



**PIERCE COUNTY
PLANNING AND PUBLIC WORKS**

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

I. LAND OWNER 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.

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

Name _____ Email _____

Phone _____ Alternate 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 (e.g. ARL, R-10, R-20, R-40, 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? (e.g. power line corridors, access easements, forestry moratoriums, etc.)

If so, please describe briefly _____

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:

The property would qualify as a sending site because it contains one or more of the following public benefits as defined in PCC 18G.10.020. Please check all the applicable criteria:

- Designation in the Pierce County Comprehensive Plan as Agricultural Resource Land (ARL) or Rural Sensitive Resource (RSR).
- ARL in the Alderton-McMillin and Mid-County Community Plans area.
- Designation in the Pierce County Comprehensive Plan as Forest Lands (FL).
- Land located in the Alderton-McMillin or Mid-County Community Plan areas zoned as a rural residential zone (Rural Separator, Rural 10, Reserve 5, Rural 20, Rural 40, Rural Farm, or Rural Sensitive Resource), and in the Current Use Assessment Program as defined in RCW 84.34.020 as open space land used for agricultural operations;
- Privately owned land that extends or is located in close proximity to and enhances a public trail system.
- Identification as habitat for federal listed endangered or threatened species in a written determination by the Washington State Department of Fish and Wildlife, or United States Fish and Wildlife Services, or a federally recognized tribe that the sending site is appropriate for preservation or acquisition.
- Recreational Conservation Lands as defined by Pierce County Code Title 18.25.
- Lands designated as eligible sending sites in a TDR/PDR agreement with a city.

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 S. 35th Street, Room 175
Tacoma, WA 98409

FOR COUNTY USE ONLY:

Date Received _____
Completed Application Date _____

For questions, please contact:

Diane Marcus-Jones
Planning and Public Works
2401 S. 35th Street, Room 175
Tacoma, WA 98409

253.798.2616
dmarcus@co.pierce.wa.us

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