

**Whatcom County
Council Planning and
Development Committee**

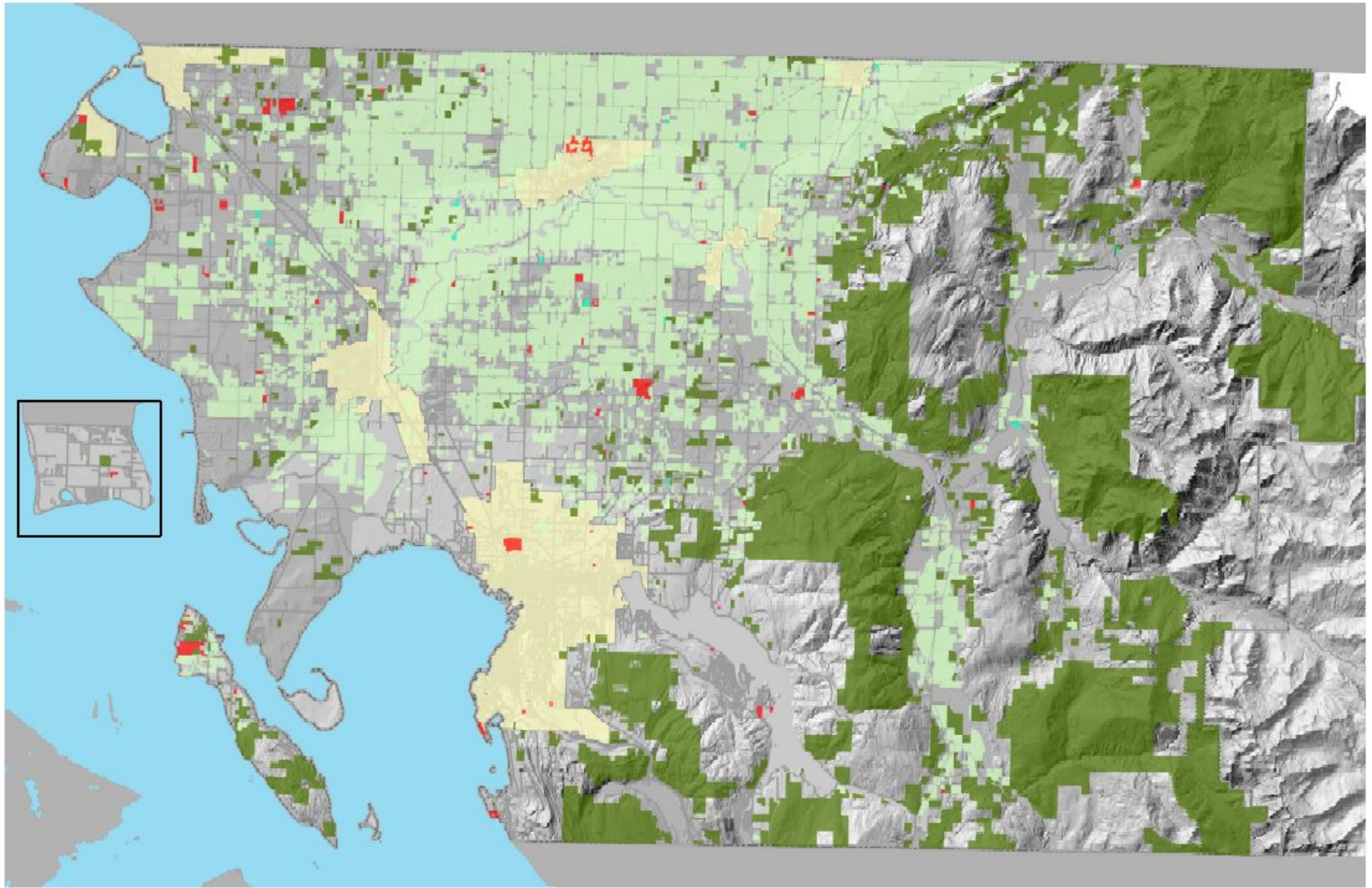
2021 Open Space Applications

December 6, 2022

A stylized silhouette of a mountain range in a darker shade of teal, located in the bottom right corner of the slide.

1970 Open Space Taxation Act

- Concern over conversion of resource lands, shorelines, wetlands, scenic vistas, historical sites, recreation opportunities
- Counties may assess value of property at its current use, not highest and best use (far market value)
- Reduced 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

- Upon completion of open space tax agreement, assessor makes adjustments to assessed value and notifies owner of new value.

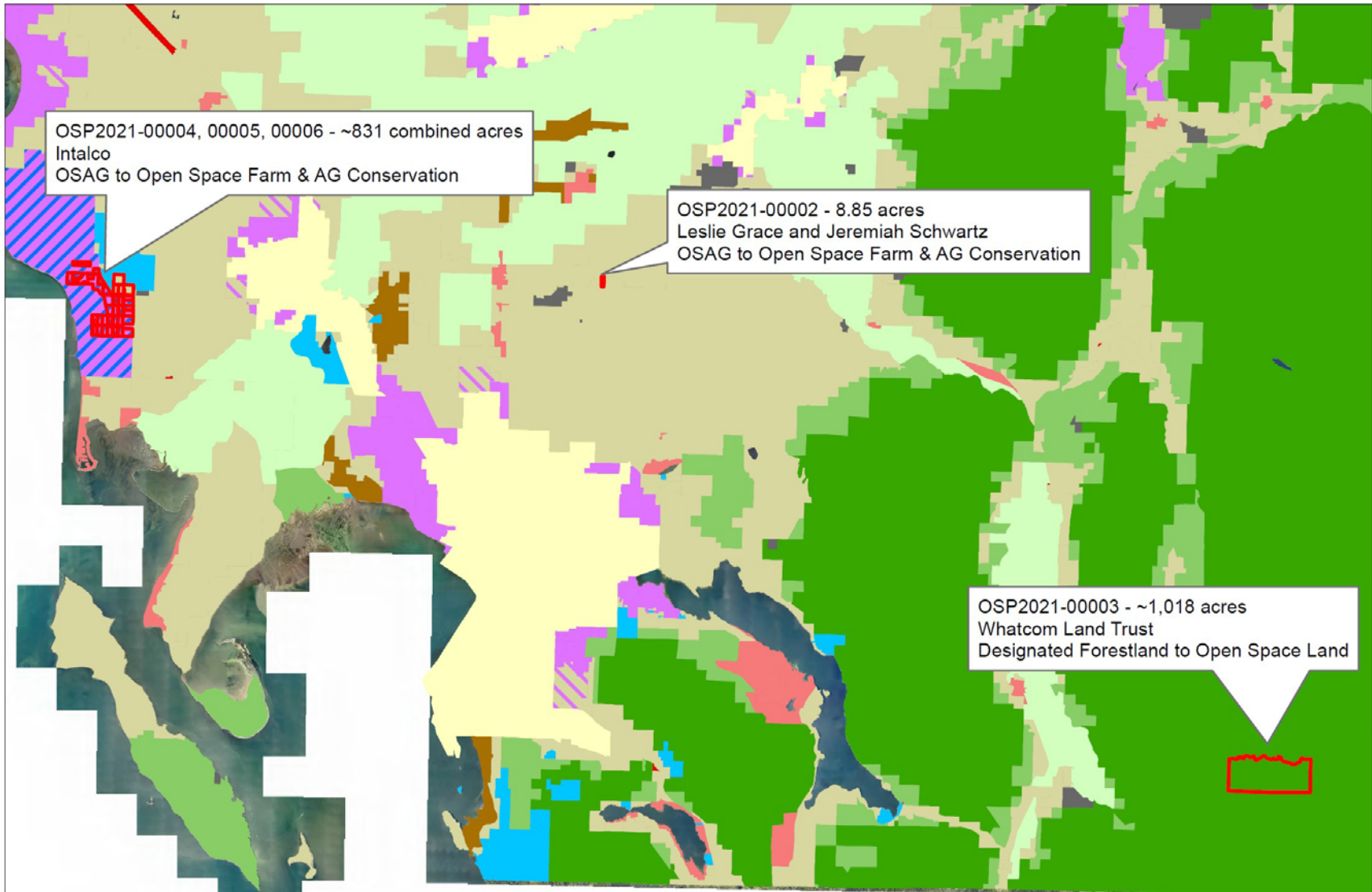
WC Open Space Policy & Public Benefit Rating (PBR) System

- **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

2021 Applications

- 2021-00002 – Grace/Schwartz
- 2021-00003 – Whatcom Land Trust
- 2021-00004 – Intalco #1

Whatcom County Open Space Applications 2021



0 4 Miles

 2021 Open Space Applications



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OSP2021-00002

Leslie Grace and Jeremiah Schwartz

~9.85 Acre Parcel

~8.85 OSL Acres

PBR = 50.74

Basic Value (BV)	Score	MAX	Public Benefit Value (PBV)	Score	MAX
Traditional or Potential Farmland Lands historically used for agriculture and not devoted to a use inconsistent with agricultural uses -Roughly 80% of the property has not been devoted to a use inconsistent with agricultural uses (forested)	13.5	15	Public Access: -Provides recreation access -Public road frontage -Off-street parking available -The property will be available to the public during daylight hours on weekdays	28%	40 %
Soil Value - ~85% of the property is Prime Farmland, or Prime farmland if drained. The remainder is not prime farmland. - ~85% of the property contains capability classification III, while the remainder is classification V or VII	12.75	15	Water Resource Protection: Preservation of hydrologic processes of the streams and wetlands	6.67%	20 %
Comprehensive Plan Designation	0	5	Wildlife Habitat: -Moderate amount of edge habitat	5%	20%
Conserves or Enhances Natural, Cultural or Scenic Resources:	0	5	Parcel Size Parcel is approximately 10 acres	3.125%	>20 acres = +10% max; < 5 acres = -40% required
Protect Streams, Stream Corridors, Wetlands, Shorelines and Aquifers: -Lands near/adjacent to streams where alterations would result in loss of quality of water and general regime -Lands adjacent to bodies of water -Lands including and adjacent to wetlands	2.5	5	Linkage with other Open Space Land is adjacent to other open space lands classified under RCW 84.34	5%	5 %

Protects Soil, Unique or Critical Wildlife, Native Plant Habitat: -Portions of the property have slopes exceeding 25%	1.66	5	Natural Areas Roughly 15% of the property is in natural cover.	0.75%	5 %
Promotes Conservation Principles by Example/Offers Educational Opportunities: Farm Plan???	0	5	Financial Advantage	0%	40 % (-)
Enhances Value of Abutting Parks, Forests, Wildlife Preserves, or other Open Spaces -Land is adjacent to other open space lands classified under RCW 84.34	1.25	5	Discretionary Value NA	0%	40 % (+/-)
Enhances Recreation Opportunities: Lands will provide opportunities for passive recreational activities.	2.5	5			
Preserves Historic and Archeological Sites	0	5			
Total	34.16	70	Total	48.545%	140 %

The Public Benefit Rating is calculated using the following formula:
Public Benefit Rating Formula $BV + (BV \times PBV) = 34.16 + (34.16 \times .48545)$

OSP2021-00002 Public Benefit Rating (PBR) = 50.74

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

OSP2021-00002

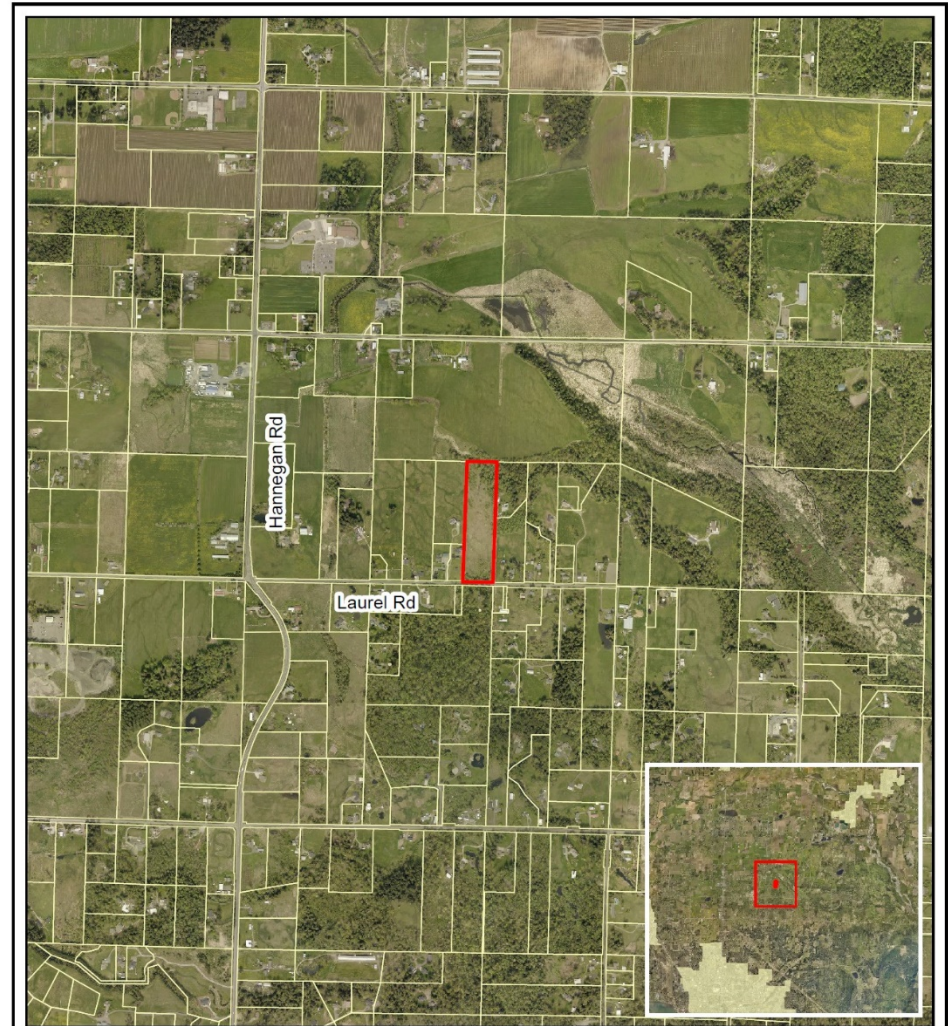
Leslie Grace and
Jeremiah Schwartz

~9.85 Acre Parcel
~8.85 OSL Acres

PBR = 50.74


2019 Aerial

Open Space Land Application 2021
Leslie Grace and Jeremiah Schwartz



Open Space Land

OSP2021-00002 -Leslie Grace and Jeremiah Schwartz - 8.85 Ac.

 Subject Site

0 1,000 Feet



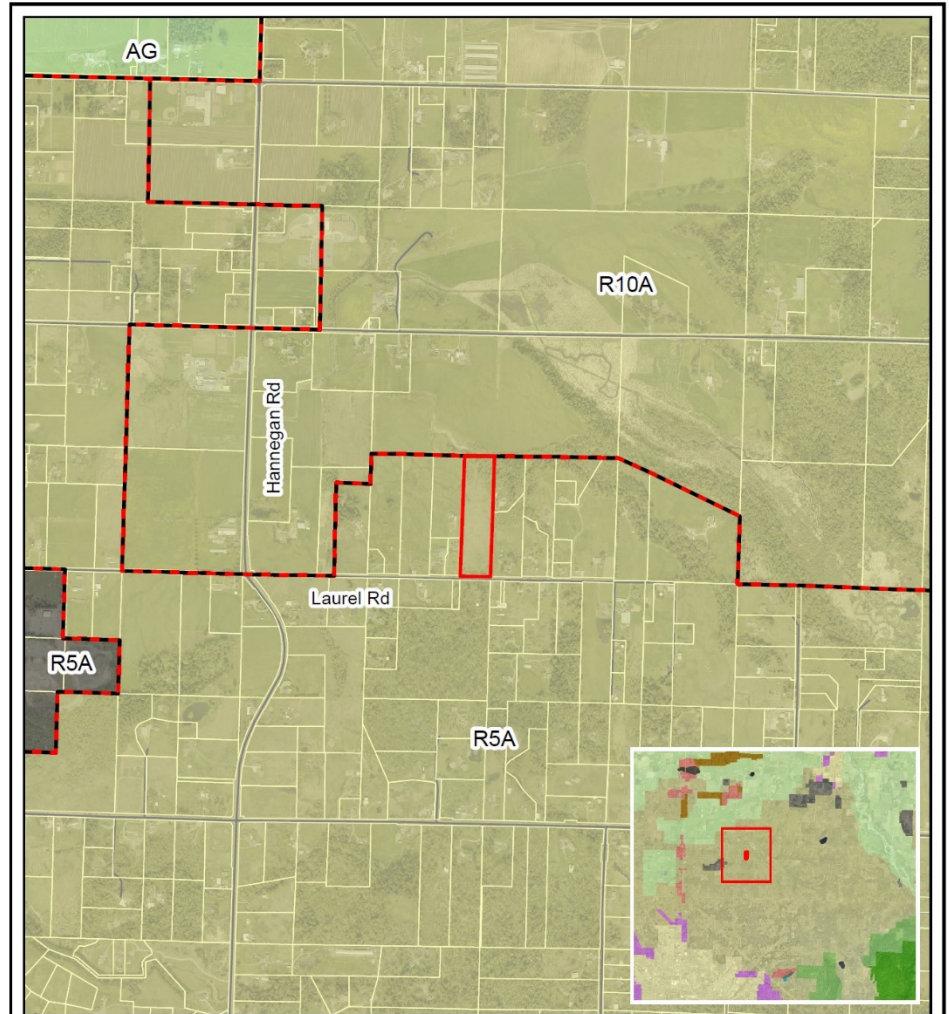
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OSP2021-00002

Leslie Grace and Jeremiah Schwartz

~9.85 Acre Parcel
~8.85 OSL Acres

PBR = 50.74



Open Space Land

OSP2021-00002 - Leslie Grace and Jeremiah Schwartz - 8.85 Ac.

- Subject Site
- Zoning Boundary
- Agriculture
- Mineral Resource Lands
- Rural



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0 1,000 Feet

OSP2021-00002

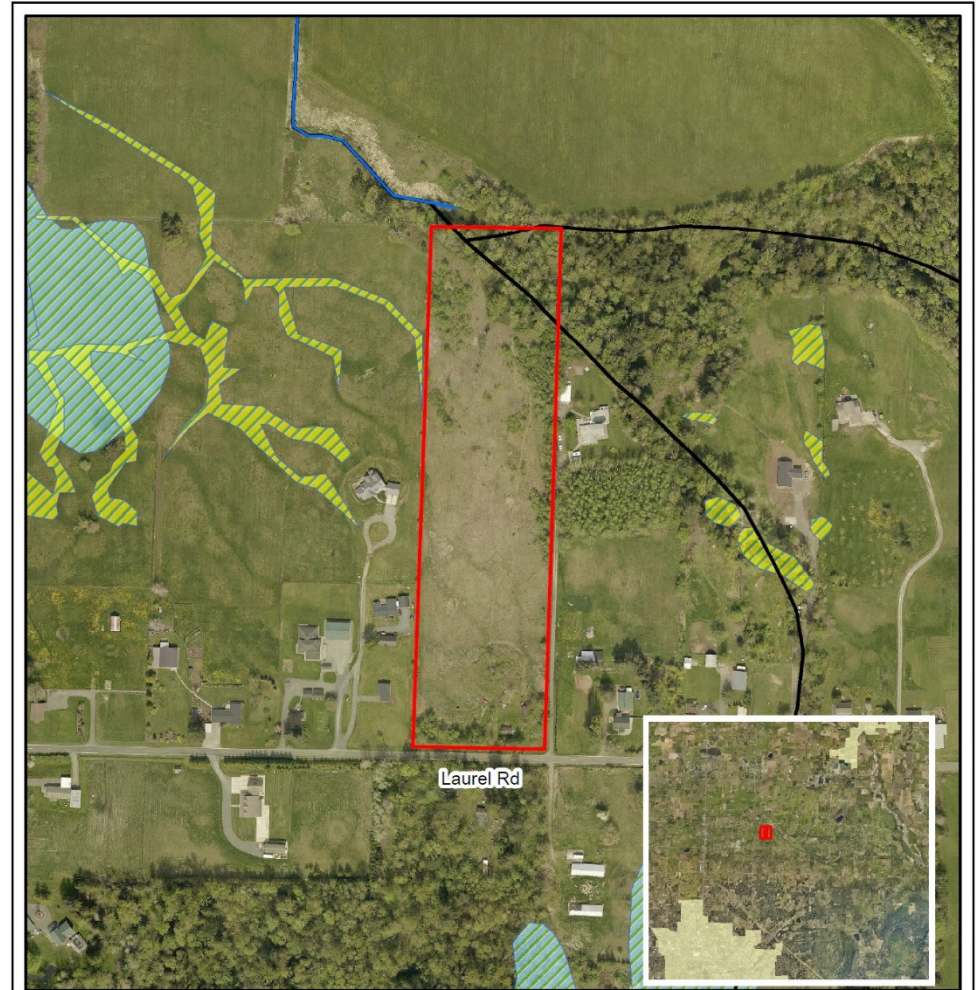
Leslie Grace and
Jeremiah Schwartz

~9.85 Acre Parcel
~8.85 OSL Acres

PBR = 50.74






Ecosystem

Open Space Applications 2021
Leslie Grace and Jeremiah Schwartz



Open Space Land

OSP2021-00002 - Leslie Grace and Jeremiah Schwartz - 8.85 Ac.

-  Subject Site
-  Fish Bearing Streams
-  Non-Fish Bearing Stream
-  Delineated Wetlands
-  Modeled Wt

0 400 Feet



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OSP2021-00002

Leslie Grace and
Jeremiah Schwartz

~9.85 Acre Parcel

~8.85 OSL Acres

PBR = 50.74

Public Access Map

Open Space Land Application 2021
Leslie Grace and Jeremiah Schwartz



Open Space Land

OSP2021-00002 -Leslie Grace and Jeremiah Schwartz - 8.85 Ac.

Public Access Trail

Subject Site

0 120 Feet



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Grace/Schwartz



Grace/Schwartz



OSP2021-00003

Whatcom Land Trust

~1,018 Acre Parcel

~1,018 OSL Acres

PBR = 46.93

Basic Value (BV)	Score	MAX	Public Benefit Value (PBV)	Score	MAX
Conserves or Enhances Natural, Cultural or Scenic Resources: -Lands possess unique scenic vistas of the Twin Sisters, available to the public	2.5	10	Public Access: -Shoreline Access -Recreation Access -Day use, 7-days per week, access typical of open space requirements	24%	40 %
Protect Streams, Stream Corridors, Wetlands, Shorelines and Aquifers: -Lands near/adjacent to streams where alterations would result in loss of quality of water and general regime -Lands adjacent to bodies of water	3.33	10	Water Resource Protection: Preservation of hydrologic processes of Skookum Creek, a main tributary of the South Fork Valley	6.67%	20 %
Protects Soil, Unique or Critical Wildlife, Native Plant Habitat: -Portions of the property have slopes exceeding 25% -Portions of the property provide for Federally Threatened salmonid species	6.67	10	Wildlife Habitat: -The property provides habitat for Federally Threatened salmonid species -Land has abundance of diversity of wildlife associated with edge habitat and areas of vegetative and topographic diversity	20%	20%
Promotes Conservation Principles by Example/Offers Educational Opportunities: -A conservation and public access easement has been recorded on the property and is held by Whatcom County	5	10	Parcel Size Parcel (Combined Parcel) is ~1,018.57 Acres	10%	>20 acres = +10% max; < 5 acres = -10% max
Enhances Value of Abutting Parks, Forests, Wildlife Preserves, or other Open Spaces: -Lands may help to provide for successful implementation of Whatcom County Trail Plan, as identified on page 59 of the Comprehensive Parks, Recreation and Open Space Plan 2016. -Lands adjacent to other open space lands classified under RCW 84.33 or RCW 84.34	5	10	Linkage with other Open Space -Land is adjacent to other open space lands classified under RCW 84.34	5%	5 %

Enhances Recreation Opportunities: -Lands provide opportunities for passive recreational activities such as hiking, horseback riding, bird watching and nature observation.	5	10	Natural Areas -Parcel does not contain homesites, outbuildings, or clearings	5%	5 %
Preserves Historic and Archeological Sites	0	10	Financial Advantage	0%	40 % (-)
			Discretionary Value NA	0%	40 % (+/-)
Total	27.5	70	Total	70.67%	140 %

The Public Benefit Rating is calculated using the following formula:
Public Benefit Rating Formula $BV + (BV \times PBV) = 27.5 + (27.5 \times 0.7067)$

OSP2021-00003 Public Benefit Rating (PBR) = 46.93

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

OSP2021-00003

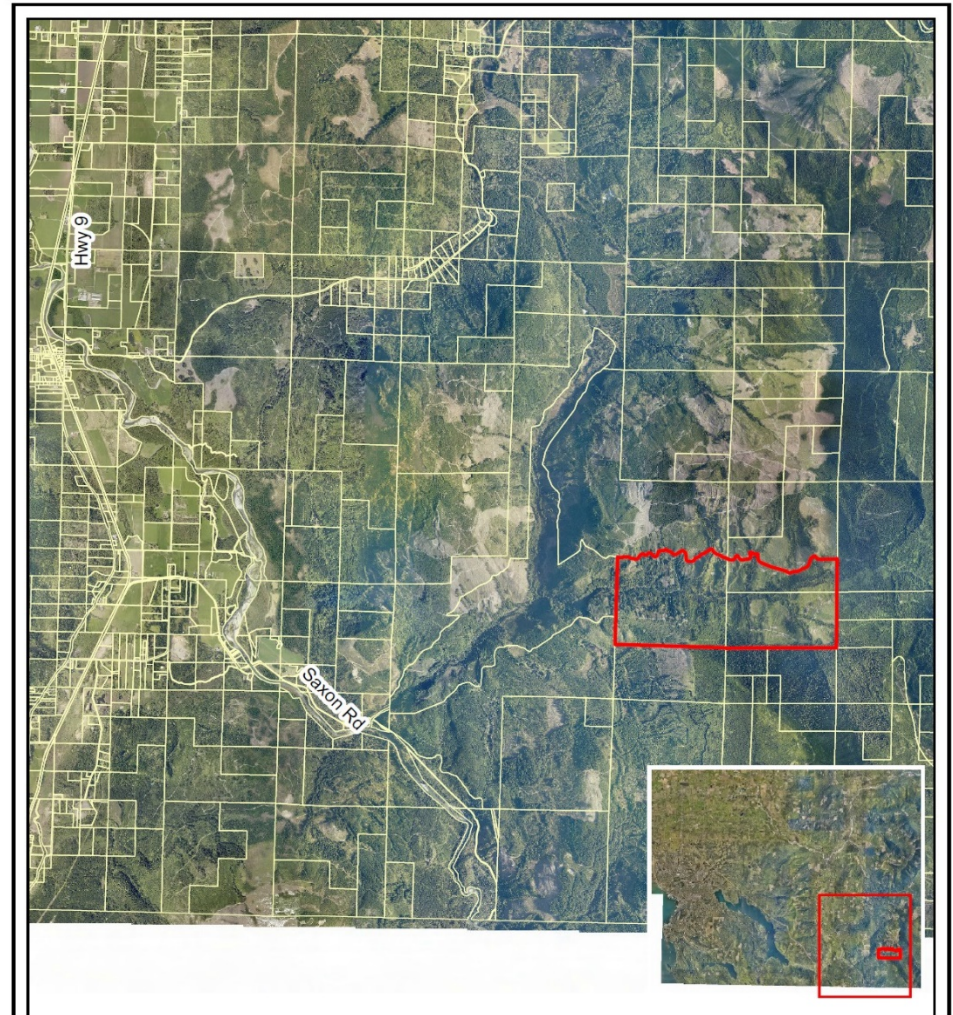
Whatcom Land Trust

~1,018 Acre
Parcel(s)
~1,018 OSL Acres

PBR = 46.93


2019 Aerial

Open Space Land Application 2021
Whatcom Land Trust



Open Space Land

OSP2021-00003 - Whatcom Land Trust - ~1,018 Ac.

 Subject Site

0 1 Miles



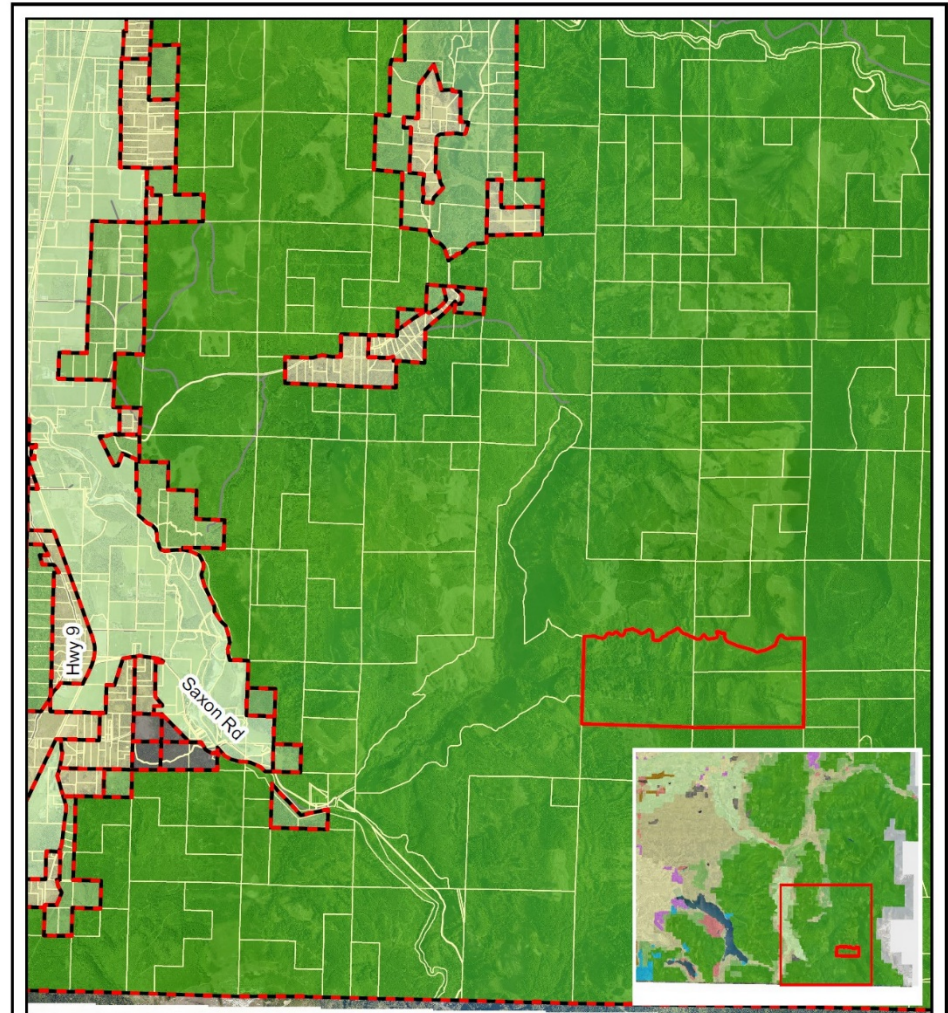
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OSP2021-00003

Whatcom Land Trust

~1,018 Acre
Parcel(s)
~1,018 OSL Acres

PBR = 46.93



Open Space Land

OSP2021-00003 - Whatcom Land Trust - ~1,018 Ac.

- | | |
|---|--|
|  Subject Site |  Agriculture |
|  Zoning Boundary |  Rural Forestry |
|  Rural |  Commercial Forestr |
|  Rural Community |  Mineral Resource Lands |

0 1
Miles



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OSP2021-00003

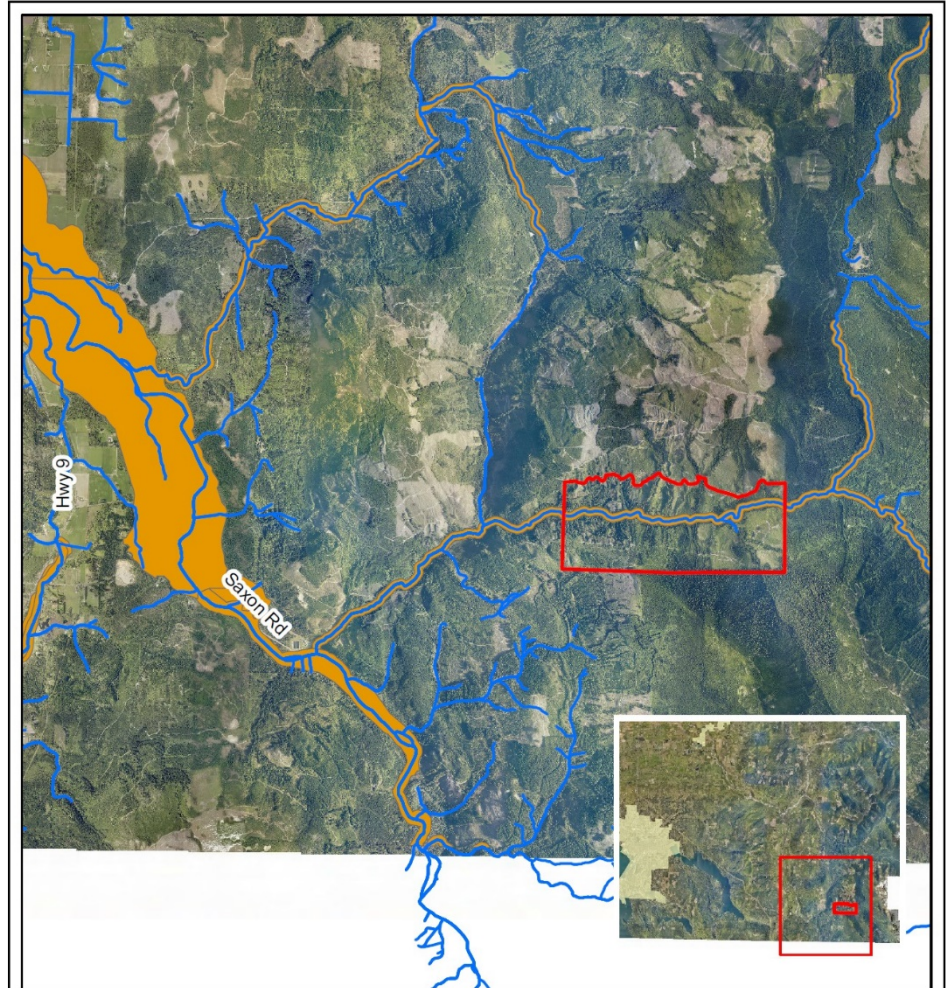
Whatcom Land Trust

~1,018 Acre
Parcel(s)
~1,018 OSL Acres

PBR = 46.93




Ecosystem

Open Space Applications 2021
Whatcom Land Trust



Open Space Land

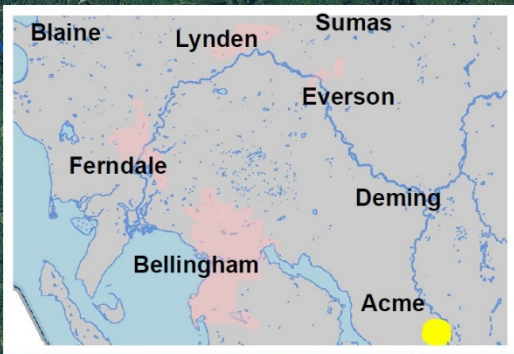
OSP2021-00003 - Whatcom Land Trust - ~1,018 Ac.

-  Subject Site
-  Fish Bearing Streams
-  Shoreline Jurisdiction




0 1 Miles

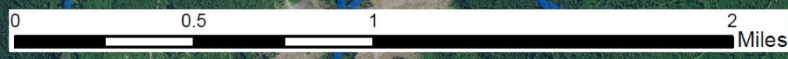
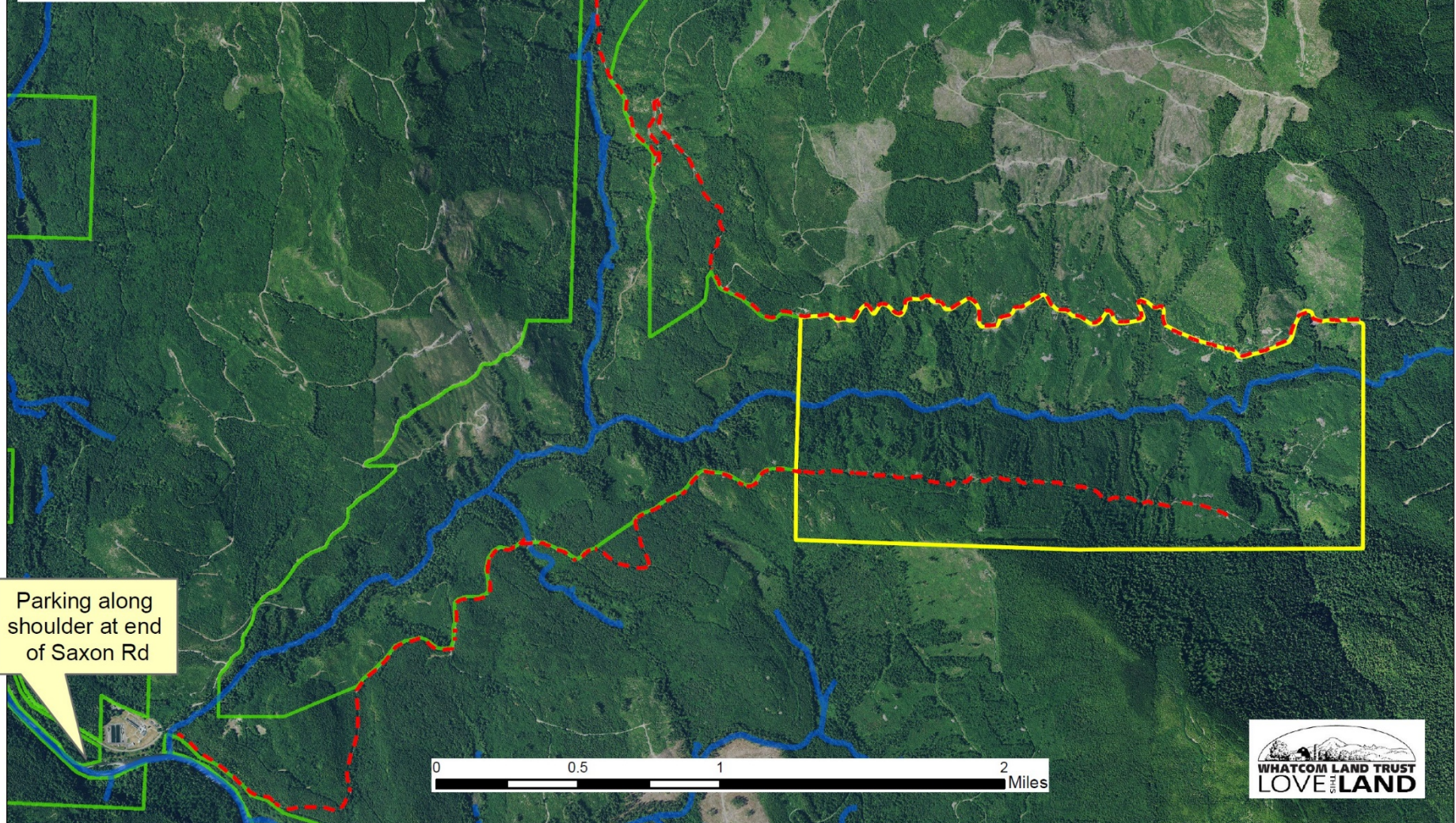


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Legend

-  Roads accessible for non-motorized public access
-  Upper Skookum Creek Property
-  Other WLT Properties



OSP2021-00004

Intalco #1

~615 Acre Parcel(s)

~615 OSL Acres

PBR = 68.65

Basic Value (BV)	Score	MAX	Public Benefit Value (PBV)	Score	MAX
<u>Traditional or Potential Farmland</u> -Lands have historically been used for agriculture -Roughly 40% of the property has not been devoted to a use inconsistent with agricultural uses (forested)	10.5	15	<u>Public Access:</u> -Recreation Access -Public Road Frontage -Off-street parking -Restrictions on access are limited	32%	40 %
<u>Soil Value</u> -Roughly 55% of the land contains prime farmland - Roughly 74% of the land contains capability classification I-IV	9.64	15	<u>Water Resource Protection:</u> Preservation of hydrologic processes streams and wetlands	6.67%	20 %
<u>Comprehensive Plan Designation</u>	0	5	<u>Wildlife Habitat:</u> -The property provides habitat for Federally Threatened salmonid species -Land has abundant edge habitat.	20%	20%
<u>Conserves or Enhances Natural, Cultural or Scenic Resources:</u> -Lands serve as buffer between areas of industrial activity and areas of human habitation	1.25	5	<u>Parcel Size</u> Parcel (Combined Parcels) is ~615 acres	10%	>20 acres = +10% max; < 5 acres = - 10% max
<u>Protect Streams, Stream Corridors, Wetlands, Shorelines and Aquifers:</u> -Lands near/adjacent to streams where alterations would result in loss of quality of water and general regime -Lands which provide for preservation of swamps -Lands adjacent to bodies of water -Lands adjacent to wetlands	3.33	5	<u>Linkage with other Open Space</u> -Land is adjacent to other open space lands and parkland	5%	5 %
<u>Protects Soil, Unique or Critical Wildlife, Native Plant Habitat:</u> -Portions of the property provide for Federally Threatened salmonid species	1.67	5	<u>Natural Areas</u> -Roughly 56% of the parcel is in natural cover and not developed with a home site, outbuildings and clearings.	2.85%	5 %

<u>Promotes Conservation Principles by Example/Offers Educational Opportunities:</u> -The property is managed by the Washington Department of Fish and Wildlife for wildlife habitat.	2.5	5	<u>Financial Advantage</u>	0%	40 % (-)
<u>Enhances Value of Abutting Parks, Forests, Wildlife Preserves, or other Open Spaces:</u> -Lands may help to provide for successful implementation of Whatcom County Trail Plan, as identified on page 59 of the Comprehensive Parks, Recreation and Open Space Plan 2016. -Lands adjacent to other open space lands classified under RCW 84.33 or RCW 84.34	2.5	5	<u>Discretionary Value NA</u>	0%	40 % (+/-)
<u>Enhances Recreation Opportunities:</u> -Lands provide private recreational facilities (Archery Range) available to the public without charge. -Lands provide opportunities for passive recreational activities such as hiking, horseback riding, bird watching and nature observation.	5	5			
<u>Preserves Historic and Archeological Sites</u> One of the 28 Subject Parcels contains a recorded archaeological site.	2.5	5			
Total	38.89	70	Total	76.52%	140 %

The Public Benefit Rating is calculated using the following formula:
Public Benefit Rating Formula $BV + (BV \times PBV) = 38.89 + (38.89 \times .7652)$

OSP2021-00004

Public Benefit Rating (PBR) = 68.65

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

OSP2021-00004

Intalco #1

~615 Acre

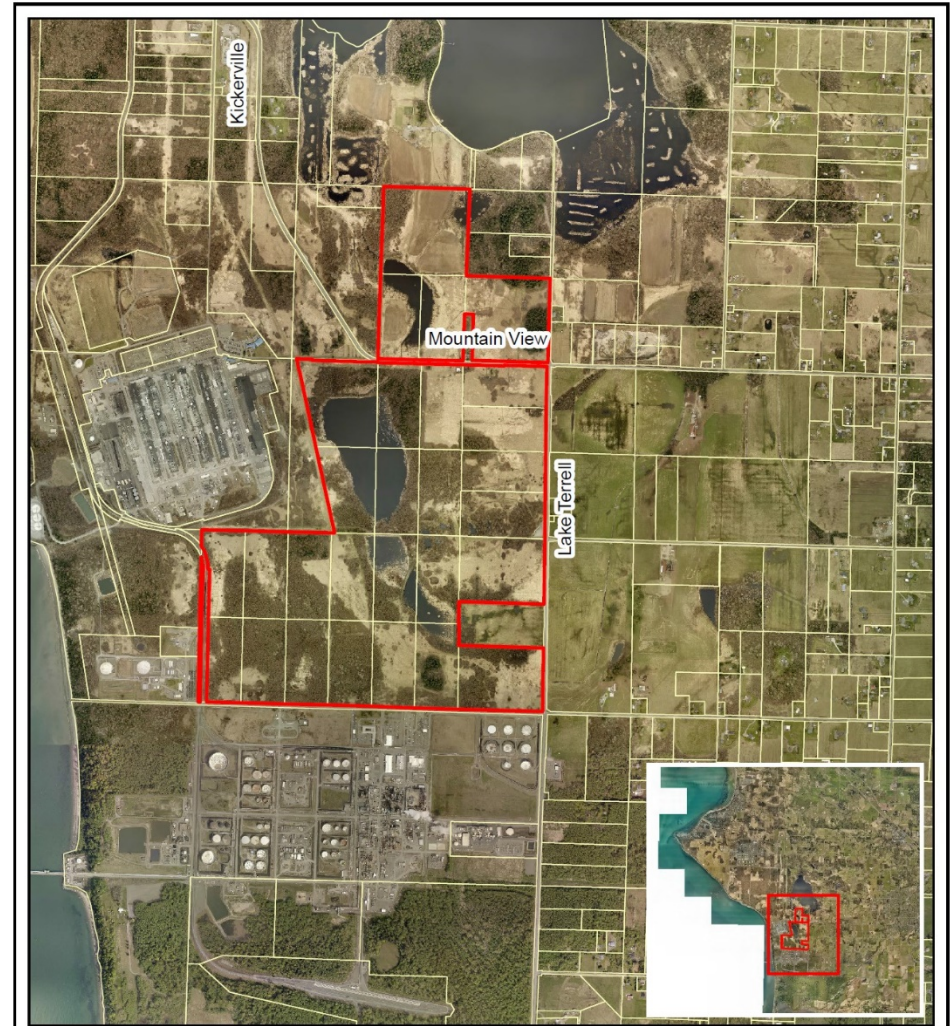
Parcel(s)

~615 OSL Acres

PBR = 68.65

2019 Aerial

Open Space Land Application 2021
Intalco #1



Open Space Farm & Agricultural Conservation Land

OSP2021-00004 - Intalco - ~615 Ac.

 Intalco #1

0 2,000 Feet



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OSP2021-00004

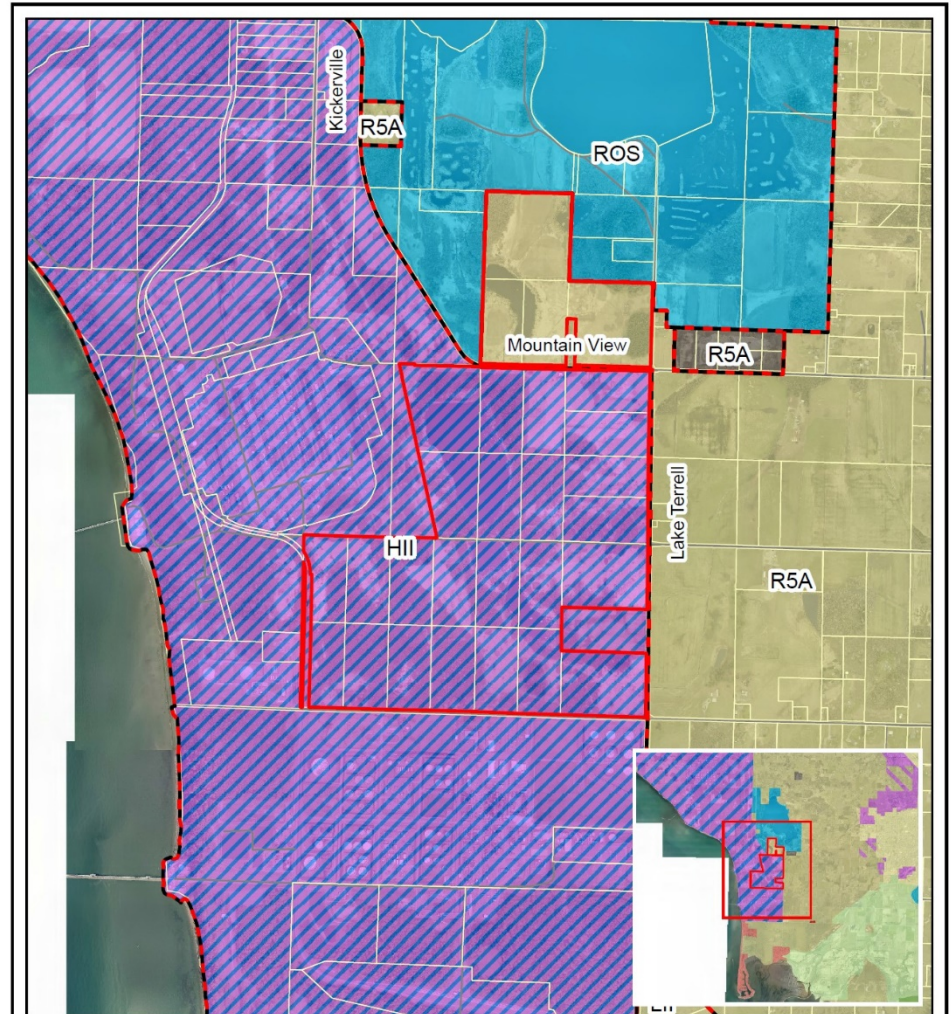
Intalco #1

~615 Acre

Parcel(s)

~615 OSL Acres

PBR = 68.65



Open Space Farm & Agricultural Conservation Land

OSP2021-00004 - Intalco - ~615 Ac.

-  Major/Port Industrial UGA
-  Rural
-  Mineral Resource Lands
-  Public Recreation
-  Intalco #1
-  Zoning Boundary



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0 2,000 Feet

OSP2021-00004

Intalco #1

~615 Acre

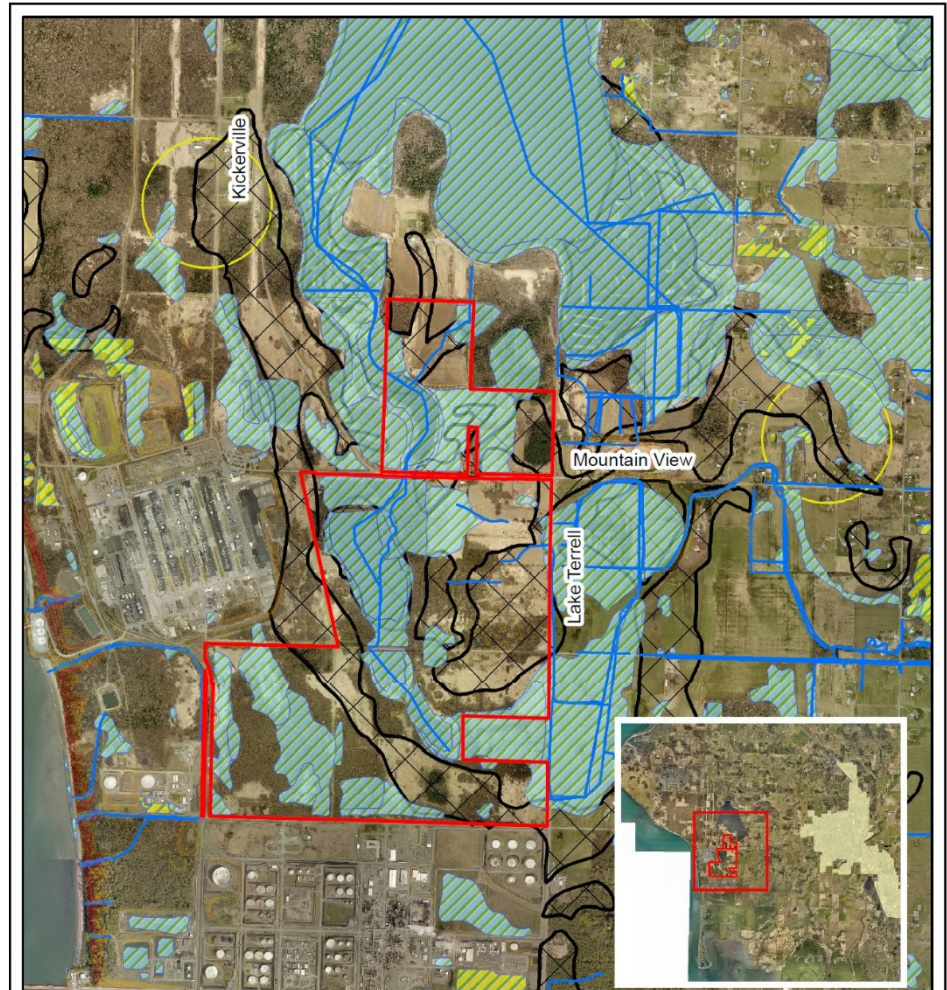
Parcel(s)

~615 OSL Acres

PBR = 68.65

Ecosystem

Open Space Applications 2021
Intalco #1



Open Space Farm & Agricultural Conservation Land

OSP2021-00004 - Intalco - ~615 acres

-  Intalco #1
-  Fish Bearing Streams
-  Delineated Wetlands
-  Modeled Wetlands
-  Surficial Aquifers

0 2,000 Feet



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Questions?

THIS PROPERTY IS
DESIGNATED
OPEN SPACE

PURSUANT TO THE PROVISIONS
OF RCW. 84.34, PUBLIC ACCESS
IS PERMITTED FOR RECREATIONAL
PURPOSES SUBJECT TO THE TERMS
AND CONDITIONS OF WHATCOM
COUNTY OPEN SPACE AGREE-
MENT No.