

2021 Purchase of Development Rights (PDR) Program- Proposed Ordinance

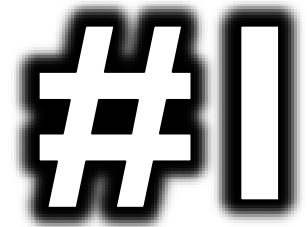
Whatcom County Council
Natural Resources Committee
June 1, 2021

Presentation Agenda

- ▶ Overview of Proposed Program Changes
- ▶ Review WCC 3.25A Amendments
- ▶ Review Program Guideline Amendments



Proposed Program Changes



Change name from:

Agricultural, Forestry, and Ecological
Purchase of Development Rights Program

To:

Whatcom County Conservation Easement
Program

Why?

CONSERVATION EASEMENT

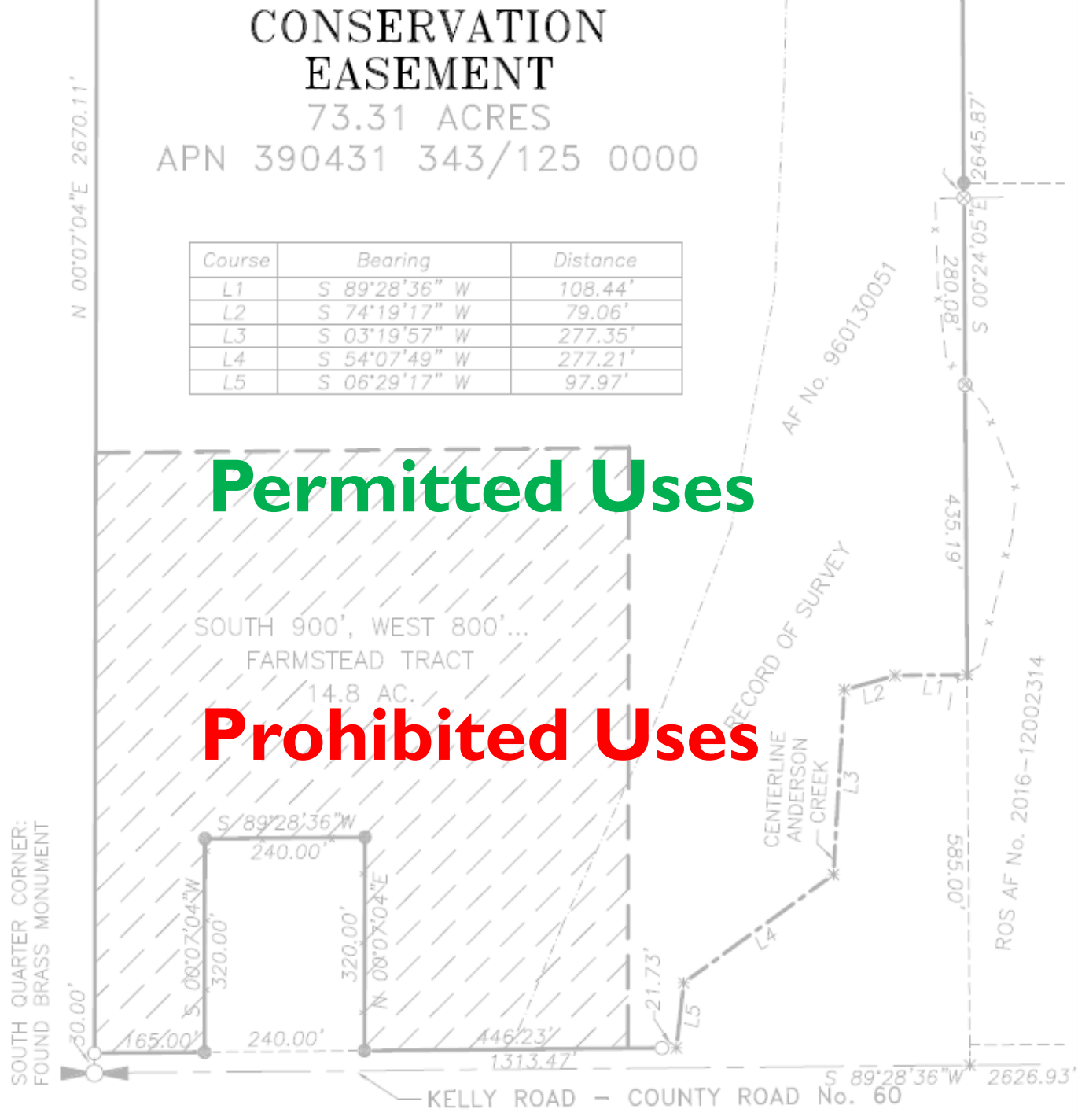
73.31 ACRES

APN 390431 343/125 0000

Course	Bearing	Distance
L1	S 89°28'36" W	108.44'
L2	S 74°19'17" W	79.06'
L3	S 03°19'57" W	277.35'
L4	S 54°07'49" W	277.21'
L5	S 06°29'17" W	97.97'

Permitted Uses

Prohibited Uses



Proposed Program Changes

#2

Change scoring from:

Suitable Scoring for Farmland

To:

Three Sets of Scoring Criteria-

Suitable Scoring for Farmland, Forestland,
and Ecological Areas

Why?

Applications

Current
Scoring

Proposed
Scoring

Type	Applicant	Ac.	DR	Zone	Current Scoring	Proposed Scoring
Ag.	Lakeland	323	9	AG	76.47	76.69
Ag.	Rethlefsen	49	7	R5	54.40	59.55
Eco.	Taylor	15	1	R5	54.13	59
Eco.	Kiera-Duffy 2	57	4	R10	40.24	55.2
For.	Moors	36	7	R5	38.95	55.27
For.	Kiera-Duffy 1	56	2	RF	32.87	57.3

Proposed Program Changes

#3

Miscellaneous Improvements for Program Administration:

- ▶ Referencing **Conservation Easements** instead of **Development Rights**
- ▶ Updates to accurately reflect how program **currently operates**
- ▶ Updates to guideline **appendices**

Proposed WCC 3.25A Amendments

Section	Proposed Change
Multiple	Program Name
Multiple	Reference Conservation Easements
3.25A.060.A	Committee Member Term Length and Officers
3.25A.070	Eligibility Criteria in Guidelines Only
3.25A.090	Add Forestry and Ecological to Terms
3.25A.100.A	Application Procedure for Rolling Basis
3.25A.100.C	Appraisals Based on Funding & Grant Timelines
3.25A.110	Sale on Rolling Basis/ Conservation Easement Value
3.25A.130.C	Conservation Easement Value

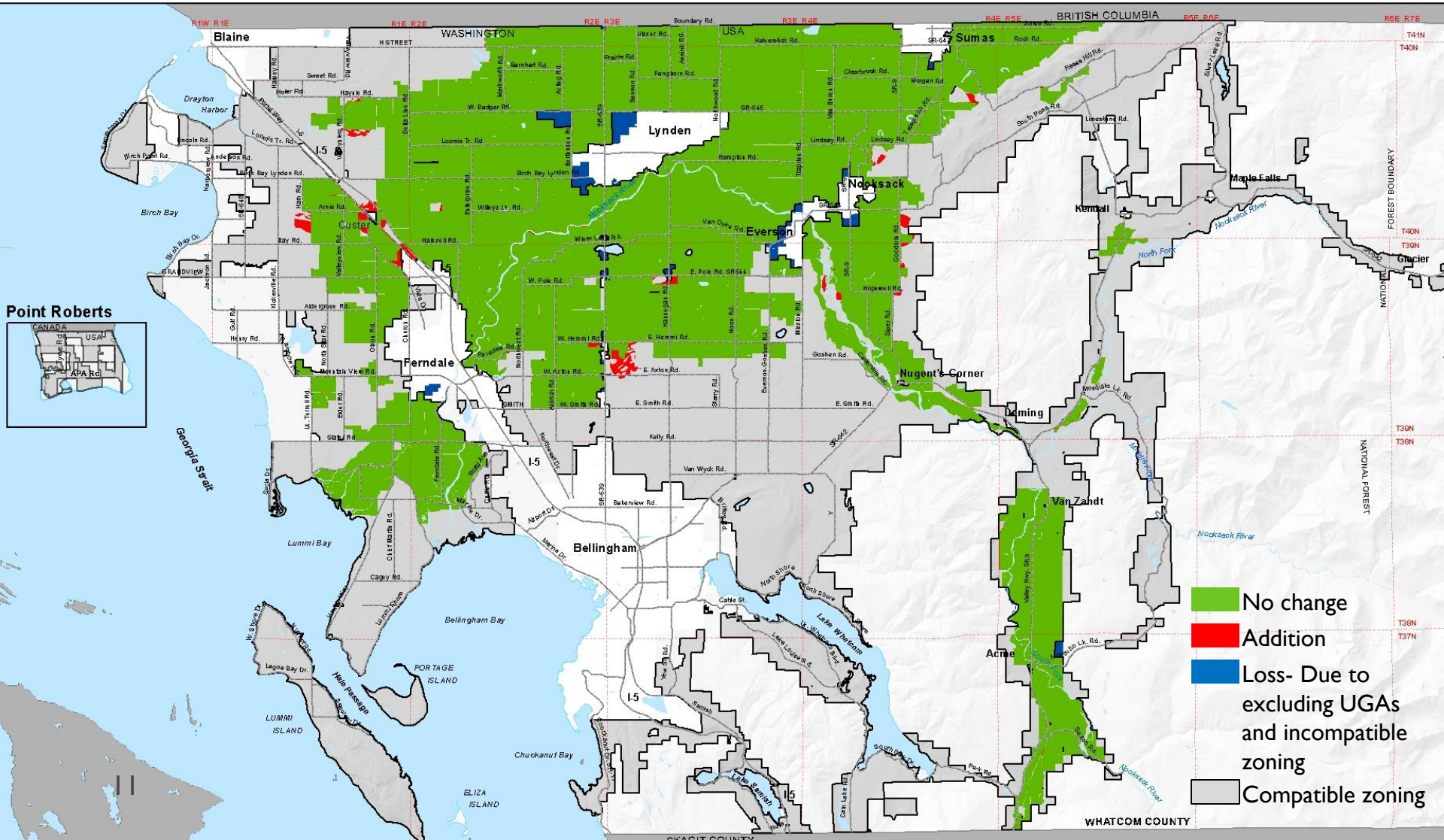


Questions About WCC 3.25A?

Proposed Guideline Amendments

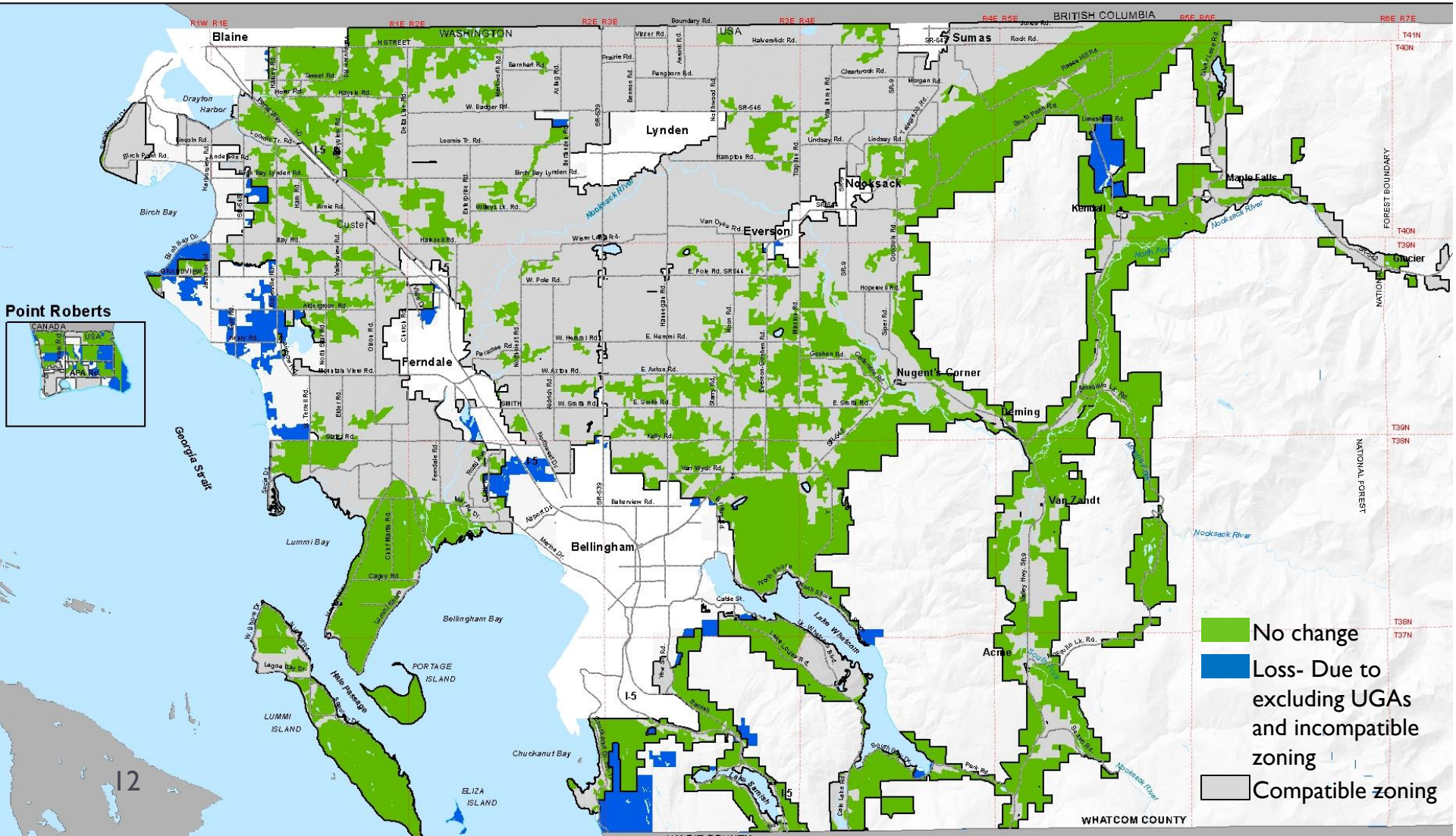
Section	Proposed Change
Multiple	Program Name
III	Priority Areas Include 2019 Landscape Analysis
III	I-Acre Size Requirement
IV	Site Selection Criteria
V.A	No Annual Notice
V.B, VII.B	Timeline of LOR Requirement
V.B, VII.C	Appraisals Based off Timeline of Grant Funding
V.B	Removed Dispute Ranking
V.D, VII.C	Reference Conservation Easements
VII.D	Administrator Initiates Title Insurance
Appendices	Update Priority Maps, Soils List, and Easement Template

Proposed Guideline Amendments Agricultural Priority Areas



Proposed Guideline Amendments

Forestry Priority Areas



Proposed Guideline Amendments

Site Selection Criteria

Common

- ▶ General Site Evaluation
- ▶ Development Pressure
- ▶ Matching Funds or Bargain Sale

Difference

- ▶ [CE Type] Evaluation
- ▶ Special Considerations



Proposed Guideline Amendments

Site Selection Criteria- Agricultural (10 Extra Pts)

Soil Evaluation

Agricultural Evaluation

- ▶ Percent Actively Farmed
- ▶ Legal Water Availability
- ▶ Rural Study Area or Ag District <40 ac.

Special Considerations

- ▶ Heritage Significance
- ▶ Water Flow Processes
- ▶ Restore Ecosystem Processes
- ▶ Conservation Values



Proposed Guideline Amendments

Site Selection Criteria- Forestry

Forestry Evaluation

- ▶ Site Index Soil Score
- ▶ State Forest Action Plan
- ▶ Rural Forestry or Designated Forest Land
- ▶ Proximity to Forestland Blocks
- ▶ Access to Working Forestland

Special Considerations

- ▶ Existing or Proposed Trails
- ▶ Water Flow Processes
- ▶ Forest Management Practices
- ▶ Conservation Values



Proposed Guideline Amendments

Site Selection Criteria- Ecological

Ecological Evaluation

- ▶ Water Quality & Quantity Landscape Analysis
- ▶ Aquatic Areas Landscape Analysis
- ▶ Terrestrial Areas Landscape Analysis
- ▶ Additional Ecological Areas

Special Considerations

- ▶ Existing or Proposed Trails
- ▶ Water Flow Processes
- ▶ Restore Ecosystem Processes



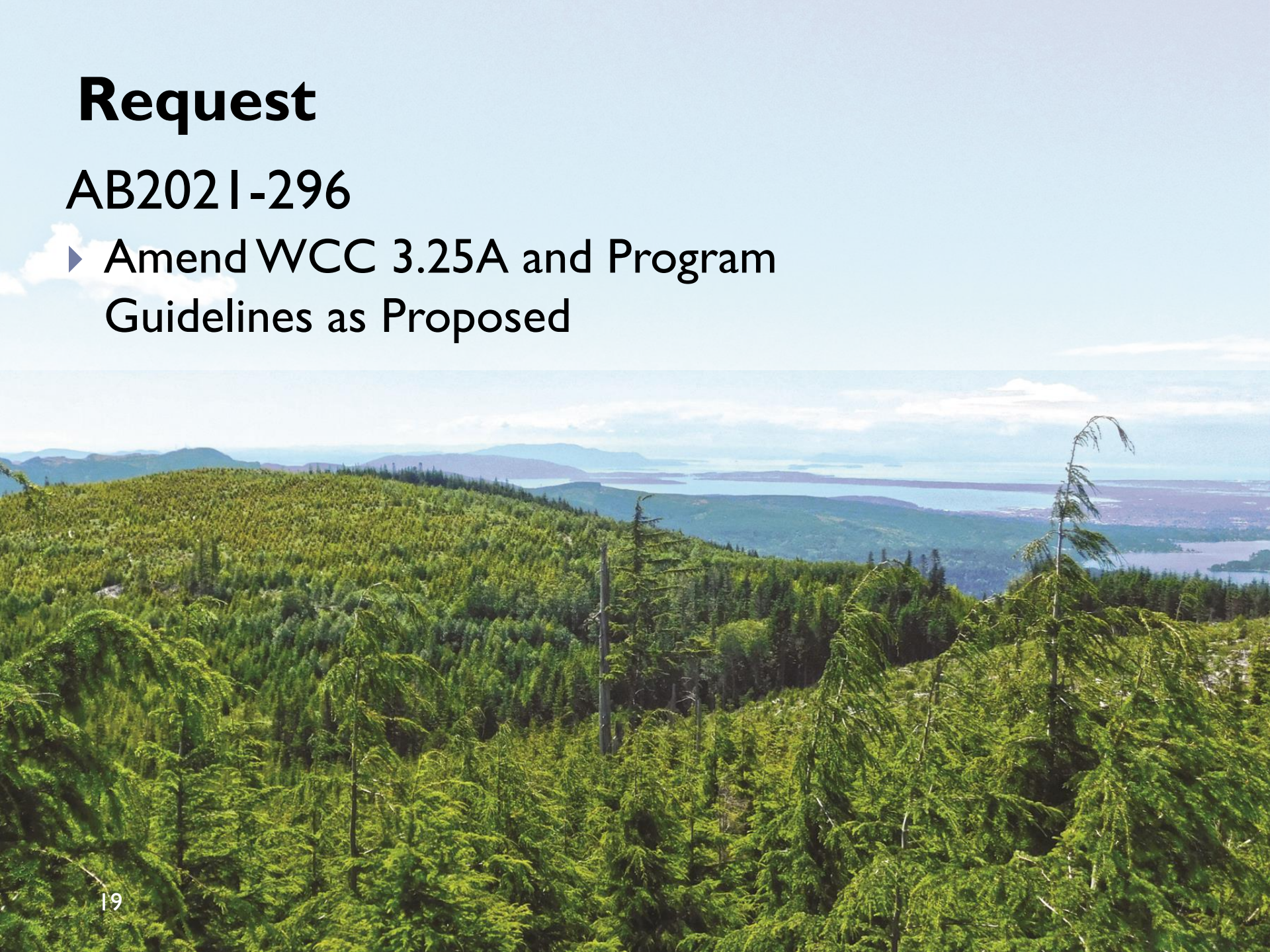


Questions About Program Guidelines?

Request

AB2021-296

- ▶ Amend WCC 3.25A and Program Guidelines as Proposed



Thank you!



Whatcom County **Purchase of Development** **Rights Program**



Purchase of Development Rights Oversight Committee

Chair: Paul Schissler

Vice-Chair: Sean D'Agnolo

Committee Members: Jagjivan Brar, Jen Glyzinski, Heather MacKay-Brown,
Burr Neely

PDR Program Administrator: Becky Snijder van Wissenkerke