



# Clark County Parks Advisory Board Meeting Agenda



Tuesday, May 14<sup>th</sup>, 2024, 4:00 PM – 6:00 PM

4000 NE 78<sup>th</sup> Street, Vancouver, WA. 98665  
 Luke Jensen Sports Park in the  
 LJSP Bud Van Cleve Community Meeting Room, and  
 Virtual Meeting via Microsoft Teams

**PAB Members:**

James Kautz, Chair  
 Teresa Meyer, Vice Chair  
 John Jay, Secretary  
 Donald Meeks  
 Paulo Zandamela  
 Tonya Dow  
 Janis VanWhye

**School District**

**Liaisons:**

Cale Piland (Evergreen)  
 AJ Panter (Vancouver)  
 Rachel Best (Camas)

**Parks Foundation:**

Tim Leavitt

**Next Meeting:**

June 11, 2024  
 Microsoft TEAMS and  
 In-Person

**\*\*Motion Needed**

<b>1. CALL TO ORDER</b>	4:00 PM
<b>2. ADMINISTRATIVE ACTIONS</b>	5 MIN
a. Meeting structure guidelines for Teams	
b. Roll call / guest introductions	
c. Approved previous Minutes. Copies of these can be found on the website, via <a href="https://clark.wa.gov/public-works/parks-advisory-board">https://clark.wa.gov/public-works/parks-advisory-board</a>	
• April 9, 2024 Minutes**	
<b>3. PUBLIC COMMENT</b>	15 MIN
<b>The public is encouraged to participate in the following ways:</b>	
• By phone: 213-262-7043 and enter access code: 244 407 015#	
• Submit public comments to: <a href="mailto:pab@clark.wa.gov">pab@clark.wa.gov</a>	
<b>4. MANAGERS REPORT</b>	30 MIN
a. Departmental Updates	
<b>5. UNFINISHED BUSINESS</b>	10 MIN
a. None.	
<b>6. NEW BUSINESS</b>	50 MIN
a. Cedars Golf LLC Acquisition – Denielle Cowley (10 Minutes)	
b. Capital First Quarter Report – Rocky Houston (20 Minutes)	
c. Parks Budget Forecast – Rocky Houston (20 Minutes)	
<b>7. ROUNDTABLE DISCUSSION (PAB Members)</b>	10 MIN
<b>8. ADJOURN</b>	<b>6:00 PM</b>

Parks Advisory Board meetings are recorded and the audio gets posted on the Parks Advisory Board website:  
<https://clark.wa.gov/public-works/parks-advisory-board>



## Clark County Parks Advisory Board



# Agenda Item

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Date: 5/14/2024

### Agenda Item: Cedars Golf LLC Acquisition

Action Item  
Informational Item X

#### Overview:

Following March 2024 outreach regarding the Salmon Creek Reconnection Project and the Gordy Jolma Family Natural Area master plan, an adjacent landowner contacted the county. The subject property was listed for sale. Following a review of the property against acquisition criteria in the Natural Areas Acquisition Plan and the Legacy Lands Guidance Manual, and confirming the 2024-2029 Parks Capital Improvement Plan includes projects in Salmon Creek, staff engaged with the landowner to purchase the property.

Acquiring this 12.7-acre parcel expands Legacy Lands ownership along Salmon Creek, connecting with the adjacent Salmon-Morgan and Gordy Jolma Family natural areas. The expansion offers passive recreation, restoration, stream protection, wildlife corridors and open space for the community.

The parcel shares similar topography and natural resources with the adjacent natural areas, including riparian habitat with a full range of high-functioning characteristics. Its mature canopy includes species like bigleaf maple, grand fir, Douglas fir, and western redcedar. Notably, Morgan Creek runs along its northern edge, supporting winter steelhead and Coho salmon populations in the area. The acquisition presents an opportunity to safeguard additional portions of Morgan Creek.

Two projects in Lower Salmon Creek and Upper Salmon Creek were approved in the 2024-2029 Parks Capital Improvement Plan for 2026 and 2027, respectively. This property falls near the boundary between those two subareas. Council will consider a purchase and sale agreement for this property on May 28, 2024, which will include a budget amendment to reallocate funding for this purchase in 2024. The closing date is tentatively set for October 15th, 2024, pending appraisals. The property is listed for sale at \$700,000.

**Prior Action by PAB:** CIP approved for Salmon Creek Subarea  
**Action Requested:** Feedback  
**Attachment:** CF Project Application  
**Prepared By:** Denielle Cowley



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**CLARK COUNTY**  
WASHINGTON

## Conservation Futures Project Application / Summary

**SUBMITTAL DATE: 3/5/2024**

**PROJECT NAME:** Cedars Golf LLC – Salmon Morgan East –Morgan Creek

### **SPONSOR INFORMATION**

Organization Name: Clark County Public Works, Parks & Lands

Agency Address: 4700 NE 78<sup>th</sup> Street Building E.

Agency Jurisdiction: Clark County

Contact Name: Denielle Cowley

Contact Phone: 564.397.1652

Contact E-Mail Address: denielle.cowley@clark.wa.gov

### **PROJECT LOCATION**

Property Address(es): Battleground, WA. 98604, no situs address

Tax Identification Number(s): 194609000

Major Street / Intersection Nearest Property Access Point: NE 183<sup>rd</sup> Street / NE 159<sup>th</sup> Ave

Property Description: 12.7 acres open space

Section: #67 SE 12, Township: T3N Range: R2E WM

### **EXISTING CONDITIONS**

Number of Parcels: 1

Addition: 0

Total Project Acres: 12.7

Zoning Classification(s): R3

Existing Structures/Facilities (No. / Type):0

Current use: Open Space

Watershed Name: Morgan Creek

Waterfront Access and type: bank access

Body of Water: Morgan Creek

Shoreline (lineal ft.): 1,139 ft.

Historical / Cultural Features:

Owner Tidelands/Shorelands:

Active Agriculture;  Currently leased for agriculture

Threatened / Endangered species present:

Utilities on property (list all known):

Potable water available on site:  Well;  Water Service;  Is there a water right?



**SITE DESCRIPTION:** This parcel mirrors the topography and condition of the Salmon Morgan Natural Area property adjacent and downstream including the following characteristics: a full range of high functioning riparian characteristics; mature, second growth canopy with some old growth structure and characteristics; large diameter trees with large branches, cavities, multiple tops, and heterogenic canopy structure with dominant canopy species diversity; mature canopy includes bigleaf maple, grand-fir, Douglas-fir, and western redcedar; high availability of large wood and some natural snags.

The property includes wetland habitat, with a 50/50 split between existing high quality wetland, and areas with some functioning characteristics but degraded by herbaceous layer dominated by domestic grasses. Cascara is the primary tree species across a majority of the wetland, and healthy canopy is present where domestic grasses are dominant. Even lower quality areas have component of native herbaceous species intermixed with domestic grasses.

Morgan Creek courses along the northern edge of the property, eventually converging with Salmon Creek. Winter steelhead and Coho salmon populations are known to be present in this watershed, among other fish species. The land is adjacent to Gordy Jolma Family Natural Area and the Salmon Creek Reconnection Project, scheduled for design work in 2025-2026. The acquisition presents a valuable opportunity to safeguard the upstream stretches of Morgan Creek. Additionally, incorporating passive recreation elements and ensuring property protection aligns seamlessly with the vision of the Legacy Land program.

**PROPOSED DEVELOPMENT IMPROVEMENTS:** Future opportunities may include master planning involving the integration of recreational trails, parking facilities, and the improvement of potential restoration enhancement areas to the understory and stream corridor.

**PROPOSED USES ON SITE:** This acquisition would allow for an expansion of Legacy Lands footprint, connecting with adjacent parcels and catering to the future vision of an interconnected Salmon Morgan and Gordy Jolma Family Natural Area to include passive recreation for community members, restoration and stream protection, and natural area experience.

**PROJECT PARTNERS:**

- For purchase, list names:
- For use of site, list names:

**TYPE OF INTEREST:**

Warranty Deed: Easement:

Other (please describe):

Project requires relocation of residents:  Yes  No

**PROJECT COST:**

Estimated Total Cost: \$725,000.00



Estimate Based on: Appraisals and reimbursing Real Property Services and Survey.

Will other agencies/groups contribute to project?  Yes  No

Name of Contributor:

Amount of Contribution:

Total Estimated Request from Conservation Futures: A sum of \$720,000.00, along with a prospective retroactivity waiver approval in the event grant funds are available for master planning and construction.

Attach separate sheet with all anticipated:

- Revenues for project, including donations, in-kind services, grants, partnerships, and other contributions.
- Expenses for project, including permits, fees, staff time,

**PROJECT MAINTENANCE PLAN:** Initial maintenance would be minimal including noxious weed control, responding to complaints, removal of danger trees, etc. Survey to be included.



# Cedars Golf LLC

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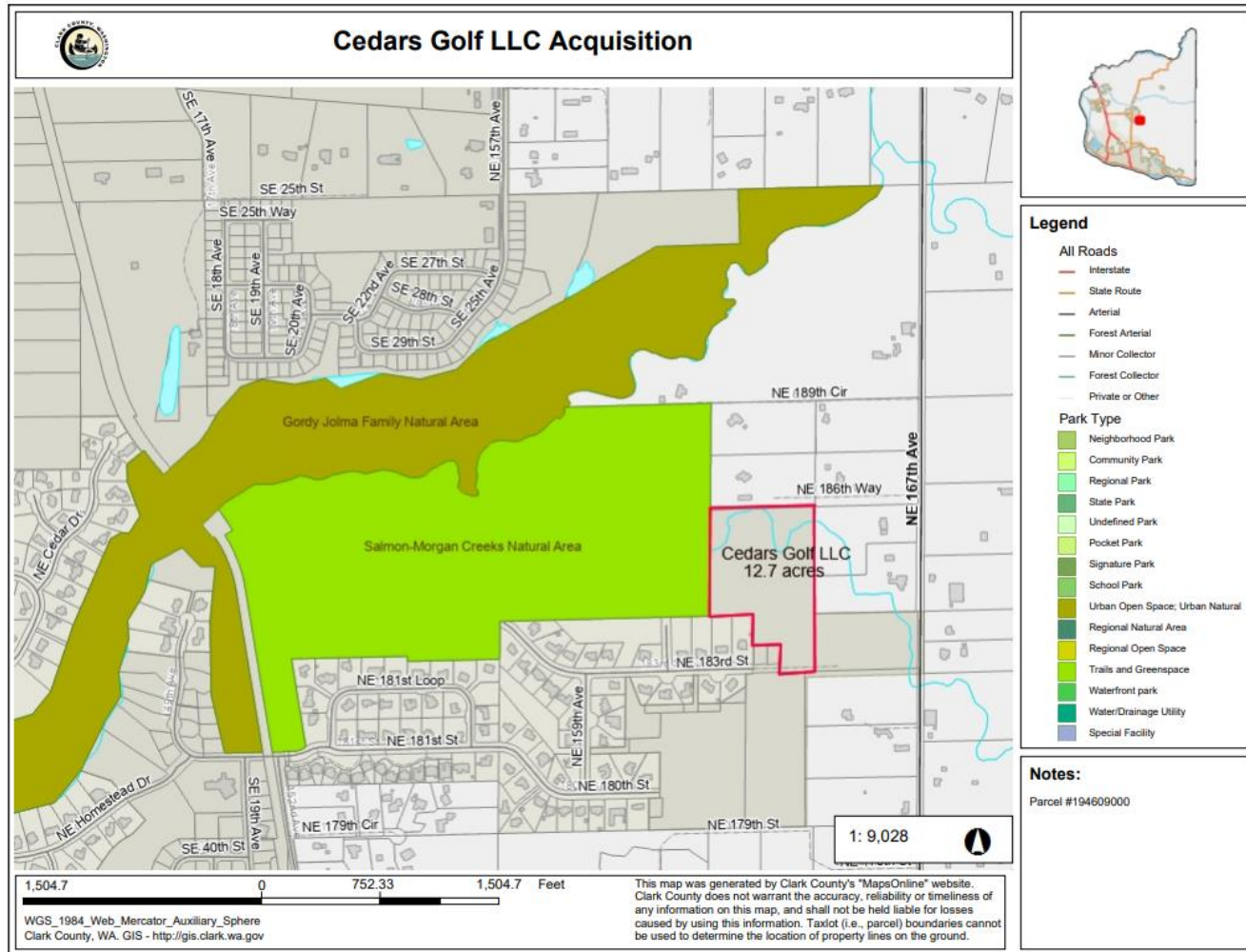
## Parks Advisory Board

Clark County Public Works, Parks and Lands Division

May 13, 2024



# Cedars LLC Golf Acquisition



# Properties

- Mature Forest
- Adjacent to Salmon Morgan
- Morgan Creek



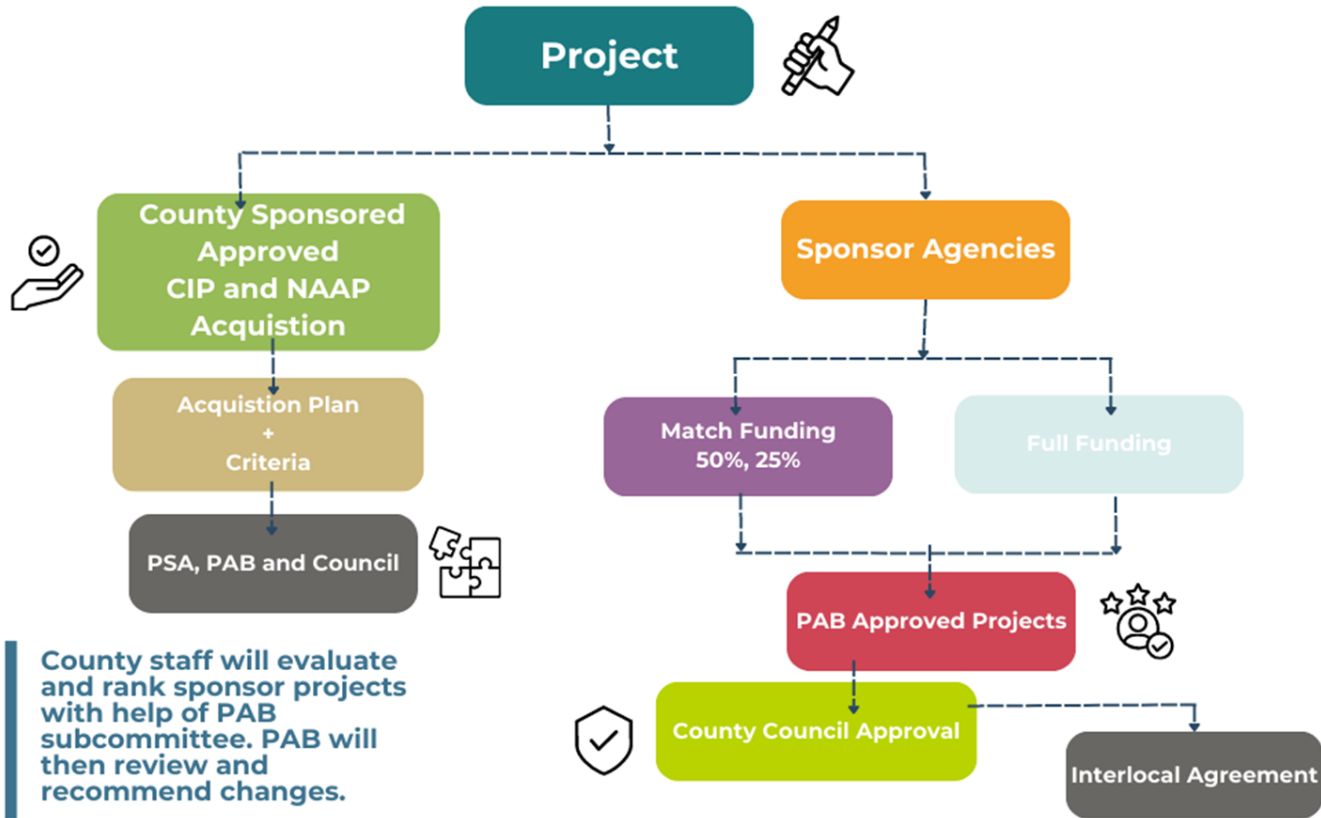


# Wetlands, Cascara, and Morgan Creek

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## PROJECT MATRIX



# Questions

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Clark County Parks  
Advisory Board

# Agenda Item



Date: 5/14/2024

## Agenda Item: Capital First Quarter Report

Action Item  
Informational Item X

### Overview:

Staff will review the current capital plan projects and provide updates.

**Prior Action by PAB:** N/A  
**Action Requested:** N/A  
**Attachment:**  
**Prepared By:** Rocky Houston



# Clark County Parks Advisory Board



## Agenda Item

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Date: 5/14/2024

### Agenda Item: Parks Budget Forecast

Action Item  
Informational Item X

#### Overview:

This will be an initial overview of the current funding for parks, discuss the level of service for recreational demand and the level of service for park maintenance. This will be part of a series that will look at short-term and long-term alternatives.

**Prior Action by PAB:** N/A  
**Action Requested:** N/A  
**Attachment:**  
**Prepared By:** Rocky Houston