



Transfer of Development Rights

Project Findings and Program Recommendations

August 6, 2014

Presentation Contents



9:00 – 10:00 am

- Report summary
- TDR Committee member comments
- Board Q&A with Committee and Staff

10:00 – 10:30 am

- Public comment

Decision Point for Board of County Commissioners:



- Should Skagit County take the next steps to implement a TDR program?
 - Specifically, development of *draft* policies and code, then
 - Formal review through legislative process

TDR Project Elements: 2012 - 2014



- Staff and consultant research (PDS and Forterra)
- Market analysis (Heartland)
- TDR Advisory Committee
- Focus group meetings
- Periodic outreach meetings
 - Ag, Forest, and Conservation Futures Advisory Boards, Planning Commission, SCOG)
- Briefings to County Commissioners

Advisory Committee Members



Charlie Boon, The Boon Team/REMAX

Mike Hulbert, Skagit Co. Conservation
Futures Advisory Committee

Martha Bray, Skagit Land Trust

Paul Kriegel, Skagit County Forest
Advisory Board

Wayne Crider, Skagit Island Counties
Builders Association

Bruce Lisser, Lisser & Associates

John Doyle, Town of La Conner

Kim Mower, Dairy Farmer

Margaret Fleek, City of Burlington

Allen Rozema, Skagitonians to Preserve
Farmland

Charlie Guildner, People's Bank

Kendra Smith, Skagit County Farmland
Legacy Program

Joe Woodmansee, Woodmansee
Construction

Ed Stauffer, Skagit County Rural
Resident

Jana Hanson, City of Mount Vernon

Issues Addressed with Advisory Committee



- What is TDR?
- Skagit County conservation goals & sending areas
- Skagit County development goals & receiving areas
- Local market for TDR
- Successful TDR programs – elements and examples

Issues Addressed with Advisory Committee



- Transaction mechanisms:
 - TDR (private buyer-seller)
 - Density Credit (public intermediary)
- Interactions with existing programs
 - Farmland Legacy
 - Burlington Density Credit
 - Mount Vernon TDR

Committee Recommendations



- Overall TDR recommendations
 - Majority:
 - ✦ Skagit County should implement a combined TDR and density credit program
 - Minority:
 - ✦ Skagit County should not implement TDR at this time

- Specific TDR policy options
 - Multiple

Majority Recommendation



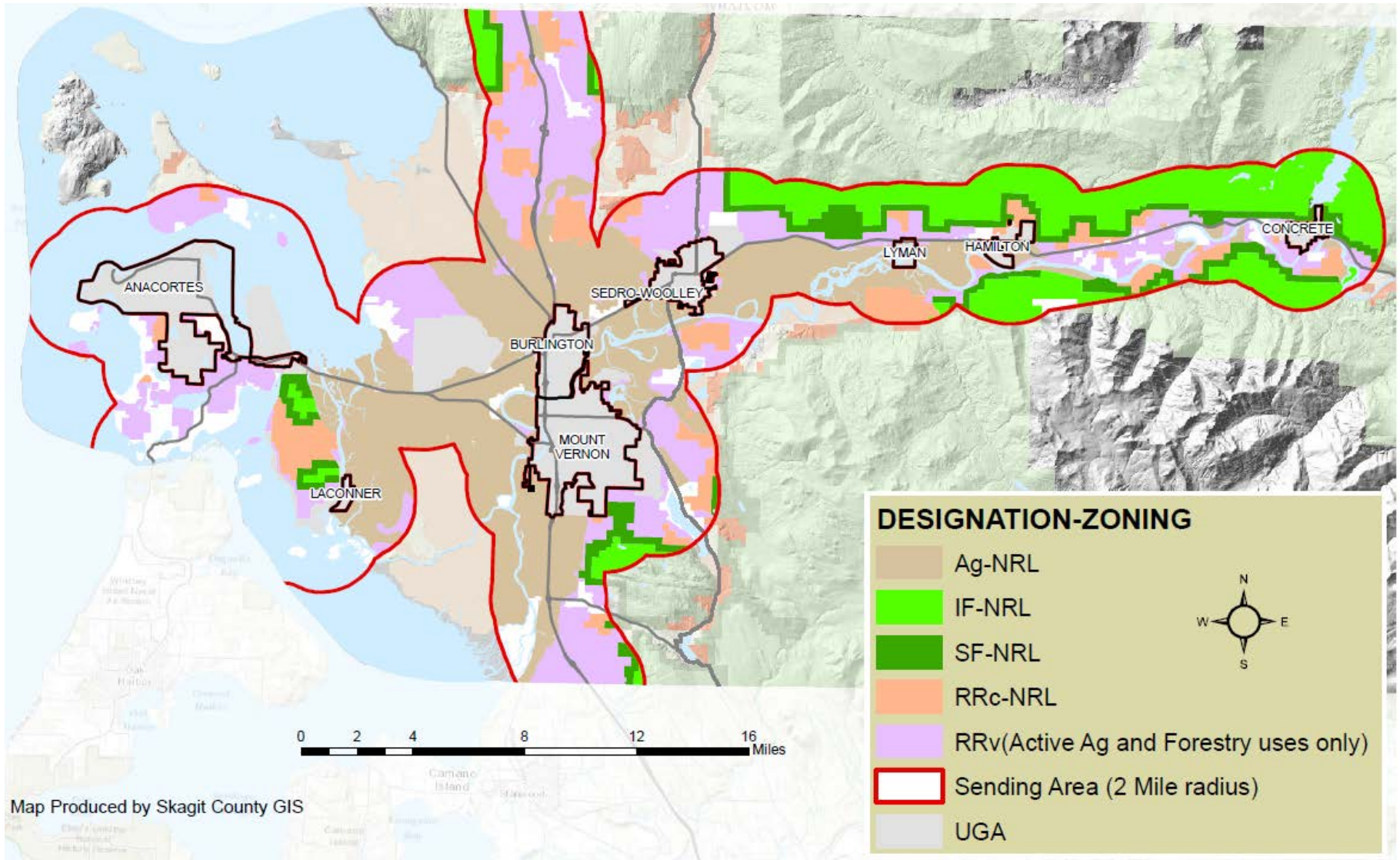
- Move forward with drafting of TDR policy and code
- Provide both TDR and density credit transaction options
- Receiving areas:
 - Rural upzones
 - Burlington mixed use zones
- Explore additional receiving-area options:
 - CaRD density bonuses; Rural Village infill; UGA expansions
- Encourage other cities to participate over time

Majority Recommendation



- Sending areas:
 - Natural Resource Lands (Ag, Forest, and Rural Resource-NRL)
 - Rural Reserve with active ag/forestry uses
 - Proximity to urban growth areas and corridors
- Landowner participation is entirely voluntary
- Design TDR to complement, not modify, Farmland Legacy Program
- Use density credit revenues to conserve lands in addition to Ag-NRL

Potential TDR Sending Areas



Rationale: Majority Recommendation



- Long-standing interest in TDR in Skagit County
- Residents support conservation of resource lands
- Comp Plan encourages innovative tools like TDR
- County foresight and leadership will encourage city participation over time
- Today's planning decisions will guide land use and conservation patterns over next 20 years
- Start small, gain experience, build the program over time

Minority Recommendation



- Skagit County should not implement a TDR program now
- The County can reconsider in the future if greater need and interest arise
- Interested cities can implement TDR on their own (as Mount Vernon has)
- Cities can also simply change zoning to grant additional development potential in priority areas
 - Upzone does not need to be linked to TDR

Rationale: Minority Recommendation



- Skagit County is rural; TDR works better in more urbanized areas
- There are too few cities participating, too few receiving areas, and inadequate demand for development
- Existing land conservation policies are working well; additional TDR tool is not needed
- Requiring receiving-area landowners/developers to purchase TDR credits or density credits is unfair and will increase housing costs
- A TDR program may harm Farmland Legacy

Next Steps



- The Board may decide to:
 - 1) Conclude the project now, or
 - 2) Continue the project by moving to drafting of TDR policies and code, followed by legislative consideration

Legislative Process



- Draft TDR policies and code
- Vet with Planning Commission and Advisory Boards
- Revise and release proposal
- SEPA and public review
- Planning Commission hearing(s) and deliberations
- Board of County Commissioner final consideration

TDR Website and Report



www.skagitcounty.net/TDR

Planning and
Development Services

Transfer of Development
Rights Project

Market Analysis

Current Project Schedule

Scope of Work

Burlington
Redevelopment Analysis

Advisory Committee

TDR Recommendations
Report