



What is “Transfer of Development Rights” (TDR)?

- A process for moving development potential from one property (sending area) to another (receiving area).
- Uses market forces to help conserve natural resource lands and direct future growth to the most suitable areas.

How does TDR work?

- Administered by Snohomish County.
- Appropriate Comprehensive Plan policies and land use designations must be in place.
- Transfer is based on a negotiated price between willing landowners from “sending” and “receiving” areas.

Where are sending and receiving areas located?

- Areas are identified on the County’s and City’s Comprehensive Plan Land Use Map through overlay designations.
- Sending area underlying designation is typically agricultural or resource land.
- Receiving areas may be located within a city or within the unincorporated County, and are typically within an Urban Growth Area (UGA) where the underlying designation is for an urban level of development.

Does Lake Stevens currently use TDR?

- Lake Stevens has not used TDR to date. The County TDR program is relatively new.
- Lake Stevens Resolution No. 2006-4 supports working with the County and property owners to preserve the agricultural land and greenspace west of the City towards Ebbey Slough. The City also supports preservation of farmlands in other areas of Snohomish County consistent with the County Executive’s Focus on Farming” agenda.

How Could TDR be used in the South UGA Study Area?

- Resolution No. 2006-4 supports designating the South UGA study area as a TDR receiving site. It also supports expanding the UGA to include the study area.
- The Ebbey Slough area may be one sending area. Other known agricultural areas in the County include Arlington, Stanwood, and Snohomish.
- TDR credits could be a condition of approval for development in the study area, if it becomes a part of the City’s UGA.

What is needed for TDR to occur in Lake Stevens or its UGA?

- While the land is in Snohomish County, the County would execute a TDR program. If the area is annexed into a city, an interlocal agreement between the County and the City is required.
- The County and City Comprehensive Plans and zoning regulations must spell out how TDRs can be used and when they are required.

Some of the information in this fact sheet is taken directly from Snohomish County Planning and Development Services Bulletin #69.

Visit www.ci.lake-stevens.wa.us for more information and to fill out a survey on the proposed UGA expansion. You may also email comments to masterplan@ci.lakestevens.wa.us