

Staff Report

Date: November 5, 2015
To: Planning Commission
From: Tim Crose, Planning Director
RE: Request for Open Space Tax Classification

Introduction

The Columbia Land Trust is requesting an open space land classification for an 80 acre parcel of forestland located in the central portion of Pacific County. An application for open space land classification under RCW 84.34.020 is acted upon in the same manner as an amendment to the comprehensive plan. The Planning Commission is to provide recommendation to the Board of County Commissioners for approval or denial.

Legal Description

The subject property is described as Assessor's Tax Parcel No. 11072721000 (NE ¼ NW ¼ ; NW ¼ NW ¼) Section 27, Township 11 North, Range 07 West, W.M., Pacific County Washington.

Comprehensive Plan

The subject property is designated in the 2010 Pacific County Comprehensive Plan as Forestland of Longterm Commercial Significance. The open space designation is consistent with this Comprehensive Plan designation.

Site Characteristics

The 80 acre parcel is forested upland surrounded by commercial forestland in close proximity to the upper Naselle River.

Approval Criteria

When considering whether to approve or deny an open space request, the RCW listed below does provide guidance in the decision making process.

RCW [84.34.020](#)

- (b) Whether granting the application for land applying under RCW [84.34.020](#)(1)(b) will:
- (i) conserve or enhance natural, cultural, or scenic resources
 - (ii) protect streams, stream corridors, wetlands, natural shorelines and aquifers
 - (iii) protect soil resources and unique or critical wildlife and native plant habitat,
 - (iv) promote conservation principles by example or by offering educational opportunities

- (v) enhance the value of abutting or neighboring parks, forests, wildlife preserves, nature reservations, sanctuaries, or other open spaces
- (vi) enhance recreation opportunities
- (vii) preserve historic and archaeological sites
- (viii) preserve visual quality along highway, road, and street corridors or scenic vistas
- (ix) affect any other factors relevant in weighing benefits to the general welfare of preserving the current use of the property



Subject Property

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