



Snohomish County
Planning and Development Services

John Lovick
County Executive

Clay White, Director
3000 Rockefeller Avenue M/S #604
Everett, WA 98201-4046
(425) 388-3311 FAX (425) 388-3832

DATE

NAME
ADDRESS

RE: Letter of Intent to Issue Transfer of Development Right (TDR) Certificates

Dear _____:

Snohomish County Department of Planning and Development Services (PDS) completed a review of TDR Certification Application No. _____. Based on the applicant's submittal information, PDS determined that the proposed sending site meets the requirements of SCC 30.35A.030 and confirms that there are ____ development rights on the sending site that are eligible for transfer, pursuant to SCC 30.35A.040, as delineated on the attached sending site map. The sending site is designated _____ in the Future Land Use Map of the Snohomish County General Policy Plan and is zoned _____.

This certificate letter of intent is an agreement by the county to issue _____ serially numbered TDR certificates to the sending site landowner in exchange for a sending site conservation easement granted to the county by the landowner pursuant to SCC 30.35A.060. The certificate letter of intent has no value and cannot be transferred or used to obtain increased development rights within TDR receiving areas.

The county has 30 days from the date a TDR conservation easement is offered by the landowner along with an inspection fee in order to conduct a review of the sending site file and perform a site inspection. If, based on the review, the county determines that conditions on the sending site are materially different than those documented in the information provided in the initial TDR application, the county is required to reject the conservation easement and void the TDR certificate letter of intent. Examples of materially different conditions on the sending site include a boundary line adjustment or a subdivision of the property or the construction of a new single family dwelling.

If a TDR certificate letter of intent has been voided, the applicant is allowed to reapply for TDR certification. A reapplication would require a new processing fee and would be subject to the same review criteria applied to the previous application.

If you have any questions regarding this letter, please contact Steve Skorney, Senior Planner, at (425) 388-3311 ext. 2207.

Sincerely,

Staff Name
Title

Attachment