

SUMMARY

PDR Oversight Committee Meeting 6975 Hannegan Rd. Bellingham, WA

November 15, 2006

Members present: Rod Erickson, Veronica Wisniewski, Doug Dostal, Barbara Dykes (via phone); Staff: Kraig Olason, PDS, Jessica Buer, PDS; John Gillies, NRCS; and Craig McConnell, Coop Ext.

1. Public Comments

There were no public comments.

2. Review of Minutes

April's meeting minutes were reviewed. Doug motioned to approve the minutes as written. John seconded the motion. The minutes were approved as written.

3. IAC (WWRP-FPP) Grant Update

Kraig provided an update of the IAC Farmland Preservation Program grant project. The Dickson and Joneli Farm Project is currently ranked tenth on the IAC project list. The project is currently waiting funding approval by the Governor in January.

Kraig stated that the Dickson farm has been the primary focus. The County is moving forward with the Dickson purchase with a possible final purchase date in January. Kraig has met with the Dicksons regarding possible future acceptance of the IAC conservation easement requirements should IAC funding be granted.

4. PDR Program Update

Handouts pertaining to current PDR funding and round four final applicant ranking were made available to the Committee. Kraig stated that he is currently establishing a contract with an appraisal firm to complete the appraisals on the current round four applicants.

The Committee discussed the remaining round four applicants, including Roger Bajema's properties. The committee will continue to seek out options for purchase on the remaining properties. Kraig stated that the County Council has been informed regarding

the decision to start considering other options associated with removing development densities from agricultural lands. Other options include: TDR, clustering, etc.

John recommended an analysis looking at the total build-out of all five-acre exempt lots within the Ag. zone. He further stated that there are approximately 2,300 exempt five-acre lots.

Kraig stated that a meeting could be scheduled to discuss this issue in-depth as there are serious policy implications. Veronica further stated that the issue needs to be resolved before moving forward on a Bajema property appraisal. Kraig stated that he would create a list of people appropriate for a meeting regarding Lynden's UGA and the Bajema issue.

A handout pertaining to the Dickson property appraisal was made available to the Committee. Kraig stated that the final appraised value for the Dickson property was \$170,000 or \$56,667 per development right.

The Committee discussed the Dickson property value and found it to be a reasonable appraisal. Doug motioned to approve the Dickson appraisal. Veronica seconded the motion. The appraisal was approved by the Committee.

Kraig asked the Committee if they wanted to move forward on the fifth PDR application round. Barbara motioned to move forward with the fifth application round and the Committee approved.

5. Future PDR Committee Options

The committee discussed melding the AAC and PDR committees. Kraig stated that the AAC would be the primary group with a possible subcommittee for PDR issues. Kraig further stated that to move forward with this option, the committee would have to review and revise past committee ordinances.

Kraig stated that the time has come to look to the community for program support. Kraig further stated that the program may want to consider partnering with a second, non-regulatory organization such as the APC. A handout covering this issue was made available to the Committee.

The next meeting will be December 6th at 8:30 a.m. at the Conservation District Office.

Signed,

Rod Erickson, Chair

PDR Oversight Committee

