

<b>2021 KENT COUNTY PURCHASE OF DEVELOPMENT RIGHTS (PDR) PROGRAM</b>	Office of the Administrator Attn: Matt Channing 300 Monroe Ave NW Grand Rapids, MI 49503 Email: <a href="mailto:matthew.channing@kentcountymi.gov">matthew.channing@kentcountymi.gov</a> Tel: (616) 632-7593   cell: (616) 676-7098	<b>FOR OFFICIAL USE ONLY</b>
		Application Number

## PURCHASE OF DEVELOPMENT RIGHTS (PDR) APPLICATION

*This information is required by authority of Kent County Farmland Preservation Ordinance adopted November 26, 2002 for farmland development rights to be considered for purchase by County of Kent.*

**APPLICATION DEADLINE: Postmarked by July 31, 2021 to Office of the Administrator or emailed to the above email address**

### PART 1 - LANDOWNER INFORMATION

**LANDOWNER:** Please clearly print or type all information. **Be sure to complete the front and back sides of all pages.**

Landowner's Last Name	First Name	Middle Initial	Home Telephone Number
Street Address or PO Box Number		City	Business/Cell Telephone Number
Township	State	ZIP Code	Email Address

Does you a succession plan in place to address farm viability future generations?  Yes  No

Are you Michigan Agriculture Environmental Assurance Program certified?  Yes  No

Are you at or below the USDA Adjusted Gross Income for payment eligibility?  Yes  No

### PROPERTY INFORMATION

More than one parcel may be submitted as one application if the parcels are owned by the same person(s) and are LESS THAN ½ MILE APART. For parcels more than ½ mile apart, a separate application must be completed. Please complete the attached **Park Information Sheet** for as many parcels as you would like to submit. Additional sheets can be found online at: <https://www.accesskent.com/Departments/BOC/PDR/documents.htm>  
Please see **Appendix A** for eligibility, terms, definitions.

Total number of acres nominated in this application: \_\_\_\_\_ Total number of nominated acres currently in agricultural production: \_\_\_\_\_

Total number of nominated acres managed by an NRCS approved Conservation Plan: \_\_\_\_\_

Are all nominated parcels Michigan Department of Environment, Great Lakes, and Energy complaint?  Yes  No

Are you and any of your adjacent neighbors submitting applications together?  Yes  No

**Please include an aerial photograph** from the Farm Service Agency (616-942-4111) and attach it to this application. Attach additional sheets if necessary. An online map of your property can also be found and downloaded free of charge from <https://gis.kentcountymi.gov/public/publicviewerjs/>

On the left side, click **Find** and under **Select Query**, choose **Search by Parcel Address** and type in the property's address and press **Search**.

**Please specify if you are not including the whole parcel described in the tax bill, deed or land contract by drawing on the aerial photo.** A survey is not required for this application. If appropriate,

please indicate by drawing on the aerial photograph which part(s) of the parcel will be left out of the PDR Program with dimensions in feet.

**Applications reserving more than one future building site will be penalized a minimum of 10 points.** For example, applications excluding two future building sites will be penalized 10 points, three building sites equals a loss of 15 points. Federal guidelines state that the one allowed future building site be reserved for a person/family connected with the farming operation. Applicants who exclude non-prime farmland in order to meet federal/state 50% prime and/or 51% tillable/productive agriculture criteria will not be penalized. See 2021 Scoring Criteria for more detail. Applicants excluding future building sites will want to make the sites meet township regulations.

In addition, **we recommend you exclude your existing home site(s).** You need not provide a survey of the excluded areas when you submit this application, but you will be asked to cover the cost of a survey if your application is funded. New structures and/or improvements that are necessary to continue the farming operation are permitted on land entered into a PDR easement.

**Do you as the landowner plan to donate a portion of the development rights value as matching funds?** (In order to apply for federal and state matching funds, 50% of the appraised value of your development rights must be secured. Without matching funds, Kent County cannot move forward with your application.)

Yes  No

Donation amount. \$ \_\_\_\_\_ or percentage \_\_\_\_\_% of development rights' value.

State Equalized Value (SEV), found on your property tax bills, of property is \$ \_\_\_\_\_.

Percentage of the property's (SEV), that your donation equals. \_\_\_\_\_ % of property's SEV.

A donation may result in an income tax benefit. Discuss this with your CPA or tax attorney to confirm your eligibility. Applicant's offering to take less than the appraised value will be scored higher but must honor that offer at time of closing.

**CERTIFICATION**

**PLEASE NOTE:** *All individuals who own an interest in the nominated property, including the Land Contract Seller, must sign below, if necessary, for Kent County to consider this application.*

I (we) certify that the statements made above are a true and accurate representation of the facts regarding the nominated parcel(s). It is understood that signature does not obligate sale of development rights but simply permits the County to consider purchase of the development rights. I (we) also understand this information will be subject to public record if the nominated property is selected. By signing the below, I am signifying by intent to move forward with the process if selected.

Landowner Signature

Date

Landowner Signature

Date

Landowner Signature

Date

Land Contract Seller's Signature (If Applicable)

Date

<b>2021 KENT COUNTY PURCHASE OF DEVELOPMENT RIGHTS (PDR) PROGRAM</b>	Office of the Administrator Attn: Matt Channing 300 Monroe Ave NW Grand Rapids, MI 49503 Email: <a href="mailto:matthew.channing@kentcountymi.gov">matthew.channing@kentcountymi.gov</a> Tel: (616) 632-7593   cell: (616) 676-7098	<b>FOR OFFICIAL USE ONLY</b>
		<b>Application Number</b>

**PURCHASE OF DEVELOPMENT RIGHTS (PDR) APPLICATION**  
*This information is required by authority of Kent County Farmland Preservation Ordinance adopted November 26, 2002 for farmland development rights to be considered for purchase by County of Kent.*

**PART 2 - USDA NRCS DISTRICT OFFICE INFORMATION FOR PURCHASE OF DEVELOPMENT RIGHTS (PDR) APPLICATION**  
*This information is required by authority of Part 361 of Act 451 of 1994, as amended for farmland development rights to be considered for purchase by the County of Kent.*

Landowner's Last Name	First Name	Middle Initial	Home Telephone Number
Street Address or PO Box Number		City	Business/Cell Telephone Number
Township	State	ZIP Code	Email Address

**PROPERTY INFORMATION**

Please verify and state the total number of acres devoted agricultural use: \_\_\_\_\_

Percent of nominated acres devoted to agricultural use: \_\_\_\_\_

Does the nominated parcel have a minimum of 50% Prime or Unique soils as defined in the attached list?  Yes  No

Total number of acres = \_\_\_\_\_. Total acres of Prime or Unique soils = \_\_\_\_\_  
 Total Prime or Unique acres/Total acres = \_\_\_\_\_ % prime acres.

Does the property have ANY type of conservation plan (including RSML) or an appointment to develop a conservation plan? Please explain:

---

---

---

---

---

---

---

---

---

---

**CERTIFICATION**

I (we) hereby certify that the statements made above are a true and accurate representation of the facts regarding the nominated property. I also agree to work with this landowner if they are accepted by the Federal Farm and Ranch Lands Protection Program to finalize a required Resource Management System Level conservation plan. USDA NRCS Representative or Soil Conservation District Representative may sign.

Landowner Signature

Date

Landowner Signature

Date

Landowner Signature

Date

Signature of USDA NRCS Representative

Date

<b>2021 KENT COUNTY PURCHASE OF DEVELOPMENT RIGHTS (PDR) PROGRAM</b>	Office of the Administrator Attn: Matt Channing 300 Monroe Ave NW Grand Rapids, MI 49503 Email: <a href="mailto:matthew.channing@kentcountymi.gov">matthew.channing@kentcountymi.gov</a> Tel: (616) 632-7593   cell: (616) 676-7098	<b>FOR OFFICIAL USE ONLY</b>
		<b>Application Number</b>

## PURCHASE OF DEVELOPMENT RIGHTS (PDR) APPLICATION

*This information is required by authority of Kent County Farmland Preservation Ordinance adopted November 26, 2002 for farmland development rights to be considered for purchase by County of Kent.*

### PART 3 - LOCAL GOVERNMENT INFORMATION

#### FOR PURCHASE OF DEVELOPMENT RIGHTS (PDR) APPLICATION

*This information is required by authority of Part 361 of Act 451 of 1994, as amended for farmland development rights to be considered for purchase by the County of Kent.*

*If your Board meeting occurs after this date, please contact Matt Channing at*

*[matthew.channing@kentcountymi.gov](mailto:matthew.channing@kentcountymi.gov) or (616) 632-7593 and inform him of your meeting date.*

*Please notify the landowner(s) of the date and time their application will be considered by the Board so they are able to attend the meeting and answer any questions the Board may have. Matt Channing is also willing to attend Board meetings if requested.*

Landowner's Last Name	First Name	Middle Initial	Home Telephone Number
Street Address or PO Box Number		City	Business/Cell Telephone Number
Township	State	ZIP Code	Email Address

#### PROPERTY INFORMATION

Kent		Tax Parcel Number(s) of Nominated Property
Parcel(s) County	Parcel(s) Township	
Total Number of Acres Nominated by Landowner:		
Total Number of Nominated Acres Currently in Agriculture:		

**LOCAL GOVERNMENT OFFICIAL:** *Please clearly print or type all information.*

Is the resolution the Township passed to allow landowners to apply for the PDR Program still active?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Is the nominated property in an area slated for commercial, industrial, or within a designated urban services district (water and sewer) in the master plan?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Is the township willing to contribute funds towards the purchase of development rights on this property? Dollar amount or percentage of the value of development rights: \$ _____ or percentage _____ %	<input type="checkbox"/> Yes <input type="checkbox"/> No
Is the nominated property currently zoned for agricultural use?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Is the property located in an exclusive agricultural zoning district that allows no more than one dwelling unit per 20 acres AND the zoning also allows houses to be built on 3 acre lots or smaller (cluster or open space development)?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Has the Township approved this PDR application?	<input type="checkbox"/> Yes <input type="checkbox"/> No

**Please attach the record (Board meeting minutes) of approval or denial of application to this form.**

**CERTIFICATION**

We (I) certify that the statements made above are a true and accurate representation of the facts regarding the nominated property.

Landowner Signature

Date

Landowner Signature

Date

Landowner Signature

Date

Signature of Local Government Official

Date

Signature of Township Planner (If Applicable)

Date

# Appendix A

## Lands Eligible for Development Rights Purchase

A parcel of any size is eligible for consideration for development rights purchase, provided that at least 51% of the nominated property is currently devoted to an agricultural use. Agricultural use means substantially undeveloped land devoted to the production of plants and animals useful to humans, including forages and sod crops; grains, feed crops, and field crops; dairy and dairy products; poultry and poultry products; livestock, including breeding and grazing of cattle, swine, captive cervidae, and similar animals; berries; herbs; flowers; seeds; grasses; nursery stock; fruits; vegetables; Christmas trees; and other similar uses and activities. **The management and harvesting of a wood lot is not an agricultural use under this act.** A farm enrolled in a federal acreage set aside program or federal Conservation Reserve Program (CRP) is considered an agricultural use.

### AGRICULTURAL USE DEFINITION

(from Kent County Farmland Preservation Ordinance, Adopted December 2002)

#### Section 2

B. "Agricultural use" means substantially undeveloped land devoted to the production of plants and animals useful to humans, including forages and sod crops; grains, feed crops, and field crops; dairy and dairy products; poultry and poultry products; livestock, including breeding and grazing of cattle, swine, captive cervida, and similar animals; berries; herbs; flowers; seeds; grasses; nursery stock; fruits; vegetables; Christmas trees; and other similar uses and activities. Agricultural use includes use in a federal acreage set-aside program, a federal conservation reserve program, or a wetland reserve program. Agricultural use does not include the management and harvesting of a woodlot.

### PRIME OR UNIQUE LAND DEFINITION

The definition of prime, unique, or other productive soil, as defined in Section 1540(c)(1)(A) of the Farmland Protection Policy Act of 1980, as amended, 7 U.S.C. 4201 et seq., is as follows:

- (a) Prime farmland is land that has the best combination of physical and chemical characteristics for producing food, feed, fiber, forage, oilseed, and other agricultural crops with minimum inputs of fuel, fertilizer, pesticides, and labor, and without intolerable soil erosion, as determined by the Secretary. Prime farmland includes land that possesses the above characteristics but is being used currently to produce livestock and timber. It does not include land already in or committed to urban development or water storage;
- (b) Unique farmland is specific to each county and will be defined by the Soil Conservation District Agent.

## Purchase of Development Rights Parcel Information Sheet

Parcel Number	Property Street Address	City	Township	ZIP Code
Total Acres:	Acres of Active Use:	Ownership Type: <input type="checkbox"/> Deed <input type="checkbox"/> Land Contract		
<input type="checkbox"/> Property is not under a permanent restriction		Number of future buildings/land splits:		
<input type="checkbox"/> PA 116 enrollment	<input type="checkbox"/> Allows non-motorized public access	<input type="checkbox"/> Practices irrigation/tiling/no till		
<input type="checkbox"/> 10 acres forest or 1/4 mile lake/river frontage or 2 acres wetland				
<input type="checkbox"/> Organic farm/centennial farm/national historic registration (Explain):				
<input type="checkbox"/> Mineral Rights Owned	<input type="checkbox"/> Mineral Rights co-owned with:	<input type="checkbox"/> No Mineral Rights		
Type of Agriculture Practiced on the Property (Check all that apply):				
<input type="checkbox"/> Livestock	Type:	Acres:	<input type="checkbox"/> Fruit	Type: Acres:
<input type="checkbox"/> Cash Crops	Type:	Acres:	<input type="checkbox"/> Vegetables	Type: Acres:
<input type="checkbox"/> Aquaculture	Type:	Acres:	<input type="checkbox"/> Greenhouse and/or Nursery	Acres:
<input type="checkbox"/> Trees	Type:	Acres:	<input type="checkbox"/> CRP or Other Set Aside Program	Acres:
<input type="checkbox"/> Other:		Acres:	<input type="checkbox"/> Grassland	Acres:

---

Parcel Number	Property Street Address	City	Township	ZIP Code
Total Acres:	Acres of Active Use:	Ownership Type: <input type="checkbox"/> Deed <input type="checkbox"/> Land Contract		
<input type="checkbox"/> Property is not under a permanent restriction		Number of future buildings/land splits:		
<input type="checkbox"/> PA 116 enrollment	<input type="checkbox"/> Allows non-motorized public access	<input type="checkbox"/> Practices irrigation/tiling/no till		
<input type="checkbox"/> 10 acres forest or 1/4 mile lake/river frontage or 2 acres wetland				
<input type="checkbox"/> Organic farm/centennial farm/national historic registration (Explain):				
<input type="checkbox"/> Mineral Rights Owned	<input type="checkbox"/> Mineral Rights co-owned with:	<input type="checkbox"/> No Mineral Rights		
Type of Agriculture Practiced on the Property (Check all that apply):				
<input type="checkbox"/> Livestock	Type:	Acres:	<input type="checkbox"/> Fruit	Type: Acres:
<input type="checkbox"/> Cash Crops	Type:	Acres:	<input type="checkbox"/> Vegetables	Type: Acres:
<input type="checkbox"/> Aquaculture	Type:	Acres:	<input type="checkbox"/> Greenhouse and/or Nursery	Acres:
<input type="checkbox"/> Trees	Type:	Acres:	<input type="checkbox"/> CRP or Other Set Aside Program	Acres:
<input type="checkbox"/> Other:		Acres:	<input type="checkbox"/> Grassland	Acres:

Parcel Number                      Property Street Address                      City                      Township                      ZIP Code

Total Acres:                      Acres of Active Use:                      Ownership Type:  Deed     Land Contract

Property is not under a permanent restriction    Number of future buildings/land splits:

PA 116 enrollment     Allows non-motorized public access     Practices irrigation/tiling/no till

10 acres forest or 1/4 mile lake/river frontage or 2 acres wetland

Organic farm/centennial farm/national historic registration (Explain):

Mineral Rights Owned     Mineral Rights co-owned with:                       No Mineral Rights

Type of Agriculture Practiced on the Property (Check all that apply):

Livestock    Type:                      Acres:                       Fruit    Type:                      Acres:

Cash Crops    Type:                      Acres:                       Vegetables    Type:                      Acres:

Aquaculture    Type:                      Acres:                       Greenhouse and/or Nursery    Acres:

Trees Other:    Type:                      Acres:                       CRP or Other Set Aside    Acres:  
Program

                     Acres:                       Grassland                      Acres:

---

Parcel Number                      Property Street Address                      City                      Township                      ZIP Code

Total Acres:                      Acres of Active Use:                      Ownership Type:  Deed     Land Contract

Property is not under a permanent restriction    Number of future buildings/land splits:

PA 116 enrollment     Allows non-motorized public access                      Practices irrigation/tiling/no till

10 acres forest or 1/4 mile lake/river frontage or 2 acres wetland

Organic farm/centennial farm/national historic registration (Explain):

Mineral Rights Owned     Mineral Rights co-owned with:                       No Mineral Rights

Type of Agriculture Practiced on the Property (Check all that apply):

Livestock    Type:                      Acres:                       Fruit    Type:                      Acres:

Cash Crops    Type:                      Acres:                       Vegetables    Type:                      Acres:

Aquaculture    Type:                      Acres:                       Greenhouse and/or Nursery    Acres:

Trees Other:    Type:                      Acres:                       CRP or Other Set Aside    Acres:  
Program

                     Acres:                       Grassland                      Acres: