

**SKAGIT COUNTY
FARMLAND LEGACY PROGRAM**
1800 Continental Place
Mount Vernon, WA 98273
(360) 419-3303

Site Selection Criteria

Note: The characteristics listed under each factor are intended to serve as benchmarks for the rating; point levels in between the levels may be applied.

I. Quality of Farmland (Total points available = 25)

A. Soil Quality

75%+ of site is classified "prime soil"*	5 points
50-75% of site is classified "prime soil"*	3 points
Under 50% of site is classified "prime soil"*	0 points

*As defined by the United States Department of Agriculture – Natural Resource Conservation Service (formerly the Soil Conservation Service).

B. Size of Farm

(This refers to the size of a contiguous parcel submitted for consideration. Parcels that are physically separated shall be considered under separate applications to the program.)

100+ acres.....	10 points
70-100 acres.....	7 points
40-70 acres.....	4 points
25-40 acres.....	1 point

C. Economic Productivity

Is the site being actively farmed for economic purposes?

Farm yields \$30,000/year or more in gross receipts	5 points
Farm yields less than \$30,000/year in gross receipts	0 points

- D. Proximity to farmland or other property restricted as open space**
 (Includes properties subject to an existing conservation easement or variance restriction, lands publicly owned as open space, and farms under application for the PDR program.)
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| Site is adjacent to restricted property | 5 points |
| Site is within 1,500 feet of restricted property | 3 points |
| Site is within 2,500 feet of restricted property | 1 point |

II. Threat of Conversion (Total points available = 40)

A. Proximity to urban development

Farm is located within 600 feet of intensive commercial (non-agricultural) development, commercial zoning, or urban growth boundary	10 points
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Farm is located 600 to 1,500 feet from intensive commercial (non-agricultural) development, commercial zoning, or urban growth boundary	7 points
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Farm is located 1,500 to 2,500 feet from intensive commercial (non-agricultural) development, commercial zoning, or urban growth boundary	5 points
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B. Proximity to major highways or highway intersections

(For purposes of this evaluation, “major highways” means roads with a daily traffic volume of 3,000 or more trips. A list of roads currently meeting this definition is included on the last page.)

Property is within 1,500 feet of an intersection of I-5 or State Route 20 or State Route 536	10 points
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Property is within 1,500 feet of the intersection of two other major highways	8 points
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Property fronts on a major highway	6 points
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Property is within 2,500 feet of a major highway	4 points
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C. Availability of sewer service

Sewer service is available to the property	10 points
Sewer lines are located within 1,500 feet of the property	7 points
Sewer lines are located within 2,500 feet of the property	4 points
Sewer lines are located within 4,000 feet of the property	1 point

D. Urgency of sale and/or ease of conversion

Imminent sale, personal circumstances of owner, ease of conversion due to suitability of site for septic fields, presence of substandard lots, etc. create immediate threat of conversion to non-farm use	Potential points: 0-10
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III. Scenic and Environmental Values (Total points available = 10)

A. Critical Areas

A wetland or Fish and Wildlife Protection Area* of significant environmental value is located on the property. Native Growth Protection Areas* including such features shall also be considered. [*as defined in the County's Critical Areas Ordinance and/or Comprehensive Plan]

Large critical area feature with exceptional value	5 points
Moderate size critical area feature with some value	3 points
No critical areas on site	0 points

B. Scenic Value

Property offers exceptional scenic views from a major highway or other public viewpoint	5 points
Property offers some scenic views from a major highway or other public viewpoint	3 points
Property does not offer scenic views from a major highway or other public viewpoint	0 points

IV. Financial Considerations (Total points available = 10)

A. Bargain Sale/Opportunities for Leveraging

Due to bargain sale and/or opportunities for leveraging other fund sources, the purchase price for development rights is:

50% or less of full value	10 points
50-70% of full value	6-9 points
70-90% of full value	2-5 points
90-99% of full value	0-1 point

V. Site Selection Committee Discretion (Total points available = 20)

In addition to the criteria listed above, the Site Selection Advisory Committee shall assign 0-20 points to each site to reflect the strategic value of the property and/or other site-specific conditions not adequately reflected in the criteria listed above. In assessing the strategic value of a farm, the committee will consider the extent to which preservation of an individual site – because of its location, history, visibility, function, etc – would contribute toward protection of other highly productive farms in Skagit County.

Major Highways with 3,000 or more vehicle trips per day

Interstate 5

State Route 9

North of SR 534

Near Lake Cavanaugh Road

South of Nookachamps Road

North of Big Lake Blvd.

South of SR 538

State Route 11 (Chuckanut)

State Route 20

State Route 534 (Conway-McMurray Road)

State Route 536 (Memorial Highway)

Highway 99 (from Cook Road to Bow Hill Road)

Alger Cain Lake Road

Bennett Road

Best Road

Bow Hill Road (near Casino)

Chilberg Road south of Calhoun Road

Cook Road

Farm to Market Road (near SR 20)

Fir Island Road

Francis Road
Josh Wilson Road (flats)
La Conner-Whitney Road
Lake Samish Road (Alger)
Marine Drive
McLean Road
Old Highway 99
Peterson Road
Pioneer Highway North
Pioneer Highway north to Conway
Rosario Road