

1 September 9, 1988  
2 1300C/AT/hdm

Sullivan  
Laing  
Introduced by: Gruger

3 Proposed No.: 88-581

4 MOTION NO. 7302

5 A MOTION directing the Department of Parks,  
6 Planning and Resources to develop a transfer of  
7 development rights program for implementation  
8 through the community planning process.

9 WHEREAS, King County has adopted policies in the Comprehensive  
10 Plan to protect the county's natural beauty, open space,  
11 environmentally sensitive features, historic features, rural and  
12 resource areas, and quality of life by guiding the overall  
13 pattern of growth and the development of specific sites, and

14 WHEREAS, a mix of development incentives and land use  
15 regulations is desirable to achieve these policy goals, and

16 WHEREAS, a transfer of development rights (TDR) program is a  
17 development incentive that may achieve these goals while  
18 providing public and private benefits, and

19 WHEREAS, Community Plan updates are currently underway in the  
20 Soos creek, Northshore and East Sammamish Community Planning  
21 Areas, and

22 WHEREAS, these community planning areas may contain lands  
23 that are appropriate for the application of a TDR program;

24 NOW, THEREFORE, BE IT MOVED by the Council of King County:

25 A. The department of Parks, Planning and Resources shall  
26 develop a transfer of development rights program for council  
27 consideration that accomplishes the following purposes:

28 1. Identifies criteria for transferring densities that  
29 include:

30 a. identification of areas where specific public  
31 benefits will be derived from their protection; and  
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1           b. a method for determining the amount of public benefit  
2 received that includes a recognition of existing development  
3 restrictions; and

4           c. provision for permanent protection of the public  
5 benefit derived by means of an easement or dedication to the  
6 county or a certified public land trust; and

7           d. location policies for transferring areas that provide  
8 for public open space benefits to be reasonably related to the  
9 areas of increased density.

10           2. Identifies criteria for areas receiving the increased  
11 densities that include:

12           a. the presence of existing or planned infrastructure  
13 that will accommodate additional density; and

14           b. assurance of resulting density consistent with  
15 comprehensive plan designations; and

16           c. appropriate protection measures providing for  
17 continuation of the environmental quality within the area; and

18           d. location policies for receiving areas that provide  
19 for public open space benefits to be reasonably related to the  
20 areas of increased density.

21           3. Provides for density increases that are proportional to  
22 the public benefits received and for equitable treatment of small  
23 and large properties.

24           4. Provides an implementation program, through the  
25 community planning process, that includes a mechanism to ensure  
26 that the transfer of development rights is balanced with other  
27 existing community plan policies and goals and a review process  
28 to adjust permitted density to the specific constraints of a  
29 particular site.  
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1 5. Provides a process for involving King County residents,  
2 land owners, cities and other government agencies and  
3 conservation and sports groups in the identification of lands of  
4 regional significance where specific public benefits will be  
5 derived from their protection through the transfer of density.  
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7 6. Provides a process giving local residents a substantial  
8 role in the identification of lands of local significance where  
9 specific public benefits will be derived from their protection  
10 through the transfer of density.  
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12 B. The executive shall submit a budget proposal which  
13 provides for development and transmittal of a transfer of  
14 development rights program by April 1, 1989 in order to permit  
15 its use in the community plan updates underway at that time.  
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17 C. Upon adoption of this motion the citizen advisory  
18 committee of any community plan update then underway shall be  
19 provided with information on the transfer of development rights  
20 concept and shall consider, throughout its deliberations, the  
21 impacts of possible county adoption of such a program.  
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23 PASSED this 12th day of September, 1988.  
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25 KING COUNTY COUNCIL  
26 KING COUNTY, WASHINGTON

27 *Darryl Grant*  
28 Chairman

29 ATTEST:

30 *Joseph M. Owens*  
31 Clerk of the Council  
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