



# PLANNING & DEVELOPMENT SERVICES

DALE PERNULA, AICP, DIRECTOR

JACK MOORE, CBCO, BUILDING OFFICIAL

---

## MEMORANDUM

To: TDR Project Advisory Committee  
From: Kirk Johnson, Senior Planner  
Date: February 7, 2013  
Subject: Reading materials for February 14 Advisory Committee meeting: focus on potential receiving areas

---

Attached are recommended reading materials for our meeting next Thursday, February 14, 1:30 – 4:30 pm, in the County Commissioners' hearing room. The major focus of discussion will be potential TDR Receiving Areas. I'll also provide an update on the status of hiring a consultant to perform the all-important market analysis.

**Recommended Reading:** (if any committee members would like to receive these materials in hard copy, please let me or Linda know – the sooner the better):

1. Excerpts from the Department of Commerce's ***Resource Guide to Designing Transfer of Development Rights Programs in Washington State***: Pages 19-21 (Market Analysis), and 30-40 (Establishing Receiving Areas, Conversion Commodities, Exchange Rates, and Incentives for Developers).

\* This entire report was provided in your TDR Project Binder if you'd prefer not to print this out or read it on line (where it's available at: [A Resource Guide to Designing Transfer of Development Rights Programs in Washington State, Cascade Land Conservancy for Washington State Department of Community, Trade, and Economic Development, June 2009](#))

2. A table titled Potential **TDR Receiving Areas For Discussion Purposes** to stimulate discussion.
3. A link to the document: [Transfer of Development Rights Incentives That Jurisdictions Can Provide for Developers](#), from the Department of Commerce's Regional Transfer of Development Rights webpage. This provides additional detail on developer incentives. It's pretty good reading until the SEPA section (p. 7) where it gets pretty thick for non-planners – and even some planners J -- so don't feel you need to slog through the whole thing if you're not a SEPA expert.
4. Excerpts from the ***Envision Skagit Citizen Committee's Final Report*** discussing transfer of development rights, as requested by Kim Mower at the November meeting. References to

TDR highlighted in yellow. See electronic “sticky note” on p. 73 that provides corrected urban/rural population growth figures for 2000 – 2010.

Please review the [draft Nov. 8 meeting notes](#) and send me corrections, if any. Also, feel free to send suggested edits to the draft TDR Program Goal Statement, attached.

Finally, I would like to propose that we meet again on **March 14<sup>th</sup>**, to get caught up with our old schedule and allow for a more in-depth discussion of potential sending areas. I’ve been having some discussions with Josh (Skagit GIS) and others of you who indicated an interest in participating in a “Sending Area Working Group” and I think we’ll have some good materials to present and discuss by then.

We can check everyone’s March 14 availability next Thursday.

Thanks. If anyone has questions, comments, or concerns please let me know.