

**Meeting Summary**  
**Skagit County TDR Advisory Committee**  
**Tuesday, June 19, 2012**  
**Skagit County Commissioners Administration Building**

**Committee members present:** Wayne Crider; Paul Kriegel; Martha Bray; Kendra Smith; Allen Rozema; Kim Mower; Margaret Fleek; Charlie Boon.

**Project staff and advisors:** Kirk Johnson; Mark Personius; Taylor Carroll; Heather Ballash.

**Members of the public:** Ellen Bynum.

Committee Introductions

The meeting began with introductions around the table, with committee members sharing their interests in or concerns about a transfer of development rights program. Members expressed interest in issues including: what lands might be considered for sending areas, how property rights would be protected in TDR transactions, how TDR could be used to protect the unique natural resource and environmental values in the Skagit, whether a TDR program could be developed that's compatible with the Farmland Legacy Program, the importance of doing a high-quality economic analysis to ensure that TDR market transactions would actually work, and other issues.

Taylor Carroll (Forterra), Heather Ballash (Wash State Department of Commerce), and Mark Personius (planning consultant) introduced themselves and their roles in the project. Taylor and Heather will be providing technical assistance based on their extensive work with TDR programs in the state (Forterra under contract with the County, and the Department of Commerce as a funder of the project and coordinator of a four-county regional TDR program). Mark will be providing staff assistance. Kirk Johnson introduced himself as the project manager.

Committee Roles and Responsibilities

Kirk described the roles and responsibilities of the committee (as described in the handout titled "Skagit TDR Stakeholder Advisory Committee, Purpose, Roles, Guidelines – Draft"). The committee will review and provide input on key policy and technical issues, and public outreach efforts, to the project's staff and consultants, the Planning Commission, and the Skagit County Board of County Commissioners. The committee is not a decision-making body and is not expected to "vote" on recommendations or achieve consensus on all issues brought before them. Differences of opinion among committee members on key issues will be reflected in "minority reports" or other means that accurately and objectively communicate those views to the County's decision makers. Kirk asked committee members if they were comfortable with that role as described, and there were no stated objections.

Charlie Boon asked if the committee's input would be genuinely sought and considered, or if it was just there for show or symbolic purposes. Kirk and Mark both responded that the task of considering a TDR program was so complex that it would need to be done with the full input of the committee members and many others. There is no pre-determined proposal or program.

## Committee Work Plan

Kirk walked through the project's scope of work and the committee's work plan (see handout titled "Skagit County TDR Project, Draft Work Program & Schedule, 6.12.12"). The committee will likely meet every 6 to 8 weeks at pre-scheduled times, with the next (and first full) committee meeting occurring in September.

There are two phases to the project: **Phase 1**, consideration of a Skagit County TDR program; and **Phase 2**, City of Burlington Commercial Core Development Analysis. The latter will help inform potential TDR receiving area possibilities within the City of Burlington, and will serve as a potential example or pilot project for work with other cities. This advisory committee's work will focus primarily on Phase 1.

In addition to committee meetings, project staff will conduct periodic briefings with the Board of County Commissioners, the Skagit County Planning Commission, Agricultural Advisory Board, Forest Advisory Board and Conservation Futures Advisory Committee. Project staff will work with the TDR advisory committee to also identify and schedule outreach or focus group meetings with interested members and sectors of the public, including: rural/agricultural/forest landowners, conservationists, builders and developers, and urban planners.

The committee is scheduled to meet through 2013. Skagit County is not obligated to adopt a TDR program as a result of the grant funding from the Department of Commerce. After the initial study phases of the project, the Board of County Commissioners will consider whether to move forward with development and formal consideration of a TDR program. If the Board decides to move forward, legislative consideration of a program (meaning public review and comment, Planning Commission hearings and recommendations, etc.) is scheduled to occur in 2014.

After a presentation about the TDR project to the Board of County Commissioners (with presentations by Kirk Johnson, Taylor Carroll, and Heather Ballash), the committee reconvened for some final discussion about the project.

The meeting adjourned at 12:00 pm.

