

Skagit County TDR Program Draft Goal Statement

This draft narrative statement is based on discussion by the TDR advisory committee at its September 19 and November 8 meetings. It is a draft and is intended for continued discussion purposes. The goal statement will help to establish a framework for the Skagit County TDR study.

A Skagit County TDR program ~~will should~~ be a voluntary, incentive based, and market-driven tool to help implement conservation and development goals established in the Skagit County ~~and City of Burlington~~ comprehensive plans and the plans of other participating jurisdictions.

The program ~~should will~~ complement existing land conservation and development incentive programs including Farmland Legacy and the Burlington Agricultural Heritage Density Credit Program. It ~~should will~~ advance land conservation goals for which there is broad public support, including conservation of working farms and forest lands, and rural lands with important habitat or watershed functions or other significant open space or recreational values.

A Skagit TDR program ~~will should~~ enjoy broad support from members of the public and elected officials from jurisdictions throughout the county. It ~~will should~~ create receiving areas in selected urban and rural parts of Skagit County. It ~~will should~~ work in close cooperation and coordination with participating cities and towns to implement development and conservation goals of greatest importance to them. A Skagit TDR program ~~will should~~ make use of a variety of developer incentives, including increased development potential or reduced costs for residential, commercial, industrial, and mixed use development.

A Skagit TDR program ~~will be designed to should~~ protect the property rights of participants, and be based on free-market principles and prices that motivate landowner and developer participation. Rural landowners will be compensated fairly for the voluntary sale of their development rights, while retaining ownership of the land and the ability to use it for other uses permitted by code. The program ~~it will should~~ use rigorous and objective market analysis to ~~determine establish the value of development rights in designating sending areas and developers' willingness to pay to access additional development potential in designated receiving areas. and size and location of sending and receiving areas and the economic relationships between development rights and developer incentives.~~

~~Rural landowners should be compensated fairly for the voluntary sale of their development rights, while retaining ownership of the land and the ability to use it for other purposes including ongoing natural resource management. Developers should~~

Comment [K1]: Two different ideas were expressed on how a TDR program could complement FLP: 1) a market-based TDR program would not generate the same prices for ag development rights as FLP, therefore it could facilitate DR purchases on ag lands that don't rank at the top of the FLP ranking criteria; or 2) a TDR program could focus on lands other than ag.

Comment [K2]: This is an initial list for discussion purposes. Kirk is working with a "sending area work group" to develop some additional thinking on TDR conservation goals to bring back to the full advisory committee.

~~receive a valuable economic incentive by purchasing development rights and thereby accessing additional development potential in designated receiving areas.~~

These market transactions facilitated by the TDR program will ~~would~~ create a private mechanism source of funding for land conservation that ~~which~~ helps to complement publicly-funded conservation efforts.

Comment [K3]: This paragraph may be more a description of how the program would work than a statement of goals.