



# Pacific County COMMISSIONERS

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Steve Rogers, District #1  
Frank Wolfe, District #2  
Lisa Ayers, District #3

July 15, 2016

Columbia Land Trust  
850 Officers Row  
Vancouver, WA 98661

RE: Open Space Land Classification Application

Your application for Open Space Land Classification has been received by the Board of Pacific County Commissioners' and has been referred to the Planning Commission for its consideration. In accordance with Chapter 84.34.037 RCW, applications for classification of land that is located in an area subject to a comprehensive plan require the application to be acted upon by the Planning Commission.

The Department of Community Development will notify when your application will be considered by the Planning Commission. If approved, a public hearing will then be scheduled before the Board of Pacific County Commissioners for their action.

If you have any questions, please feel free to contact our office.

Thank you.

PACIFIC COUNTY  
BOARD OF COMMISSIONERS

MARIE GUERNSEY  
Clerk of the Board

C: DCD



**Application for Classification or Reclassification  
Open Space Land  
Chapter 84.34 RCW**

**File With The County Legislative Authority**

#181

Name of Owner(s): Columbia Land Trust Phone No: 1-360-213-1206  
 Email Address: isinks@columbialandtrust.org  
 Address: 850 Officers Row, Vancouver, WA 98661

Parcel Number(s): 13113241015 and 13113332014  
 Legal Description: **N 1/2 of N 1/2 of Govt Lot 3, Sec 32, and the N 1/2 of NW 1/4 of the NW 1/4 of the SW 1/4, Sec 33, all in Township 13 North, Range 11 West, W.M., all in Pacific County, WA, together with all lands lying Westerly thereof to the "Western boundary of upland ownership". Together with an easement for ingress, egress and utilities as set forth in 8308 at page 399.**  
 Total Acres in Application: 19

Indicate what category of open space this land will qualify for:

- 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
- Promote conservation principles by example or by offering educational opportunities
- Enhance the value to the public of abutting or neighboring parks, forests, wildlife preserves, nature reservations or sanctuaries, or other open spaces
- Enhance recreation opportunities
- Preserve historic or archaeological sites
- Preserve visual quality along highway, road, street corridors, or scenic vistas
- Retain in its natural state tracts of land not less than one acre situated in an urban area and open to public use on such conditions as may be reasonably required by the granting authority
- Farm and agricultural conservation land previously classified under RCW 84.34.020(2), that no longer meets the criteria
- Farm and agricultural conservation land that is "traditional farmland" not classified under Chapter 84.33 or Chapter 84.34 RCW, that has not been irrevocably devoted to a use inconsistent with agricultural uses, and has a high potential for returning to commercial agriculture

1. Describe the present use of the land.  
open space
  
2. Is the land subject to a lease or agreement which permits any other use than its present use?  Yes  No  
If yes, attach a copy of the lease agreement.
  
3. Describe the present improvements (residence, buildings, etc.) located on the land.  
none
  
4. Is the land subject to any easements?  Yes  No  
If yes, describe the type of easement, the easement restrictions, and the length of the easement.  
Easement Declaration and agreement for ingress and egress and utilities (Sand Road).
  
5. If applying for the farm and agricultural conservation land category, provide a detailed description below about the previous use, the current use, and the intended future use of the land.

**NOTICE:**

**The county and/or city legislative authorities may require owners to submit additional information regarding the use of the land.**

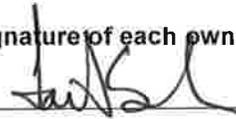
As owner of the parcel(s) described in this application, I hereby indicate by my signature below that I am aware of the additional tax, interest, and penalties involved when the land ceases to be classified under the provisions of Chapter 84.34 RCW. I also certify that this application and any accompanying documents are accurate and complete.

The agreement to tax according to use of the property is not a contract and can be annulled or canceled at any time by the Legislature (RCW 84.34.070)

**Print the name of each owner:**

**Signature of each owner:**

Columbia Land Trust



By: Ian Sinks, Stewardship Director

The granting or denial of an application for classification or reclassification as open space land is a legislative determination and shall be reviewable only for arbitrary and capricious actions. Denials are only appealable to the superior court of the county in which the land is located and the application is made.

FOR LEGISLATIVE AUTHORITY USE ONLY

Date application received: 7/13/2010

By: BOCC/may

Amount of processing fee collected: \$ 425<sup>00</sup>

- Is the land subject to a comprehensive land use plan adopted by a city or county?  Yes  No

If yes, application should be processed in the same manner in which an amendment to the comprehensive land use plan is processed.

If no, application must be acted upon after a public hearing and notice of the hearing shall have been given by one publication in a newspaper of general circulation in the area at least ten days before the hearing.

- If the land is not subject to a comprehensive land use plan, 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.

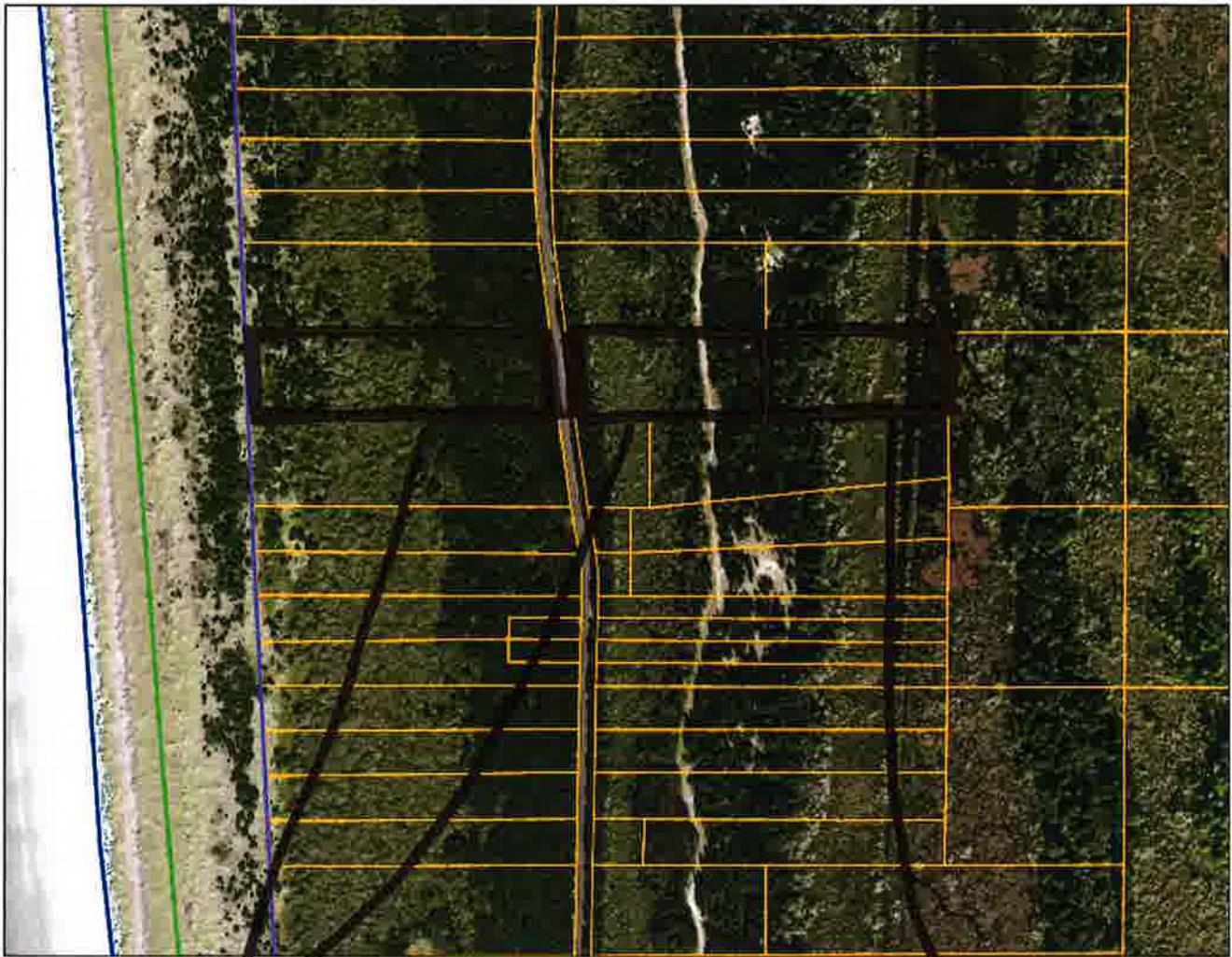
- Application approved  In whole  In part
- Application denied  Date owner notified of denial (Form 64 0103):

If approved, date Open Space Taxation Agreement (OSTA) was mailed to owner:

Signed OSTA received by Legislative Authority on:

Copy of signed OSTA forwarded to Assessor on:

To ask about the availability of this publication in an alternate format for the visually impaired, please call (360) 705-6715. Teletype (TTY) users, please call (360) 705-6718. For tax assistance, call (360) 534-1400.



Parcels

Parcel 13113241015

Owner COLUMBIA LAND TRUST

Situs

13113332014