

Staff Report

Date: October 6, 2016
To: Planning Commission
From: Tim Crose, Director
RE: Request for Open Space Tax Classification

Introduction

The Columbia Land Trust is requesting an open space land classification for 19 acres of ocean front property located on the northern coast of the Long Beach Peninsula. 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 property is described as Assessor's Parcel Numbers 13113241015 and 13113332014 (N1/2 of N1/2 of Government Lot 3, Section 32 and the N1/2 of NW1/4 of the NW1/4 of the SW1/4, Section 33, all in T13N, R11W, W.M., Pacific County, Washington.

Comprehensive Plan

The subject property is designated in the 2010 Pacific County Comprehensive Plan as General Rural. The open space designation is consistent with this Comprehensive Plan designation.

Site Characteristics

The site consists of two parcels containing approximately 19 acres along the oceanfront of the northern Long Beach Peninsula.

Approval Criteria

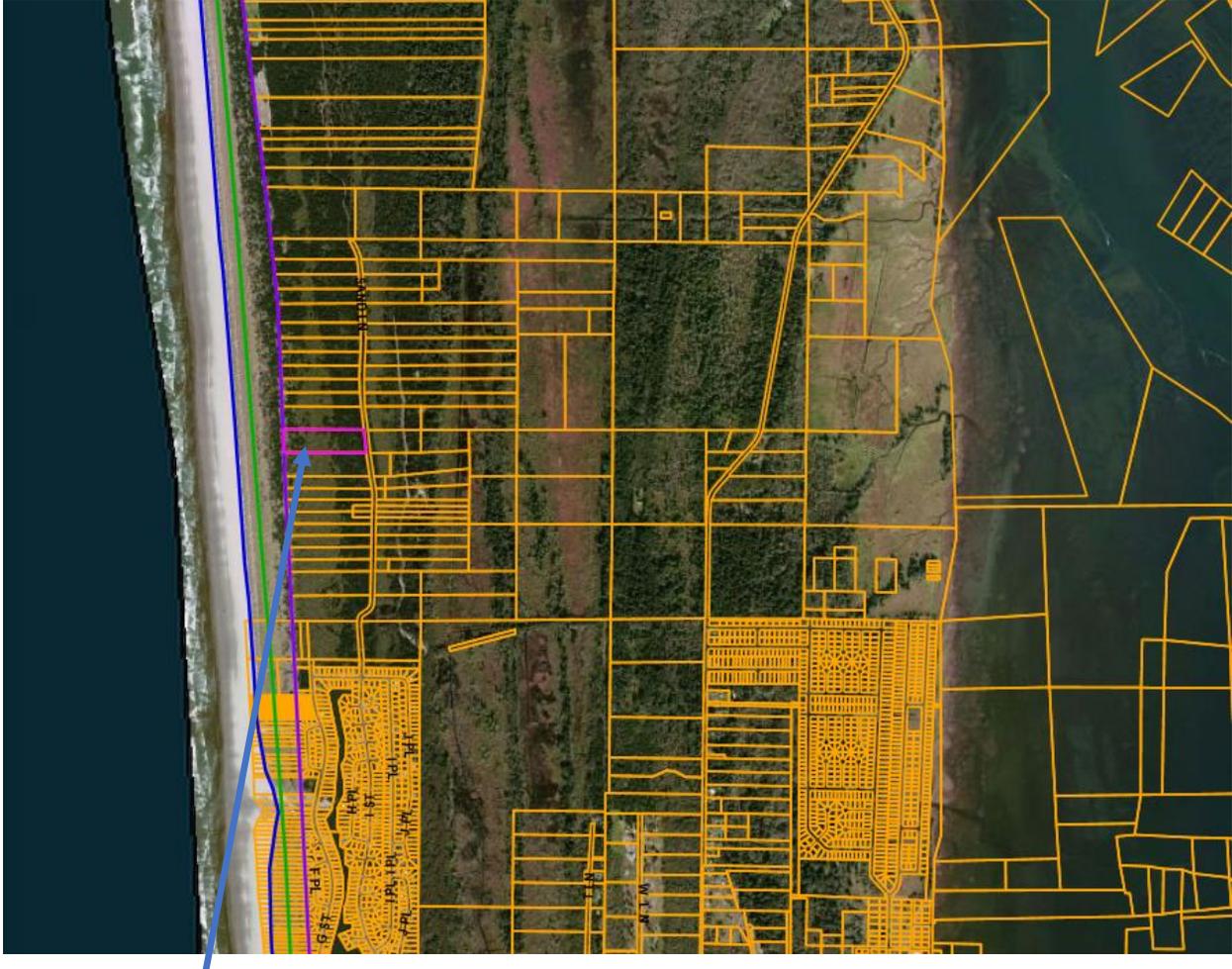
When considering whether to approve or deny an open space request, the RCW listed below does provide guidance in the decision making process.

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



The subject property is designated in the 2010 Pacific County Comprehensive Plan as General Rural. The open space designation is consistent with these designations.