awarded to acquisition which represent only a minor addition. Points may be awarded to acquisitions which do not actually adjoin an existing public ownership, where it can be demonstrated that the project will significantly enhance or complement a nearby facility. If a property has moderate existing habitat value but a strong potential for restoration (i.e., wetland enhancement, reforestation, etc.), the project may rank higher.

Very Good	11-15
Good	6-10
Fair	1-5

- 4. DOES THE PROPOSED PROJECT MEET FARM, TIMBER, OR AGRICULTURAL PRESERVATION NEEDS?**

If the property is currently in agricultural or timber production and has significant value in future production, the project shall rank higher. Evaluators shall review

appropriate approved plans for agriculture or sustainable timber harvest to ensure the project follows appropriate sustainable production recommendations.

Very Good	11-15
Good	6-10
Fair	1-5

5. DOES THE PROPOSED PROJECT PROTECT LAND THAT IS KNOWN TO HAVE THREATENED OR ENDANGERED SPECIES, DESIGNATED CRITICAL HABITAT, OR INCLUDE A DNR HERITAGE SITE?

Evaluators should review federal and state lists for threatened or endangered species (i.e., priority habitats) that occur on the site. Sites with known species shall rank the highest. Sites that have high potential shall rank of moderate significance. If no inventories have been conducted on sites, local experts (i.e., Fish and Wildlife Service) should be contacted for potential existence of species on the site (i.e., fish rearing habitat, etc.)

Very Good	11-15
Good	6-10
Fair	1-5

7. ARE ACCESS FACILITIES (ROADS, WALKWAYS, BIKE PATHS, ETC.) AVAILABLE AND APPROPRIATE FOR THE PROPOSED PROJECT SITE, INCLUDING FROM PUBLIC ROADWAYS?

Maximum points will be awarded to acquisition where a complete system of safe and efficient access to facilities is already in place, which is appropriate for the uses of the proposed site. Do not consider planned or proposed road improvements, trail improvements, land acquisitions, etc. Keep in mind that access needs differ depending on the type of site to be acquired. In fact, where habitat or other sensitive environmental properties may be involved, it may be desirable to restrict access (except for maintenance needs).

Very Good	11-15
Good	6-10
Fair	1-5

7. WHAT IS THE LIKELIHOOD THAT THE PROPERTY WILL NO LONGER BE AVAILABLE IF THE ACQUISITION DOES NOT OCCUR WITHIN THE NEXT FIVE YEARS?

Maximum points will be awarded to acquisition where it appears highly likely that the property will not be available five years from the date of funding consideration. Minimum points will be awarded to those acquisition which, likely, will still be available in five years. Property that has a likelihood that it could be converted to another use other than environmental / conservation protection in the near future could prompt more immediate attention.

Very Good	11-15
Good	6-10
Fair	1-5

8. DOES THE PROJECT INVOLVE CONTRIBUTIONS FROM GROUPS OR AGENCIES THAT REDUCE THE NEED TO UTILIZE LEGACY LANDS FUNDS FOR ACQUISITION AND MAINTENANCE? IS THE FUNDING / IN-KIND DONATION SECURED?

Points will be awarded to acquisition which include outside funding support and which, as a result, reduce the need to utilize Legacy Lands funds. The sponsoring agency must clearly demonstrate that the outside funding support is available. The number of points to be awarded will be based on the percentage of the total project cost that comes from outside sources.

If the sponsoring agency receives points under this category, the level of Legacy Lands funding will take into account the outside contribution. If the outside funding support falls through, the sponsoring agency will have to resubmit a modified funding request. The modified funding request could either reduce the scope of the project or seek increased funding from Legacy Lands.

1-10%	2	51-60%	12
11-20%	4	61-70%	14
21-30%	6	71-80%	16
31-40%	8	81-90%	18
41-50%	10	Over 90%	20

9. IS THE PROJECT PROXIMATE TO UNDERSERVED POPULATIONS?

Points will be awarded to acquisition which will serve underserved populations. The *Washington State Recreation and Conservation Plan 2018-2022* should be consulted to identify underserved populations as well as *Clark County Public Works Title VI procedures*. The Recreation and Conservation Office's *Grant Applicant Data Tool* is also a useful reference.

Very Good	11-15
Good	6-10
Fair	1-5

10. DOES THE PROJECT PROMOTE AN EQUITABLE GEOGRAPHIC DISTRIBUTION OF LEGACY LANDS REVENUES?

The Conservation Futures tax is levied countywide. A goal of Conservation Futures legislation and county policy is to assure region-wide distribution of funds. Points may be awarded if a proposed project is in a parks deficient area as identified in the county's *Comprehensive Park Recreation and Open Space Plan*. Less points are awarded if there has been extensive Conservation Futures investment in a concentrated area.

Very Good	11-15
Good	6-10
Fair	1-5

11. HOW READY IS THE PROJECT FOR PUBLIC USE

Maximum points will be awarded to acquisition which provide a variety of recreational opportunities and uses in their unimproved state without further acquisitions or improvements. Minimum points will be awarded to acquisitions which are unusable or provide limited opportunities until additional acquisitions or proposed improvements occur. If the project proposes adding recreational amenities in the early phases of development, this could raise the ranking.

Very Good	11-15
Good	6-10
Fair	1-5

12. **WHAT IS THE MAINTENANCE PLAN ONCE AWARDED OWNERSHIP**

Maximum points will be awarded to acquisition which provide detail plans on maintenance, removing all required noxious, managing nuisance vegetation, timely management of homeless camp clean up, trail maintenance, trash clean up, fire prevention and Minimum points will be awarded to acquisition who don't have a detailed plan itemizing maintenance activity. If the project proposes maintenance and mitigation of hazards in the early phases of development, this could raise the ranking. Maintenance required in natural areas properties can vary depending on the specific ecosystem and the goals of the property owners or managers. Here are some examples of maintenance activities commonly needed in natural areas:

- Invasive Species Control: Regular monitoring and removal of invasive plant species that can outcompete native plants and disrupt the natural balance of the ecosystem.
- Trail Maintenance: Ensuring that trails are clear and safe for visitors by removing fallen trees, trimming overgrown vegetation, and repairing erosion or damage caused by heavy use.
- Fire Management: Implementing fire fuel reduction, where allowed prescribed burns to mimic natural fire cycles and reduce the risk of uncontrolled wildfires. This can help maintain the health and diversity of certain ecosystems.
- Wildlife Habitat Management: Creating and maintaining habitat features such as nesting boxes, brush piles, and water sources to support diverse wildlife populations.
- Trash Cleanup: Regular litter and debris removal to keep the natural areas clean and prevent pollution.
- Fence and Infrastructure Maintenance: Repairing or replacing fences, boardwalks, bridges, and other infrastructure to ensure visitor safety and accessibility.

- Native Plant Restoration: Planting native species to restore degraded areas and enhance biodiversity.

It's important to note that maintenance activities should be performed in a way that minimizes disturbance to the natural environment and adheres to any relevant local regulations or conservation guidelines.

Very Good	11-15
Good	6-10
Fair	1-5

Legacy Lands - Evaluation Questions Scoring Sheet¹

ACQUISITION NAME: _____

DATE OF SCORING: _____

REVIEWER NAME: _____

No.	Description	Score (#)	
1.	Adopted Plan Conformance		10 maximum
2.	Existing/Potential Recreation Value		10 maximum
3.	Enhance Value of Abutting/Proximate Parks & Conservation Lands		10 maximum
4.	Agriculture/Forest Resource Value		10 maximum
5.	Protected Habitat and Species Value		10 maximum
6.	Available Access		10 maximum
7.	Threat/Non-Availability in Five Years		10 maximum
8.	Partnership Contributions		10 maximum
9.	Proximity to underserved populations		10 maximum
10.	Geographic distribution		10 maximum
11.	Readiness for public use		10 maximum
12.	Maintenance Plan		10 maximum
(120 maximum) TOTAL PROJECT SCORE			

REVIEWER COMMENTS: _____

¹ Use of this scoring sheet will only be a starting point for discussion by the Clark County Parks Advisory Board (PAB). Total scores will not be the de-facto ranking of acquisition. Final project recommendations will be made only after subsequent PAB discussion and deliberation. Final ranking will be determined by Council.

APPENDIX E – CLARK COUNTY PROSECUTING ATTORNEY LEGAL OPINION ALLOWABLE DEVELOPMENT ON CONSERVATION FUTURE PROPERTIES

CLARK COUNTY
INTERNAL CORRESPONDENCE

Date: October 21, 1985.
Reviewed: March 29, 2023

TO: Bill Dygert -
Parks Department

FROM: Richard S. Lowry
Prosecuting Attorney

Subject: CONSERVATION FUTURES

The following summarizes earlier oral advice regarding permissible uses of conservation futures. tax levy revenues and properties acquired therewith.

1. Improvement. Properties acquired with conservation future tax revenues may be improved. RCW 84.34.210 specifically authorizes a county to acquire the fee simple or lesser interest in open space land, farm and agricultural land, and timber land which is 'necessary to protect, preserve, maintain, improve, restore, limit the future use of, or otherwise conserve' such properties. However, in my opinion, the nature and level of development must not be such as would eliminate those characteristics of the property which originally made it eligible for acquisition with conservation future funds. Although such limitation is not expressly stated, I believe it to be necessarily implied from other statutory provisions. For example, in declaring the purpose behind the conservation future statute, the legislature in RCW 84.34.200 found that certain open areas 'if preserved and maintained in their present open state, would constitute important assets to existing and impending urban and metropolitan development' and that acquisition of such properties 'for the preservation of such open spaces and areas constitutes a public purpose . . .' Similarly, 'open space land' is defined in RCW 84.34.020 .in part to be 'any land area, the preservation of which in its present use would [listing of factors]. Finally, utilizing traditional canons of statutory construction would require that the tern 'improve' as utilized in RCW 84.34.210 be read in conjunction with the phrase 'otherwise conserve': that is, improvement is permissible only to the extent that it serves to conserve the affected open space, farm and agricultural land or timber land for public use or enjoyment.

Applying the foregoing limitation, certain types of improvements would appear to be per se permissible: e.g., trails, picnic tables and viewpoints. Conversely, other types of intense recreational development would appear. per se impermissible: e.g., a stadium or swimming pool. Between such extremes, the type and level of permissible improvement will depend upon all the circumstances. For example, utilizing a small and isolated parcel of riverside property to construct a boat ramp could be questionable. On the other hand, constructing a boat ramp within a large green belt area acquired with conservation future tax revenues would be defensible.

Similarly, parking lots and restrooms are certainly justifiable so long as they are reasonably accessory to the purpose for which the property was acquired.

The determination of appropriate improvements to the properties acquired with conservation future funding is primarily for the legislative body so long as its decision is 'reasonably debatable', such decision would withstand judicial review.

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APPENDIX F – SUMMARY OF ACQUISITION HISTORY FOR LEGACY LANDS PROGRAM (1985-2022)

Initial Grantor	Owners	Project	Year	Serial Numbers	Acres	CF Funds
Peery, Mary	Camas	Washougal River Greenway Lower	1988	89911000	6.55	\$ 45,862.00
Courtney, Price etal	Vancouver	Burnt Bridge Creek Greenway	1989	30790352, 30790351, 30790120	11.81	\$ 184,617.00
Hiebert	Vancouver	Burnt Bridge Creek Greenway	1989	29575020, 29575022 ,29575024, 100260000	4.27	
Falk Road Apartments	Vancouver	Burnt Bridge Creek Greenway	1989	Easement (see Auditor's Document #8911290186, IAC Deed of Right)	1.18	
Schmid	Camas	Washougal River Greenway Lower	1989	73134173	0.12	\$ 17,899.00
Dugan (county)	Clark County	Vancouver Lake Lowlands WWRP Kick-off RFP	1990	152601000, 152602000	187.8	\$ 309,871.00
CENEX	Clark County	Vancouver Lake Lowlands WWRP Kick-off RFP	1990	147401000, 147403000	65.3	\$ 222,246.00
Nowlin	Clark County	Vancouver Lake Lowlands WWRP Kick-off RFP	1990	188675000	7	\$ 18,113.00
Norgren	Clark County	Vancouver Lake Lowlands WWRP Kick-off RFP	1990	188226000	1	\$ 3,916.00
Snoey	Clark County	Vancouver Lake Lowlands WWRP Kick-off RFP	1990	183706000, 184840000, 183709000, 184839000	79.5	\$ 189,809.00
Stark	Clark County	Vancouver Lake Lowlands WWRP Kick-off RFP	1990	146447001	0.83	\$ 3,182.00
Delanoy	Clark County	Vancouver Lake Lowlands WWRP Kick-off RFP	1990	184755000	14.66	\$ 25,584.00
Slocum	Clark County	Vancouver Lake Lowlands WWRP Kick-off RFP	1990	184836000	3.55	\$ 12,238.00

Hines	Clark County	Vancouver Lake Lowlands WWRP Kick-off RFP	1990	184835000	5.64	\$ 18,700.00
Mclrvin	Clark County	Vancouver Lake Lowlands WWRP Kick-off RFP	1990	184725000	2.08	\$ 7,490.00
Farrell	Camas	Washougal River Greenway Lower	1990	89877000, 131167000, 7313140	8.39	\$ 44,740.00
Lovell (Big Eddy)	Clark County	Washougal River Greenway Upper	1990	141056000	3.79	\$ 31,704.35
Drews, Laurie	Clark County	Washougal River Greenway Upper	1990	96170000	0.58	
Bergren, Arnold et.al.	Clark County	Lucia South/Moulton Falls Addition	1990	232468000, 232458000	53.83	\$ 246,178.71
Paladini	Clark County	Lucia South/Moulton Falls Addition	1991	231131000, 231130000, 232669000, 231138000	9.98	\$ 241,662.16
Aluminum Company of America	Clark County	Frenchman's Bar	1991	153719000, 153720000, 500300-004 (Alcoa quit claims tidelands adjacent to uplands; see also Stockwell, Sally)	104.92	\$ 173,836.81
Mettler (Green Lake)	Clark County	Vancouver Lake Lowlands WWRP Kick-off RFP	1991	500150000,191086000, 190965000, 190862000	198.31	\$ 122,500.00
Lents Industries	Clark County	Vancouver Lake Lowlands WWRP Kick-off RFP	1991	188670000, 188659000, 188209000	83.97	\$ 49,000.00
Stockwell, Sally	Clark County	Frenchman's Bar Tidelands	1992	500201002, 500300002, 500301002 (1/2 interest in tax lots)	4.22	\$ 28,500.00
Columbia Rock Products	Camas	Washougal River Greenway Lower	1992	91045165, 89932000	23.24	\$ 46,428.00
Wolford	Clark County	Lucia South/Moulton Falls Addition	1992	232695000	2.9	\$ 19,062.67
Fralick Robert	Clark County	Lucia South/Moulton Falls Addition	1992	232696000	4.62	\$ 15,878.94
Fralick, Leland/Hannah	Clark County	Lucia South/Moulton Falls Addition	1992	232667000	3	\$ 17,051.78
Dolezal	Clark County	Lucia South/Moulton Falls Addition	1992	232697000	2.98	\$ 15,576.50

Kahn	Clark County	La Center Bottoms	1993	209296000, 062693000	91.97	\$ -
Lewis River Telephone	Clark County	La Center Bottoms	1993	062646000, 209483000	20.05	\$ 15,000.00
James River Paper Co.	Clark County	Columbia River Shoreline@ 164th	1993	122112000, 122177000, 122107000, 122130002, 500744000, 500743000	12.1	\$ 375,000.00
Hentges	Clark County	Washougal River Greenway Lower	1993	89930000, 89917000	9.58	\$ 61,172.00
Longview Fibre	Clark County	Washougal River Greenway Upper	1994	141266000	1.12	\$ 25,000.00
Kessinger	Clark County	Washougal River Greenway Upper	1994	143702000, 143744000, 143745000	2.83	\$ 57,049.96
Malfait	Clark County	Washougal River Greenway Upper	1994	143746000	0.04	\$ 11,254.66
Reber, Elwood & Elaine	Clark County	La Center Bottoms Addition	1994	62659000, 62668000	4.54	\$ 15,400.00
Zimmerly, Judith Ann	Clark County	EFL Urban Wildlife Habitat	1994	214668000, 212103000	110.55	
Dugan (city)	Vancouver	Vancouver Lake Lowlands Addition	1994	147358000, 152586000, 152587000	102.33	\$ 1,580,000.00
Dullenty, James	Camas	Ostenson Canyon	1994	85865000	2.32	\$ 73,000.00
Castle	Clark County	Whipple Creek Park Addition	1994	182415000	11.44	\$ 114,027.15
Osborn	Clark County	Whipple Creek Park Addition	1994	182413000	9.04	\$ 109,986.54
Lansverk et al	Clark Co. from CLT	Whipple Creek Park Addition	1995	182414000	19.97	\$ 172,570.17
Habersetzer -Lucia Falls	Clark County	Lucia Falls North	1995	231185000, 231126000	24.25	\$ 112,520.00
Port of Vancouver	Clark County	Frenchman's Bar Trail	1995	153512000, 153517000, 153519000	47.87	\$ 160,000.00
Mason	Vancouver	Van Lake Lowlands at Whitney Rd	1995	146658000, 147404000	6.15	\$ 39,500.00
Schaefer	Clark County	EFL Urban Wildlife Habitat	1995	211723000, 21237000, 212335000	296.46	\$ 573,983.84
Schaefer Easement	Clark County	EFL Urban Wildlife Habitat	1995	Not Applicable (See deed 9510230319)	90.51	

Johnsrud (Happa)	Clark County	Haapa	1995	253132000	4.93	\$ 99,565.24
Pearson, Eleanor	Clark County	EFL Greenway 1-5 to La Center	1996	209745000, 209695000, 209739000	127.03	\$ 567,495.20
Kays, Phyllis	Clark County	EFL Greenway 1-5 to La Center	1996	209489000	11.91	\$ 13,487.50
Barnhart, William & Don	Clark County	EFL Greenway 1-5 to La Center	1996	209486000	19.5	\$ 25,399.90
Mitcham	Clark County	EFL Greenway 1-5 to La Center	1996	209279000	23.6	\$ 31,882.29
White/Murphy	Clark County	EFL Greenway 1-5 to La Center	1996	209480000	2	\$ 6,394.70
Parker	Clark County	Washougal River Greenway Upper	1996	141395000	0.95	\$ 20,000.00
Sanders, Clara	Clark County	Washougal River Greenway Upper	1996	143527000	1.12	\$ 38,204.39
Morgan	Clark County	Washougal River Greenway Upper	1996	143748000, 143747000	0.76	\$ 55,000.00
Seekins, Helen	Camas	Ostenson Canyon	1996	124812000 (8.8-acre Seekins parcel joined with Tidland parcel per b.l. adjustment)	16.49	\$ 271,000.00
Landerholm, Lansverk, Elmer	Columbia Land Trust	Whipple Creek Park Addition	1997	182391000, 182412000	20.03	\$ 403,038.00
Hazel Dell Sewer Dist.	Clark County	Cougar Creek Greenway	1997	98131044	0.34	\$ 37,500.00
Davis	Clark County	Lucia Falls North Addition	1997	231120000	1.35	\$ 195,734.00
Bergren II	Clark County	EFL/Bells Mtn. Greenway & Trail	1998	232673000, 232459000, 231362000, 231558000	44.86	\$ 560,033.65
Smith, Georgianne	Clark County	EFL/Bells Mtn. Greenway & Trail	1998	232457000, 232668000	22.55	\$ 225,473.51
Dunn	Clark County	EFL/Bells Mtn. Greenway & Trail	1998	232019000	2	\$ 73,337.77
Pearson, Frank	Clark County	EFL Greenway 1-5 to La Center	1998	209747000, 210119000	59.94	\$ 585,657.70
Hazel Dell Sewer Dist.	Clark County	Vancouver Lake Lowlands Addition	1998	146717000, 98363000	8.97	\$ 57,000.00

Sherman/Grevling	Clark County	Lower East Fork Lewis River - Paradise Bluffs	1998	258441000, 258469000, 258470000		\$ 405,000.00
Nissen Enterprises, Inc.	Clark County	Vancouver Lake Lowlands Addition	1998	188320000	3.8	\$ 29,700.00
Campbell	Vancouver	Burnt Bridge Creek Lettuce Fields	1998	29482000	9.75	\$ 220,229.00
Fort James Foundation	Clark County from CLT via MOA	Camp Currie	1998 to county 2003	175929000,175930000,172958000,17295900, 173166000,173179000	248.76	\$ 2,403,079.00
Finsand	Clark County	Cougar Creek Greenway	1998	98037000	1.62	\$ 119,000.00
Gardner Family Trust, Cannard et al trustees	Battle Ground	The Oaks	1999	91103171, 91103125, 91103174	12.55	\$ 619,000.00
Natta	Vancouver	Burnt Bridge Creek Lettuce Fields	1999	29483000, 29461000	5.02	\$ 101,761.00
Kerr Trust etal	Washougal from CLT via MOA	Campen Creek	1999 to City 2011	134227000	13.73	\$ 733,804.00
Kerr Trust etal	Washougal	Rolling Meadows	1999	132578000, 132793000	14.23	\$ 636,500.00
Fort James Foundation	CLT under MOA Camas	Fallen Leaf Lake	1999	90245000, 90229000, 90850000	43.48	\$ 722,657.00
Schriber, Barbara	Clark County	EFL Urban Wildlife Habitat	1999	211474000, 209281000, 211480000	241.5	\$ 858,618.00
River Bend Co.	WDFW from Clark County 2011	Eagle Island	2000	252022000 (Clark County) EA0807001-006; EA0908002-004; EA0909001-017; EA0910001-009 (Cowlitz County)	284.67	\$ 16,369.00
Lewis River Ranch	Clark County	Lewis River Ranch	2000	227019000	89	\$ 761,765.00
Egger Farms, Inc.	Clark County	Vancouver Lake Lowlands Addition	2000	153309000, 188456000	167.09	\$ 440,000.00
Dunkerly et.al.	Clark County from CLT MOA 2003	East Biddle Lake	2001	122591000	7.33	\$ 292,333.00
Ibrahim et.al (Range Site Inc.)	CLT per MOA with Clark County	West Daybreak. CLT returned 225219000 to county in 2010 and other	2002	225383000, 225396000, 225396000, 225219000, 225189000, 225220000, 225162005, 225190000	112.54	\$ 1,067,647.00

		parcels in 2019				
DNR	Clark County	Green Mountain	2003	171486000, 171488000, 171489000, 171490000,171491000,171492000,171493000	360	\$ -
Fort James Camas LLC	CLT under MOA Camas	Fallen Leaf Lake Addition	2004	124541000, 90230000, 90808000	20.76	\$ 317,500.00
Clark College Foundation from Langsdorf	Clark County	Frenchman's Bar Tidelands	2004	500300003,500201000, 500300000, 500301- 000 (Assessor's records show DNR owner of 500300-000 5.23 acres)	28.19	
Maitland/Wood	Columbia Springs from CLT / CF 2004 project proposal	Woods Landing / Columbia Grove	2005	122619000, 500735001	2.5	\$395,000.00
MacDonald	Vancouver	Mimsi Marsh	2005	122571000	7.46	\$ 300,000.00
Becker	Clark County	East Fork Lewis - Becker	2006	212149000, 212102000,212113000	52.17	\$ 307,812.40
Habersetzer -Reach 17	Columbia Land Trust	East Fork Lewis- Reach 17	2006	249112000	168.92	\$ 565,000.00
Van Buren Living Trust	Clark County	Whipple Creek Urban Wildlife Habitat	2006	181935000	40	\$ 2,330,441.00
Anderson Diversified Inc	Camas	Washougal River Greenway Lower Addition	2006	091045-164	7.24	\$ 510,000.00
Daybreak Homes (aka Christopher)	CLT under MOA with Clark County	East Fork Lewis- Christopher	2007	225820000	11.8	\$ 305,000.00
Morris	Camas	Lacamas Shoreline	2007	178253000	7.26	\$ 137,524.00
Saunders	Clark County	Salmon/Morgan Creek Greenspace	2007	194385000, 194601000, 194555000	81.3	\$ 1,674,200.83
DNR- Mud Lake	Clark County	Main Lewis/ Mud Lake	2009	210782000, 210783000,210784000, 210785000	120	\$ 2,300,000.00
Hartwood Homes Inc.	Washougal	Rolling Meadows Addition	2010	986028-914	5.97	\$ 185,000.00
Koch RP Holdings I, LLC	Clark County	Lacamas Shoreline	2011	124244000, 175703000, 177886000, 177896000, 178099000	64.39	\$ 837,097.17

Koch RP Holdings I, LLC	Camas	Fallen Leaf Lake	2011	90248000, 90811000, 90812000, 90941000	54.8	\$ 380,000.00
DNR	Clark County	Woodland Campground (Bratton Canyon)	2011	256071000	80	\$ -
DNR	DNR	Washougal River Trust Land Lease	2011	141753000	40	\$ -
R.W. Wilson & J. Quann	Clark County	Wilson - Cedar Creek Donation	2011	260885000	4.5	\$ -
Lakeside Communities	Camas	Lacamas Heritage Trailhead	2012	986030087	1	\$ 30,000.00
Paula K. Larwick	CLT	Rock Creek-Larwick	2015	250782000, 250784000	51.52	\$ 45,000.00
WGS, LLC (Dorn Swigert)	Clark County	Flume Creek Habitat Area	2015	220010000, 220031000, 220428000, 216245000	150.33	\$ 1,105,925.00
DNR	Clark County	Spud Mountain	2015	986036-566	153.67	\$ -
CLT	Clark County	Paradise Bluffs	2016	258467-000, 258468-000	11.2	\$ 13,000.00
Huyette	Clark County	Huyette	2016	186199-000	6.02	\$ 35,000.00
Schmid	Washougal	Schmid Family Park	2016	131880-000	17.81	\$ 229,500.00
Erickson Farms Tract	Clark County	Tract Dedication	2017	188669000	4.54	\$ -
Warner Erickson	Clark County	Land trade	2020	188676000	4	\$ -
Hinton	Clark County	Curtin Creek	2018	199477-000	19	\$ 819.27
Buma	Camas	Lacamas Lake North	2018	986050873	22.63	\$ 532,842.75
Dens	Camas	Lacamas Lake North	2019	177905000	32.69	\$ 2,047,157.00
Fenton	Vancouver	Fenton Community Park	2019	159095000, 195163000	44.78	\$ 250,000.00
Warner Erickson		Warner Erickson Land Trade				
Green Mountain Addition	City of Camas	Green Mountain Connection	2022	986047279	55	\$ 1,250,000.00
Optimist Club	Columbia Land Trust	East Fork of the Lewis River - Conservation Easement	2022	224081000, 224078000	43	\$ 339,500.00

Mason Creek	Clark County	East Fork of the Lewis River	2022	212116000, 212161000	48.03	\$ 675,000.00
Gordy Jolma Family Natural Area	Clark County	Salmon/Morgan Creek Greenspace	2022	986063220	117.57	\$ 2,571,134.00
Sandor	Clark County	Vancouver Lake	2022	98210002	0.71	\$ 8,700.00

APPENDIX G
CLARK COUNTY'S PARKS AND LANDS PROPERTY MANAGEMENT GUIDELINES

APPENDIX H – CLARK COUNTY’S PARKS AND LANDS CONVERSION PROCESS

Step 1: Initial Review and Site Visit

The sponsor contacts the Legacy Lands program coordinator to discuss a proposed change. After initial contact and the site visit, Legacy Lands staff determines the action will create a conversion.

Step 2: Sponsor Submits Conversion Request

The sponsor must submit a formal written request to Legacy Lands staff for approval of the conversion and potential replacement.

The written request includes the following:

- A description of the original project.
- A description of the proposed conversion.
- A map and site plan that clearly indicates the proposed conversion area.
- A description of potential replacement properties or project areas, if known.

Step 3: Sponsor and Legacy Lands staff Agree on the Conversion Area

Legacy Lands staff and sponsor agree on the conversion area.

For conversion of property acquired with Legacy Lands funds, the sponsor establishes the value of the conversion area. A sponsor must comply with Legacy Lands appraisal reporting requirements.

Step 4: Sponsor Identifies Potential Replacements

The sponsor identifies potential replacement properties (for conversion of an acquisition project) or new project areas (for conversion of a development or restoration project) and submits the descriptions and maps.

The replacement properties or replacement project areas must meet eligibility requirements in the same grant program account or category that funded the original property or project area. The new project areas must have no previous Legacy Lands funding. Legacy Lands staff reviews and determines if the potential replacement properties or project areas are eligible.

Step 5: Sponsor Prepares Alternatives Analysis

The sponsor submits draft alternatives analyses that include a discussion of the alternatives considered for conversion, including not converting, and a discussion of the alternatives being considered as potential replacements. More than one potential replacement must be identified. The analyses must include justification that supports that the preferred replacement (if identified) will provide equivalent value and reasonably equivalent usefulness. Legacy Lands staff reviews the draft analyses and offers comments.

Step 6: Sponsor Submits Conversion Area Appraisal Reports (Acquisition Conversion)

For conversion of property acquired with a grant, the sponsor submits the appraisal and appraisal review reports for the conversion area. Legacy Lands staff confirms that the reports comply with acquisition policies. The value of the conversion area is used to determine the minimum value required for the replacement property.

Step 7: Sponsor Submits Appraisal Reports for Preferred Replacement (Acquisition Conversion)

Sponsor obtains and submits the appraisal and appraisal review reports for the preferred replacement. This step may need to be delayed until the public comment period has ended in case an alternative not previously considered becomes the preferred replacement.

Step 8: Sponsor Submits Site Development or Restoration Plan for Replacement

The sponsor submits the site development or site restoration plan for the preferred replacement property or replacement project area. This step may need to be delayed until the public comment period has ended in case an alternative not previously considered becomes the preferred replacement.

Step 9: County Manager and Parks Advisory Board Decision

Legacy Lands staff will determine who approves the conversion and replacement. Legacy Lands staff prepare a decision memorandum and present the request to the Council.

Approval of the conversion is conditioned on the sponsor completing the approval process and submitting the documentation needed to finalize a conversion.

Step 10: Finalizing the Conversion

For a conversion of an acquisition project, the sponsor submits the following for the replacement property (if required):

- Legal description and map for the Deed of Right.
- Hazardous Substances Certification Form with Legacy Lands checklist or Phase 1 environmental site assessment.
- Final title insurance policy.
- Notice of voluntary transaction to landowner.
- Notice of just compensation to landowner.
- Relocation plan if eligible displaced parties are on site.
- Conceptual site plan and timeline for development and open public access.

For conversion of a property acquired with a grant, the sponsor submits a legal description of the conversion area (all or portion of the property being converted) and map for the release of the Deed of Right. County Legacy Lands will draft the release of the original Deed of Right and the Deed of Right for the replacement property. The sponsor will be required to record the fully executed Deed of Right documents with the county auditor. For a conversion of a development, renovation, or restoration project, a sponsor submits the following for the replacement project area:

- Final site development or restoration plan.
- Timeline for completing the development or restoration and opening the property to the public.
- Final project area boundary map.

County Legacy Lands will advise the sponsor if any additional information is needed.

Step 11: Grant Agreement Amendment

County Legacy Lands will prepare and forward the amendment to the grant agreement that approves the conversion and replacement. Upon receipt of the signed amendment from the sponsor and County Legacy Lands, the conversion approval process has been completed.

APPENDIX I
DRAFT CLARK COUNTY'S PARKS AND LANDS FUND BALANCE POLICY