



Kittitas County Transfer of Development Rights Program Recommendations Fact Sheet

Background

With an abundance of natural beauty and important resource industries, Kittitas is one of the most picturesque and productive counties in Washington. Testimony to its attractiveness, the county has experienced dramatic growth in recent years, particularly in its rural areas. Although economic and population growth can bring a variety of benefits to the county, it can also bring challenges to the county's rural economy and its lifestyle through the conversion of working lands to housing and development.

To provide agricultural and timberland owners additional land use options, Kittitas County hired the Cascade Land Conservancy to help develop a voluntary transfer of development rights (TDR) program. Using growth as its engine, TDR has conserved more than 380,000 acres nationally.



Summary of TDR Recommendations

Policy Overview

- Creates a voluntary TDR marketplace that conserves land while respecting property rights
- Authorizes the transfer of development rights from farms, ranches and forestlands (*sending areas*) to areas better suited for development (*receiving areas*)
- Builds on national TDR experience plus discussions with over 90 Kittitas County stakeholders

Sending Areas

- Farms
- Ranches
- Forests

Receiving Sites

- Cities and unincorporated urban growth areas (UGAs)
- Planned communities: master planned resorts and planned unit developments
- Approved rural development

Key Benefits

- **New Options:** Provides new options for capturing land value without removing or decreasing any existing property rights
- **Market-based:** Allows the market to choose what land is appropriate for conservation
- **Voluntary:** Landowners are free to sell all, some, or none of their development rights
- **Reasonable:** Allows for flexibility to transfer conservation responsibilities in special cases
- **Growth-driven:** Benefits from and supports economic growth in the county

Additional Information

For more information on the proposed TDR program, please visit: www.cascadeagenda.com/tdr/kittitas

Or contact:

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