

2020 Purchase of Development Rights (PDR) Program Update

Whatcom County Council
Natural Resources Committee
January 14, 2020



PURCHASE OF DEVELOPMENT RIGHTS PROGRAM

Presentation Agenda



- ▶ PDR Program Summary to Date
- ▶ Review PDR Program Current Ranked List of Applications
- ▶ Review Proposed Resolution to:
 - Confirm ranking
 - Proceed with appraisal of one application
 - Proceed with acquisition of four easements

PDR Program Summary

	Closing	Zoning	Property Name	Acres	# of DR	Cost of Purchase	Match	Match Source	Conserv. Futures	Avg Cost/Ac	Avg Cost/DR
1	2004	R5A	Holz	40	7	\$480,000	\$240,000	USDA	\$240,000	\$6,058	\$68,571
2	2005	R5A	Gorsegner	39	7	\$230,200	\$115,100	USDA	\$115,100	\$2,921	\$32,886
3	2005	R5A	Paul Dairy	157	31	\$710,000	\$355,000	USDA	\$355,000	\$2,261	\$22,903
4	2006	R5A	Alamwala	91	18	\$1,065,000	\$532,500	USDA	\$532,500	\$5,852	\$59,167
5	2007	R10A	Dickson	40	3	\$170,000	\$85,000	USDA	\$85,000	\$2,131	\$56,667
6	2007	AG	Holz II	39	2	\$315,000	\$157,500	USDA	\$157,500	\$4,020	\$157,500
7	2007	AG	Groen	125	2	\$325,000	\$162,500	USDA	\$162,500	\$1,303	\$162,500
8	2008	R5A	Ebe	40	8	\$255,000	\$127,500	USDA	\$127,500	\$3,158	\$31,875
9	2008	R5A	Bouchard	20	3	\$185,000	\$92,500	USDA	\$92,500	\$4,695	\$61,667
10	2008	AG	Tjoelker	39	2	\$260,000	\$130,000	USDA	\$130,000	\$3,325	\$130,000
11	2008	R5A	Bauthues	11	1	\$115,000	\$57,500	USDA	\$57,500	\$5,374	\$115,000
12	2009	R5A	Eldridge	31	5	\$310,000	\$155,000	RCO	\$155,000	\$5,082	\$62,000
13	2011	R5A	Jensen	107	21	\$680,000	\$340,000	USDA	\$340,000	\$3,178	\$32,381
14	2013	R5A	Holz III	37	6	\$150,000	\$75,000	USDA	\$75,000	\$2,031	\$25,000
15	2013	R5A	Eldridge II	11	2	\$70,000	\$35,000	USDA	\$35,000	\$3,111	\$35,000
16	2014	R5A	Funk	39	7	\$135,000	\$67,500	USDA	\$67,500	\$1,723	\$19,286
17	2017	AG	Williams I	19	1	\$80,000	\$40,000	SWF	\$40,000	\$2,062	\$80,000
18	2017	AG	Williams II	15	1	\$85,000	\$42,500	SWF	\$42,500	\$2,931	\$85,000
19	2018	R5A	Grubbs	20	3	\$100,000	\$100,000	USDA/ RCO	\$0	\$5,076	\$33,333
20	2018	AG	Matheson	17	3	\$200,000	\$100,000	USDA	\$100,000	\$5,747	\$66,667
21	2018	R10A	Sidhu	40	3	\$80,000	\$40,000	WLT	\$40,000	\$989	\$26,667
22	2018	AG	Cougar Creek	158	3	\$630,000	\$630,000	USDA/ RCO	\$0	\$3,997	\$210,000
23	2019	AG	Broad Leaf	66	1	\$255,000	\$127,500	USDA	\$127,500	\$1,947	\$255,000
TOTALS:				1200	140	\$6,885,200	\$3,807,600		\$3,077,600	\$3,173	\$49,180



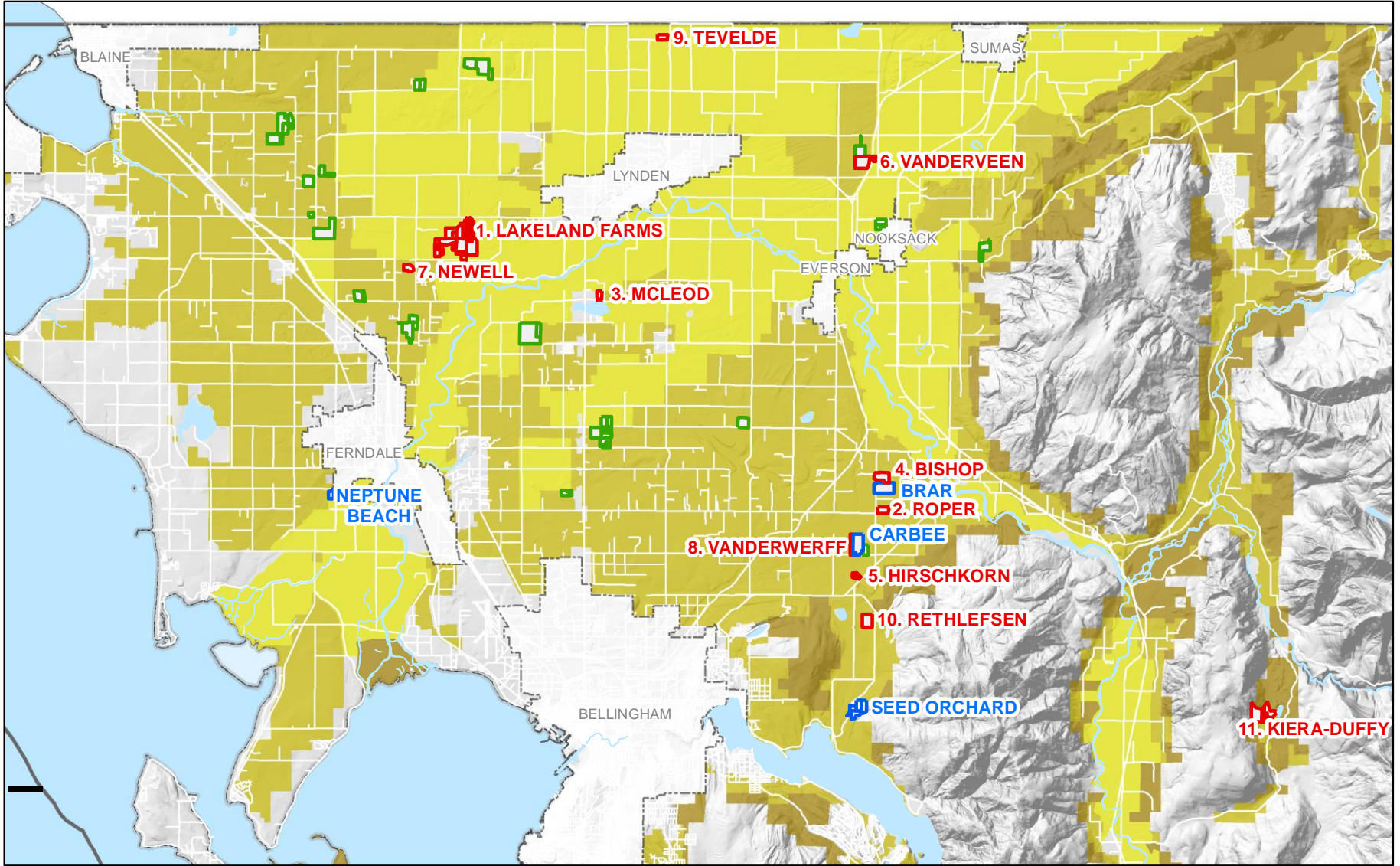
Easements Soon to Be Acquired

- ▶ **Carbee (Agricultural Conservation Easement)**
 - Zone: R5
 - 73 acres
 - 13 development rights
- ▶ **Neptune Beach (Agricultural Conservation Easement)**
 - Zone: R5
 - 15 acres
 - 3 development rights
- ▶ **Seed Orchard (Forestry Conservation Easement)**
 - Zone: R5, CF
 - 84 acres
 - 2 development rights
- ▶ **Brar (Agricultural Conservation Easement)**
 - Zone: R5
 - 64 acres
 - 11 development rights

Active PDR Project List- January 2020

	Rank	Applicant	Acres	# of DRs	Zone	Final Score	Total Estimated Cost	Cost per DR	Cost per Acre	50% Match Funding Secured	50% Match Funding Secured/Approved
ACE	1	Lakeland Farms	322.68	9	AG	78.22	\$1,300,000	\$144,444	\$4,029	Application to NRCS RCPP funding	Conservation Futures Fund
ACE	2	Roper	26.75	4	R5	66.11	\$195,000	\$48,750	\$7,290	RCO Farmland Award, grant not signed	Conservation Futures Fund
ACE	3	McLeod	16.59	7	R2	65.49	\$400,000	\$57,143	\$24,111	RCO Farmland Award, grant not signed	Conservation Futures Fund
ACE	4	Bishop	47.24	8	R5	65.28	\$300,000	\$37,500	\$6,351	Application to NRCS RCPP funding	Conservation Futures Fund
ACE	5	Hirchkorn	13.91	1	R5	59.49	\$85,000	\$85,000	\$6,111	Whatcom Community Foundation	Conservation Futures Fund
ACE/ ECE	6	VanderVeen	61.55	5	R10/AG	56.68	\$200,000	\$40,000	\$3,249	To be determined	Conservation Futures Fund
ECE	7	Newell	20.2	3	R5	55.46	\$100,000	\$33,333	\$4,950	To be determined	Conservation Futures Fund
ACE	8	VanderWerff	19.77	3	R5	52.56	\$100,000	\$33,333	\$5,058	Application to NRCS RCPP funding	Conservation Futures Fund
ACE	9	TeVelde	19.6	1	AG	51.6	\$120,000	\$120,000	\$6,122	RCO Farmland Award, grant not signed	Conservation Futures Fund
ACE	10	Rethlefsen	48.86	8	R5	49.79	\$300,000	\$37,500	\$6,140	Application to NRCS RCPP funding	Conservation Futures Fund
FCE	11	Kiera-Duffy	113	6	R5, RF	44.12	\$500,000	\$83,333	\$4,425	Application to RCO Forestland 2020	Conservation Futures Fund





Purchase of Development Rights Program

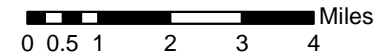
January 2020

Zoning

- AG
- R2A, R5A, R10A
- RF

PDR Status

- Active PDR Ranked List
- About to be Purchased
- Purchased



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Lakeland Farms

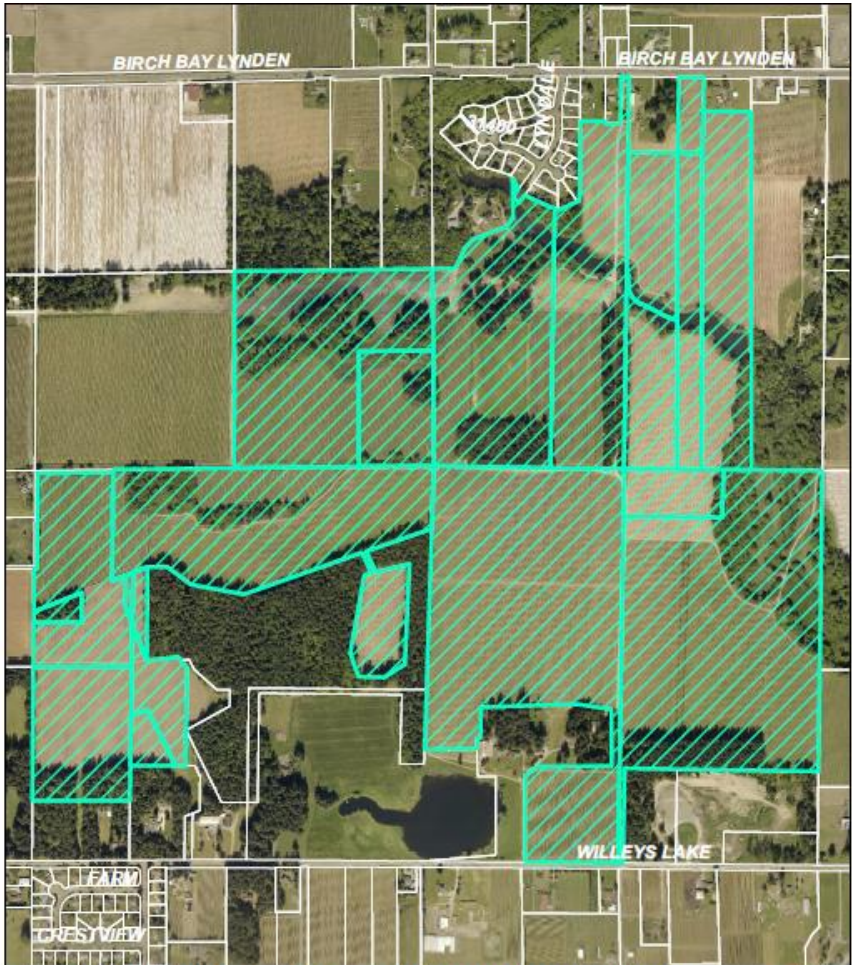
Agricultural Conservation Easement

Rank: I **Score:** 78.22
Zone: AG **Acreage:** 322 acres
of Development Rights to be removed: 9
Location: Birch Bay Lynden Rd
Type of Farm: Raspberry and blueberry
Soils: 100% Prime soils
Supports: Enfield Farms and Curt Maberry Farms
Water: Certificate of Water Right
Application Date: September, 2019
Total Easement Cost: \$1,300,000
Match funding:

- Application for 50% through NRCS RCPP

Status:

- Application to secure match funding



Whatcom County 2019 PDR Program Property - Proposed Protection Area

400227 040378	30.00	400228 297088	13.21
400227 066185	59.23	400228 300199	13.02
400227 108416	23.35	400228 333165	3.00
400227 148346	7.21	400228 351166	1.95
400227 149467	8.67	400228 356100	5.25
400227 167247	5.00	400228 430223	40.00
400227 172416	8.15	400228 440330	20.00
400227 172537	1.99	400228 506302	9.18
400227 196437	18.04		
400227 203137	55.43		
			322.68



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Roper, Sam

Rank: 2 **Score:** 66.11
Zone: R5 **Acres:** 26.75 acres
of Development Rights to be removed: 4
Location: East Smith Road
Type of Farm: Mixed vegetable, sheep, and poultry
Soils: 100% Prime soils
Supports: Sage & Sky Farm

Water: Water association water supply for domestic & exempt well for stock water
Application Date: December, 2017
Total Easement Cost: \$195,000

- Match funding:**
- 50% secured **WA RCO WWRP**
- Status:**
- Current request to proceed with easement acquisition
 - Approval to appraise via Res. 2018-028



Agricultural Conservation Easement



Whatcom County 2018 PDR Program Property - Proposed Protected Area

Roper Property
 APN 390429 130050 - 26.75 Acres

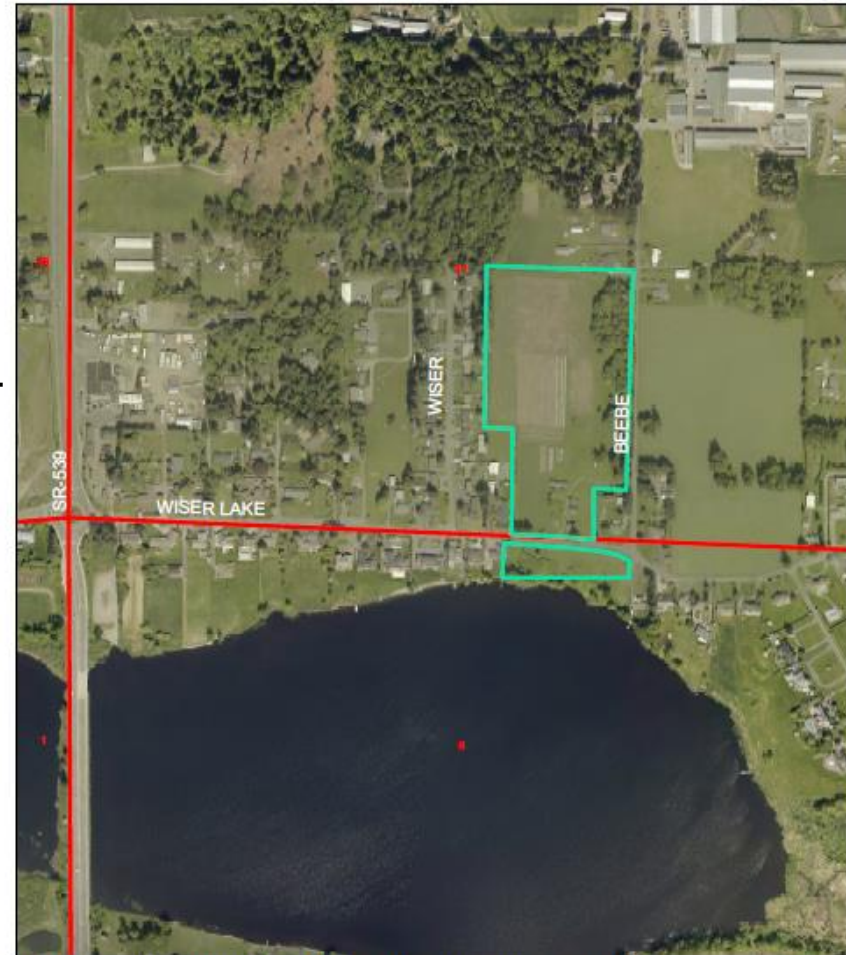


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Miles
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McLeod, Rory & Lauralee

- Rank:** 3
- Score:** 65.49
- Zone:** R2
- Acreage:** 16.59 acres
- # of Development Rights to be removed:** 7
- Location:** East Wiser Lake Road
- Type of Farm:** Mixed vegetable and seed crop
- Soils:** 100% Prime soils
- Supports:** Uprising Organics
- Water:** Certificate of Ground Water Right, Domestic supply and irrigation up to 125 gallons per minute; 15 acre-feet per year
- Application Date:** December, 2016
- Total Easement Cost:** \$400,000
- Match funding:**
 - **50% Secured WA State RCO WWRP**
- Status:**
 - Current request to proceed with easement acquisition
 - Approval to appraise via Res. 2018-028



**Whatcom County 2017 PDR Program Property
- Proposed Protected Area**

 **McLeod Property**

APN 400331 212079 - 17.59 Acres



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Bishop, Eugenia & Todd Jones

Rank: 4 **Score:** 65.28
Zone: R5 **Acreage:** 47.24 acres
of Development Rights to be removed: 8
Location: Sand Road
Type of Farm: Native plants
Soils: 100% Prime soils
Supports: Fourth Corner Nurseries
Water: Certificate of Water Right; 28.8 acre-feet per year for irrigation
Application Date: March, 2019
Total Easement Cost: \$300,000 (estimate)
Match funding:

- Application for 50% through NRCS RCPP

Status:

- Approval to appraise via Res. 2019-026

Agricultural Conservation Easement



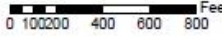
Whatcom County 2019 PDR Program Property - Proposed Protection Area

 Bishop Property



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
Hirsch Korn, Pat

Agricultural Conservation Easement

Rank: 5 **Score:** 59.49
Zone: R5 **Acres:** 13.9 acres
of Development Rights to be removed: 1
Location: Mt Baker Hwy
Type of Farm: Pasture
Soils: 100% Prime soils
Supports: Family farm
Water: Unknown
Application Date: May, 2019
Total Easement Cost: \$85,000 (estimate)
Match funding:
 • **50% secured Whatcom Community Foundation**
Status:
 • Current request for approval to appraise and proceed with easement acquisition



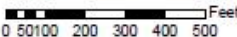
Whatcom County 2019 PDR Program Property - Proposed Protection Area

 Hirsch Korn Property

APN 380406 353271 - 8.40 Acres
 APN 380406 301242 - 5.79 Acres



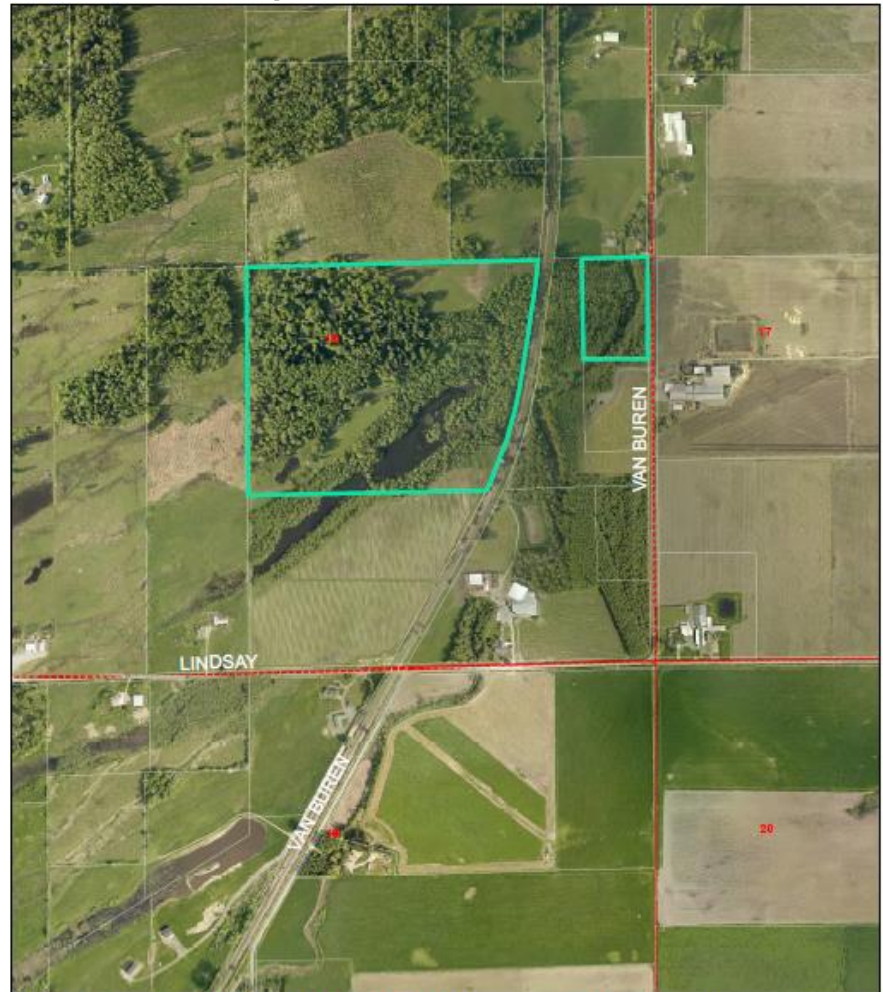
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VanderVeen, John

Agricultural/ Ecosystem Conservation Easement

- Rank:** 6 **Score:** 56.68
Zone: R10/AG **Acreage:** 61.55 acres
of Development Rights to be removed: 5
Location: Lindsay Rd
Type of Farm: Dairy
Soils: 100% Prime soils
Supports: Family dairy farm
Water: No certificate
Application Date: June, 2017
Total Easement Cost: \$200,000 (*estimate*)
Match funding: To be determined
Status:
- Approval to appraise via Res. 2019-026



**Whatcom County 2017 PDR Program Property
- Proposed Protected Area**

 **Vander Veen Properties**

APN 400418 340199 - 56.96 Acres

APN 400418 485227 - 4.59 Acres



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Miles
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Newell, Brad

Rank: 7 **Score:** 55.46
Zone: R5 **Acres:** 20.2 acres
of Development Rights to be removed: 3
Location: Enterprise Road
Soils: 100% Prime soils
Water: Exempt well for domestic and stock
Application Date: January, 2017
Total Easement Cost: \$100,000 (estimate)
Match funding:
 • To be determined
Status:
 • Approval to appraise via Res. 2019-026

Ecosystem Conservation Easement

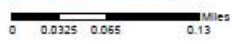


Whatcom County 2018 PDR Program Property - Proposed Protected Area

 **Newell Property**
 APN 400232 451435 - 20.22 Acres



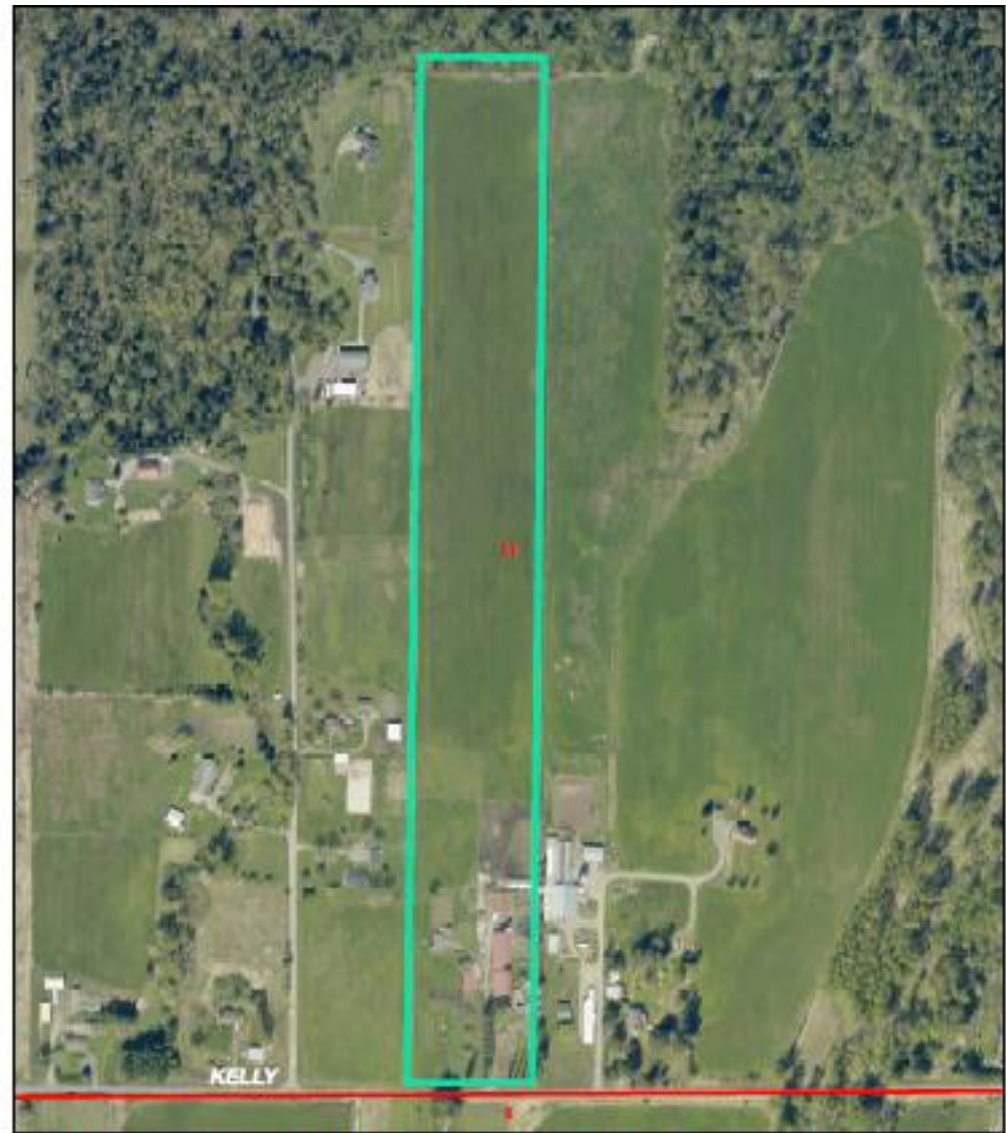
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Vanderwerff, Greg & Heidi

Agricultural Conservation Easement

- Rank:** 8 **Score:** 52.56
Zone: R5 **Acreage:** 19.77 acres
of Development Rights to be removed: 3
Location: Kelly Road
Type of Farm: Cattle
Soils: 100% Prime soils
Supports: family farm
Water: No water right known
Application Date: May, 2016
Total Easement Cost: \$100,000 (*estimate*)
Match funding:
 - Application for 50% through NRCS RCPP**Status:**
 - Approval to appraise via Res. 2018-028
 - Application to secure match funding



**Whatcom County 2016 PDR Program Property
- Locational Map/2013 Aerial**

 **Vanderwerff Property**



TeVelde, Kevin & Laura

Rank: 9 **Score:** 51.60
Zone: AG **Acreage:** 19.6 acres
of Development Rights to be removed: 1
Location: Bender Road, N. of Lynden
Type of Farm: Pasture, rotational crops
Soils: 100% Prime soils
Supports: TeVelde family farm business
Water: unknown
Application Date: January, 2017
Total Easement Cost: \$85,000
Match funding:

- **50% Secured WA State RCO WWRP**

Status:

- Current request to proceed with easement acquisition
- Approval to appraise via Res. 2019-026



Agricultural Conservation Easement

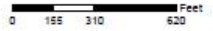


Whatcom County 2018 PDR Program Property - Proposed Protected Area

 TeVelde Property



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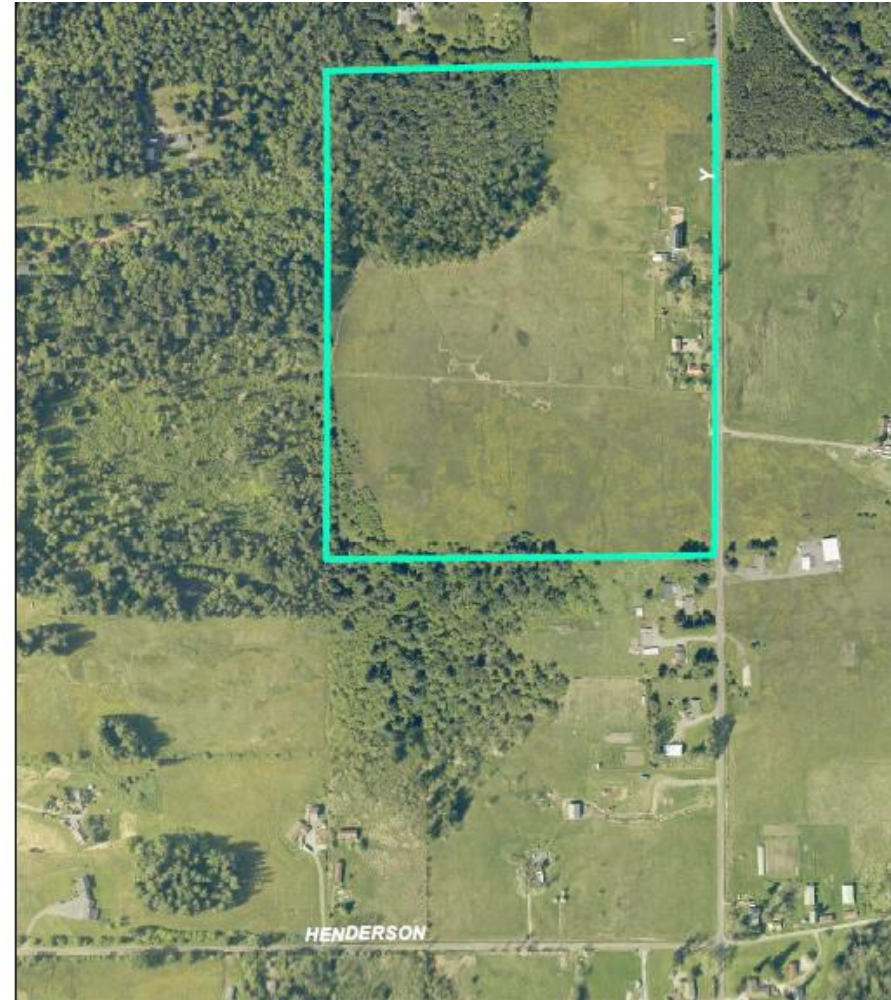
Rethlefsen, Darlene

Rank: 10 **Score:** 49.79
Zone: R5 **Acreage:** 48.86 acres
of Development Rights to be removed: 8
Location: Y Road
Type of Farm: Sheep, hay
Soils: 100% Prime soils
Supports: Lydia's Flock
Water: Exempt well for stock
Application Date: March, 2019
Total Easement Cost: \$300,000 (estimate)
Match funding:


- Application for 50% through NRCS RCPP

Status:

- Approval to appraise via Res. 2019-026



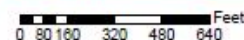
**Whatcom County 2019 PDR Program Property
- Proposed Protection Area**

 Rethlefsen Property

APN 380407 485225 - 48.86 Acres



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Kiera-Duffy

Rank: 11

Score: 44.12

Zone: R5, RF

Acres: 115 acres

of Development Rights to be removed: 6

Location: Mosquito Lake Road

Soils: 22% Prime soils

Application Date: January, 2017

Total Easement Cost: \$500,000 (estimate)

Match funding:

- Application to WA RCO Forestland Preservation

Status:

- Approval to appraise via Res. 2019-026



Forestry Conservation Easement



Whatcom County 2018 PDR Program Property - Proposed Protected Area

 Wild Rose Farm Properties

- APN 380523 208130 - 2.31 Acres
- APN 380523 311085 - 37.90 Acres
- APN 380523 242054 - 12.11 Acres
- APN 380523 130082 - 55.60 Acres



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0 0.0375 0.075 0.15 Miles

Request



▶ AB2020-007

- Affirm PDR Oversight Committee Ranking
- Proceed with title search and appraisal on Hirsch Korn
- Proceed with acquisition of conservation easement on:
 1. Roper
 2. McLeod
 3. TeVelde
 4. Hirsch Korn

Thank you!



PURCHASE OF DEVELOPMENT RIGHTS PROGRAM

Purchase of Development Rights Oversight Committee

Chair: Sean D'Agnolo

Vice-Chair: Burr Neely

Committee Members: Paul Schissler, Jen Glyzinski, Heather MacKay-Brown

PDR Program Administrator: Becky Snijder van Wissenkerke

