



PLANNING & DEVELOPMENT SERVICES

DALE PERNULA, AICP, DIRECTOR

JACK MOORE, CBCO, BUILDING OFFICIAL

MEMORANDUM

To: Transfer of Development Rights Advisory Committee
From: Kirk Johnson
Date: August 1, 2013
Subject: Advance Reading for August 8 Advisory Committee Meeting

The TDR committee is scheduled to meet next Thursday, August 8th, from 1:30 – 4:30 pm. The meeting will take place in the Copper Room, on the second floor of the County Commissioners' Administration Building, 1800 Continental Place.

The major focus of committee discussion will be the draft-partial TDR market analysis memo by Heartland, which is attached. I will have it posted on the TDR project website in the near future. If you would like a hard copy of the memo mailed to you please contact Linda at: lindac@co.skagit.wa.us.

The memo takes an initial look at market and economic conditions in several potential receiving areas that we've discussed previously in the committee: the Bayview Ridge UGA, City of Burlington, and rural upzones). A key purpose of this initial analysis is to determine where further analysis appears warranted, or not, and to prioritize remaining funds available for the TDR market analysis.

The report is fairly dense. In the attached version, I've highlighted in yellow what I think are some of the key conclusions. At next week's meeting, we'll review the report's findings and methodology; seek to answer any questions you have; discuss the findings, and get your thoughts on next steps in the market analysis.

I will send out a more detailed meeting agenda next Tuesday.