



Washtenaw County Department of Planning & Environment

Staff Memo

To: Planning Advisory Board Members

From: Planning Staff

Date: May 22, 2006

RE: Proposed Amendments to the Washtenaw County Purchase of Development Rights Ordinance, Appointment of the Agricultural Lands Preservation Advisory Committee and Pursuing an Urban Cooperation Agreement with PDR Ordinance Townships

Amendments to the County's PDR Ordinance

Enclosed are the draft amendments to the Washtenaw County Purchase of Development Rights (PDR) Ordinance. The purpose of the amendments to the Washtenaw County PDR Ordinance is to meet the Draft *Policies and Procedures for the Michigan Agricultural Preservation Fund* (State PDR Program). This will qualify the Washtenaw County PDR Ordinance and program for the State PDR Program. These amendments will allow landowners in eight additional townships without adopted PDR Ordinances to apply to the State PDR Program and assist more landowners within the County to be eligible to make an application to the State PDR Program. The proposed revisions to the Washtenaw County PDR Ordinance remove aspects of the ordinance that prevented the County from being eligible for last year's application round. It also reflects new requirements from the draft *Michigan Agricultural Preservation Fund's Policies and Procedures*. For townships that have an adopted PDR Ordinance, they will be able to apply to the State on their own in 2006.

Urban Cooperation Agreement

In order to receive additional points from the State PDR Program for future years, staff recommends that County begin pursuing an Urban Cooperation Agreement (UCA) (PA 7 of 1967) with the 11 townships within the County that have adopted PDR Ordinances. The Draft *Michigan Agricultural Preservation Fund Policies and Procedures* requires an UCA between a County and the townships within the County with adopted PDR ordinances. The UCA is necessary to identify how multiple PDR programs with adopted PDR programs will work together. This includes how the townships' and the County application processes will work together. Due to the nature of negotiating a UCA between multiple jurisdictions, developing a UCA will take time and will not be possible for making a County-wide application to the State PDR Program in 2006. Staff recommends that the County begin pursuing a UCA over the next few months with the 11 townships with adopted PDR ordinances with the goal of agreeing to the UCA in 2007 to be ready to make a County-wide application in 2007 to the State PDR Program, involving as many jurisdictions in the County that are interested in participating.

Agricultural Lands Preservation Advisory Committee (ALPAC)

Staff also recommends that the County Board of Commissioners appoint the Washtenaw County Agricultural Lands Preservation Advisory Committee for the purposes of advising the Washtenaw County Board of Commissioners on making an application to the State PDR Program in 2006 and future State PDR Program application rounds.

The draft amendments to the Washtenaw County PDR Ordinance, the request to begin the process to negotiate an Urban Cooperation Agreement with the 11 townships with adopted PDR ordinances for future State PDR Program application rounds, and the request to appoint the Agricultural Lands Preservation Advisory Committee are scheduled for the June 7, 2006, Board of Commissioners meeting for consideration of their approval.

Staff requests that the Planning Advisory Board recommend approval of the amendments to the Washtenaw County Purchase of Development Rights Ordinance, approval of appointing the Washtenaw County Agricultural Lands Preservation Advisory Committee and approval to proceed with negotiating an Urban Cooperation Agreement with the 11 townships who have adopted PDR ordinances to the Washtenaw County Board of Commissioners.