

1 BEFORE THE BOARD OF COUNTY COMMISSIONERS

2 FOR THE COUNTY OF LINCOLN

3 Ordinance # 169

RECEIVED  
FEB 25 1982

Lincoln County Legal Counsel

4  
5 AN ORDINANCE AMENDING THE LINCOLN COUNTY AGRICULTURAL LANDS PRIORITY  
6 RATING SYSTEM TO INCLUDE A SYSTEM FOR EVALUATING COMMERCIAL VIABILITY

7 The Lincoln County Board of Commissioners ordains as follows:

8 SECTION I: The Lincoln County Agricultural Lands Priority Rating  
9 System is amended to include Part II, Commercial Viability  
10 Rating, as set out in Exhibit "A" and adopted.

11 SECTION II: SEVERABILITY: If any portion of the text adopted by  
12 this Ordinance is declared invalid or void, all other provisions  
13 of the text shall remain in effect.

14 SECTION III: EMERGENCY: That this Ordinance being necessary for  
15 the immediate preservation of the public peace, health and  
16 safety, an emergency is declared to exist, and this Ordinance  
17 takes effect on its adoption.

18  
19 DATED this 24th day of February, 1982.

20 LINCOLN COUNTY BOARD OF COMMISSIONERS

21  
22 Albert R. Strand Chairman  
23 Albert R. Strand

24 W.S. Guderhirk Commissioner  
25 W.S. Guderhirk

26 G.E. Stuart Commissioner  
G.E. Stuart

PART II

AGRICULTURAL LANDS

COMMERCIAL VIABILITY RATING

February 25, 1982

Ordinance # 169  
Exhibit "A"

I N D E X

AGRICULTURAL LAND COMMERCIAL VIABILITY RATING

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Commercial Farms-----iv

PART II

AGRICULTURAL LAND COMMERCIAL VIABILITY RATING

7. TYPE AND ACREAGE OF CROP GROWN (4)

a. Objective

To rate commercial agricultural<sup>+</sup> use according to the type and acreage of crops grown on the parcel and those that exist within the lot size guidelines areas.

b. Justification

Acreage of crops within the surrounding area provide an indication of the viability of a particular crop or similar crop.

c. Standards

- (16 pts) Best: If the subject parcel has a higher estimated yield\* or if all of the surrounding farms have similar types and acreages of crop.
- (12 pts) Very Good: If between 75% and 100% of the surrounding farms have similar types of acreages of crops.
- (8 pts) Good: If between 50% and 75% of the surrounding farms have similar types and acreages of crops.
- (4 pts) Fair: If between 25% and 50% of the surrounding farms have similar types and acreages of crops.
- (0 pts) Limited: If none of the above standards are met (if less than 25% have a similar type and acreage of crops).

\* Higher Estimated Yield: As shown by a dollar per acre estimated value. Crops and estimates may be checked by the County Extension agent.

+ Commercial Agricultural: Farms on Farm Deferral in 1982.

8. ACREAGE OF AREA DEVOTED TO LIVESTOCK (4)

a. Objective

To rate commercial agricultural use according to the number and type of livestock on the parcel and those that exist within the lot size guidelines areas.

b. Justification

The acreage devoted to livestock within the surrounding area provides an indication of the viability of the type and number of livestock as a commercial activity.

c. Standards

(16 pts)

Best: If the proposed parcel will have an area devoted to livestock equal to or greater than that of 100% of similar livestock operations within the lot size guidelines area.

(12 pts)

Very Good: If the proposed parcel will have an area devoted to livestock equal to or greater than that of 75% of similar livestock operations within the lot size guidelines area.

(8 pts)

Good: If the proposed parcel will have an area devoted to livestock equal to or greater than that of 50% of similar livestock operations within the lot size guidelines area.

(4 pts)

Fair: If the proposed parcel will have an area devoted to livestock equal to or greater than that of 25% of similar livestock operations within the lot size guidelines area.

(0 pts)

Limited: If none of the above standards are met.

9. PROCESSING AND MARKETING PRACTICES (4)

a. Objective

To rate commercial agricultural use according to the method of processing and marketing of goods produced on the parcel and those that exist within the lot size guidelines areas.

b. Justification

Processing and marketing practices in the surrounding area indicate what is necessary to actively pursue existing commercial agriculture.

c. Standards

(16 pts)

Best: If the subject parcels processing and marketing practices are better\*or if all of the surrounding farms practice the same or similar processing and marketing practices.

(12 pts)

Very Good: If between 75% and 100% of the surrounding farms practice the same or similar processing and marketing practices.

(8 pts)

Good: If between 50% and 75% of the surrounding farms practice the same or similar processing and marketing practices.

(4 pts)

Fair: If between 25% and 50% of the surrounding farms practice the same or similar processing and marketing practices.

(0 pts)

Limited: If none of the above standards are met.

\*Better: As shown by signed contract(s) which indicate a guaranteed market for products.

10. LOT SIZE RELATION TO EXISTING COMMERCIAL FARMS

a. Objective

To rate commercial agriculture within the lot size guidelines area and determine what is the appropriate amount of land to support a commercial farm operation and thus be appropriate for the continuation of the existing commercial agricultural enterprise.

b. Justification

If the lot is of an appropriate size the management may or may not make a profit, but the land is still available to meet this objective with normal practices.

c. Standards

- (16 pts) Best: Total parcel size is equal to or greater than 100% of the commercial farms within the lot size guidelines area.
- (12 pts) Very Good: Total parcel size is equal to or greater than 75% of the commercial farms within the lot size guidelines area.
- (8 pts) Good: Total parcel size is equal to or greater than the lot size guideline for the area.
- (0 pts) Limited: None of the above standards are met.