

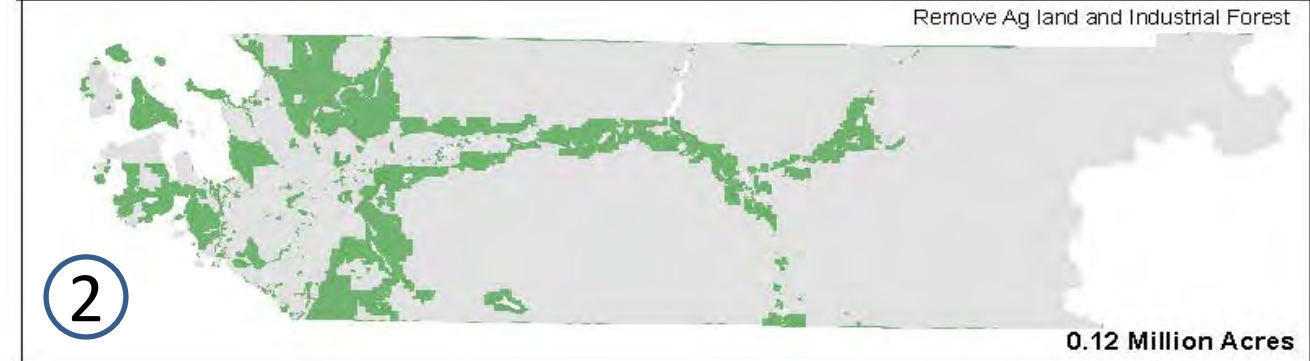
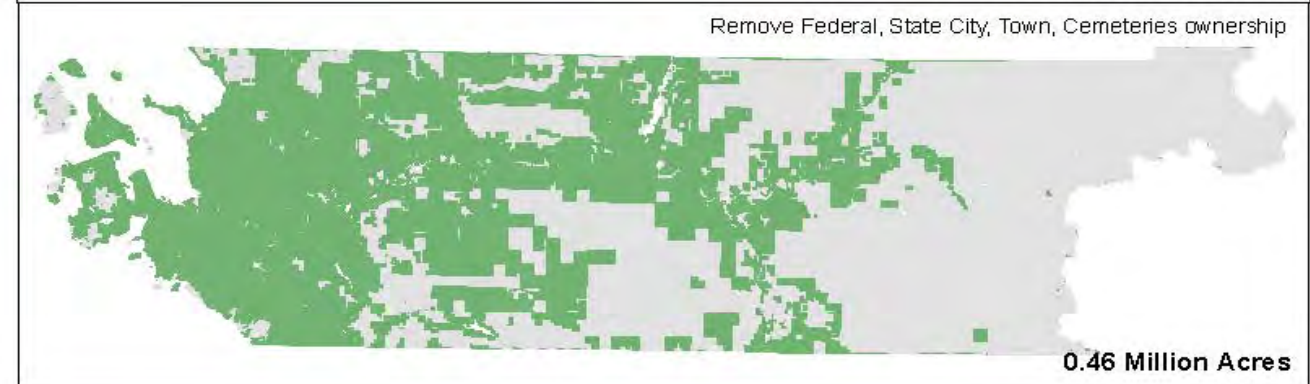
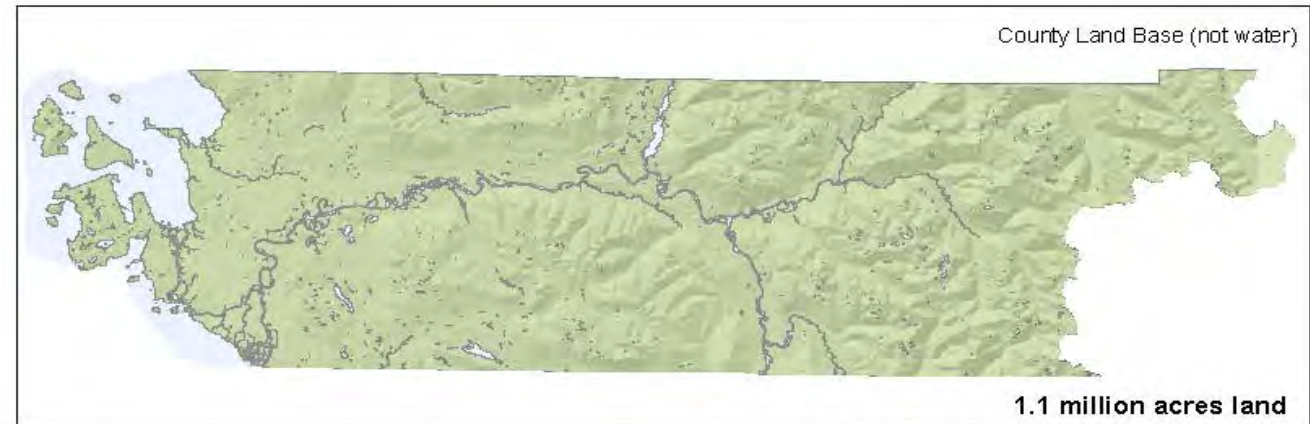
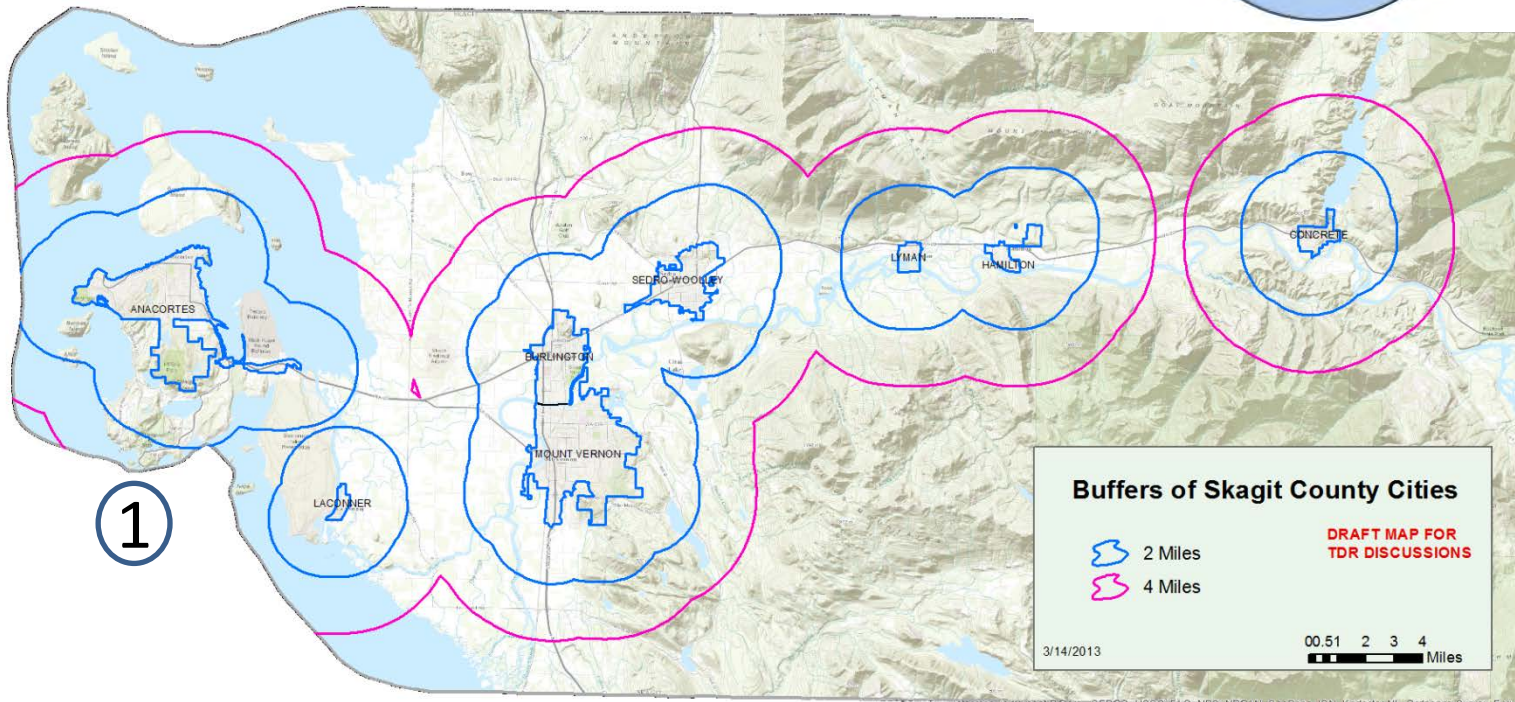
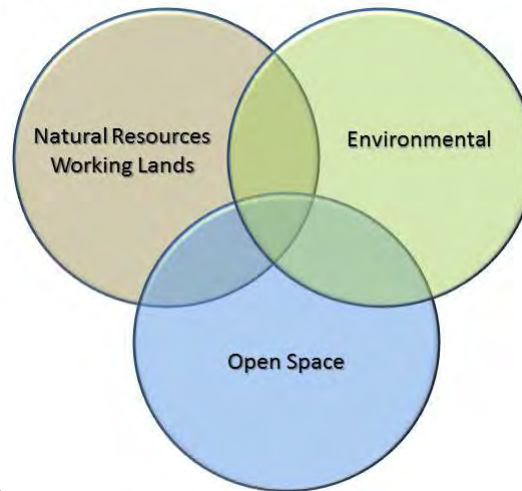
Skagit TDR Advisory Committee Meeting
 Thursday, March 14, 2013, 1:30 pm – 4:30 pm
 Board of County Commissioners' Hearing Room

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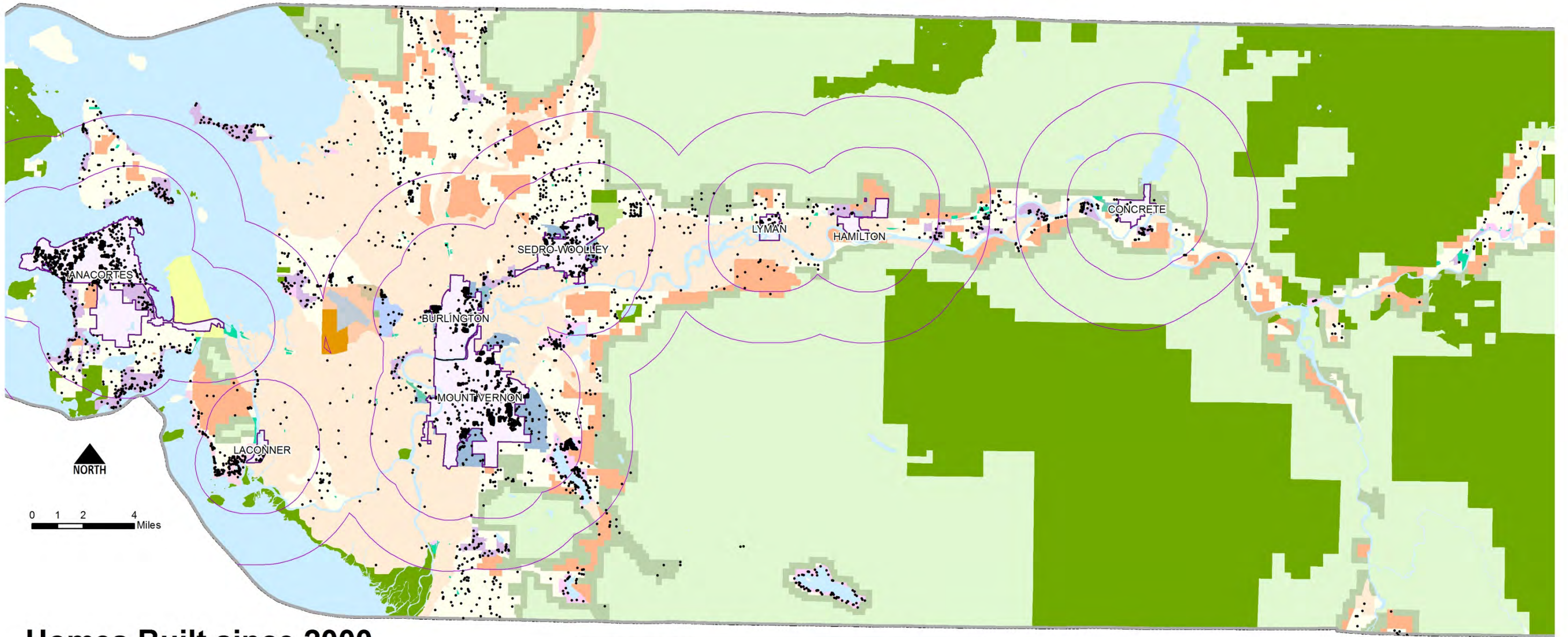
List of Maps

1. Proximity to cities/urban areas
2. Land Ownership
3. Population growth patterns – new dwellings 2000 – 2010
4. Skagit County agricultural lands
5. Forest lands in Skagit County
6. UW identified Skagit forest lands at risk
7. Priority watersheds by WA-DOE
 1. water quality
 2. water flow and
8. Protected/conserved lands in Skagit County
9. Adopted Open Space Plan

Values and Resources



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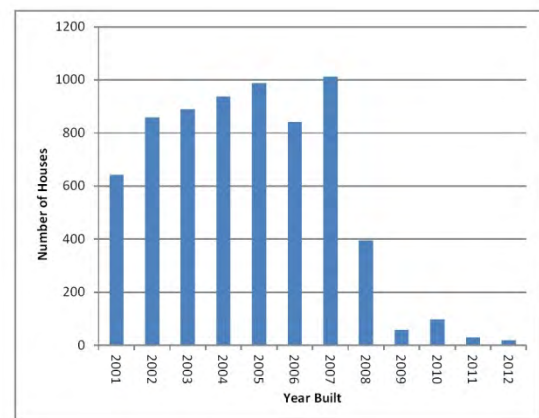
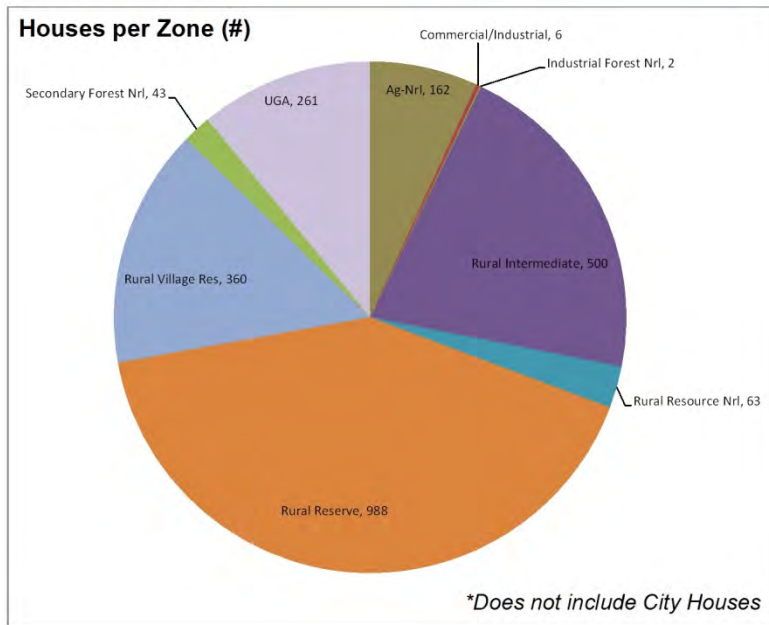
Homes Built since 2000

3

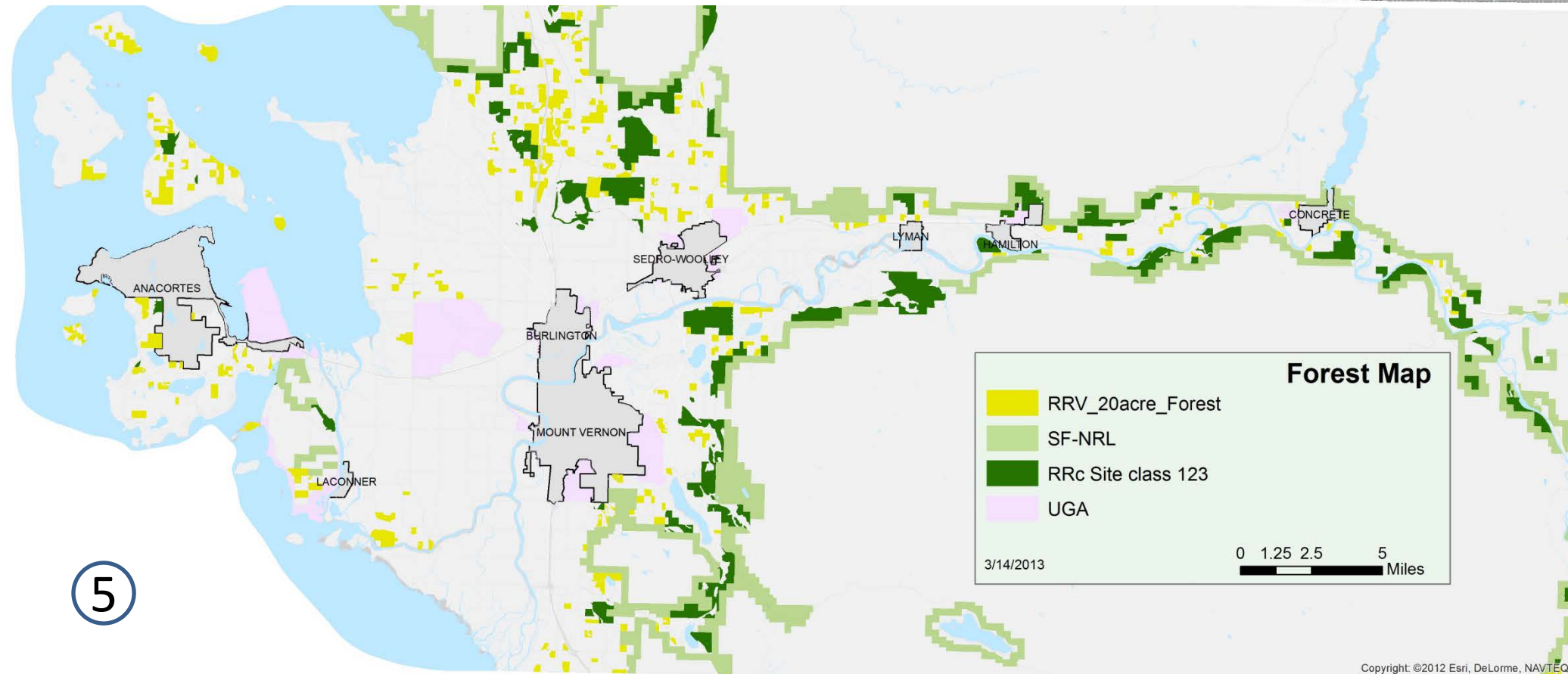
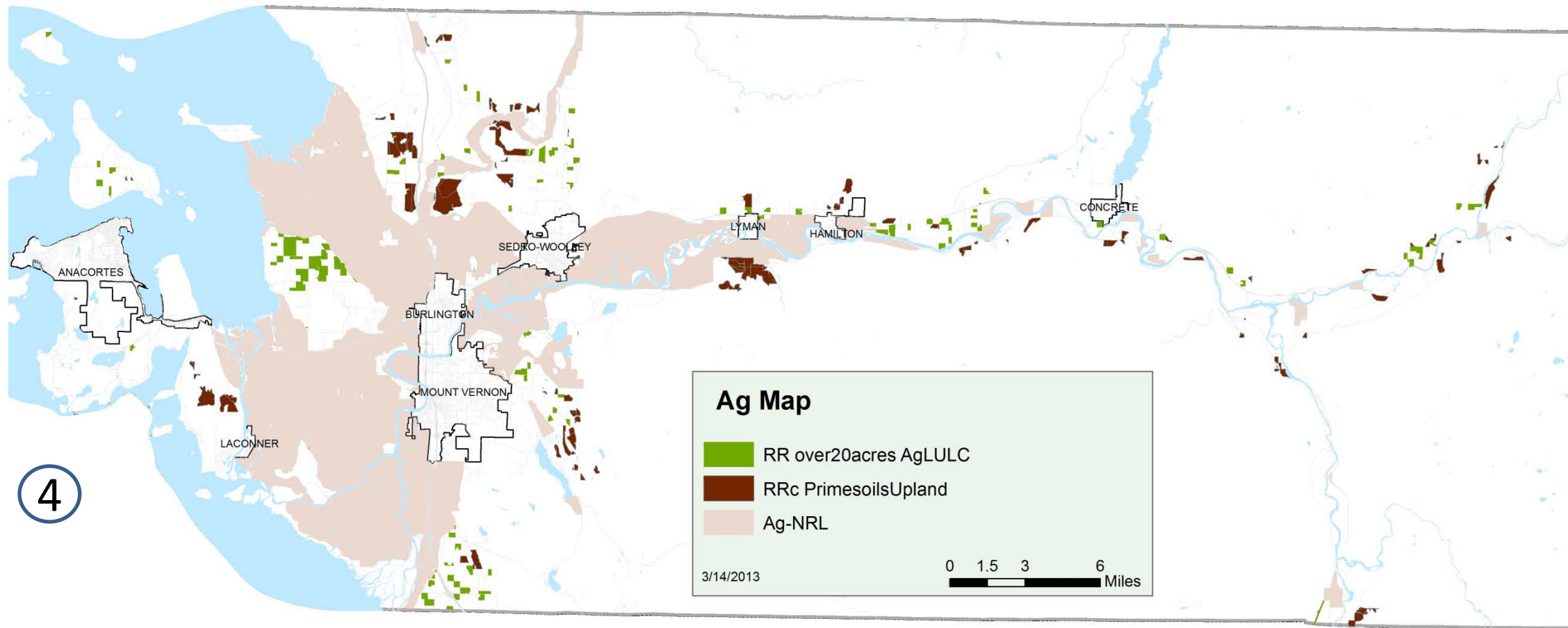
• = One Dwelling

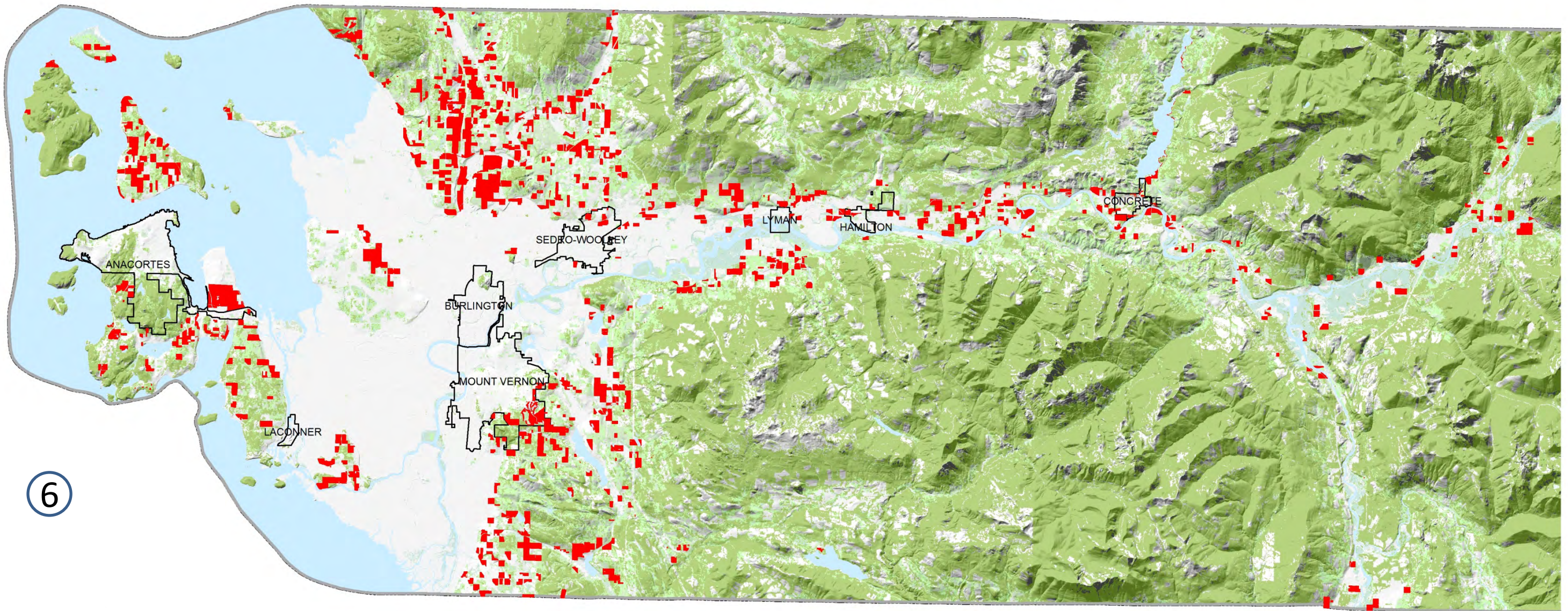
**DRAFT MAP FOR
TDR DISCUSSIONS**

ZONING	COUNT
Ag-Nrl	162
BAY VIEW RIDGE UGA	32
BURLINGTON UGA	7
CITY	3825
Commercial/Industrial	6
CONCRETE UGA	2
Industrial Forest Nrl	2
MOUNT VERNON UGA	57
Rural Intermediate	500
Rural Resource	63
Rural Reserve	988
Rural Village Res	360
SEDRO WOOLLEY UGA	26
SF	43
SWINOMISH UGA	137



- LUD-ZONING**
- A-UD; LC-UD; MV-UD
 - H-URv
 - AVR
 - IF-NRL
 - Ag-NRL
 - OSRSI
 - BR-CC
 - R
 - BR-HI
 - RI
 - BR-LI
 - RRc-NRL
 - BR-R
 - RRv
 - BR-URv
 - RVR
 - C
 - SF-NRL
 - CITY
 - UGA
 - Commercial
 - URC-I
 - H-I
 - URP-OS
 - H-R
 - URR
 - CityBuffers2





6

This map shows the location within Skagit County of high risk, high value private forests not enrolled in the Designated Forestland Program (RCW84.33) with a minimum of 20 acres of contiguous ownership. High-risk conversion is determined by a differential between working forest value and appraised market value greater than \$2,500 per acre. High Value is determined by an internal rate of return for forestry of 5% or greater. Near Anchor forests is determined by a distance to designated forestlands or WA DNR timberlands of 1 mile or less.

More info available from UW report: Retention of High-Valued Forest Lands at Risk of Conversion to Non-Forest Uses in Washington State, Final report March 25, 2009.

<http://www.ruraltech.org/projects/wrl/sfr/pdf/RetentionReport.pdf>

High Conversion Risk, High Value Private Forestland Near Anchor Forests

DRAFT MAP FOR
TDR DISCUSSIONS

0 1.5 3 6 Miles

High Risk/High Value near Anchor forest

CCAP Landcover

Palustrine Forested Wetland

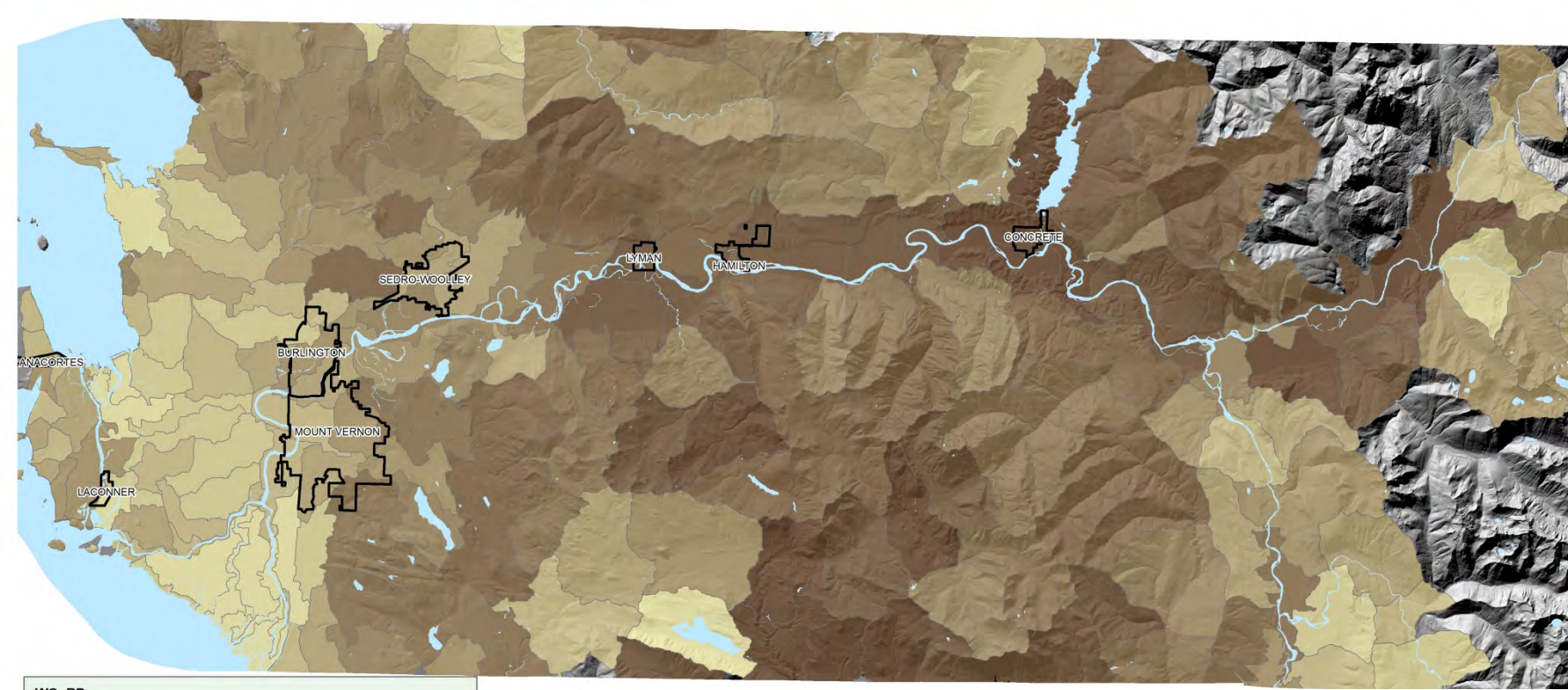
Mixed Forest

Evergreen Forest

Deciduous Forest

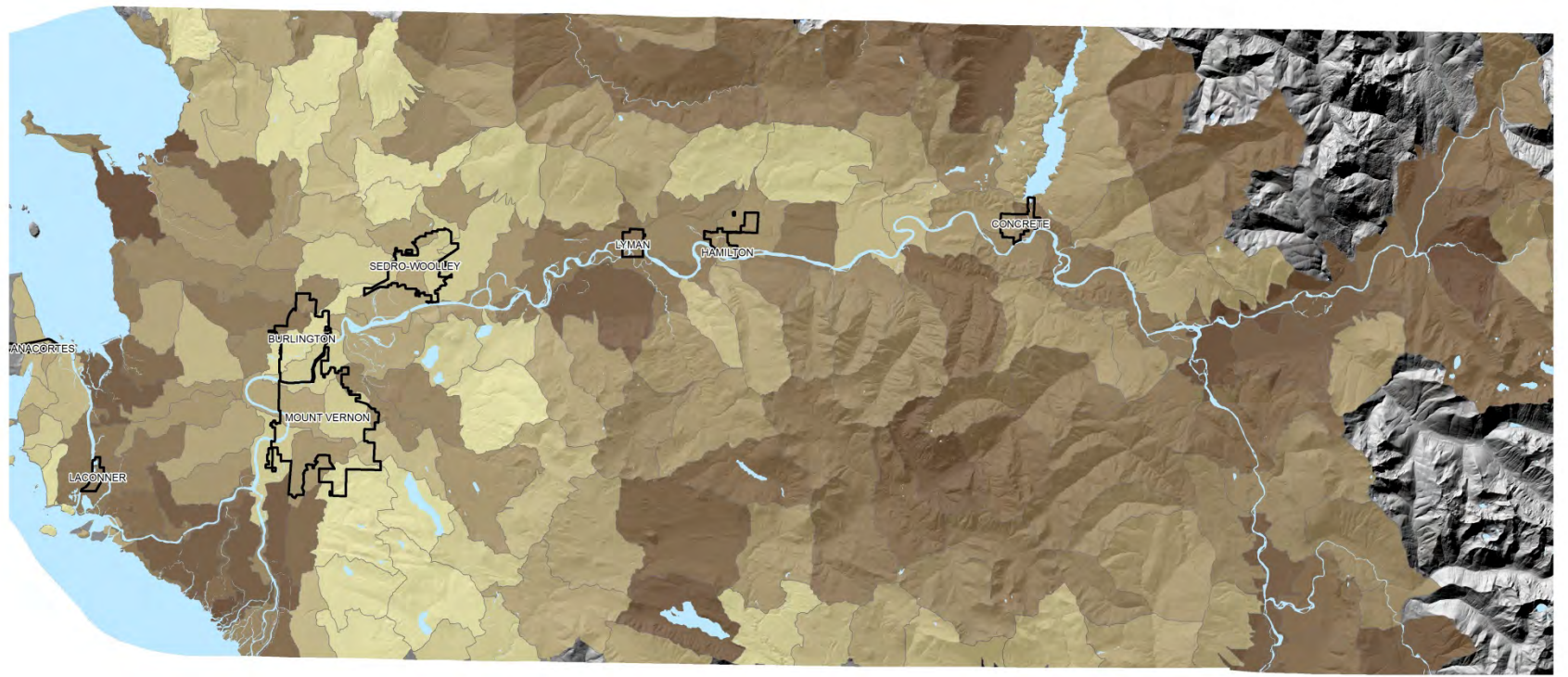
Data from Forestland Database created by Rural Technology Institute at University of Washington. Provided by Luke Rogers and Andrew Cooke - 2007

7.1



**WA DOE Watershed Characterization
WATER QUALITY
S_M1_Cal**

3/14/2013
Map Produced by Skagit County GIS
C:\Projects\planning\TDR\Presentation_03142013_4_WDFWOpenSpace.mxd

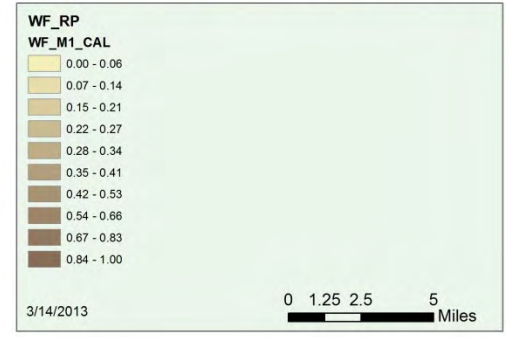


7.2

DRAFT MAP FOR
TDR DISCUSSIONS

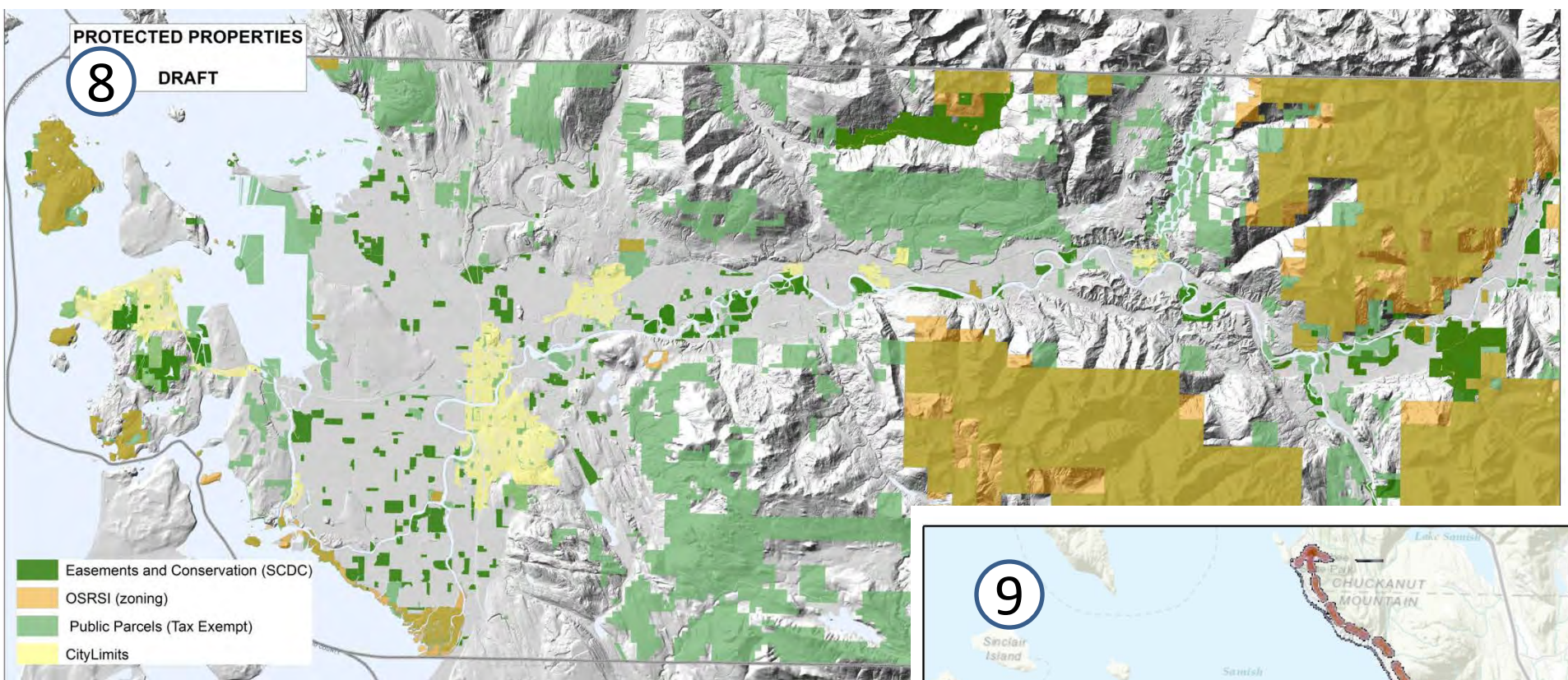
Map Produced by Skagit County GIS
C:\Projects\planning\TDR\Presentation_03142013_4_WDFWOpenSpace.mxd

**WA DOE Watershed Characterization
WATERFLOW
WF_M1_Cal**



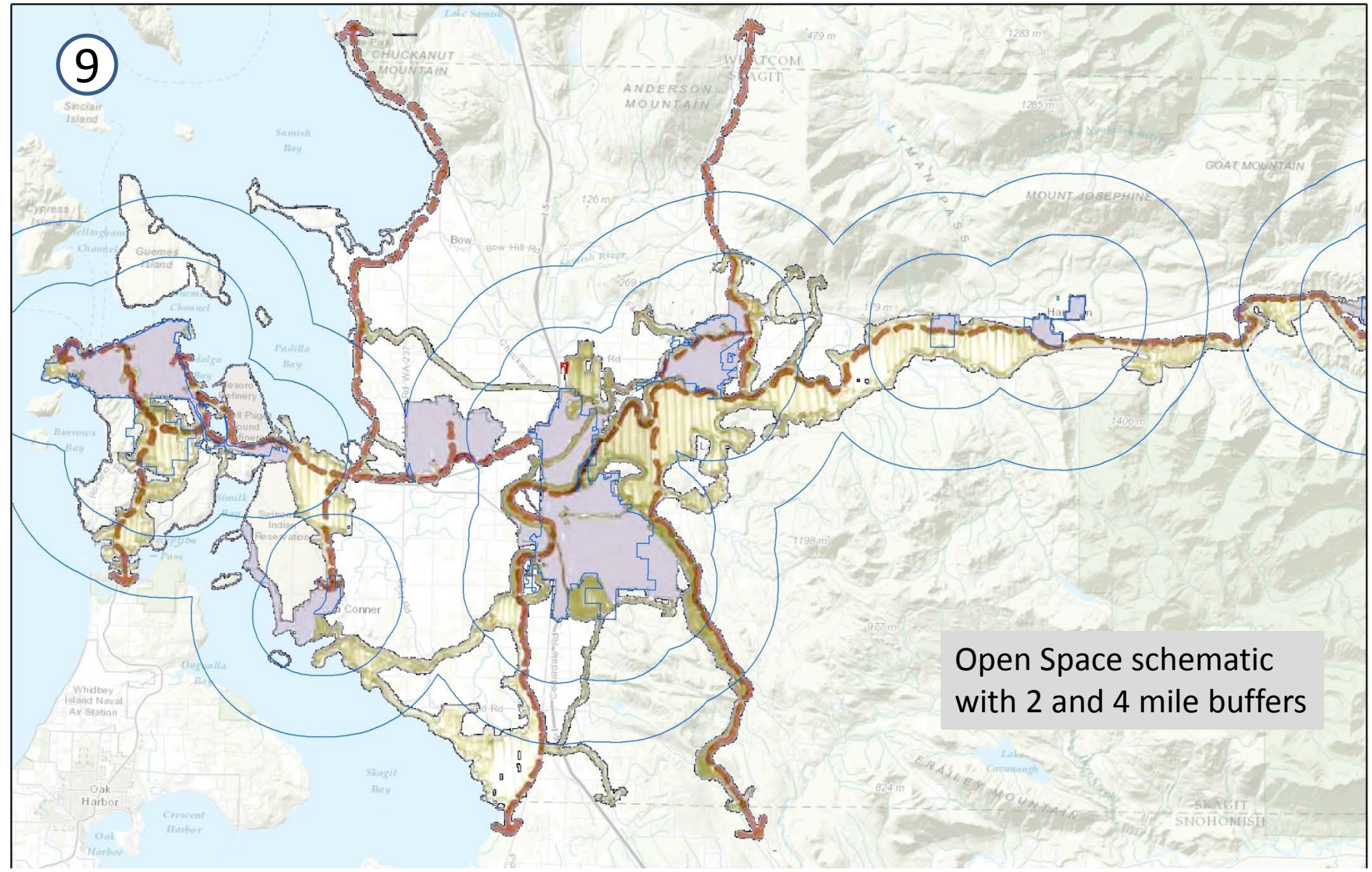
PROTECTED PROPERTIES

8 DRAFT



- Easements and Conservation (SCDC)
- OSRSI (zoning)
- Public Parcels (Tax Exempt)
- CityLimits

9



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Open Space schematic
with 2 and 4 mile buffers