

CLEARANCES	Initial	Date	Date Received in Council Office	Agenda Date	Assigned to:
Originator: Kraig Olason	KO	6/22/06	<b>RECEIVED</b>  <b>JUL 03 2006</b>  <b>WHATCOM COUNTY COUNCIL</b>	7/11/06	Natural Resource/Council
Division Head: Dennis Rhodes	DR	6/22/06		7/25/06	Natural Resources/Council
Dept. Head: Hal H. Hart	HHH	6/24/06			
Prosecutor: Royce Buckingham	R.B.	6-29-06			
Purchasing/Budget:					
Executive: Pete Kremen					

**SUBJECT: Resolution adopting the Purchase of Development Rights Oversight Committee's ranking of applications and authorization to continue with Purchase of Development Rights acquisitions for Round 4, 2005.**

**ATTACHMENTS: Resolution, Application Ranking list and background materials**

SEPA review required? ( ) Yes ( X ) NO  
 SEPA review completed? ( ) Yes ( ) NO

Should Clerk schedule a hearing? ( ) Yes, ( X ) NO  
 Requested Date:

**SUMMARY STATEMENT:**

As required by the WCC 3.25A - Purchase of Agricultural Development Rights Ordinance, applications submitted by landowners interested in participating in the PDR program were reviewed for program eligibility and ranked pursuant to the PDR Guidelines Document Ranking Criteria by the PDR Oversight Committee. County Council needs to review the ranking as submitted by the Oversight Committee and affirm or modify that ranking list and authorize the PDR Administrator to proceed with the acquisition process.

Committee Action Taken: 7/11/06  
 Held in Committee for two weeks  
 Committee Action Taken: 7/25/06  
 Amended and forwarded to Council for approval

**COUNCIL ACTION TAKEN:**

7/11/06: Held in Committee for two weeks  
 7/25/06: Council Amended and Approved 6-0, McShane absent Res. 2006-048

**Distribution Request**

Indicate those who should receive a copy after Council action.  
 List specific names to the right.

ADS Facilities Management	
ADS Finance	
ADS Human Resources	
ADS Info Services	
Assessor	
Auditor	
Cooperative Extension	
District Court	
Executive	Pete Kremen
Health	
Hearing Examiner	
Jail	
Juvenile	
Parks	
Planning	Hal. H. Hart
Prosecutor	Royce Buckingham
Public Works	
Sheriff	
Superior Court	
Treasurer	
Other	

**Related County Contract**

**Related File Numbers:**

**Ordinance or Resolution Number (this item): Res. 2006-048**

SPONSORED BY: Consent

PROPOSED BY: Planning

INTRODUCTION DATE: 7/11/06

RESOLUTION NO. 2006-048

**AFFIRMING THE RANKING AND AUTHORIZING WHATCOM COUNTY PURCHASE OF DEVELOPMENT RIGHTS ADMINISTRATOR TO PROCEED WITH THE ACQUISITION PROCESS FOR ROUND 4, 2005 APPLICATIONS**

**WHEREAS**, Whatcom County government recognizes agriculture as a major contributor to the local economy and a high quality of life for Whatcom County citizens; and

**WHEREAS**, The Growth Management Act and the County Comprehensive Plan support the retention of agricultural lands of long term commercial significance and encourage the use of innovative techniques to do so; and

**WHEREAS**, Ordinance #92-002 enacted a property tax levy known as the Conservation Futures Tax as authorized by RCW 84.34.230 to provide a funding source to assist in acquiring open space, wetlands, farm and agricultural land, and timber land; and

**WHEREAS**, Ordinance #2002-054 authorized the creation of a Purchase of Development Rights program for agricultural land within Whatcom County, and

**WHEREAS**, Ordinance #2002-054 established a Purchase of Development Rights Oversight Committee to provide review and assistance to the PDR Administrator, and

**WHEREAS**, Resolution No # 2002-040 adopted the PDR Guidelines Document which includes specific direction for program administration and conservation easement acquisitions, and

**WHEREAS**, The Purchase of Development Oversight Committee met regularly from March 2005 through March 2006 and has developed a final preliminary ranking of all applications received during Round 4, 2005 and forwarded that ranking to Council; and

**WHEREAS**, Council, pursuant to PDR Guidelines Document, must affirm or modify the properties as submitted by the PDR Oversight Committee, and

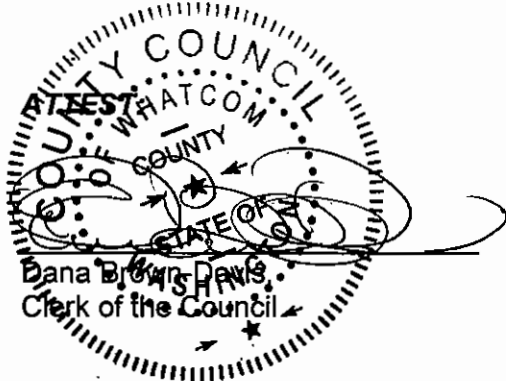
**WHEREAS**, Council has reviewed the application ranking and background materials at a public meeting, and

**WHEREAS**, Council motions to approve the ranking with an amendment to reorder the ranking priorities: 1. Dickson, 2. Joneli, 3. Bajema West, 4. Bajema East, 5. Sytsma, 6. Maberry, 7. Ebe, 8. Groen. In addition, Council finds that the ranking complies with the requirements of Title 3.25A and the PDR Guidelines Document.


**NOW, THEREFORE, BE IT RESOLVED** by the Whatcom County Council that :

1. The PDR Oversight Committee and Administrator proceed with the next steps toward possible acquisition of conservation easements in the order of the approved ranking (Exhibit 1) pursuant to the process outlined in the PDR Guidelines Document.

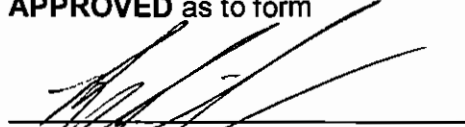
**ADOPTED** this 25 day of July, 2006.



**WHATCOM COUNTY COUNCIL  
WHATCOM COUNTY, WASHINGTON**

  
Laurie Caskey-Schreiber, Council Chair

**APPROVED** as to form

  
Royce Buckingham,  
Civil Deputy Prosecutor

Approved  Denied

  
Pete Kremen, Executive

Date: 8-10-06

**2005 Applications**  
**Whatcom County Agricultural Purchase of Development Rights Program**

**EXHIBIT 1**

**1. Dale Dickson**

- Number of Points: 32
- Type of Farm: Dairy Heifers, Grass Silage & Hay
- Zoning District: R10
- Parcel Size (acres): 43.96
- Number of Development Rights: 3
- Target Area: No

The property is located on East Hemmi Rd. in between Noon and Thiel Rds. The property is comprised of high quality prime soils and over 75% of the property is actively farmed. This property is adjacent to the Joneli property and is located in an area with many small farms.

**2. Herman Joneli**

- Number of Points: 62.21
- Type of Farm: Dairy Heifers, Grass Silage & Hay
- Zoning District: R10
- Parcel Size (acres): 61.21
- Number of Development Rights: 5
- Target Area: No

The property is located on East Hemmi Rd. in between Noon and Everson Goshen Rds. The property is comprised of high quality prime soils and over 75% of the property is actively farmed. The property is located in an area with many small farms.

**3. Roger and Ruth Bajema**

**a. West Property**

- Number of Points: 64
- Type of Farm: Grass and Corn Silage
- Zoning District: Ag40
- Parcel Size (acres): 78.4
- Number of Development Rights: 10
- Target Area: Yes

The property is a productive grass and corn silage farm located on East Badger Road between Double Ditch and Benson Rds. The property is adjacent to the Lynden Urban Growth Boundary. Approximately 78 acres are in active production. This is the first application within the Lynden target areas. The quality of the soils, availability of water for irrigation and total acreage make this a viable agricultural property

**2005 Applications**  
**Whatcom County Agricultural Purchase of Development Rights Program**

**EXHIBIT 1**

**4. Roger and Ruth Bajema**

**a. East Property**

- Number of Points: 59
- Type of Farm: Grass and Corn Silage
- Zoning District: Ag40
- Parcel Size (acres): 75
- Number of Development Rights: 8
- Target Area: Yes

The Bajema East property is a 75 acre productive farm located within the Lynden PDR target area. The property is located on East Badger Rd. in between Depot and Bender Rds. Approximately 70 acres are dedicated to grass and corn silage. The property is adjacent to the Lynden Urban Growth Boundary. Approximately 78 acres are in active production. The quality of the soils, availability of water for irrigation and total acreage make this a viable agricultural property.

**5. Louie and Jennie Sytsma**

- Number of Points: 57
- Type of Farm: Dairy
- Zoning District: R5 and Ag40
- Parcel Size (acres): 108.36
- Number of Development Rights: 9
- Target Area: Yes

The farm is a productive dairy farm located on Laurel Rd. between Aldrich and Old Guide Rds. The property is comprised of prime soils, contains water rights and is located within the Laurel Rd. target area.

**6. Marty Maberry**

- Number of Points: 55
- Type of Farm: Berry Production
  
- Zoning District: R5
- Parcel Size (acres): 87.61
- Number of Development Rights: 14
- Target Area: Yes

This property is comprised of prime soils, including some high value berry soils. The parcel is located within the Stein Rd. target area. Approximately 90% of the property is actively farmed. The property has available water rights and less than 25% of the property is surrounded by more intensive uses.

**2005 Applications**  
**Whatcom County Agricultural Purchase of Development Rights Program**

**EXHIBIT 1**

**7. Greg Ebe**

- Number of Points: 54
- Type of Farm: Potato & Raspberry Production; Corn  
Silage, Wheat, Grass
- Zoning District: R5
- Parcel Size (acres): 40.38
- Number of Development Rights: 6
- Target Area: Yes

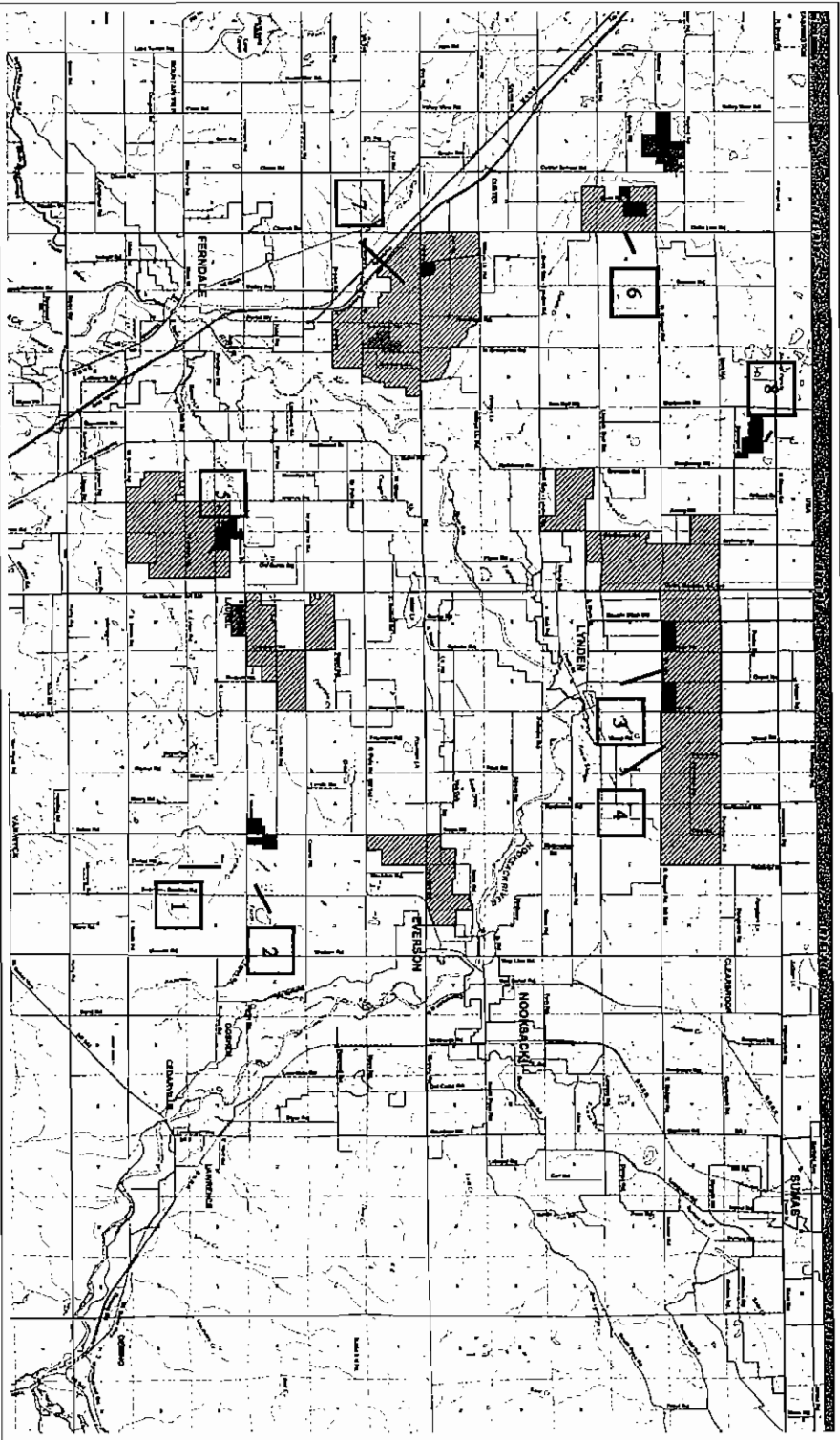
The property is located in the North Custer target area on Harksell Rd. in between Delta Line and Sunrise Rds. The quality of the soils, availability of water for irrigation and total acreage make this a viable agricultural property.

**8. Steve Groen**

- Number of Points: 23
- Type of Farm: Dairy Farm & Christmas Tree Production
- Zoning District: Ag40
- Parcel Size (acres): 124.9
- Number of Development Rights: 2
- Target Area: No

The property is located on Barnhart Rd. between Wiedkamp and Markworth Rds. The property is an operating dairy farm and in addition, the farm has a five acre Christmas tree plot. The property is located in an area with several other farms.

# Whatcom County's Purchase of Development Rights Program 2005



**Legend**

**Status**

- Round 4 Applications
- Purchased Properties
- PDR Target Areas

**Scale**

0 0.5 1 2 3 4 Miles