



**Open Space Land
 Public Benefit Rating System-Evaluation Form**

File # **OSP2018-00001**

Property Owner (s): Tony & Shanda Kelstrup	Classification: Open Space Land	
Street Address: 6610 Vista Drive	Status: Application for Reclassification	
City: Ferndale	Assessor's Parcel No.(s): Parcel/OSL	
State: WA Zip: 98248	390207166150	Parcel A: 5.67 acres
		Total OSL Acres = 4.67
Site Address: n/a	Parcel Acres: Total	5.67 acres
Watershed: <ul style="list-style-type: none"> • 3rd Order: California • 2nd Order: Drayton Harbor • 1st Order: Coastal 	Open Space Land Application Acre(s):	4.67 acres
Comprehensive Plan Designation: Urban Growth Area Reserve	Zoning Designation: R10A	
Historical Land Use: Agriculture	Shorelines: n/a	
Soil/Type Capabilities: ~4% #181 Whatcom silt loam, 30 to 60% slope, Not prime ~96% #183 Whatcom silt loam, 0 to 15% slope, Prime if drained		

Basic Value (BV)	Score	MAX	Public Benefit Value (PBV)	Score	MAX
<u>Conserves or Enhances Natural, Cultural or Scenic Resources:</u> Serves as buffer between commercial/industrial activity (Grandview Rd) and City of Ferndale residents. Serves to prevent spread of high density residential development into less developed areas.	5	10	<u>Public Access:</u> No public access is proposed	0%	40 %
<u>Protect Streams, Stream Corridors, Wetlands, Shorelines and Aquifers:</u> Site contains stream and likely wetlands. Alteration to land could impact downstream water quality.	5	10	<u>Water Resource Protection:</u> Preservation of streams, natural drainage courses, wetlands.	7%	20 %
<u>Protects Soil, Unique or Critical Wildlife, Native Plant Habitat:</u> Portions of the site exceed 25% slopes. Capability classification indicates erosion as a limiting factor. Critical wildlife habitat exists on site that supports a diverse ecosystem.	7	10	<u>Wildlife Habitat:</u> Edge habitat and areas of vegetative and topographic diversity	10%	20%
<u>Promotes Conservation Principles by Example/Offers Educational Opportunities:</u> Diverse ecosystem will be protected.	5	10	<u>Parcel Size</u> 5.67 acres	0%	>20 acres = +10% max; < 5 acres = - 10% max
<u>Enhances Value of Abutting Parks, Forests, Wildlife Preserves, or other Open Spaces:</u> Property is adjacent to 70 additional acres of land enrolled in Open Space programs.	5	10	<u>Linkage with other Open Space</u> Property is adjacent to 70 additional acres of land enrolled in Open Space programs.	5%	5 %
<u>Enhances Recreation Opportunities:</u> No public access is proposed	0	10	<u>Natural Areas</u> Nearly 2/3 of the property (not including residence/lawn/non-OSL area) has a canopy height greater than 8 feet and has not been cleared recently	4%	5 %
<u>Preserves Historic and Archeological Sites</u>	0	10	<u>Financial Advantage</u>	0%	40 % (-)
			<u>Discretionary Value NA</u>	0%	40 % (+/-)
Total	27	70	Total	26%	140 %

The Public Benefit Rating is calculated using the following formula:

Public Benefit Rating Formula $BV + (BV \times PBV) = 27 + (27 \times .26)$

OSP2018-00001 Public Benefit Rating (PBR) = 34.05

Must receive at least 45 points for a staff recommendation of approval

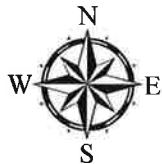


Open Space Land - Reclassification (Open Space Farm & AG to Open Space Land)

OSP2018-00001 - Tony & Shanda Kelstrup APN# 390207166150 - 5.67 Ac.

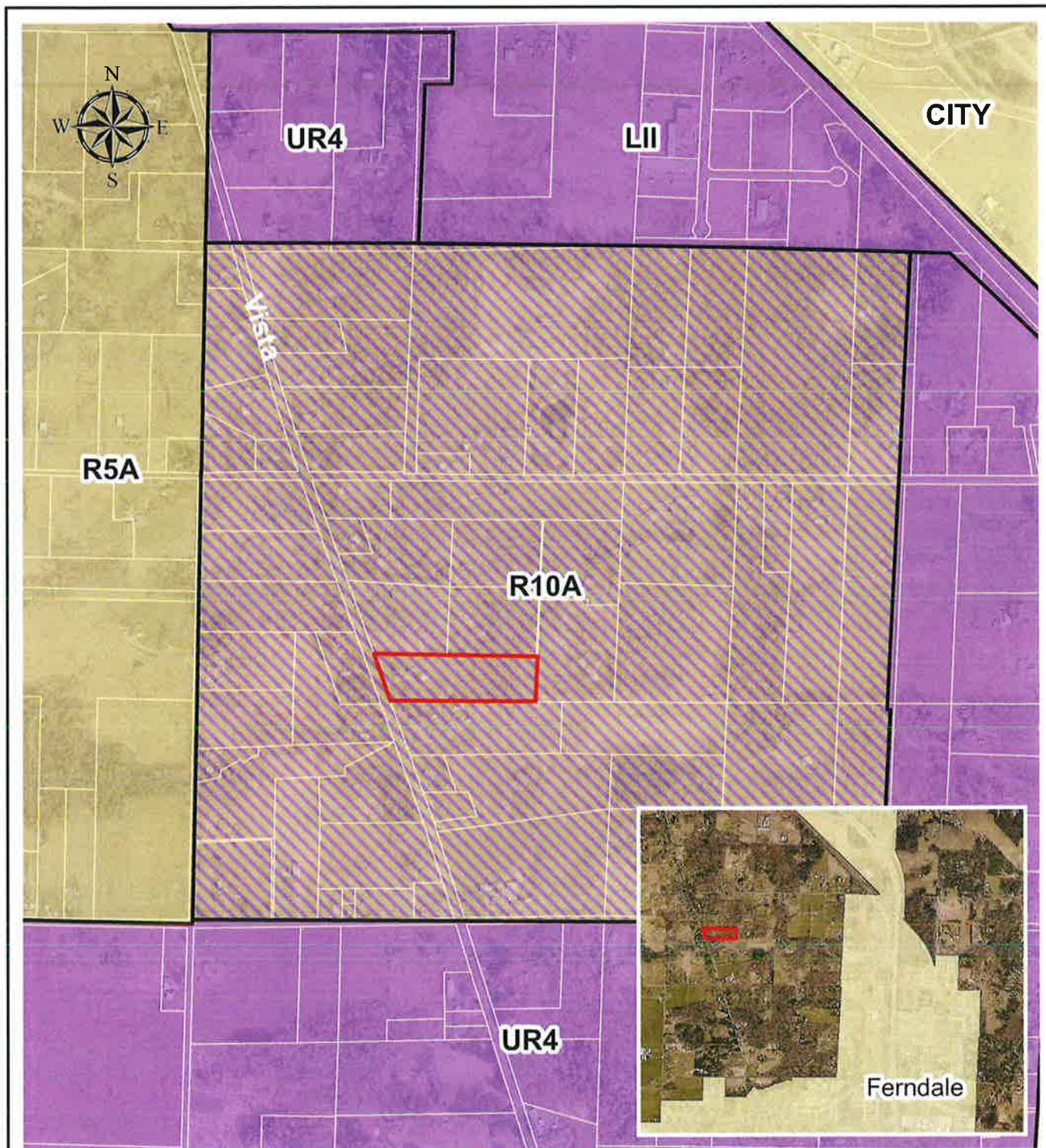
 Subject Parcel

0 320 Feet



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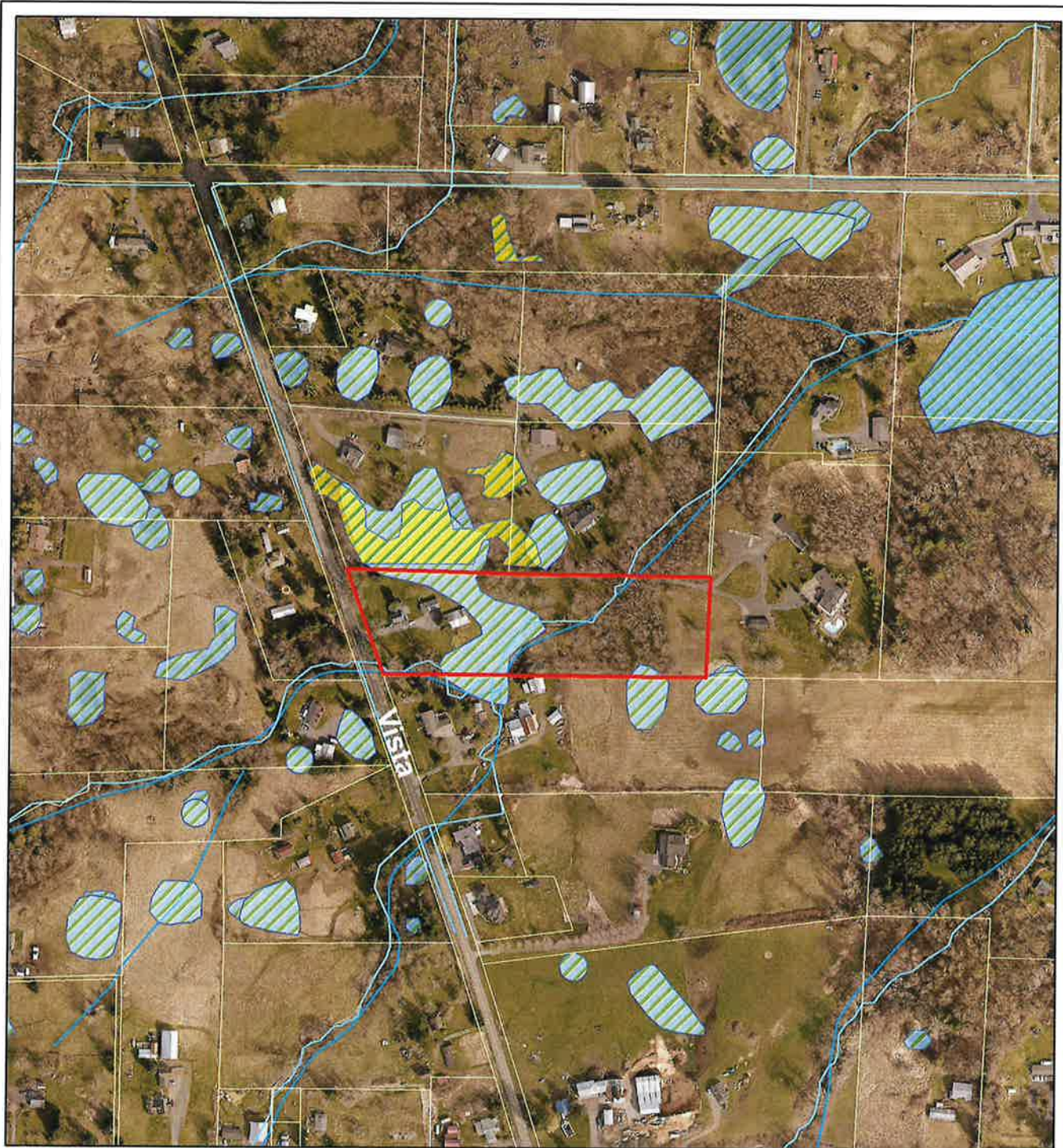
-  Subject Parcel
-  Incorporated City Limits
-  Urban Growth Area
-  Urban Growth Area Reserve
-  Rural



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Ecosystem



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-  Subject Parcel
-  Delineated Wetlands
-  Modeled Wetlands
-  HCA 1c - No Salmonid Fish Presence



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