



Current Use Applications

2019-2020

Presentation to Clark County Planning Commission • August 20TH, 2020



What is Open Space?

- The Washington State Legislature recognizes that it is in the best interest of the state and its citizens to maintain, preserve and conserve adequate open space lands for the enjoyment of natural resources and scenic beauty for the economic and social well-being of the state and its citizens.
- Open Space Taxation act is governed by both the state statutes (RCW 84.34 and WAC 458-30) and Clark County Code 3.08.



BACKGROUND



Cedar Creek – Clark County, WA

- As required by Revised Code of Washington (RCW) 84.34.037, Current Use Assessment requests are processed in the same manner as a Comprehensive Plan Amendment.
- All requests for Current Use classification require Planning Commission review, and are approved by the Clark County Council.
- This is the 33RD year the county has reviewed Current Use Assessment applications.



REQUESTS

- The County received 1 request for the year 2019 Current Use Assessment.
- Staff received 0 requests for the Timberland classification.
- Staff concluded that the 1 request for Open Space classification meets the applicable criteria of the category chosen under Chapter 3.08 (.031), (.040), (.050), (.055), (.060), or (.070) of the Clark County Code.



APPROVAL CRITICAL

- **3.08.021 – Parcel size** – Parcels must be at least ten (10) contiguous acres in size exclusive of a home site of one (1) acre, to be eligible for “open space” classification, except Historic & Archaeological Sites as those tracts could be less than five (5) acres.
- **3.08.080 – Weed Control** – An effective noxious weed control program must be implemented on all “open space” and “timber land” tracts.
 - Clark County Vegetation Management is responsible, by state law, for controlling noxious weeds in Clark County. It is made up of five members of the Clark County Weed Board, appointed by the Board of County Councilors, and 11 county employees.
 - Applicants are to abide by Clark County’s noxious weed control program.
 - For Further Information see <https://www.clark.wa.gov/public-works/vegetation-management>.

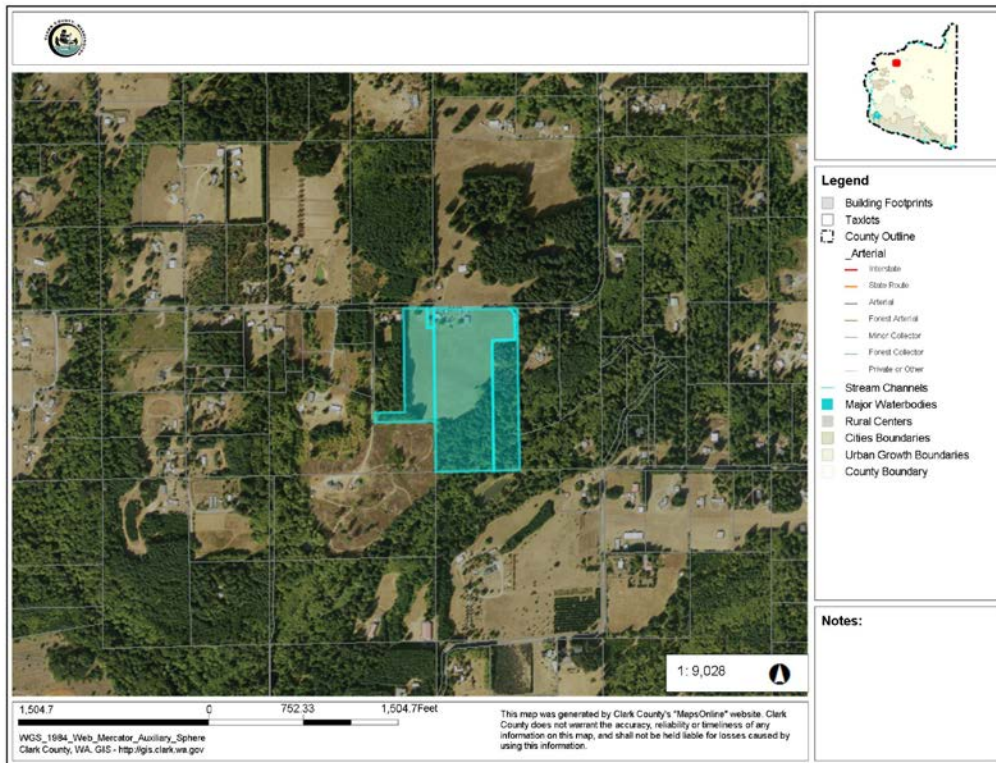


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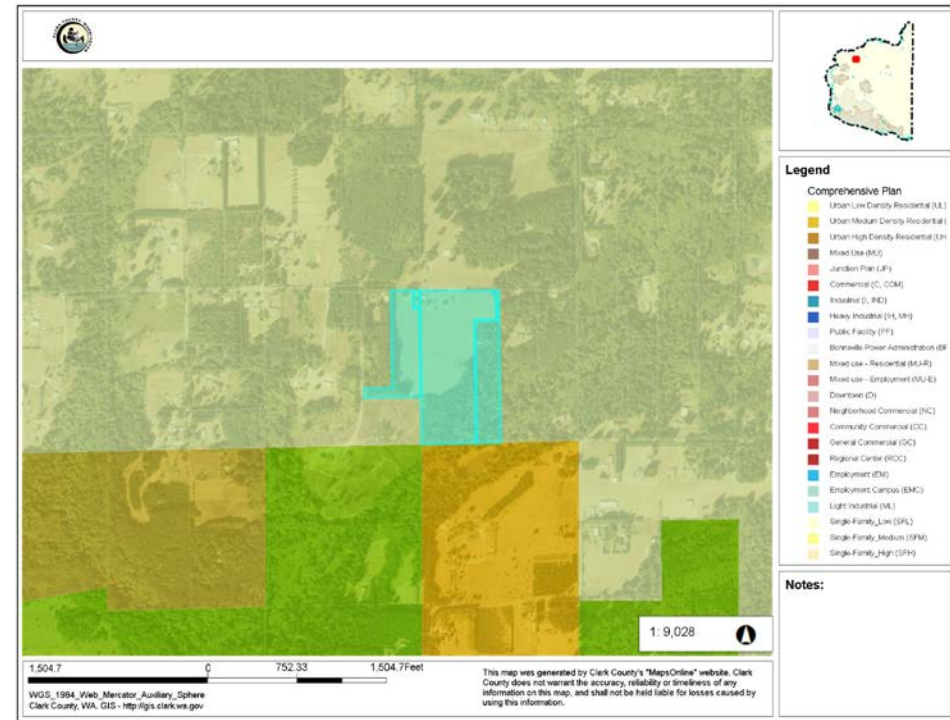
- Application for transfer from the Farm & Agriculture Classification to Soil Conservation.
- The applicant has requested 21.23 acres of the 25.56 acres but after staff's review, only 12.66 acres qualify.
- The 12.66 acre tract is a Class II soil and of that tract 80.09% is in food or fiber production.
- The site is located at 6813 NE 384TH Street, LaCenter, WA 98629 and lies within Clark County's jurisdiction.
- Current zoning and comprehensive plan designations of the area indicates Rural-5.
- The Soil Conservation category is based on the promotion of conservation of soils and was reviewed based on the following findings.



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2018 Aerial Imagery



Comprehensive Growth Management Plan



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- **Finding 1** - Tracts which contain not less than ten (10) acres of Class I or Class II soil, as identified by the local Soil Conservation Service Office.
- A Geographic Information System (GIS) review indicated that the area applied for contains a class II soil type of Hesson clay loam (HcB) greater than 10 acres in area.



12.66 Acres HcB

2019-00001 • Erkenbeck Project cont.

- **Finding 2** - At least eighty percent (80%) of the tract must be in production of food or fiber.
 - An on-site review indicated that at least 80% of the tract is in food or fiber production (10.14 acres = 80.09%).



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- Conclusion:

- Each parcel has a part of the tract that meets the criteria, parcel #s 263453-000 (3.33 acres), 263487-000 (1.18 acres), 263482-000 (8.03 acres), & 263483-000 (0.12 acres). The remainder acreage in each parcel is either not a Class I or II soil, or it is not producing food or fiber and therefore does not qualify.
- These findings imply that the application meets all criteria for Open Space Soil Conservation as specified in Chapter 3.08 (050) of the Clark County Code. Therefore, staff recommends **APPROVAL** of the 12.66 acres.



THANK YOU!

Comments? Questions?

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