



Whatcom County

COUNTY COURTHOUSE
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Agenda Bill Report

File Number: AB2024-286

File ID:	AB2024-286	Version:	1	Status:	Approved
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Assigned to:	Council			Final Action:	04/23/2024
Agenda Date:	04/23/2024			Enactment #:	RES 2024-022
Related Files:					

Primary Contact Email: DBrown@co.whatcom.wa.us

TITLE FOR AGENDA ITEM:

Resolution approving recommendations on applications for open space current use assessment

SUMMARY STATEMENT OR LEGAL NOTICE LANGUAGE:

See resolution.

HISTORY OF LEGISLATIVE FILE

Date:	Acting Body:	Action:	Sent To:
04/23/2024	Council	APPROVED	
		Aye: 4	Donovan, Elenbaas, Galloway, and Scanlon
		Nay: 1	Stremler
		Absent: 1	Buchanan
		Abstain: 1	Byrd

Attachments: Proposed Resolution

PROPOSED BY: _____
INTRODUCTION DATE: _____

RESOLUTION NO: 2024-022

**APPROVING RECOMMENDATIONS ON APPLICATIONS FOR
OPEN SPACE CURRENT USE ASSESSMENT**

WHEREAS, The Open Space Taxation Act, codified as Chapter 84.34 RCW, gives counties authority to approve applications for current use classification and reclassification for the following classifications: Farm and Agricultural Land, Open Space Land, Farm & Agricultural Conservation Land, and Timber Land; and

WHEREAS, Pursuant to Whatcom County Code, Section 3.28.020, applications for the classification of Open Space Land and Farm & Agricultural Conservation Land are received and evaluated by Whatcom County Planning and Development Services Department staff, and the results of this evaluation are then presented to the Whatcom County Planning Commission for their review and consideration in making recommendations to the County Council on whether to approve the applications in whole or in part; and

WHEREAS, Pursuant to RCW 84.34.055 and WAC 458-30-330, Whatcom County has adopted a Public Benefit Rating System (PBR) by Ordinance # 95-040, which is used by staff to rate applications for Open Space Land and Open Space Farm & Agricultural Conservation Land; and

WHEREAS, Applications for Open Space Land and Open Space Farm & Agricultural Conservation Land are evaluated with the Public Benefit Rating System and assigned a Public Benefit Rating (PBR) that corresponds with a staff recommendation of approval or denial and must receive a score of 45 or above for a staff recommendation of approval; and

WHEREAS, In accordance with the Whatcom County Open Space Policies and Public Benefit Rating System, public access is a condition of approval for Open Space Land applications, *except* that this requirement may be waived by the Council when the purpose of the classification is for the conservation of wetlands; or when there is a documented occurrence of: State or Federal Threatened Endangered Species, Federal Proposed Endangered or Threatened Species, State Sensitive or Monitor Species; or when there is a known or potentially significant archaeological site; and

WHEREAS, On March 28, 2024, the Whatcom County Planning Commission held a public hearing and considered staff recommendations and all input from the public on applications; and

WHEREAS, Pursuant to WAC 197-11-800(6)(c), matters relating to Open Space Current Use Assessment are determined not to be major actions and thus exempt from environmental review under the State Environmental Policy Act (SEPA); and

WHEREAS, Pursuant to RCW 36.70.390, the statutory requirements regarding legal notice have been met; and

WHEREAS, The County Council has approved the following Findings of Fact and Reasons for Action:

1. In 2023, Whatcom County received one application to reclassify land under the open space current use program (Chapter 84.34. RCW) on lands located within the jurisdiction of Whatcom County.
2. The one application was for reclassification from Open Space Farm and Agricultural Land to Open Space Land (OSL), in the subclassification Open Space Farm and

Agricultural Conservation Land. Upon receipt of the application, Planning and Development Services evaluated the open space land application with the Public Benefit Rating System (PBRs) and for conformance with the Open Space Taxation Act (RCW 84.34).

3. PDS prepared a report for the Planning Commission with a recommendation on whether to approve in whole or in part or to deny the applications based on a review of the applicable evaluation criteria and scores assigned. This report was presented to the Whatcom County Planning Commission and to members of the public who were present at the Whatcom County Planning Commission public hearing held on March 28, 2024.
4. PDS did not recommended approval of one Open Space Land application based on an assigned Public Benefit Rating (PBR) score of less than 45 points, a score that must be attained for a staff recommendation of approval pursuant to Whatcom County Open Space Policies and Criteria and Public Benefit Rating System.
5. Whatcom County Planning Commissioners considered staff findings and recommendations and voted to not recommend approval of application.

NOW, THEREFORE, BE IT RESOLVED BY THE WHATCOM COUNTY COUNCIL:

1. The below listed application for open space current use assessment is hereby approved:

1. OSP2022-00003 – Chester and Sachiko Haynes
Application to reclassify property to Open Space Land
XXX Valley View Rd, Custer, WA 98240

GEO ID: 4001232313300000


Public Benefit Rating: 41.40

Staff does not **recommend** approval

Planning Commission does not **recommend** approval


2. Adjudication of invalidity of any of the sections, clauses, or provisions of this resolution shall not affect or impair the validity of the resolution as a whole or any part thereof other than the part so declared to be invalid.

APPROVED this 23rd day of April, 2024

WHATCOM COUNTY COUNCIL
ATTEST:

Dana Brown-Davis,
Clerk of the Council

WHATCOM COUNTY, WASHINGTON


Barry Buchanan
Council Chair

APPROVED AS TO FORM: 

George Roche
Civil Deputy Prosecutor