



# CURRENT USE (OPEN SPACE) PROGRAM

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2025-2026

Presentation to Planning Commission • March 5<sup>TH</sup>, 2026



# What is Open Space?

- The State Legislature: 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 residents.
- Open Space Taxation Act is governed by both the state statutes (RCW 84.34 and WAC 458-30) and Clark County Code 3.08.
- The law provides three classifications:
  - **Open Space land**
  - Farm & Agricultural land (**not part of this review**)
  - Timberland (*merged in 2024 with Designated Forest Land (DFL)*), (**not part of this review**)



# Background / Process

- Coordination between the Assessor and Public Works
- Reviewed near the end of the calendar year,
  - Preceding the year of tax assessment for current use status.
- As required by Revised Code of Washington (RCW) 84.34.037,
  - Requests are processed in the same manner as a Comprehensive Plan Amendment.
- Require Planning Commission review, and are approved by the Clark County Council.
- This is the 35<sup>TH</sup> year.

Department of Revenue  
Washington State  
Form 64 0021

Application for Classification or Reclassification Open Space Land

Reset form

**DO NOT FILL OUT - Legislative Authority Use Only**

Date application received: \_\_\_\_\_ Received by: \_\_\_\_\_  
Fee collected: \$ \_\_\_\_\_  
Is the land located within an incorporated part of the county:  Yes  No  
*If YES, application must be acted upon by three members of the county legislative authority and three members of the city legislative authority. See RCW 84.34.037(1) for details.  
If NO, application must be acted upon by three members of the county legislative authority.*

Date Open Space Taxation Agreement (OSTA) mailed to owner: \_\_\_\_\_  
Signed OSTA received by Legislative Auth: \_\_\_\_\_  
Copy of signed OSTA forwarded to Assessor: \_\_\_\_\_  
Date owner notified of denial (form 64 0103): \_\_\_\_\_

Application approved:  Whole  In part      Application denied: \_\_\_\_\_

**DO NOT FILL OUT - Assessor Use Only**

In accordance with the provisions of RCW 84.34.245(3), within ten days following receipt of the notice from the granting authority of classification of land under this chapter, the assessor must submit the signed agreement to the county auditor for recording in the place and manner provided for the public recording of state tax liens on real property.

Processing fee collected: \$ \_\_\_\_\_ Date: \_\_\_\_\_

**This form must be completed entirely and filed with the County Legislative Authority.**

Name of owner(s): \_\_\_\_\_  
Street address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Parcel number(s): \_\_\_\_\_  
Legal description: \_\_\_\_\_

Total acres in application: \_\_\_\_\_

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# Enrollment

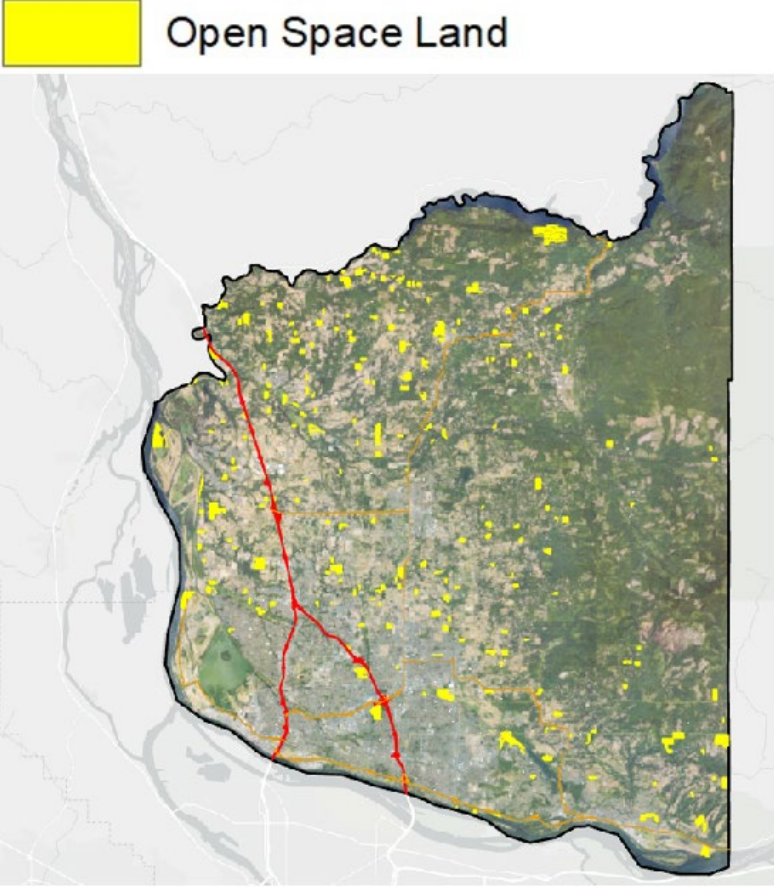
Enacted in 1970, we have enrolled in the Current Use program:

- Open Space land
  - 2019 - 8,796 acres and 582 owners.
  - 2026 - 4,625.27 acres and 245 owners.

Here are the Market Value vs. Current Use values:

Classification	Date	Market Value	Current Use Value
Open Space Land	8/13/2020	\$201,579,793	\$3,276,859
Open Space Land	2/24/2026	\$463,810,109	\$2,066,459

## Map Legend



# Open Space Categories

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## Clark County

- Open Space land -
  - Conservation and enhancement of natural resources – CCC 3.08.031
  - Stream protection – CCC 3.08.040
  - Soil conservation – CCC 3.08.050
  - Enhancement of recreational opportunities – CCC 3.08.055
  - Historic sites – CCC 3.08.060

VS.

## Washington State

- Open Space land -
  - Conserve or enhance natural, cultural, or scenic resources.
  - Protect streams, stream corridors, wetlands, natural shorelines, or aquifers.
  - Protect soil resources, unique or critical wildlife, or native plant habitat.
  - Enhance recreation opportunities.
  - Preserve historic or archaeological sites.



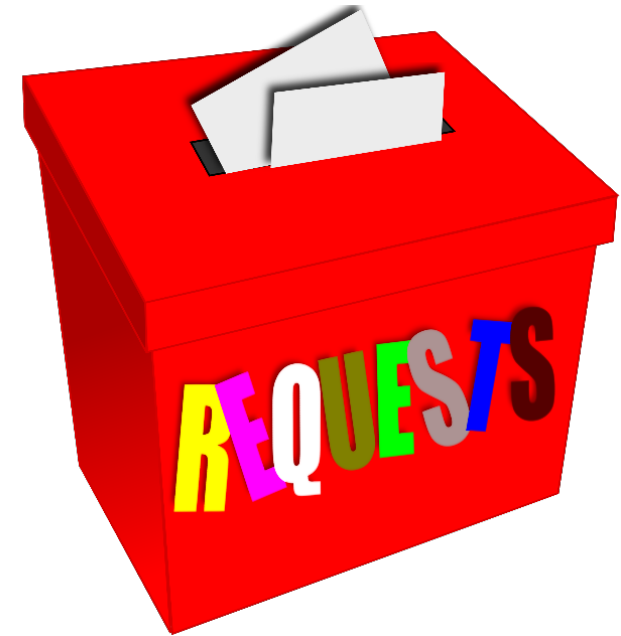
# Requests

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- Staff received 3 request for the Open Space Assessment.
- Staff concluded that:
  - 2 requests for Open Space classification meets the applicable criteria of Historic Preservation under Chapter 3.08.060 of the Clark County Code.
  - 1 requests for Open Space classification meets the applicable criteria of Stream Protection under Chapter 3.08.040 of the Clark County Code.

**Current Application Fee = \$2,282**  
(processing fee \$400 + review fee \$1,882)

*Previous Application Fee = \$2,032*  
(processing fee \$150 + review fee \$1,882)



# 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 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” 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>.



# Historic Sites - 3.08.060

Applications for “open space” classification based on preservation of historic sites will be limited to historic sites and land containing structures of historic significance so long as they are listed on the local, state or national historic registers and protected as such.

These tracts could be less than five (5) acres).



# #OPS-2026-00001 • William Frederick Kauffman House

## Application for Historic Sites

The applicant has requested 0.52 acres of the 0.52 acres

The site is located at 8104 NE 107<sup>TH</sup> Ave.

An on-site review indicated that there is one historic building on site. The William Frederick Kauffman House built in 1912 is listed on the Clark County Heritage Register..

The application meets all criteria for Open Space Historic Preservation as specified in Chapter 3.08. (060) of the Clark County Code.

Therefore, staff recommends **APPROVAL** of the 0.52 acres.



# #OPS-2026-00001 • William Frederick Kauffman House



Courtesy of Clark County GIS



# #OPS-2026-00001 • William Frederick Kauffman House

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*Courtesy of Clark County GIS*



# #OPS-2026-00002 • Bakery Building

## Application for Historic Sites

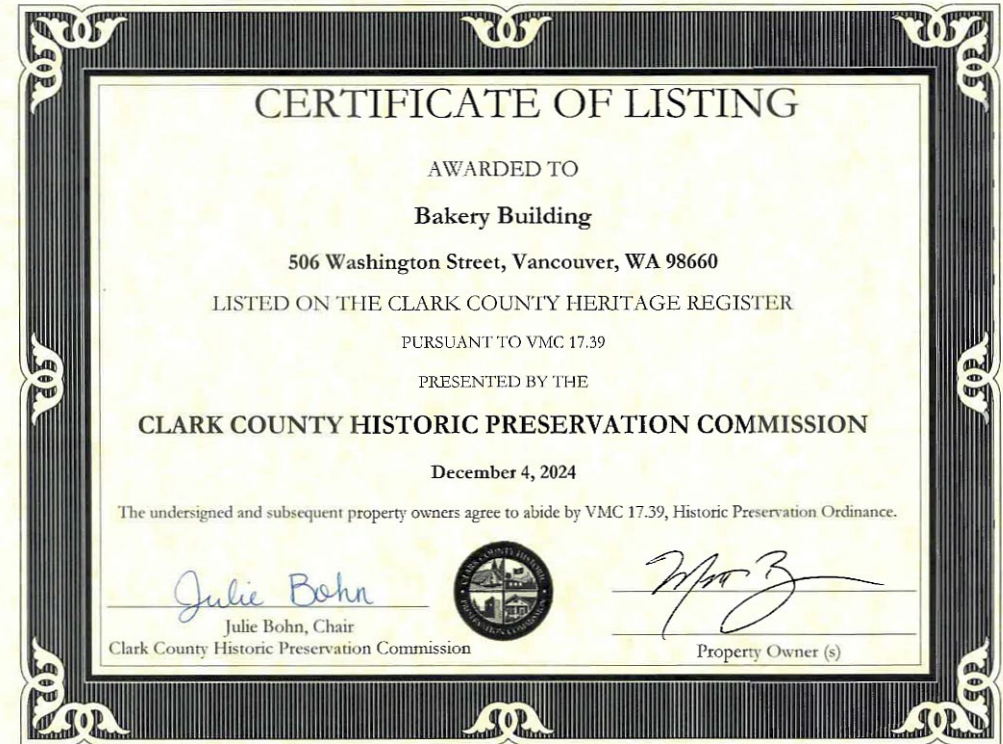
The applicant has requested 0.09 acres of the 0.09 acres

The site is located at 8104 NE 107<sup>th</sup> Ave.

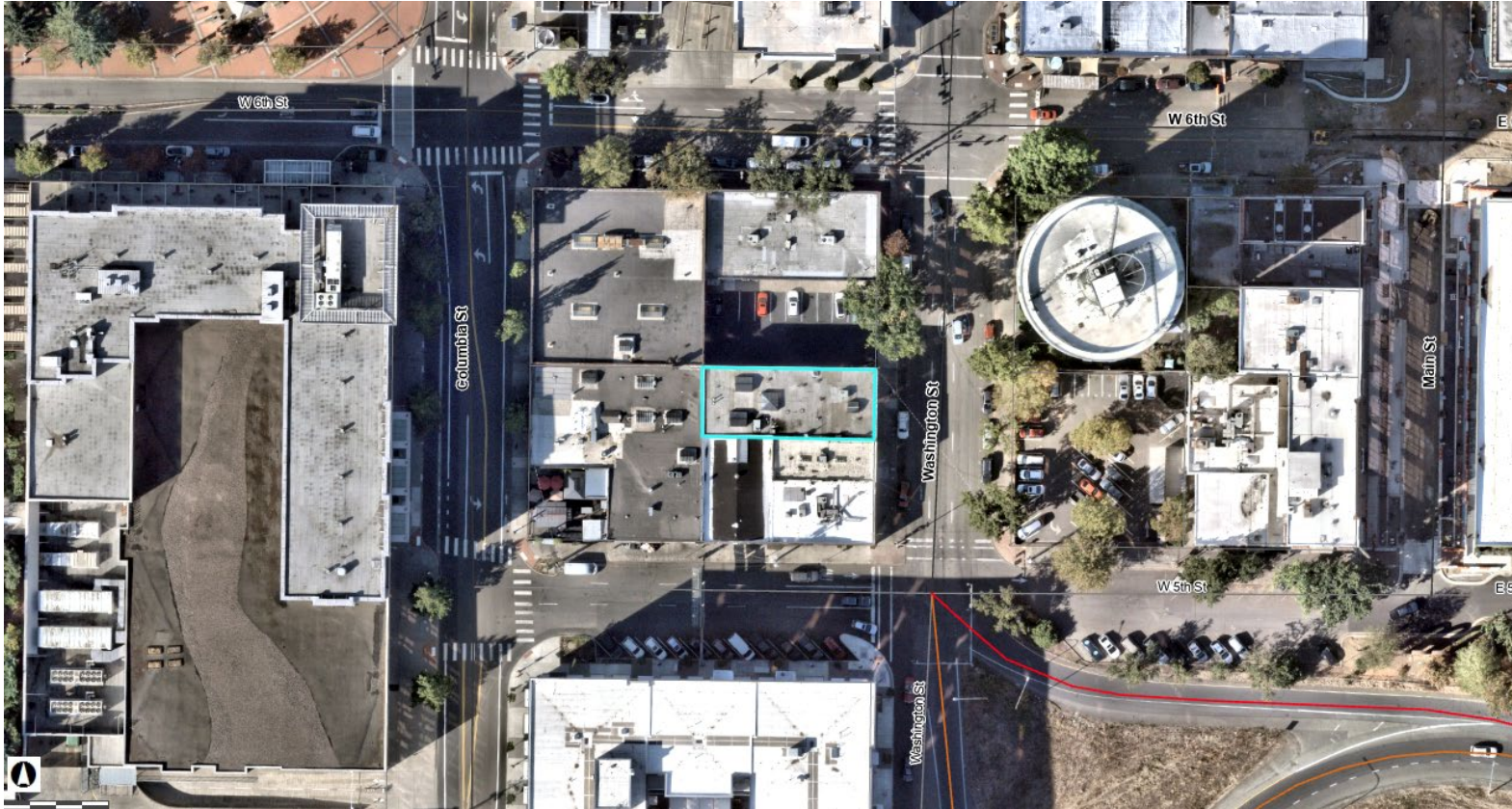
An on-site review indicated that there is one historic building on site and is listed on the Clark County Heritage Register.

From the late 1800s to the early 1900s, the Bakery Building was home to a well-regarded blacksmith and machinist shop. In 1911, the Royal Baking Company (RBC) took over the Bakery Building after the blacksmith shop.

The application meets all criteria for Open Space Historic Preservation as specified in Chapter 3.08. (060) of the Clark County Code. Therefore, staff recommends **APPROVAL** of the 0.09 acres.



# #OPS-2026-00002 • Bakery Building



*Courtesy of Clark County GIS*



# #OPS-2026-00002 • Bakery Building

**Bakery Building built ca. 1911**



Photo taken from Clark County Clark County Heritage Register Nomination Form



Courtesy of Clark County GIS



# Stream Protection- 3.08.040



Applications for “open space” classification based on protection of streams and water supplies will be limited to the following, provided that the minimum acreage requirement is met:

- (1) Areas of significant springs as delineated by the Department of Natural Resources Study on water resources.
- (2) Tracts contiguous to or straddling major streams designated shorelines of the state, or identified in the county’s shoreline master program. Public access may be required provided that public access shall only be required as open space classification is in full force and effect and shall not be deemed to vest any permanent rights of public access or use. (Sec. 6 of Res. No. 1977-10-32; amended by Sec. 5 of Ord. 1982-02-65; amended by Sec. 1 of Ord. 1996-02-30)



# #OPS-2026-00003 • Fir View Slope Lot 12 Reclassification

Application for  
Stream Protection

The applicant has  
requested 11.43  
acres of the 38.13  
acres

The site is located at  
19502 NE 19TH ST,  
Vancouver, WA  
98684.

An area review  
indicates the area is  
within the Shoreline  
Management Zone of  
Lacamas Creek.



# #OPS-2026-00003 • Fir View Slope Lot 12 Reclassification

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The Clark County Code minimum acreage requirement for open space classification applies to the parcel/tract being classified, not to the mapped shoreline management area polygon within the tract. CCC 3.08.021 requires that parcels be at least ten (10) contiguous acres (exclusive of a one (1) acre homesite) to be eligible for open space classification.

The applicant's submittal identifies an 11.43-acre tract for open space classification.

Under CCC 3.08.040, stream-protection open space is limited to tracts contiguous to or straddling major streams designated as shorelines of the state or identified in the County's Shoreline Master Program, provided the minimum acreage requirement is met. The shoreline management area for the site was mapped through the subdivision process by Wetland & Habitat review staff; while that mapped shoreline management area measures less than ten acres within the 11.43-acre tract, CCC 3.08.040 does not establish a separate minimum acreage requirement for the shoreline polygon itself.

Because the tract was created through a subdivision process, CCC 3.08.090 requires that each lot or parcel within platted subdivisions meet the minimum acreage requirement for the classification being applied for (open space equals minimum ten (10) acres). The tract proposed for classification is 11.43 acres and therefore meets the minimum acreage threshold as

The application meets all criteria for Open Space Stream Preservation as specified in Chapter 3.08. (040) of the Clark County Code.

Therefore, staff recommends **APPROVAL** of the 11.43 acres.



# #OPS-2026-00003 • Fir View Slope Lot 12 Reclassification



## Legend

-  Taxlots
- Shoreline Designations**
  -  Aquatic
  -  Natural
  -  Urban Conservancy
  -  Medium Intensity
  -  High Intensity
  -  Rural Conservancy Residential
  -  Rural Conservancy Resource Land



# THANK YOU!

## Comments? Questions?

Clark County Public Works - Forestry

4700 NE 78<sup>TH</sup> Street, Bldg G

Vancouver, WA 98665

