



## **APPLICATION: SKAGIT COUNTY FARMLAND LEGACY PROGRAM**

*Application for the purchase of development rights and agricultural conservation easement funded by the Conservation Futures Property Tax Fund, Ordinance No. 16380.*

### **Instructions to the Applicant**

**This is an application to sell or donate unused development rights to Skagit County and place an agricultural conservation easement on the property. After sale of the development rights and approval of the conservation easement, the only permitted use of the land will be agricultural.**

- Please answer all questions fully. Feel free to attach additional sheets if necessary to fully answer a question.
- Please attach copies of all deeds, surveys and lot certifications which describe the property.
- If any item is inapplicable, please mark it "N/A".
- Together with this application, you have received the following information:
  1. Site Selection Criteria
  2. Conservation Easement Template

**Your Farmland Legacy Program manager Sarah Stoner is available if you have any questions, (360) 416-1417 or [sstoner@co.skagit.wa.us](mailto:sstoner@co.skagit.wa.us).**

Skagit County  
FARMLAND LEGACY PROGRAM  
1800 Continental Place  
Mount Vernon, WA 98273

**Mail or drop off the completed application to the Skagit County address listed above, or scan completed application to [sstoner@co.skagit.wa.us](mailto:sstoner@co.skagit.wa.us).**

# Milestone Checklist FLP



Landowner(s): \_\_\_\_\_

New     Returning     existing easement(s)     reactivated application

x	Milestone	Date	Notes
	Pre-Application Items to Finalize		
	Full Application Received   Scored		
	Title Commitment Ordered Subordination Agreement <input type="checkbox"/> No <input type="checkbox"/> Yes		
	Legal Description Confirmed		
	Appraisal Ordered		
	Offer to Landowner		
	Offer Accepted		
	Easement, Final Draft—Drafted		
	1. Easement Draft: Reviewed by FLP Attorney plus Title Commitment + Appraisal		
	2. Easement Signing: Routed to Landowner via USPS		
	Agenda Item Request   Internal Routing 3. Easement Signing: Commissioner Consent Agenda		
	Settlement Statement Requested		
	Payment Check Requested		
	Master Database Updated		
	Sharing the Good News! News Announcements, Signage, etc.		
	FLP Files: Archived with Records		
	PW Records Files Recorded		

\_\_\_\_\_ acres | DR P \_\_\_\_\_ Max impervious surface total \_\_\_\_\_

	Property Address
Lot Cert #	
Title #	
Contract #	
Recording Date	

**A. APPLICANT INFORMATION—OWNER(S) OF THE LAND**

1. Owner(s) Legal Name—as listed on the deed: \_\_\_\_\_  
\_\_\_\_\_

2. Mailing address: \_\_\_\_\_  
\_\_\_\_\_

3. Property address—if different from mailing address: \_\_\_\_\_  
\_\_\_\_\_

4. Telephone: \_\_\_\_\_

5. E-mail Address: \_\_\_\_\_

6. Contact Person—if different from (or in addition to) owner:  
\_\_\_\_\_  
Telephone \_\_\_\_\_ Email \_\_\_\_\_

7. Farm Name, Corporate or Business Name: \_\_\_\_\_

8. Type of legal entity:  
 individual  
 corporation incorporated in the State of \_\_\_\_\_  
 general partnership created in the State of \_\_\_\_\_  
 limited partnership crated in the State of \_\_\_\_\_  
 limited liability company created in the State of \_\_\_\_\_

9. Applicant has Legal Counsel  No  Yes  
Legal Counsel (if applicable): \_\_\_\_\_  
Mailing address \_\_\_\_\_  
Telephone \_\_\_\_\_ Email \_\_\_\_\_

10. Applicant has Accountant  No  Yes  
Applicant's Accountant (if applicable): \_\_\_\_\_  
Mailing address \_\_\_\_\_  
Telephone \_\_\_\_\_ Email \_\_\_\_\_

Are there any material facts or circumstances (e.g., pending litigation, bankruptcy, etc.) relating to any of the parties to the proposed transaction which have not been described and may potentially affect the transaction?

No  Yes If Yes, please explain: \_\_\_\_\_

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**B. PROPERTY INFORMATION**

1. **What is the County Zoning/Comprehensive Plan Designation?** Please note that only land designated Agricultural-Natural Resources Lands by Skagit County is eligible.

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2. (Optional) If available, feel free to attach a legal description of the land, recent title reports, and copies of any survey maps of the property.

3. Please list all assessor parcel numbers offered for easement purchase and their respective acreage:

P_____ ( ac.)	P_____ ( ac.)	P_____ ( ac.)
P_____ ( ac.)	P_____ ( ac.)	P_____ ( ac.)
P_____ ( ac.)	P_____ ( ac.)	P_____ ( ac.)
P_____ ( ac.)	P_____ ( ac.)	P_____ ( ac.)

4. **What is the total number of development rights on this land?** \_\_\_\_\_  
*Development rights means the unused development potential of a piece of property, based on its zoning and other applicable regulations (Resolution 16766). Residential development rights can be "exercised" (in the form of existing single-family homes on the property) or "unexercised." Either way, this total number is confirmed through the Lot of Record Certification Process. Please attach copies of lot certifications, if any. Or list Lot Cert # PL-\_\_\_\_\_*

5. **Total acreage offered for easement purchase:** \_\_\_\_\_

6. **Total number of development rights offered for easement purchase:** \_\_\_\_\_

7. **Are there any water rights associated with the parcels?**  
 No  Yes If Yes, please describe: \_\_\_\_\_

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8. **Lienholders will be required to subordinate their mortgage or deed of trust to the conservation easement. Please list all lienholders (mortgagees, deeds of trust, lessees, other encumbrances):** \_\_\_\_\_

**C. LAND USE INFORMATION**

**1. Please describe the agricultural use of the land, including number and types of livestock, general description of crops, forest products, specialty crops, etc.:**

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**2. Please breakdown property by acreage:**

- |  |  |
|--|--|
| <input type="checkbox"/> Tillable cropland _____ | <input type="checkbox"/> Dwellings _____               |
| <input type="checkbox"/> Nursery/Orchard _____   | <input type="checkbox"/> Farm Buildings _____          |
| <input type="checkbox"/> Pasture _____           | <input type="checkbox"/> Wetlands/Critical Areas _____ |
| <input type="checkbox"/> Woodland _____          | <input type="checkbox"/> Other _____                   |

**3. Please identify all residences and buildings on the property:**

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**4. Please identify all soil and water conservation practices and plans in effect on the property:**

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**5. Please indicate the percentage of “prime soil,” as defined by the USDA Natural Resource Conservation Service, on the property:**

- 0-49%                       50-75%                       76-100%

**6. Are there any wetlands, Fish and Wildlife Protection or Native Growth Protection Areas, as defined in Skagit County’s Comprehensive Plan?**

- No                       Yes    If Yes, please describe: \_\_\_\_\_

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**7. Is sewer service available at the property?**

- Yes                       No                      If No, please indicate the distance from the property to the nearest sewer line:
- |  |  |
|--|--|
| <input type="checkbox"/> within 1,500 feet | <input type="checkbox"/> 1,500 to 2,500 feet     |
| <input type="checkbox"/> 2,500-4,000 feet  | <input type="checkbox"/> greater than 4,000 feet |

**D. OTHER SITE SELECTION INFORMATION**

1. Describe the landowner's involvement in the farm operation (check all that apply):  
 Sole Owner/Operator    Family Partnership    Partnership with Another Entity

If Partnership, Partner(s) Name(s): \_\_\_\_\_

- None, I lease the land to a separate entity. Name(s): \_\_\_\_\_

Is there more than \$30,000 per year in gross receipts from the sale of agricultural products produced on the land?

Yes                       No

2. Overall farm operation information: \_\_\_\_\_ Acres **included in this application**  
+ \_\_\_\_\_ **Other** acres **owned** by you  
+ \_\_\_\_\_ **Other** acres **leased** by you  
= \_\_\_\_\_ Total acres of **entire farming operation**

3. Are there any properties adjacent to your land that are subject to existing conservation easements, variance or plat restrictions, or public owned open space?

Yes                       No                      If No, please indicate the distance from your land to another property with the above restrictions:

within 1,500 feet    1,500 to 2,500 feet             greater than 2,500 feet

4. Are there are any easements for access, utilities, or any other purposes?

No                       Yes    If Yes, please describe: \_\_\_\_\_

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5. Are there any anticipated or pending offers to purchase the land and convert it to a non-agricultural use; or any other reason to believe your land is under immediate threat of conversion?

No                       Yes    If Yes, please describe: \_\_\_\_\_

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6. Please indicate which payment option you prefer:

installment purchase     cash payment

*Please consider consulting with a financial advisor regarding these options*

8. Please indicate if you are willing to have your project funded, in part, by the USDA-Natural Resources Conservation Service or other land conservation entities.

Yes                       No

*Partner funding can help extend the reach of local County fund #122 (Skagit County Conservation Futures Tax Fund)*

**E. EXECUTION OF THE APPLICATION**

All owners of the farmland tract must give their approval and consent to this application. It is understood that the application information herein is submitted in good faith, based on present expectations of the Applicant, to aid the Skagit County Conservation Futures Advisory Committee in its consideration of this application for the sale of a conservation easement to Skagit County, Washington.

The information in this application and supporting documents is true and complete to the best of my/our knowledge and is submitted for the purpose of the sale of a conservation easement to Skagit County, Washington.

I/We understand that this application is subject to review by the Conservation Futures Advisory Committee and the Board of County Commissioners of Skagit County, Washington in order to properly evaluate and process this application. I/We agree to allow Farmland Legacy Program staff and the Conservation Futures Advisory Committee members enter our property with advance notice.

I/We have read and understand the Conservation Easement and its terms.

Dated at \_\_\_\_\_, on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.  
(City) (State)

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Name of Landowner Signature of Landowner

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Name of Landowner Signature of Landowner

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Name of Landowner Signature of Landowner

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Name of Landowner Signature of Landowner