



**PIERCE COUNTY
PLANNING AND PUBLIC WORKS**

**MASTER APPLICATION FOR
TRANSFER OF DEVELOPMENT RIGHTS PROGRAM – SENDING SITE**

I. LANDOWNER INFORMATION

Name _____

Mailing Address _____

City and State _____ Zip Code _____

Phone _____ Alternate Phone _____

Email _____

Do you own all or a portion of the property to be consider as a sending site for the Transfer of Development Rights Program?

All

Part

If part, please describe: _____

If part, do you have authorization to represent other landowner(s)? **Please attach a Letter of Authorization.**

Yes

No

Primary contact person and/or agent if different than landowner(s):

Name _____

Email _____

Phone _____ Alt Phone _____

II. PROPERTY INFORMATION

Tax Parcel Number(s) Attach a legal description(s) of each parcel number.

Property Address or Nearest Street or Road:

Total Acreage of Property _____

Are there any existing dwelling units located on the property? Yes _____ No _____

If yes, how many? _____

Are there any other structures on the property? Yes _____ No _____

If yes, how many? _____

Please provide a brief description of site structures:

Please attach labeled pictures illustrating the existing buildings and general property. Label all buildings on the site plan (including the date the photograph was taken).

List the current zoning of the property (i.e. ARL, R10, R20, R40, RSR, RF): _____

Describe how the property is currently being used (e.g. agriculture, forestry, home site, etc.):

Are there any existing easements or deed restrictions affecting this property (i.e. power line corridors, access easements, forestry moratoriums, etc.)?

If so, please briefly describe _____

Does the property have any year-round submerged lands such as lakes, rivers, streams, or ponds?

Yes _____ No _____

III. STATEMENT OF INTENT

I want to retain _____ (number) dwelling units or development rights with the property for existing or future development.

I intend to _____ maintain the property in private ownership, or _____ explore the possibility of dedicating the property to Pierce County or to another public or private non-profit agency.

IV. SENDING SITE CRITERIA

Sending sites must contain a public benefit such that the preservation of that benefit by transferring residential development rights, to a receiving site is in the public interest. A sending site will be presumed to contain a public benefit if it meets at least one of the following criteria. Please check all the applicable criteria

- The site has a land use designation of Agricultural Resource Land (ARL), Rural Sensitive Resource (RSR), or Forest Lands (FL).
- The site is located in the rural area and is zoned as Rural Residential (Rural Separator, Rural 10, Reserve 5, Rural 20, Rural 40, Rural Farm, or Rural Sensitive Resource); defined as Open Space Land pursuant to RCW 84.34.020, and is used for agricultural operations.
- The site is identified in the Pierce County Comprehensive Plan, including community plans, or the Pierce County Park, Recreation and Open Space (PROS) Plan, as a regional trail or associated public purpose.
- The site contains habitat for a federally listed endangered or threatened species. Such determination shall be in writing from the Washington State Department of Fish and Wildlife, United States Fish and Wildlife Services, or from a federally recognized tribe.

- The site is designated as Recreational Conservation Lands which are located in an urban growth area, or are designated as urban or rural shoreline, and meet all of the following:
 - The site is threatened with probable development within the next ten years;
 - The site comprises a significant part of the inventory of available open space in an area or community; and
 - The site provides the public with passive recreational opportunities or active recreational opportunities such as golf, baseball, softball, soccer, or other sports or activities not requiring intensive development of the land.
- The site is identified as eligible sending site by an interlocal agreement with the County.

V. TITLE COMPANY INFORMATION

A title report must be supplied by the landowner as part of the TDR application. The title report shall be submitted in either hard copy or on a disk in PDF format.

Name of Title Company _____

Address _____

City and State _____ ZIP Code _____

Date of submitted title report _____

VI. MORTGAGE COMPANY INFORMATION

Are there any liens or mortgages on the property? Yes _____ No _____

Mortgage Holder's Name _____

Address _____

City and State ZIP Code _____

VII. APPLICATION CHECKLIST

Provide two copies of each item listed below:

- Legal Description of each parcel
- Title Report – may be submitted on disk
- Site Plan
- Affidavit of Compliance with Forest Practice Application requirements (if needed)
- Signed and notarized Right of Entry Agreement
- Pictures of the existing buildings and property
- Letter of Authorization, if needed
- Application review fee

RETURN TO:

Development Center
Planning and Public Works
2401 South 35th Street, Room 175
Tacoma, WA 98409

FOR COUNTY USE ONLY:

Date Received _____
Completed Application Date _____

For questions, please contact:

Mike Poteet
Planning and Public Works
2401 S. 35th Street, Room 175
Tacoma, WA 98409
253-798-3614
michael.poteet1@piercecountywa.gov

IX. PROPERTY OWNER CERTIFICATION

I hereby certify that the information furnished on this application and the attachments are true, that I am the legal owner of the property described above, that I have marketable title to the property, and that I have the legal right to restrict the use of the property. I grant permission to Pierce County to seek an update from the Title Company prior its issuance of a Transfer of Development Right Certificate.

Signature of Owner (Applicant)

Date

Signature of Co-Owner (Co-Applicant)

Date