

WHATCOM COUNTY COUNCIL AGENDA BILL

NO. AB2007-356

CLEARANCES	Initial	Date	Date Received in Council Office	Agenda Date	Assigned to:
Originator:	KO	8/29/07	RECEIVED SEP 05 2007 WHATCOM COUNTY COUNCIL	9/11/07	P&D/Council
Division Head: Linda Peterson	J	8.29.07			
Dept. Head: Sam Ryan	SR	8/30/07			
Prosecutor: Royce Buckingham	KB	8/30/07			
Purchasing/Budget: Brad Bennett	BB	9/4/07			
Executive: Pete Kremen	PK	9-4-07			

TITLE OF DOCUMENT:

Resolution for authorization of the purchase of a conservation easement on the Groen farm property

ATTACHMENTS:

Memo, Resolution, Memo – Royce Buckingham, Agreement Covering Terms of Sale, Regional property location map, and Purchase and Sale Agreement with Conservation Easement (and exhibits) as attachment

SEPA review required?	() Yes	(x) NO	Should Clerk schedule a hearing?	() Yes	(x) NO
SEPA review completed?	() Yes	() NO	Requested Date:		

SUMMARY STATEMENT OR LEGAL NOTICE LANGUAGE: (If this item is an ordinance or requires a public hearing, you must provide the language for use in the required public notice. Be specific and cite RCW or WCC as appropriate. Be clear in explaining the intent of the action.)

Authorization of purchase of a conservation easement under WCC 3.25A – Purchase of Agricultural Development Rights program. The Groen farm property is the seventh purchase under the PDR program. Matching funds have been authorized by USDA for 50% of the purchase price. A supplemental budget request has been included in Supplemental Budget #10, 2007.

COMMITTEE ACTION:

9/11/2007: Forwarded to Council for approval

COUNCIL ACTION:

9/11/2007: Council Approved 7-0
Res. 2007-048

Related County Contract #:

Related File Numbers:

Ordinance or Resolution Number:

Res. 2007-048

Please Note: Once adopted and signed, ordinances and resolutions are available for viewing and printing on the County's website at: www.co.whatcom.wa.us/council.

SPONSORED BY: Consent
PROPOSED BY: Planning
INTRODUCTION DATE: 9/11/2007

RESOLUTION # 2007-048

AUTHORIZING WHATCOM COUNTY EXECUTIVE TO PURCHASE DEVELOPMENT RIGHTS ON THE GROEN PROPERTY

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 #2002-040 adopted the PDR Guidelines Document which includes specific direction for program administration and conservation easement acquisitions; and

WHEREAS, The PDR Oversight Committee reviewed this property, found the property complies with the PDR Guidelines, recommended this property for purchase, and authorized the PDR Administrator to proceed with the acquisition process on August 3, 2007; and

WHEREAS, The Groen property has been appraised and a conservation easement has been drafted which meets the requirements of both the Whatcom County Agricultural Purchase of Development Rights Program and the Federal Farm and Ranch Land Protection Program; and

WHEREAS, Matching federal funds will be provided by the Natural Resource Conservation Service from the Farm and Ranch Land Protection Program to cover 50% of the purchase price; and

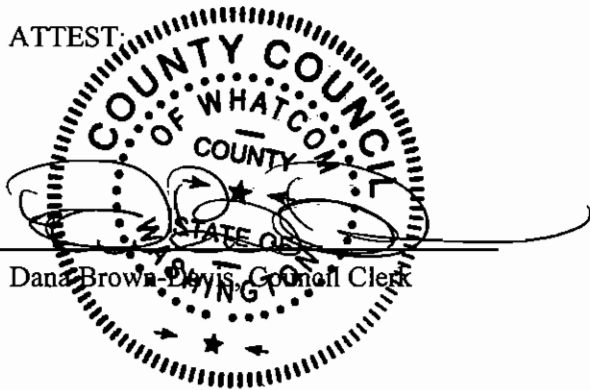
WHEREAS, The landowners have agreed to the offer price and conservation easement conditions.

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

1. The Executive is authorized to purchase the development rights of the property as identified in Exhibit 1 of this resolution (the Conservation Easement) for the full appraisal amount and to expend any additional funds necessary to cover other purchase related costs provided that all terms and conditions of the purchase are satisfied.

APPROVED this 11 day of Sept., 2007

ATTEST:




Dana Brown-Davis, Council Clerk


WHATCOM COUNTY COUNCIL
WHATCOM COUNTY, WASHINGTON



Carl Weimer, Chairperson

APPROVED as to form:



Civil Deputy Prosecutor

Pete Kremen, Executive

Date: 9-13-07