

Lateral 75 Ranch Fact Sheet

Proposal and the TDR program:

The 76-acre property, at the corner of E. Glendale Rd and Highway 75, is located in the Transfer of Development Rights (TDR) Receiving Area, which was established in 2006. See reverse side for map of TDR Receiving and Sending Areas and description of the program.

For 24 lots, 18 transferred development rights are required. To date, the applicant has purchased 13 rights. In order to record a final plat for all 24 lots, the applicant must obtain 5 additional development rights. A draft phasing agreement has been submitted and the preliminary plat shows 5 lots as “future phase” lots. Phased subdivisions are allowed.

The 13 TDRs purchased to date permanently extinguish 13 development rights in the Sending Area, preserving 265 acres of agricultural and spring-fed creek and wetland areas.

Density:

The maximum allowable density for a TDR subdivision is one unit per 2.5 acres. The proposed density in Lateral 75 Ranch is one unit per 3.2 acres. (Property area 76.51 ÷ 24 lots = 3.1879)

Lot size:

The minimum lot area in a TDR subdivision is 1 acre. All proposed lots are 1 acre or larger in size.

Open space:

TDR subdivisions require 50% open space, which may be public or private. The proposed subdivision meets this requirement with identified open space within commonly-owned parcels and on individual lots. Satisfaction of the 50% open space requirement located on individual lots has been approved in two prior TDR subdivisions.

Water:

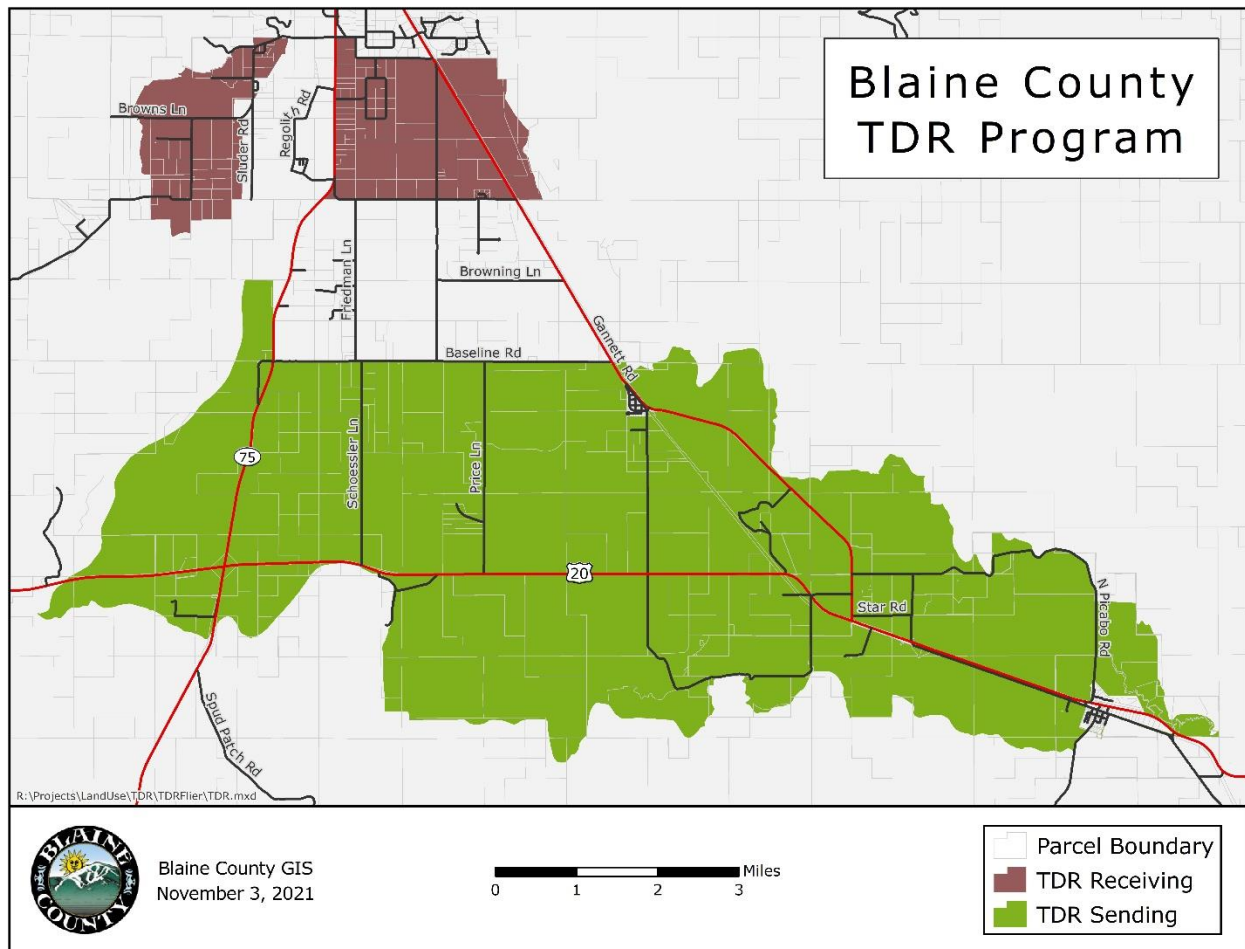
Surface water rights exist on the property for the water ski lake and for irrigation of common parcels and pasture areas on the seven larger lots. These rights are subject to cut-off as are all other surface rights. Domestic exemptions for individual wells are for in-home use and irrigation of up to ½ acre. The applicant proposes to limit domestic watering of turf grasses to ¼ acre on each lot. Aquifer drawdown modeling of 24 domestic well usage shows a maximum seasonal drawdown at the east property boundary of 1.5 inches.

Full application materials and a comprehensive staff report can be found at:

<https://www.co.blaine.id.us/746/Lateral-75-Ranch-Subdivision-Materials>

Comments should be directed to pzcounter@co.blaine.id.us

TDR Program Information



A Transfer of Development Rights (TDR) program is a planning tool used to preserve natural resources and steer development closer to population centers. Landowners in the Sending Area can sell a development right to a property owner in the land designated in the Receiving Area. This allows the Receiving Area landowner an increased number of development rights than currently zoned while preserving areas in the Sending Area for productive agriculture, important natural areas, or open space. Blaine County implemented its TDR program in 2006.

In 2019, during the Comprehensive Plan update process, a direct mailing to 819 property owners in the Bellevue Triangle area included a link to an online survey, which included a question specific to the TDR program. Of the 30 persons who responded:

- 26 said it is important to protect open space and scenic vistas
- 28 said important to protect productive agriculture
- 29 said important to protect wildlife habitat
- All 30 said it is important to protect natural wetlands and spring creeks

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