



Conservation and Development Incentives Program (PROPOSED)

Senior Planner Kirk Johnson, AICP
Planning & Development Services
October 6, 2015

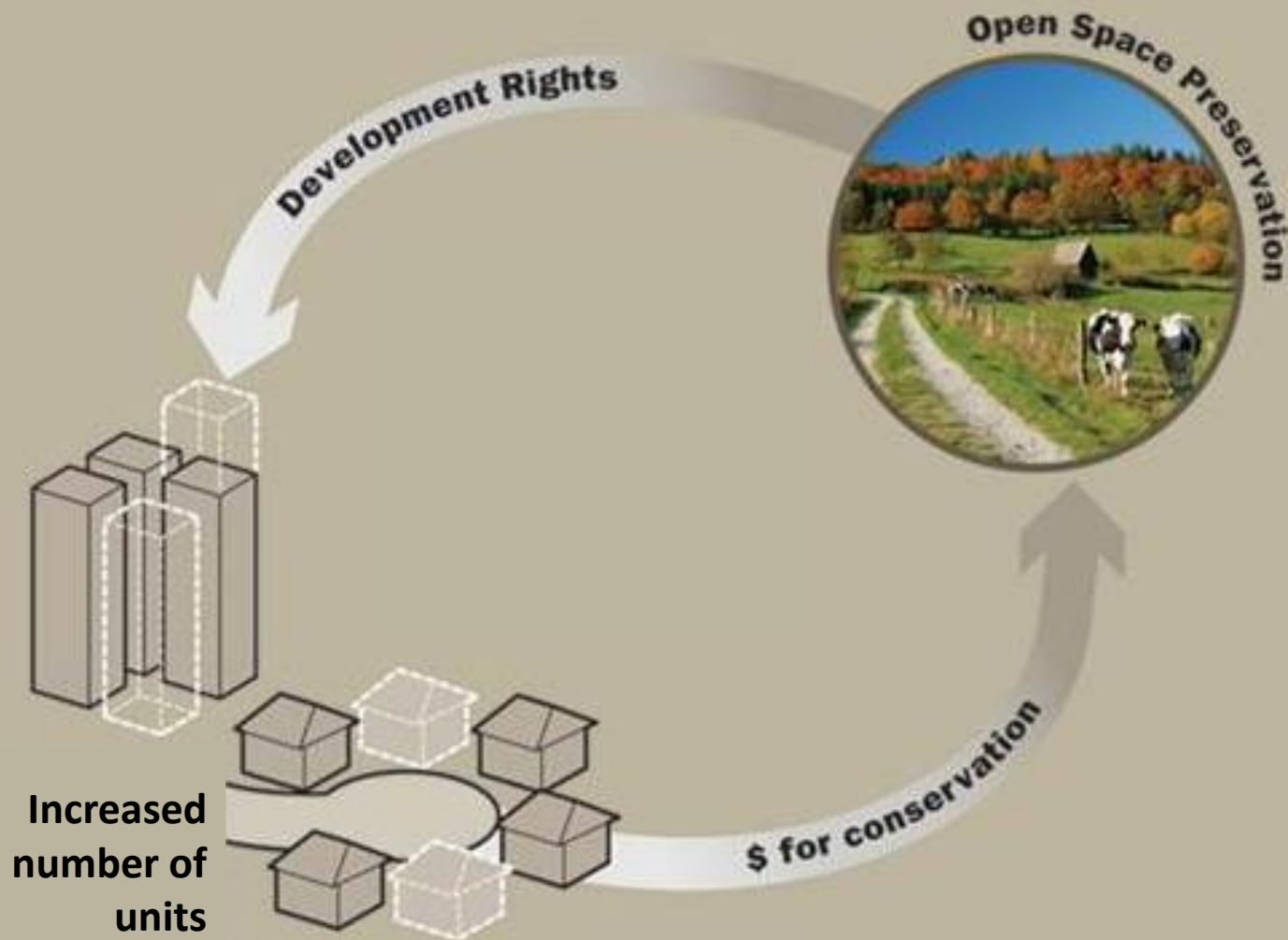
Why CDI?

- 35,000 more people moving to Skagit County over the next 20 years
- public wants to protect:
 - rural character
 - rural quality of life
 - natural resource industries
 - open space
- projected growth can help conserve the resource economy and rural landscape

Why CDI?

- Agricultural Land Preservation
 - code allows residential development at 1/40
 - Farmland Legacy Program
 - taxpayer funded
 - 9,500 acres in 20 years = 100+ years to protect it all
 - dwindling funding: fewer federal funds, more strings
- Forest Land Conservation
 - code allows residential development at 1/20
 - no existing easement acquisition program; few conservation resources

What is CDI?



What is CDI?

- Natural resource landowners can sell their **development rights** to conserve the natural resources or open space of their land
- Landowners can purchase **development credits** either from the County or from a private seller to increase development in specified areas
- Goal: no net increase in development

Where does it work?

Conservation Priority Areas (where you can sell development rights to conserve land)

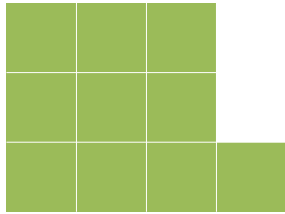
- Ag-NRL
- Industrial Forest-NRL within a fire district
- Secondary Forest-NRL
- Rural Resource-NRL
- Land in Rural Reserve (if enrolled in or meets the eligibility criteria for the current use tax program)

Development Priority Areas (where you can develop more after buying credits)

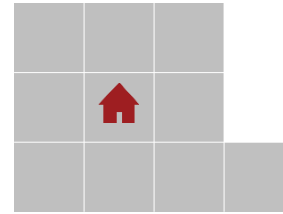
- Comprehensive Plan amendment and rezone areas
- Additions to urban growth areas
- Areas designated by a city/town
- Certain infill opportunities in the Rural Intermediate and Rural Village Residential zones
- Certain cluster (CaRD) developments where a density bonus can be obtained on a lot otherwise too small for such a bonus

Existing Code (without CDI)

10-acre undeveloped legal lot in Rural Reserve

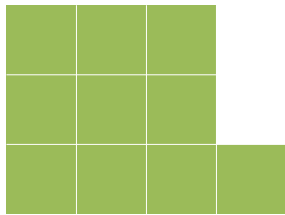


=

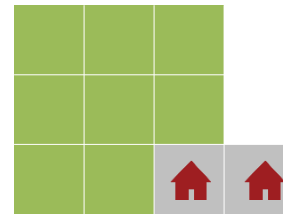


1 development right
no designated open space

10-acre undeveloped legal lot in Rural Reserve

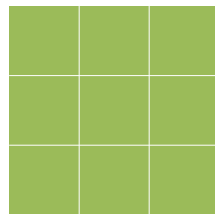


=

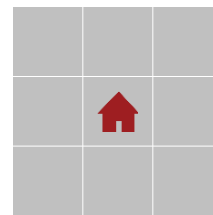


2 development rights
clustered near road
with open space

9-acre undeveloped legal lot in Rural Reserve

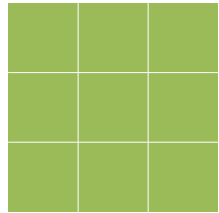


=



1 development right
with no clustering and
no designated open space

Proposed Code (with CDI)

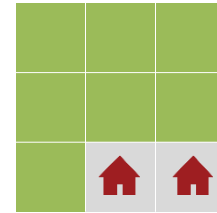


7 to 9-acre
undeveloped legal lot in
Rural Reserve

+



=



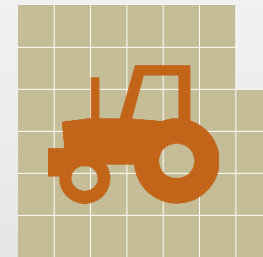
2 development rights
clustered near road
with open space



←OR→



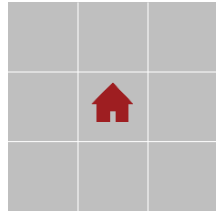
pay into county
conservation
easement program
per fee schedule



find and buy conservation easement
on farm or forest land
prohibiting residential
development

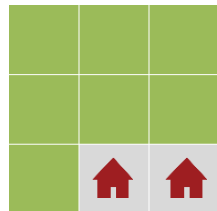
Comparison of Outcomes

**without
CDI**



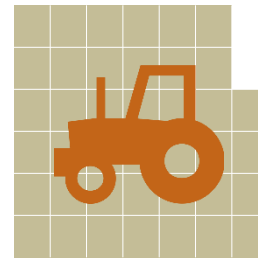
9 acres =
1 development right
no designated open space

**with
CDI**



9 acres =
2 development rights
clustered near road
with open space

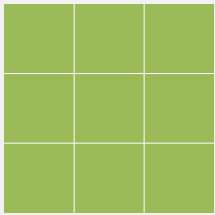
and



permanently conserved
natural resource land

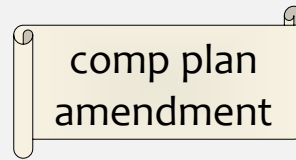
UGA Example (with CDI)

1



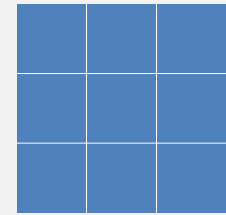
parcel proposed for
addition to UGA

+



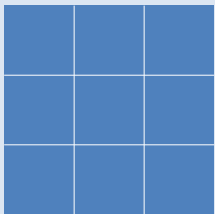
legislative,
still must fit
designation criteria

=



UGA zoning +
CDI designation

2

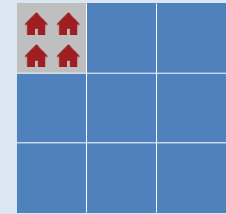


UGA zoning +
CDI designation

+



=



development at
urban densities

Benefits of CDI

- Provide options to resource/rural land owners
- Conserve working lands and open space
- Offer incentives to concentrate development in areas best suited for growth
- Coordinate conservation and development with cities and towns
- Implement GMA and county and city comprehensive plans

Benefits of CDI

- Conservation Priority Areas are protected
 - County holds permanent conservation easement
 - Complements Farmland Legacy
 - Fills a gap in forestland protection
 - Supports natural resource-based economy
 - Engages development market to support conservation

How to Comment

public hearing **Monday**, November 2, 6 pm
comment deadline is November 5 at 4:30 pm

email comments to
pdscomments@co.skagit.wa.us
with the subject line “Comments on CDIP”

www.skagitcounty.net/cdip

More Information

Kirk Johnson, AICP
Planning & Development Services
360-419-1336

www.skagitcounty.net/cdip