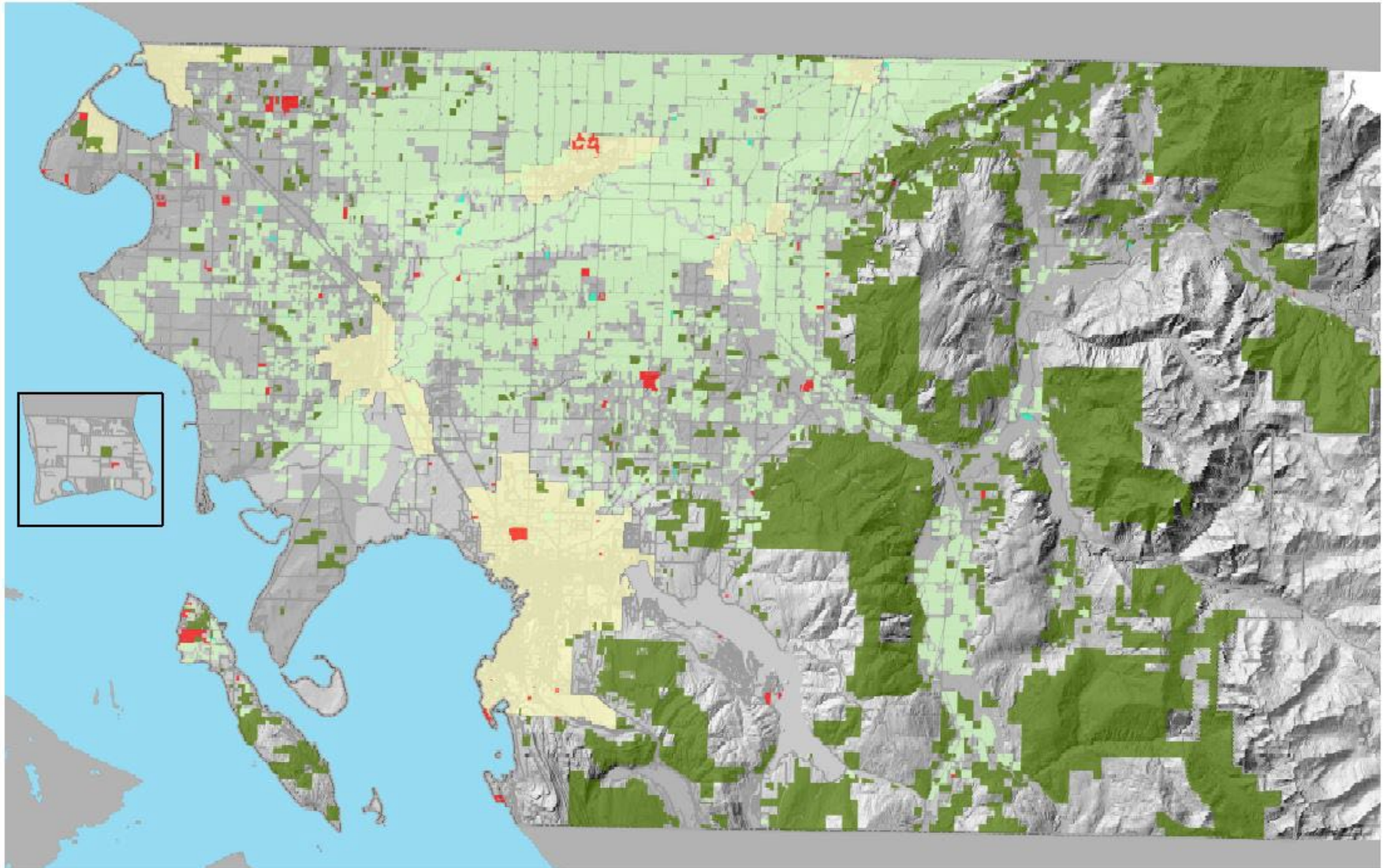


**Whatcom County
2022 Open Space Applications**

December 5, 2023

1970 Open Space Taxation Act

- **Concern over conversion of resource lands, shorelines, wetlands, scenic vistas, historical sites, recreation opportunities**
- **Allow property owners to have their lands valued at its current use, not highest and best use (fair market value)**
- **Reduced property taxes**
- **Incentive to preserve as open space**



**Whatcom County
Property Tax
Reduction Programs
RCW 84.33; RCW 84.34**

- Farm and Agricultural Land
- Designated Forest Land
- Open Space Land
- Farm and AG Conservation



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Process

PDS Staff

- **Evaluate in accordance with Public Benefit Rating System**
- **Recommendation to Planning Commission**

Planning Commission

- **Recommendation to County Council to approve in whole, in part, or deny individual applications**

County Council

- **Approve in whole, in part, or deny individual applications**

County Assessor

- **Makes adjustments to assessed value and notifies owner of new value**

WC Open Space Policy & Public Benefit Rating (PBR) System

- **Qualitative not Quantitative**
 - **Range of potential points relative to benefit provided to the public**
 - **Points entered into formula (PBR)**
 - **Minimum PBR score of 45 required for staff recommendation of approval**
 - **PBR used to arrive at new current use per acre value**
- **Public Access Required**
 - **Council MAY waive requirement for known habitat of endangered species, known archaeological sites, wetland conservation**

2022 Applications

Recommended for Approval

2022-00003 – Otto

Not Recommended for Approval

2022-00002 – Sheldon

2022-00004 – Martens

2022-00005 – RJ Group #1

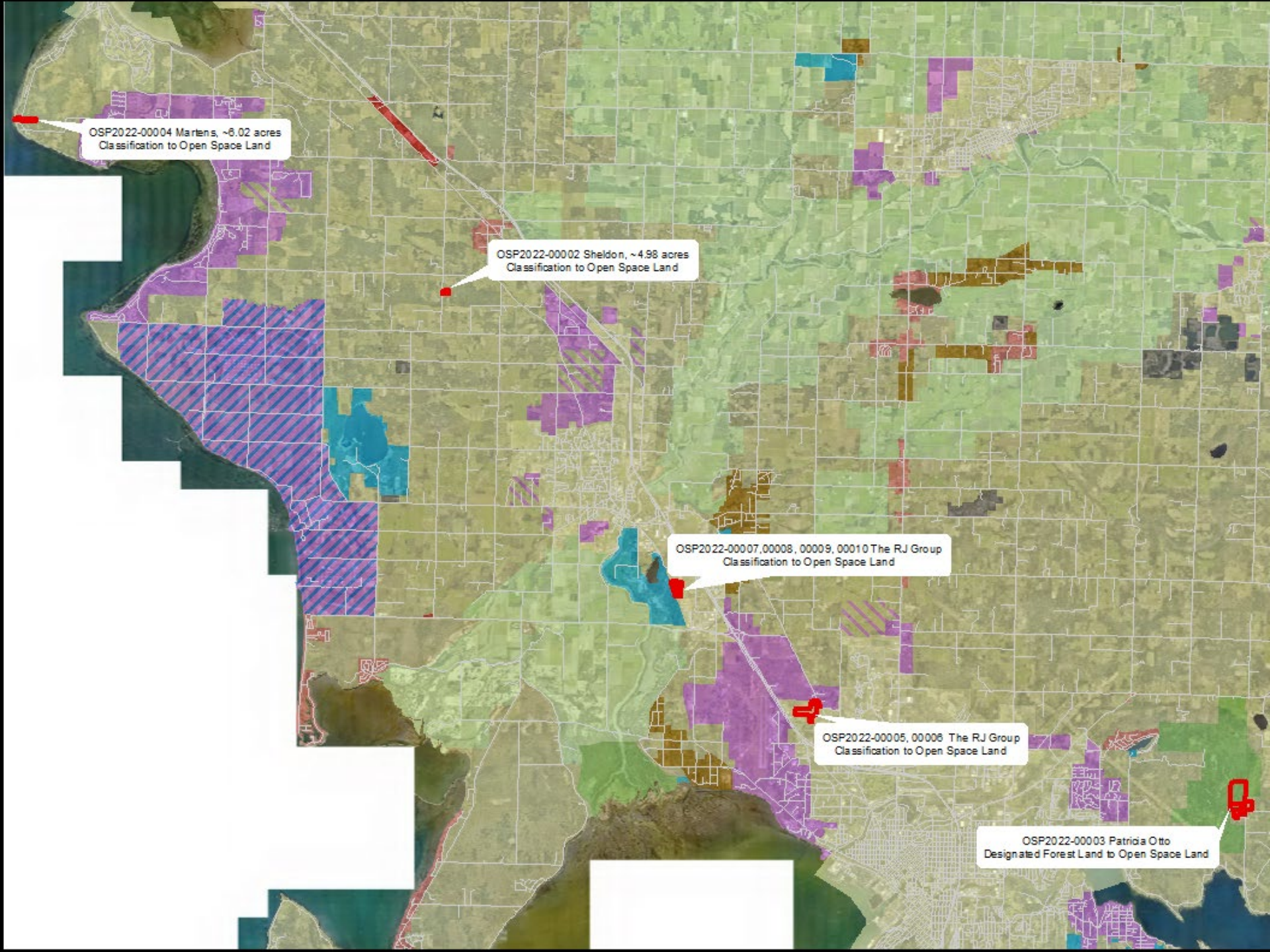
2022-00006 – RJ Group #2

2022-00007 – RJ Group #3

2022-00008 – RJ Group #4

2022-00009 – RJ Group #5

2022-00010 – RJ Group #6



OSP2022-00004 Martens, ~6.02 acres
Classification to Open Space Land

OSP2022-00002 Sheldon, ~4.98 acres
Classification to Open Space Land

OSP2022-00007, 00008, 00009, 00010 The RJ Group
Classification to Open Space Land

OSP2022-00005, 00006 The RJ Group
Classification to Open Space Land

OSP2022-00003 Patricia Otto
Designated Forest Land to Open Space Land

OSP2022-00003

Patricia Otto

- **Application to Reclassify as Open Space Land from Designated Forest Land**
- **~100 Acres (5 parcels)**
~99 OSL Acres
- **PBR=54.92**
- **Recommended for approval**

OSP2022-00003 Patricia Otto

Application to
Reclassify as Open
Space Land from
Designated Forest
Land

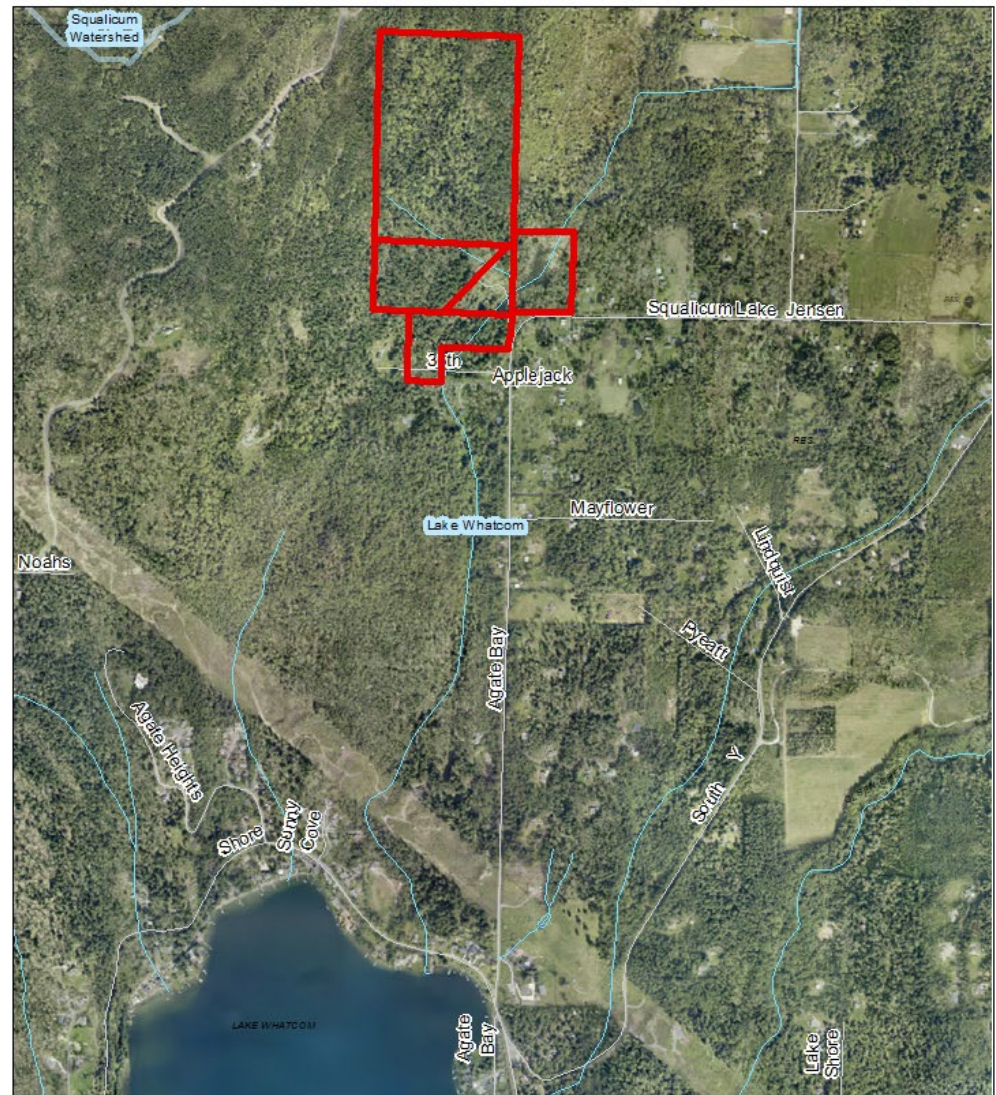
~100 Acres
(5 parcels)
~99 OSL Acres

PBR=54.92

Recommended for
approval


Aerial 2022

Open Space Land Application 2022
Patricia Otto



Open Space Land

OSP2022-00003 Patricia Otto, ~100 acres

 Subject Sites



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OSP2022-00003

Patricia Otto

Application to
Reclassify as Open
Space Land from
Designated Forest
Land

~100 Acres
(5 parcels)

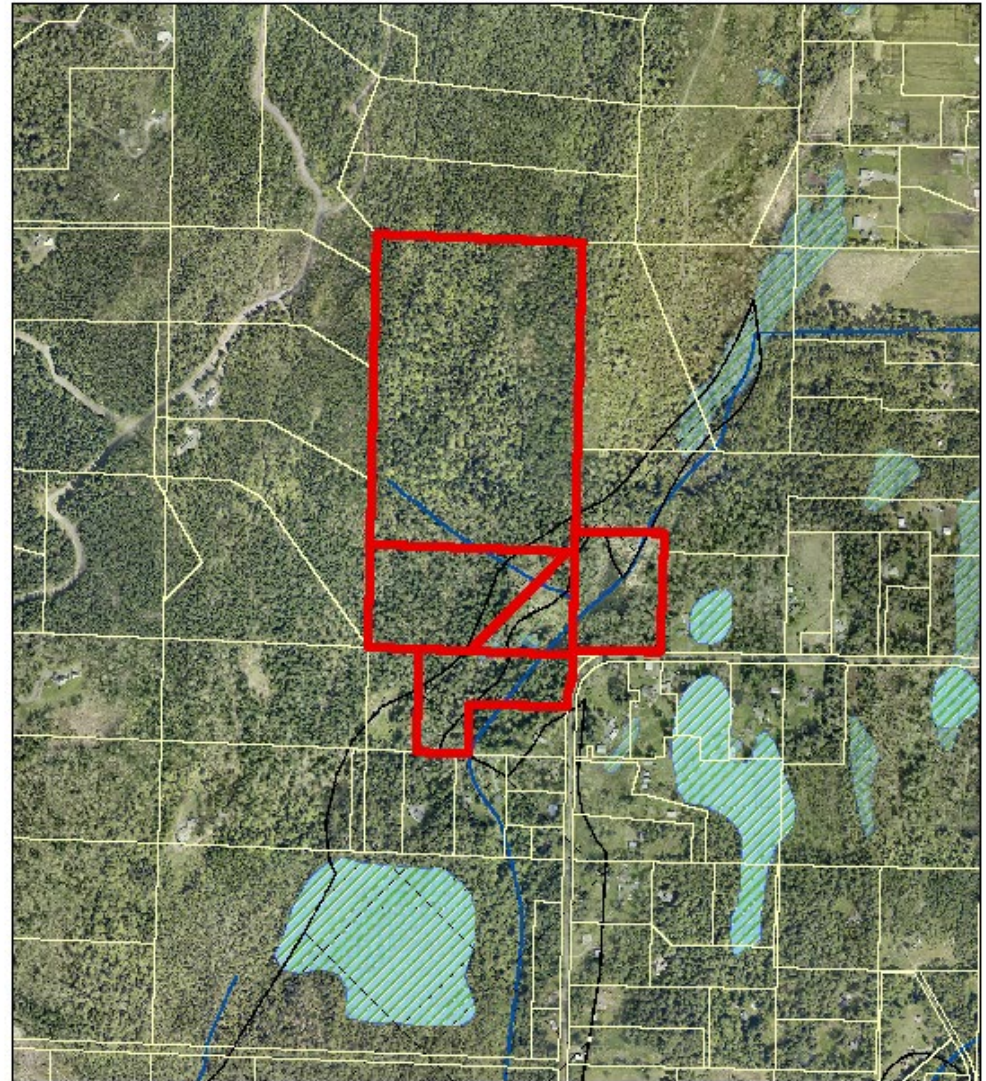
~99 OSL Acres

PBR=54.92

Recommended for
approval

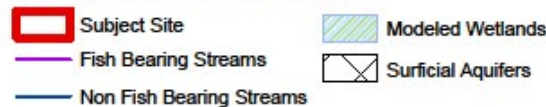
Ecosystem

Open Space Land Application 2022
Patricia Otto



Open Space Land

OSP2022-00003 Patricia Otto, ~100 acres



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OSP2022-00002 Brian & Loretta Sheldon

- Application to Classify as Open Space Land

- PBR=26.58


Aerial 2022

Open Space Land Application 2022
Brian and Loretta Sheldon



Open Space Land

OSP2022-00002 Brian & Loretta Sheldon 4.98 acres

 Subject Sites



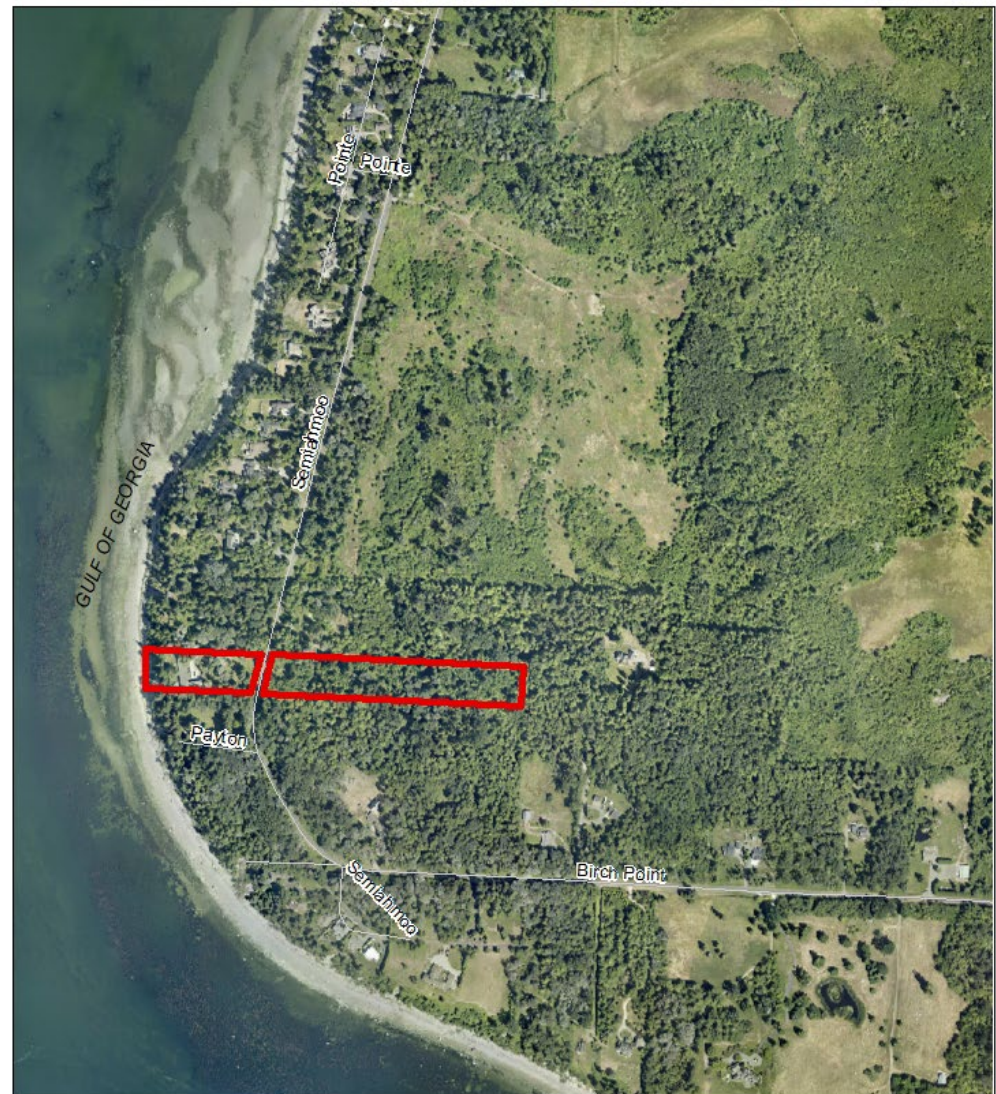
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OSP2022-00004 Colleen and Erwin Martens

- Application to Classify as Open Space Land
- PBR=26.58


Aerial 2022

Open Space Land Application 2022
Colleen and Erwin Martens



Open Space Land

OSP2022-00004 Colleen and Erwin Martens, 6.02 acres

 Subject Sites



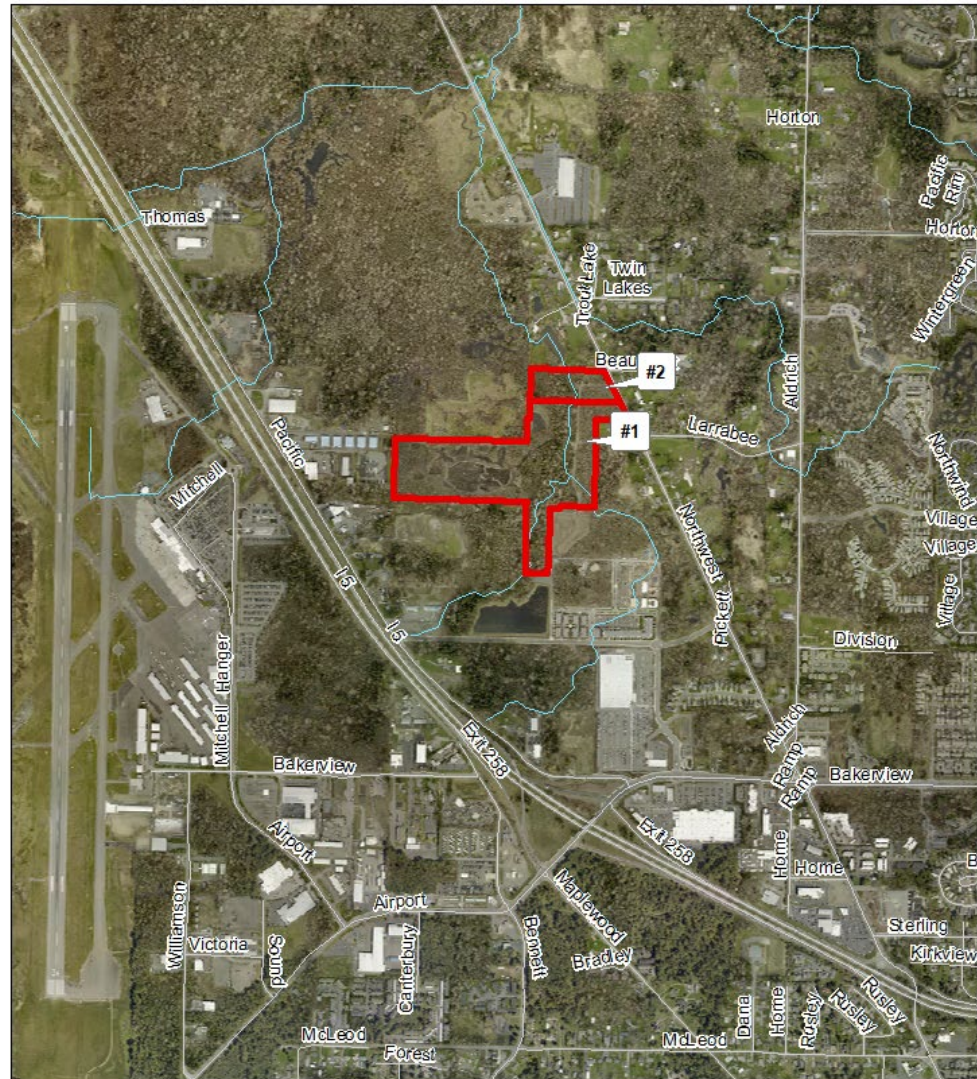
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OSP2022-00007 The RJ Group #1

- ~36.67 OSL Acres
- PBR=32.16


OSP2022-00007 The RJ Group #2

- ~6.73 OSL Acres
- PBR=29.28



Open Space Land

OSP2022-00005 The RJ Group #1, ~36.67 acres
 OSP2022-00006 The RJ Group #2, ~6.73 acres

 Subject Sites



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