



PLANNING & DEVELOPMENT SERVICES

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MEMORANDUM

To: Skagit County Planning Commission
TDR Advisory Committee

From: Kirk Johnson, Senior Planner

Date: January 28, 2013

Subject: Advance Reading for February 5 TDR Discussion with TDR Advisory Committee

The Planning Commission and the TDR Advisory Committee are scheduled to discuss the County's TDR project at the Planning Commission's next meeting scheduled for 6:00 pm next Tuesday, February 5th, in the Board of County Commissioners' Hearing Room, 1800 Continental Place.

After some introductory business, the first 90 minutes or so of the meeting are scheduled for the TDR discussion. Toward the bottom of this memo is a proposed framework for that discussion. Attached or linked below are some background reading materials primarily for the Planning Commission (as the TDR Advisory Committee has already reviewed or in some cases helped to generate these materials). The "minimum" recommended reading is:

1. The attachments to this memo;
2. The below agendas and meeting summaries from the June, September and November Advisory Committee meetings; and
3. The resolution appointing the TDR Advisory Committee (previously provided in hard copy to the Planning Commission).

Those who have more time or interest may want to review the additional linked documents below. Let me know if you would like hard copies of any these documents and we'll send them out to you in the next day's mail.

TDR Advisory Committee Meeting Agendas and Summaries

	Agenda	Meeting Summary
November 8, 2012		
September 19, 2012		
June 19, 2012		

[Resolution Appointing TDR Advisory Committee \[Pdf\]](#) (hard copy provided previously)

Additional Reading Materials

- [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 \[Pdf\]](#)
- [Washington State Department of Commerce Transfer of Development Rights Main Page](#)
- [Ag Prospects TDR Feasibility Study for Skagit County \(2006\)](#)
- [Transfer of Development Rights: A Brief Discussion Paper for the Envision Skagit 2060 Citizen Committee](#)

Planning Commission/TDR Advisory Committee Discussion Framework

- 1. Introductions: Planning Commission (PC) and TDR Advisory Committee (TDR-AC) members introduce themselves**
- 2. Initial comments from PC and TDR-AC members: hopes for and concerns about TDR in Skagit County**
- 3. Questions about the mechanics of TDR – how does it work, when and where it works?**
- 4. What conservation goals should a TDR program seek to promote in Skagit County?**
 - Discussion of potential sending areas (designated areas where willing landowners may sell their development rights, in exchange for placing conservation easements on their property)
- 5. Is there sufficient market demand to drive a TDR program?**
 - Discussion of potential receiving areas (areas typically within a designated city or town, in which transferable development rights may be used)
- 6. Summary thoughts and comments**

Thanks and see you next week.