

June 23, 1998
clerk 7/14/98

Introduced By: Cynthia Sullivan
Larry Phillips

CW:ac

Proposed No.: 98-364

MOTION NO. **10503**

A MOTION outlining a recommended work plan for the
Transfer of Development Rights (TDR) program.

WHEREAS, the Growth Management Act identifies TDR as an innovative
technique for land use management, and

WHEREAS, King County has a long tradition of developing innovative strategies
to conserve resource lands that are essential to this region's quality of life, and

WHEREAS, protecting rural farms and forests is a goal of the Countywide
Planning Policies and of both the 1985 and the 1994 King County Comprehensive Plans,
and

WHEREAS, Countywide Planning Policy LU-14 establishes that the county may
transfer density from Rural Area properties to other Rural or Urban Area properties in
order to secure county open space land, protect a significant natural resource, or retain rural
resource-based uses, and

WHEREAS, LU-14 further directs the county to develop a means to transfer
density rights which maintains development standards that are rural in character and which

1 results in no net increase in density within the Rural Area as a result of this density
2 transfer, and

3 WHEREAS, King County Comprehensive Plan Policies R-207A and R-217 direct
4 the county to study and recommend a program by June, 1997 to enable transfers of density
5 from the Rural Area to urban and other rural areas that could accommodate additional density
6 consistent with the Growth Management Act and the Comprehensive Plan, and

7 WHEREAS, the study directed by these policies is complete and it is in the best
8 public interest to develop a comprehensive TDR program -- initially through pilot projects
9 followed by a full-fledged program -- demonstrating the environmental, community and
10 economic benefits of this program to the residents of King County;

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

12 A. The executive is requested to send a report to the council no later than August
13 15, 1998 comprehensively detailing all elements required to achieve a successful TDR
14 program in King County. This report shall identify the work program, schedule and
15 estimated resources required for a full and complete TDR program, including a plan to
16 work with cities to increase the receiving area market and a plan to operate and fund a
17 public and/or private TDR Bank.

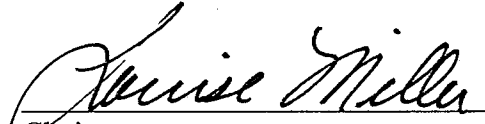
18 B. It is the council's intent that the sending and receiving areas associated with the
19 TDR demonstration projects will be identified by the executive as soon as possible with the
20 goal of one or more complete transactions within the next 12 months with the other
21 project(s) occurring within 36 months. It is also the council's intent that sending and
22 receiving areas associated with the demonstration projects proposed by the executive in

1 Proposed Ordinances 98-349 and 98-369 will be identified through a process that includes
2 notification of all receiving area properties consistent with the provisions for Type Four
3 land use decisions. Once a sending area and a receiving area have been confirmed for a
4 demonstration project, the executive is requested to send a report to the council that
5 identifies staff and a work program including a means of monitoring and assessing the
6 project in order to improve future TDR applications and to measure the outcome based on
7 the following broad goals: resource protection, quality rural and/or urban development
8 standards, cooperative planning with cities (if appropriate), and improved regulatory, fiscal
9 and marketing strategies.

10 C. The executive is further requested to include in his 1999 budget proposal, a
11 complete programmatic and fiscal assessment of the TDR work program which integrates
12 the work of all affected agencies and includes oversight by the Office of Budget and
13 Strategic Planning.

14 PASSED by a vote of 9 to 1 this 13th day of July
15 1998.

16 KING COUNTY COUNCIL
17 KING COUNTY, WASHINGTON

18 
19 Chair

20 ATTEST:

21 
22 Deputy Clerk of the Council

23 Attachments: