

Policy 2A-14: Strive to establish by December 2017 a clear, predictable, and fair process for allowing expansion of urban growth areas that considers reasonable measures to mitigate the impacts of residential development in rural lands, agricultural areas (broadly defined), and sensitive watersheds. This process should include:

1. Consultation with a focus group of potential TDR/PDR users in the building industry.
2. Convening a multi-stakeholder work group, including the Cities, tasked with:
  - Reviewing the current TDR and PDR programs.
  - Identifying political, financial, and regulatory barriers to effective TDR and PDR programs.
  - Identifying opportunities and solutions for creating a workable TDR program.
  - Identifying mechanisms to create a PDR fund that could be used to protect important agricultural and rural lands.
  - Recommending policy and regulatory amendments necessary to implement the above policy.
  - Identifying proposed sending areas in critical areas, the Agricultural Zone, and the Rural Study Areas.
  - Identifying receiving areas.
  - Identifying other factors and/or growth management tools.
  - Exchangeable development rights that have economic value, with the potential for multiple methods of assigning and converting value.
  - Interlocal agreements that grant economic value to exchangeable development rights and that insure development rights can be used in receiving areas.
3. Based upon the findings of the multi-stakeholder work group, consider strategies that could require purchase, transfer or otherwise incentivize removal of potential development rights from rural or resource lands in exchange for UGA expansions and other upzones.