

**Debra L. Nicholson**

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**From:** Tim <innovagp@aol.com>  
**Sent:** Tuesday, August 05, 2014 8:14 PM  
**To:** Commissioners  
**Subject:** TDR support

Dear Commissioners,

I would like to register my support for the use of Transfer of Development Rights (TDRs) as a land use tool. TDRs are a proven method to keep farmland as farmland.

The program is completely voluntary. No property owners need to be involved in the program if they choose not to participate.

TDRs typically need a vibrant real estate market to intrigue developers to seek higher unit density on urban lots. We have had these markets occur in Skagit in the past, and we will again. When the real estate market is ripe for growth, do we not want to encourage that growth to occur off of ag lands?

TDRs are simply a tool to help encourage new growth on non-agricultural lands. They are not the only tool to do so, but as we learned in the Envision Skagit 2060 project, the number one aspect of Skagit that citizens want to preserve into the future is farmland. Let's use every reasonable non-coercive method to this end.

Cheers,

Tim Rosenhan

Sent from my iPhone