

MEETING SUMMARY

TDR/PDR Multi-Stakeholder Work Group

Wednesday October 3, 2018, 2:30 PM

Planning and Development Services – Annex Conference Room

| Attendees – Members | Perspective | Present |
|---------------------|--|-------------------------------------|
| Chris Behee | City of Bellingham | <input checked="" type="checkbox"/> |
| Michael Jones | City of Blaine | <input checked="" type="checkbox"/> |
| Rollin Harper | Cities of Everson, Nooksack, and Sumas | <input checked="" type="checkbox"/> |
| Jori Burnett | City of Ferndale | <input type="checkbox"/> |
| Dave Timmer | City of Lynden | <input checked="" type="checkbox"/> |
| Bill Henshaw | Building Industry | <input checked="" type="checkbox"/> |
| Betty Sanchez | Realtors | <input checked="" type="checkbox"/> |
| Myrle Foster | Rural Property Owner | <input checked="" type="checkbox"/> |
| Ralph Black | TDR User | <input type="checkbox"/> |
| Phil Thompson | Economist | <input checked="" type="checkbox"/> |
| Steve Powers | Affordable Housing | <input checked="" type="checkbox"/> |
| Rod Erickson | Agriculture | <input type="checkbox"/> |
| Karlee Deatherage | Environmental | <input checked="" type="checkbox"/> |
| Rud Browne | Council Member | <input type="checkbox"/> |

| Attendees – Alternates/Representatives | Perspective | Present |
|--|------------------|-------------------------------------|
| Greg Young | City of Ferndale | <input checked="" type="checkbox"/> |
| | | <input type="checkbox"/> |
| | | <input type="checkbox"/> |

| | |
|-----------------------|--|
| Quorum Present | YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> |
|-----------------------|--|

| Attendees - Staff | Present | Attendees - Staff | Present |
|-------------------|-------------------------------------|-------------------|--------------------------|
| Matt Aamot | <input checked="" type="checkbox"/> | Mark Personius | <input type="checkbox"/> |
| Chris Elder | <input checked="" type="checkbox"/> | | <input type="checkbox"/> |

| Attendees – Guests | Organization (if applicable) | Present |
|--------------------|------------------------------|--------------------------|
| | | <input type="checkbox"/> |

Meeting was called to order at about 2:30 pm.

Open session to take public comment

There were no public comments.

Approval of Whatcom County TDR/PDR Multi-Stakeholder Work Group Report

The Work Group reviewed the “Whatcom County TDR/PDR Multi-Stakeholder Work Group” preliminary draft report (that was e-mailed out on August 29 with several suggested minor changes by staff). Staff indicated that the Work Group has held 15 meetings over a 19 month period. The Work Group has reviewed the individual sections of the preliminary draft report at previous meetings. The goal today is to review the report, make any needed changes, and vote on final approval of the report.

The Work Group reviewed and accepted the changes recommended by staff (with minor alternations). The Work Group made additional modifications to the report as shown below.

In Section 6, Opportunities/Alternatives to a Workable TDR Program, the Work Group modified the language as follows:

Opportunity # 8 – Establishing a TDR Bank (Development Rights Bank)

In Section 8, Proposed Sending and Receiving Areas, the Work Group modified the language as follows:

“For example, if a land owner has two separate 20 acre parcels both zoned R5A, the owners would typically be allowed to divide the land and build four homes on each parcel under standard zoning rules. Under this approachproposal, the density could be transferred from one of the parcels (e.g. that has development constraints or high quality agricultural soils) to the other parcel (which does not have as many constraints). The end result would be zero development capacity on one of the 20 acre parcels and eight dwellings on the other 20 acre parcel. . .

The Work Group is not formally recommending that this concept be implemented, but has included it in the report to allow the concept to receive further consideration prior to a formal proposal. Any such proposal in rural areas would have to be carefully reviewed under the Growth Management Act

and Whatcom County Comprehensive Plan to ensure that rural character is preserved in these areas.”

In Section 12, Recommended Policy and Regulatory Changes, the Work Group modified the language as follows:

F. New PDR Fund

The TDR/PDR Work Group recommends that the County create a PDR fund, in consultation with the Whatcom County Finance Department, if significant new funding sources become available. The Conservation Futures fund is adequate at the existing time to serve the needs of the PDR program. If a separate County PDR fund is not created, the County Finance Department should track funds that are raised through the density credit program to ensure that these funds are used for their intended purpose.

The Work Group voted 11-0 to approve the Whatcom County TDR/PDR Multi-Stakeholder Work Group Final Report, with the changes shown above (and correction of typos).

Staff thanked the Work Group for the knowledge, insight, and courtesy that was displayed throughout the process of developing the report.

This was the Work Group’s last meeting. It adjourned at about 3:30 pm

Signed:



Ralph Black, Chairperson