



MACOMB AGRICULTURAL PDR COMMITTEE

THE MACOMB AGRICULTURAL PDR COMMITTEE PURCHASE OF DEVELOPMENT RIGHTS PROGRAM SCORING SYSTEM

Applications submitted for purchase of development rights using the system listed below. There are a total of 100 possible points for each application. Scored applications will be reviewed by the township purchase of development rights (PDR) review committee. Final selections will be made the PDR review committee for submission to the state for matching funds.

MINIMUM REQUIREMENTS (All applications must meet these minimum requirements in order to apply.)

1. At least 51 % of the land in the nominated parcel must be devoted to an agricultural use as defined in Part 362 of NREPA.
2. The owner of record must sign the application.
3. Mineral rights must be either owned by the landowner or must be subordinated when the development rights are acquired.
4. The nominated parcel must be at least 20 acres in size, unless the parcel is located adjacent to already preserved land or is a viable agricultural entity. (If the parcel is less than 20 acres in size the landowner must provide documentation, in writing, that the land is in active agriculture. The PDR committee will review requests for consideration of parcels less than 20 acres in size on a case by case basis to determine if the development rights should be considered for purchase based on proximity to other preserved lands or the viability of the parcel for agricultural use.)

A) AGRICULTURAL CAPACITY (30 possible points)

1. Agricultural Productivity (25 possible points)

Priority is placed on prime productive farmland and/or farmland that has unique growing characteristics. The local Natural Resource Conservation District office in consultation with the USDA-NRCS staff determines the amount of prime or unique farmland in the application. Farmland can be considered prime or unique if it meets the USDA-NRCS definition and criteria for prime and unique farmland. The percentage of prime or unique farmland is the number of prime or unique acres divided by the total acres in the application.

- Points to be determined by multiplying the % of prime and unique acres verified by the Conservation District times 25 to receive a score between 0 and 25.

2. Size of Parcel (5 points possible)

Priority is placed on larger parcels to help promote more economically viable agriculture production units. The number of points possible for a range of parcel sizes is multiplied times the percentage of tillable land in the application.

- 100 or more acres multiply by **5**
- 75 to 99 acres multiply by **4**
- 40 to 74 acres multiply by **3**
- 20 to 39 acres multiply by **2**
- under 20 acres multiply by **1**

Examples: Application parcel is 125 acre, 100 of which are tillable. $(100/125 = 80\% \times 5 = 4)$
Application parcel is 40 acres, 20 of which are tillable. $(20/40 = 50\% \times 3 = 1.5)$

B) COMPREHENSIVE PLANNING EFFORT (30 possible points)

1. Master plan map or text designates the nominated parcel for agricultural use. **(10 points)**
2. The nominated parcel is zoned in a zoning category that designates agriculture as a principal permitted use. **(10 points)**
3. The zoning ordinance has a Planned Unit Development, cluster option and/or open space/farmland planning option for development. **(5 points)**
4. The landowner has a conservation plan for the nominated parcel. **(5 points)**

C) DEVELOPMENT PRESSURE (20 possible points)

1. Proximity to existing or proposed public sanitary sewer and/or water (10 points)

Priority will be given to those parcels located in close proximity to, but not adjacent to existing or proposed public or private sanitary sewer and water systems. Those parcels located immediately adjacent to existing or proposed sanitary sewer lines will receive no points since the public investment has been made allowing development in the area. Distance to existing or proposed water and sewer lines will be measured in a linear fashion (as the crow flies). Proposed sewer or water line are defined as those sewer and water lines designated for development in the township master plan and that are expected to be constructed within the next 5 years.

- Less than ½ mile to sewer and/or water **(0 points)**
- More than ½ mile but less than 2 miles **(8 points)**
- More than 2 miles but less than 5 miles **(10 points)**
- More than 5 miles **(5 points)**

2. New wells in the Township (5 points)

New construction in rural areas is typically accompanied by the drilling of wells for residential water use. Consequently well permits issued is a relatively accurate measure of rural development pressure in a community. Priority is given to those communities having the most rural development pressure.

- Nominated parcel is in a township with the highest # of new wells. **(5 points)**
- Nominated parcel is in a township with the second highest#. **(5 points)**
- Nominated parcel is in a township with the third highest#. **(4 points)**
- Nominated parcel is in a township with the fourth highest #. **(3 points)**
- Nominated parcel is in a township with the fifth highest#. **(2 points)**
- Nominated parcel is in a township with the sixth highest#. **(1 points)**

3. Residential construction (5 points)

Development pressure can also be determined simply by measuring the rate of residential growth in an area. Priority is given to those communities having the highest rate of residential increase. (The rate of residential growth for a particular Township is determined by dividing the number of residential building starts in the most recent year by the total number of residential units constructed in the past 10 years in the particular township.)

- Nominated parcel is in a township with the highest rate of growth **(5 points)**
- Nominated parcel is in a township with the second highest rate. **(5 points)**
- Nominated parcel is in a township with the third highest rate. **(4 points)**
- Nominated parcel is in a township with the fourth highest rate. **(3 points)**
- Nominated parcel is in a township with the fifth highest rate. **(2 points)**
- Nominated parcel is in a township with the sixth highest rate. **(1 points)**

D) CREATING BLOCKS OF PRESERVED LAND (13 possible points)

It is important to protect blocks of agricultural land, thus protecting the public investment in farmland preservation as well as providing for an adequate economic base for continued agriculture in the area. Blocks of farmland also help to minimize land use conflicts and help to provide a buffer to interior farming operations. Emphasis is placed on farmland located in an area in which the potential for future development of surrounding farmland is already restricted.

1. Proximity to already preserved land. (8 points)

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

- Parcel is directly adjacent to protected land **(8 Points)**
- Parcel is not adjacent but within ½ mile of protected land **(5 Points)**
- Parcel is not adjacent but between ½ to 2 miles of protected land **(3 Points)**

2. Proximity to land enrolled in PA 116 (3 points)

A majority of the land is within ½ mile of a parcel is enrolled in the Farmland and Open Space Preservation Act (PA 116)

3. Proximity to existing publicly owned land. (2 points)

A majority of the land is within ½ mile of a parcel that is under public ownership.

E) MATCHING FUNDS (7 Possible Points)

Emphasis will be placed on parcels that have matching funds. Matching funds may be money contributed by public, private or non-profit sources or can be via an offer by the landowner to accept an offer less than the purchase value of the development rights and donates the remaining portion of their development rights value. A letter of commitment regarding matching funds must accompany the application. The total number of points possible for this category is 7 for up to a 50% donation of matching funds.

Points awarded will be determined by multiplying the landowner's percent match by 7 which is then multiplied by 2.

Example: 50% match would be $.50 \times 7 = 3.5 \times 2 = 7$ points
25% match would be $.25 \times 7 = 1.75 \times 2 = 3.5$ points
10% match would be $.10 \times 7 = .7 \times 2 = 1.4$ points