



# City of Arlington

Executive

Dear PAC Committee

The most important messages we can share in regards to a regional program are the following:

- It has to be good for both the sending and receiving area participants, and it is ok if people can make money by participating in the program.
- In our valley the sending area lands are a farmer's retirement account. Assistance with infrastructure costs in a receiving area will allow a receiving area landowner to forward those savings on by providing the sending area landowner the value necessary for them to give up their development rights.
- Participation in our rural program is based on trust with local faces and names best at participating in negotiating details of the development rights beings traded.
- A clearing house may simply add a 3<sup>rd</sup> layer, as both the sending area (Snohomish County) and receiving area (Arlington) will have to coordinate tracking and approval of credits created and released.
- A regional bank would have to allow a local jurisdiction the ability to help access funds to protect their highest priority sites, and have a mechanism that prevented the lower value certificates on lands less attractive for development from using up the receiving area certificates.
- A regional program would be most efficient if coordinated with other state programs sharing the mission to protect agriculture, open space and natural resource lands of all values.

In our program have found that the estimated cost of development rights range from \$3,000 up to \$10,714 per new dwelling unit built. The higher number will be the price a receiving area participant will have to pay for the lands most threatened from conversion.

Example of our programs true infrastructure cost of establishing a receiving area where if public funding assisted there would be more private sector money available to buy development rights:

- Cost of off-site sewer improvements \$3,959,000, not including Reclamation plant upgrade
- Cost of off-site water improvements \$5,478,000, up to \$2,000,000 recovery contract possible
- Roads are estimated to be \$5,000,000 per mile

We are proud to be working with all of you to save our precious resource lands for future generations.

Margaret Larson, Mayor of Arlington

Bill Blake, Assistant Director Community Dev.