



Executive Summary Planning Commission

Issue Title: Department of Community Development Open Space Application

Meeting Date: **August 19, 2025**

Time Required: 15 Minutes

Department: Department of Community Development (DCD)

Attendees: Jason Robert Walsh, Associate Planner

Action Requested at This Meeting: Informational meeting about open space application in Commissioner District 2. Planning Commission heard the application during a public hearing held on August 19, 2025.

Agenda items

Department of Community Development Roper-Open Space Application, Permit Number 25-01464 (see attachment 2). Project exists in Commissioner District 2. The owner and applicant are Alicia A. Roper, Cara D. Roper, and Roper James D Life Estate. Applicant requests to transfer 15.9514 of 16.72 acres of three (3) Rural Protection zoned parcels currently designated "Undeveloped Land" and "Cabins" by the Assessor's Office to "Current Use Open Space." The open space classification would provide for protection of Resource Type *i.e., Farm and Agriculture Conservation Land, and Preservation of Visual Quality property*. The following resources qualify the property for open space: Wetlands, Ponds and Streams, Watershed/Aquifer, Secondary Stream Buffer, and Preservation of Visual Quality. The property would qualify for a 50% (50% for resources) reduction to the land use value through the open space program.

Attachments:

1. Resolution
2. Staff Report and Recommendation (includes estimated tax shift calculations)
3. Planning Commission Findings of Fact