

**Summary of Process**  
**Transfer of Development Rights Land Use Code Amendment**

March 2000	Issaquah and King County (KC) used the KC TDR program and successfully transferred Development Rights from Mitchell Hill to Issaquah Highlands, preserving 313 acres of McCormick Forest as public open space
Spring 2003	Council asked that Issaquah develop a City program to transfer Development Rights from City parcels to other City parcels in order to provide incentives to property owners that had parcels with a lot of critical areas
January 2004	Council adopted a Comprehensive Plan amendment which outlined a City TDR program  Stakeholders group formed, including people directly involved with at least one successful local TDR project
Spring-Summer 2004	Draft amendment reviewed by Stakeholders, Planning Policy Commission, LUC and River & Streams Board
October 2004	Planning Policy Commission Open House: Postcards mailed to over 2,000 property owners Attendance: over 225 people
November 2004	Planning Policy Commission Public Hearing
December 2004	River & Streams Board review
January 2005	Committee of the Whole Council update
May 9, 2005	Mailed approximately 814 postcards to property owners of Sending Sites (50), Receiving Sites (259) and properties located within 300 feet of Receiving Sites (505) regarding the PPC open house (May 19 <sup>th</sup> ) and Public Hearing (June 9 <sup>th</sup> ). Updated website.
May 17, 2005	River & Streams Board Review
May 19, 2005	Planning Policy Commission Open House Attendance: over 60 people
June 8, 2005	SEPA Determination of Non-significance (DNS)
June 9, 2005	Planning Policy Commission Public Hearing
June 28, 2005	Committee of the Whole Council update
July 14, 2005	Planning Policy Commission meeting
July 28, 2005	Planning Policy Commission Public Hearing
August 3, 2005	Council Land Use Committee review
August 15, 2005	City Council, referral to LUC
September 7, 2005	Land Use Committee review & recommendation
September 19, 2005	City Council Action on amendments

Updated September 21, 2005