KENT COUNTY Agricultural Preservation Board

2026 KENT COUNTY PURCHASE OF DEVELOPMENT RIGHTS (PDR) PROGRAM

Office of the Administrator
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Grand Rapids, MI 49503
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FOR OFFICIAL USE ONLY
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 April 30, 2026, to Office of the Administrator or emailed to the above email address.**

It is the purpose of the Kent County Farmland Development Rights Ordinance to protect farmland to maintain a long-term business environment for agriculture in the County, to preserve the rural character and scenic attributes of the County, to enhance important environmental benefits, and to maintain the quality of life of County residents. The ordinance authorizes Kent County to purchase the development rights of farmland that are voluntarily offered for sale by a property owner. The PDR Application Scoring Criteria has been developed by the Agricultural Preservation Board for ranking and prioritizing all eligible parcels submitted to the Kent County Farmland Preservation Program. This application collects information to be utilized for scoring purposes. Each year, applications will be prioritized based on score. The County Agricultural Preservation Board may reprioritize the top scoring parcels based on individual review of each application and establishing a priority on which development rights should be purchased first based on available funds.

Signing this PDR Application indicates the landowner(s) interest in voluntarily selling the development rights (also known as creating an 'easement') to the property described herein to Kent County, as well as their understanding of and/or agreement with the following:

- The property is located in a village, city, or township within Kent County that participates in the PDR Program. *(No cities or villages have opted into the PDR Program at this time. Grand Rapids and Plainfield Townships have not opted in to the PDR Program. Please contact program staff if you own property within a non-participating city, village or township and are interested in selling the development rights for your property.)*
- The property is not planned for commercial or industrial uses under the Township, City or Village Master Plan or located within the 2020 Urban Services District Plan established by the Grand Valley Metro Council.
- The city, village or township will be required to provide the County with written approval of the purchase *(the County will seek this approval from the governing body if your application is selected to move forward).*
- Agricultural activities on the proposed easement area are:
    - a permitted use on the parcel(s) under all applicable zoning ordinances.
    - conducted on 51% of the parcel's area. No more than 49% of the easement area may be devoted to non-agricultural open space consisting of wetlands, woodlands, or otherwise unusable land.
    - compliant with all applicable state and federal regulations.
- 50% local matching funds must be secured prior to submitting for federal and state grant applications. *Local matching funds can include landowner donations, local unit of government funding, private donations or a combination of those sources. Without matching funds, Kent County cannot move forward with your application.*
- Completing the preservation process is contingent upon the County receiving grant funding from either the State or Federal government.
- Additional steps will need to be taken if you are selected to move forward in the preservation process *(including becoming registered with the Farm Services Agency).* If your application is selected, the process can take between 18-24 months.

Program Contact:
Haley Stichman
Community Development Coordinator
Email: haley.stichman@kentcountymi.gov
Tel: (616) 632-7593

LANDOWNER INFORMATION

Landowner's Last Name	Landowner's First Name	M.I.	Primary Phone Number
Name of ownership organization (e.g. LLC or Trust):			
Street Address or PO Box Number		City	Alternative Phone Number *(If applicable)*
Township	State	ZIP Code	Email Address

PROPERTY INFORMATION

1. **Define the proposed easement area** (hereafter, "the Property"):
   a. **Township(s) where the Property is located:** _____
   b. **Tax parcel number(s)* included in the Property:** *(you may use a separate sheet if necessary)*

   _____ _____

   _____ _____

   **More than one parcel may be included 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.*

   c. **Total number of acres proposed for preservation in this application:** _____

   Of those proposed acres, how many are **currently in agricultural production**: _____

   Please include an aerial photo of the Property.
   If you are not including the whole parcel described in the tax bill, deed or land contract, please specify the area to be preserved by drawing on the aerial photo. If appropriate, please indicate by drawing on the aerial photograph which part(s) of the parcel will be **EXCLUDED****, such as a residence or non-prime land, from the PDR Program with dimensions in feet. An online map of your property can be found and downloaded free of charge from https://gis.kentcountymi.gov/public/publicviewerjs/. NOTE: A survey is not required when you submit this application, but you will be asked to cover the cost of a survey if your application is selected.

   ***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 2026 Scoring Criteria for more detail.*

2. **Type of agriculture production on the Property** *(please check all that apply):*

   ☐ Livestock Type: _____ ☐ Cash Crops

   ☐ Aquaculture ☐ Vegetables ☐ Greenhouse and/or Nursery

   ☐ Trees ☐ Fruit ☐ Conservation Reserve Program (CRP) or Other Set Aside Program

   ☐ Grassland ☐ Other (please describe): _____

3. **I own the Property by:** *(Please attach a copy of the deed or land contract as proof of ownership.)*

   ☐ Deed ☐ Land Contract*

   **Land Contract Seller's signature must appear on back page indicating agreement with this application.*

4. **Ownership of mineral rights on the Property*:** *(check one box only)*

   ☐ I own all mineral rights. ☐ I own some mineral rights, but some are owned by: _____.

   ☐ I do not own any mineral rights. They are owned by: _____. ☐ I do not know who owns the mineral rights.

   **Your land is eligible for consideration even if you do not own the mineral rights. However, the owners of mineral rights must be willing to sign a subordination agreement.*

5. **Other existing land use restrictions:**

☐ None
☐ Conservation easement, e.g., with a conservancy (list any below):
_____
☐ Federal Wetland Reserve Program (WRP)
☐ Other restrictions:
_____

6. **Other encumbrances:**

☐ Solar power lease/agreement
☐ Hydro power lease/agreement
☐ Wind power lease/agreement
☐ Other: _____

7. **Proximity to other permanently protected land:**
Is the Property proximal to other permanently protected land? ☐ Yes ☐ No ☐ Unknown

If yes, please indicate distance to nearest permanently preserved/conserved land.

☐ the Property is directly adjacent to protected land
☐ the Property is not adjacent to but within ½ mile of protected land.
☐ the Property is not adjacent but is more than ½ to within 1 miles of protected land.
☐ the Property is not adjacent but is more than 1 to within 2 miles of protected land.
☐ the Property is not adjacent and is greater than 2 miles away from protected land.

Please list the addresses of any surrounding preserved parcels: *(You may attach a separate sheet if necessary.)*

_____

_____

8. Do you have a **succession plan** in place to address farm viability for future generations? ☐ Yes ☐ No

9. **Surrounding land in agriculture:**
Of the parcels that are directly adjacent to the Property, what percentage are currently in agricultural production?

☐ 100%
☐ 75%-99%
☐ 50%-74%
☐ 25%-49%
☐ <25%

10. **Adjacent road frontage** *(please check one):*

☐ Road frontage is ¾ of a mile or more
☐ Road frontage is ½ mile or more but less than ¾ of a mile
☐ Road frontage is a ¼ mile or more but less than ½ mile
☐ Road frontage is less than a ¼ mile
☐ No road frontage

11. **Michigan's Farmland and Open Space Preservation Program (PA 116)**
If applicable, list parcel numbers and acreage amount for each parcel currently in the PA 116 program.
(You may attach a separate sheet if necessary.)

Parcel number(s): _____ Acreage enrolled: _____
Parcel number(s): _____ Acreage enrolled: _____
Parcel number(s): _____ Acreage enrolled: _____

(Please provide a copy of the Farmland Development Rights Agreement)

12. **Do you as the landowner plan to donate at least 50% of the development rights value as matching funds?** *In order to apply for federal grant funds, 50% of the appraised value of your development rights must be secured. Local matching funds can include landowner donations, local unit of government funding, private donations or a combination of those sources. Without matching funds, Kent County cannot move forward with your application.* ☐ Yes ☐ No

13. Is the Property zoned as Agricultural under local ordinance? ☐ Yes ☐ No

14. Is the Property designated as Agricultural in the future local land use Master Plan? ☐ Yes ☐ No

15. Are any future buildings and/or land splits planned for the Property? ☐ Yes ☐ No

If yes, please provide additional details: (You may attach a separate sheet if necessary.)

_____

_____

16. **Unique or historical characteristics** of the property will be awarded points. Do any of the following apply to the property:

☐ Certified Organic Farm
☐ Centennial Farm
☐ National Historical Registry for historical or archeological value
☐ Property contains a natural water course or water body such as a stream, river, or lake shoreline
☐ Property contains threatened or endangered species

Please provide additional details about your selections: *(You may attach a separate sheet if necessary.)*

_____

_____

17. The Property includes the following **natural resources**: *(please check all that apply)*

☐ Forests greater than 10 acres
☐ Wetland greater than 2 acres
☐ Lake or river frontage of more than .25 miles
☐ None of the above

18. Does the Property's **agricultural operation** utilize one or more of the following: *(please check all that apply)*

☐ Tilling
☐ Irrigation
☐ Permanent hay or pasture
☐ No till

19. Does the property have a **USDA NRCS Resource Management System Level conservation plan**? ☐ Yes ☐ No

20. Is any **public access** to the Property allowed or required, e.g. Commercial Forest Act, Hunter Access Program, trail easements, etc.? ☐ Yes ☐ No

If yes, please list any: _____

21. Are you or any co-owners **Veteran**, **Limited Resources**, or **Disadvantaged**? ☐ Yes ☐ No

Veteran*: a producer who served in the United States Army, Navy, Marine Corps, Air Force, or Coast Guard, including the reserve components*

Limited Resources*: A person or group with direct or indirect gross farm sales not more than the current Prices Paid by Farmer Index value in each of the previous two years*

Socially Disadvantaged*: At least 50 percent ownership in the legal entity must be held by socially disadvantaged individuals. American Indians or Alaska Natives, Asians, Blacks or African Americans, Native Hawaiians or other Pacific Islanders, Hispanics*

22. Is the Property **Michigan Agriculture Environmental Assurance Program (MAEAP)** certified? ☐ Yes ☐ No *(Please attach copy)*

CERTIFICATION

***PLEASE NOTE: All** individuals who own an interest in the nominated property, including the Land Contract Seller, must sign below 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 or donation 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