

Skagit County Transfer of Development Rights Project **Potential TDR Sending Areas - For Discussion Purposes Only**

This list includes a wide variety of potential sending area ideas intended to help generate discussion by the TDR Advisory Committee. It is not intended as a list of recommended sending areas but rather as a starting point for discussion.

Potential Sending Areas - Natural Resource Lands (NRL)

- Ag-NRL (Current density: 1 residence/40 acres; must demonstrate 3 yrs farm income)
 - Non-Ag-NRL Rural lands with current agricultural activities (various zones and densities)
 - Agricultural Scenic Corridor state-designated area (I-5 through Skagit County)
- Secondary Forest (Current density: 1 res/20 acres)
- Industrial Forest (Current density: 1 res/80 acres; must be in fire district and w/i 200 ft of public road)
 - Non-SF/IF Rural lands with current forestry activities or forest cover (various zones and densities)
- Rural Resource-NRL (Current density: 1 res/40 acres, or 4 res/40 acres through Conservation and Reserve Development (CaRD or cluster development))

Potential Sending Areas – Environmentally Sensitive Areas

- Floodplain
- Priority habitat/species areas or large areas of unfragmented habitat (possibly as indicated by Washington Department of Fish and Wildlife habitat data and model)
- High-value watershed areas (possibly as indicated by Washington Department of Ecology watershed characterization model)
- Skagit/Sauk Wild and Scenic Area designated areas
- Saltwater islands, and their associated coastal shorelines
- Other environmental priority areas (elaborate)

Potential Sending Areas – Rural Lands

- Priority open space areas – as determined by UGA Open Space Concept Plan?
- Priority recreation areas – as determined by UGA Open Space Concept Plan and Skagit County Parks and Recreation Plan?
- Rural Fidalgo Island – for transfer to City of Anacortes receiving area?

Envision Skagit Citizen Committee recommendations:

- Agricultural replacement lands – under no net loss policy – basically the same as rural lands with large blocks of ongoing agriculture
- Land to be reserved for future industrial development; for example in NW section of Bayview Ridge
- Rural lands generally (tied to “rural build-out” projection)