

EXHIBIT 6

Question #10 Transfer of Development Rights

Question #10. Please describe whether this amendment will require transferred of development rights, and if they are required, described how this requirement will be met.

>>The transfer of development rights does not apply at the comprehensive plan amendment stage, per Kittitas County Code 17.13.

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Kittitas County CDS

From: Jeremy Johnston jeremy.johnston@co.kittitas.wa.us
Subject: RE: TDR questions
Date: April 1, 2022 at 4:44 PM
To: Chad Bala bala.ce@gmail.com
Cc: Dan Carlson dan.carlson@co.kittitas.wa.us



Hi Chad,

Thanks for clarifying. I just spoke with Dan about a code section that may answer your questions (if we are understanding them correctly).

17.13.080 TDR Transfer Process.

1. TDR transaction transferring density credits from within unincorporated Kittitas County to within an incorporated city shall be reviewed and transferred using the city's development application review process. The transfer shall be subject to a TDR agreement between Kittitas County and the city. The County and any city located within the County may also establish by agreement general procedures for facilitating and completing TDR transactions transferring density credits from unincorporated Kittitas County to any such city.
2. Density credits shall be required for approved amendments to the Comprehensive Plan associated with receiving sites detailed in KCC 17.13.030 1.a thru 1.h.
Applications may be submitted without the purchase of density credits, but no final plat approval or other permits, if no land division is involved, for development associated with a TDR requirement shall be issued until the density credit requirement is satisfied.
 - a. **The tender of density credits is not a precondition for any amendment to the Comprehensive Plan, Zoning Map or proposed development to be approved. The density credits are required before the County issues final plat approval or permits, if no land division is involved, for any development of the additional units in the Comprehensive Plan amendment. The developer must submit the density credits when applying for the permit.**
 - b. **The ordinance granting each Comprehensive Plan Amendment shall condition the approval upon the applicant's compliance with the requirement of development credits.**

If I am understanding your questions correctly, I believe this addresses it. If I am missing something let me know.

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From: Chad Bala <bala.ce@gmail.com>
Sent: Friday, April 1, 2022 3:01 PM
To: Jeremy Johnston <jeremy.johnston@co.kittitas.wa.us>
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