



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

File # OSP2021-00002 – Reclassification to Open Space Land	
Property Owner (s): Leslie Grace, Jeremiah Schwartz	Classification: Open Space Farm and Agricultural Conservation Land
Site Address: 1092 E Laurel Rd Bellingham, WA 98226	Status: Application for Reclassification
	Assessor’s Parcel No.(s): Parcel: 390321252335
	Parcel Acres: 9.85 Acres
Watershed: <ul style="list-style-type: none"> • 3rd Order: Barrett Lake • 2nd Order: Lower Nooksack • 1st Order: Nooksack 	Open Space Land Application Acre(s): 8.85 Acres
Comprehensive Plan Designation/Zoning Designation: Rural	Zoning Designation: R5A
Historical Land Use: Agriculture	Shorelines: n/a
Soil/Type Capabilities: ~82.4% #179 Whatcom silt loam, 3 to 8% slopes, Prime Farmland <ul style="list-style-type: none"> • 3w – Severe limitations that reduce the choice of plants or require special conservation practices, or both; Excess water ~16.2% #181 Whatcom silt loam, 30 to 60% slopes, Not prime Farmland <ul style="list-style-type: none"> • 7e – Limitations that preclude their use for commercial plant production and restrict their use to recreation, wildlife, or water supply or to esthetic purposes; Erosion and runoff ~1.4% #182 Whatcom-Labounty silt loams, 0 to 8% slopes, Prime farmland if drained <ul style="list-style-type: none"> • 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 • 3w – Severe limitations that reduce the choice of plants or require special conservation practices, or both; Excess water 	

Basic Value (BV)	Score	MAX	Public Benefit Value (PBV)	Score	MAX
<p><u>Traditional or Potential Farmland</u> 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)</p>	13.5	15	<p><u>Public Access:</u> - Provides recreation access - Public road frontage - Off-street parking available - The property will be available to the public during daylight hours on weekdays</p>	28%	40 %
<p><u>Soil Value</u> - ~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</p>	12.75	15	<p><u>Water Resource Protection:</u> Preservation of hydrologic processes of the streams and wetlands</p>	6.67%	20 %
<p><u>Comprehensive Plan Designation</u></p>	0	5	<p><u>Wildlife Habitat:</u> - Moderate amount of edge habitat</p>	5%	20%
<p><u>Conserves or Enhances Natural, Cultural or Scenic Resources:</u></p>	0	5	<p><u>Parcel Size</u> Parcel is approximately 10 acres</p>	3.125%	>20 acres = +10% max; < 5 acres = - 40% required
<p><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 adjacent to bodies of water - Lands including and adjacent to wetlands</p>	2.5	5	<p><u>Linkage with other Open Space</u> Land is adjacent to other open space lands classified under RCW 84.34</p>	5%	5 %

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

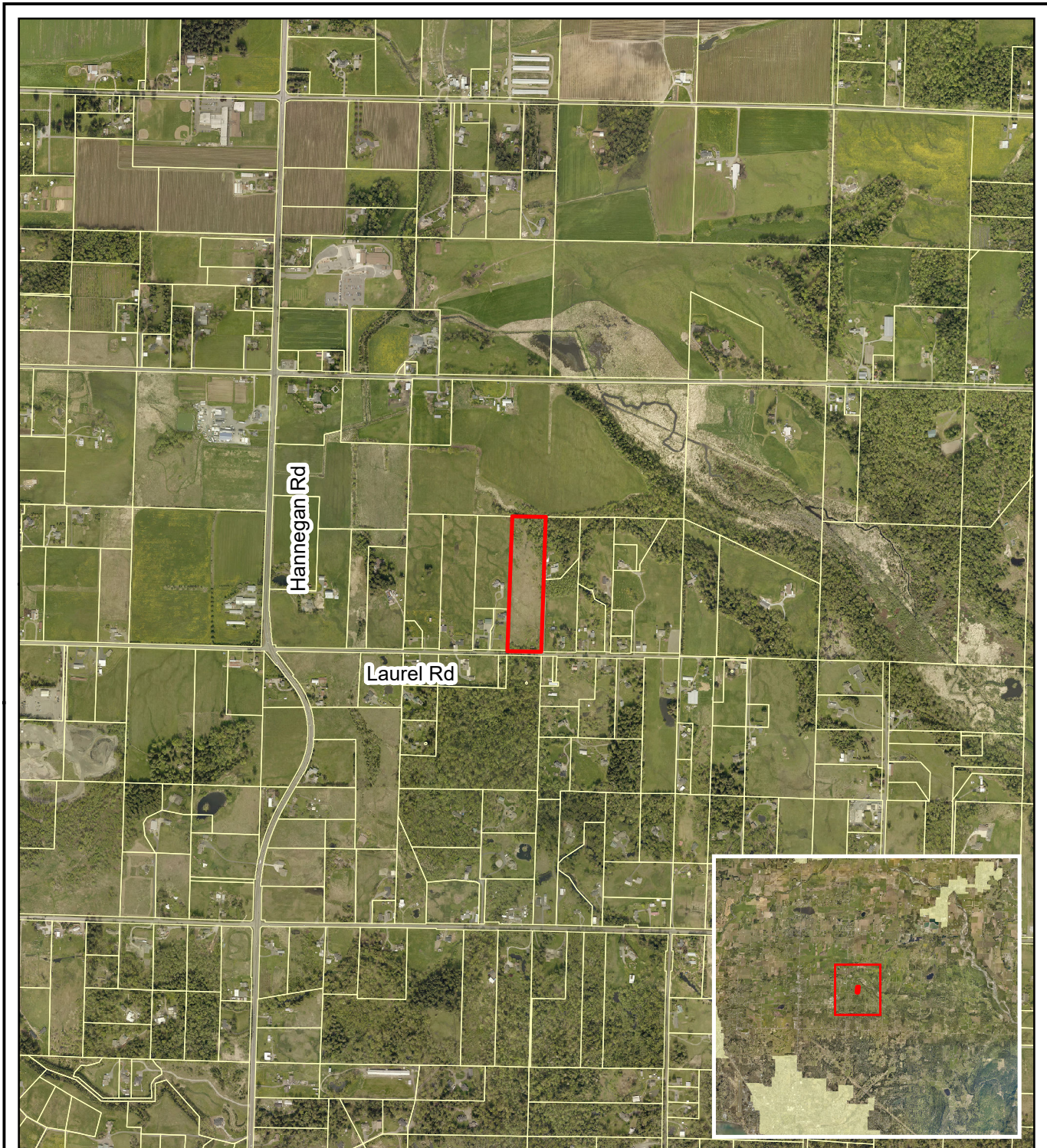
The Public Benefit Rating is calculated using the following formula:

Public Benefit Rating Formula $BV + (BV \times PBV) = 34.16 + (34.16 \times .48545)$

OSP2021-00002


Public Benefit Rating (PBR) = 50.74

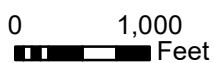
Must receive at least 45 points for a staff recommendation of approval



Open Space Land

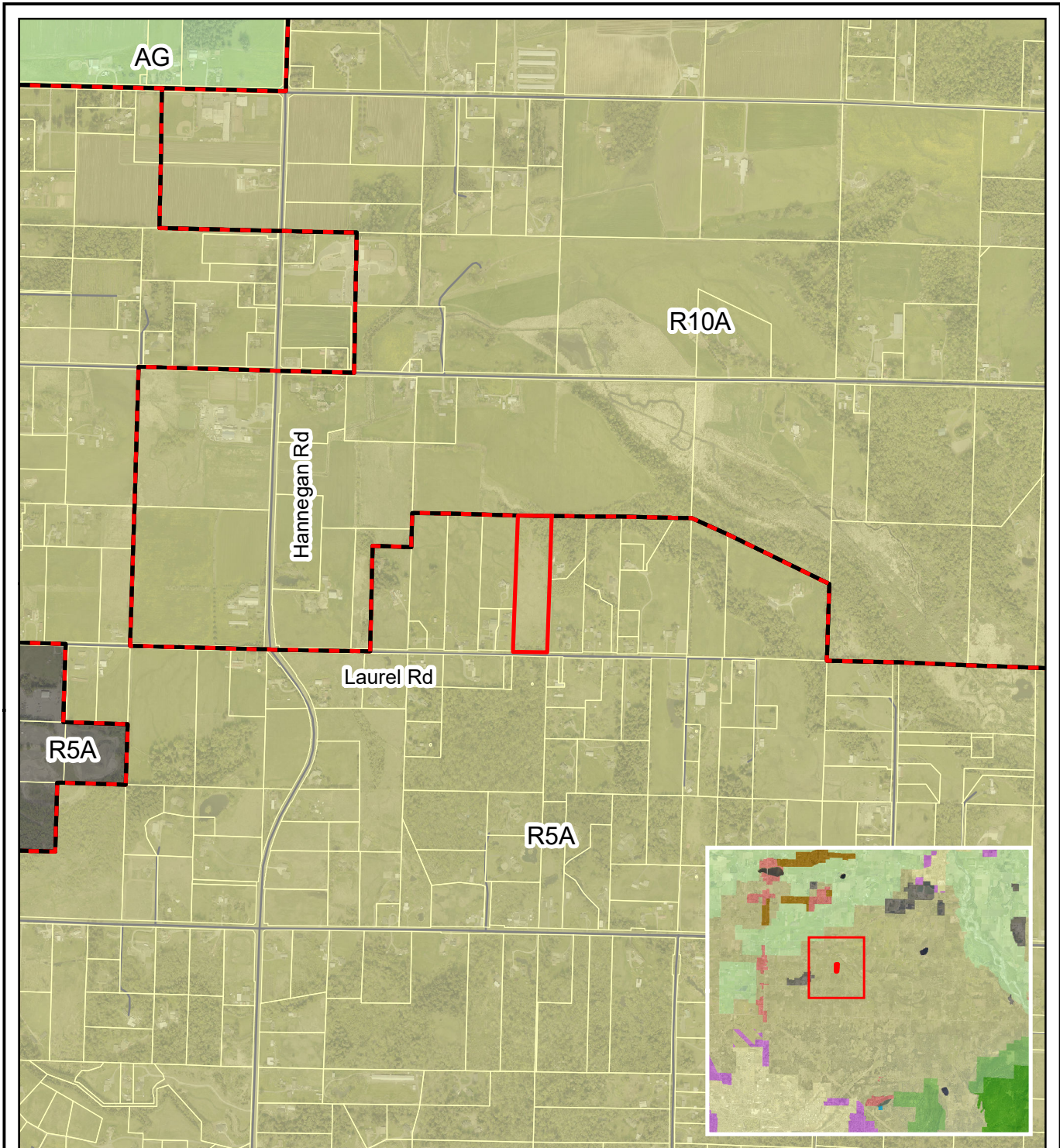
OSP2021-00002 -Leslie Grace and Jeremiah Schwartz - 8.85 Ac.

 Subject Site



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Open Space Land

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

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

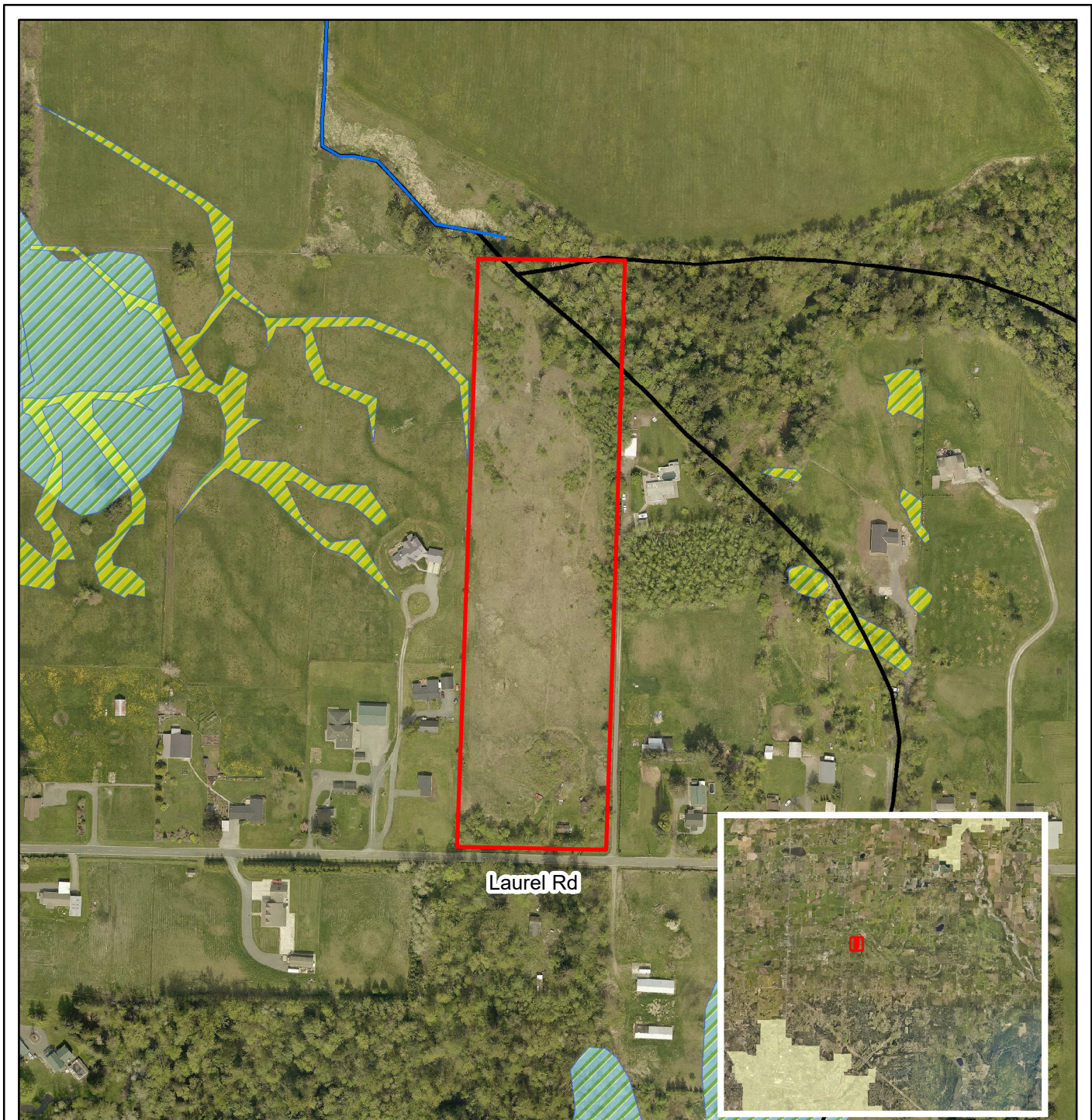


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Ecosystem



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 Wetlands

0 400 Feet




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

File # OSP2021-00003 - Reclassification to Open Space Land		
Property Owner (s): Whatcom Land Trust	Classification: Open Space Land	
Street Address: 412 N Commercial St	Status: Application for Reclassification	
City: Bellingham State: WA Zip: 98227	Assessor's Parcel No.(s): Parcel A: 370619505496	
Site Address: n/a	Parcel Acres:	1,018.57 Acres
Watershed: <ul style="list-style-type: none"> • 3rd Order: Skookum Creek Watershed • 2nd Order: South Fork Subbasin • 1st Order: Nooksack 	Open Space Land Application Acre(s):	1,018.57 Acres
Comprehensive Plan Designation: Commercial Forestry	Zoning Designation: Commercial Forestry	
Historical Land Use: Timber Management	Shorelines: Conservancy	
Soil/Type Capabilities: ~1% #1 – Andic Cryochrepts, 60 to 90% slopes, Not prime farmland <ul style="list-style-type: none"> • 7e – Very severe limitations that make them unsuited to cultivation and that restrict their use largely to grazing, woodland, or wildlife; Erosion and runoff ~12.5% #3 – Andic Xerochrepts, 60 to 90% slopes, PR <ul style="list-style-type: none"> • 7e – Very severe limitations that make them unsuited to cultivation and that restrict their use largely to grazing, woodland, or wildlife; Erosion and runoff ~3% #35 – Crinker very channery silt loam, 30 to 60% slopes		

- 7e – Very severe limitations that make them unsuited to cultivation and that restrict their use largely to grazing, woodland, or wildlife; Erosion and runoff
- ~0.5% #83 - Kindy gravelly silt loam, 8 to 30% slopes,
- 6e – Severe limitations that make them generally unsuited to cultivation and limit their use largely to pasture or range, woodland, or wildlife food and cover.
- ~24% #84 – Kindy gravelly silt loam, 30 to 60% slopes
- 7e – Very severe limitations that make them unsuited to cultivation and that restrict their use largely to grazing, woodland, or wildlife; Erosion and runoff
- ~2% #129 – Rinker very channery silt loam, 30 to 60% slopes
- 7e – Very severe limitations that make them unsuited to cultivation and that restrict their use largely to grazing, woodland, or wildlife; Erosion and runoff
- ~3% #137 – Sandun very gravelly sandy loam, 5 to 30% slopes
- 4e – Very severe limitations that restrict the choice of plants, require very careful management, or both; Erosion and runoff
- ~52% #138 – Sandun very gravelly sandy loam, 30 to 60% slopes
- 7e – Very severe limitations that make them unsuited to cultivation and that restrict their use largely to grazing, woodland, or wildlife; Erosion and runoff
- ~1.5% #155 – Springsteen very gravelly loam, 30 to 60% slopes
- 7e – Very severe limitations that make them unsuited to cultivation and that restrict their use largely to grazing, woodland, or wildlife; Erosion and runoff

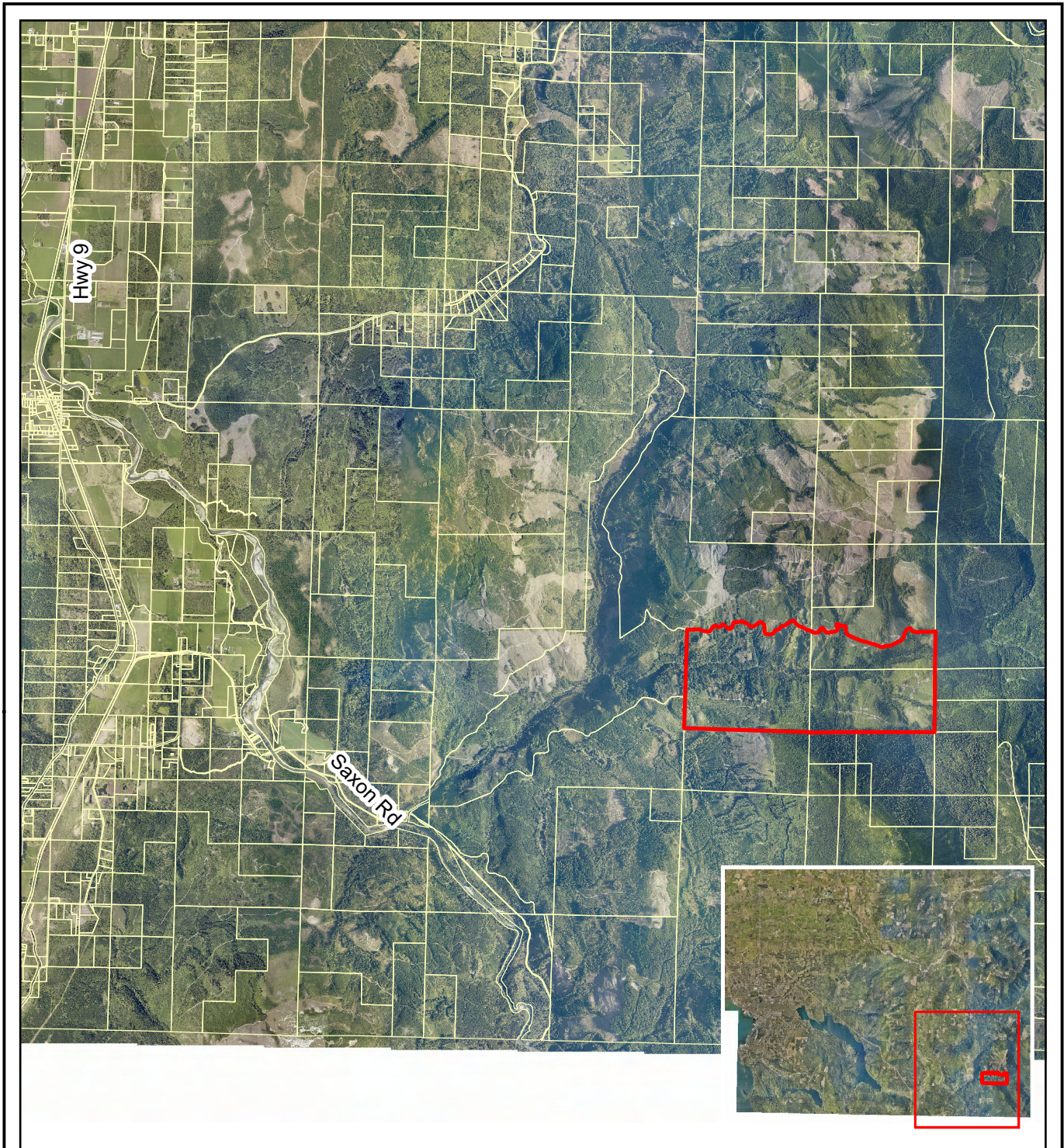
Basic Value (BV)	Score	MAX	Public Benefit Value (PBV)	Score	MAX
<p><u>Conserves or Enhances Natural, Cultural or Scenic Resources:</u> -Lands possess unique scenic vistas of the Twin Sisters, available to the public</p>	2.5	10	<p><u>Public Access:</u> -Shoreline Access -Recreation Access -Day use, 7-days per week, access typical of open space requirements</p>	24%	40 %
<p><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 adjacent to bodies of water</p>	3.33	10	<p><u>Water Resource Protection:</u> Preservation of hydrologic processes of Skookum Creek, a main tributary of the South Fork Valley</p>	6.67%	20 %
<p><u>Protects Soil, Unique or Critical Wildlife, Native Plant Habitat:</u> -Portions of the property have slopes exceeding 25% -Portions of the property provide for Federally Threatened salmonid species</p>	6.67	10	<p><u>Wildlife Habitat:</u> -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</p>	20%	20%
<p><u>Promotes Conservation Principles by Example/Offers Educational Opportunities:</u> -A conservation and public access easement has been recorded on the property and is held by Whatcom County</p>	5	10	<p><u>Parcel Size Parce (Combined Parcel) is</u> ~1,018.57 Acres</p>	10%	>20 acres = + 10% max; < 5 acres = - 10% max
<p><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</p>	5	10	<p><u>Linkage with other Open Space</u> -Land is adjacent to other open space lands classified under RCW 84.34</p>	5%	5 %

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



Open Space Land

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

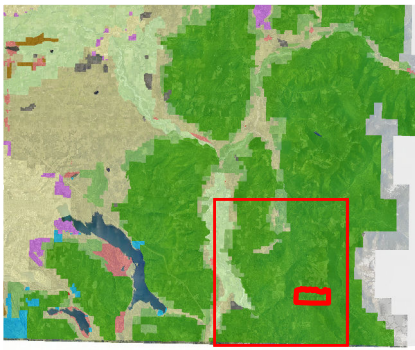
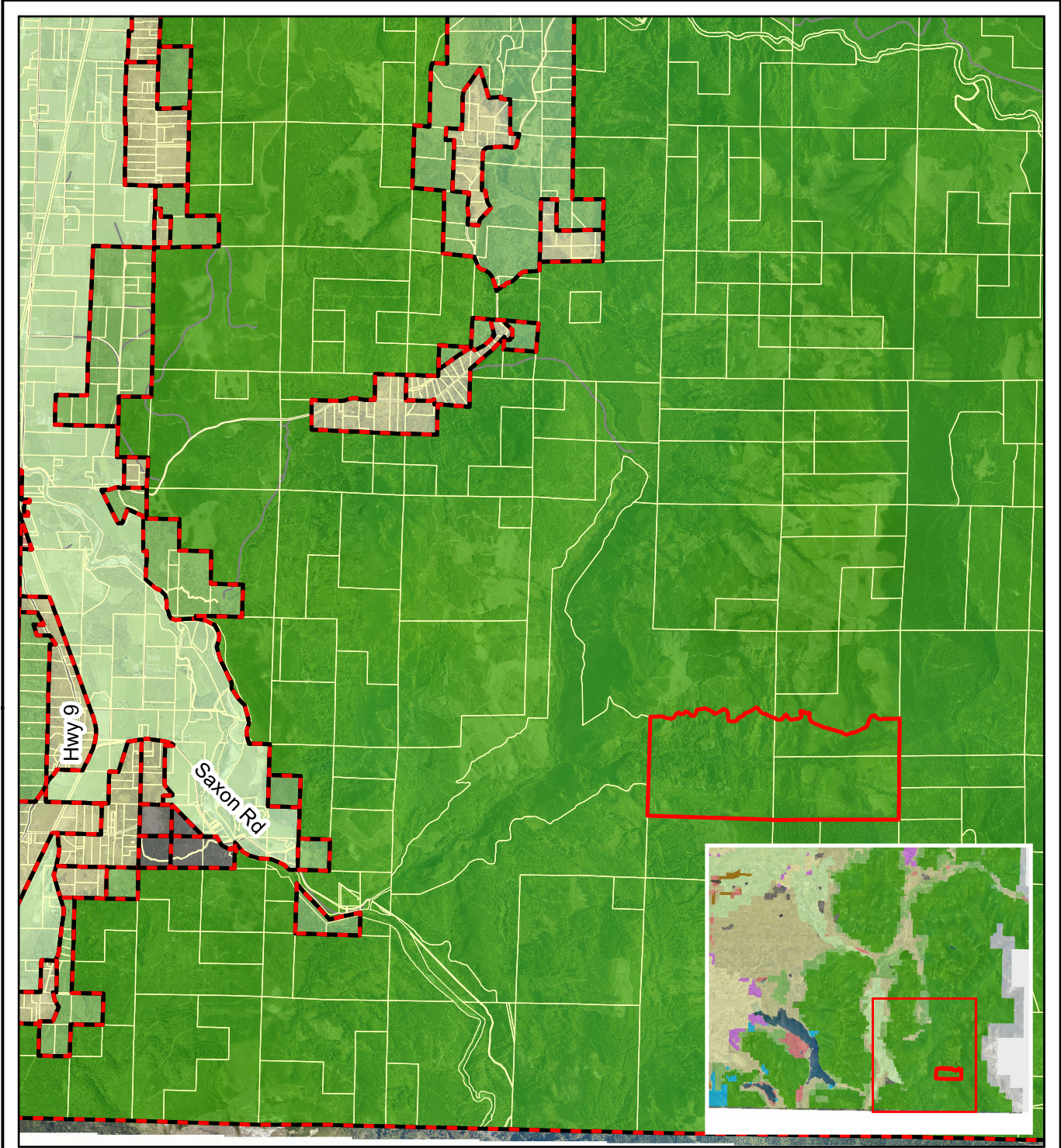
 Subject Site

0 1 Miles



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Open Space Land

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

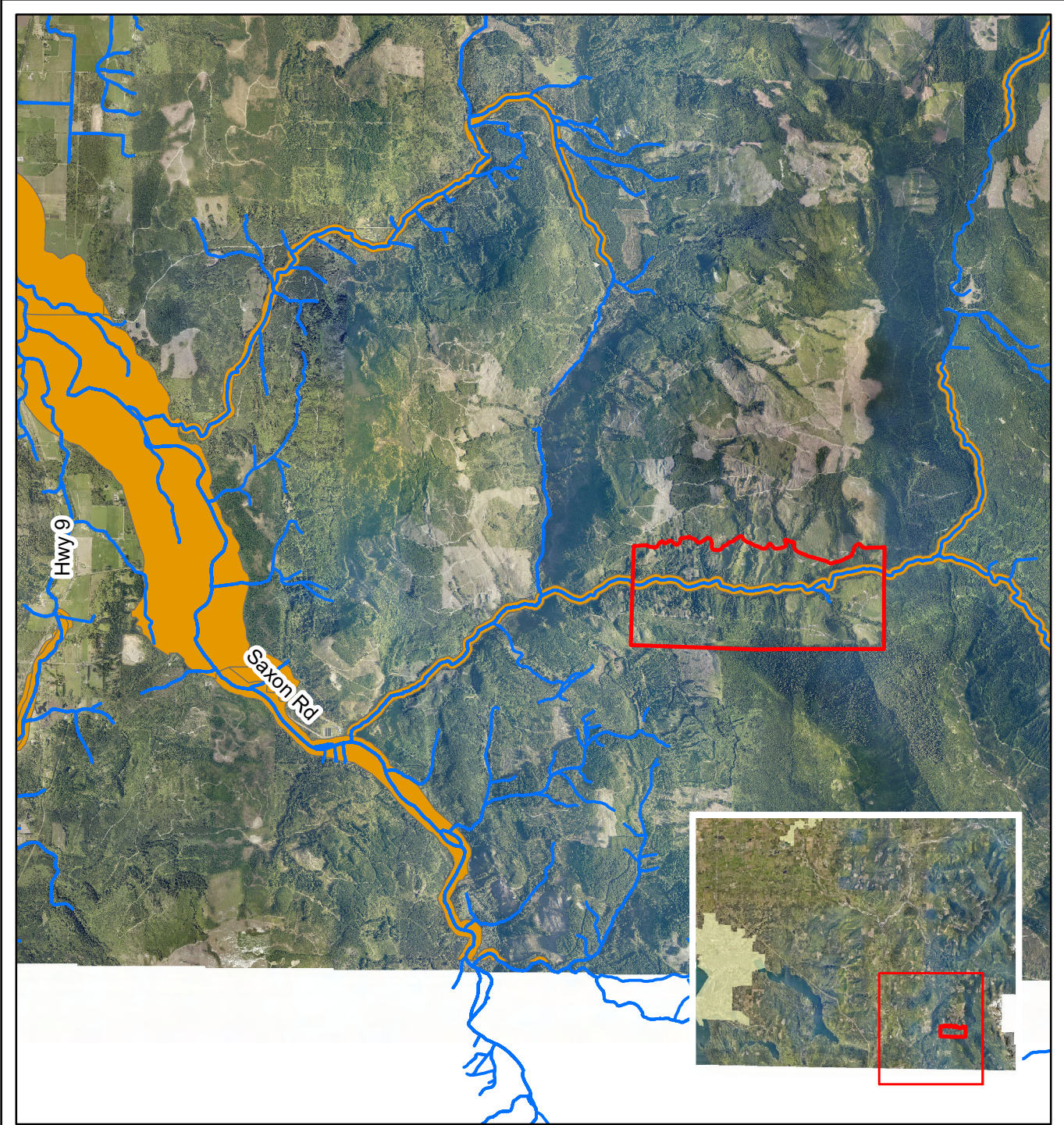
- | | | | |
|---|-----------------|---|------------------------|
|  | Subject Site |  | Agriculture |
|  | Zoning Boundary |  | Rural Forestry |
|  | Rural |  | Commercial Forestr |
|  | Rural Community |  | Mineral Resource Lands |



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Ecosystem



Open Space Land

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

-  Subject Site
-  Fish Bearing Streams
-  Shoreline Jurisdiction



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

File # OSP2021-00004 – Reclassification to Open Space Land		
Property Owner (s): Intalco	Classification: Open Space Farm and Agricultural Conservation Land	
Site Address: Multiple properties along Unick Rd, Douglas Rd, Mountain View Rd, Lake Terrell Rd	Status: Application for Reclassification	
Watershed(s): <ul style="list-style-type: none"> • 3rd Order: Terrell • 2nd Order: Birch Bay • 1st Order: Coastal • 3rd Order: Cherry Point • 2nd Order: Birch Bay • 1st Order: Coastal • 3rd Order: Jordan • 2nd Order: Lummi Bay • 1st Order: Coastal • 3rd Order: Sandy Point • 2nd Order: Lummi Bay • 1st Order: Coastal 	Assessor's Parcel No.(s): Parcel: 390121300061; 390121331202; 390121368057; 390121464064; 390128047195; 390128051070; 390128109194; 390128113071; 390128176199; 390128178069; 390128226481; 390128235343; 390128245204; 390128248066; 390128307481; 390128309330; 390128311065; 390128311201; 390128372483; 390128374063; 390128375336; 390128378200; 390128472510; 390128477374; 390128478308; 390128481439; 390128486044; 390128486224	
		Parcel Acres: ~615 Acres
		Open Space Land Application Acre(s): ~615 Acres
Comprehensive Plan Designation: Major/Port Industrial UGA; Rural	Zoning Designation: Heavy Impact Industrial; R5A	
Historical Land Use: Agriculture; Recreation	Shorelines: n/a	

Soil/Type Capabilities:

- ~23.5% #12 Birchbay silt loam, 0 to 3% slopes, Prime farmland
 - 3w – Severe limitations that reduce the choice of plants or require special conservation practices, or both; Excess water
- ~10.0% #13 Birchbay silt loam, 3 to 8% slopes, Farmland of statewide importance
 - 3w – Severe limitations that reduce the choice of plants or require special conservation practices, or both; Excess water
- ~1.0% #14 Birchbay silt loam, 8 to 15% slopes, Farmland of statewide importance
 - 3w – Severe limitations that reduce the choice of plants or require special conservation practices, or both; Erosion and runoff
- ~2.5% #62 Hale silt loam, drained 0 to 2% slopes, Prime farmland if drained
 - 2w – Some limitations that reduce the choice of plants or require moderate conservation practices; Excess water
- ~1.5% #72 Histosols, ponded 0 to 1% slopes, Prime farmland if drained
 - 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
- ~8.5% #79 Kickerville silt loam, 0 to 3% slopes, Prime farmland
 - 1 – Few limitations that restrict its use.
- ~19.5% #80 Kickerville silt loam, 3 to 8% slopes, Prime farmland
 - 2e – Some limitations that reduce the choice of plants or require moderate conservation practices; Erosion and runoff
- ~1.0% #94 Labounty silt loam, drained 0 to 2% slopes, Prime farmland if drained
 - 3w – Severe limitations that reduce the choice of plants or require special conservation practices, or both; Excess water
- ~5.0% #143 Shalcar muck, drained, 0 to 2% slopes, Prime farmland if drained
 - 4w – Very severe limitations that restrict the choice of plants, require very careful management, or both; Excess water
- ~2.5% #165 Tromp loam, 0 to 2% slopes, Prime farmland
 - 3w – Severe limitations that reduce the choice of plants or require special conservation practices, or both; Excess water
- ~0.5% #178 Whatcom silt loam, 0 to 3% slopes, Prime farmland
 - 3w – Severe limitations that reduce the choice of plants or require special conservation practices, or both; Excess water
- ~25% #184 Whitehoren silt loam, 0 to 2% slopes, Prime farmland if drained
 - 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

Basic Value (BV)	Score	MAX	Public Benefit Value (PBV)	Score	MAX
<p><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)</p>	10.5	15	<p><u>Public Access:</u> -Recreation Access -Public Road Frontage -Off-street parking -Restrictions on access are limited</p>	32%	40 %
<p><u>Soil Value</u> -Roughly 55% of the land contains prime farmland - Roughly 74% of the land contains capability classification I-IV</p>	9.64	15	<p><u>Water Resource Protection:</u> Preservation of hydrologic processes streams and wetlands</p>	6.67%	20 %
<p><u>Comprehensive Plan Designation</u></p>	0	5	<p><u>Wildlife Habitat:</u> -The property provides habitat for Federally Threatened salmonid species -Land has abundant edge habitat.</p>	20%	20%
<p><u>Conserves or Enhances Natural, Cultural or Scenic Resources:</u> -Lands serve as buffer between areas of industrial activity and areas of human habitation</p>	1.25	5	<p><u>Parcel Size</u> Parcel (Combined Parcels) is ~615 acres</p>	10%	>20 acres = +10% max; < 5 acres = - 10% max
<p><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</p>	3.33	5	<p><u>Linkage with other Open Space</u> -Land is adjacent to other open space lands and parkland</p>	5%	5 %
<p><u>Protects Soil, Unique or Critical Wildlife, Native Plant Habitat:</u> -Portions of the property provide for Federally Threatened salmonid species</p>	1.67	5	<p><u>Natural Areas</u> -Roughly 56% of the parcel is in natural cover and not developed with a home site, outbuildings and clearings.</p>	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 %

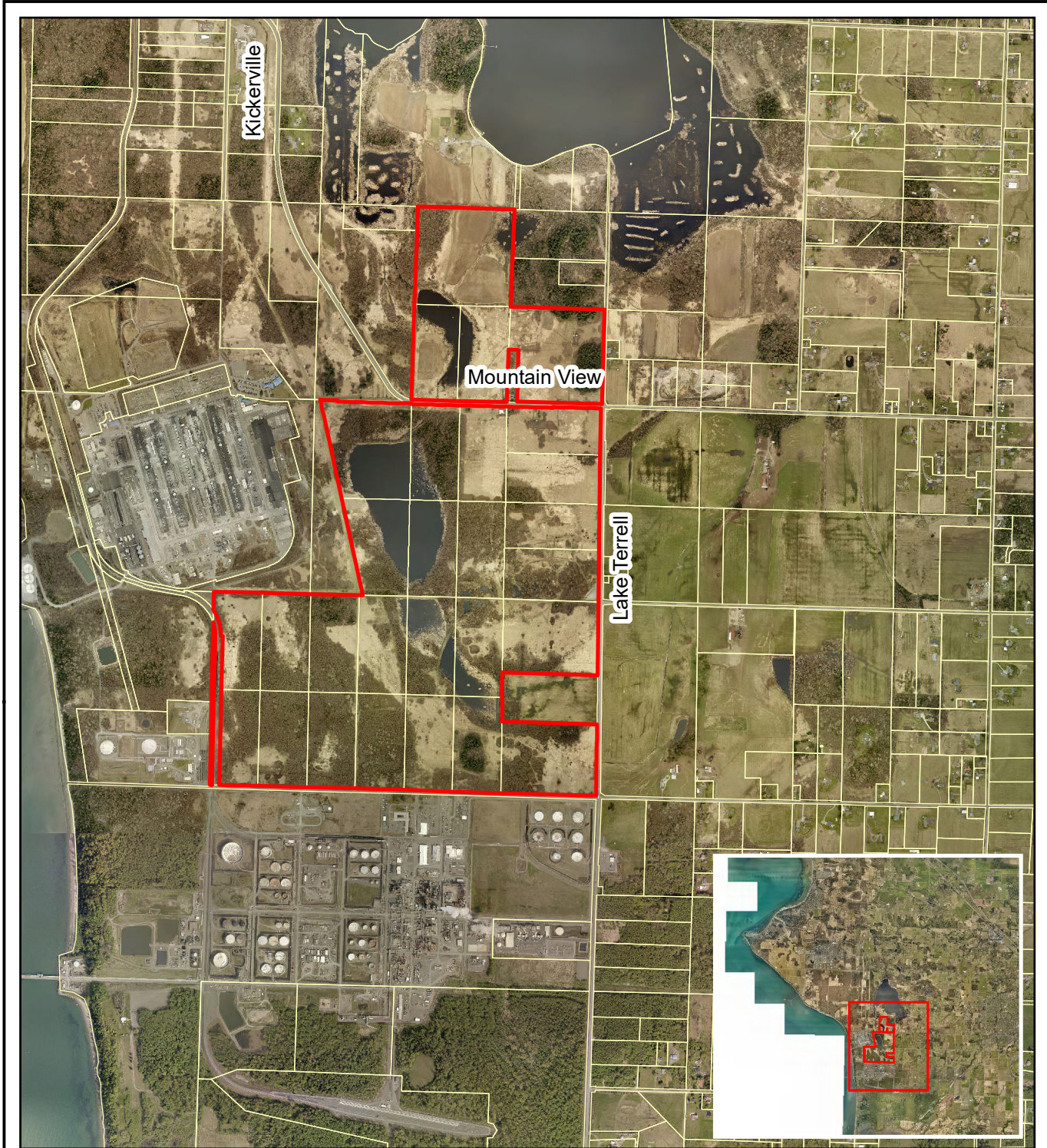
The Public Benefit Rating is calculated using the following formula:

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



Open Space Farm & Agricultural Conservation Land

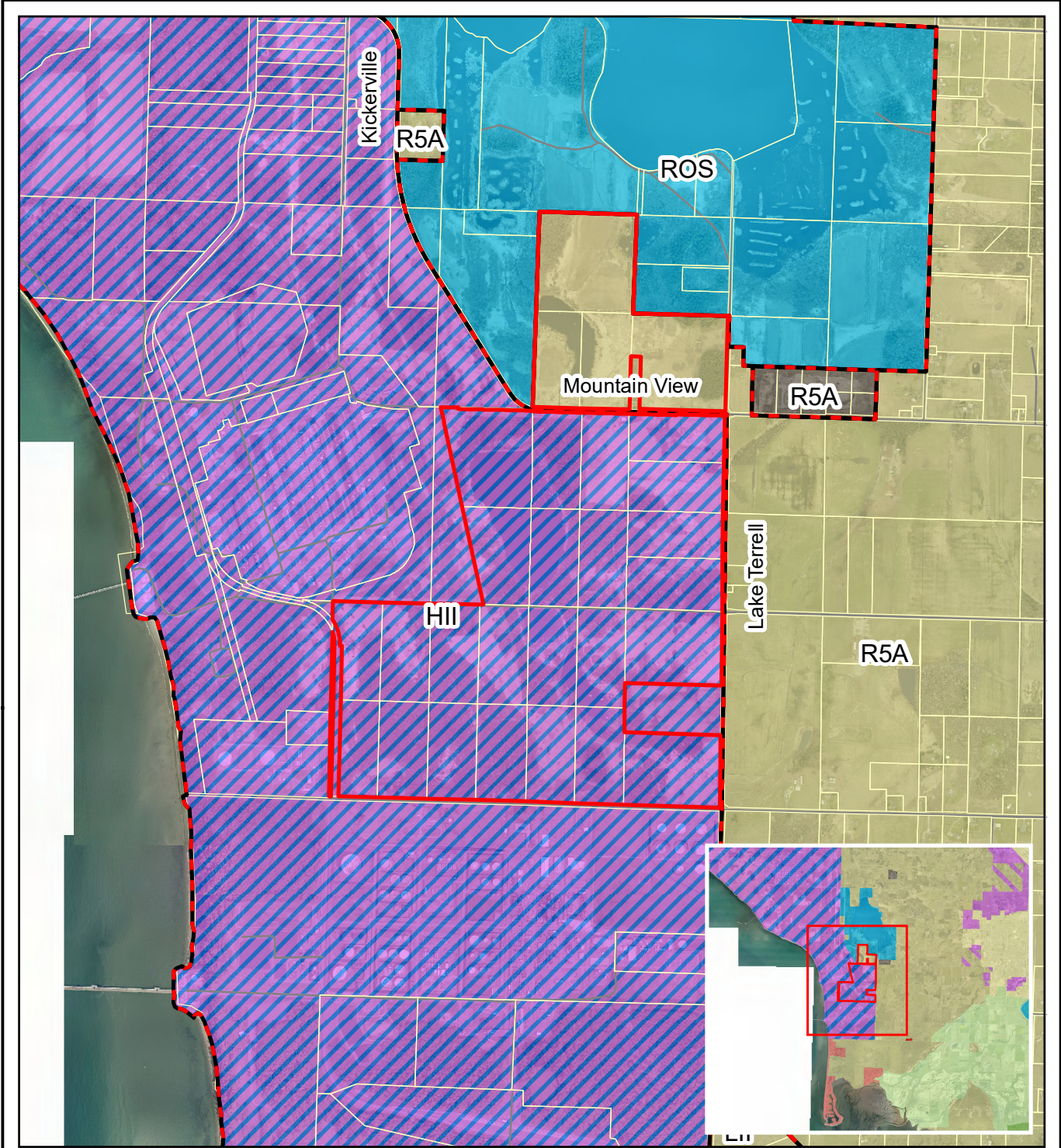
OSP2021-00004 - Intalco - ~615 Ac.

 Intalco #1









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Open Space Farm & Agricultural Conservation Land

OSP2021-00004 - Intalco - ~615 Ac.

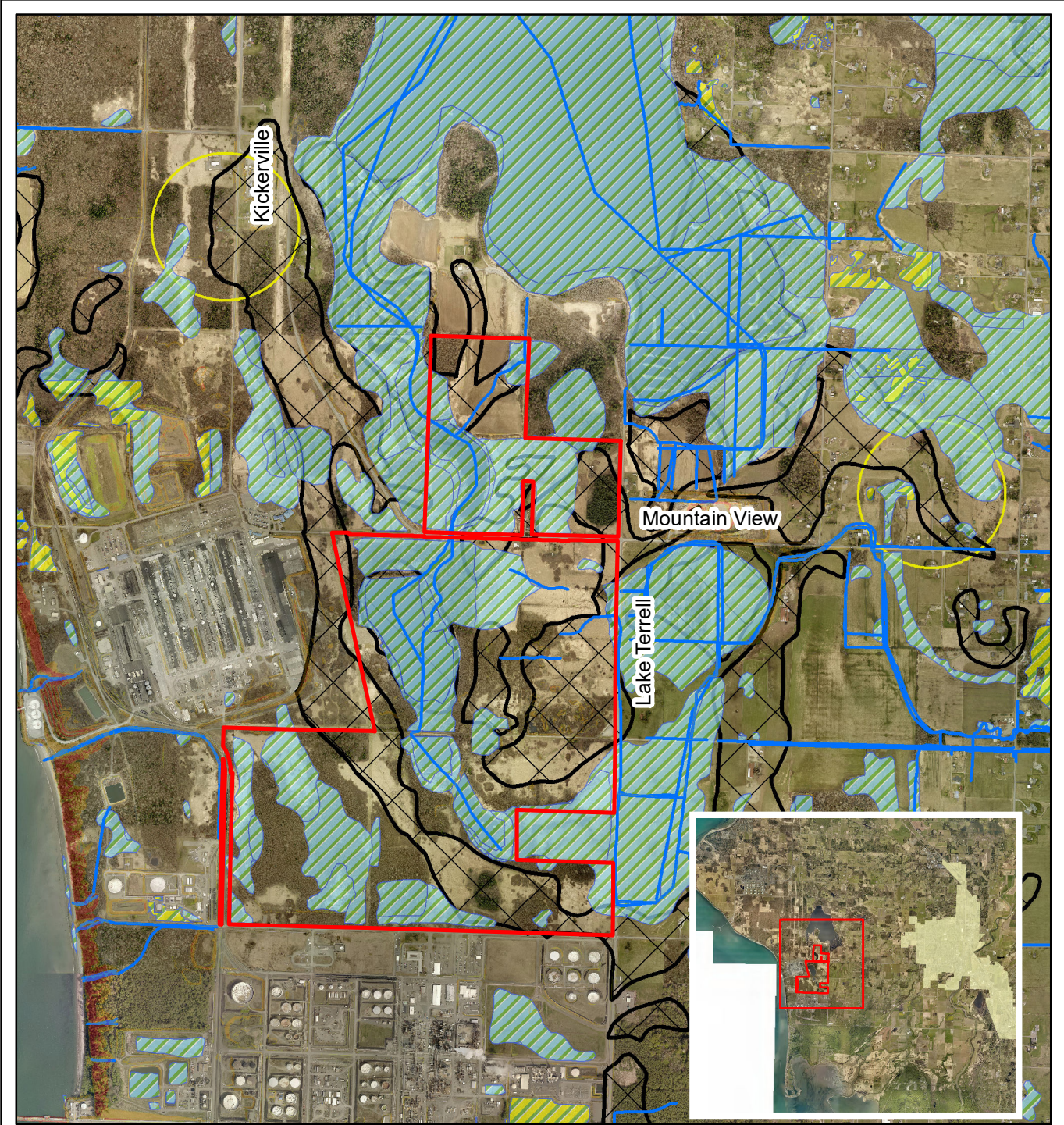
-  Major/Port Industrial UGA
-  Rural
-  Mineral Resource Lands
-  Public Recreation
-  Intalco #1
-  Zoning Boundary



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Ecosystem



Open Space Farm & Agricultural Conservation Land

OSP2021-00004 - Intalco - ~615 acres

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



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