

New Page 1PAYETTE COUNTY PLANNING AND ZONING
TRANSFER BUILDING SITE APPLICATION

APPLICATION FOR:
SENDING PROPERTY

Name _____ Telephone: _____

Address _____

Mailing Address _____

I am requesting the transfer of _____ (number) building right(s).

RECEIVING PROPERTY

Name _____ Telephone: _____

Address _____

Mailing Address _____

I am requesting the transfer of _____ (number) building right(s).

Things you should know about Transferring building rights (TDRs)

1. Application: In the event a person desires to move a development right or a residential building permit from one parcel of land which qualifies for a single-family dwelling building permit to another parcel of land that does not qualify for a single-family dwelling building permit, that person shall file an application for that purpose with the zoning administrator.

2. Sending Property: A parcel of land which is Zoned Ag and qualifies for a residential dwelling building permit and which has been designated as land which should be preserved because it is prime agricultural land, is in an area where open spaces need to be preserved or because the land is critical wildlife habitat or which needs to be protected to enhance and maintain rural character of lands may qualify as sending property.

3. Disqualification From Further Permits: Upon the transfer of a development right, the sending parcel shall be disqualified in perpetuity from receiving any further building permits. This disqualification shall not prohibit any landowner from later applying for a rezone and subdivision approval.

4. Signatures: No transfer of a development right will occur without the signature of all lien holders and other parties who have an interest in the sending parcel. In the event a development right is transferred without the permission or signature of a lien holder or a party in interest, the purported transfer shall be void ab initio. To insure that the Board has the information required by this section, the applicant shall provide the zoning administrator with a title report from a title insurance company, which shall show all lien holders and all parties who have an interest in the property from which the development right is being transferred.

5. Receiving Property: A parcel of land which does not qualify for a building permit and which is not designated as meeting the criteria set out definition of the "Sending Property" may qualify as receiving property.

6. The Location of the transferred building site. The building site shall be designated by a legal description provided by the applicant and shall indicate the area proposed by the Sending Area Site Plan Map. (Check Payette County Code 8-5-10-R - City Impact Area)

Initial when you have read the above: _____
Sending Prop. Receiving Prop.

It is recommended that applicant's review the Payette County Code. The Code is available online @ sterlingcodifiers.com. (codes online, state, Payette Co.)

SENDING SITE INFORMATION:

Applicant name _____

Tax Parcel Number _____ Section _____ Township _____ Range _____

Total Acres _____ Existing Land Use _____ Existing Zoning _____

Site Address/Location _____

1. Does this land have an irrigation water right? _____
Number of shares? _____ Irrigation District? _____

_____ If not, is irrigation water available? _____

2. Flood Plain area? _____ City Impact Area
_____(City?) _____

3. Surrounding Usages: Identify predominant land use with in 1/2 mile in each direction.

North _____ South _____
East _____ West _____

4. Are there any dairies or feedlots within a one mile radius?

[] NO [] YES Name of owner _____

Property is PRIME AG TRACT if 22 or more points. If property is borderline between categories then the point category which has the greater points will be used. Circle the appropriate number in each category.

5. Tract size:

- A. 20+ Acres
- B. 15 to 20 acres
- C. 10 to 15 acres
- D. Less than 10

6. % of water from Irrigation District:

- A. 100%
- B. 75%
- C. 50%
- D. Less than 10%

7. % of slope greater than 7%:

- A. 10%
- B. 20%
- C. 40%
- D. 60%

8. Tract type of irrigation system:

- A. gravity flow from ditch Water
- B. sprinkle irrigated ditch water
- C. gravity flow from well)
- D. sprinkle irrigated from well

9. ATTACHMENTS:

A. Copy of Payette County Property Profile showing that this property qualifies for a residential dwelling building permit.

B. NARRATIVE : In your own words, describe why this property complies with the TDR Ordinance as a Sending Parcel (See Definition).

C. SITE PLAN: An 8 1/2 by 11 conceptual site plan showing the following:

- 1. Location of the Sending Property including adjacent County Roads.
- 2. North arrow and approximate distances

3. Labeled "Sending Property" - (name)

D. LEGAL DESCRIPTION OF PROPERTY (Metes and bounds, i.e., deed description)

E. NAMES & ADDRESSES OF PROPERTY OWNERS WITHIN 300 FT. OF PROPERTY BOUNDARIES (if required).

I VERIFY THAT I HAVE READ THE FOREGOING APPLICATION WHICH MAY INCLUDE ATTACHED INFORMATION. I HAVE PERSONAL KNOWLEDGE OF THE CONTENTS THEREOF, AND I SIGN THE APPLICATION UNDER PENALTY OF PERJURY. ANY INACCURACIES IN THE INFORMATION PRESENTED MAY BE GROUNDS TO REVOKE MY APPLICATION. I understand that an incomplete applications will not be placed on the agenda.

Signature (Applicant)

Signature (Owner of Record)

RECEIVING SITE INFORMATION:

Applicant _____

Tax Parcel Number _____ Section _____ Township _____ Range _____

Total Acres _____ Site Acreage _____ Existing Land Use _____ Existing Zoning _____

Site Address/Location

1. Does this land have an irrigation water right? _____
Number of shares? _____ Irrigation District? _____

If not, is irrigation water available? _____

2. Flood Plain area? _____ City Impact Area _____
(City?) _____

3. Surrounding Usages: Identify predominant land use with in 1/2 mile in each direction.

North _____ South _____
East _____ West _____

4. Are there any dairies or feedlots within a one mile radius?

[] NO [] YES Name of owner _____

Property is PRIME AG TRACT if 22 or more points. If property is borderline between categories then the point category which has the greater points will be used. Circle the appropriate number in each category.

5. Tract size:

- A. 20+ Acres
- B. 15 to 20 acres
- C. 10 to 15 acres
- D. Less than 10

6. % of water from Irrigation District:

- A. 100%
- B. 75%
- C. 50%
- D. Less than 10%

7. % of slope greater than 7%:

- A. 10%
- B. 20%
- C. 40%
- D. 60%

8. Tract type of irrigation system:

- A. gravity flow from ditch Water
- B. sprinkle irrigated ditch water
- C. gravity flow from well)
- D. sprinkle irrigated from well

9. ATTACHMENTS:

A. Copy of Payette County Property Profile showing that this property does not qualify for a residential dwelling building permit.

B. NARRATIVE : In your own words, describe why this property complies with the TDR Ordinance as a Receiving Parcel (See Definition).

C. SITE PLAN: An 8 1/2 by 11 conceptual site plan showing the following:

- 1. Location of the Receiving Property including adjacent County Roads.
- 2. Specific location of proposed area for the home.
- 2. North arrow and approximate distances
- 3. Labeled "Receiving Property" - (name)

D. LEGAL DESCRIPTION OF PROPERTY (Metes and bounds, i.e., deed description)

E. NAMES & ADDRESSES OF PROPERTY OWNERS WITHIN 300 FT. OF PROPERTY BOUNDARIES (if required).

I VERIFY THAT I HAVE READ THE FOREGOING APPLICATION WHICH MAY INCLUDE ATTACHED INFORMATION. I HAVE PERSONAL KNOWLEDGE OF THE CONTENTS THEREOF, AND I SIGN THE APPLICATION UNDER PENALTY OF PERJURY. ANY INACCURACIES IN THE INFORMATION PRESENTED MAY BE GROUNDS TO REVOKE MY APPLICATION. I understand that an incomplete applications will not be placed on the agenda.

Signature (Applicant)

Signature (Owner of Record)

F. Incomplete Applications will not be accepted.

The Administrator reserves the right to hold but not officially accept this application until total review is accomplished and all required information is submitted. The date of the public hearing will be established by the Administrator upon the acceptance of a complete application.

G. FEE: _____ \$300.00 Transfer Building Site

If two transfers are being applied for at the same time, coming from the same sending property and going to the same receiving property, the process can be done with one application. If the transfers involve different properties as sending or receiving, each transfer must have a separate application.

(Appropriate fees must accompany this completed application.)

THE BURDEN TO SHOW THAT THE REQUIREMENTS OF THE PAYETTE COUNTY CODE ARE SATISFIED

ARE ON THE APPLICANT.

- FOR OFFICE USE ONLY -

HEARING FEE RECEIVED:

CK # _____ CK AMOUNT

COMMISSION HEARING DATE: _____

RECEIVED BY: _____

NOTIFICATION PROCESS	DATE
Public Hearing Notice to Paper	_____

APPLICATION REVIEW	
[] Impact area city	_____
[] County Engineer	_____

APPLICATION NOTICE

- [] County Engineer _____
- [] Road District _____
- [] SWDH _____
- [] Sheriff _____

- [] Irrigation District _____