

# SUMMARY

## PDR Oversight Committee Meeting 6975 Hannegan Rd. Bellingham, WA

December 7, 2005

**Members present:** Rod Erickson, Doug Dostal, Veronica Wisniewski; **Staff:** Kraig Olason, Jessica Buer; **Guests:** John Gillies, USDA.

1. Public Comments

There were no public comments.

2. Review of Minutes

The minutes for the 11/02/05 meeting were reviewed. Veronica noted a grammatical error in section three whereas the word "three" should be replaced with "two". Jessica made note of the needed correction.

3. Current Projects

Kraig informed the committee of the County Council's 7-0 vote in favor of the Paul Dairy property. Kraig stated that the Paul property is set to close on December 13, 2005. Kraig informed the committee of his concerns regarding whether the County Council will approve the Alamwala property due to the revised appraisal (\$1,065,000.00). The revised appraisal includes six additional development rights. Kraig stated that he will submit a supplemental budget amendment to the Alamwala project file.

The committee agreed with Kraig's concerns and discussed the difference between the two appraisals (\$810,000.00 and the revised \$1,065,000.00). Kraig asked the committee if they thought it was worth spending \$1,065,000.00 for 90 acres.

Kraig stated that the PDR program should look at claiming credits on costs to infrastructure because the program is saving county density and related infrastructure costs. Rod agreed that rural infrastructure costs are expensive.

Kraig informed the committee of his recent conversations with County Administration regarding the Whatcom Land Trust contract. The County Administration has many questions about the current arrangement between the PDR program and WLT. The County Council questions the WLT expenses in relation to the PDR program. John states that the current formula for assessing property values may not be appropriate.

Kraig stated that the WLT is attempting to “build up” a fund of roughly \$150,000.00 for protection purposes to aid in the enforcement of conservation easements. Kraig stated that while this process may be expensive, it is less political and easier to manage. Rod suggested that a per parcel fee may be more appropriate.

4. Round Four – through 12-31-05

Kraig stated that Round IV has commenced and there has been some interest by means of phone inquires. Kraig suggested reviewing Roger Bajema’s property near Lynden. The committee agreed that the Bajema property would be a suitable property for the program.

Kraig mentioned a county surplus property located on Clay Road. The property is approximately one acre and lies just outside the Lynden UGA. Kraig also mentioned Steve Groen’s property as he has submitted an application to the PDR program.

5. Open Space “Working Landscape” Forum

Kraig stated that he and Jessica will begin researching possible ideas regarding an Open Space Forum in Whatcom County. The forum would most likely be held in March and will focus on how the county wants to deal with open space. Kraig suggested partnering with other open space committees, Kulshan Land Trust, Whatcom Land Trust, Whatcom County Planning and Development Services and the Parks Program.

Final Note: Rod and Veronica may speak at the next Agriculture Advisory Committee meeting January 4, 2006.

The next meeting will be January 11, 2006 at 8:30 a.m. at the Conservation District Office.

**Signed,**

**Rod Erickson, Chair**

**PDR Oversight Committee**

