

**CLARK COUNTY
STAFF REPORT**

DEPARTMENT/DIVISION: Environmental Services / Policy and Planning / Legacy Lands

DATE: October 28, 2014

REQUEST: Authorize the County Administrator to execute an interlocal agreement to provide the City of Washougal \$299,500 in Conservation Futures Funds to acquire 17 acres of land along the Washougal River.

CHECK ONE: ☒ Consent ☐ Hearing ☐ Chief Administrative Officer

BACKGROUND: The 2004 Conservation Areas Acquisition Plan recognized the Washougal River as a high priority greenway corridor. In 2007 the county first approached the property owner regarding acquisition of 17 acres adjacent to the Washougal River. Discussions did not progress at that time as the family was pursuing subdivision of the property. After approval of the preliminary subdivision by the City of Washougal, the property owner reconsidered their intended use of the property and opted, instead, to preserve the property as a community park. In 2012 the property owner approached the City of Washougal, Clark County and the Columbia Land Trust about continuing interest in the acquisition and negotiations among the parties began in earnest. The City of Washougal executed a purchase and sale agreement to acquire the 17-acre property on September 8, 2014 and is requesting \$299,500 in Conservation Futures funding to complete the acquisition. The proposed interlocal agreement is the mechanism through which the county authorizes Conservation Futures funding support to the city. The interlocal agreement is enclosed as Attachment A. Additional background information may be found in Attachment B, the city's purchase and sale agreement.

COMMUNITY OUTREACH: The City of Washougal Comprehensive Parks and Facilities Plan specifically designates the need for a park in the vicinity of the proposed acquisition. The conservation and recreation significance of the property was affirmed through the 2014 update to the Clark County Conservation Areas Acquisition Plan and a specific acquisition project was identified in the Project Opportunities – Partnership Projects List. The City of Washougal Parks Board, the City Council and the property owner all strongly support the acquisition.

BUDGET AND POLICY IMPLICATIONS: The City of Washougal expects to close on the project in June 2015. The City will own and manage the property. Funding to support the acquisition is included in the proposed 2015-16 Conservation Futures budget. The \$299,500 in Conservation Futures support is 50% of the land cost of \$599,000 established through fair market value appraisal processes. City park impact fees are proposed to be used for the remaining 50% of land costs.

FISCAL IMPACTS: ☒ Yes (see Fiscal Impacts Attachment) ☐ No

ACTION REQUESTED: Authorize the County Administrator to execute an interlocal agreement to provide the City of Washougal \$299,500 in Conservation Futures Funds to acquire 17 acres of land along the Washougal River.

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