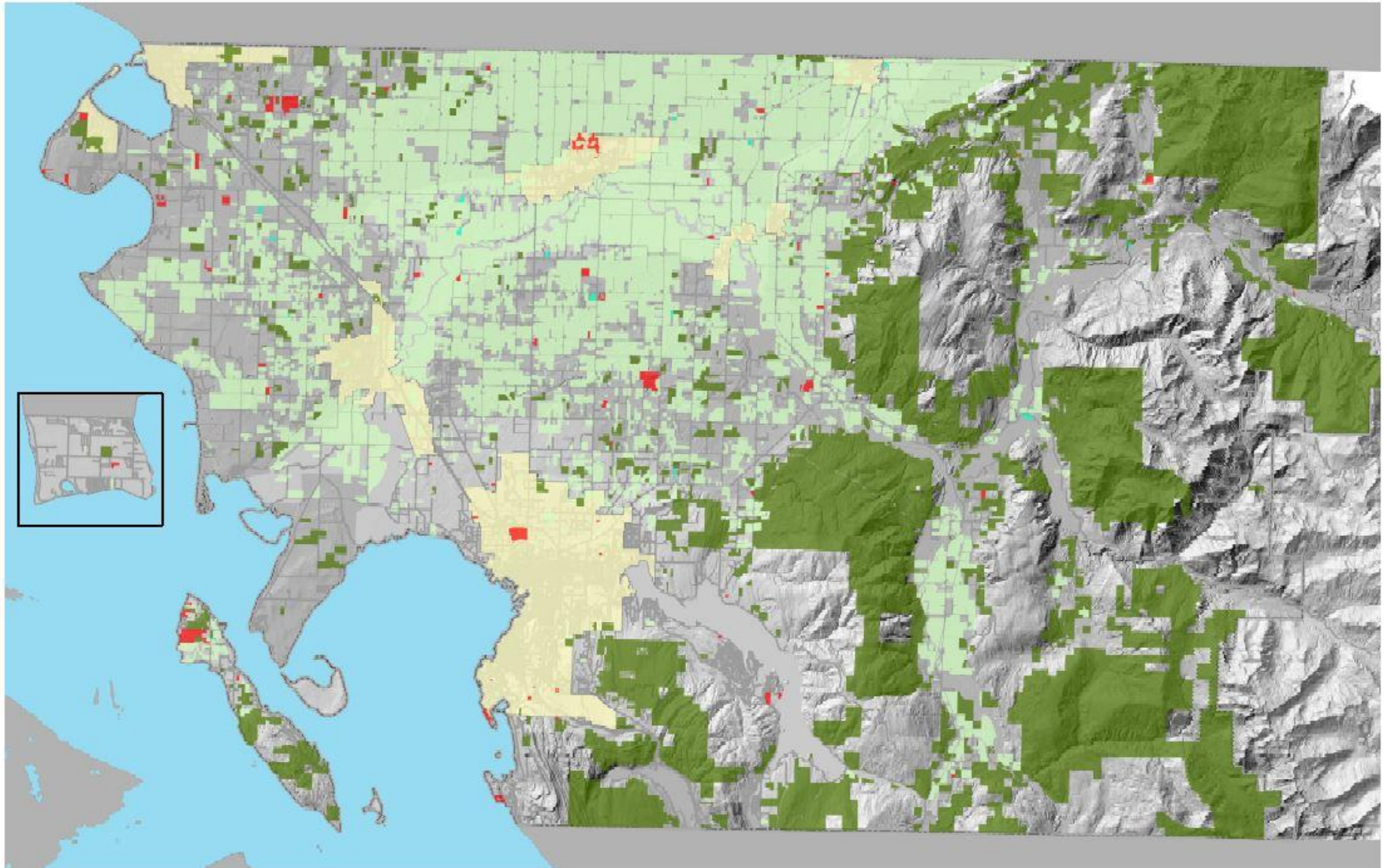


**Whatcom County
2023 Open Space Applications**

April 23, 2024

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**

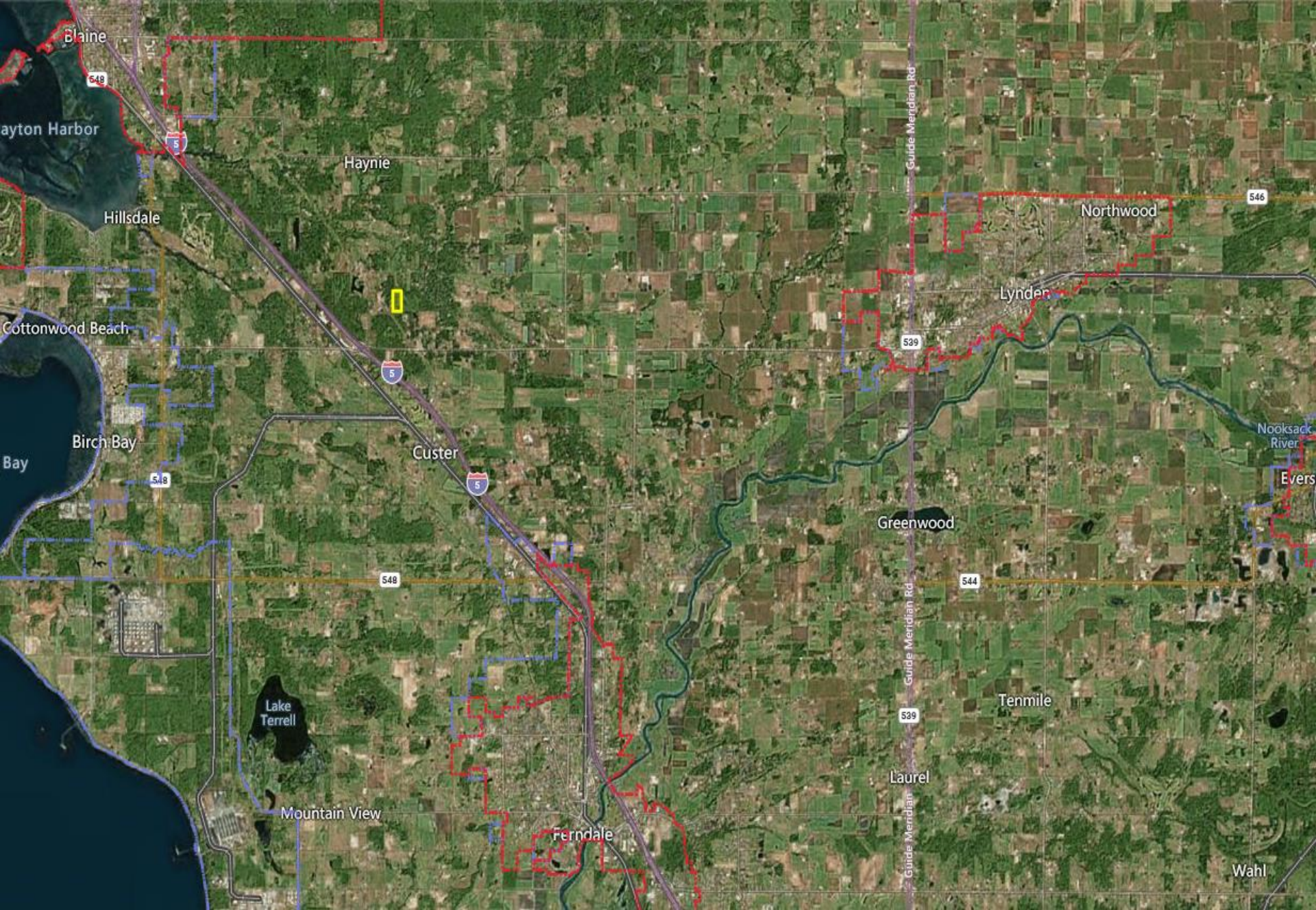
WC Open Space Policy & Public Benefit Rating (PBR) System

- **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**

2023 Applications

Not Recommended for Approval

2023-00003 – Haynes



OSP2023-00003

Chester and Sachiko Haynes

- **Application to Reclassify as Open Space Farm and Agricultural Conservation Land (OSFCL) from Open Space Farm and Agricultural Land**
- **~19.4 acres**
- **PBR=41.40**
- **Not recommended for approval**

OSP2023-00003 Chester & Sachiko Haynes

- Application to Reclassify as OSFCL from Open Space Farm and Agricultural Land

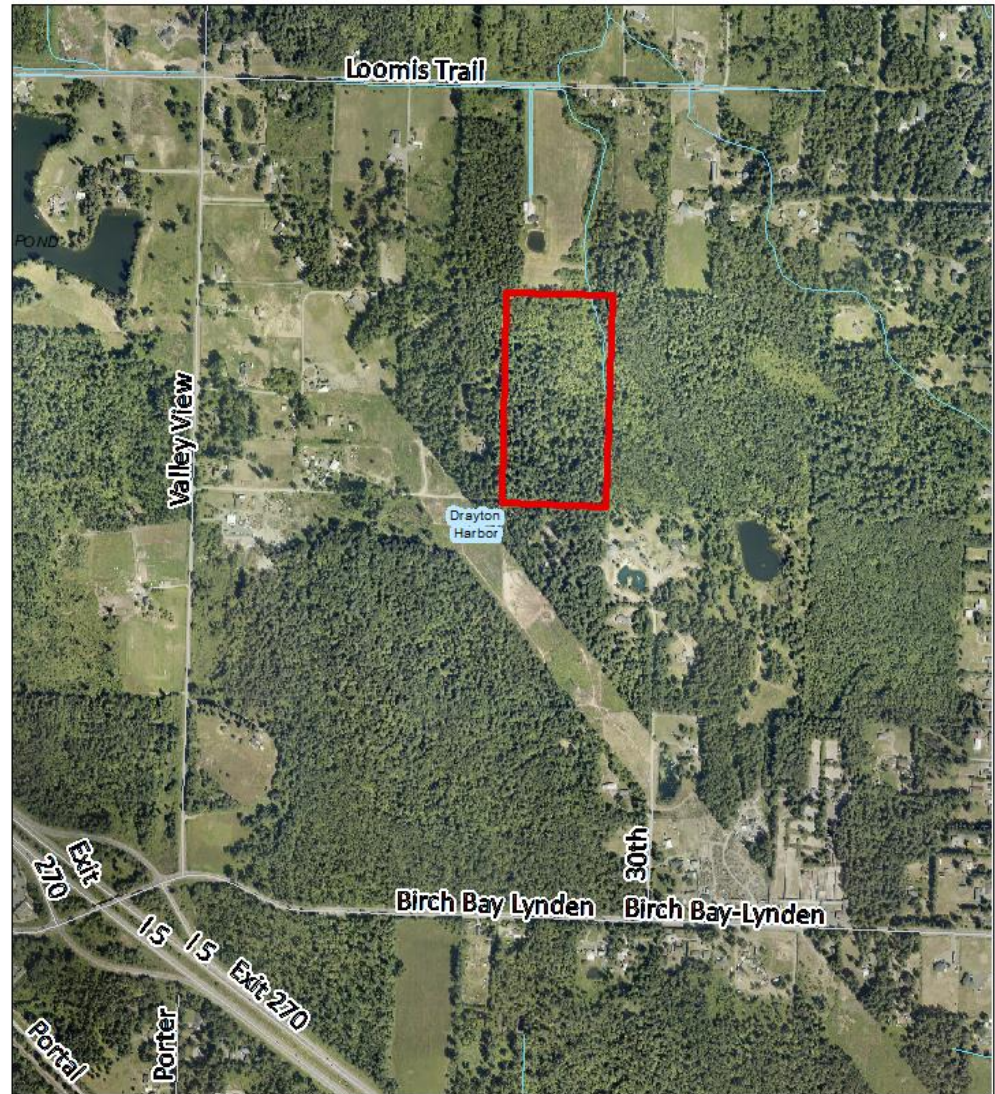
- ~19.4 acres

- PBR=41.40

- Not recommended for approval


Aerial 2023

Open Space Land Application 2023
Chester & Sochiko Haynes



Open Space Land

OSP2023-00003 Chester & Sochiko Haynes, ~19.4 acres

 Subject Site

0 1,000
Feet



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OSP2023-00003

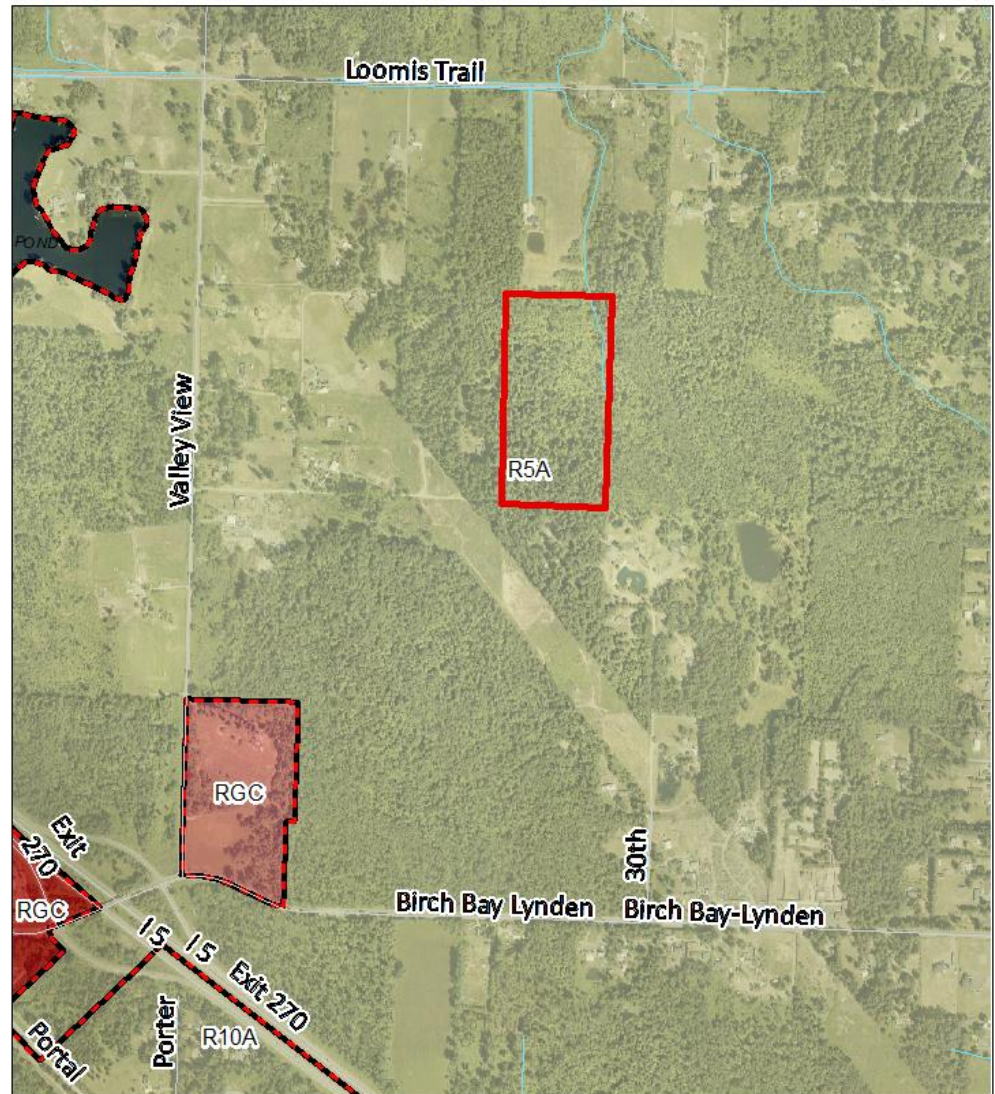
Chester & Sachiko Haynes

Application to Reclassify as OSFCL from Open Space Farm and Agricultural Land

~19.4 acres

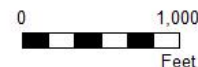
PBR=41.40

Not recommended for approval



Open Space Land

OSP2023-00003 Chester & Sochiko Haynes, ~19.4 acres



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OSP2023-00003

Chester & Sachiko Haynes

Application to Reclassify as OSFCL from Open Space Farm and Agricultural Land

~19.4 acres

PBR=41.40

Not recommended for approval

Ecosystem 2023

Open Space Land Application 2023
Chester & Sochiko Haynes



Open Space Land

OSP2023-00003 Chester & Sochiko Haynes, ~19.4 acres



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Questions?

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COUNTY OPEN SPACE AGREE-
MENT No.