

SPANISH FORK RIVER BOTTOMS TRANSFERABLE DEVELOPMENT RIGHTS PROGRAM



For more information regarding the TDR program please contact Spanish Fork City, or refer to the Spanish Fork Municipal Code Section 15.3.20.070 Transfer of Development Rights.

TDR OVERVIEW



TDRs - Allow you to transfer the right to develop land from a desired preservation area to another area within the City.



Your Land - When the rights to develop your land are sold, you can still use your land for agriculture, homestead & open space purposes.



TDR Purpose - Ultimately, this allows the River Bottoms to be preserved as open space and farm land forever.

SELLER PROCESS



Calculate TDRs = (A-F) x B

A - Total Area of Property

F - Floodway & 30% Slope Area

B - Base Density Designation*



Submit Application**

Receive:

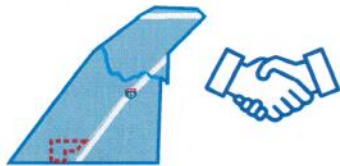
- TDR Certificate
- Deed of Severance



Sell TDRs

- Connect with a Buyer
- Receive Payment
- Record a Deed of Transfer

BUYER PROCESS



Find & Secure Property

Proof of Program Intent

- Find Property in Sending Area
- Write LOI or Buy Property



Submit Application**

Receive:

- Amount of TDRs Required
- Deed of Transfer



Develop Property

- Guaranteed TDR Use
- Complete Approval Process
- Start Building

SENDING / RECEIVING AREAS MAP

- Sending Area
- Receiving Area
- River/Canal
- Major Roadway
- ▤ Railway

***Base Density Designation -**

- 1 unit / acre for land inside the 100-year floodplain
- & 2 units / acre for land outside the 100-year floodplain & 30% Slope

****Determination of Eligibility Application**

- The property must be annexed into Spanish Fork City
- Deeds of Severance & Transfer must be recorded in Land Records Office

