

2021 Purchase of Development Rights (PDR) Program Update

Whatcom County Council
Natural Resources Committee
January 26, 2021

Presentation Agenda

- ▶ PDR Program Overview
- ▶ PDR Program Acquisition Summary
- ▶ Review PDR Program Current Ranked List of Applications
- ▶ Review Proposed Resolution to:
 - Confirm ranking
 - Proceed with acquisition of six easements

PDR Program Overview

- ▶ PDR Program Formed in 2002
- ▶ PDR Program Expanded in 2018
 - Primary: Farmland Preservation
 - Secondary: Working Forestland and Important Ecological Areas
- ▶ New Branding in 2019
 - Identified Six Conservation Goals



Agriculture



Forests



Ecosystems



Water



Climate



Open Space

Landscape Analysis and Story Map

[About the PDR Program](#)

[Explore Conservation Goals](#)

[Program Area](#)

[Analyzing the Landscape](#)

[Development Threat](#)

[Get Involve](#)

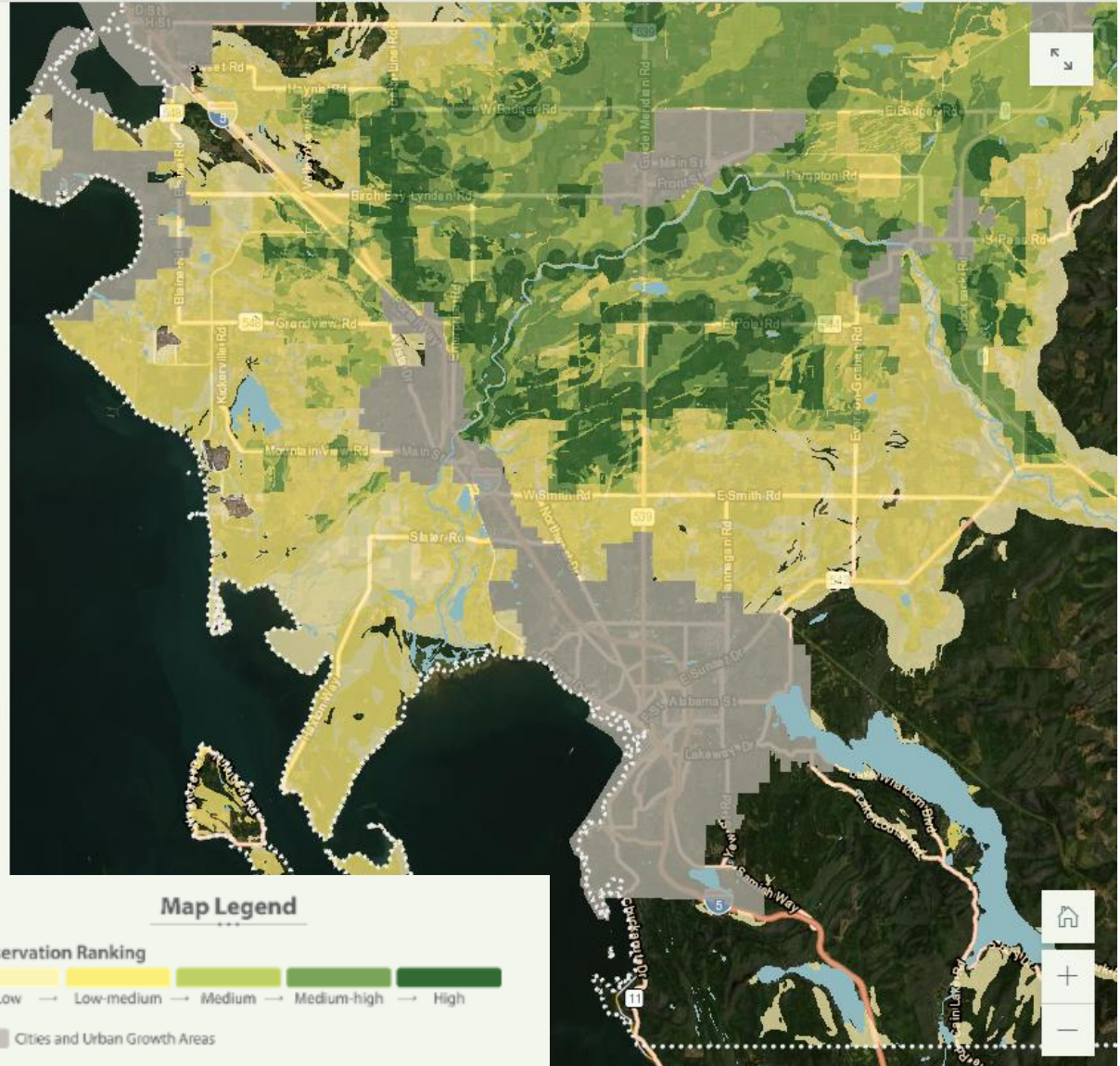
Conservation Goal #1



Agriculture

To create priority conservation areas for the Agriculture goal, the following six factors were considered:

- Rural Study Areas
- Suitable Soils for Agriculture
- Existing Agriculture or Cropland
- Contiguous Blocks of Agricultural Land
- Watershed Improvement Districts
- Agricultural Priority Action Areas



Landscape Analysis and Story Map

[About the PDR Program](#)

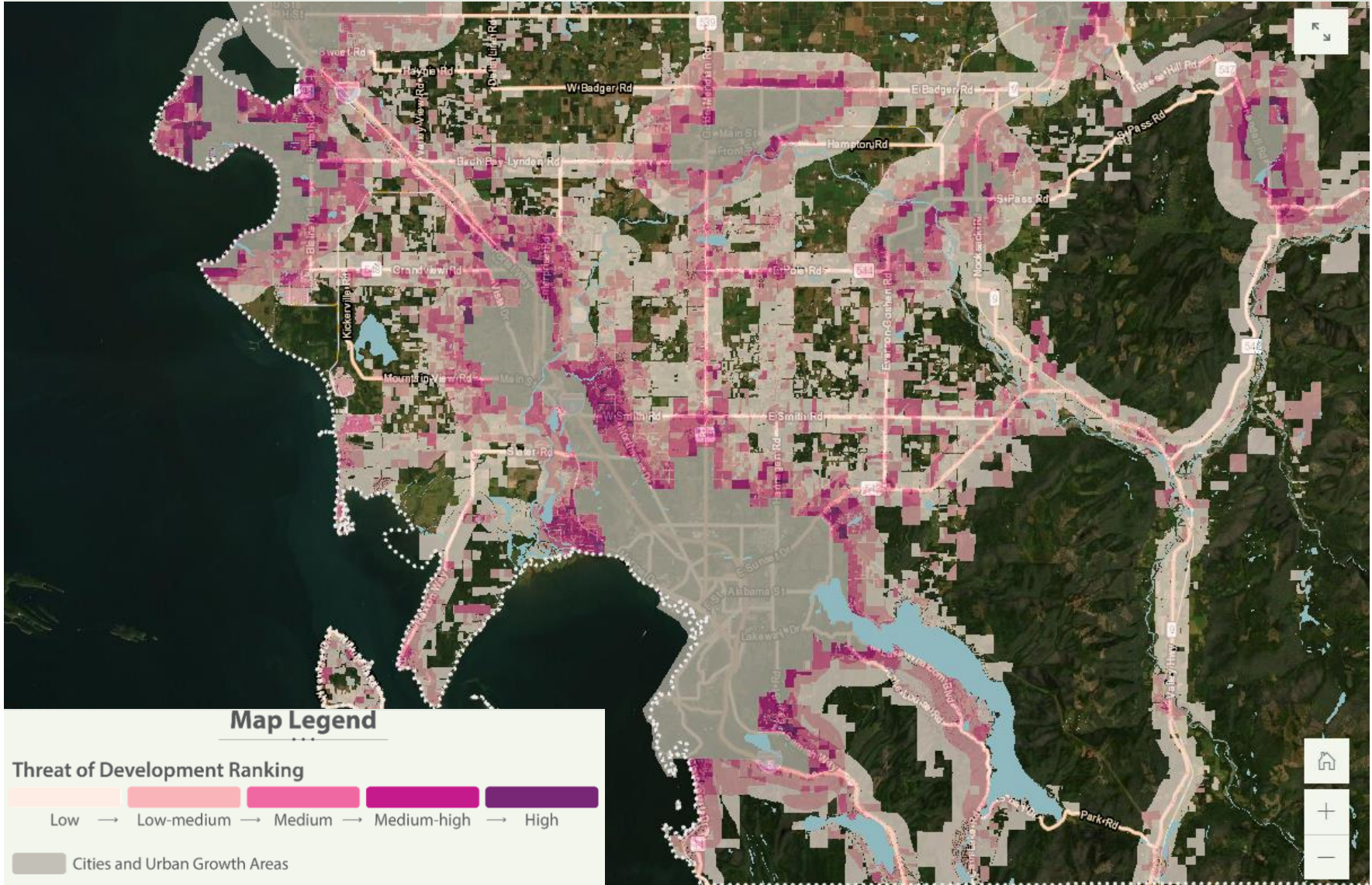
[Explore Conservation Goals](#)

[Program Area](#)

[Analyzing the Landscape](#)

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PDR Program Recent Acquisitions

- ▶ Roper Agricultural Conservation Easement
 - Removed 4 DR, Protects 26 Acres
- ▶ McLeod Agricultural Conservation Easement
 - Removed 6 DR, Protects 17 Acres
- ▶ TeVelde Agricultural Conservation Easement
 - Removed 1 DR, Protects 20 Acres
- ▶ Brar Agricultural Conservation Easement
 - Removed 10 DR, Protects 64 Acres

PDR Program Pending Acquisition

- ▶ **Hirschhorn Agricultural Conservation Easement**
 - Remove 1 DR, Protect 14 Acres
 - Easement Cost: \$85,000
 - Match Funding: Whatcom Community Foundation

PDR Program Summary

30

Conservation
Easements

179

Development
Rights Removed

1,500

Acres
Protected

52.8%

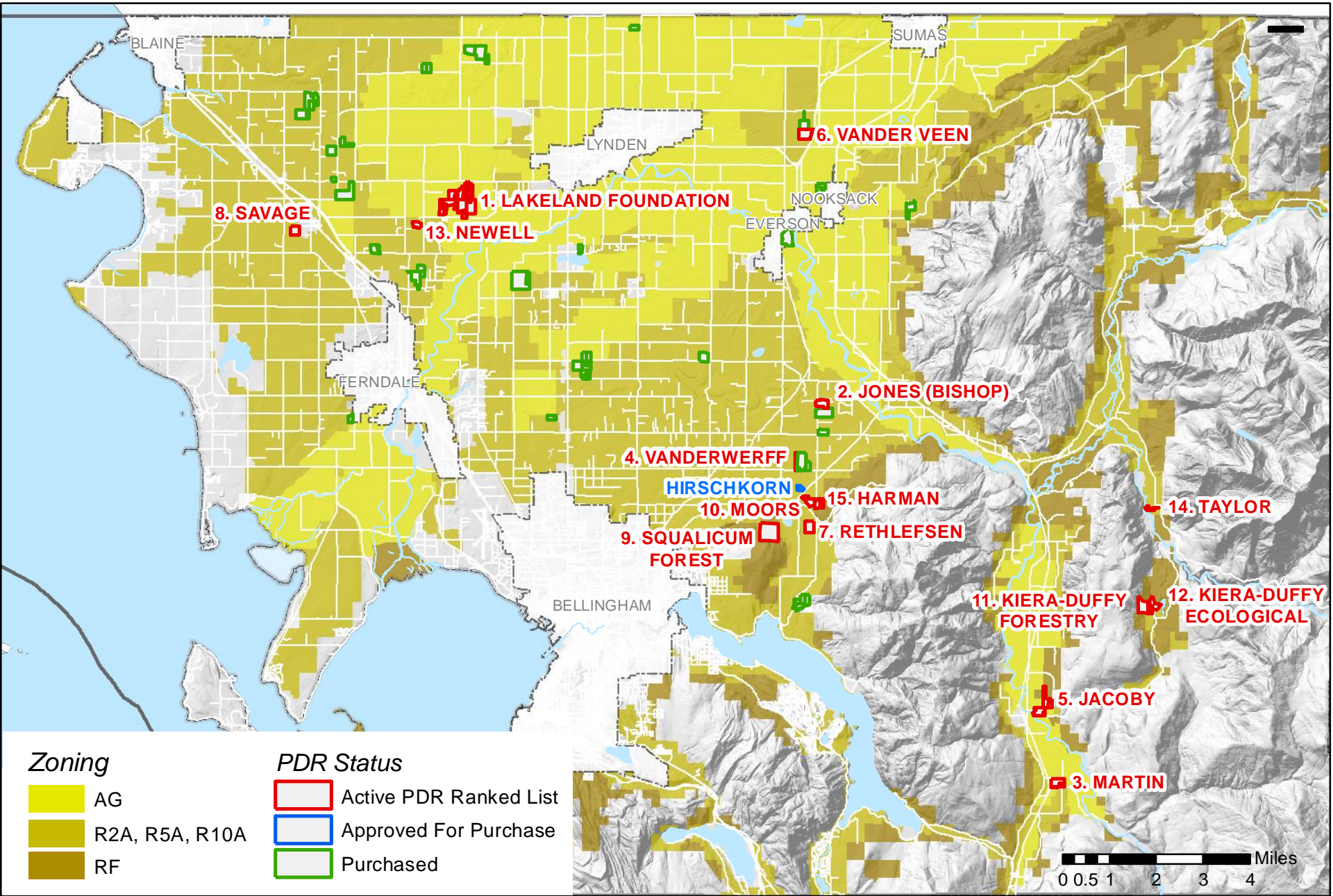
Easement Cost
Covered by Grants

Active PDR Project List- January 2021

Rank	Applicant	Type	Acres	# of DRs	Zone	Final Score	Estimated Cost	Cost per DR	Cost per Acre	50% Match Funding	50% Match Funding
1	Lakeland Foundation	Agricultural	323	9	AG	78	\$1,300,000	\$144,444	\$4,029	Application to NRCS RCPP ACEP-ALE	Conservation Futures Fund
2	Jones (Bishop)	Agricultural	47	8	R5	65	\$260,000	\$32,500	\$5,504	RCO Farmland Award-Pending Agreement	Application to NRCS RCPP ACEP-ALE
3	Martin (Saxon Rd- WLT)	Agricultural	54	1	AG	62	\$160,000	\$160,000	\$2,988	Ag Mitigation Fee	Conservation Futures Fund
4	VanderWerff	Agricultural	20	2	R5	58	\$100,000	\$50,000	\$5,058	Ag Mitigation Fee	Application to WA RCO Farmland and to NRCS RCPP ACEP-ALE
5	Jacoby	Agricultural	100	2	AG, RF	58	\$300,000	\$150,000	\$2,999	Future ACEP-ALE Application	Conservation Futures Fund
6	VanderVeen	Agricultural	67	7	R10	57	\$182,500	\$26,071	\$2,724	Application to NRCS RCPP ACEP-ALE	Conservation Futures Fund
7	Rethlefsen	Agricultural	49	7	R5	54	\$260,000	\$37,143	\$5,321	RCO Farmland Award-Pending Agreement	Conservation Futures Fund
8	Savage	Agricultural	40	2	R10	54	\$170,000	\$85,000	\$4,250	Application to NRCS RCPP ACEP-ALE	Conservation Futures Fund
9	Squalicum Forest	Forestry	160	8	RF	46	\$700,000	\$87,500	\$4,375	RCO Forestland Award or coordination with City of Bellingham	Conservation Futures Fund
10	Moors	Forestry	36	7	R5	39	\$250,000	\$35,714	\$6,944	Application to WA RCO Forestland	Conservation Futures Fund
11	Kiera-Duffy 1	Forestry	56	2	RF	38	\$220,000	\$110,000	\$3,957	RCO Forestland Award	Conservation Futures Fund
12	Kiera-Duffy 2	Ecological	57	4	R10	45	\$280,000	\$70,000	\$4,912	50% Bargain Sale	Conservation Futures Fund
13	Newell	Ecological	20	3	R5	55	\$100,000	\$33,333	\$4,950	To be determined	Conservation Futures Fund
14	Taylor	Ecological	15	1	R5	54	\$100,000	\$100,000	\$6,667	To be determined	Conservation Futures Fund
15	Harman	Ecological	40	7	R5	48	\$250,000	\$35,714	\$6,194	To be determined	Conservation Futures Fund

Request to Purchase

Active PDR Project Map- January 2021

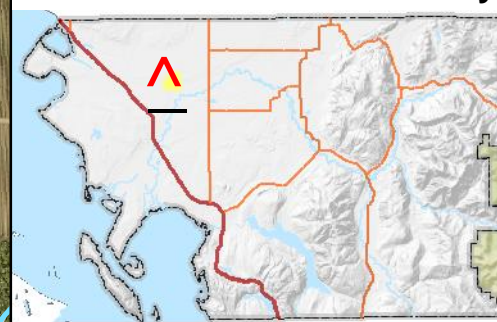


Lakeland Foundation

Agricultural Conservation Easement

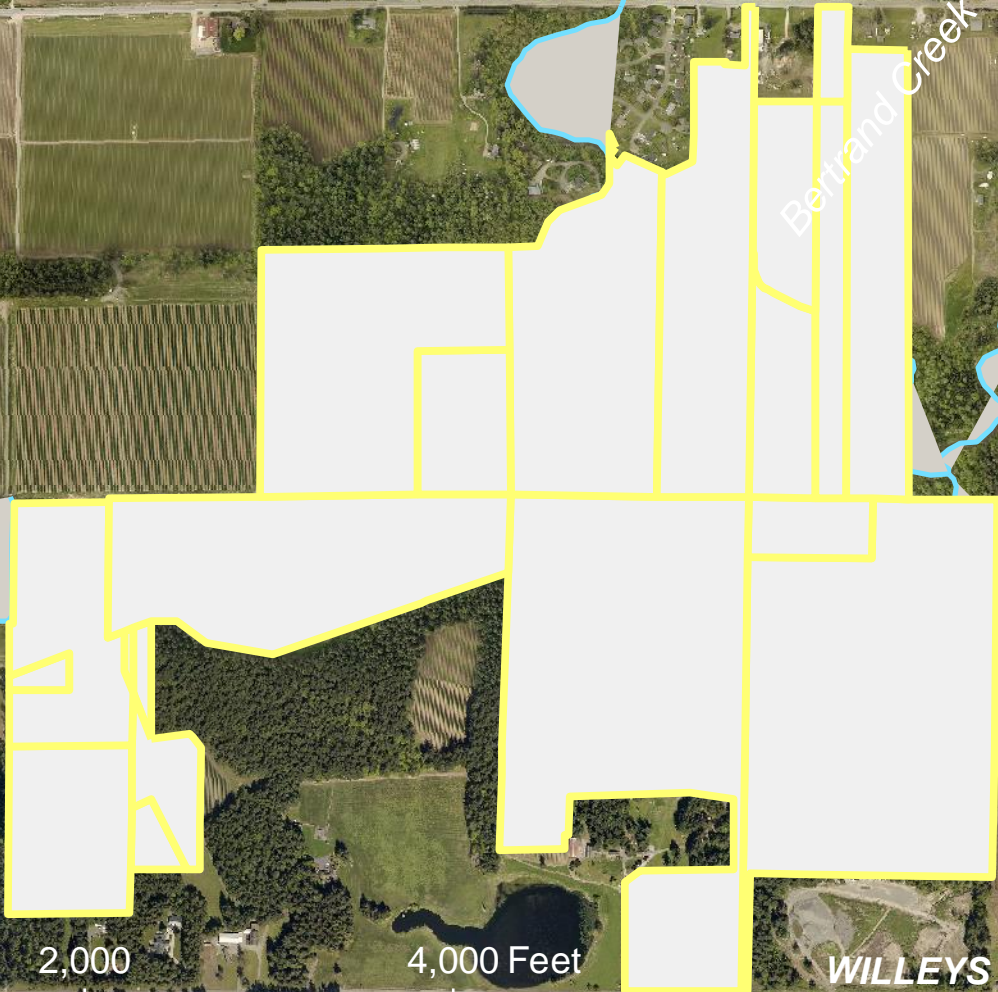
Rank	Score	Acres	DR
I	78	323	9
Zone	Location		
AG	Birch Bay Lynden Rd/ Bertrand Creek		
Soils		Water	
100% Prime		Certificate	
Type of Farm	Supports		
Raspberry/ Blueberry	Enfield Farms and Curt Maberry		
Easement Cost	Application Date		
\$1,300,000	2019		
Match Funding	Status		
Application to USDA	Need Grant Funding Secured		

Location in Whatcom County



BIRCH BAY LYNDEN

Bertrand Creek



WILLEY'S LAKE

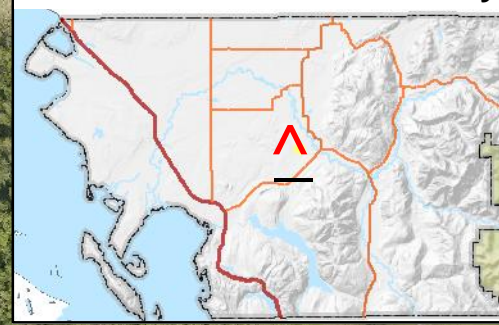
ENTERPRISE

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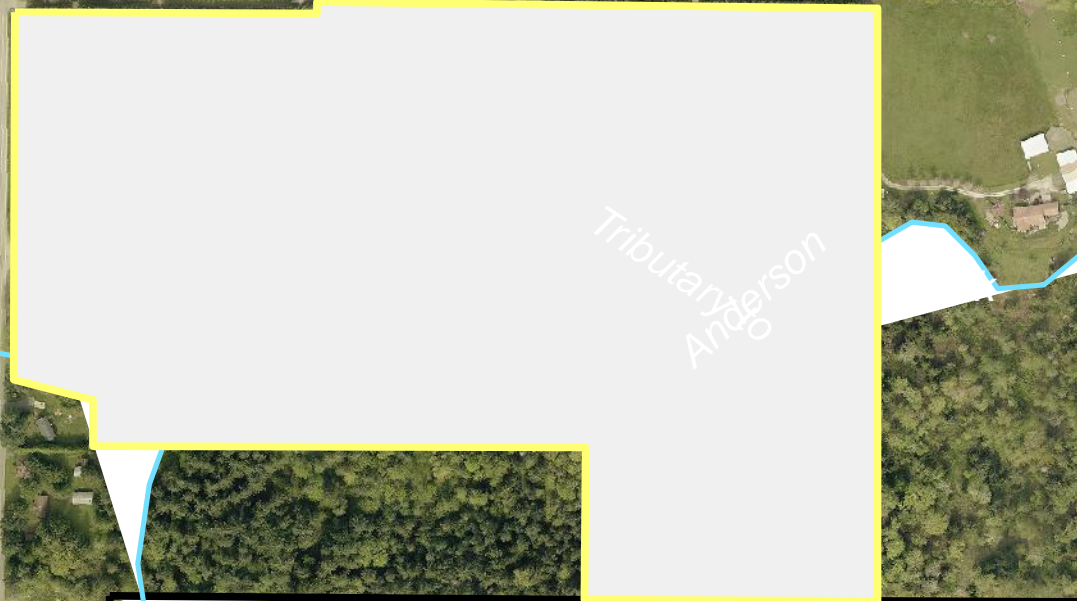
Jones, Todd & Allison (Bishop)

Agricultural Conservation Easement

Location in Whatcom County



Rank	Score	Acreage	DR
2	65	47	8
Zone	Location		
R5A	Sand Rd		
Soils		Water	
100% Prime		Certificate	
Type of Farm		Supports	
Native Plants		Fourth Corner Nurseries	
Easement Cost		Application Date	
\$260,000		2019	
Match Funding		Status	
RCO Funding Pending Agreement/ Application to USDA		Secure Funding/ Need Appraisal	



**BRAR AGRICULTURAL
CONSERVATION EASEMENT**

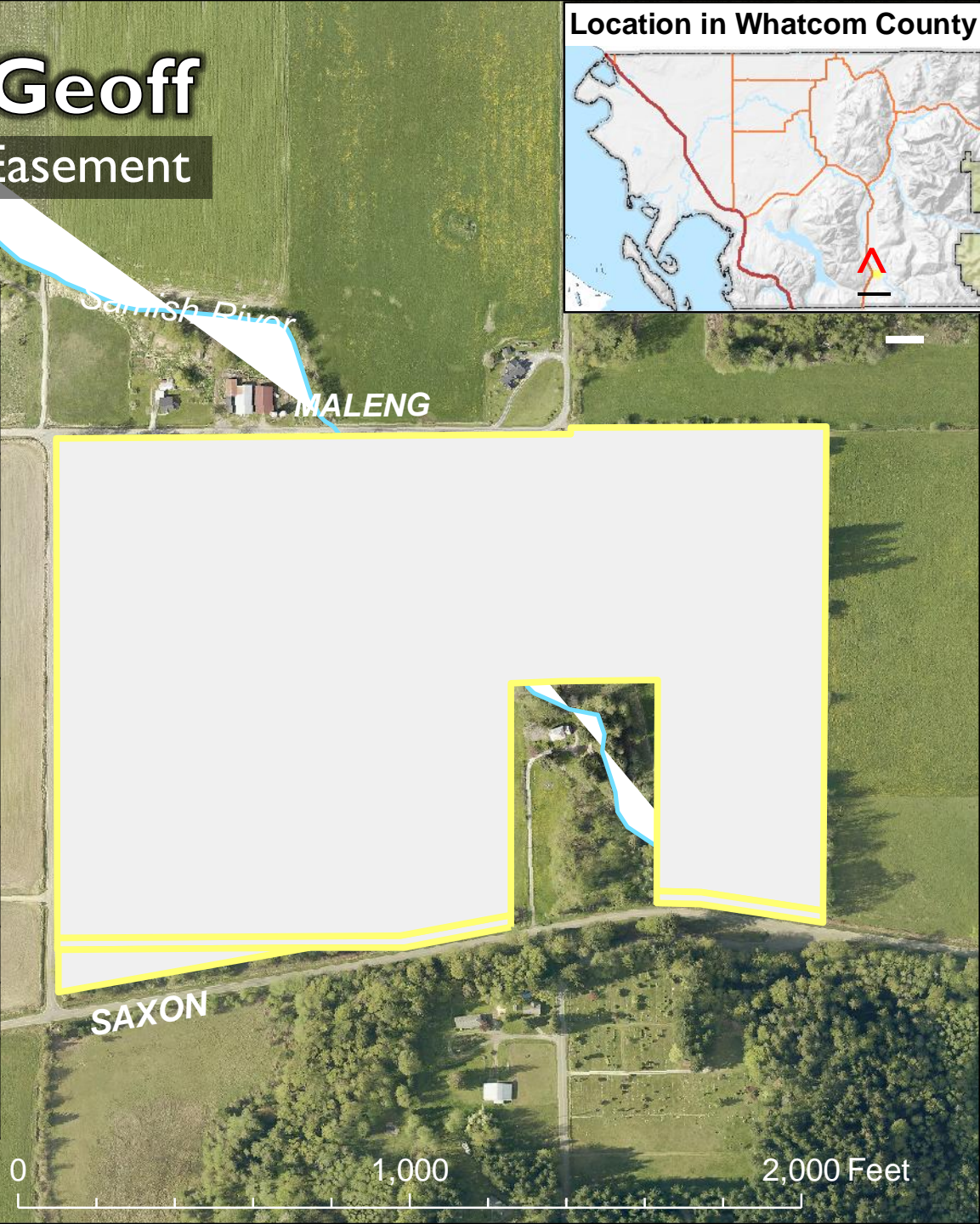
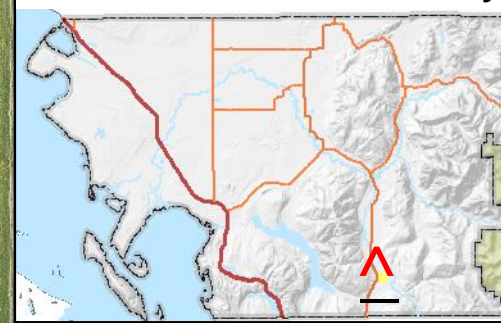
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Martin, Anna & Geoff

Agricultural Conservation Easement

Rank	Score	Acreage	DR
3	62	54	I
Zone	Location		
AG	Saxon Rd/ Samish River		
Soils		Water	
100% Prime		None	
Type of Farm		Supports	
Planned Livestock/Perennial Crops		Family Farm	
Easement Cost		Application Date	
\$160,000		2018	
Match Funding		Status	
Ag Mitigation Fund Secured		Need Council Approval	

Location in Whatcom County



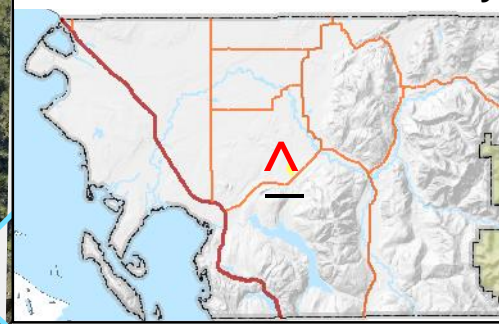
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VanderWerff, Greg & Heidi

Agricultural Conservation Easement

Rank	Score	Acreage	DR
4	58	20	2
Zone	Location		
R5A	Kelly Rd/ Anderson Creek		
Soils		Water	
100% Prime		None	
Type of Farm		Supports	
Cattle/Hay		Family Farm	
Easement Cost		Application Date	
\$100,000		2016	
Match Funding		Status	
Ag Mitigation Fund Secured/ Application to RCO		Need Appraisal/ Council Approval	

Location in Whatcom County



KELLY

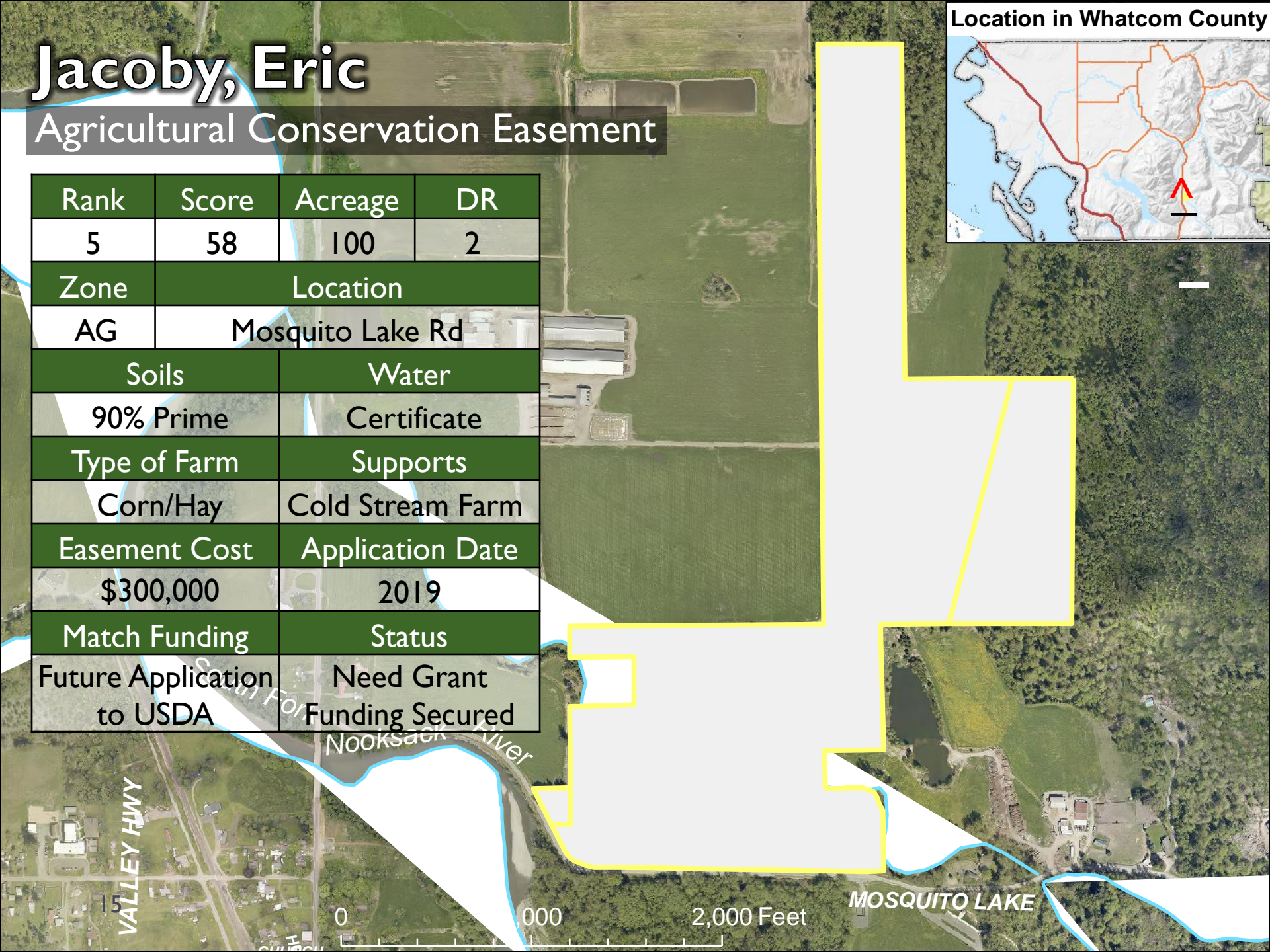
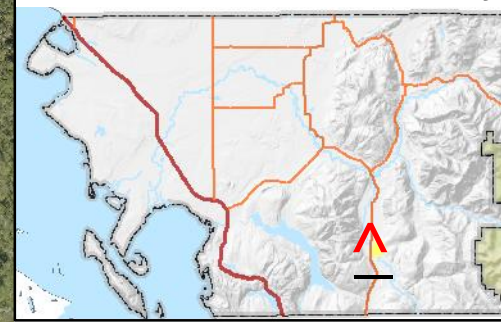
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Jacoby, Eric

Agricultural Conservation Easement

Rank	Score	Acreage	DR
5	58	100	2
Zone	Location		
AG	Mosquito Lake Rd		
Soils		Water	
90% Prime		Certificate	
Type of Farm		Supports	
Corn/Hay		Cold Stream Farm	
Easement Cost		Application Date	
\$300,000		2019	
Match Funding		Status	
Future Application to USDA		Need Grant Funding Secured	

Location in Whatcom County



VALLEY HWY

Nooksack River

MOSQUITO LAKE

2,000 Feet

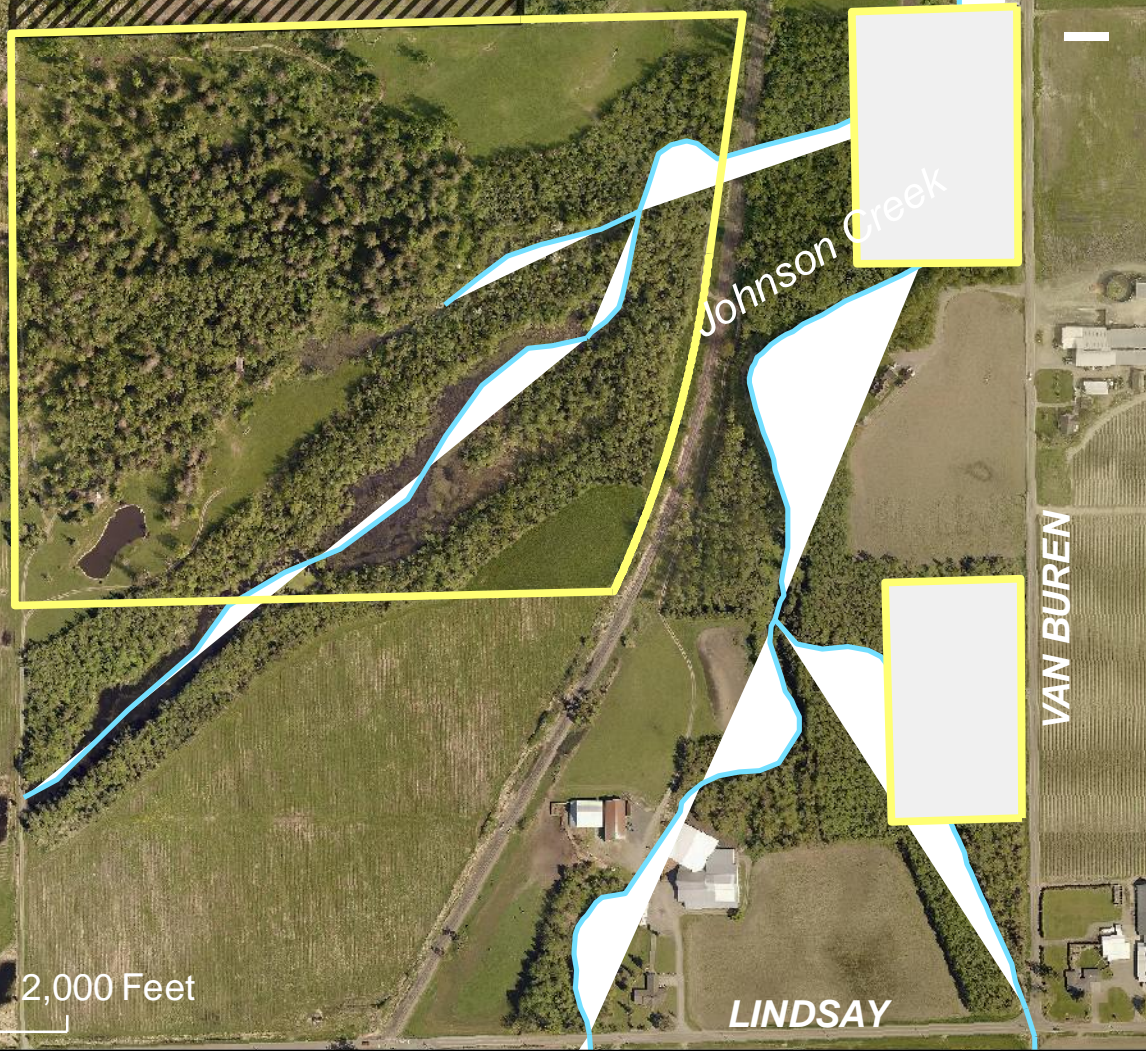
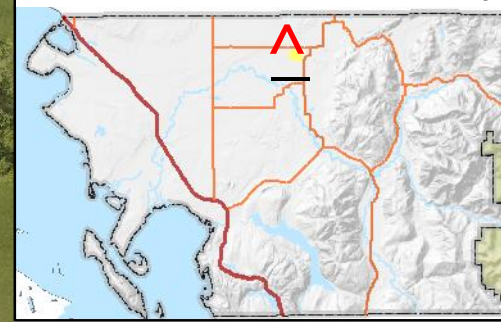
Vander Veen, John

Agricultural Conservation Easement

Rank	Score	Acreage	DR
6	57	67	7
Zone	Location		
R10A/ AG	Lindsay Rd/ Johnson Creek		
Soils		Water	
100% Prime		None	
Type of Farm	Supports		
Beef/ Dairy	Family Dairy		
Easement Cost	Application Date		
\$182,000	2020 Rev.		
Match Funding	Status		
Application to USDA	Need Grant Funding Secured		

SIDHU AGRICULTURAL CONSERVATION EASEMENT

Location in Whatcom County

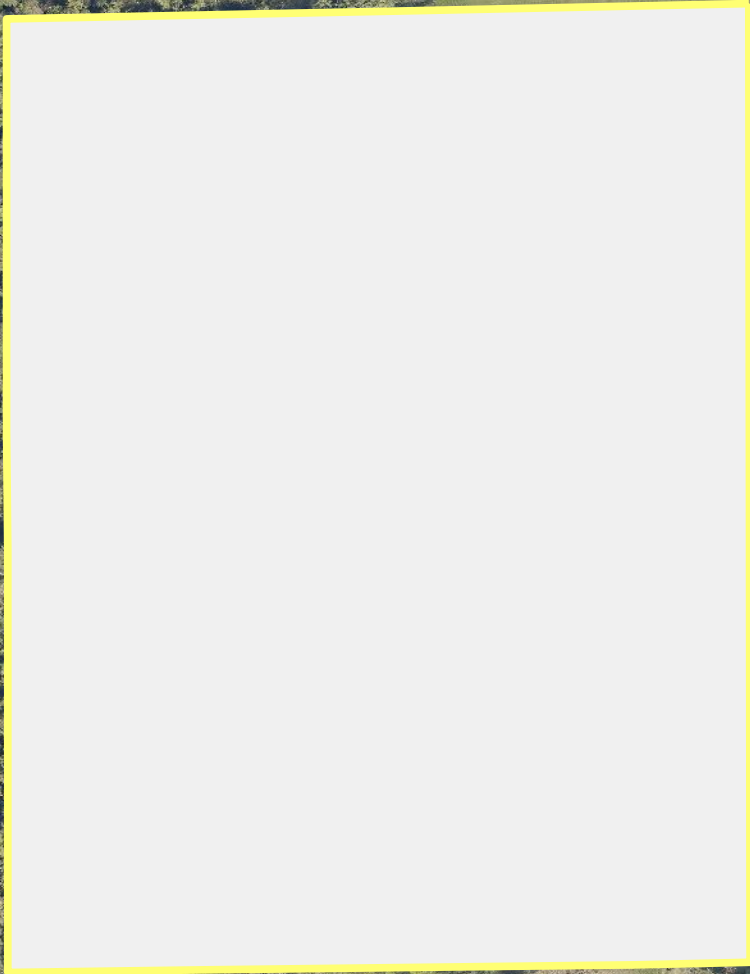


0 1,000 2,000 Feet

LINDSAY

Rethlefsen, Darlene

Agricultural Conservation Easement



Rank	Score	Acreage	DR
7	54	49	7
Zone	Location		
R5A	Y Rd		
Soils		Water	
100% Prime		Claim	
Type of Farm		Supports	
Sheep/ Hay		Lydia's Flock	
Easement Cost		Application Date	
\$260,000		2019	
Match Funding		Status	
RCO Funding Pending Agreement		Secure Funding/ Need Appraisal	

0 1,000 2,000 Feet

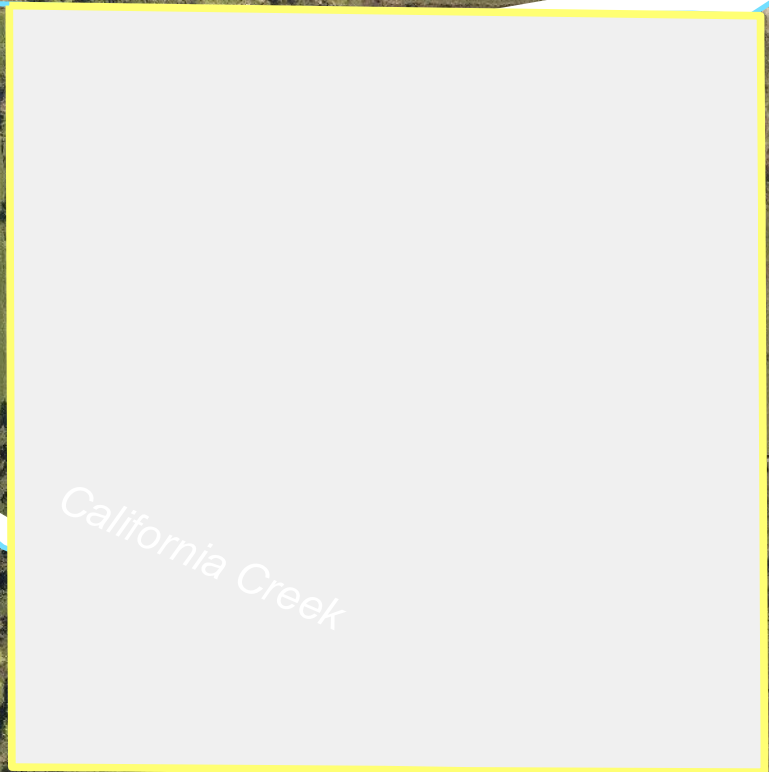
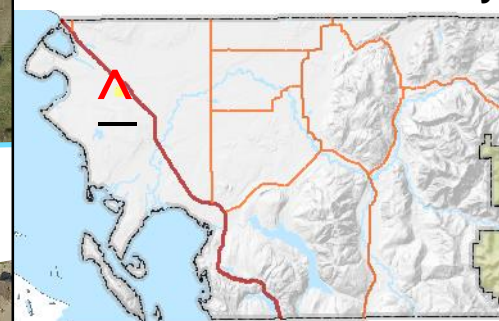
Y RD

Andersen

Savage, Michele

Agricultural Conservation Easement

Location in Whatcom County



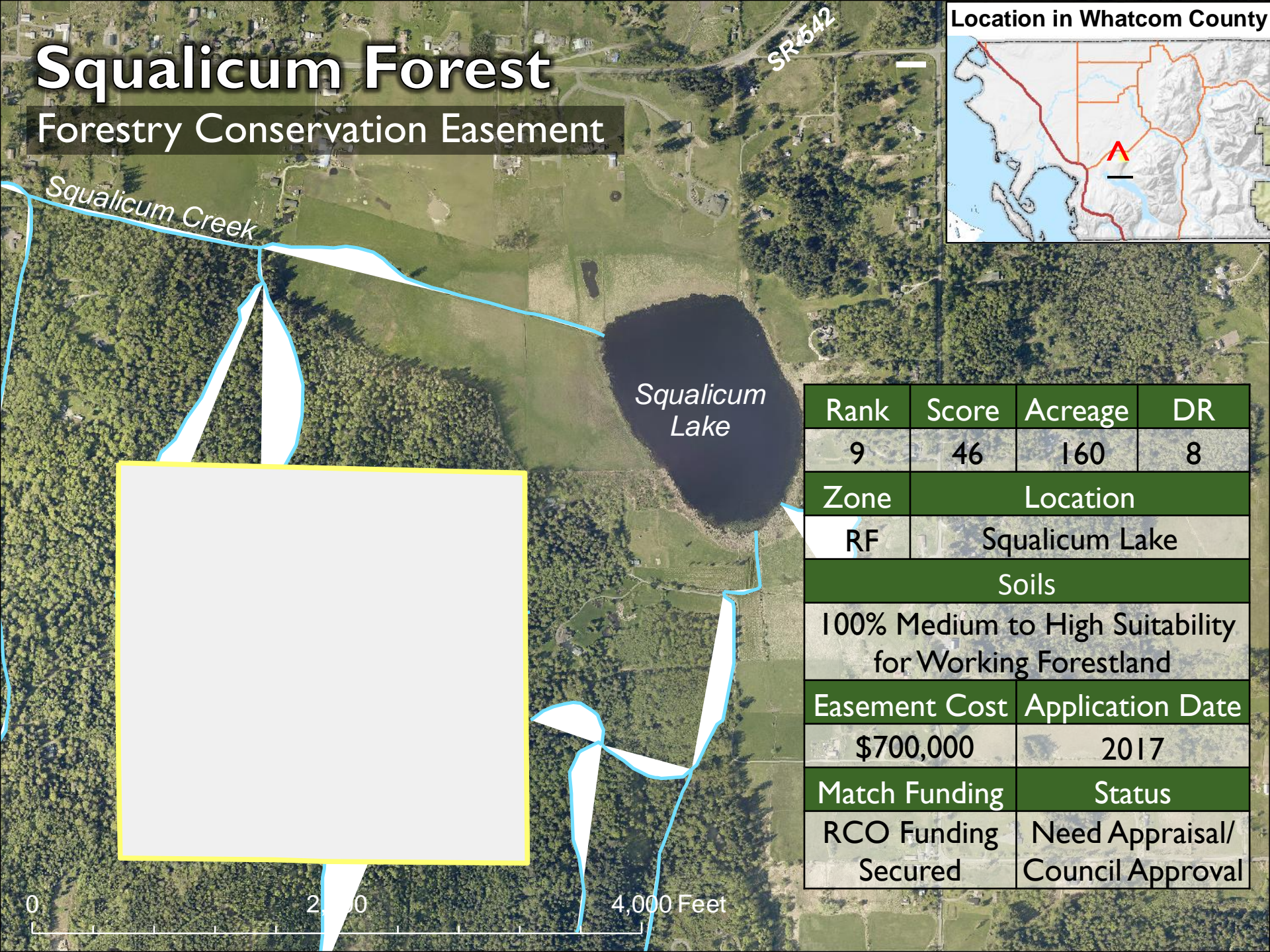
Rank	Score	Acreage	DR
8	54	40	2
Zone	Location		
R10A	Custer/ California Creek		
Soils		Water	
100% Prime		Claim	
Type of Farm		Supports	
Sheep/Goats		Family Farm	
Easement Cost		Application Date	
\$170,000		2020	
Match Funding		Status	
Application to USDA		Need Grant Funding Secured	

California Creek

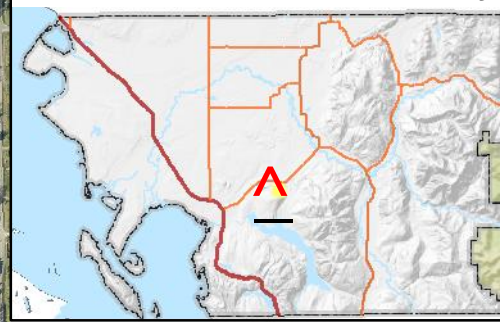
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Squalicum Forest

Forestry Conservation Easement



Location in Whatcom County



Rank	Score	Acreage	DR
9	46	160	8
Zone	Location		
RF	Squalicum Lake		
Soils			
100% Medium to High Suitability for Working Forestland			
Easement Cost		Application Date	
\$700,000		2017	
Match Funding		Status	
RCO Funding Secured		Need Appraisal/ Council Approval	

0 2,000 4,000 Feet

Moors, Bonnie

Forestry Conservation Easement

POTENTIAL
HIRSCHKORN
EASEMENT

SR-542

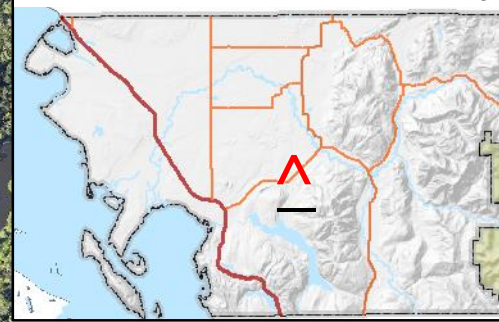
SAND

Anderson Creek

POTENTIAL
HARMAN
EASEMENT

0 1,000 2,000 Feet

Location in Whatcom County



Rank	Score	Acreage	DR
10	39	36	7
Zone	Location		
R5A	Sand Rd/ Anderson Creek		
Soils			
80% Medium to High Suitability for Working Forestland			
Easement Cost		Application Date	
\$250,000		2019	
Match Funding		Status	
Application to RCO		Need Funding Secured	

Kiera, Eileen & Duffy, Jack

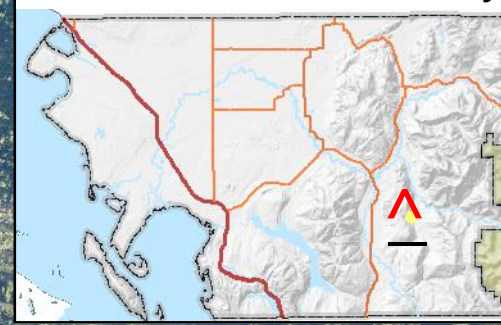
Forestry Conservation Easement

Mosquito Lake

Jorgenson Lake

POTENTIAL
ECOLOGICAL
EASEMENT

Location in Whatcom County



Rank	Score	Acreage	DR
11	38	56	2
Zone	Location		
RF	Mosquito Lake Rd		
Soils			
99% Medium to High Suitability for Working Forestland			
Easement Cost		Application Date	
\$220,000		2017	
Match Funding		Status	
RCO Funding Secured		Need Appraisal/ Council Approval	

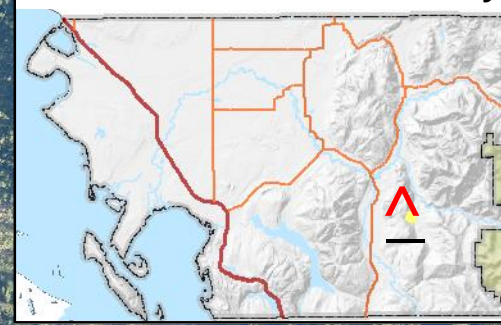
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MOSQUITO LK RD

Kiera, Eileen & Duffy, Jack

Ecological Conservation Easement

Location in Whatcom County



Mosquito Lake

Jorgenson Lake

POTENTIAL
FORESTRY
EASEMENT

Rank	Score	Acreage	DR
12	45	57	4
Zone	Location		
R10A	Mosquito Lake Rd		
Habitat			
Jorgenson Lake			
Easement Cost	Application Date		
\$280,000	2017		
Match Funding	Status		
50% Bargain Sale	Need Appraisal/ Council Approval		

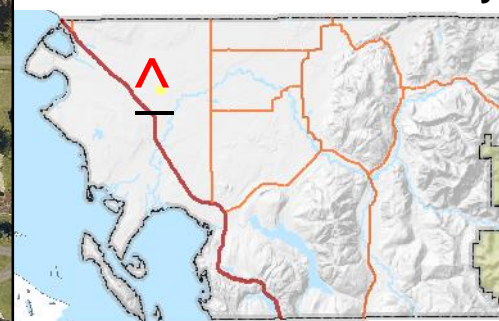
0 1,000 2,000 Feet

MOSQUITO LK RD

Newell, Brad

Ecological Conservation Easement

Location in Whatcom County



Rank	Score	Acreage	DR
13	55	20	3
Zone	Location		
R5A	Enterprise Rd		
Habitat			
Wetlands enrolled in CREP			
Easement Cost		Application Date	
\$100,000		2017	
Match Funding		Status	
To Be Determined		Need Grant Funding Secured	



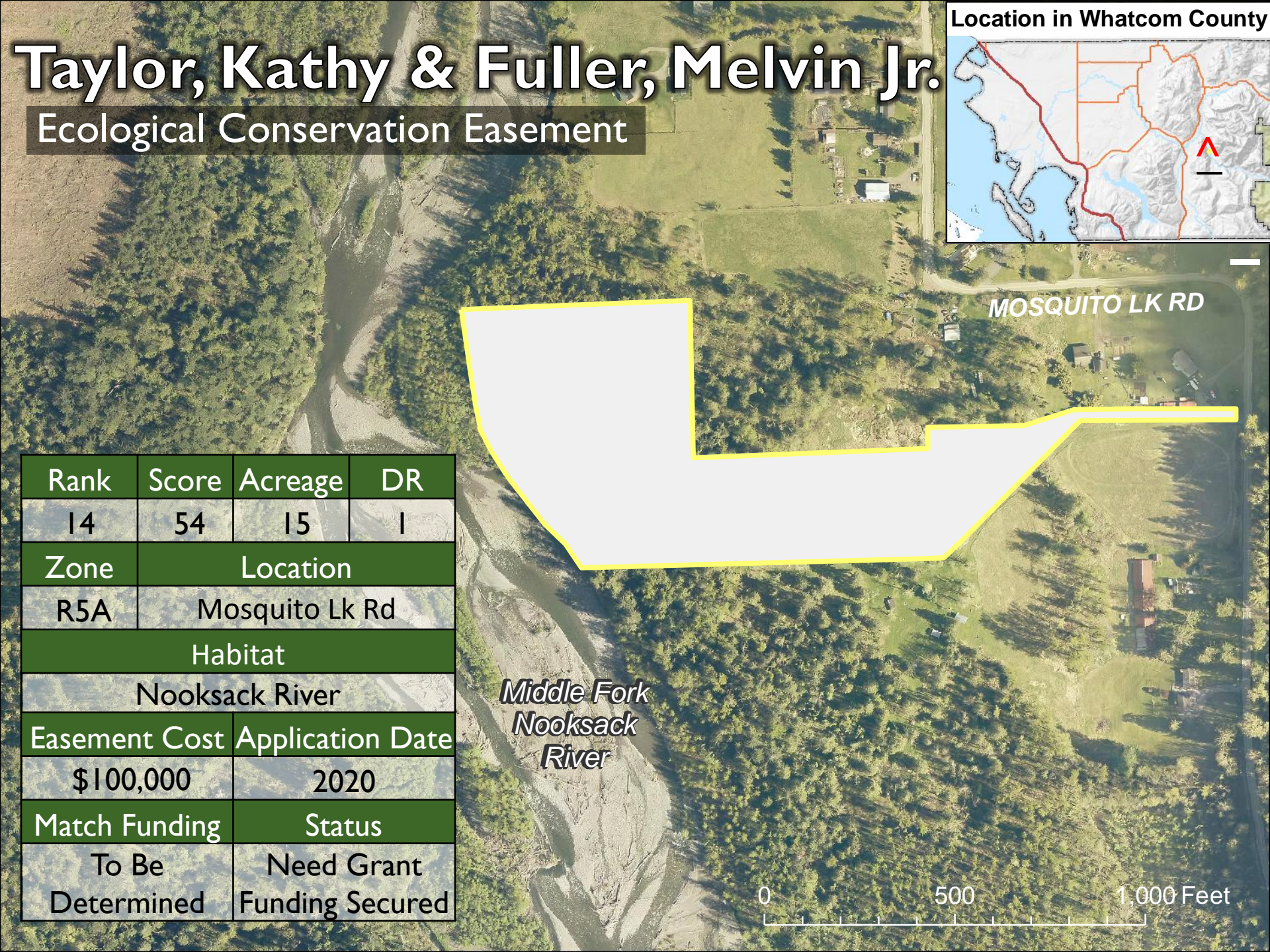
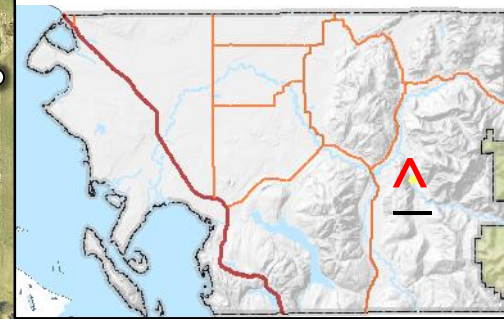
ENTERPRISE RD



Taylor, Kathy & Fuller, Melvin Jr.

Ecological Conservation Easement

Location in Whatcom County



MOSQUITO LK RD

*Middle Fork
Nooksack
River*

Rank	Score	Acreage	DR
14	54	15	1
Zone	Location		
R5A	Mosquito Lk Rd		
Habitat			
Nooksack River			
Easement Cost		Application Date	
\$100,000		2020	
Match Funding		Status	
To Be Determined		Need Grant Funding Secured	



Harman, Jan & Patrick

Ecological Conservation Easement



SAND RD
to Anderson Creek

POTENTIAL
MOORS
EASEMENT

Rank	Score	Acreage	DR
15	48	40	7
Zone	Location		
R5A	Sand Rd		
Habitat			
Anderson Creek			
Easement Cost		Application Date	
\$250,000		2020	
Match Funding		Status	
To Be Determined		Need Grant Funding Secured	

0 500 1,000 Feet

Request

▶ AB2021-029

- Affirm PDR Oversight Committee Ranking
- Proceed with Acquisition of a Conservation Easement On:

1. Lakeland Foundation	\$1,300,000	} Potential 2022 Acquisitions (Pending Grant)
2. Jones (Bishop)	\$260,000	
3. Martin	\$160,000	} Potential 2021 Acquisitions
4. VanderWerff	\$100,000	
5. Kiera-Duffy Forestry	\$220,000	
6. Kiera-Duffy Ecosystem	\$280,000	

Total \$2,320,000

Total After Grant Reimbursement \$1,160,000

CFF Balance as of 12/31/2020 \$4,519,794

Preliminary CFF Levy in 2021 \$1,165,807

Thank you!



Whatcom County Purchase of Development Rights Program



Purchase of Development Rights Oversight Committee

Chair: Burr Neely

Vice-Chair: Jagjivan Brar

Committee Members: Sean D'Agnolo, Jen Glyzinski, Heather MacKay-Brown, Paul Schissler

PDR Program Administrator: Becky Snijder van Wissenkerke