

**NINE STEP PLANNER  
CLARK COUNTY WORK SESSIONS**

This form needs to be reviewed and approved by the council **before** a work session is scheduled.

REQUESTED BY: Rebecca Barrilleaux & *Peter Van Nortwick*

1. **TOPIC: Restructuring Clark County Current Use (CU) & Designated Forestland (DFL) Programs**

2. **WORK SESSION:**

Request that (1) Current Use (CU)- Open Space (OS) Timberland be combined with Designated Forestland (DFL) & (2) move forward with a Public Benefit Rating System (PBRS) for Open Space (OS) in Clark County.

**Reference material:**

Original [Council Work Session from fall 2017](#)

DFL/OS Timberland combination -[SB6180](#)

PBRS- DOR [Current Use Manual](#) pages 4 & 20

Additional slides will be supplied prior to session

3. **TIME FRAME:**

LENGTH OF TIME NEEDED: 2 hours

DESIRED DATE: **September 10<sup>th</sup>, 2019**

SCHEDULED DATE OF WORK SESSION: \_\_\_\_\_

4. **TIMING CONSIDERATIONS:** *The Public Benefit Committee, which was approved to convene by council in the fall of 2017, was tasked with exploring if a PBRS system was a good fit for Clark County. The committee has completed their review and would like to update council.*

5. **DESIRED RESULTS:** *Approval to combine Current Use Open Space Timberland with Designated Forest Land program, and to pursue implementation of PBRS for Open Space.*

6. **IMPACTS (COMMUNITY/FINANCIAL/STAFF/OTHER):**

***To County:** Combining OS Timberland with DFL will provide better management of existing Current Use and DFL programs, and create efficiencies for both Community Development and the Assessor's Office. PBRS is expected to raise appeal for the Clark County Historic Registry and add additional incentive for positive and productive land management overall for the county. PBRS will add a new category in Open Space called Farm Conservation. Basing land values on a public benefit percentage instead of soil types.*

***To Community:** Create an opportunity to conserve farmland with more flexibility. Offer other attractive options for land conservation based on benefit to the public. PBRS will create a small tax shift to more equitably distribute the tax burden across the community.*

***Financial/Staff:** Potential financial impacts may include the labor costs needed for the implementation phase. Initial core software updates will be required which still have unknown elements and potential costs.*

7. **POLICY IMPLICATIONS:**

Implementation guidelines: [WAC 458-30-330](#)

Clark County Code:

- CCC 3.08 (Potential updates to all sections)

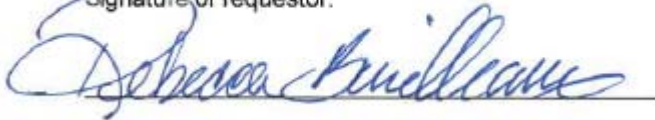
**8. ISSUES TO BE CONSIDERED:**

- *Land owners may resist change in a long standing tax exemption program.*
- *Existing Open Space properties (approx. 560 properties) will likely see an increase in their yearly tax share, although removal fees will be decreased.*
- *The initial launch of these changes will require at least 1 FTE in addition to current staffing, especially for the first 2 years while the program is being implemented.*
- *The expansion of the PBRS is predicted to increase program applications but it is uncertain by how many.*
- *Core software changes need to happen prior to implementation*
- *Existing properties within Open Space will be rated using the new system but will only be removed at the land owner's request.*

**9. RECOMMENDED ACTION:**

*Grant approval for the PBRS Committee to pursue public feedback. Review recommended PBRS rating scale, and if the council approves, allow implementation of both proposed restructuring projects.*

Signature of requestor:



DATE: 6/14/19

**APPROVED FOR SCHEDULING:**