

SUMMARY

PDR Oversight Committee Meeting 6975 Hannegan Rd. Bellingham, WA

March 1, 2006

Members present: Rod Erickson, Doug Dostal, Barbara Dykes (via phone); Staff: Kraig Olason, PDS, Jessica Buer, PDS; Guests: John Gillies, USDA, Craig MacConnell, Coop Ext..

1. Public Comments

There were no public comments.

2. Review of Minutes

February's meeting minutes were reviewed and approved as written with the inclusion of the Bellingham Community Food Coop contact person under PDR Oversight Committee Vacancies.

3. Round IV Application Ranking Process

Several handouts were made available to the committee by Kraig and Jessica regarding the Round IV applicants (Bajema, Ebe and Groen). Included in these handouts was a revised ranking form complete with recommendations from last year's PDR work year. In regards to the revised ranking form, Craig suggested changing "LESA Rating" to "LESA Soils". The recommendation was noted by Jessica and will be corrected on the new ranking form.

The committee proceeded with ranking the applicants within the given meeting timeframe. An additional and more thorough ranking will be completed by Planning Staff.

Round IV Applicant Steve Groen: Steve Groen's property is currently zoned Ag-40. The property consists of prime soils category 2 and 3. Kraig stated that Groen's property has 2 development rights but a deed history should be completed to ensure a correct number. John stated that a conservation easement would cover all 3 parcels totaling roughly 120 protected acres.

The committee proceeded with ranking Groen's property according to the new ranking form.

Round IV Applicant Greg Ebe: Kraig stated that Ebe's property has 8 development rights and is primarily surrounded by more intense uses, i.e. residential development. Craig expressed his concern with the committee's interest in wanting to preserve property in such close proximity to surrounding non-farm neighbors. He argued for contiguous preservation. Kraig stated that in order to gain farmland acres, the program must look to rural areas. Doug stated that "proximity to more intense uses" is weighted equal to "proximity to high traffic" and "proximity to UGA or city". Doug further stated that more program applications would prove ranking effectiveness but at this point the limited number of applicants poses ranking difficulties.

The committee proceeded with ranking Ebe's property according to the new ranking form.

Round IV Applicant Roger Bajema: John stated that Bajema's property application is important as the county can set a precedent for ag land. John further stated that "appropriate" development is an option for Bajema's parcels with potential for an internal TDR program. Kraig stated that purchasing Bajema's development rights would be a political move and could possibly open discussion about other possibilities.

Craig expressed his concerns with a possible Bajema purchase. Craig further expressed the need to document justification on every single PDR rating.

The next meeting will be April 5, 2006 at 8:30 a.m. at the Conservation District Office.

Signed,

Rod Erickson, Chair

PDR Oversight Committee