

Introduced by the Finance Committee of the:

**INGHAM COUNTY BOARD OF COMMISSIONERS**

**RESOLUTION APPROVING SELECTION CRITERIA (SCORING SYSTEM) FOR RANKING  
LANDOWNER APPLICATIONS TO THE INGHAM COUNTY FARMLAND AND OPEN SPACE  
PRESERVATION PROGRAM AND AUTHORIZING THE INGHAM COUNTY FARMLAND AND  
OPEN SPACE PRESERVATION BOARD TO PROCEED WITH THE 2011 PURCHASE OF  
DEVELOPMENT RIGHTS APPLICATION CYCLE**

**RESOLUTION #11-114**

WHEREAS, Ingham County desires to provide for the effective long-term protection and preservation of farmland in Ingham County from the pressure of increasing residential and commercial development; and

WHEREAS, the Ingham County Board of Commissioners adopted the Ingham County Farmland Purchase of Development Rights Ordinance in July 2004; and

WHEREAS, the Ingham County Farmland Purchase of Development Rights Ordinance authorized the establishment of the Ingham County Farmland and Open Space Preservation Board to oversee the Farmland Preservation Program; and

WHEREAS, Ingham County voters passed a millage of .14 mils in 2008 to fund purchases of agricultural conservation easements through the Ingham County Farmland and Open Space Preservation Program; and

WHEREAS, in the course of implementing the Ingham County Purchase of Development Rights Ordinance, the Ingham County Farmland and Open Space Preservation Board has established Selection Criteria for ranking landowner applications to the Ingham County Farmland and Open Space Preservation Program; and

WHEREAS, the Ingham County Purchase of Development Rights Ordinance requires that the Selection Criteria be approved by the Ingham County Board of Commissioners before each application cycle.

THEREFORE BE IT RESOLVED, that the Ingham County Board of Commissioners approves the attached 2011 Selection Criteria developed by the Ingham County Farmland and Open Space Preservation Board as set forth in the Purchase of Development Rights Ordinance passed July 27, 2004.

BE IT FURTHER RESOLVED, that the Ingham County Board of Commissioners authorizes the Ingham County Farmland and Open Space Preservation Board to proceed with the 2011 Farmland Purchase of Development Rights (PDR) application cycle.

**FINANCE: Yeas:** Tsernoglou, McGrain, Dougan

**Nays:** None      **Absent:** Schor, Bahar-Cook, Nolan      **Approved 4/6/11**

# Selection Criteria for Farmland Preservation Program

## 2011 Application Cycle

### Tier I Criteria

Agricultural Characteristics	57 points
Development Pressure	48 points
Additional Ag Protection Efforts	38 points
Other Criteria	<u>10 points</u>
<b>Tier I Total Points</b>	<b>153 points</b>

### AGRICULTURAL CHARACTERISTICS (57 POINTS)

#### 1) Agricultural Productivity – Prime and Unique Soils

**Maximum Points: 20**

Prime and Unique Soils

Prime under all circumstances

20 points

Prime if adequately drained

15 points

Not prime or unique

0 Points

*Example: 70% of parcel is prime under all circumstances (0.70 x 20 pts) = 14 points*

*30% of parcel is prime if adequately drained (0.30 x 15 pts) = 4.5 points*

*Total points = 18.5*

#### 2) Size of Parcel (s)

**Maximum Points: 20**

Points for parcels between 40 and 200 acres are calculated by multiplying 0.1 times the parcel size. Any parcel above 200 acres receives 20 points. Parcels that are 0-39.99 acres receive 0 points.

*Example: Parcel size is 150 acres: 150 x 0.1 = 15*

*Example: Parcel is 85 acres: 85 x 0.1 = 8.5*

*Example: Parcel is 350 acres: 350 x .1 = 35; 20 points, the maximum possible*

*Example: Parcel is 32 acres: (0 points for parcel less than 39.99 acres)*

#### 3) Additional Agricultural Income

**Maximum Points: 5**

Points will be awarded to operations that have “value-added” agriculture either through animal related production or through production of a specialty crop (crops other than corn, wheat, soybeans), or both, with total sales over \$10,000.00 annually.

*Example: Parcel is integral to farm operation that produces a specialty crop, which grosses over \$15,000 annually. Total Points = 5 points*

#### 4) Proximity to Existing Livestock Farms

**Maximum Points: 5**

A livestock operation for this purpose means a farm with more than 50 animal units (EPA definition: 1000 lbs = 1 unit)

Parcel is contiguous to an existing livestock operation

5 points

Parcel is located between 0.5 miles and 1 mile of an existing livestock operation

3 points

Parcel is located further than 1 mile from an existing livestock operation 0 points  
*\*Contiguous for this section means no other parcel is located between the parcels. Parcels separated only by a road are considered contiguous.*

**5) Amount Of Undeveloped Land In The Surrounding Area** **Maximum Points: 7**  
 A circle with a 1 mile radius and with a centroid (center point) generated by computer is used to calculate the points in this section.  
 75 % or more of the surrounding area is undeveloped land 7 points  
 50% or more but less than 75% of the surrounding area is undeveloped land 5 points  
 25% or more but less than 50% of the surrounding area is undeveloped land 2 points  
 Less than 25% of the surrounding area is undeveloped land 0 points

**DEVELOPMENT PRESSURE (48 POINTS)**

**6) Proximity To Existing Public Sanitary Sewer Or Water, Or Both** **Maximum Points: 10**  
 Linear (straight line) distance to existing, usable public sanitary sewer, or water services, or both, will result in the following scoring options:  
 Less than one-half (1/2) mile from sewer or water 5 points  
 One-half (1/2) mile or more but less than 1 mile 7 points  
 One (1) mile or more but less than 2 miles 10 points  
 Two (2) miles or more but less than 5 miles 5 points  
 More than 5 miles 0 points  
*Example: Parcel is located 3 miles from existing sewer lines. Total points = 5 points.*

**7) Proximity To Designated Population Center In Ingham County (As Defined In “Regional Growth: Choices For Our Future”, Summary Report, Tri-County Regional Planning Commission, September 2005)** **Maximum Points: 30**  
 Farm boundary is 1 mile from, or within the population center 30 points  
 Farm boundary is within 1 to 2 miles from population center 28 points  
 Farm boundary is within 2 to 3 miles from population center 26 points  
 Farm boundary is within 3 to 4 miles from population center 24 points  
 Farm boundary is within 4 to 5 miles from population center 22 points  
 Farm boundary is more than 5 miles from population center 0 points  
*Example: Farm is located 2 miles from “designated population center”. Total points= 28 points*

**8) Road Frontage (paved or gravel)** **Maximum Points: 8**  
 Emphasis is placed on parcels with greater linear distance of road frontage, placing the farmland under a greater threat of fragmented development. Frontage can be gravel, paved, or both and must be adjacent to the subject parcel.  
 Road frontage of 5280 feet (1 mile) or more 8 points  
 Road frontage of 2640 feet (1/2 mile) to 5279 (just under 1 mile) 6 points  
 Road frontage of 1320 feet (1/4 mile) to 2639 (just under 1/2 mile) 4 points  
 Road frontage less than 1/4 mile 0 points  
*Example: Parcel has 1 mile of road frontage. Total points = 8 points*

**ADDITIONAL AGRICULTURAL PROTECTION EFFORTS (38 POINTS)**

**9) Location To Protected Property**

**Maximum Points: 20**

Parcel is near other private land which has been permanently protected from development through a conservation easement or deed restriction (development rights may have been purchased, transferred or donated). Linear distance is used from nearest farm boundary.

- Parcel is adjacent to protected land 20 points
- Parcel is not adjacent but within 1/2 mile of protected land 15 points
- Parcel is not adjacent but within 1 mile of protected land 10 points
- Parcel is not adjacent but within 2 miles of protected land 5 points

*Example: Parcel is adjacent to property under a permanent conservation easement = 20 points*

**10) Agricultural District Zoning**

**Maximum Points: 3**

Additional points are given to a parcel that is in a designated agricultural district.

- Exclusive Agricultural District A-1; (Restricts residential development) 3 points
- General Agricultural District A-2; (Rural residential zoning) 1 points
- Non-Agricultural District 0 points

*Example: Parcel has been designated as an exclusive agricultural district, A-1 (maximum density 1 unit per 20 acres) under current zoning. Total Points = 3 points*

**11) Block Applications**

**Maximum Points: 15**

Emphasis is placed on applications which consist of one or more landowners who create a 50-acre or more, block of contiguous farmland. Contiguous blocks of farmland have a greater potential for creating a long-term business environment for agriculture. Parcels included in a block application must be contiguous (touching but may be separated by a road). Each applicant in the block application will receive points for this section.

- One or more landowners apply together to create 1000 or more contiguous acres 15 points
- One or more landowners apply together to create 750 to 999 contiguous acres 10 points
- One or more landowners apply together to create 500 to 749 contiguous acres 8 points
- One or more landowners apply together to create 300 to 499 contiguous acres 6 points
- Contiguous acreage of 299 acres or less 0 points

*Example: Four landowners, with varying parcel acreage, submit a block-application of about 800 contiguous acres. (Each of the four landowners would receive 10 points for this section)*

*Note: If a parcel in a block application is preserved, the remaining landowners will continue to receive full points for this section of the scoring criteria in future cycles, provided they still wish to participate in the block application.*

**OTHER CRITERIA (10 POINTS)**

**12) Additional Agricultural Characteristics**

**Maximum Points: 5**

Additional agricultural characteristics are USDA certified organic farms or Centennial farms.

- Parcel has additional agricultural features 5 points
- Parcel does not have additional agricultural features 0 points

**13) Michigan Agricultural Environmental Assurance Program (MAEAP)**

**Maximum Points: 5**

Participation in the MAEAP demonstrates a commitment to environmental stewardship above and beyond a conservation plan. The State Agriculture Preservation Board has identified the MAEAP as a priority to providing matching funds. Farms verified under the MAEAP must show *verification* to receive points.

Farm is MAEAP verified 5 points

Farm is not MAEAP verified 0 points

**TIER I TOTAL POINTS POSSIBLE 153**