



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

File # <b>OSP2020-00003</b>		
<b>Property Owner (s):</b> Penny Friedman	<b>Classification:</b> Open Space Farm and Agricultural Conservation Land	
<b>Street Address:</b> 8285 Peace Park Drive	<b>Status:</b> Application for Reclassification	
<b>City:</b> Custer  <b>State:</b> WA <b>Zip:</b> 98240	<b>Assessor's Parcel No.(s):</b>  Parcel A: 400121192200	
<b>Site Address:</b> Same	<b>Parcel Acres:</b>	26.93 Acres
<b>Watershed:</b> <ul style="list-style-type: none"> <li>• 3<sup>rd</sup> Order: California</li> <li>• 2<sup>nd</sup> Order: Drayton Harbor</li> <li>• 1<sup>st</sup> Order: Coastal</li> </ul>	<b>Open Space Land Application Acre(s):</b>	25.33 Acres
<b>Comprehensive Plan Designation:</b> Rural	<b>Zoning Designation:</b> R10A	
<b>Historical Land Use:</b> Agriculture	<b>Shorelines:</b> Conservancy	
<b>Soil/Type Capabilities:</b> 100% #149 Skipopa-Blainegate complex, 0 to 8% slopes, Prime farmland if drained <ul style="list-style-type: none"> <li>• 4w - Very severe limitations that restrict the choice of plants, require very careful management, or both; Excess water</li> </ul>		

<b>Basic Value (BV)</b>	<b>Score</b>	<b>MAX</b>	<b>Public Benefit Value (PBV)</b>	<b>Score</b>	<b>MAX</b>
<u><b>Traditional or Potential Farmland</b></u> Lands have historically been used for agriculture and not been devoted to a use inconsistent with agricultural uses	15	15	<u><b>Public Access:</b></u>	0%	40 %
<u><b>Soil Value</b></u> -Property contains capability classification IV	7.5	15	<u><b>Water Resource Protection:</b></u> Preserves hydrologic processes: streams, wetlands	6.67%	20 %
<u><b>Comprehensive Plan Designation</b></u>	0	5	<u><b>Wildlife Habitat:</b></u> -Portions of the property provide habitat for endangered salmon species -Land has abundant edge habitat	20%	20%
<u><b>Conserves or Enhances Natural, Cultural or Scenic Resources:</b></u>	0	5	<u><b>Parcel Size</b></u> Parcel exceeds 20 acres	10%	>20 acres = +10% max; < 5 acres = -40% required
<u><b>Protect Streams, Stream Corridors, Wetlands, Shorelines and Aquifers:</b></u> -Lands within a 100-year floodplain -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	3.33	5	<u><b>Linkage with other Open Space</b></u> Land is adjacent to other open space lands classified under RCW 84.33	5%	5 %
<u><b>Protects Soil, Unique or Critical Wildlife, Native Plant Habitat:</b></u> -Portions of the property provide habitat for Federally Threatened salmonid species	1.67	5	<u><b>Natural Areas</b></u> Roughly 45% of the property is in natural cover.	2.25%	5 %
<u><b>Promotes Conservation Principles by Example/Offers Educational Opportunities:</b></u> Parcel is a reserve tract for Agricultural Protection and has a conservation easement over critical areas/buffers	2.5	5	<u><b>Financial Advantage</b></u>	0%	40 % (-)

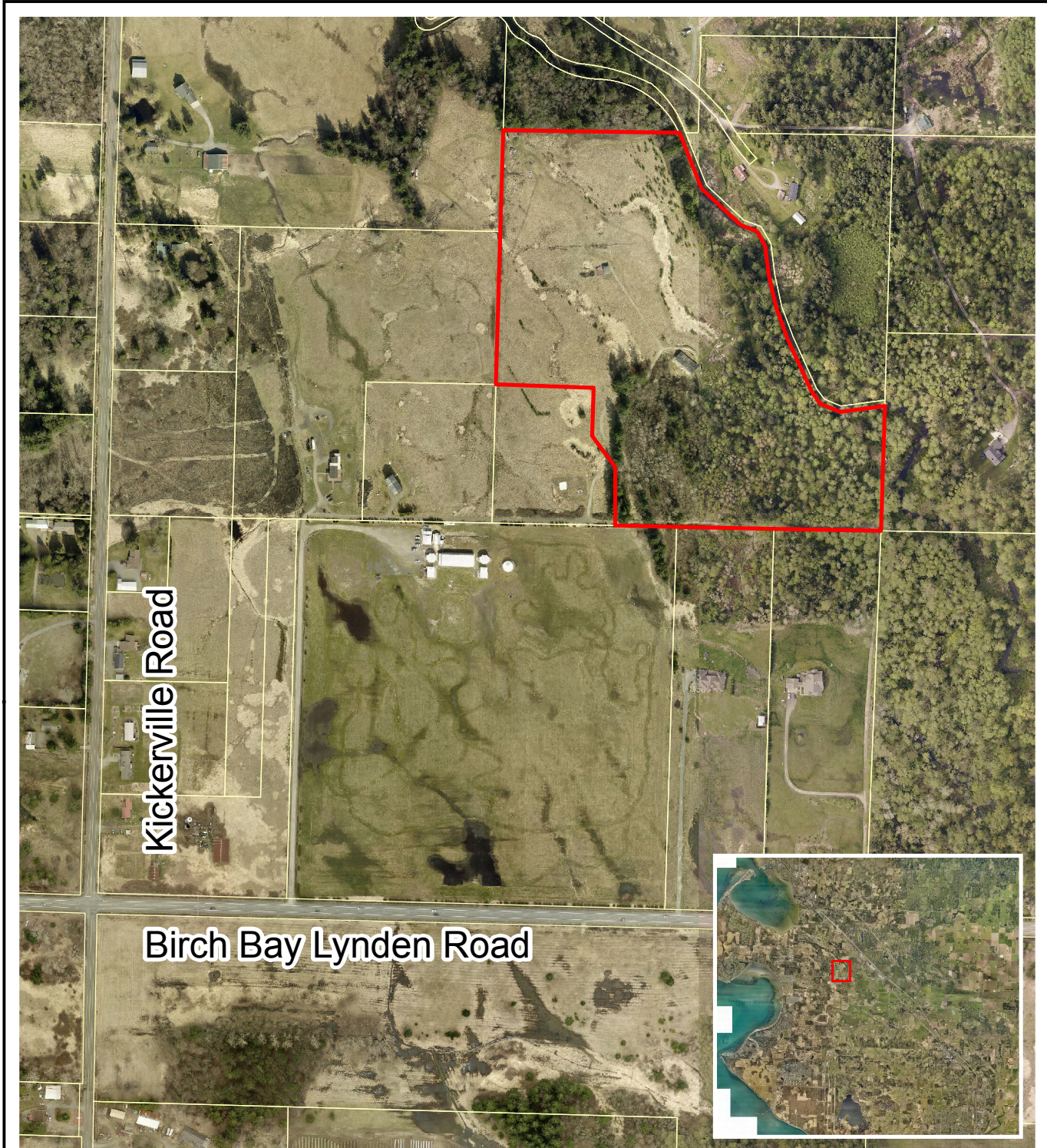
<b><u>Enhances Value of Abutting Parks, Forests, Wildlife Preserves, or other Open Spaces</u></b>  Land is adjacent to other open space lands classified under RCW 84.33	1.25	5	<b><u>Discretionary Value</u></b> <b><u>NA</u></b>	0%	<b>40 %</b> <b>(+/-)</b>
<b><u>Enhances Recreation Opportunities:</u></b>	0	5			
<b><u>Preserves Historic and Archeological Sites</u></b>	0	5			
<b>Total</b>	31.25	<b>70</b>	<b>Total</b>	43.92%	<b>140 %</b>

*The Public Benefit Rating is calculated using the following formula:*

Public Benefit Rating Formula  $BV + (BV \times PBV) = 31.25 + (31.25 \times .4392)$


**OSP2020-00003                      Public Benefit Rating (PBR) = 44.975**

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



**Classification (Open Space Farm & Agricultural Conservation Land)**

OSP2020-00003 - Penny Friedman APN# 400121192200 - 26.93 Ac.

 2020 Open Space Applications

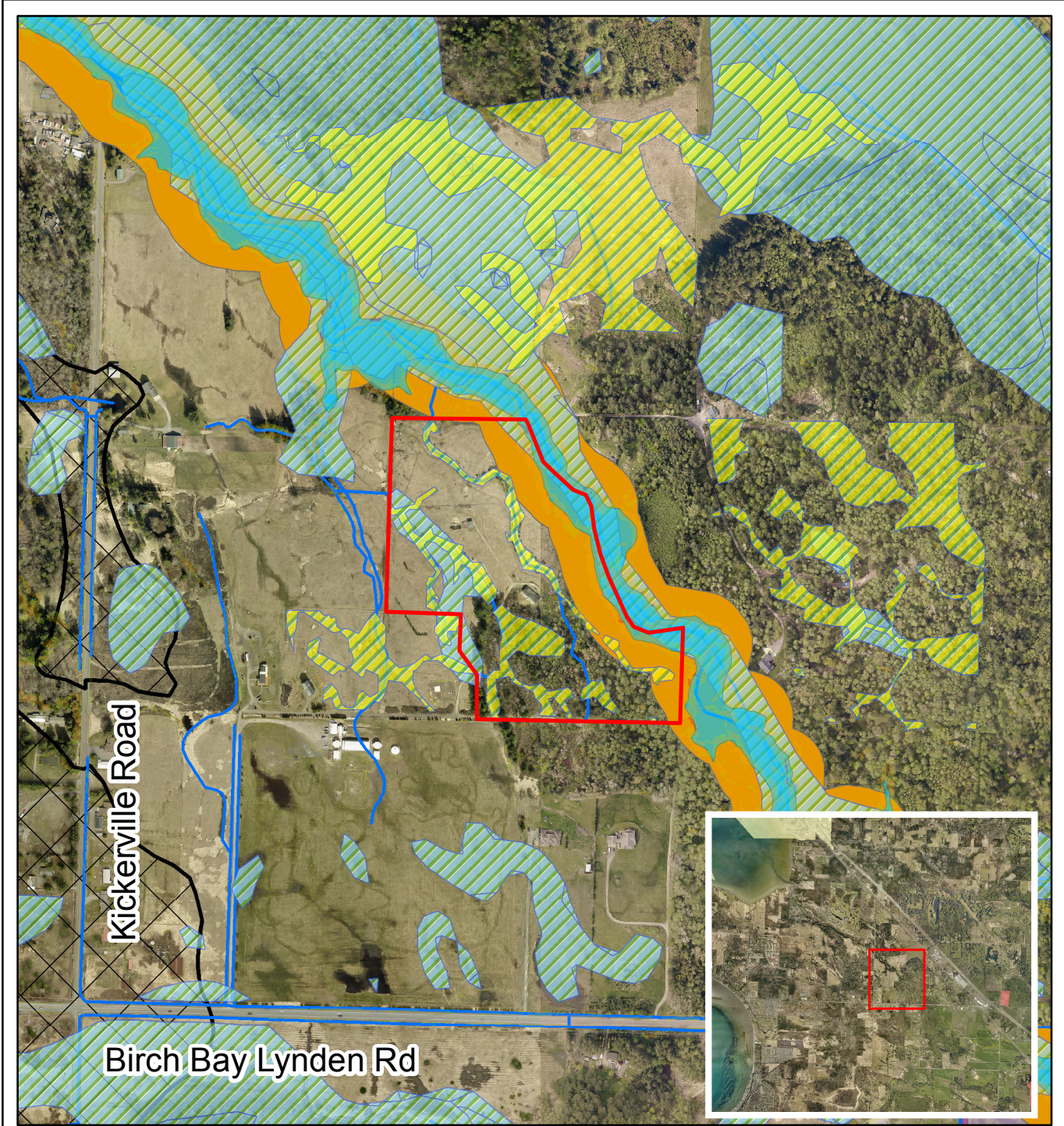
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Ecosystem



**Open Space Farm & Agricultural Conservation Land**  
OSP2020-00003 - Penny Friedman - APN# 400121192200 - 26.93 Ac.

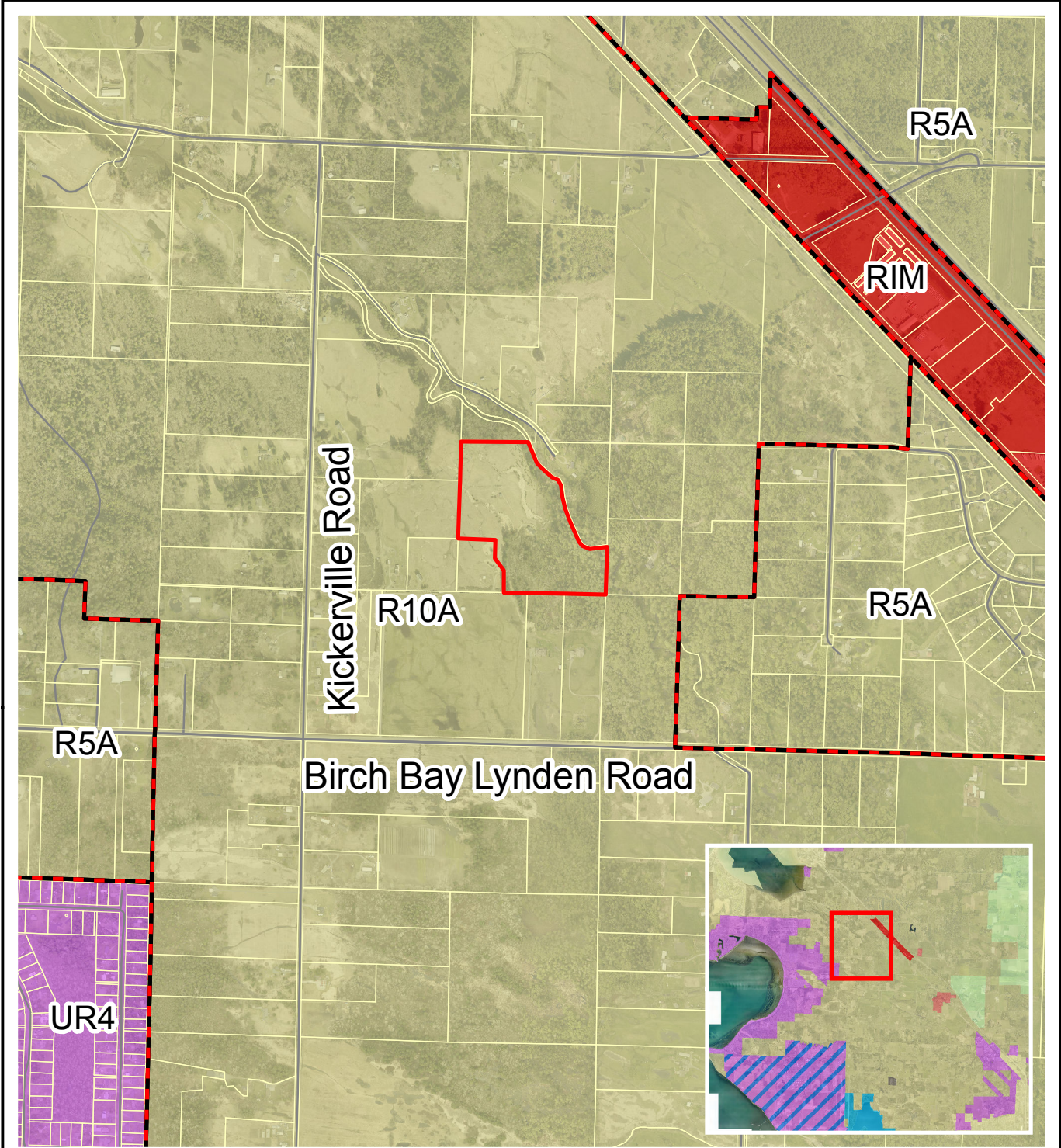
- Subject Parcel
- Streams
- Surficial Aquifers
- 100 Year Flood Zone
- Delineated Wetlands
- Shoreline Jurisdiction
- Modeled Wetlands



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**Open Space Farm & Agricultural Conservation Land**

OSP2020-00003 - Penny Friedman APN#s 400121192200 - 26.93 Ac.



	Urban Growth Area		Subject Parcel
	Rural		Zoning Boundaries
	Rural Business		

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

<b>File # OSP2020-00004</b>		
<b>Property Owner (s):</b> Donald and Barbara Taylor	<b>Classification:</b> Open Space Land	
<b>Street Address:</b> 874 Jorgensen Place	<b>Status:</b> Application for Classification	
<b>City:</b> Bellingham  <b>State:</b> WA <b>Zip:</b> 98226	<b>Assessor's Parcel No.(s):</b>  Parcel A: 390329490363	
<b>Site Address:</b> n/a	<b>Parcel Acres:</b>	13.83 Acres
<b>Watershed:</b> <ul style="list-style-type: none"> <li>• 3<sup>rd</sup> Order: Barrett Lake</li> <li>• 2<sup>nd</sup> Order: Lower Nooksack Subbasin</li> <li>• 1<sup>st</sup> Order: Nooksack</li> </ul>	<b>Open Space Land Application Acre(s):</b>	12.83 Acres
<b>Comprehensive Plan Designation:</b> Rural	<b>Zoning Designation:</b> R5A	
<b>Historical Land Use:</b> Agriculture	<b>Shorelines:</b> n/a	
<b>Soil/Type Capabilities:</b> ~74.8% #182 Whatcom - Labounty silt loams, 0 to 8% slopes, Prime farmland if drained <ul style="list-style-type: none"> <li>• 3w - Severe limitations that reduce the choice of plants or require special conservation practices, or both; Excess water</li> </ul> ~25.2% #181 Whatcom silt loam, 30 to 60 percent slopes, Not prime farmland		

Basic Value (BV)	Score	MAX	Public Benefit Value (PBV)	Score	MAX
<b><u>Conserves or Enhances Natural, Cultural or Scenic Resources:</u></b>	0	10	<b><u>Public Access:</u></b> -Provides recreation access - Off-street parking is available -Proposed rules of conduct and access management provide high quality access	24%	40 %
<b><u>Protect Streams, Stream Corridors, Wetlands, Shorelines and Aquifers:</u></b> -Adjacent to streams where alterations would result in reduced water quality/general regime -Adjacent to stream -Contains Wetlands	5	10	<b><u>Water Resource Protection:</u></b> Preserves hydrologic processes: streams, wetlands	6.66%	20 %
<b><u>Protects Soil, Unique or Critical Wildlife, Native Plant Habitat:</u></b> -Portions of the property have slopes exceeding 25% -Portions of the property provide habitat for Federally Threatened salmonid species	6.67	10	<b><u>Wildlife Habitat:</u></b> - Portions of the property provide habitat for Federally Threatened salmonid species - Land has abundant edge habitat	20%	20%
<b><u>Promotes Conservation Principles by Example/Offers Educational Opportunities:</u></b> Parcel is a reserve tract for Agricultural Protection and has a conservation easement over critical areas/buffers	5	10	<b><u>Parcel Size</u></b> Parcel is 13.83 Acres	5.89%	>20 acres = +10 % max; < 5 acres = - 10% max
<b><u>Enhances Value of Abutting Parks, Forests, Wildlife Preserves, or other Open Spaces:</u></b> Land is adjacent to other open space lands classified under RCW 84.33	2.5	10	<b><u>Linkage with other Open Space</u></b> Land is adjacent to other open space lands classified under RCW 84.33.	5%	5 %
<b><u>Enhances Recreation Opportunities:</u></b> Lands provide opportunities for passive recreational activities such as bird watching and nature observation	5	10	<b><u>Natural Areas</u></b> ~ 25 percent of the parcel is in natural cover or has been restored.	1.33%	5 %



<u>Preserves Historic and Archeological Sites</u>	0	10	<u>Financial Advantage</u>	0%	40 % (-)
			<u>Discretionary Value NA</u>	0%	40 % (+/-)
<b>Total</b>	24.17	<b>70</b>	<b>Total</b>	62.88%	<b>140</b>

*The Public Benefit Rating is calculated using the following formula:*

Public Benefit Rating Formula  $BV + (BV \times PBV) = 24.17 + (24.17 \times .6288)$


**OSP2020-00004                      Public Benefit Rating (PBR) = 39.37**

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



**Classification (Open Space Farm & Agricultural Conservation Land)**

OSP2020-00004 - Donald and Barbara Taylor APN# 390329490363 - 13.83 Ac.

 2020 Open Space Applications

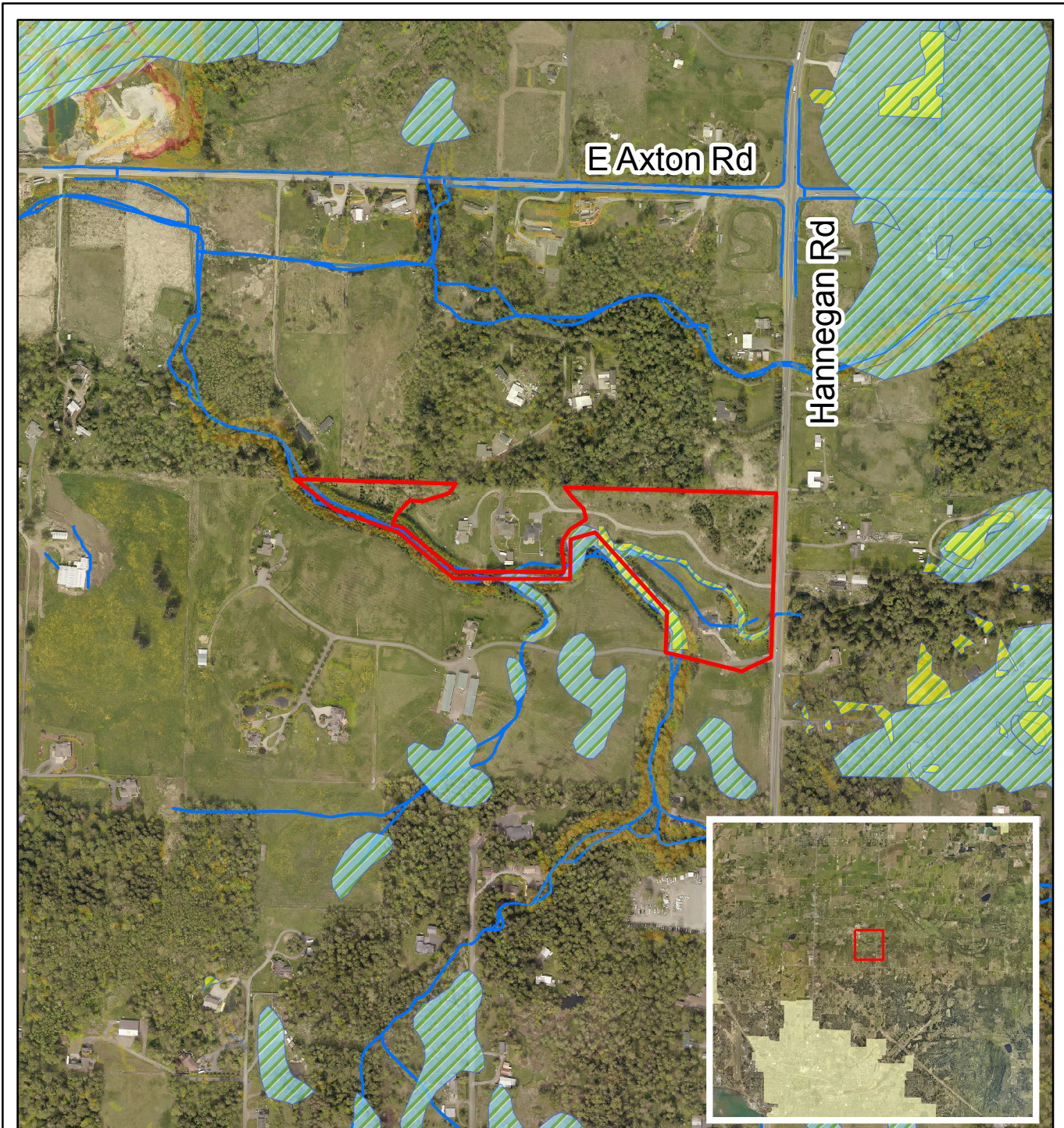
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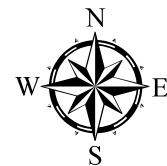
Ecosystem



**Open Space Farm & Agricultural Conservation Land**

OSP2020-00004 - Donald and Barbara Taylor - APN# 390329490363 - 13.83 Ac.

-  Subject Parcel
-  Streams
-  Delineated Wetlands
-  Modeled Wetlands

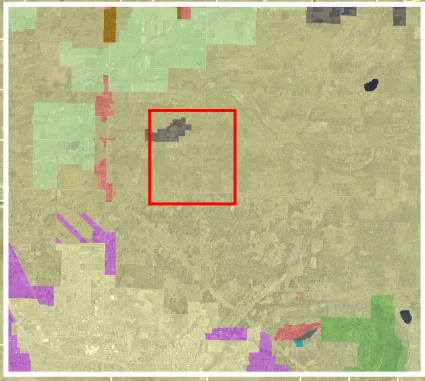
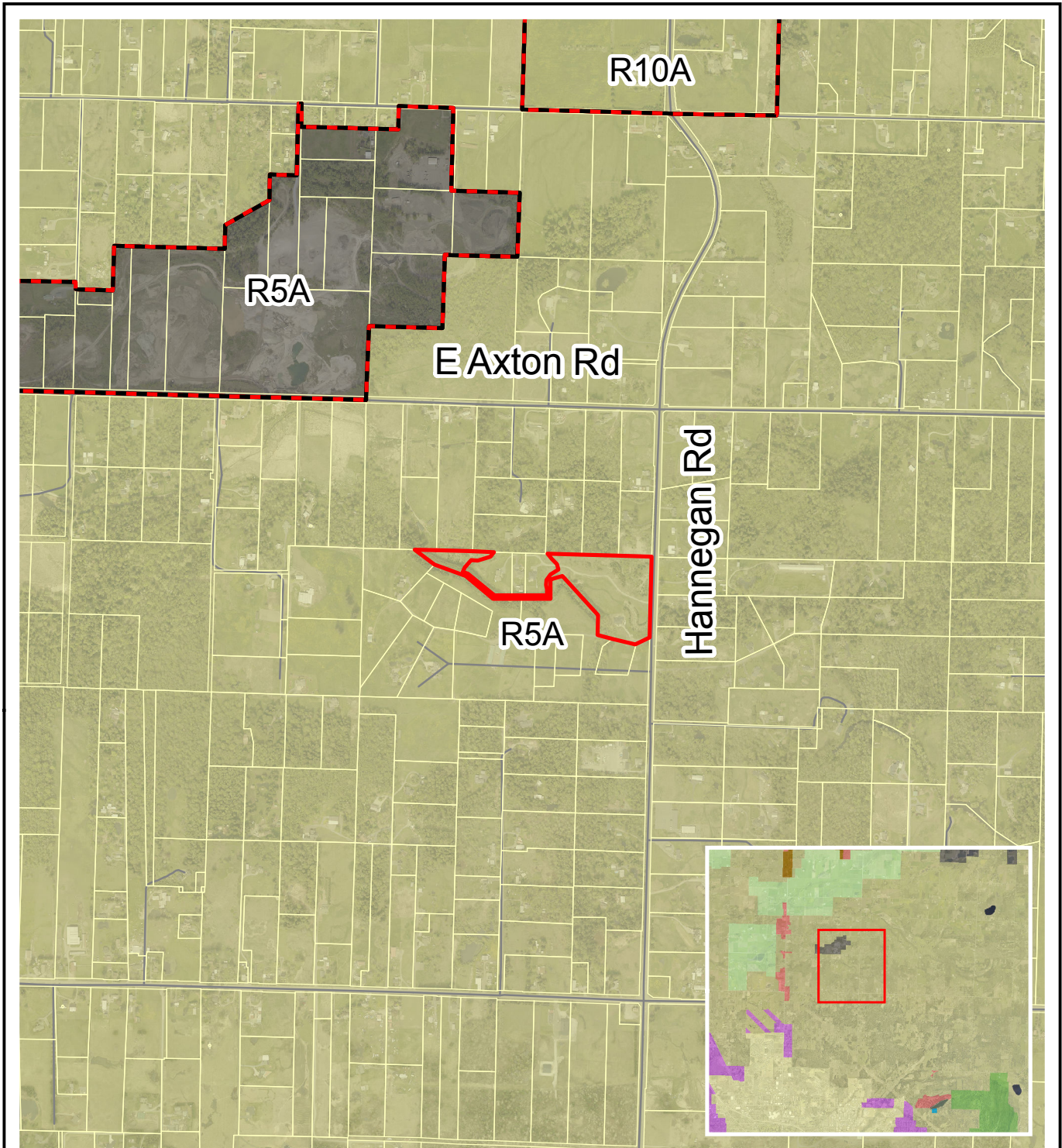


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**Open Space Farm & Agricultural Conservation Land**

OSP2020-00004 - Donald and Barbara Taylor APN#s 390329490363 - 13.83 Ac.

-  Rural
-  Mineral Resource Lands
-  Subject Parcel
-  Zoning Boundary

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Feet



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

<b>File # OSP2020-00005</b>		
<b>Property Owner (s):</b> Whatcom Land Trust	<b>Classification:</b> Open Space Farm and Agricultural Conservation Land	
<b>Street Address:</b> 8574 Blaine Road	<b>Status:</b> Application for Reclassification	
<b>City:</b> Blaine  <b>State:</b> WA <b>Zip:</b> 98230	<b>Assessor's Parcel No.(s):</b>  Parcel A: 400117071051	
<b>Site Address:</b> n/a	<b>Parcel Acres:</b>	22.5 Acres
<b>Watershed:</b> <ul style="list-style-type: none"> <li>• 3<sup>rd</sup> Order: Blaine</li> <li>• 2<sup>nd</sup> Order: Drayton Harbor</li> <li>• 1<sup>st</sup> Order: Coastal</li> </ul>	<b>Open Space Land Application Acre(s):</b>	22.5 Acres
<b>Comprehensive Plan Designation:</b> Rural	<b>Zoning Designation:</b> R10A	
<b>Historical Land Use:</b> Agriculture	<b>Shorelines:</b> Urban Conservancy	
<b>Soil/Type Capabilities:</b> ~96.8% #149 Skipopa - Blainegate complex 0 to 8% slopes, Prime farmland if drained <ul style="list-style-type: none"> <li>• 4w - Very severe limitations that restrict the choice of plants, require very careful management, or both; Excess water</li> </ul> ~3.2% #184 Whitehorn silt loam, 0 to 2% slopes, Prime farmland if drained <ul style="list-style-type: none"> <li>• 5w - Little or no erosion hazard but have other limitations impractical to remove that limit their use largely to pasture, range, woodland, or wildlife food and cover; Excess water</li> </ul>		

Basic Value (BV)	Score	MAX	Public Benefit Value (PBV)	Score	MAX
<p><b><u>Traditional or Potential Farmland</u></b> Lands historically used for agriculture and not devoted to a use inconsistent with agricultural uses</p>	15	15	<p><b><u>Public Access:</u></b> -Provides shoreline access -Provides recreation access -Public road frontage -Off-street parking available - Day use, 7-days per week, access typical of open space requirements</p>	40%	40 %
<p><b><u>Soil Value</u></b> - Land contains prime farmland, if drained. Land appears to be drained based on aerial imagery interpretation. -Property contains capability classification IV</p>	15	15	<p><b><u>Water Resource Protection:</u></b> Preservation of hydrologic processes of the shoreline</p>	6.67%	20 %
<p><b><u>Comprehensive Plan Designation</u></b></p>	0	5	<p><b><u>Wildlife Habitat:</u></b> -Portions of the property provide habitat for Federal Threatened salmonid species -Land has abundant edge habitat</p>	20%	20%
<p><b><u>Conserves or Enhances Natural, Cultural or Scenic Resources:</u></b> Land may prevent spread of high density residential development into less developed , as it is located near (less than 1,000 ft) the Birch Bay UGA</p>	1.25	5	<p><b><u>Parcel Size</u></b> Parcel exceeds 20 acres</p>	10%	>20 acres = +10% max; < 5 acres = - 40% required
<p><b><u>Protect Streams, Stream Corridors, Wetlands, Shorelines and Aquifers:</u></b> -Lands within a 100-year floodplain -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</p>	3.33	5	<p><b><u>Linkage with other Open Space</u></b> Land is adjacent to other open space lands classified under RCW 84.33</p>	5%	5 %

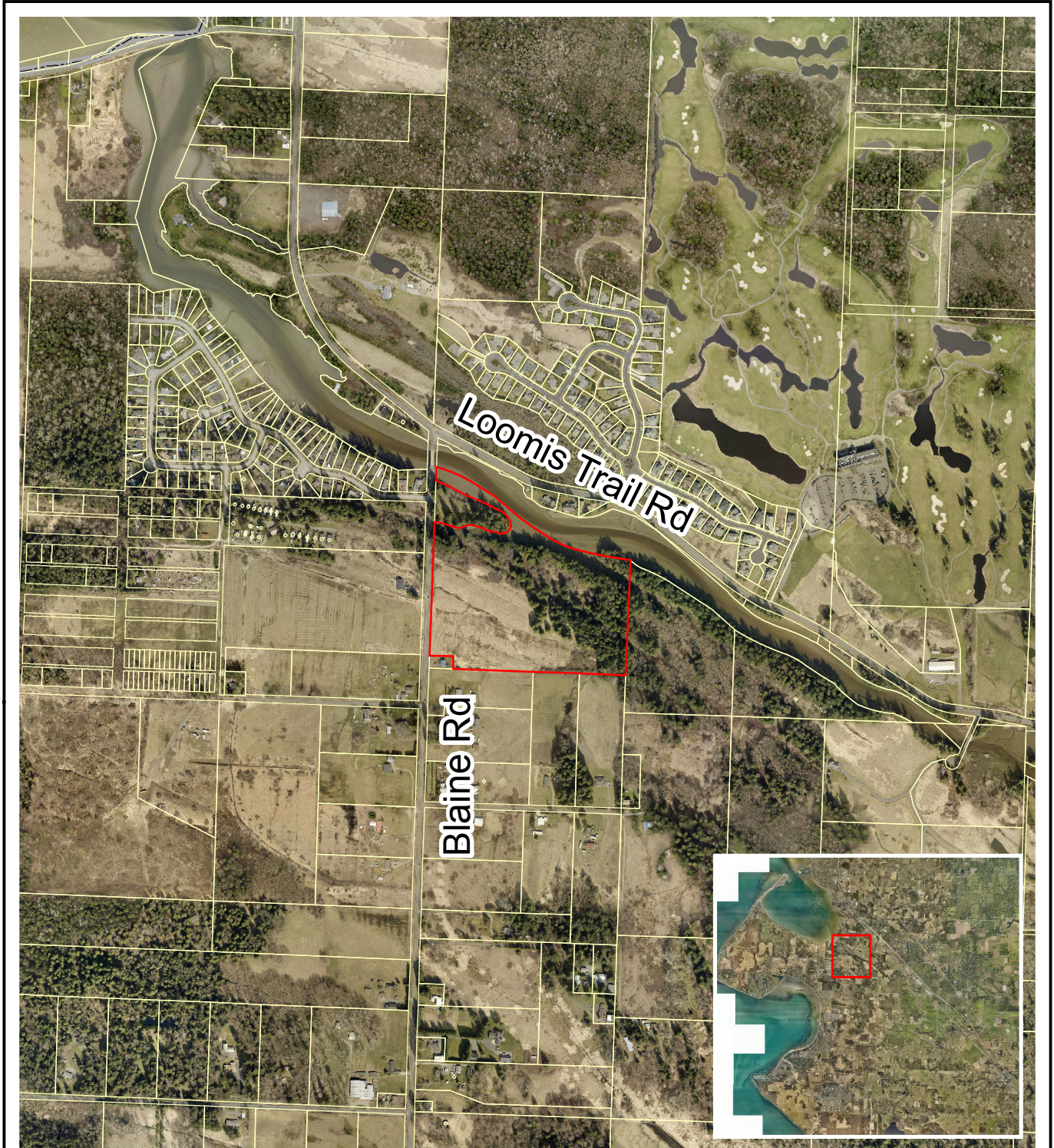
<p><b><u>Protects Soil, Unique or Critical Wildlife, Native Plant Habitat:</u></b>          -Portions of the property have slopes exceeding 25%          -Portions of the property provide habitat for Federally Threatened salmonid species</p>	3.33	5	<p><b><u>Natural Areas</u></b>          Roughly 40% of the property is in natural cover.</p>	2%	5 %
<p><b><u>Promotes Conservation Principles by Example/Offers Educational Opportunities:</u></b>          Lands are example of conservation principles through permanent protection through ownership by the Whatcom Land Trust</p>	2.5	5	<p><b><u>Financial Advantage</u></b></p>	0%	40 % (-)
<p><b><u>Enhances Value of Abutting Parks, Forests, Wildlife Preserves, or other Open Spaces</u></b>          -As open space, land may help provide for successful implementation of County Trail Plan as shown in "Water trail - freshwater" map of 2016 Comprehensive Parks, Recreation and Open Space Plan.          -Land is adjacent to other open space lands classified under RCW 84.33</p>	2.5	5	<p><b><u>Discretionary Value</u></b>  <u>NA</u></p>	0%	40 % (+/-)
<p><b><u>Enhances Recreation Opportunities:</u></b>          Lands will provide opportunities for passive recreational activities.</p>	2.5	5			
<p><b><u>Preserves Historic and Archeological Sites</u></b></p>	0	5			
<b>Total</b>	45.41	70	<b>Total</b>	83.67%	140 %

**The Public Benefit Rating is calculated using the following formula:**

Public Benefit Rating Formula  $BV + (BV \times PBV) = 45.41 + (45.41 \times .8367)$

**OSP2020-00005 Public Benefit Rating (PBR) =83.40**

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



**Open Space Farm & Agricultural Conservation Land**

OSP2020-00005 - Whatcom Land Trust APN# 400117071051 - 22.50 Ac.

 2020 Open Space Applications

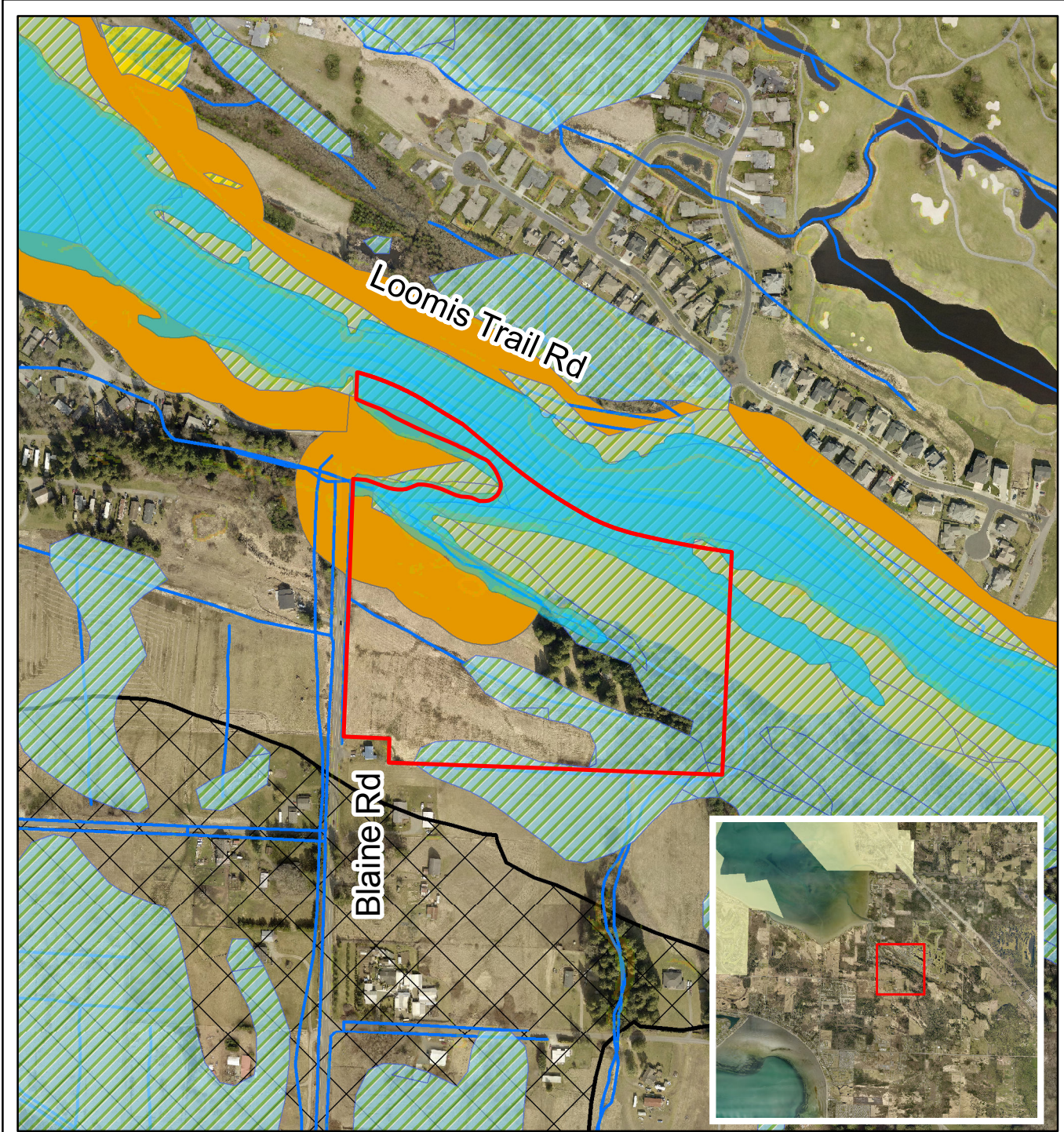


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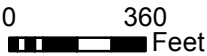


Ecosystem



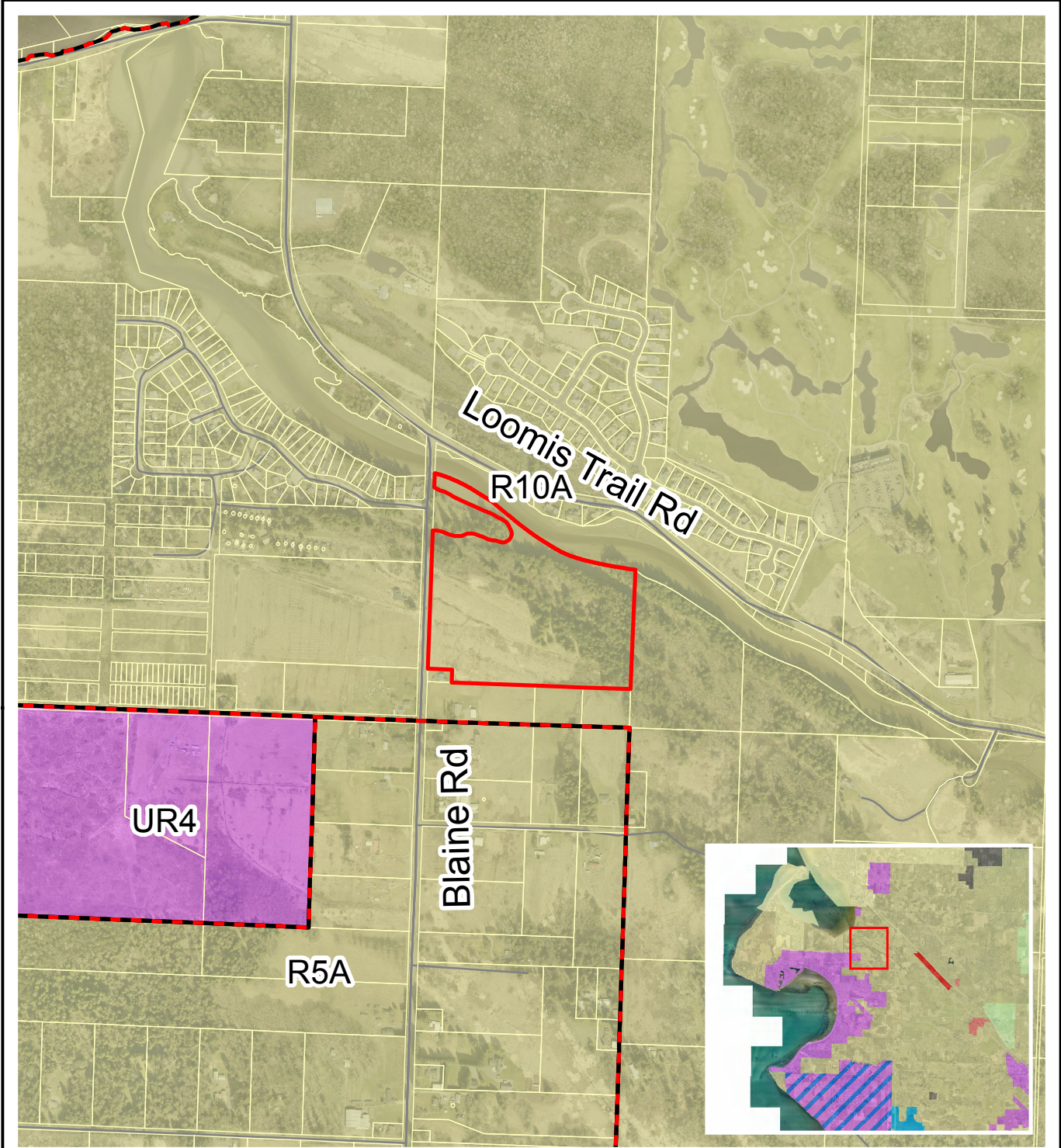
**Open Space Farm & Agricultural Conservation Land**  
 OSP2020-00005 - Whatcom Land Trust - APN# 400117071051 - 22.50 Ac.

- Subject Parcel
- Streams
- Surficial Aquifers
- 100 Year Flood Zone
- Delineated Wetlands
- Shoreline Jurisdiction
- Modeled Wetlands



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**Open Space Farm & Agricultural Conservation Land**  
 OSP2020-00005 - Whatcom Land Trust APN# 400117071051 - 22.50 Ac.

- Urban Growth Area
- Rural
- Subject Parcel
- Zoning Boundary



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