

**ELCR Conservation Partner Educational Conference Call Series: Number 5  
Purchase of Development Rights Program, How They are Formed, How They Work &  
Benefits to Land Owners**

**AGENDA**

**INTRODUCTIONS**

**DESCRIPTION OF THE PRESENTATION**

- Why create a PDR program
- Ways to create a PDR program in varied environments
- Property Rights Issues
- Building support for a PDR ordinance - PDRs in a time of small government
- Benefits to the land owner and the community
- Costs to implement
- Costs to maintain the long term trust commitment

**PRESENTATIONS**

**Presenter No. 1: Jaime O’Neill, Planner, Saratoga County, New York**

Background

- County Planning
- State money leveraged through grants
- Some PDR program facts

Brief Summary of Saratoga County

- Population
- Landscape, Ag Districts
- Equine Component
- County Farmland Protection Plan

Saratoga County Grant Program

- Creation, Mission, Program Criteria
- Program Criteria, Committee
- Resulting Green Infrastructure Plan
- Funding: Annual Grant Cycle, Leveraging of State Funds
- Milestones

Future of the Program

- Molding the program for varied farmland protection needs
- Long-Term Funding: A Dedicated Revenue Stream

Impacts of Global Foundries – a large-scale high-tech industry moving in  
The Role of Political Leadership  
Funding: Options and Opportunities

**Presenter No. 2: Billy Van Pelt, MBA, RLA, Division of Purchase of Development Rights,  
Lexington Fayette Urban County Government, Kentucky**

Summary of Lexington's Urban County Planning

Demographics  
History of Lexington's Innovative Planning  
Urban Service Boundary Conflicts and Debate  
New Community Plan Development

Steps in the Development of Lexington's PDR program

Bluegrass Tomorrow  
Diverse, informal working group  
Mission: to address community's concern over growth and development by  
educating & political action.  
Working group becomes official group – Recommendations for implementation  
of PDR program  
Rural Area Land Management Plan adopted  
PDR Ordinance adopted

Future of the Program

Long Term Funding Sources  
PDR staff part of LFUCG  
PDR Program's 6 main goals per the Urban County Government Charter and the  
Rural Service area Land Management Plan:

- PDR supports integrity of the Full Urban Services District
- PDR supports the purposes of the Urban Services Boundary
- Protect the agricultural, equine and tourism economies of the County by conserving large areas of rural farmland
- Conserve and protect natural, scenic, open space, historic and agricultural resources of rural Fayette County
- Use Conservation Easements to protect 50,000 acres of rural Fayette County by the year 2020.
- Provide Funding of \$140 M over 20 years

Prioritization of purchases by a point ranking system with the goal of critical mass (batch points + proximity points).

**Presenter No. 3: Lorraine Garkovich, Ph.D, Professor, University of Kentucky & Agricultural Extension Agent**

Summary of Woodford County Planning

History of Woodford County Planning

Demographics

Justification for a PDR Ordinance: Costs and Benefits

Steps in the Development of Lexington's PDR program

Early AARC workshop forms a committee to evaluate potential for a local PACE program for the County

Committee recommends establishment of Woodford Rural Land Board

Mission:

- To receive donated conservation easements,
- To acquire funding for purchase of conservation easements, and
- To develop policies to guide acquisition and administration of conservation easements
- Ad Hoc Woodford Rural Land Board recommends formulation of a Farmland Preservation Ordinance
- PDR Ordinance adopted

The Ordinance:

Article I Purpose:

- To establish the Woodford County Rural Land Board
- To preserve agricultural, rural, and natural lands through the use of conservation easements
- To coordinate administration of this ordinance with the update of the Comprehensive Plan

Article II Board: representative, volunteer composition

Article III Donation of Conservation Easements

Article IV Purchase of Conservation Easements - Purchases prioritized by Point Ranking system

Article V Conservation Easement Enforcement

Funding

Future of the Program

Long Term Funding Sources

Funding Challenges

**PANEL DISCUSSION**

**AUDIENCE QUESTIONS???**