



SAN JUAN COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT

135 Rhone Street, PO Box 947, Friday Harbor, WA 98250
(360) 378-2354 | (360) 378-2116
dcd@sanjuanco.com | www.sanjuanco.com

APPLICATION & INSTRUCTIONS FOR “CURRENT USE OPEN SPACE” UNDER SJCC 16.50

(Do not use this form for “Current Use Farm and Agricultural Conservation Land.”)

A complete application includes all of the following documents:

- 1) Department of Revenue “Application for Classification as Open Space for Current Use under Chapter 84.34 RCW” (Form: REV 64 0021e(w) (6/11/12)) available at <http://dor.wa.gov/docs/forms/proptx/forms/appforclassopenspaceIndtmbrasses.doc> and the Open Space Agreement at <http://www.dor.wa.gov/docs/forms/proptx/forms/openspacetaxagrmt.doc>;
- 2) A *FULL* legal description, *as a separate attachment* (obtained from a title company or from a document recorded at the Auditor’s Office ;
- 3) “Open Space Classification Questionnaire” ;
- 4) The “Property Profile Sheet” ;
- 5) A site plan which clearly shows dimensions of the existing developed areas of the property, proposed improvements, as well as any future homesites to be excluded from this application. The site plan should also note the location of items mentioned in the “Questionnaire.” Provide information on the existence of noxious weeds on this property and a plan for their control.
- 6) A statement whether the property is currently enrolled in another “current use” tax program.

Where there are existing buildings on the site, at least one acre around structures and residential structures themselves will be taxed at fair market value. You will still pay full taxes on that land and on residential structures.

The “Open Space Classification Questionnaire” is used to evaluate a property’s eligibility for approval as “current use open space.” One application fee will be charged if there are multiple contiguous parcels in the same ownership. However, each parcel will be scored separately on the basis of the resources actually located on that individual property. Use a separate “Questionnaire” for each parcel.

When filling out the “Questionnaire”, clearly describe the resources present, providing written explanations, photos, maps and any other documentation to support your application.

Early in the process, the Open Space Advisory Team will visit the site using the “Public Benefit Rating System Worksheet” to score the resources and determine the amount of tax abatement per parcel. After the property is scored, Staff will present that information in a report to the Planning Commission. The Planning Commission will make a *recommendation* to the County Council, who will take final action on the request.

Once the County Council has acted, documents (the Resolution, the “Property Profile Sheet” and the “Current Use Open Space Agreement for the Current Use Taxation Program”) will be drafted for your signature, then presented to the San Juan County Council for their final signature. After Council signature, those documents will be recorded with the San Juan County Auditor. The “Property Profile Sheet” will also be published online, in public schools, and in public libraries.



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OPEN SPACE CLASSIFICATION QUESTIONNAIRE

RESOURCE POINTS

A. NATURAL AND SCENIC RESOURCES

1. DEFINITION: Conserves and enhances natural and scenic resources such as natural shorelines, vistas and sanctuary lands providing habitat for flora and fauna.
2. RESOURCES PRESENT:
 - a. "Natural" designation under the Comprehensive Plan or Shoreline Master Program
 - b. Views open for public enjoyment
 - c. Undeveloped shoreline
 - d. Significant wildlife area that provides habitat for numerous species of flora and fauna (identified as such by the State Department of Ecology, Wildlife, or Fisheries, by the University of Washington Friday Harbor Labs, or by San Juan County)
 - e. "Terrestrial Ecosystem" (recognized by the State Department of Natural Resources Planning Department) as having state significance or determined to be eligible for the above programs by a qualified professional and substantiated by the Department of Natural Resources)
3. DEVELOPMENT RESTRICTIONS: No further development is allowed.
4. PUBLIC ACCESS: Limited to activities which will not threaten or destroy the resource.

Describe or document resources/features present:

B. WATER RESOURCES

1. DEFINITION: Protects functional watersheds, streams, stream corridors, and supporting wetlands.
2. RESOURCES PRESENT:
 - a. Lands within a priority watershed that contribute to overall water quality (as shown on San Juan County Shoreline Master Program Designated Environments Map, or recognized in San Juan County Watershed Ranking report.
 - b. Fresh water such as wetlands, lakes, stream/stream corridors
 - c. Salt water such as tidal marshes, estuaries and shorelines
3. DEVELOPMENT RESTRICTIONS: No subdivision is allowed. No additional construction is allowed.
4. PUBLIC ACCESS: Limited to activities which will not threaten or destroy the resource.

Describe or document resources/features present:

C. FRAGILE RESOURCES

1. **DEFINITION:** Resources which are fragile and therefore more susceptible to degradation/loss, include unique or critical wildlife and native plant habitat (species and their habitat that are classified “endangered”, “threatened,” “sensitive” or “monitor”), delicate geological features such as feeder bluffs and accretion shoreforms and other fragile and unique areas crucial to the ecological balance of the island environments.
2. **RESOURCES PRESENT:**
 - a. Special animal sites (designated by State Department of Fish & Wildlife as having state significance, species and their habitat that are classified as “endangered,” “threatened,” “sensitive” or otherwise “listed” species under the State Department of Wildlife Nongame Program, other species that may be locally rare or otherwise deemed of importance to San Juan County, or determined to be eligible for the above programs by a qualified professional and substantiated by the affected agency).
 - b. Special plant sites (designated by State Department of Natural Resources Natural Heritage Program as having state significance, other species that may be locally rare or otherwise deemed of importance to San Juan County, or determined to be eligible for the above programs by a qualified professional and substantiated by the applicable agency).
 - c. Hazard prone sites such a ravines, steep slopes, slide prone areas, flood hazard areas, established natural drainages (identified as such by the Coastal Zone Atlas of Washington, FEMA Flood Hazard Boundary Maps, State or County data bases, or by a qualified professional)
 - d. Geological/geomorphological features such as fossils, waterfalls, unique works of glaciation, or accretion shoreforms such as spits, points, and barrier berms (documented by Washington Interagency Committee for Outdoor Recreation inventory, by State or local data bases, or by a qualified professional.)
3. **DEVELOPMENT RESTRICTIONS:** No development in sensitive ecosystems, or near endangered /threatened species habitat. Otherwise, residential development in species habitat subject to limitations imposed by state and federal guidelines/recommendations. Residential development limited to one residence. Commercial development prohibited.
4. **PUBLIC ACCESS:** In areas sensitive to human disturbance, limited to educational opportunities and wildlife study. Less sensitive areas, such as accretion beaches, etc. may be open to public. Recreational use as deemed appropriate for the resource.

Describe or document resources/ features present:

D. LAND ABUTTING PROPERTY OF PUBLIC VALUE

1. **DEFINITION:** Enhances the value to the public of abutting or neighboring parks, forests, wildlife preserves, natural reservations or sanctuaries, or other open space.
2. **RESOURCES PRESENT:**
 - a. Lands adjacent to federal, state or other publicly owned properties; or lands held in trust for the public benefit by a duly authorized organization, such as a land preservation trust; or other lands classified under open space designation.

3. **DEVELOPMENT RESTRICTIONS:** No subdivision is allowed. No commercial development is allowed. Residential development is limited to one residence.
4. **PUBLIC ACCESS:** "Group access" or "access with notification" is required to obtain points in this section. (Note that this part of the code uses slightly different language for the types of access, and refers to "limited or general public access". For the sake of consistency, the terms of SJCC 16.50.275 will be used. "Group access" is what is meant by "limited"; "Access with notification" is what is meant by "general public access.")

Describe or document status of adjacent land:

E. COMPATIBLE RECREATIONAL USE AREAS

1. **DEFINITION:** Enhance recreational opportunities by opening access to beaches, rural open spaces and other areas for compatible recreational uses.
2. **RESOURCES PRESENT:**
 - Provides opportunities for recreational enjoyment compatible with the resource, such as hiking, biking, boating, fishing, picnicking and nature study.
3. **DEVELOPMENT RESTRICTIONS:** No subdivision and no further development of the land is allowed. Construction is limited to facilities for passive recreation, as submitted with the application materials.
4. **PUBLIC ACCESS:** "Access with notification" is required to obtain points in this section.

Describe compatible recreational use opportunities:

F. HISTORIC SITES

1. **DEFINITION:** Archaeological sites, cultural areas, historic farms, historic buildings and improvements of local historical/cultural significance.
2. **RESOURCES PRESENT:**
 - a. Archaeological sites (documented by the Washington State Office of Archaeology and Historic Preservation, by San Juan County or identified by a qualified professional and substantiated by the applicable agency)
 - b. Historical sites: buildings, property, informative markers, interpretive trails, and/or literature. Historical buildings and properties must be documented and recognized by federal, state or local registers or historical societies. Interpretive information or trails must provide information about a documented historical site, building or event.
 - c. Improvements of local historical/ cultural significance that enhance the resource (provision of an interpretive area, for example)
3. **DEVELOPMENT RESTRICTIONS:** Development is restricted to preserve the integrity of the archaeological, historic, cultural or historic farm resource.
4. **PUBLIC ACCESS:** When it will not endanger the feature being preserved, "access with notification" (general access) is required to obtain points in this section.

Describe or document resources/ features present:

G. OPEN SPACE WITHIN COMMUNITIES

1. DEFINITIONS: Retains in its natural state tracts of land not less than one acre situated in an urban area and open to public use.
2. RESOURCES PRESENT:
 - Within an "Urban" designation or similar designation or district in a Subarea Plan
3. DEVELOPMENT RESTRICTIONS: As appropriate for the resources.
4. PUBLIC ACCESS: "Access with notification" is required to obtain points in this section.

Describe designation and relationship to surrounding land uses:

PUBLIC ACCESS

A. LEVEL OF ACCESS

1. DEFINITION/PURPOSE: Provide public access to land classified as open space.
2. In order to obtain *any* points for public access, the property must have scored at least 20 points in the "Resource" section above.
3. The extent of public access provided will be clearly defined in the Open Space Taxation Agreement, if the property is accepted for classification. Properties awarded points for public access will be included in a booklet available to the general public.
4. Describe how the site can be reached. Include a map and any restrictions or easements that burden the property. Please provide directions and contact information for arranging visits.

Type of public access (Check one.)

- 1. **No access**
- 2. **Group access:** The groups to which you offer access must be appropriate to the features of the property. When groups want to visit the site they must seek advance permission from the landowner. If this application is approved, the county will notify these groups that access to the property is available. A minimum of five San Juan County based groups are required (San Juan County public and private schools must be one of the groups.)

List groups to be allowed access, including name of group, contact information and mailing address:

- 1)
- 2)
- 3)
- 4)
- 5)

3. **Access with notification:** The general public may contact the landowner asking permission to visit the site. Access cannot be denied if the request is compatible with the open space agreement and would not endanger open space resources.

4. Unlimited access: The general public may visit the site without advance notice or permission from the landowner. Use of the property shall be limited to passive recreation which is compatible with the open space agreement.

LEVEL OF RESOURCE PROTECTION

DEFINITION/PURPOSE: Maintain the integrity of open space resources by encouraging landowners to classify large tracts of land as open space, by protecting resources in perpetuity with a conservation easement or other appropriate instrument, and by reducing the density associated with the parcel.

- 1. Conservation easement** - Provide an easement which protects open space resources in perpetuity, limits development to the less sensitive areas of the site, and restricts development and other activities which would impact the open space resources. A conservation easement on part of the property will not receive the full score but may receive points proportional to the area covered by the easement. Is there a conservation easement on this property? _____
- 2. Density reduction** - To receive points, density units must be reduced in perpetuity. Excluding certain areas from construction or development does not reduce the density of a property. How many density units have been eliminated? _____
- 3. Parcel size** – Points awarded are for the size of one single parcel, not the sum of all parcels owned. What size is this parcel? _____

I have read this and testify that the above responses are true and complete to the best of my knowledge.

Signature of Applicant(s): _____ Date: _____

Signature of Owner(s): _____ Date: _____
(If different from applicant)



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An excerpt from San Juan County Code 16.50, "Open Space Program"

SJCC 16.50.210 Resource category - Natural and scenic resources.

A. Definition/Purpose. Conserves and enhances natural and scenic resources such as sanctuary lands providing habitat for flora and fauna, natural shorelines and vistas.

B. Criteria.

1. Natural" designations as described under SJCC 18.20.140, 18.30.010(D) and 18.50.070(D), [2]. Points shall be awarded as follows:
 - a. Three points where more than two-thirds of the shoreline, the uplands, or a combination thereof, is located within a natural designation.
 - b. Two points where one-third to two-thirds of the shoreline, the uplands or a combination thereof, is located within a natural designation.
 - c. One point where one-third or more of the property is within a priority watershed.
2. Visual Quality of the Site. This category addresses the visual quality of the site as seen from roads and/or ferry routes. One-half point shall be awarded for each of the resources noted below that are visible from public arterial roads/ferry routes, public collector roads and waterways, and from public access roads. Those resources visible from public major or minor arterial roads or ferry routes shall be multiplied by three for a maximum of nine points; those resources visible from public access roads or waterways shall be multiplied by one for a maximum of three points. Road classifications shall be as noted in the Transportation Element of the SJC Comprehensive Plan:

Visibility Multiplier

- 3 - Major or minor arterial roads or ferry routes
- 2 - Collector roads
- 1 - Access roads or waterways

<u>Visible Resources</u>	<u>Value</u>	<u>X</u>			<u>= Points</u>
Pasture Land	(0.5)	<input type="checkbox"/> 3	<input type="checkbox"/> 2	<input type="checkbox"/> 1	_____
Steep slopes	(0.5)	<input type="checkbox"/> 3	<input type="checkbox"/> 2	<input type="checkbox"/> 1	_____
Wetlands or shoreline	(0.5)	<input type="checkbox"/> 3	<input type="checkbox"/> 2	<input type="checkbox"/> 1	_____
Forest lands	(0.5)	<input type="checkbox"/> 3	<input type="checkbox"/> 2	<input type="checkbox"/> 1	_____
Compatible development*	(0.5)	<input type="checkbox"/> 3	<input type="checkbox"/> 2	<input type="checkbox"/> 1	_____
No or minimal visible development**	(0.5)	<input type="checkbox"/> 3	<input type="checkbox"/> 2	<input type="checkbox"/> 1	_____

*Barns or other agriculturally related structures, or historical structures which add to the visual quality of the site

**Except compatible developments

3. Significant wildlife area that provides habitat for numerous species of flora and fauna [3]. Points shall be awarded as follows:
 - a. Three points where there is evidence of at least three undisturbed and separate habitats.
 - b. Two points where there is evidence of at least two undisturbed and separate habitats, or a variety of disturbed habitats.
 - c. One point where there is evidence of at least one habitat, or lower quality habitats.

C. Development Restrictions. No further development.

- D. Public Access.** Limited to those activities which will not threaten or destroy the resource/feature. (Ord. 14-2000 § 7(OO); Ord. 5-1998)

16.50.220 Resource category- Water resources.

A. Definition/Purpose. Protects functional watersheds, streams, stream corridors, and supporting wetlands.

B. Criteria.

1. Lands within a priority watershed are identified on the San Juan County Shoreline Master Program Designated Environments Map, or recognized in the San Juan County Watershed Ranking report [3]. Points shall be awarded as follows:
 - a. Three points where the entire property is within a priority watershed.
 - b. Two points where two-thirds or more of the property is within a priority watershed.
 - c. One point where one-third or more of the property is within a priority watershed.
2. Fresh water such as wetlands, lakes, and/or streams/stream corridors, as determined by San Juan County wetland maps, a qualified wetland specialist, and/or DNR stream types [3]. Points shall be awarded as follows:
 - a. Three points where a Category I wetland is located on the property.
 - b. Two points where a Category II wetland and/or a Type III or IV stream is located on the property.
 - c. One point where a Category III or IV wetland and/or a Type V stream is located on the property.
3. Salt water such as tidal marshes and estuaries [3]. Points shall be awarded as follows:
 - a. Three points where a wide variety of salt water resources exist, such as salt water marshes, tide pools, estuaries, coves, and beaches.
 - b. Two points where the variety and size of resources are limited but the quality is high.
 - c. One point where the resources are uniform and without unique features.

C. Development Restrictions. No subdivision, no additional construction.

- D. Public Access.** Limited to those activities which will not threaten or destroy the resource/feature. (Ord. 4-2011 § 3)

16.50.230 Resource category- Fragile resources.

A. Definition/Purpose. Resources which are fragile and therefore more susceptible to degradation/loss. These include unique or critical wildlife and native plant habitat (species and their habitat that are classified “endangered” “threatened”, “sensitive” or “monitor”), delicate geological features such as feeder bluffs and accretion shoreforms; and other fragile and unique areas crucial to the ecological balance of the island environments.

B. Criteria.

1. Special animal sites (designated by State Department of Natural Resources Natural Heritage Program as having state significance, designated sites of “endangered,” “threatened,” “sensitive” or otherwise “listed” species under the State Department of Wildlife Nongame Program (WAC 232-12-011 and 232-12-014), other species that may be locally rare or otherwise deemed of importance to San Juan County, or determined to be eligible for the above programs by a qualified professional and substantiated by the affected agency) [3]. Three points shall be granted where it is documented that a special animal inhabits the property.
2. Special plant sites (designated by State Department of Natural Resources Natural Heritage Program as having state significance, other species that may be locally rare or otherwise deemed of importance to San Juan County, or determined to be eligible for the above programs by a qualified professional and substantiated by the affected agency) [3]. Three points shall be granted where it is documented that a special plant exists upon the property.
3. Hazard prone sites are identified by the Coastal Zone Atlas of Washington, FEMA Flood Hazard Boundary Maps, state or County databases, or by a qualified professional) [1] Three points shall be granted where it is documented that the entire property is within a hazard prone site and will remain unimproved while classified open space. To obtain points in this category, the entire property must be located in a hazard prone site.

4. Geological/geomorphological features such as fossils, waterfalls, unique works of glaciation, or accretion shoreforms such as spits, points and barrier berms (documented by Washington Interagency Committee for Outdoor Recreation, inventory by state or local databases, San Juan County, or by a qualified professional) [2]. Points shall be awarded as follows:
 - a. Three points where the property contains a minimum of three geological features, or a single unusual or unique geological feature, or is a significant part of a prominent geomorphical feature or landmark.
 - b. Two points where the property contains at least two geological features, or encompasses a lesser portion of a prominent geomorphical feature.
 - c. One point where the property contains one geological feature or is a small part of a prominent geomorphical feature.
- C. Development Restrictions.** No development in sensitive ecosystems, or near endangered/threatened species habitat. Otherwise, residential development in species habitat subject to limitations imposed by state and federal guidelines/recommendations. Residential development limited to one residence. Commercial development prohibited.
- D. Public Access.** Limited to educational opportunities and wildlife study in areas sensitive to human disturbance. Less sensitive areas, such as accretion beaches, etc. may be open to public recreational use as deemed appropriate for the resource. (Ord. 5-1998)

16.50.240 Resource category- Lands abutting property of public value.

- A. Definition/Purpose.** Enhances the value to the public of abutting or neighboring parks, forests, wildlife preserves, natural reservations or sanctuaries or other open space.
- B. Criteria.** Lands adjacent to federal, state, or other publicly owned properties, and/or lands held in trust for the public benefit by a duly authorized organization such as a land preservation trust. Points shall be based on the extent to which the property proposed for open space classification would enhance the adjacent property in regard to public access, size and resource values. Points shall be awarded as follows (maximum of six points possible):

Category	High (2pts)	Medium (1.5pts)	Low (1pt)	None (0pts)
Public Access	_____	_____	_____	_____
Size of Property	_____	_____	_____	_____
Variety and Quality of Resources	_____	_____	_____	_____

- C. Development Restrictions.** No subdivision and no commercial development. Residential development limited to one residence.
- D. Public Access.** Limited or general access. (Ord. 5-1998)

16.50.250 Resource categories- Compatible recreational use areas.

- A. Definition/Restrictions.** Enhances recreational opportunities by opening access to beaches, rural open spaces and other areas for compatible recreational uses.
- B. Criteria.** Provides opportunities for passive and recreational enjoyment compatible with the resource, such as hiking, biking, boating, fishing, picnicking, and nature study. To receive points in the category, applicants must allow public access and, if group access is proposed, must designate groups that have a high likelihood of using the recreational values of the property (typically, other than research and education groups). Points shall be awarded as follows (maximum of nine points possible):

Category	High (3pts)	Medium (2pts)	Low (1pt)	None (0pts)
Public Access	Unlimited	With Notification	Group	_____
Variety of Activities	_____	_____	_____	_____
Variety and Quality of Resources	_____	_____	_____	_____

- C. **Development Restrictions.** No subdivision or further development of the land. Construction limited to facilities desirable for passive recreational needs, as determined at the time of land classification.
- D. **Public Access.** General public access available. (Ord. 5-1998)

16.50.260 Historic sites

- A. **Definition/Purpose.** Archaeological sites, cultural areas, historic farms, historic buildings, and improvements of local historic/cultural significance.

- B. **Criteria.**

1. Archaeological sites (documented by the Washington State Office of Archaeology and Historic Preservation or San Juan County, or identified by a qualified professional and substantiated by the affected agency) [3]. Points shall be awarded as follows:
 - a. Three points where the property contains one or more significant archaeological resources recognized by the State Archaeologist or a qualified professional.
 - b. Two points where the property contains less important archaeological resources recognized by the State Archaeologist or a qualified professional.
 - c. One point where the property contains midden material or other features of archaeological interest.
2. Historical sites include buildings, property, informative markers, interpretive trails, and/or literature. Historical buildings and properties must be documented and recognized by federal, state, or local registers or historical societies. Interpretive information or trails must provide information about a documented historical site, building, or event [3]. Points shall be awarded as follows:
 - a. Three points where the property encompasses all or most of a significant historical site or historical structures registered by the federal or state governments; structures must be well preserved and in excellent condition. Points may also be awarded for well-placed informative and compatible historical markers, including educational materials such as interpretive trails, literature, or markers available on site.
 - b. Two points where the property contains less significant historical sites or structures registered by the federal or state governments, or recognized by a local historical society; structures must be in good condition. Points may also be awarded for historical markers and interpretive information which is less detailed than noted above.
 - c. One point where the property contains a historical site or structures of minor historical significance, and is recognized by a local historical society, or where a historical marker is located on the site.

- C. **Development Restrictions.** Development restricted as necessary to preserve the integrity of the archaeological, historic, cultural and historic farm resource.

- D. **Public Access.** General access available when such access will not endanger the feature being preserved. (Ord. 4-2011 § 4; Ord. 5-1998)

16.50.270 Resource category- Open space within communities.

- A. **Definition/Purpose.** Retain in its natural state tracts of land not less than one acre situated in an urban area and open to public use.

- B. **Criteria.** Within an "Urban" designation or similar classification in a subarea plan [1]. Three points shall be granted for any parcel that meets this criteria.

- C. **Development Restrictions.** As appropriate for resource.

- D. **Public Access.** General access available. (Ord. 5-1998)

16.50.275 Public access category- Level of access.

- A. **Definition/Purpose.** Provide public access to land classified as open space.

B. Criteria. A minimum of 20 resource points is required to qualify for public access points. The level of public access allowed by the landowner and appropriate for the resources. Points awarded for public access shall vary within each category according to the ease of physical access. Properties which are easily accessible shall be awarded the highest points.

1. No access (0).
2. Group access (limited to appropriate use groups; permission from landowner required. The County shall notify the appropriate use groups that access to the property is available; a minimum of five San Juan County based groups is required, of which San Juan County public and private schools must be one of the groups.) Points will be based on a sliding scale from one to 10 according to how accessible the property is, the types of groups that are being granted public access (number of members, proximity of the group to the site, is the group specialized or general interest) the type of restrictions proposed (severity of the restrictions and effect on the accessibility of the property), and the variety of resources:

Category	High (2.5pts)	Medium (1.5pts)	Low (1pt)	None (0pts)
Accessibility	_____	_____	_____	_____
Type of Groups	_____	_____	_____	_____
Restrictions	_____	_____	_____	_____
Resource Variety	_____	_____	_____	_____

3. Access with notification to landowner (access cannot be denied if the request is compatible with the open space agreement and would not endanger open space resources). Points will be balled on a sliding scale from 11 to 20 according to how accessible the property is, the types of restrictions proposed (severity of the restrictions and effect on the accessibility of the property), and the variety of resources:

Category	High (6.66pts)	Medium (5.66pts)	Low (4.66pts)	None (0pts)
Accessibility	_____	_____	_____	_____
Restrictions	_____	_____	_____	_____
Resource Variety	_____	_____	_____	_____

4. Unlimited access (no permission required from the landowner). Use of the property shall be limited to passive recreation which is compatible with the open space agreement). Points will be based on a sliding scale from 21-30 according to how accessible the property is, the type of restrictions proposed (severity of restrictions and effect on the accessibility of the property), and the variety of resources:

Category	High (10pts)	Medium (9pt)	Low (8pts)	None (0pts)
Accessibility	_____	_____	_____	_____
Restrictions	_____	_____	_____	_____
Resource Variety	_____	_____	_____	_____

5. No public access points shall be given for farm and agricultural conservation land except for permanent unlimited public access to deeded public trail easements.

C. The permit center shall publish a booklet identifying open space parcels with unlimited access and access with notification and describing how to locate the parcels. The booklet shall be available to the general public. The applicant may be required to provide property and vicinity maps for the booklet. (Ord. 5-1998)

16.50.280 Resource protection category.

A. Definition/Purpose. Maintain the integrity of open space resources by encouraging landowners to classify large tracts of land as open space, by protecting resources in perpetuity with a conservation easement or other appropriate instrument and by reducing the density associated with the parcel.

B. Criteria

1. Conservation Easement Bonus. Provide a conservation easement or other appropriate instrument which protects open space in perpetuity. The conservation easement or other appropriate instrument should limit development to the less sensitive areas of the site and restrict development and other activities which would impact the open space resources. Points given for resource categories protected by a conservation easement or other appropriate instrument shall be increased by 20 percent of the total points calculated for resources.
2. Density Reduction. Points shall be awarded for density units reduced in perpetuity by a conservation easement or other appropriate instrument as follows:

Number of Units Reduced	Points Awarded
a. 1-2 units=	3
b. 3-4 units=	6
c. 5-7 units=	9
d. 8-10 units=	12
e. 11+units=	15

3. Parcel Size. Except for farm and agricultural conservation land, points shall be awarded for parcel size as follows:

Parcel Size	Points Awarded
a. 0-5 ac	.5
b. >5-19 ac	1
c. >19-49 ac	2
d. >49-99 ac	3
e. >99+ac	4

4. Points for the parcel size and density reduction of farm and agricultural conservation land are incorporated into the basic resource value points set out in SJCC [16.50.265](#). No additional resource protection points, including points for conservation easements, will be awarded for farm and agricultural conservation land under this section. (Ord. 4-2011 § 8; Ord. 5-1998)

16.50.300 Public benefit rating system.

All new applications and existing open space properties will be reviewed and rated under the public benefit rating system (PBRS) as provided in RCW 84.34.055. The PBRS is a process by which the relative value of a specific property's resources/ features are evaluated, and an assessment abatement is applied in direct proportion to the public benefit received. (Ord. 5-1998)

16.50.310 Open space classification questionnaire.

An "open space classification questionnaire" shall be used for application to the open space program and subsequent evaluation under the PBRS. On the questionnaire the applicant shall indicate the resources/features present on the land, and provide all accompanying materials and documentation requested. When completed the questionnaire is used in conjunction with a site inspection, resource verification documents, and professional expertise to evaluate the property under established valuation criteria and point scoring system. (Ord. 5-1998)

16.50.320 Valuation criteria - Point score and public benefit rating.

A. Resource Values. The open space advisory team shall conduct a site inspection of properties proposed for open space classification, identify resource features as per SJCC [16.50.200](#), and rate the resources based on their value and/or condition. Point values for the underlying resource category are awarded as set out below:

1. All categories of resource lands except for farm and agricultural conservation land. Points will be awarded on either a varying scale from zero (no value) to three (high value), or on an all or nothing basis (zero or three). Each of the resource features are weighted (priority multiplier) according to their importance to the public, and multiplied by the point value to determine the value of a resource. The multiplier is set out in brackets within the applicable code section.
2. Farm and agricultural conservation land. Resource value points are awarded as set out in SJCC [16.50.265](#).

3. Except for farm and agricultural conservation land, nothing shall prevent a property owner from applying for points in more than one resource category.

B. Total Public Benefit Rating Points.

1. Total points are the sum of the points for resource values plus any additional points for public access awarded under SJCC [16.50.275](#) and resource protection points awarded under SJCC [16.50.280](#).
2. Notwithstanding the above, the total points for farm and agricultural conservation land shall be the total of points awarded for resource values under SJCC [16.50.265](#) and public access points awarded under SJCC [16.50.275](#).
3. A minimum of 30 points is necessary to qualify for open space classification. No more than 40 points shall be granted for the total of the resource points, and no more than a total of 70 points shall be granted for any one application.

C. Applicants shall identify the location and area, in square feet, of all existing and proposed improvements. This shall include all areas of the site which are not a part of the natural environment, such as structures, pools, tennis courts, decks, paved areas, gardens and lawns. The open space agreement shall limit improvements to those originally identified by the applicant. Any improvements not contemplated at the time of application and requested at a later date shall be reviewed by the administrator for compliance with the open space agreement (refer to SJCC 16.50.570). Improvements and the land beneath and surrounding the improvements shall be assessed at fair market value.

D. The County Council shall not approve any application for open space classification when, at the time of application, the landowner has failed to satisfy any judgment the County has obtained against the landowner, or where there is a violation of any state law or County ordinance on the property. (Ord. 4-2011 § 9; Ord. 5-1998)

16.50.330 Assessed valuation schedule.

The valuation criteria and point scoring shall be used to determine the land's public benefit rating percentage under the assessed valuation schedule. Public benefit rating points shall be converted to public benefit rating percentage at a 1:1 ratio. The public benefit rating percentage shall be applied by the assessor to land accepted into the open space program for reduction in the assessed value as follows:

$V_{cu} = (100\% - PBR\%) \times V_{fm}$

V_{cu} = current use (as open space)

V_{fm} = fair market value

PBR = public benefit rating percentage



SAN JUAN COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT

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PROPERTY PROFILE SHEET

PUBLIC ACCESS INFORMATION FOR "CURRENT USE OPEN SPACE" PROPERTY

PROPERTY OWNER: _____ ISLAND: _____

PROPERTY ADDRESS: _____

TAX PARCEL NUMBER _____ ACREAGE _____

- Type of Access:
[] No public access
[] Group access WITH PERMISSION of landowner
[] Access WITH NOTIFICATION to the landowner
[] Unlimited access with NO PERMISSION required

INSTRUCTIONS FOR ARRANGING A VISIT:

CONTACT NAME: _____ Telephone No.: _____
Restrictions:
▪ _____
▪ _____
▪ _____
▪ _____

Access Granted To:
▪ _____
▪ _____
▪ _____
▪ _____
▪ _____
▪ _____

Directions: _____

Other Information: _____

Public Benefit Rating System Worksheet

For Administrative Use Only

Property Owner: _____ **Island:** _____

Tax Parcel Number: _____

A. RESOURCES

Value/Condition of Resource	X Priority Multiplier	= Score
3- high	3- high	
2- medium	2- medium	
1- low	1- low	

	<u>Value</u>	<u>Multiplier</u>	<u>Score</u>
1. Natural and Scenic Resources			
a. Natural Designation (1-3 points)	_____	2	_____
b. Visual Quality of Site (.5 pts per resource multiplied by 1 for property visible from access roads or waterways, 2 for collector roads, or 3 for major or minor arterial roads or ferry routes)			
Pasture	_____	1, 2, or 3	_____
Steep slopes	_____	1, 2, or 3	_____
Forest	_____	1, 2, or 3	_____
Wetland/shoreline	_____	1, 2, or 3	_____
Compatible development	_____	1, 2, or 3	_____
No visible development	_____	1, 2, or 3	_____
c. Significant Wildlife Habitat		3	_____

2. Water Resources (1-3 points)

a. Priority Watershed	_____	3	_____
b. Fresh Water	_____	3	_____
c. Saltwater	_____	3	_____

Restrictions: If points are awarded in the Water Resources section, restrictions must be recorded prohibiting subdivision and additional construction.

3. Fragile Resources

a. Special Animal Sites (3pts)	_____	3	_____
b. Special Plant Sites (3pts)	_____	3	_____
c. Hazard-Prone Sites (3pts)	_____	1	_____
d. Geological/Geomorph (1-3pts)	_____	2	_____

Restrictions: If points are awarded in the Fragile Resources section, restrictions must be recorded limiting residential development to one residence and prohibiting commercial development.

4. Land Abutting Property of Public Value (Maximum of 6 points)

Public Access	_____	0, 1, 1.5, or 2	_____
Size of Property	_____	0, 1, 1.5, or 2	_____
Variety & Quality of Resources	_____	0, 1, 1.5, or 2	_____

Restrictions: If points are awarded in the Lands Abutting Property of Public Value section, restrictions must be recorded prohibiting subdivision and commercial development.

Access: To be awarded any points in the Lands Abutting Property of Public Value section, either "Group Access" or "Access with Notification" must be offered.

5. Compatible Recreational Use Areas (Maximum 9 points)

Public Access	_____	0, 1, 2, or 3	_____
Variety of Activities	_____	0, 1, 2, or 3	_____
Variety & Quality of Resources	_____	0, 1, 2, or 3	_____

Restrictions: If points are awarded in the Compatible Recreational Use Areas section, restrictions must be recorded prohibiting subdivision and further development of the land. Construction must be limited to facilities desirable for passive recreational needs, as requested at the time of application for open space.

Access: To be awarded any points in the Compatible Recreational Use Areas section "Access with Notification" must be offered.

6. Historic Sites (1-3 points)

a. Archaeological	_____	3	_____
b. Historic Buildings	_____	3	_____
c. Historic Farms	_____	3	_____

Restrictions: Development should be restricted as necessary to preserve the integrity of archaeological, historic, cultural and historic farm resources.

Access: General access available when such access will not endanger the feature being preserved.

7. Open Space within Communities (3pts) _____ 1 _____

Access: To be awarded any points in the Open Space within Communities section "Access with Notification" must be offered.

SUBTOTAL RESOURCE POINTS	_____
LESS ALL POINTS GREATER THAN 40	_____
TOTAL RESOURCE POINTS (Maximum of 40 points)	_____

B. LEVEL OF PUBLIC ACCESS

(The property must have scored at least 20 Resource points before any Public Access points are awarded.)

1. Group Access (1-10 points possible)

	High (2.5pts)	Medium (1.5pts)	Low (1pt)	None (0pt)
Accessibility				
Type of Groups				
Restrictions				
Resource Variety				
Total				

2. Access with Notification (11-20 points possible)

	High (6.6pts)	Medium (5.6pts)	Low (4.6pts)	None (0pts)
Accessibility				
Restrictions				
Resource Variety				
Total				

3. Unlimited (21-30 points possible)

	High (10pts)	Medium (9pts)	Low (8pts)	None (0pts)
Accessibility				
Restrictions				
Resource Variety				
Total				

TOTAL PUBLIC ACCESS POINTS _____

C. LEVEL OF PROTECTION

1. Conservation Easement Bonus- Increase by 20% the total points calculated for resources (see resource categories) protected by a conservation easement. A conservation easement on part of the property will not receive the full score, but may receive points proportional to the area covered by the easement.

Total Resource points _____ x (.20) = _____

2. Density Reduction- Density units reduced by a conservation easement. Excluding certain areas from construction or development does not reduce the density of a property.

<u>Number of Density Units Reduced</u>	<u>Points Awarded</u>	<u>Score</u>
1-2 units	3	_____
3-4 units	6	_____
5-7 units	9	_____
8-10 units	12	_____
11+ units	15	_____

3. Parcel Size

0-5 acres	.5	_____
>5-19 acres	1	_____
>19-49 acres	2	_____
>49-99 acres	3	_____
>100+ acres	4	_____

TOTAL LEVEL OF PROTECTION POINTS _____

C. PUBLIC BENEFIT RATING CALCULATION

An application must score at least 30 points to qualify for entering the “Current Use Open Space” program. The maximum score that can be used for tax abatement is 70 points. Any points over 70 do not count.

Resource Points _____

Public Access Points _____

Level of Protection Points _____

TOTAL SCORE _____