

WHATCOM COUNTY PLANNING & DEVELOPMENT STAFF REPORT

Staff recommendations to the Whatcom County Planning Commission on FOUR applications to classify land as “Open Space Land” as authorized under RCW 84.34 & Whatcom County Ordinance No. 1995-040.

Open Space Applications 2024

Introduction:

This report summarizes findings and recommendations on a total of FOUR applications for classification of land as “Open Space Land” as authorized under the Open Space Taxation Act, Chapter 84.34 RCW, and Whatcom County Ordinance No. 1995-040.

The Planning Commission is requested to consider this application and make a recommendation as to whether these applications should be approved in whole or in part, or denied. At the conclusion of the Planning Commission public hearing and work session, the recommendation made by the Planning Commission will be forwarded to the Whatcom County Council who acting as granting authority will make a final decision on this application.

The report is composed of five main parts:

- I. Background information on the Open Space Taxation Act;
- II. Role of PDS, Planning Commission, and County Council in application review, approval or denial;
- III. Open Space Land evaluation criteria: Public Benefit Rating System (PBRs);
- IV. Application review, proposed conclusions, and PDS recommendations.
- V. Findings of fact and recommendations

I. Background Information

The Open Space Taxation Act was passed by the Washington State legislature in 1970. In part, the law was created to provide a solution to and address a statewide concern that lands in the state were being irrevocably converted to uses inconsistent with commercial agriculture, commercial forestry, and the conservation or preservation of farmland, shorelines, wetlands, scenic vistas, historical sites of importance, and recreational opportunities.

The Open Space Taxation Act codified in Chapter 84.34 of the Revised Code of Washington (84.34 RCW) gives counties the authority to assess the value of property on the basis of its current use rather than what might be considered highest and best use i.e. fair market value. Lands classified under the open space current use program receive a significant reduction in assessed value (tax reduction); thereby providing a financial incentive to property owners to voluntarily conserve and preserve open space lands as defined in state law and further defined by county ordinance.

Classifications

Whatcom County has three major classifications and one sub-classification, originally authorized by the Open Space Taxation Act (Chapter 84.34 RCW):

1. Open Space Land [RCW 84.34.020(1)]

Applications for open Space Land are received and processed by Planning & Development Services (PDS)

Open Space Lands (OSL) are generally lands which, if preserved in the present use, would:

- Conserve and enhance natural or scenic resources; or
- Protect streams and water supply; or
- Promote conservation of soils, wetlands, beaches or tidal marshes; or
- Enhance the value to the public of abutting or neighboring parks, forests, wildlife preserves, nature reservations or sanctuaries or other open space; or
- Enhance recreation opportunities; or
- Preserve historic sites; or
- Preserve visual quality along highway, road, and street corridors or scenic vistas; or
- Retain in its natural state tracts of land not less than 1 acre within an urban growth area (UGA) and conditionally open to the public; or

A subset of OSL includes Farm & Agricultural Conservation (OSFAC) Land. OSFAC lands are:

- Land that was previously classified as farm and agricultural land and no longer meets the criteria for continued classification; or
- Land that is traditional farm land that has not been irrevocably devoted to a use inconsistent with commercial agriculture.

2. Farm and Agricultural Land [RCW 84.34.020(2)]

Applications for Farm and Agricultural Land are received and processed by the County Assessor's Office.

- Lands of a certain size that are used for commercial agricultural purposes. Applicants may be required to demonstrate revenue produced from commercial agriculture.

3. Designated Forestland (RCW 84.34.020(3))

Whatcom County terminated its Timber Land program under Whatcom County Ordinance No. 2014-055. As a result of this action, all lands formerly classified as timber land became Designated Forest Land (DLF), a program administered by the County Assessor in accordance with RCW 84.33.)

Applications and fees for Open Space Land and Farm and Agricultural Conservation Land are received by PDS. PDS and the Assessor's Office work closely and function as a team in monitoring and maintaining existing agreements on approved OSL and OSFAC applications, as well as processing new applications.

II. Application Processing - Roles of Staff, Planning Commission, County Council & Assessor's Office in Processing Applications for Open Space Current Use Taxation.

When land that is the subject of application is located within an unincorporated area, PDS evaluates each application in accordance with the appropriate evaluation criteria, and based on application scores, makes recommendations to the Whatcom County Planning Commission on whether to approve or deny the applications. The Planning Commission in turn makes recommendations to the County Council as to whether individual applications should be approved in whole or in part or denied. Whatcom County Council is the granting authority, and pursuant to state law is charged with approving in whole or in part or denying each application.

When land that is the subject of application is located within an incorporated area, PDS evaluates each application in accordance with the appropriate evaluation criteria, and based on application scores, makes recommendations to the Whatcom County Planning Commission on whether to approve or deny the applications, who in turn make recommendations to the County Council as to whether individual applications should be approved in whole or in part or denied. The granting authority on applications in an incorporated area is composed of the legislative authorities of the city and county in which the application is located, the granting authority may meet together as one body, or by taking separate action. To approve an application when meeting separately, actions taken by each jurisdiction must be identical.

Upon approval or denial, and upon successful execution of an open space taxation agreement between the county and the applicant/owner, the county assessor is notified, who then adjusts on the basis of the approved current use value of the parcel, and notifies the owner of the new 'official value'.

Applications for Open Space Land are evaluated with the Whatcom County Open Space Policy and Criteria and Public Benefit Rating System, 1995 (PBRs). A copy of the PBRs is attached at the end of this report for reference. The PBRs authorizes the Planning Commission to make recommendations to the County Council on applications for Open Space Land after considering the potential loss/gain of revenue or shift in taxes that would occur as a result of approval relative to the public benefit of the resource being conserved or preserved as measured with the Public Benefit Rating System. Because the taxing districts are primarily budget-based, the taxing districts do not really gain/lose money. Rather, when one tax payer pays less in taxes as a result of their assessment, the other tax payers in the taxing district pay more so that the taxing district collects the same amount in revenue. Conversely, when a tax payer pays more in taxes as a result of their assessment, the other tax payers in the taxing district pay less so that the taxing district collects the same amount in revenue. This important distinction helps define the role of the Planning Commission in making recommendations to the County Council on whether to approve or deny applications for Open Space Land, and in understanding how the Public Benefit Rating System is applied.

Public Hearing

Prior to issuing a decision on an application for open space land, the granting authority is required to hold a public hearing.

III. Evaluation Systems

Open Space Land and its sub-classification Farm and Agricultural Conservation Land are evaluated with the Whatcom County Public Benefit Rating System (PBRs). The PBRs was originally approved by Council in 1987 by resolution, then amended in 1989 by resolution, and adopted by ordinance in 1995 (WC Ord. 1995-040).

Whatcom County Open Space Policy & Public Benefit Rating System

The Public Benefit Rating System is an evaluation tool consisting of natural resource, recreation, historical site, and agricultural land priority resource categories that correspond to a range of potential points that may be assigned relative to the amount of benefit that may be provided to the public as a result of approving each application, as measured with the Public Benefit Rating System. Generally, resources of importance identified in the PBRS include lands that preserve, protect, conserve or enhance farmland, streams, shorelines and associated buffers, critical areas, ground water protection areas, threatened or endangered wildlife and wildlife habitat, opportunities for public recreation, scenic views and vistas, historic property, cultural resources, and others.

Applications for Open Space Land are also evaluated on the quality of the applicant's proposed public access. It is part of the Whatcom County Public Benefit Rating System Public Access Policy to require public access **unless** there is known habitat for an endangered species of wildlife, or where there is a known archeological site, or when the purpose of the open space is for wetland conservation.

In cases such as those listed above, when the County Council is acting as the granting authority, the requirement of public access may be waived at Council discretion. The Public Access Policy also contains a requirement that owners of property approved as Open Space Land post an Open Space sign that displays the rules of conduct for public access when public access is required.

Although the open space current use program applies statewide, not all counties have adopted a Public Benefit Rating System. The purpose of the Public Benefit Rating System is to assist the granting authority in developing a measure of consistency in awarding reduction in assessed value according to a point system that corresponds to the relative importance of the resource being conserved. One reason a county may elect to adopt a PBRS is because decisions made by the granting authority (County Council), whether to approve or deny applications may only be appealed to Superior Court for *arbitrary and capricious* actions, and a PBRS may help to ensure uniformity and consistency when the PBRS is applied as a tool to determine reduction in market value.

Local priority resources that have been identified as providing public benefit if conserved, preserved, protected and enhanced, along with the corresponding range of potential points awarded for preserving or conserving those resources (i.e. the Public Benefit Rating System) were all adopted after consideration by the Planning Commission, and adopted by Council who heard from the public on this matter at a series of public hearings in the late 1980's. The PBRS was originally approved by Council in 1987 by resolution, amended in 1989 by resolution, and then later revised and adopted by ordinance in 1995 (WC Ord. 95-040). The last revision to the PBRS in 1995 added new criteria for evaluating applications in accordance with amendments to open space taxation act in 1993. The PBRS update in 1995 added a new sub-classification of open space land, *farm and agricultural conservation land* and removed timber land from the Public Benefit Rating System; otherwise the PBRS has not changed in approximately 37 years.

Even though the PBRS has a point system, at its core the PBRS is a *qualitative* as opposed to a *quantitative* system. Many observers, Planning Commissioners, Council Members, and members of the public alike, have commented that the PBRS is a subjective tool.

Listed below is a brief summary of some of the resources that have been identified in the County's Public Benefit Rating System.

- Conserve or enhance natural, cultural or scenic resources; or
- Protect streams, stream corridors, wetlands, natural shorelines and aquifers; or
- Protect soil resources and unique or critical wildlife and native plant habitat; or
- Promote conservation principles by example or by offering educational opportunities; or
- Enhance the value of abutting or neighboring parks, forests, wildlife preserves, nature reservations or sanctuaries or other open spaces; or
- Enhance recreational opportunities; or
- Preserve historic and archeology sites; or
- Affect any other factors relevant in weighing benefits to the general welfare of the public by preserving the current use of the property.

Once the review by PDS staff has been completed and points are awarded, they are computed with a formula developed by the County Assessor resulting in a score that is called a Public Benefit Rating (PBR). A Public Benefit Rating of at least 45 points must be attained to receive a PDS recommendation of approval. The Public Benefit Rating (PBR) represents the degree of conformance with the county's adopted Basic Value and Public Benefit Value criteria that are part of the PBRs. The PBR is used as a factor applied to another computed value to arrive at a new current use per acre value for the property, once approved. Attached to this report for reference is a document that gives a hypothetical example describing this formula, and also contains a discussion of the shift or off-set in taxes resulting from approving an application for Open Space Land.

IV. Application Review & Staff Findings

PDS findings for 2024 Open Space applications are listed in summary below.

All applications have been reviewed by PDS staff. Attached for reference at the end of this report are site evaluation worksheets, maps, and other supporting documents. A PowerPoint slide show of each property along with PDS comments and recommendations will be presented to the Planning Commission.

Open Space Land (OSL) Applications are evaluated by PDS in accordance with Whatcom County Open Space Policy and Criteria and Public Benefit Rating System (1995), often referred to as the Whatcom County PBRs. A Public Benefit Rating or PBR (evaluation score) is calculated based on overall aggregate points assigned after review with the PBRs, based on a formula developed by the County Assessor. Applications must receive a Public Benefit Rating of at least 45 points for a staff recommendation of approval.

2024 Applications:

1. OSP2024-0001 – Scott & Nancy Fisher

Summary:

- Application to reclassify property as Open Space Land (from Open Space Farm and Agriculture)
- Parcel number: 3902220181120000

- Acres: 3.11
- Zoning: RR2A
- Public Benefit Rating: 36.50

On June 28, 2024, PDS staff received an application from the Fishers to apply for Open Space Land (OSL) designation to reclassify approximately 3.11 acres from Open Space Farm and Agriculture (OSAG) to Open Space Land as it became apparent to the Assessor's Office that commercial agriculture was not taking place on the property, which prompted the Fishers to apply for a reclassification to OSL.

The property is located on Paradise Way approximately 0.50 miles northeast of Ferndale and 0.2-mile north of West Axton Road. The subject property is located adjacent to the Barrett Lake wetland complex, which is fed by Tenmile Creek, a prominent fish-bearing tributary to the Nooksack River. The subject property contains wetlands, Habitat Conservation Areas, surficial aquifers, and ESA-listed species. One of the neighboring parcels is enrolled in open space programs (OSAG).

In accordance with Whatcom County Open Space Policy and Criteria and Public Benefit Rating System (PBRs), 1995, as a condition of approval, owners of open space parcels must agree to provide a certain degree of public access. The owner agrees to allow public access but requests consideration to waive access for the conservation of wetlands and the properties location on a quiet street.

The hypothetical tax shift if approved is a net increase to the property owner, since they were enrolled in OSAG before applying. The other tax payers within the same taxing districts would have their cumulative taxes decreased[LT1] by a comparable amount. Information about the tax shift is listed for consideration by the Planning Commission and County Council, so that they may consider the overall shift in taxes relative to the merits of the application as measured with the public benefit rating system.

2. OSP2024-0003 – RJ Group

- Application to reclassify property as Open Space Land (from Open Space Farm and Agriculture)
- Parcel numbers: 3902282322990000, 3902282342340000
- Acres: 20
- Zoning: City of Ferndale - MXD-Mixed Use Commercial District
- Public Benefit Rating: 31.70

On July 26, 2024, PDS staff received an application from RJ Group to apply for Open Space Land (OSL) designation to reclassify approximately 20 acres from Open Space Farm and Agriculture (OSAG) to Open Space Land as it became apparent to the Assessor's Office that both parcels were entirely forested, and therefore, commercial agriculture was not taking place on the property. This prompted the landowner to apply for a reclassification to OSL.

The property is bordered to north and west by other parcels owned by RJ Group (slated for development). To the east, the property abuts a more recent subdivision development off Axton Rd, also within the city limits of Ferndale. To the south and east, the property abuts neighboring parcels that are also dominated by forested wetlands. At its nearest point, the property is about 650 feet from I-5. The subject property contains wetlands and Habitat Conservation Areas. Two of the neighboring parcels are enrolled in open space programs (OSAG).

In accordance with Whatcom County Open Space Policy and Criteria and Public Benefit Rating System (PBRS), 1995, as a condition of approval, owners of open space parcels must agree to provide a certain degree of public access. The owner agrees to allow public access and is eager to accommodate public access, including the creation of a new trail network, signage, and other recreational amenities.

The hypothetical tax shift if approved is a net increase to the property owner, since they were enrolled in OSAG before. The other tax payers within the same taxing districts would have their cumulative taxes decreased by a comparable amount. Information about the tax shift is listed for consideration by the Planning Commission and County Council, so that they may consider the overall shift in taxes relative to the merits of the application as measured with the public benefit rating system.

3. OSP2024-0004 – Nachreiner

- Application to reclassify property as Open Space Land (from Designated Forestland)
- Parcel number: 3904033014730000
- Acres: 20
- Zoning: Rural Forestry
- Public Benefit Rating: 53.31

On August 21, 2024, PDS staff received an application from Ryan Nachreiner to apply for Open Space Land (OSL) designation to reclassify approximately 20 acres from Designated Forest Land to Open Space Land. A conservation easement was placed on the property as required by mitigation associated with the development of a single-family residence on the property and as such, it not in compliance with the Designated Forestland classification.

The property is located on Paradise Way approximately 2.15 miles southeast of Nooksack and 0.5-mile west of Massey Road. The rest of the property was covered by forested wetlands and dense regrowth following a harvest from several decades ago. The subject property contains wetlands, streams, and ESA-listed species. Three of the neighboring parcels are enrolled in open space programs (one OSAG, two DFL).

In accordance with Whatcom County Open Space Policy and Criteria and Public Benefit Rating System (PBRS), 1995, as a condition of approval, owners of open space parcels must agree to provide a certain degree of public access. The owner agrees to allow public access but any future trails within the conservation easement area would need prior approval.

The hypothetical tax shift if approved is a net increase to the property owner, since they were enrolled in DFL before applying. The other tax payers within the same taxing districts would have their cumulative taxes decreased by a comparable amount. Information about the tax shift is listed for consideration by the Planning Commission and County Council, so that they may

consider the overall shift in taxes relative to the merits of the application as measured with the public benefit rating system.

4. OSP2024-0005 – Greenbaum

- Application to reclassify property as Open Space Farm and Agricultural Conservation Land (from Open Space Farm and Agriculture Land)
- Parcel numbers: 4005083481700000, 4005083431030000
- Acres: 39.97
- Zoning: R10A
- Public Benefit Rating: 51.53

On September 23, 2024 PDS staff received an application from Rich and Kathleen Greenbaum to apply for Open Space Farm and Agricultural Conservation Land (OSFAC) designation to reclassify approximately 39.97 acres from Open Space Farm and Agriculture (OSAG) to Open Space Farm and Agricultural Conservation Land.

The property is located on Frost Road approximately 3.5 miles southeast of Sumas and 0.15-mile South of Reese Hill Road. The subject property is located adjacent to Saar Creek, a prominent fish-bearing tributary to the Nooksack River. The fields are surrounded by forests stocked with a wide range of conifer and broadleaf trees and shrubs, as well as numerous ponds, wetlands, and swamps. The landowners are active members of the Whatcom Farm Forestry Association, and plant native trees and shrubs throughout their property. The subject property contains wetlands.

The property is bordered to the south by an old rail road grade that provides easy access through the forest. The railroad grade has been identified by Whatcom County's Parks Department, as a potential location for a trail that would connect Everson to Mt Baker's trail network. Most neighboring parcels are enrolled in open space programs (OSAG and DFL).

In accordance with Whatcom County Open Space Policy and Criteria and Public Benefit Rating System (PBRS), 1995, as a condition of approval, owners of open space parcels must agree to provide a certain degree of public access. The owner agrees to allow public access and has existing trails and a picnic area.

The hypothetical tax shift if approved is a net increase to the property owner, since they were in enrolled in OSAG before applying. The other tax payers within the same taxing districts would have their cumulative taxes decreased by a comparable amount. Information about the tax shift is listed for consideration by the Planning Commission and County Council, so that they may consider the overall shift in taxes relative to the merits of the application as measured with the public benefit rating system.

V. Findings of Fact and Recommendations

PDS staff received these applications, conducted site visits, evaluated each property according to the Public Benefit Rating System (PBRS), and produced this report for evaluation by the Planning Commission and Whatcom County Council. PDS published an advertisement in the Bellingham Herald on October 9, sent an email to all subscribers to the PDS listserv on October 11, and plans to send a press release to local newspapers by October 17, alerting the general

public that a Public Hearing will take place on this issue at the Planning Commission meeting on October 24.

Based on the RCW, WAC, and County Code that guides PDS in this process, PDS staff make the following recommendations:

1. OSP2024-0001 – Scott & Nancy Fisher

After evaluating this application with the Public Benefit Rating System, PDS has assigned it a score of 36.50 (for details, please see attached evaluation worksheet sheet OSP2024-0001). A Public Benefit Rating (PBR) of at least 45 points must be attained to receive a *PDS recommendation of approval*. The application has received a PBR less than 45, and therefore PDS cannot recommend approval of the Fisher application.

2. OSP2024-0003 – RJ Group

After evaluating this application with the Public Benefit Rating System, PDS has assigned it a score of 31.70 (for details, please see attached evaluation worksheet sheet OSP2024-0003). A Public Benefit Rating (PBR) of at least 45 points must be attained to receive a *PDS recommendation of approval*. The application has received a PBR less than 45, and therefore PDS cannot recommend approval of the Fisher application.

3. OSP2024-0004 – Nachreiner

After evaluating this application with the Public Benefit Rating System, PDS has assigned it a score of 53.31 (for details, please see attached evaluation worksheet sheet OSP2024-0004). A Public Benefit Rating (PBR) of at least 45 points must be attained to receive a *PDS recommendation of approval*. Since the application received a score over 45, **PDS recommends approval of the application.**

4. OSP2024-0005 – Greenbaum

After evaluating this application with the Public Benefit Rating System, PDS has assigned it a score of 51.53 (for details, please see attached evaluation worksheet sheet OSP2024-0005). A Public Benefit Rating (PBR) of at least 45 points must be attained to receive a *PDS recommendation of approval*. Since the application received a score over 45, **PDS recommends approval of the application.**

ATTACHMENTS

- Hypothetical example of applied PBR and explanation of shift in taxes
- Individual Application Evaluation Forms and Maps;
- Whatcom County Open Space Policies and Criteria and Public Benefit Rating System (PBRs);
- 2017 Department of Revenue Open Space Taxation Act Publication.

Report prepared for the Whatcom County Planning Commission by:

Lauren Templeton, – Conservation Easement Program Administrator

(360) 778-5956 -- ltemplet@co.whatcom.wa.us

Alexander Harris – Outreach Coordinator, Conservation Easement Program

(360) 778-5979 -- aharris@co.whatcom.wa.us



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

File # OSP2024-0001		
Property Owner (s): Scott R & Nancy L Fisher	Classification: Open Space Land	
Street Address: 1296 Paradise Way	Status: Application for Reclassification	
City: Ferndale State: WA Zip: 98248	Assessor's Parcel No.(s): Parcel A: 3902220181120000	
Site Address: n/a	Parcel Acres:	3.11 Acres
Watershed: <ul style="list-style-type: none"> • 3rd Order: Nooksack • 2nd Order: Lower Nooksack Subbasin • 1st Order: Barrett Lake Watershed 	Open Space Land Application Acre(s):	3.11 Acres
Comprehensive Plan Designation: Rural Neighborhood	Zoning Designation: RR2A*	
Historical Land Use: Undeveloped/riparian	Shorelines: Conservancy (Barrett Lake)	
Soil/Type Capabilities: 81.9% - 45 - Edmonds-Woodlyn loams, 0 to 2 percent slopes, Not prime farmland 18.1% - 143 - Shalcar muck, drained, 0 to 2 percent, Prime farmland if drained 57% #45 Edmonds-Woodlyn loams, 0 to 2% slopes, Not prime farmland, <ul style="list-style-type: none"> • 4w- Very severe limitations that reduce the choice of plants or that require very careful management, or both; Excess water 		

For classification/reclassification to OSL

Basic Value (BV)	Score	M A X	Public Benefit Value (PBV)	Score	MAX
<p><u>Conserves or Enhances Natural, Cultural or Scenic Resources:</u> - Conserve or enhance natural, cultural or scenic resources - Lands which, when left in their natural state, would serve as buffers between areas of commercial or industrial activity and areas of human habitation</p>	4	10	<p><u>Public Access:</u> -Shoreline Access -Recreation Access -Availability of off street parking -Quality of access in terms of accessibility and owner’s proposed rules of conduct and access management (4%)</p>	28%	40 %
<p><u>Protect Streams, Stream Corridors, Wetlands, Shorelines and Aquifers:</u> - Lands within a 100-year floodplain - Lands near or adjacent to streams or rivers where, if alterations were to occur, a resulting loss of quality would also occur in the conditions of water and the general function of the regime - Lands adjacent to bodies of water, both marine and fresh</p>	5	10	<p><u>Water Resource Protection:</u> - Aquifer recharge area - Preservation of hydrologic process (Streams & natural drainage course)</p>	13.34%	20 %
<p><u>Protects Soil, Unique or Critical Wildlife, Native Plant Habitat:</u> - Lands where, if alterations were to occur, a resulting high risk of soil erosion would follow - Lands which represent habitats for unique or critical wildlife or native plants, or where there is a documented occurrence of State or Federal Endangered & Threatened Species, Federal Proposed Endangered or Threatened Species, State Sensitive or Monitor Species.</p>	5.5	10	<p><u>Wildlife Habitat:</u> - State or Federal Endangered Species; State or Federal Threatened Species ; Federal Proposed Endangered or Threatened Species; State Sensitive or Monitor Species - Abundance and diversity of wildlife (Associated with “edge” type habitat and areas of vegetative and topographic diversity)</p>	20%	20%

<u>Promotes Conservation Principles by Example/Offers Educational Opportunities:</u>	0	10	<u>Parcel Size</u> Parcel (Combined Parcel) is 3.11 Acres	Each 1.5 acres over 5 acres is worth 1% point -4.44%	>20 acres = +10% max; < 5 acres = - 10% max
<u>Enhances Value of Abutting Parks, Forests, Wildlife Preserves, or other Open Spaces:</u> - Lands which are near or adjacent to existing public parks, forests, wildlife preserves, nature reservations, sanctuaries, schools or other open space lands classified under RCW 84.33 or RCW 84.34	2.5	10	<u>Linkage with other Open Space</u> - Adjacent to other Open Space , Parks, or open areas associated with Planned Unit Development, Cluster Subdivisions, or Binding Site Plans	5%	5 %
<u>Enhances Recreation Opportunities:</u> - Lands which provide opportunities for passive recreational activities such as, but not limited to, hiking, horseback riding, hunting, fishing, bird watching, and nature observation	5	10	<u>Natural Areas</u> - Base on how much of parcel is in natural cover and not developed with home site, outbuildings and clearings	3.75%	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>22</u>	70	Total	<u>66</u>	140 %

The Public Benefit Rating is calculated using the following formula:

Public Benefit Rating Formula $BV + (BV \times PBV) = 22 + (14.46)$

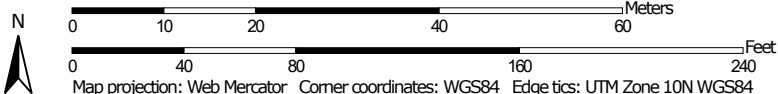
OSP2024-00001 Public Benefit Rating (PBR) = 36.50

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

Soil Map—Whatcom County Area, Washington
(Fisher)



Map Scale: 1:824 if printed on A portrait (8.5" x 11") sheet.




MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

Water Features



Streams and Canals

Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

Background



Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Whatcom County Area, Washington

Survey Area Data: Version 23, Aug 29, 2023

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

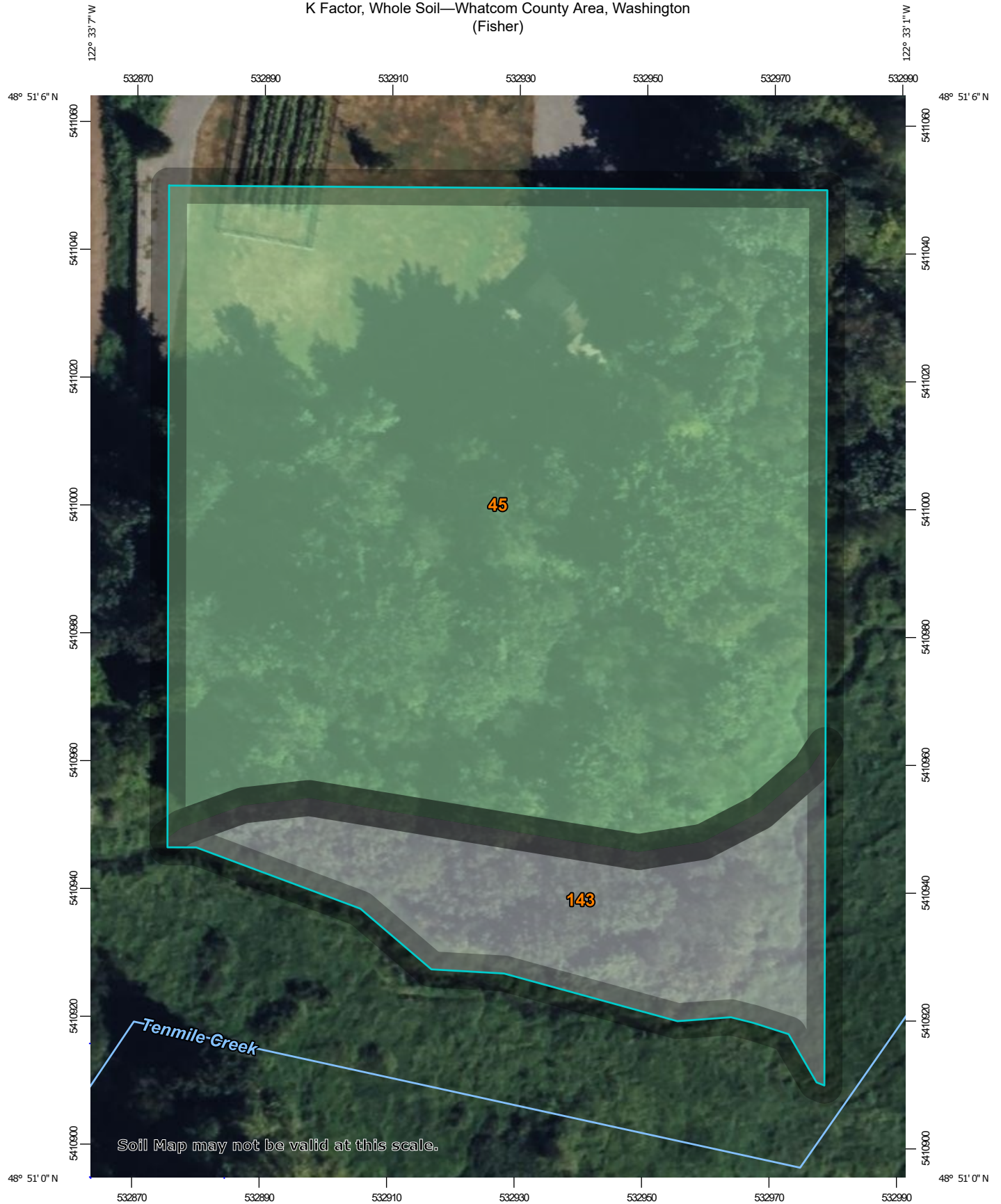
Date(s) aerial images were photographed: Aug 14, 2022—Sep 1, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

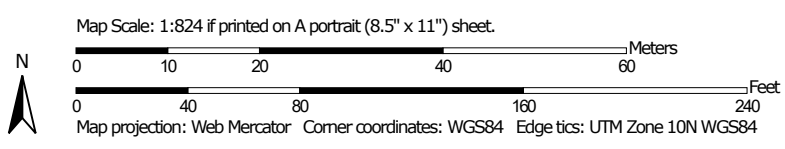
Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
45	Edmonds-Woodlyn loams, 0 to 2 percent slopes	2.5	81.9%
143	Shalcar muck, drained, 0 to 2 percent	0.6	18.1%
Totals for Area of Interest		3.1	100.0%

K Factor, Whole Soil—Whatcom County Area, Washington
(Fisher)




Soil Map may not be valid at this scale.



K Factor, Whole Soil—Whatcom County Area, Washington
(Fisher)
















MAP LEGEND

Area of Interest (AOI)







 Area of Interest (AOI)










Soils

Soil Rating Polygons
















-  .02
-  .05
-  .10
-  .15
-  .17
-  .20
-  .24
-  .28
-  .32
-  .37
-  .43
-  .49
-  .55
-  .64
-  Not rated or not available

Soil Rating Lines








-  .02
-  .05
-  .10
-  .15
-  .17
-  .20

-  .24
-  .28
-  .32
-  .37
-  .43
-  .49
-  .55
-  .64
-  Not rated or not available

Soil Rating Points

-  .02
-  .05
-  .10
-  .15
-  .17
-  .20
-  .24
-  .28
-  .32
-  .37
-  .43
-  .49
-  .55
-  .64
-  Not rated or not available

Water Features

-  Streams and Canals
- Transportation**
-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads
- Background**
-  Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.
Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Whatcom County Area, Washington
Survey Area Data: Version 23, Aug 29, 2023

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Aug 14, 2022—Sep 1, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

K Factor, Whole Soil

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
45	Edmonds-Woodlyn loams, 0 to 2 percent slopes	.28	2.5	81.9%
143	Shalcar muck, drained, 0 to 2 percent		0.6	18.1%
Totals for Area of Interest			3.1	100.0%

Description

Erosion factor K indicates the susceptibility of a soil to sheet and rill erosion by water. Factor K is one of six factors used in the Universal Soil Loss Equation (USLE) and the Revised Universal Soil Loss Equation (RUSLE) to predict the average annual rate of soil loss by sheet and rill erosion in tons per acre per year. The estimates are based primarily on percentage of silt, sand, and organic matter and on soil structure and saturated hydraulic conductivity (Ksat). Values of K range from 0.02 to 0.69. Other factors being equal, the higher the value, the more susceptible the soil is to sheet and rill erosion by water.

"Erosion factor Kw (whole soil)" indicates the erodibility of the whole soil. The estimates are modified by the presence of rock fragments.

Factor K does not apply to organic horizons and is not reported for those layers.

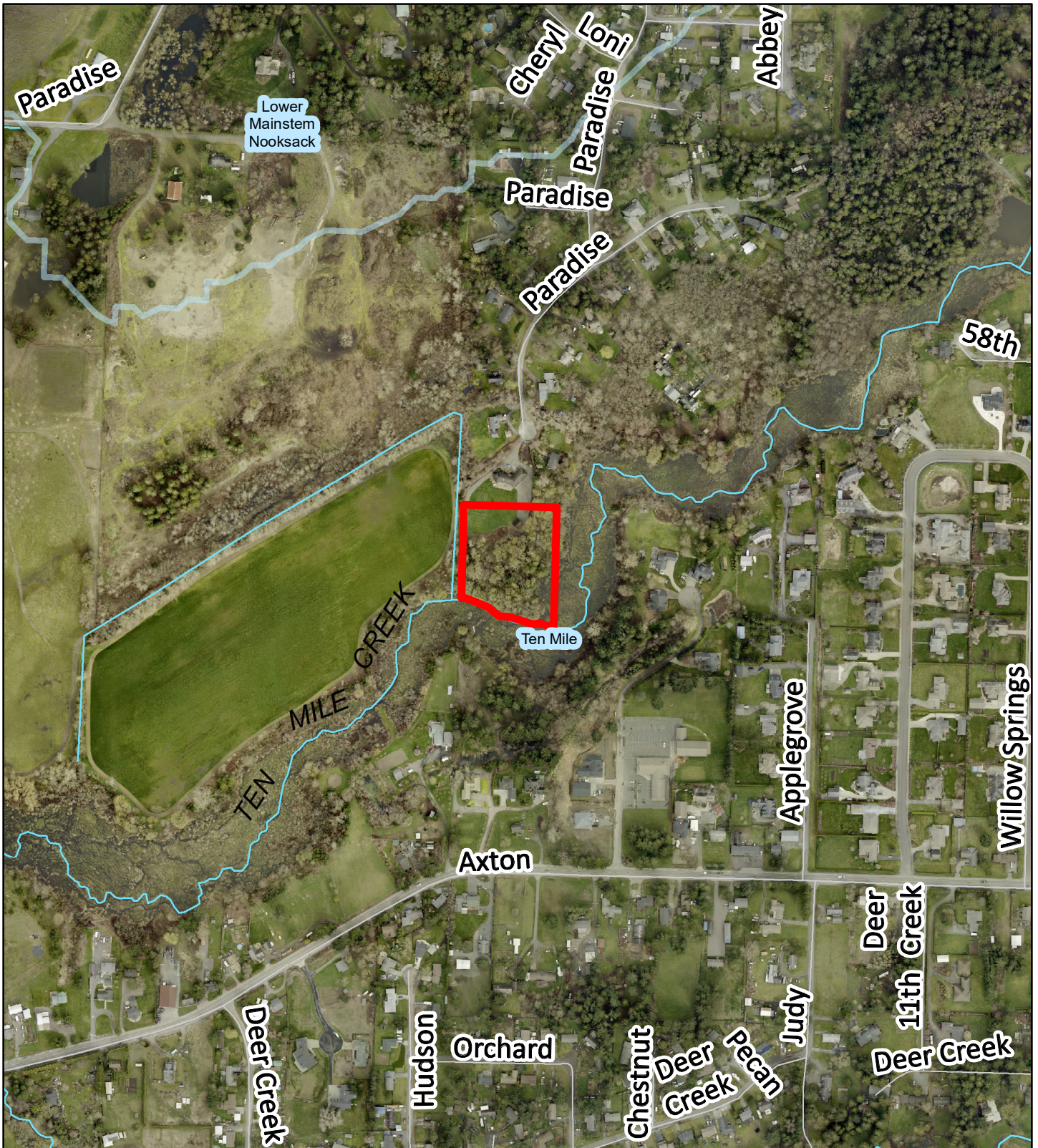
Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified


Tie-break Rule: Higher

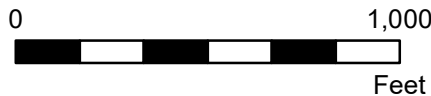
Layer Options (Horizon Aggregation Method): Surface Layer (Not applicable)



Open Space Land

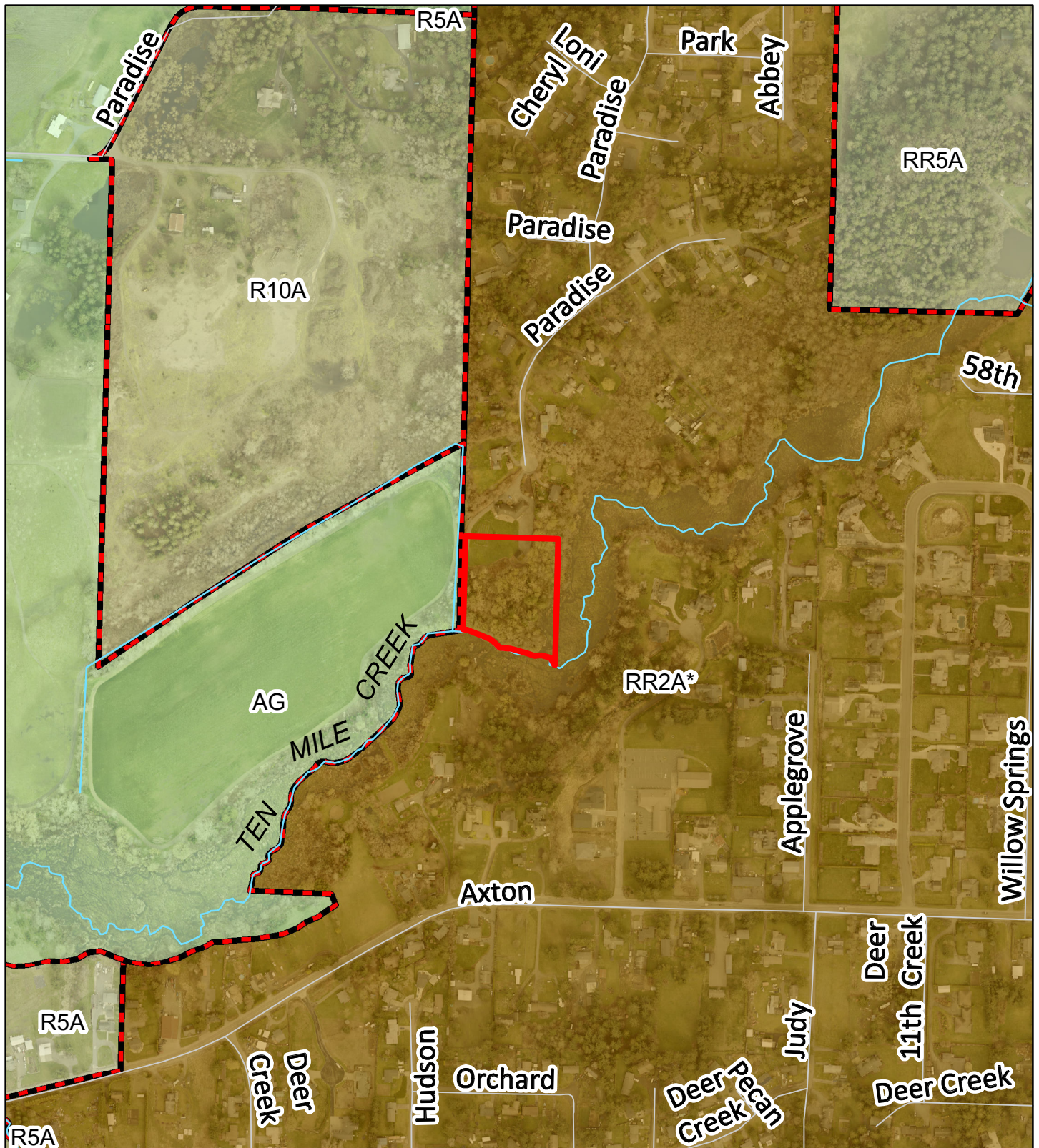
OSP2024-00002 Scott & Nancy Fisher, ~3.11 acres

 Subject Site



USE OF WHATCOM COUNTY'S GIS DATA IMPLIES THE USER'S AGREEMENT WITH THE FOLLOWING STATEMENT:

Whatcom County disclaims any warranty of merchantability or warranty of fitness of this map for any particular purpose, either express or implied. No representation or warranty is made concerning the accuracy, currency, completeness or quality of data depicted on this map. Any user of this map assumes all responsibility for use thereof, and further agrees to hold Whatcom County harmless from and against any damage, loss, or liability arising from any use of this map.



Open Space Land

OSP2024-00001 Scott & Nancy Fisher, ~3.11 acres

Subject Site
 Zoning Boundaries

- Rural
- Rural Neighborhood
- Agriculture








USE OF WHATCOM COUNTY'S GIS DATA IMPLIES THE USER'S AGREEMENT WITH THE FOLLOWING STATEMENT:

Whatcom County disclaims any warranty of merchantability or warranty of fitness of this map for any particular purpose, either express or implied. No representation or warranty is made concerning the accuracy, currency, completeness or quality of data depicted on this map. Any user of this map assumes all responsibility for use thereof, and further agrees to hold Whatcom County harmless from and against any damage, loss, or liability arising from any use of this map.



Open Space Land

OSP2024-00001 Scott & Nancy Fisher, ~3.11 acres

-  Subject Site
-  Rivers & Streams
-  Surficial Aquifers
-  Habitat Conservation Area, State Priority Habitats
-  Wetlands



USE OF WHATCOM COUNTY'S GIS DATA IMPLIES THE USER'S AGREEMENT WITH THE FOLLOWING STATEMENT:

Whatcom County disclaims any warranty of merchantability or warranty of fitness of this map for any particular purpose, either express or implied. No representation or warranty is made concerning the accuracy, currency, completeness or quality of data depicted on this map. Any user of this map assumes all responsibility for use thereof, and further agrees to hold Whatcom County harmless from and against any damage, loss, or liability arising from any use of this map.





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

File # OSP2024-0003		
Property Owner (s): JM-1 Trust, Greg Mowat Trustee	Classification: Open Space Land	
Street Address: 5436 Barrett Road	Status: Application for Classification/Reclassification	
City: Ferndale State: WA Zip: 98225	Assessor's Parcel No.(s): Parcel A: 3902282322990000 Parcel B: 3902282342340000	
Site Address: n/a	Parcel Acres:	20 Acres
Watershed: <ul style="list-style-type: none"> • 3rd Order: Barrett Lake Watershed • 2nd Order: Lower Nooksack Subbasin • 1st Order: Nooksack 	Open Space Land Application Acre(s):	20 Acres
Comprehensive Plan Designation: Unincorporated City (Ferndale)	Zoning Designation: MXD-Mixed Use Commercial District	
Historical Land Use: Forest	Shorelines: n/a	
Soil/Type Capabilities: 100% - 184 - Whitehorn silt loam, 0 to 2 percent slopes		

For classification/reclassification to OSL

Basic Value (BV)	Score	MAX	Public Benefit Value (PBV)	Score	MAX
<p><u>Conserves or Enhances Natural, Cultural or Scenic Resources:</u> - Conserve or enhance natural, cultural or scenic resources - Lands which, when left in their natural state, would serve as buffers between areas of commercial or industrial activity and areas of human habitation</p>	4	10	<p><u>Public Access:</u> -Recreation Access -Availability of off-street parking -Quality of access in terms of accessibility and owner’s proposed rules of conduct and access management</p>	24%	40 %
<p><u>Protect Streams, Stream Corridors, Wetlands, Shorelines and Aquifers:</u> -Lands which provide for preservation of bogs or swamps</p>	1.67	10	<p><u>Water Resource Protection:</u> -Preservation of hydrologic process (Streams & natural drainage course)</p>	6.67%	20 %
<p><u>Protects Soil, Unique or Critical Wildlife, Native Plant Habitat:</u> -Lands where, if alterations were to occur, a resulting high risk of soil erosion would follow</p>	2.2	10	<p><u>Wildlife Habitat:</u> -Abundance and diversity of wildlife (Associated with “edge” type habitat and areas of vegetative and topographic diversity)</p>	5%	20%
<p><u>Promotes Conservation Principles by Example/Offers Educational Opportunities:</u> -Lands which offer opportunities for conservation education such as interpretive centers or trails</p>	2.5	10	<p><u>Parcel Size</u> Parcel (Combined Parcel) is 20 Acres</p>	<p>Each 1.5 acres over 5 acres is worth 1% point 10%</p>	<p>>20 acres = +10% max; < 5 acres = - 10% max</p>

<u>Enhances Value of Abutting Parks, Forests, Wildlife Preserves, or other Open Spaces:</u> -Lands which are near or adjacent to existing public parks, forests, wildlife preserves, nature reservations, sanctuaries, schools or other open space lands classified under RCW 84.33 or RCW 84.34	2.5	10	<u>Linkage with other Open Space</u> -Adjacent to other Open Space, Parks, or open areas associated with Planned Unit Development, Cluster Subdivisions, or Binding Site Plans	5%	5 %
<u>Enhances Recreation Opportunities:</u> -Lands which provide opportunities for passive recreational activities such as, but not limited to, hiking, horseback riding, hunting, fishing, bird watching, and nature observation	5	10	<u>Natural Areas</u> -100% is natural cover	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>20.37</u>	70	Total	55.67%	140 %

The Public Benefit Rating is calculated using the following formula:

Public Benefit Rating Formula $BV + (BV \times PBV) = 20 + (11.34)$

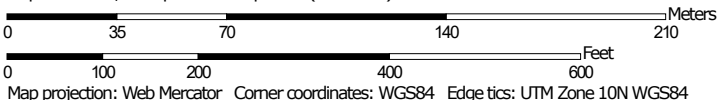
OSP20xx-xxxxx Public Benefit Rating (PBR) = 31.70

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

Soil Map—Whatcom County Area, Washington
(Export_Output)



Map Scale: 1:2,410 if printed on A portrait (8.5" x 11") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 10N WGS84



MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

Water Features



Streams and Canals

Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

Background



Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Whatcom County Area, Washington

Survey Area Data: Version 23, Aug 29, 2023

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

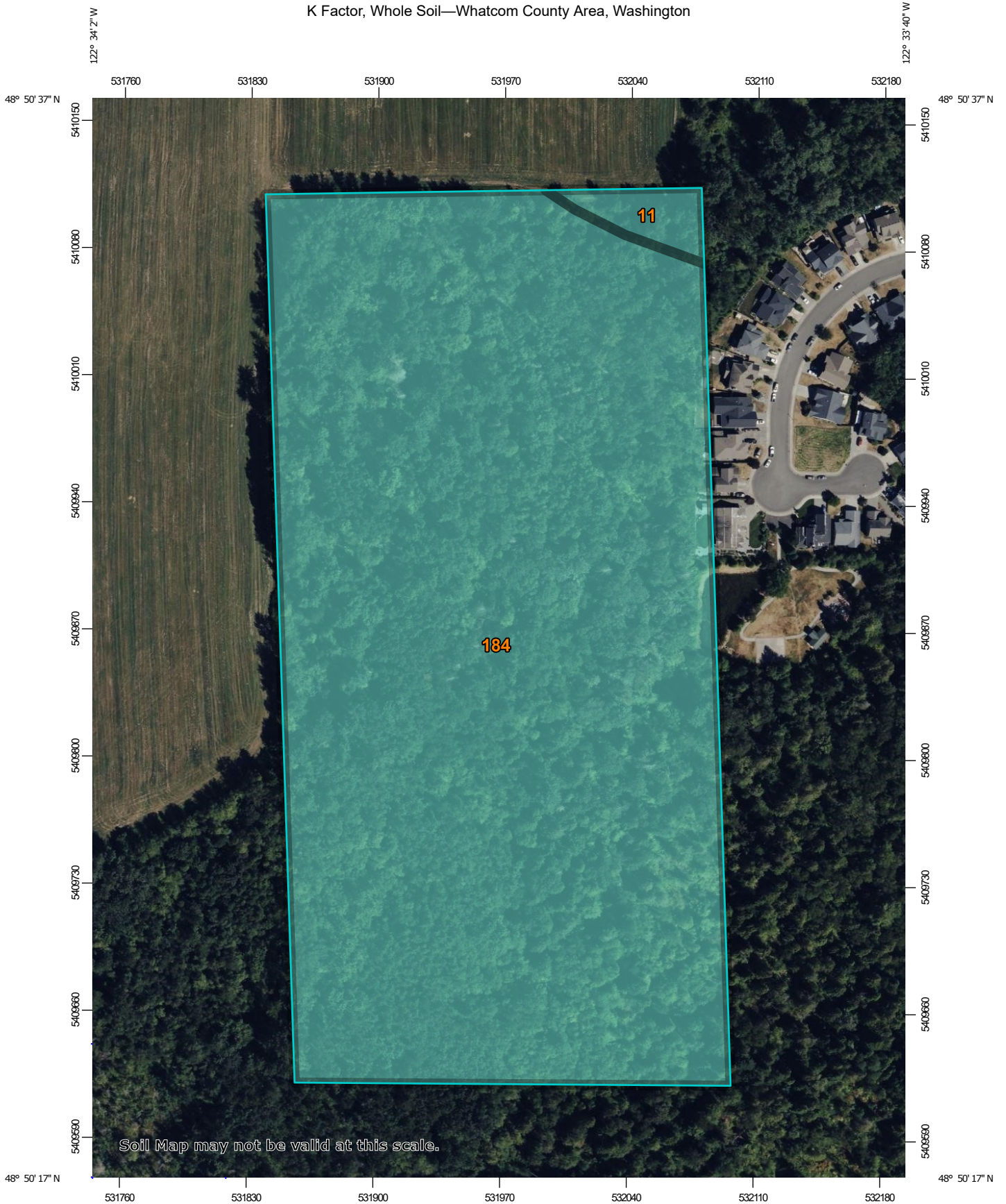
Date(s) aerial images were photographed: Aug 14, 2022—Sep 1, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

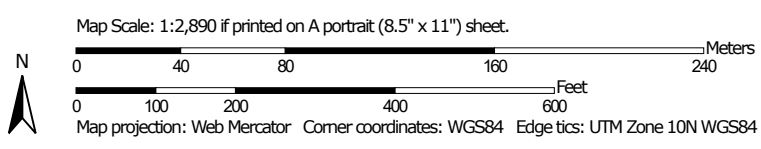
Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
184	Whitehorn silt loam, 0 to 2 percent slopes	20.4	100.0%
Totals for Area of Interest		20.4	100.0%

K Factor, Whole Soil—Whatcom County Area, Washington




Soil Map may not be valid at this scale.


















MAP LEGEND

Area of Interest (AOI)







 Area of Interest (AOI)










Soils

Soil Rating Polygons
















-  .02
-  .05
-  .10
-  .15
-  .17
-  .20
-  .24
-  .28
-  .32
-  .37
-  .43
-  .49
-  .55
-  .64
-  Not rated or not available

Soil Rating Lines








-  .02
-  .05
-  .10
-  .15
-  .17
-  .20

-  .24
-  .28
-  .32
-  .37
-  .43
-  .49
-  .55
-  .64
-  Not rated or not available

Soil Rating Points

-  .02
-  .05
-  .10
-  .15
-  .17
-  .20
-  .24
-  .28
-  .32
-  .37
-  .43
-  .49
-  .55
-  .64
-  Not rated or not available

Water Features

-  Streams and Canals
- Transportation**
-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads
- Background**
-  Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.
 Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Whatcom County Area, Washington
 Survey Area Data: Version 23, Aug 29, 2023

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Aug 14, 2022—Sep 1, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

K Factor, Whole Soil

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
11	Bellingham silty clay loam, 0 to 2 percent slopes	.32	0.5	1.7%
184	Whitehorn silt loam, 0 to 2 percent slopes	.32	28.9	98.3%
Totals for Area of Interest			29.4	100.0%

Description

Erosion factor K indicates the susceptibility of a soil to sheet and rill erosion by water. Factor K is one of six factors used in the Universal Soil Loss Equation (USLE) and the Revised Universal Soil Loss Equation (RUSLE) to predict the average annual rate of soil loss by sheet and rill erosion in tons per acre per year. The estimates are based primarily on percentage of silt, sand, and organic matter and on soil structure and saturated hydraulic conductivity (Ksat). Values of K range from 0.02 to 0.69. Other factors being equal, the higher the value, the more susceptible the soil is to sheet and rill erosion by water.

"Erosion factor Kw (whole soil)" indicates the erodibility of the whole soil. The estimates are modified by the presence of rock fragments.

Factor K does not apply to organic horizons and is not reported for those layers.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified


Tie-break Rule: Higher

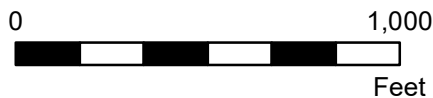
Layer Options (Horizon Aggregation Method): Surface Layer (Not applicable)



Open Space Land

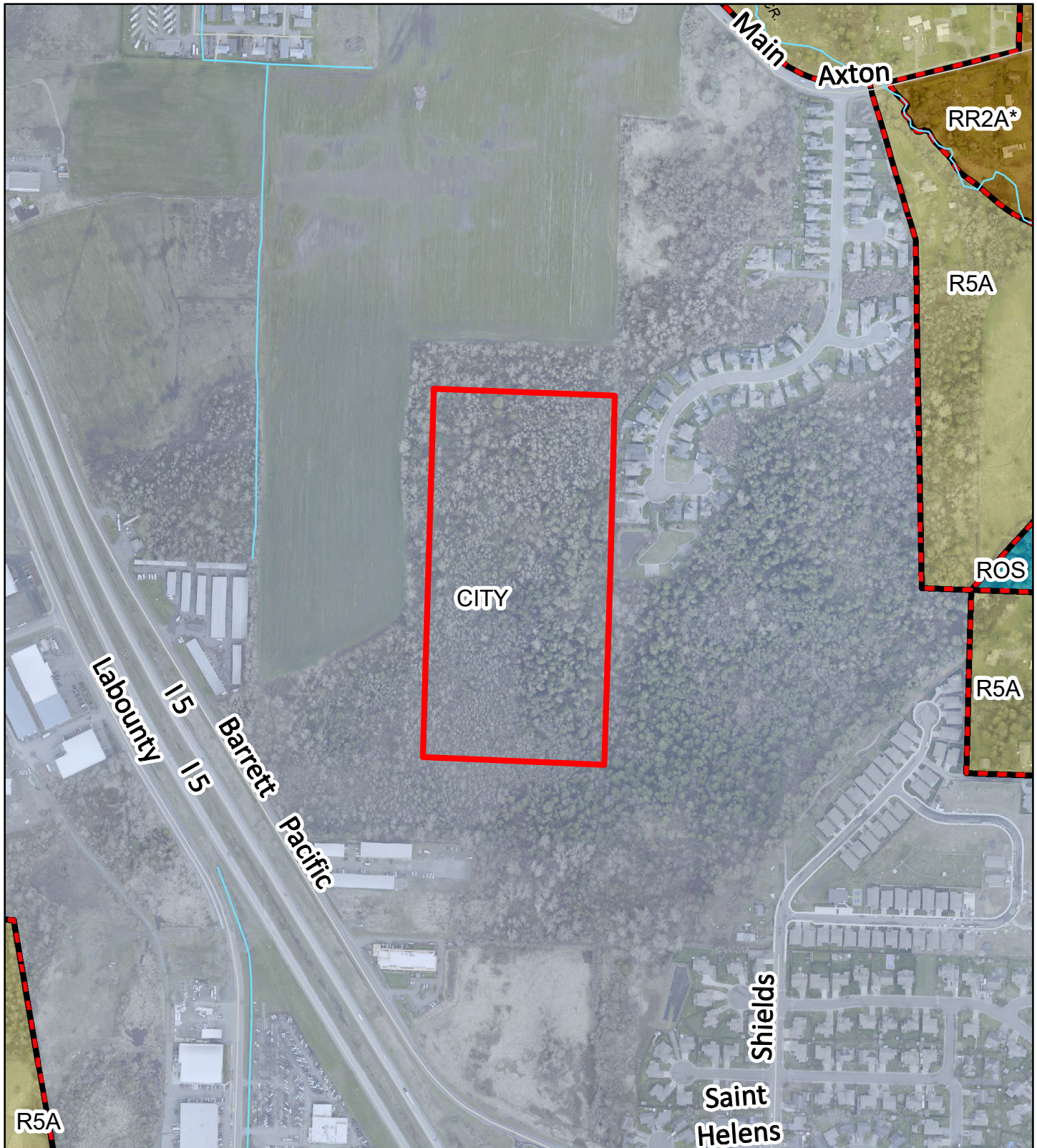
OSP2024-00003 Robert Janicki - Ferndale 65, LLC, ~20 acres

 Subject Site



USE OF WHATCOM COUNTY'S GIS DATA IMPLIES THE USER'S AGREEMENT WITH THE FOLLOWING STATEMENT:

Whatcom County disclaims any warranty of merchantability or warranty of fitness of this map for any particular purpose, either express or implied. No representation or warranty is made concerning the accuracy, currency, completeness or quality of data depicted on this map. Any user of this map assumes all responsibility for use thereof, and further agrees to hold Whatcom County harmless from and against any damage, loss, or liability arising from any use of this map.



Open Space Land

OSP2024-00003 Robert Janicki - Ferndale 65, LLC, ~20 acres

Subject Site
 Zoning Boundaries

Incorporated City Limits

Rural

Rural Neighborhood

Public Recreation








USE OF WHATCOM COUNTY'S GIS DATA IMPLIES THE USER'S AGREEMENT WITH THE FOLLOWING STATEMENT:

Whatcom County disclaims any warranty of merchantability or warranty of fitness of this map for any particular purpose, either express or implied. No representation or warranty is made concerning the accuracy, currency, completeness or quality of data depicted on this map. Any user of this map assumes all responsibility for use thereof, and further agrees to hold Whatcom County harmless from and against any damage, loss, or liability arising from any use of this map.



Open Space Land

OSP2024-00003 Robert Janicki - Ferndale 65 LLC, ~20 acres

-  Subject Site
-  Rivers & Streams
-  Surficial Aquifers
-  Habitat Conservation Area, State Priority Habitats
-  Wetlands



USE OF WHATCOM COUNTY'S GIS DATA IMPLIES THE USER'S AGREEMENT WITH THE FOLLOWING STATEMENT:

Whatcom County disclaims any warranty of merchantability or warranty of fitness of this map for any particular purpose, either express or implied. No representation or warranty is made concerning the accuracy, currency, completeness or quality of data depicted on this map. Any user of this map assumes all responsibility for use thereof, and further agrees to hold Whatcom County harmless from and against any damage, loss, or liability arising from any use of this map.





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

File # OSP2024-00004		
Property Owner (s): Ryan Nachreiner & Sarah Soltis	Classification: Open Space Land	
Street Address: 1728 Burlwood Way	Status: Application for Reclassification	
City: Lynden State: WA Zip: 98264	Assessor's Parcel No.(s): Parcel A: 3904033014730000	
Site Address: 3804 Gilmore Road Everson, WA 98247	Parcel Acres:	20 Acres
Watershed: <ul style="list-style-type: none"> • 3rd Order: Dale • 2nd Order: Sumas River Subbasin • 1st Order: Fraser 	Open Space Land Application Acre(s):	20 Acres
Comprehensive Plan Designation: Rural Forestry	Zoning Designation: Rural Forestry	
Historical Land Use: Forest	Shorelines: n/a	
Soil/Type Capabilities: 95.7% - #7 Barneston gravelly ashy loam, 8 to 30 percent slopes 4.3% - #53 Everson silt loam, drained, 0 to 2 percent slopes		

For classification/reclassification to OSL

Basic Value (BV)	Score	MAX	Public Benefit Value (PBV)	Score	MAX
<p><u>Conserves or Enhances Natural, Cultural or Scenic Resources:</u> - Conserve or enhance natural, cultural or scenic resources - Lands which, when left in their natural state, would serve as buffers between areas of commercial or industrial activity and areas of human habitation</p>	4	10	<p><u>Public Access:</u> -Recreation Access -Availability of off-street parking - Quality of access in terms of accessibility and owner’s proposed rules of conduct and access management</p>	20%	40 %
<p><u>Protect Streams, Stream Corridors, Wetlands, Shorelines and Aquifers:</u> - Lands near or adjacent to streams or rivers where, if alterations were to occur, a resulting loss of quality would also occur in the conditions of water and the general function of the regime - Lands which provide for preservation of bogs or swamps - Lands adjacent to bodies of water, both marine and fresh - Lands including and adjacent to wetlands and tidal areas (these lands would not necessarily be approved contingent upon public assess agreement due to biological sensitivities).</p>	6.67	10	<p><u>Water Resource Protection:</u> - Preservation of hydrologic process (Streams & natural drainage course</p>	6.67%	20 %

<p><u>Protects Soil, Unique or Critical Wildlife, Native Plant Habitat:</u> - Lands where slopes exceed 25% or areas where underlying geology and soils are known to produce unstable conditions - Lands where, if alterations were to occur, a resulting high risk of soil erosion would follow - Lands which represent habitats for unique or critical wildlife or native plants, or where there is a documented occurrence of State or Federal Endangered Species; State or Federal Threatened Species ; Federal Proposed Endangered or Threatened Species; State Sensitive or Monitor Species</p>	<p>8.87</p>	<p>10</p>	<p><u>Wildlife Habitat:</u> - State or Federal Endangered Species; State or Federal Threatened Species ; Federal Proposed Endangered or Threatened Species; State Sensitive or Monitor Species - Abundance and diversity of wildlife (Associated with "edge" type habitat and areas of vegetative and topographic diversity)</p>	<p>20%</p>	<p>20%</p>
<p><u>Promotes Conservation Principles by Example/Offers Educational Opportunities:</u> - Lands which are an example of application of conservation principles</p>	<p>5</p>	<p>10</p>	<p><u>Parcel Size Parce (Combined Parcel) is 20 Acres</u></p>	<p>Each 1.5 acres over 5 acres is worth 1% point 5%</p>	<p>>20 acres = +10% max; < 5 acres = - 10% max</p>
<p><u>Enhances Value of Abutting Parks, Forests, Wildlife Preserves, or other Open Spaces:</u> - Lands which are near or adjacent to existing public parks, forests, wildlife preserves, nature reservations, sanctuaries, schools or other open space lands classified under RCW 84.33 or RCW 84.34</p>	<p>2.5</p>	<p>10</p>	<p><u>Linkage with other Open Space</u> - Adjacent to other Open Space , Parks, or open areas associated with Planned Unit Development, Cluster Subdivisions, or Binding Site Plans</p>	<p>5%</p>	<p>5 %</p>
<p><u>Enhances Recreation Opportunities:</u> - Lands which provide opportunities for passive recreational activities such as, but not limited to, hiking, horseback riding, hunting, fishing, bird watching, and nature observation</p>	<p>5</p>	<p>10</p>	<p><u>Natural Areas</u> -95% natural cover</p>	<p>4.75%</p>	<p>5 %</p>
<p><u>Preserves Historic and Archeological Sites</u></p>	<p>0</p>	<p>10</p>	<p><u>Financial Advantage</u></p>	<p>0</p>	<p>40 % (-)</p>

			<u>Discretionary Value NA</u>	0	40 % (+/-)
Total	<u>32.03</u>	70	Total	66.42%	140 %

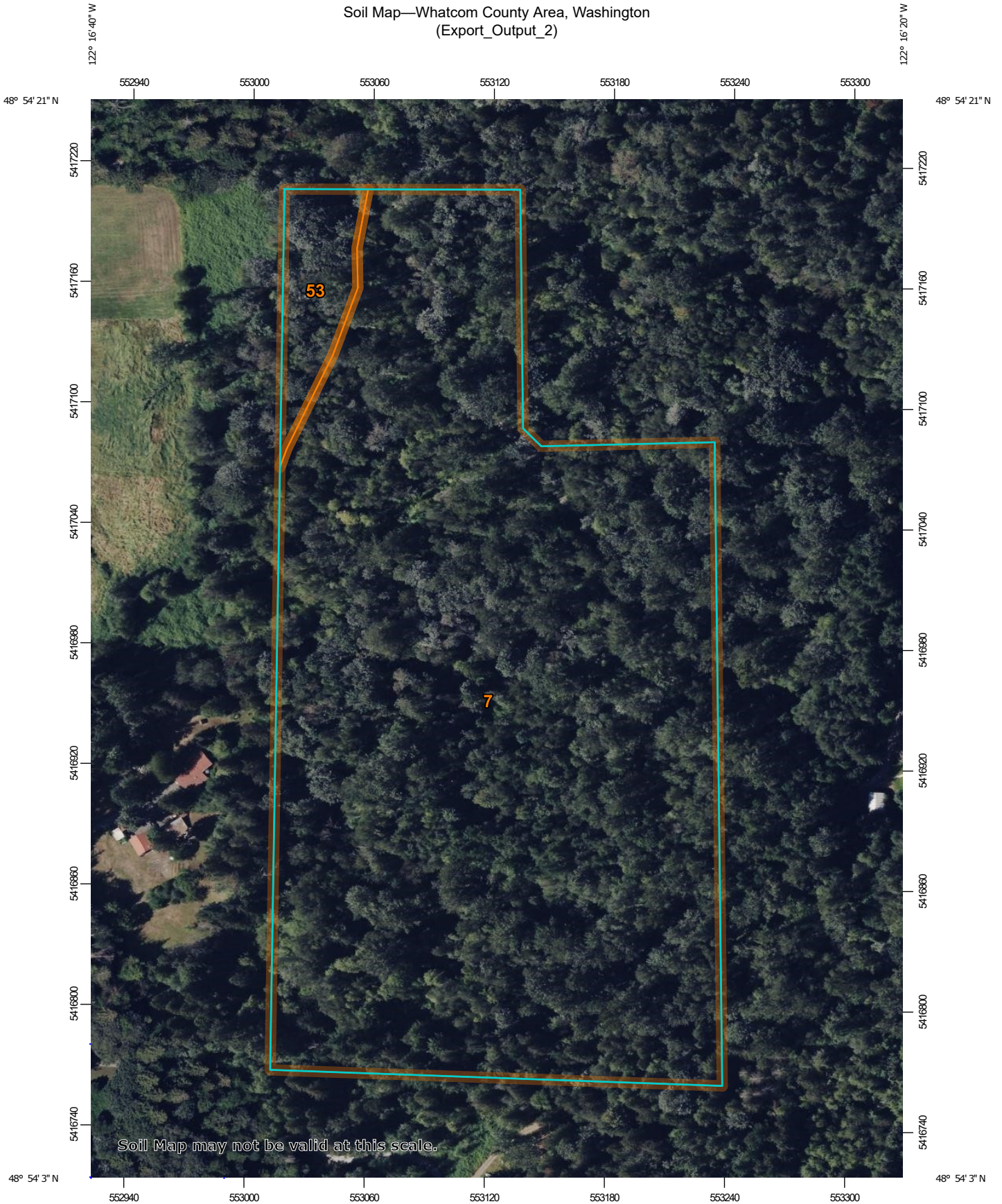
The Public Benefit Rating is calculated using the following formula:

Public Benefit Rating Formula $BV + (BV \times PBV) = 32.03 + (21.28)$

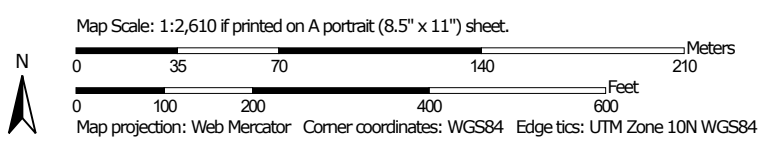
OSP2024-00004 Public Benefit Rating (PBR) = 53.31

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

Soil Map—Whatcom County Area, Washington
(Export_Output_2)



Soil Map may not be valid at this scale.




MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

Water Features



Streams and Canals

Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

Background



Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Whatcom County Area, Washington

Survey Area Data: Version 23, Aug 29, 2023

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

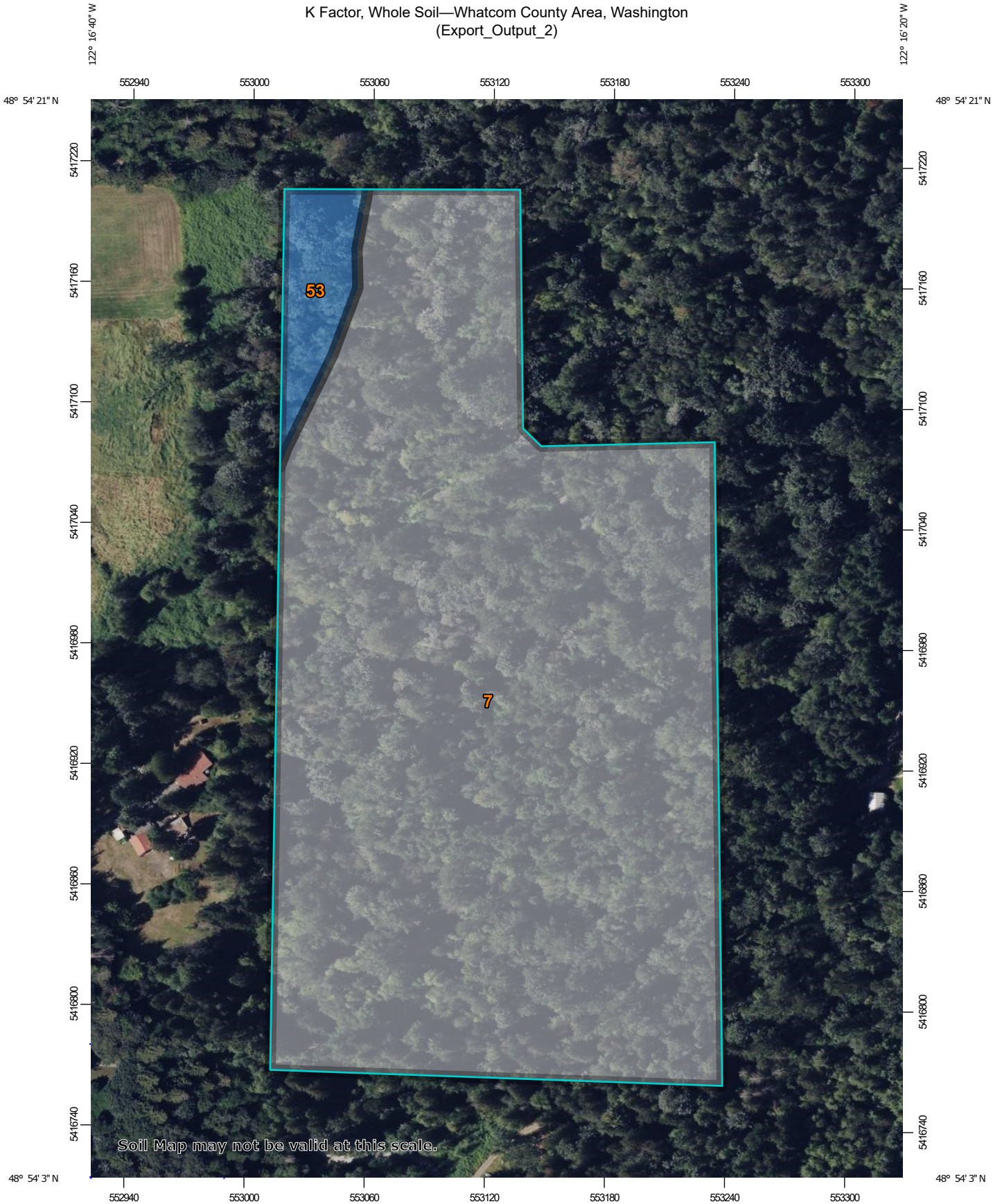
Date(s) aerial images were photographed: Aug 14, 2022—Sep 1, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

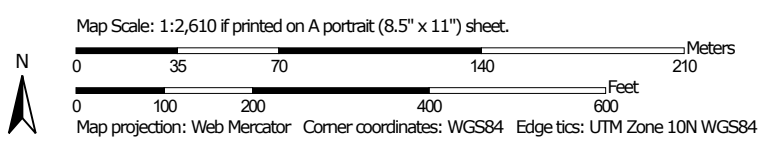
Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
7	Barneston gravelly ashy loam, 8 to 30 percent slopes	20.2	95.7%
53	Everson silt loam, drained, 0 to 2 percent slopes	0.9	4.3%
Totals for Area of Interest		21.1	100.0%

K Factor, Whole Soil—Whatcom County Area, Washington
(Export_Output_2)




Soil Map may not be valid at this scale.


















MAP LEGEND

Area of Interest (AOI)







 Area of Interest (AOI)










Soils

Soil Rating Polygons
















-  .02
-  .05
-  .10
-  .15
-  .17
-  .20
-  .24
-  .28
-  .32
-  .37
-  .43
-  .49
-  .55
-  .64
-  Not rated or not available

Soil Rating Lines








-  .02
-  .05
-  .10
-  .15
-  .17
-  .20

-  .24
-  .28
-  .32
-  .37
-  .43
-  .49
-  .55
-  .64
-  Not rated or not available

Soil Rating Points

-  .02
-  .05
-  .10
-  .15
-  .17
-  .20
-  .24
-  .28
-  .32
-  .37
-  .43
-  .49
-  .55
-  .64
-  Not rated or not available

Water Features

-  Streams and Canals
- Transportation**
-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads
- Background**
-  Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.
Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Whatcom County Area, Washington
Survey Area Data: Version 23, Aug 29, 2023

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Aug 14, 2022—Sep 1, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

K Factor, Whole Soil

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
7	Barneston gravelly ashy loam, 8 to 30 percent slopes		20.2	95.7%
53	Everson silt loam, drained, 0 to 2 percent slopes	.43	0.9	4.3%
Totals for Area of Interest			21.1	100.0%

Description

Erosion factor K indicates the susceptibility of a soil to sheet and rill erosion by water. Factor K is one of six factors used in the Universal Soil Loss Equation (USLE) and the Revised Universal Soil Loss Equation (RUSLE) to predict the average annual rate of soil loss by sheet and rill erosion in tons per acre per year. The estimates are based primarily on percentage of silt, sand, and organic matter and on soil structure and saturated hydraulic conductivity (Ksat). Values of K range from 0.02 to 0.69. Other factors being equal, the higher the value, the more susceptible the soil is to sheet and rill erosion by water.

"Erosion factor Kw (whole soil)" indicates the erodibility of the whole soil. The estimates are modified by the presence of rock fragments.

Factor K does not apply to organic horizons and is not reported for those layers.

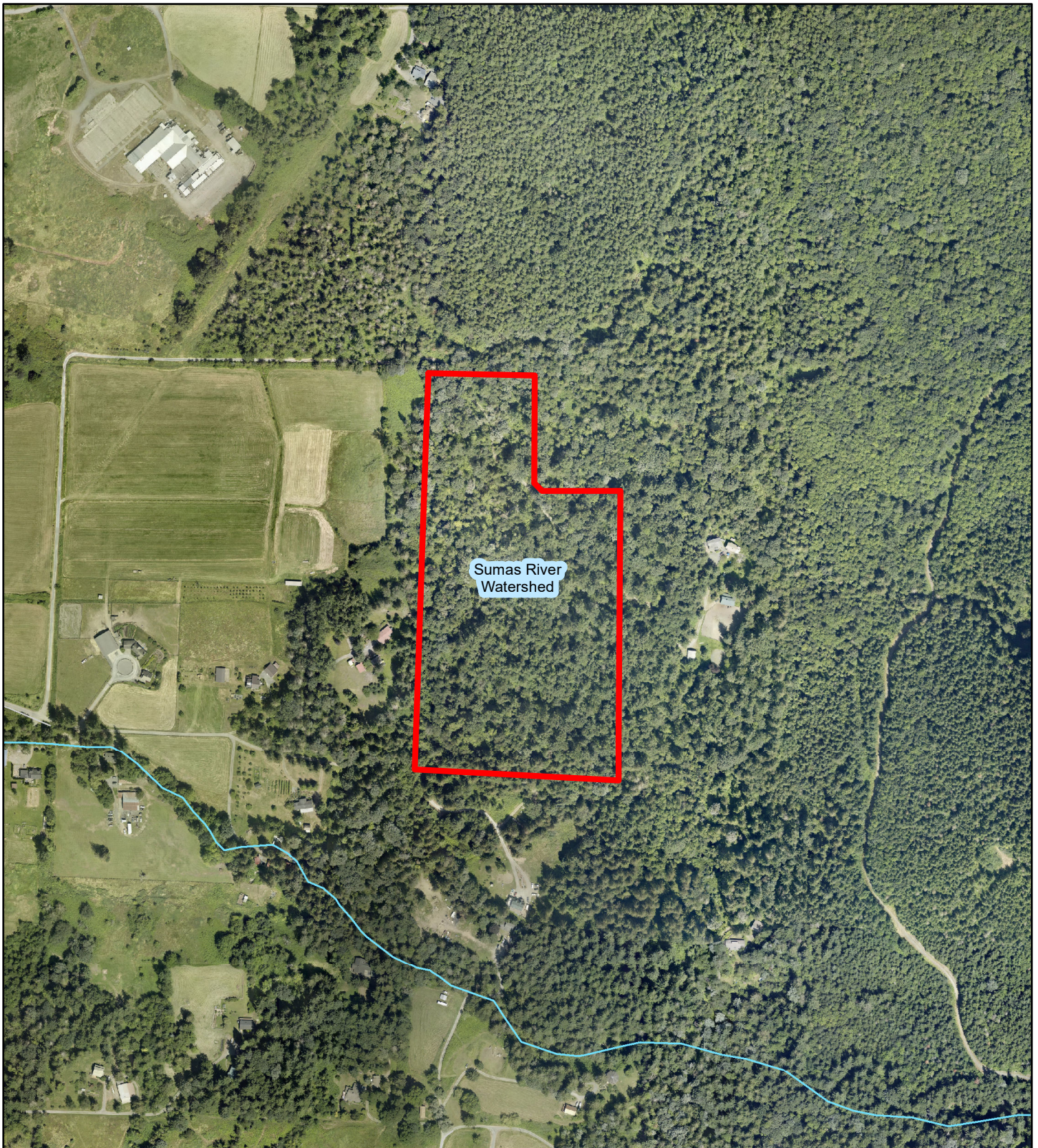
Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified


Tie-break Rule: Higher

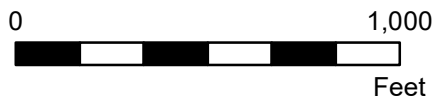
Layer Options (Horizon Aggregation Method): Surface Layer (Not applicable)



Open Space Land

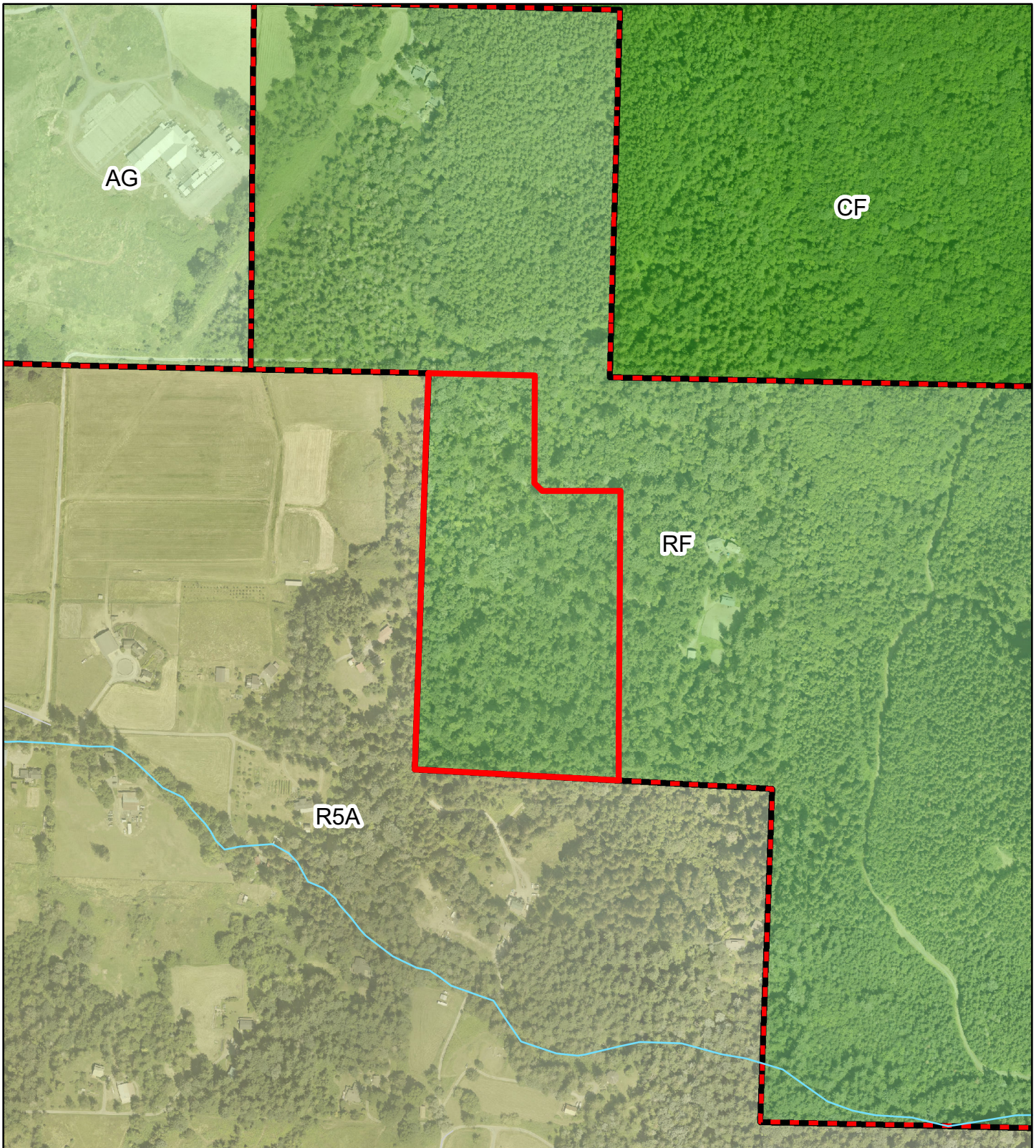
OSP2024-00004 Ryan Nachreiner & Sarah Soltis, ~20 acres

 Subject Site



USE OF WHATCOM COUNTY'S GIS DATA IMPLIES THE USER'S AGREEMENT WITH THE FOLLOWING STATEMENT:

Whatcom County disclaims any warranty of merchantability or warranty of fitness of this map for any particular purpose, either express or implied. No representation or warranty is made concerning the accuracy, currency, completeness or quality of data depicted on this map. Any user of this map assumes all responsibility for use thereof, and further agrees to hold Whatcom County harmless from and against any damage, loss, or liability arising from any use of this map.



Open Space Land

OSP2024-00004 Ryan Nachreiner & Sarah Soltis, ~20 acres

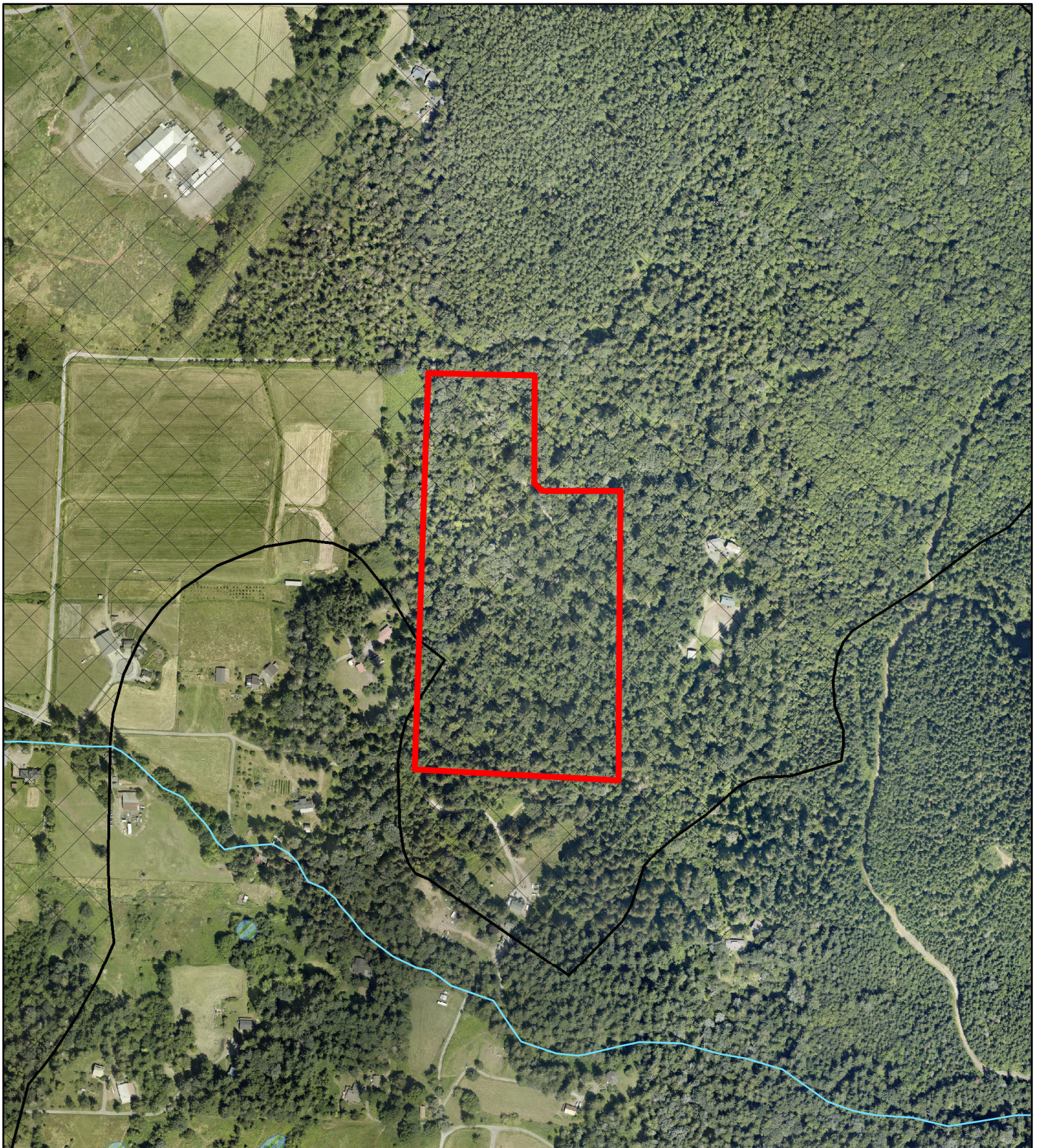
Subject Site
 Zoning Boundaries

- Rural
- Agriculture
- Rural Forestry
- Commercial Forestr








USE OF WHATCOM COUNTY'S GIS DATA IMPLIES THE USER'S AGREEMENT WITH THE FOLLOWING STATEMENT:

Whatcom County disclaims any warranty of merchantability or warranty of fitness of this map for any particular purpose, either express or implied. No representation or warranty is made concerning the accuracy, currency, completeness or quality of data depicted on this map. Any user of this map assumes all responsibility for use thereof, and further agrees to hold Whatcom County harmless from and against any damage, loss, or liability arising from any use of this map.



Open Space Land

OSP2024-00004 Ryan Nachreiner & Sarah Soltis, ~20 acres

-  Subject Site
-  Rivers & Streams
-  Surficial Aquifers
-  Habitat Conservation Area, State Priority Habitats
-  Wetlands



USE OF WHATCOM COUNTY'S GIS DATA IMPLIES THE USER'S AGREEMENT WITH THE FOLLOWING STATEMENT:

Whatcom County disclaims any warranty of merchantability or warranty of fitness of this map for any particular purpose, either express or implied. No representation or warranty is made concerning the accuracy, currency, completeness or quality of data depicted on this map. Any user of this map assumes all responsibility for use thereof, and further agrees to hold Whatcom County harmless from and against any damage, loss, or liability arising from any use of this map.





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

File # OSP2024-00005		
Property Owner (s): Rich & Kathleen Greenbaum	Classification: Open Space Farm and Agricultural Conservation Land	
Street Address: 8972 Frost Road	Status: Application for Reclassification	
City: Sumas State: WA Zip: 98295	Assessor's Parcel No.(s): Parcel A: 4005083481700000 Parcel B: 4005083431030000	
Site Address: 8972 Frost Road Sumas WA, 98295	Parcel Acres:	39.97 Acres
Watershed: <ul style="list-style-type: none"> • 3rd Order: Saar • 2nd Order: Sumas River Subbasin • 1st Order: Fraser 	Open Space Land Application Acre(s):	39.97 Acres
Comprehensive Plan Designation: Rural Residential	Zoning Designation: R10A	
Historical Land Use: Agricultural and Forest	Shorelines: n/a	
Soil/Type Capabilities: 18.3% - #93 Labounty silt loam, 0 to 2 percent slopes 2.8% - #96 Laxton loam, 0 to 3 percent slopes 3.2% - #114 Oakes very gravelly loam, 60 to 80 percent slopes 75.8% - #156 Squalicum gravelly loam, 5 to 15 percent slopes		

For Classification/Reclassification to OSFAC

Basic Value (BV)	Score	MAX	Public Benefit Value (PBV)	Score	MAX
<p><u>Traditional or Potential Farmland</u> - Lands which have historically been used for agriculture - Lands that have not been devoted to a use inconsistent with agricultural uses (3.25)</p>	10.75	15	<p><u>Public Access:</u> -Recreation access -Public road frontage -Availability of off-street parking -Quality of access in terms of accessibility</p>	32%	40 %
<p><u>Soil Value</u> - Lands which contain prime farmland as defined by the U.S. Department of Agriculture - Lands which contain capability classification I-IV according to the U.S. Department of Agriculture land Capability Classification System</p>	6.15	15	<p><u>Water Resource Protection:</u> -Preservation of hydrologic process</p>	6.67%	20 %
<p><u>Comprehensive Plan Designation</u></p>	0	5	<p><u>Wildlife Habitat:</u> -Abundance and diversity of wildlife</p>	10%	20%
<p><u>Conserves or Enhances Natural, Cultural or Scenic Resources:</u> - Lands which, when left in their natural state, would serve as buffers between areas of commercial or industrial activity and areas of human habitation</p>	1.25	5	<p><u>Parcel Size</u> 39.97 acres</p>	10%	>20 acres = +10% max; < 5 acres = - 40% required
<p><u>Protect Streams, Stream Corridors, Wetlands, Shorelines and Aquifers:</u> - Lands near or adjacent to streams or rivers where, if alterations were to occur, a resulting loss of quality would also occur in the conditions of water and the general function of the regime - Lands which provide for preservation of bogs or swamps - Lands adjacent to bodies of water, both marine and fresh</p>	2.49	5	<p><u>Linkage with other Open Space</u> - Adjacent to other Open Space , Parks, or open areas associated with Planned Unit Development, Cluster Subdivisions, or Binding Site Plans</p>	5%	5 %

<u>Protects Soil, Unique or Critical Wildlife, Native Plant Habitat:</u> - Lands where slopes exceed 25% or areas where underlying geology and soils are known to produce unstable conditions - Lands where, if alterations were to occur, a resulting high risk of soil erosion would follow	2.77	5	<u>Natural Areas</u>	3%	5 %
<u>Promotes Conservation Principles by Example/Offers Educational Opportunities:</u>	0	5	<u>Financial Advantage</u>	0%	40 % (-)
<u>Enhances Value of Abutting Parks, Forests, Wildlife Preserves, or other Open Spaces:</u> - Lands which, as open space, may help to provide for successful implementation of County Trail Plan - Lands which are near or adjacent to existing public parks, forests, wildlife preserves, nature reservations, sanctuaries, schools or 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 possessing private recreational facilities which are available to the public without charge - Lands which provide opportunities for passive recreational activities such as, but not limited to, hiking, horseback riding, hunting, fishing, bird watching, and nature observation	5	5			
<u>Preserves Historic and Archeological Sites</u>	0	5			
Total	<u>30.91</u>	70	Total	<u>66.67%</u>	140 %

The Public Benefit Rating is calculated using the following formula:

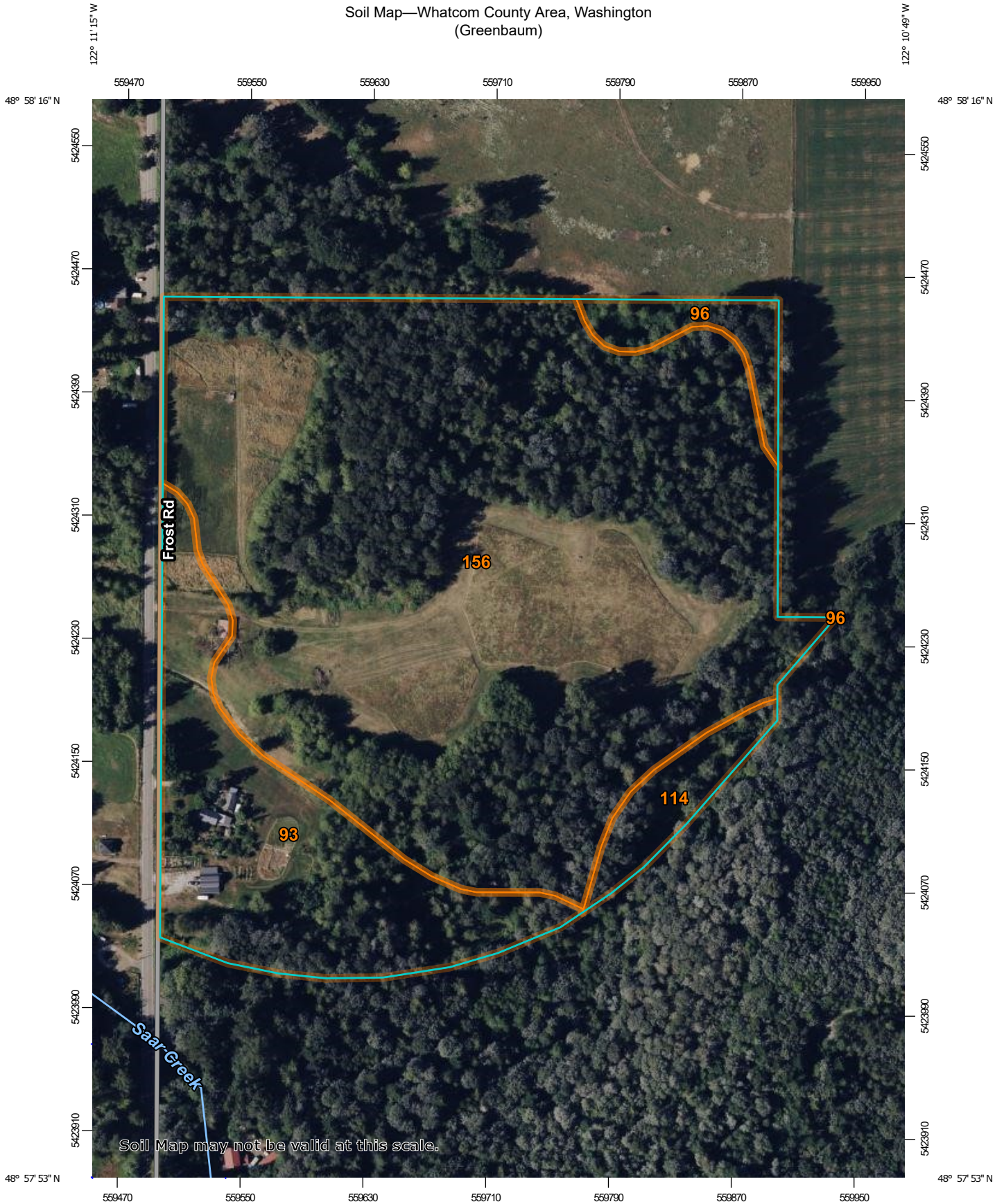
Public Benefit Rating Formula $BV + (BV \times PBV) = 30.92 + (20.61)$

OSP2024-00005

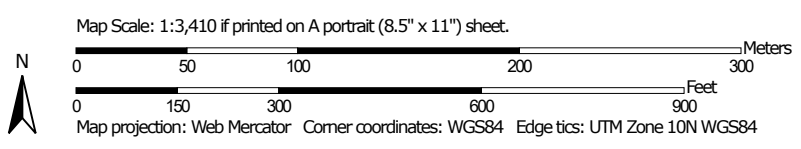
Public Benefit Rating (PBR) = 51.53

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

Soil Map—Whatcom County Area, Washington
(Greenbaum)



Soil Map may not be valid at this scale.




MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

Water Features



Streams and Canals

Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

Background



Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Whatcom County Area, Washington

Survey Area Data: Version 23, Aug 29, 2023

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

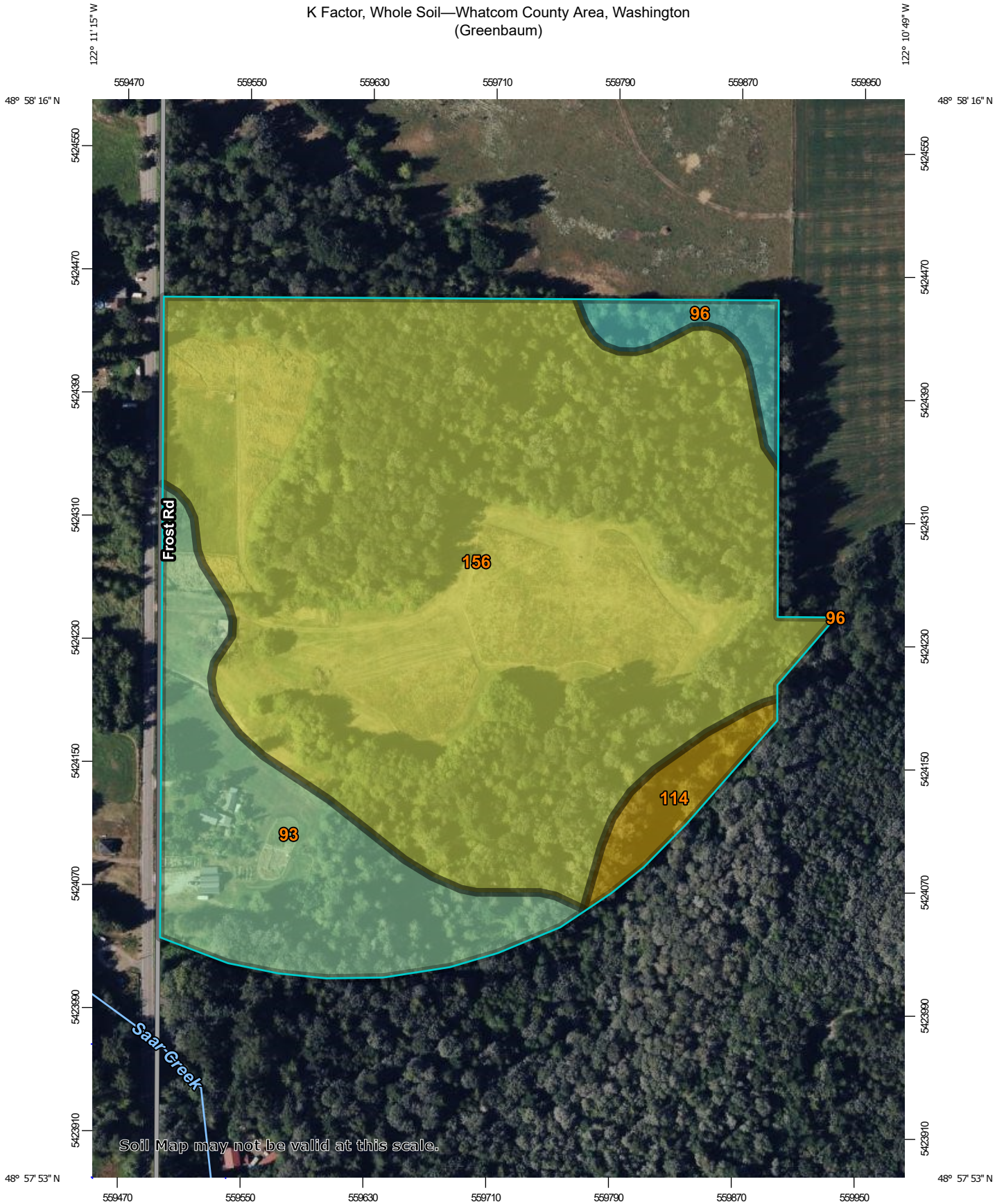
Date(s) aerial images were photographed: Aug 14, 2022—Sep 1, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
93	Labounty silt loam, 0 to 2 percent slopes	7.4	18.3%
96	Laxton loam, 0 to 3 percent slopes	1.1	2.8%
114	Oakes very gravelly loam, 60 to 80 percent slopes	1.3	3.2%
156	Squalicum gravelly loam, 5 to 15 percent slopes	30.5	75.8%
Totals for Area of Interest		40.3	100.0%

K Factor, Whole Soil—Whatcom County Area, Washington
(Greenbaum)



Map Scale: 1:3,410 if printed on A portrait (8.5" x 11") sheet.




Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 10N WGS84


















MAP LEGEND

Area of Interest (AOI)







 Area of Interest (AOI)










Soils

Soil Rating Polygons
















-  .02
-  .05
-  .10
-  .15
-  .17
-  .20
-  .24
-  .28
-  .32
-  .37
-  .43
-  .49
-  .55
-  .64
-  Not rated or not available

Soil Rating Lines








-  .02
-  .05
-  .10
-  .15
-  .17
-  .20

-  .24
-  .28
-  .32
-  .37
-  .43
-  .49
-  .55
-  .64
-  Not rated or not available

Soil Rating Points

-  .02
-  .05
-  .10
-  .15
-  .17
-  .20
-  .24
-  .28
-  .32
-  .37
-  .43
-  .49
-  .55
-  .64
-  Not rated or not available

Water Features

-  Streams and Canals
- Transportation**
-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads
- Background**
-  Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.
Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Whatcom County Area, Washington
Survey Area Data: Version 23, Aug 29, 2023

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Aug 14, 2022—Sep 1, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

K Factor, Whole Soil

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
93	Labounty silt loam, 0 to 2 percent slopes	.28	7.4	18.3%
96	Laxton loam, 0 to 3 percent slopes	.32	1.1	2.8%
114	Oakes very gravelly loam, 60 to 80 percent slopes	.15	1.3	3.2%
156	Squalicum gravelly loam, 5 to 15 percent slopes	.20	30.5	75.8%
Totals for Area of Interest			40.3	100.0%

Description

Erosion factor K indicates the susceptibility of a soil to sheet and rill erosion by water. Factor K is one of six factors used in the Universal Soil Loss Equation (USLE) and the Revised Universal Soil Loss Equation (RUSLE) to predict the average annual rate of soil loss by sheet and rill erosion in tons per acre per year. The estimates are based primarily on percentage of silt, sand, and organic matter and on soil structure and saturated hydraulic conductivity (Ksat). Values of K range from 0.02 to 0.69. Other factors being equal, the higher the value, the more susceptible the soil is to sheet and rill erosion by water.

"Erosion factor Kw (whole soil)" indicates the erodibility of the whole soil. The estimates are modified by the presence of rock fragments.

Factor K does not apply to organic horizons and is not reported for those layers.

Rating Options

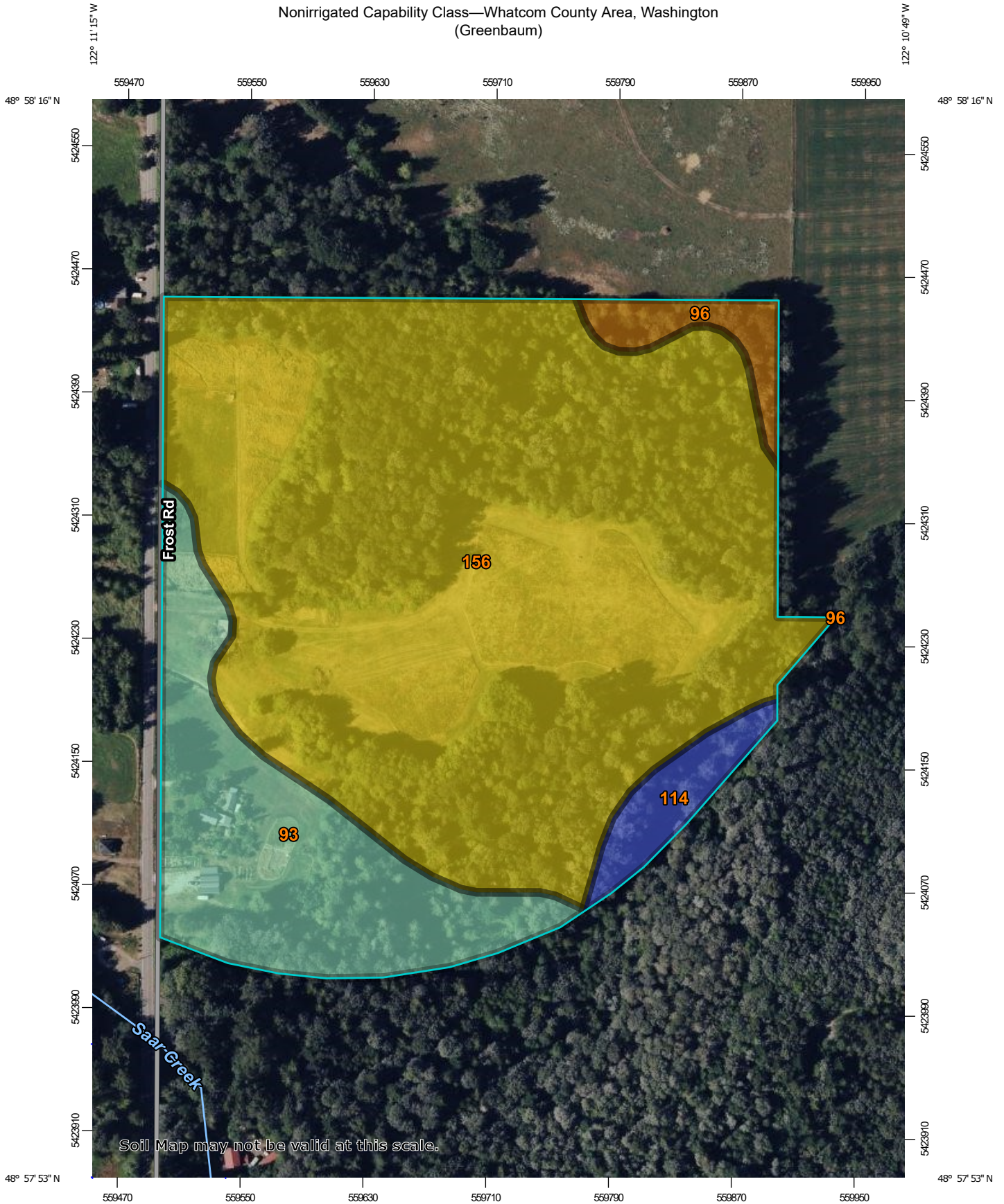
Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

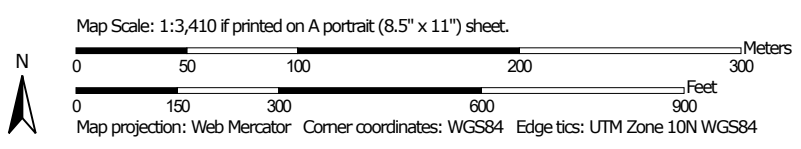
Tie-break Rule: Higher

Layer Options (Horizon Aggregation Method): Surface Layer (Not applicable)

Nonirrigated Capability Class—Whatcom County Area, Washington
(Greenbaum)




Soil Map may not be valid at this scale.



Nonirrigated Capability Class—Whatcom County Area, Washington
(Greenbaum)










MAP LEGEND

Area of Interest (AOI)










 Area of Interest (AOI)

Soils



Soil Rating Polygons








-  Capability Class - I
-  Capability Class - II
-  Capability Class - III
-  Capability Class - IV
-  Capability Class - V
-  Capability Class - VI
-  Capability Class - VII
-  Capability Class - VIII
-  Not rated or not available

Soil Rating Lines


-  Capability Class - I
-  Capability Class - II
-  Capability Class - III
-  Capability Class - IV
-  Capability Class - V
-  Capability Class - VI
-  Capability Class - VII
-  Capability Class - VIII
-  Not rated or not available

Soil Rating Points






-  Capability Class - I
-  Capability Class - II

-  Capability Class - III
-  Capability Class - IV
-  Capability Class - V
-  Capability Class - VI
-  Capability Class - VII
-  Capability Class - VIII
-  Not rated or not available


Water Features

 Streams and Canals

Transportation

-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Whatcom County Area, Washington
Survey Area Data: Version 24, Aug 28, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Aug 14, 2022—Sep 1, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Nonirrigated Capability Class

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
93	Labounty silt loam, 0 to 2 percent slopes	5	7.4	18.3%
96	Laxton loam, 0 to 3 percent slopes	2	1.1	2.8%
114	Oakes very gravelly loam, 60 to 80 percent slopes	7	1.3	3.2%
156	Squalicum gravelly loam, 5 to 15 percent slopes	3	30.5	75.8%
Totals for Area of Interest			40.3	100.0%

Description

Land capability classification shows, in a general way, the suitability of soils for most kinds of field crops. Crops that require special management are excluded. The soils are grouped according to their limitations for field crops, the risk of damage if they are used for crops, and the way they respond to management. The criteria used in grouping the soils do not include major and generally expensive landforming that would change slope, depth, or other characteristics of the soils, nor do they include possible but unlikely major reclamation projects. Capability classification is not a substitute for interpretations that show suitability and limitations of groups of soils for rangeland, for woodland, or for engineering purposes.

In the capability system, soils are generally grouped at three levels—capability class, subclass, and unit. Only class and subclass are included in this data set.

Capability classes, the broadest groups, are designated by the numbers 1 through 8. The numbers indicate progressively greater limitations and narrower choices for practical use. The classes are defined as follows:

Class 1 soils have few limitations that restrict their use.

Class 2 soils have moderate limitations that reduce the choice of plants or that require moderate conservation practices.

Class 3 soils have severe limitations that reduce the choice of plants or that require special conservation practices, or both.

Class 4 soils have very severe limitations that reduce the choice of plants or that require very careful management, or both.

Class 5 soils are subject to little or no erosion but have other limitations, impractical to remove, that restrict their use mainly to pasture, rangeland, forestland, or wildlife habitat.

Class 6 soils have severe limitations that make them generally unsuitable for cultivation and that restrict their use mainly to pasture, rangeland, forestland, or wildlife habitat.

Class 7 soils have very severe limitations that make them unsuitable for cultivation and that restrict their use mainly to grazing, forestland, or wildlife habitat.

Class 8 soils and miscellaneous areas have limitations that preclude commercial plant production and that restrict their use to recreational purposes, wildlife habitat, watershed, or esthetic purposes.

Rating Options

Aggregation Method: Dominant Condition


Component Percent Cutoff: None Specified

Tie-break Rule: Higher



Open Space Land

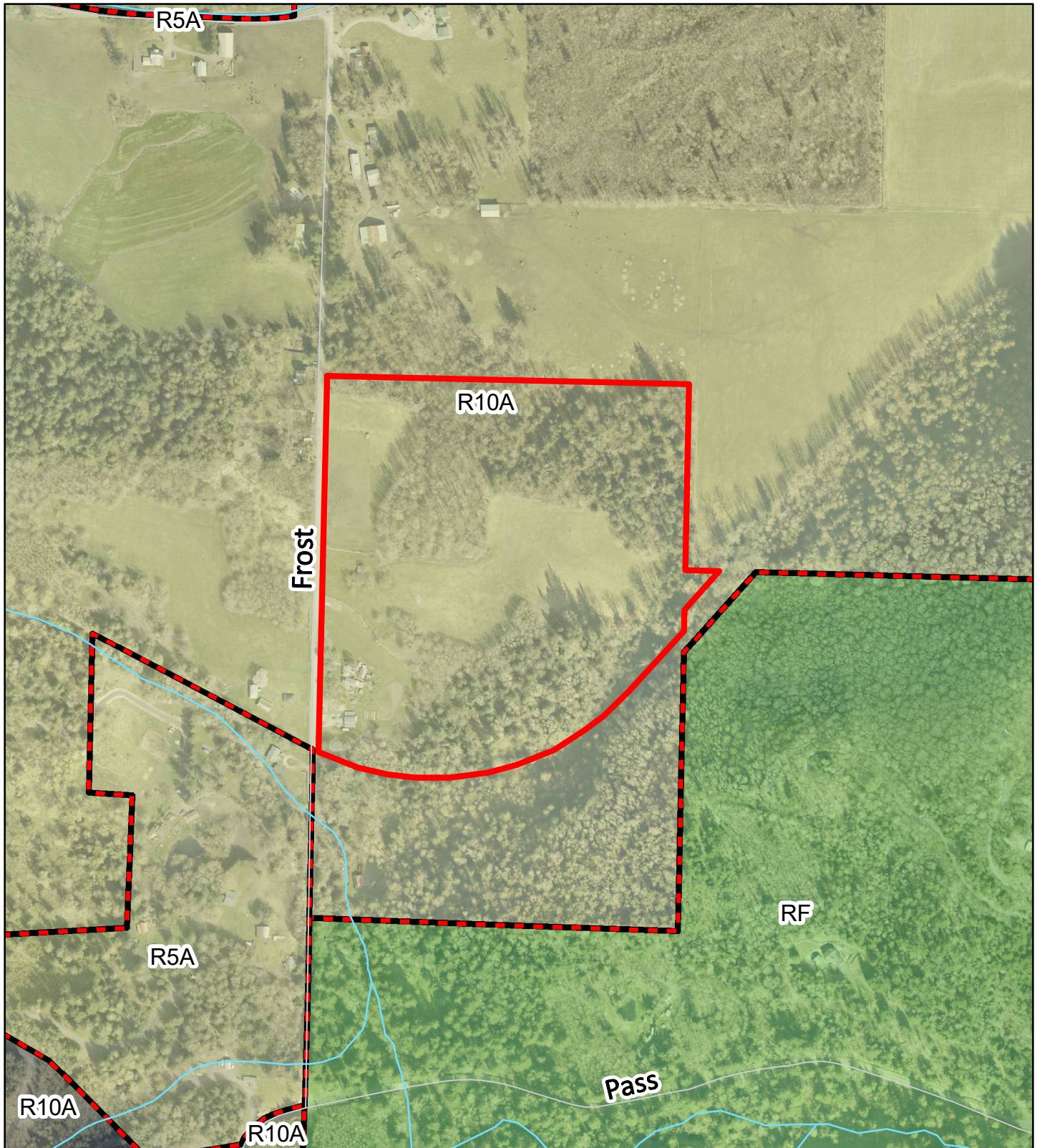
OSP2024-00005 Rich & Kathleen Greenbaum, ~39.97 acres

 Subject Site



USE OF WHATCOM COUNTY'S GIS DATA IMPLIES THE USER'S AGREEMENT WITH THE FOLLOWING STATEMENT:




Whatcom County disclaims any warranty of merchantability or warranty of fitness of this map for any particular purpose, either express or implied. No representation or warranty is made concerning the accuracy, currency, completeness or quality of data depicted on this map. Any user of this map assumes all responsibility for use thereof, and further agrees to hold Whatcom County harmless from and against any damage, loss, or liability arising from any use of this map.

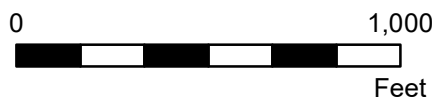


Open Space Land

OSP2024-00005 Rich & Kathleen Greenbaum, ~39.97 acres

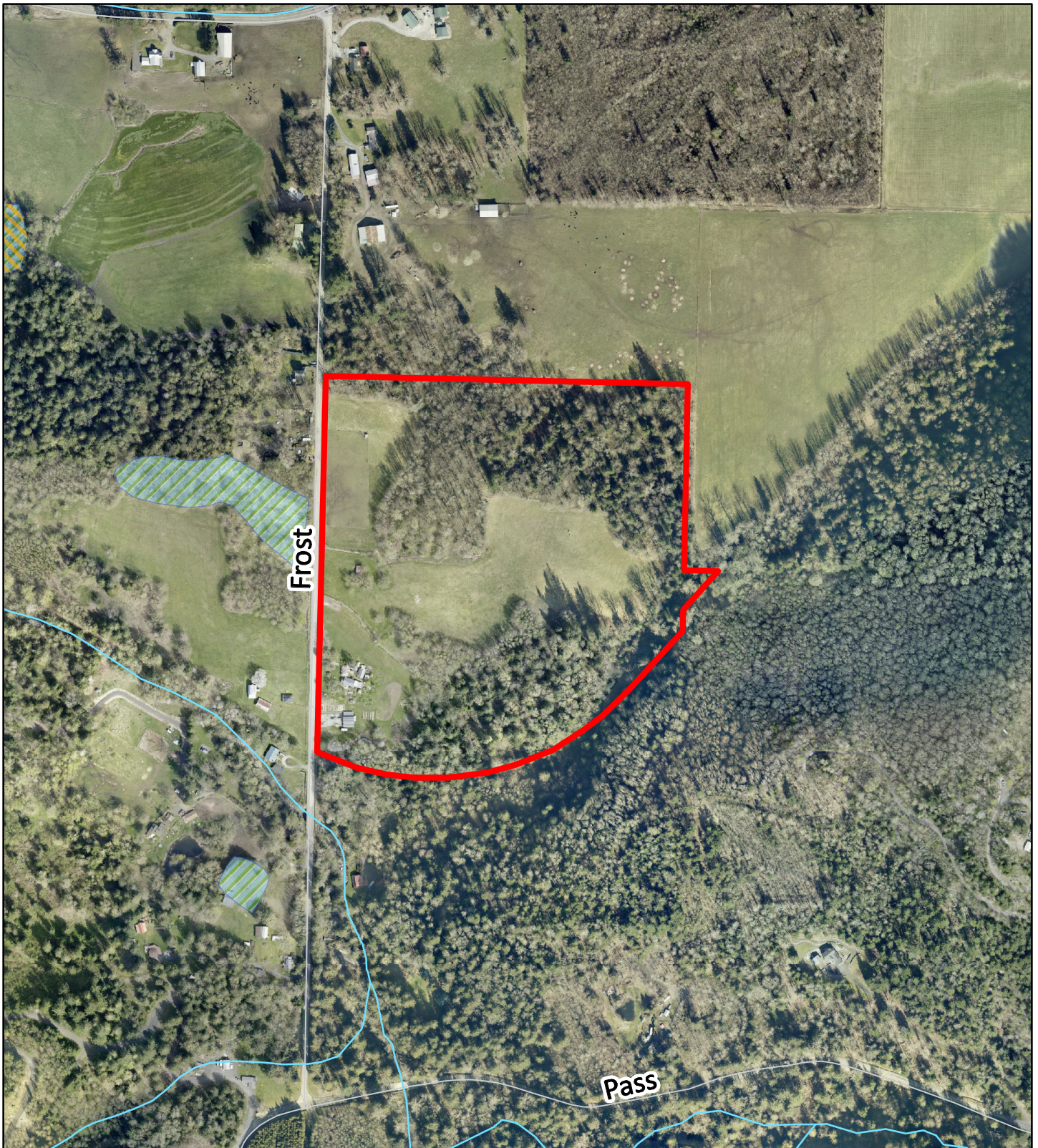
 Subject Site  Zoning Boundaries

-  Rural
-  Rural Forestry
-  Mineral Resource Lands



USE OF WHATCOM COUNTY'S GIS DATA IMPLIES THE USER'S AGREEMENT WITH THE FOLLOWING STATEMENT:

Whatcom County disclaims any warranty of merchantability or warranty of fitness of this map for any particular purpose, either express or implied. No representation or warranty is made concerning the accuracy, currency, completeness or quality of data depicted on this map. Any user of this map assumes all responsibility for use thereof, and further agrees to hold Whatcom County harmless from and against any damage, loss, or liability arising from any use of this map.



Open Space Land

OSP2024-00005 Rich & Kathleen Greenbaum, ~39.97 acres

- Subject Site
- Rivers & Streams
- Surficial Aquifers
- Habitat Conservation Area, State Priority Habitats
- Wetlands



USE OF WHATCOM COUNTY'S GIS DATA IMPLIES THE USER'S AGREEMENT WITH THE FOLLOWING STATEMENT:

Whatcom County disclaims any warranty of merchantability or warranty of fitness of this map for any particular purpose, either express or implied. No representation or warranty is made concerning the accuracy, currency, completeness or quality of data depicted on this map. Any user of this map assumes all responsibility for use thereof, and further agrees to hold Whatcom County harmless from and against any damage, loss, or liability arising from any use of this map.