



JEFFERSON COUNTY

PLANNING COMMISSION

621 Sheridan Street

Port Townsend, WA 98368

(360) 379-4450

Minutes of the TDR Committee Meeting
January 24, 2006, 1 to 3PM
Department of Community Development
Main Conference Room
621 Sheridan Street
Port Townsend

Attendance: Bud Schindler, Peter Downey, Mike Whitaker, Jim Hagen and staff, Brent Butler.

The meeting covered several topics, based roughly upon the following agenda, including

- Selecting a Jefferson County Code sample by using a template from other counties
- How to calculate value of the development right that is transferable to establishing benchmarks for selecting sending areas,
- How to establish sending and receiving sites
- Consistency between the Comprehensive Plan and the UDC
- Public Outreach
- Future Meetings

Jefferson County Code:

Discussion: Jim asked if there was a Washington state TDR code template; Mike felt that it would be best to have a SIMPLE code and added that he is concerned about how much staff time might be required; Staff suggested that alternatives to the current template, the King County TDR program, are welcome and that he envisioned the steps ahead as follows:

- 1) Lead staff member will amend King County's TDR code to reflect Jefferson County's needs.

- 2) Distribute the amended code to county long-range planning and development staff for in-house comments and changes.
- 3) Distribute the amended and peer-reviewed draft to the TDR Committee for review and approval and on to the Planning Commission for comments and changes.

Sending Site and Calculating:

Discussion: All were concerned about how to rank sites; staff suggested using the Department of Natural Resources rating system for Natural Area Preserves (NAP) (see DNR site). Staff said a 1 to 4 rating, where 1 is the best, for each important value can be placed upon parcels. After listing several possible variables, the TDR Committee added to it, concluding with the following ratable areas: Wetlands (W), Agriculture (A), Habitat (H), Forest (F), Landslides (L), Marine (M), whereby a rating W1, A1, H1, F1, L1, M1 would be the highest rating.

TDR Comp Plan Amendment:

Discussion: Staff said that they had passed out the beginning of a TDR Comp Plan amendment at the last public planning commission meeting and said that the lime item strikeouts had yet to be done and can be prepared in time for the next meeting, which his Feb. 14, 1-3pm.

Receiving Areas:

Discussion: Committee members wish to know if there is a possibility of transferring development rights to other areas outside of the officially designated UGA and the Irondale/Port Hadlock quasi-UGA. Staff said that TDRs are intended for UGAs where infrastructure exists or will soon be built such as Port Townsend and the Bi-Area UGA, but that he was unsure of whether the MPRs such as Port Ludlow and Brinnon could accommodate such increased densities. Jim Hagen noted that he had read this in Richard Settle's Law Review article; "Washington's Growth Management Revolution Goes to Court". Staff agreed to check with CTED and David Alvarez about the possibility of using areas outside UGAs for TDRs, eg. Rural Village Crossroads, LAMIRDs, MPRs.

Banking and Administration:

Discussion: Staff said that the program could possibly be started by issuing bonds using the conservation futures funding as collateral to purchase the most valuable lands to create a TDR bank, after they were inventoried and ranked as suggested above. Bud and others were concerned about how the program could be administered. Mike worried about graft if the county were the sole arbiter of selling the development rights that were purchased; Peter Downey and Jim Hagen mentioned that having a marketable development right might be best.

Other Questions/Issues:

Other questions raised included (1) impacts on the county's tax base, (2) impacts on property values in the sending and receiving areas, (3) priority of this program vs. other projects.

- a) Staff agreed to research the receiving areas, as per above (CTED and Alvarez) and to continue working on the TDR Comprehensive Plan amendment;
- b) The TDR Committee will meet on the 2nd and 4th Tuesdays from 1-3pm.
- c) Bud showed the work that he is doing on the Side by Side, a check of the consistency between the UDC and Comp Plan, and asked what needs to be done to the Comp Plan to get the program moving forward