



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

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

Instructions to the Applicant

- Please answer all questions as fully as possible.
- You may 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".
- This is an application to sell or donate development rights to Skagit County and place a 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.
- Together with this application, you should have received the following information:
 1. Site Selection Criteria
 2. Conservation Easement Template
- Your Farmland Legacy Program manager Sarah Stoner is available at (360) 416-1417 or sstoner@co.skagit.wa.us if you have any questions.

Send the completed application to the Farmland Legacy Program to the mailing address listed above, or scan completed application to sstoner@co.skagit.wa.us.

A. APPLICANT INFORMATION -- OWNER(S) OF THE LAND

1. Legal Name: _____

2. Mailing address: _____

3. Property address, if different from mailing address: _____

4. Telephone: _____

5. E-mail Address: _____

6. Farm Name, Corporate or Business Name: _____

7. Type of legal entity:

individual

corporation incorporated in the State of

general partnership created in the State of

limited partnership created in the State of

limited liability company created in the State of

8. Contact Person at Applicant's Organization:

Legal Name _____

Mailing address _____

Telephone _____ Fax _____

9. Applicant's Legal Counsel (if applicable):

Name _____

Mailing address _____

Telephone _____ Fax _____

10. Applicant's Accountant (if applicable):

Name _____

Mailing address _____

Telephone _____ Fax _____

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?

Yes No

If Yes, please explain: _____

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.

2. Please 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 and their respective acreage: _____

4. What is the number of development rights? Development rights are the unused development potential of a piece of property, based on its zoning and other applicable regulations. Please attach copies of lot certifications, if any:

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

Yes No

If Yes, please describe: _____

6. Are there any water rights associated with the parcels?

Yes No

If Yes, please describe: _____

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

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.:

2. Please breakdown property by acreage:

Tillable cropland	_____	Dwellings	_____
Nursery/Orchard	_____	Farm Buildings	_____
Pasture	_____	Wetlands/Critical Areas	_____
Woodland	_____	Other	_____

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

4. Please identify all residences and buildings on the property:

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?

Yes No

If Yes, please describe: _____

7. Is sewer service available at the property?

Yes No

If No, then please indicate the distance from the property to the nearest sewer line:

within 1,500 feet 1,500 to 2,500 feet 2,500-4,000 feet greater than 4,000 feet

D. OTHER SITE SELECTION INFORMATION

1. Total acres offered for easement sale: _____

2. Total number of development rights offered for easement sale: _____

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

Yes No

4. 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, then 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

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?

Yes No

If Yes, please describe: _____

6. Please indicate which payment option you prefer:

installment purchase cash payment

7. Please indicate, if at this time, you are interested in selling your development rights for less than their full value.

Yes No

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

Yes No

E. EXECUTION OF THE APPLICATION

It is understood that the above information is submitted in good faith, based on present expectations of the Applicant, to aid the Conservation Futures Advisory Committee of Skagit County 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.

Dated at _____, on the _____ day of _____, 20____.
(City) (State)

Name and Signature of Landowner

Name and Signature of Landowner

Name and signature of Landowner

Name and signature of Landowner