

Minidoka County Community Development

SUBDIVISION / PLANNED UNIT DEVELOPMENT APPLICATION

CITY OF JURISDICTION OR AREA OF IMPACT (if applicable): _____

SUBDIVISION NAME: _____

APPLICANT INFORMATION

If applicable attach copy of pre-application with applicant information

SUBDIVIDER/DEVELOPER INFORMATION

If different than owner(s) or applicant

COMPANY NAME: _____

NAME: _____ TELEPHONE (WORK): _____

ADDRESS: _____ TELEPHONE (HOME): _____

CITY: _____ STATE: _____ ZIP CODE: _____

OWNER(S) INFORMATION

NAME: _____ TELEPHONE (WORK): _____

ADDRESS: _____ TELEPHONE (HOME): _____

CITY: _____ STATE: _____ ZIP CODE: _____

NAME: _____ TELEPHONE (WORK): _____

ADDRESS: _____ TELEPHONE (HOME): _____

CITY: _____ STATE: _____ ZIP CODE: _____

If additional owner information space is required please include all owner information on a separate attached form.

SURVEYOR/ENGINEER INFORMATION

COMPANY NAME: _____

NAME: _____ **TELEPHONE (WORK):** _____

ADDRESS: _____ **TELEPHONE (HOME):** _____

CITY: _____ **STATE:** _____ **ZIP CODE:** _____

PROPERTY INFORMATION

LOCATION: _____ **ZONING DISTRICT:** _____

DESCRIPTION OF EXISTING USE: _____

DESCRIPTION OF PROPOSED USE: _____

LEGAL DESCRIPTION (or attach): _____

NECESSARY ATTACHMENTS

FEE: A non-refundable fee of \$400.00 shall accompany this completed application. Applicant will be billed for any additional costs above and beyond the initial fee or deposit, accrued by the County/City involving publication and notification of the public hearing as well as any other direct costs involved with the application for the subdivision or PUD.

VICINITY

MAP: A vicinity map showing property lines and dimensions of area proposed for development, roads, easements and existing land use and characteristics of all adjoining property for no less than a 1/2 mile radius.

ADJACENT PROERTY

OWNERS: The name and address of all adjoining property owners whether or not bisected by a public right of way as shown on records in the County Assessor's office (attach separate form).

PLAT

DRAWING: A plat of the proposed subdivision or PUD showing the name of the development, names of owner(s) and/or developer(s), legal description of proposed development, streets, street names, right of way and street widths, lot lines, dimensions, lot and block numbers and proposed or existing easements with stated easement purposes.

NARRATIVE

STATEMENT: A narrative statement that includes the following information:

1. A detailed description of the proposed use of the subdivision or PUD.
2. The reasons for requesting the subdivision or PUD approval.
3. Evaluation of the impact of the proposed subdivision or PUD on surrounding property, the County, the area and the population in general.
4. A statement of whether or not a variance will be requested with respects to any provisions of the Subdivision or Zoning Ordinances.

SITE

REPORT: A site report and/or a Nutrient Pathogen Evaluation as required by the appropriate health district where individual wells or septic tanks are proposed

UTILITY

INFORMATION: Any proposed or existing utilities, including, but not limited to, storm and sanitary sewers, irrigation laterals, ditches, drainages, bridges, culverts, water mains, fire hydrants, electric power lines, gas lines, cable lines, and their respective profiles or indicated alternative methods

OTHER

ATTACHMENTS: Also include the following information:

1. Proof of ownership.
2. Copy of restrictive covenants.
3. Variance or Rezone Application if applicable

I certify that all the information I have submitted is true and correct. Any false information will result in the invalidation of this application.

DATE: _____ **APPLICANT SIGNATURE:** _____

DATE: _____ **OWNER SIGNATURE:** _____

NOTE: If there is more than one owner include attachment with all the owners consent and signatures.

The Zoning Administrator reserves the right not to officially accept this application until all the required information is submitted and complete. The date of the public hearing will be set after acceptance of a completed application.

DATE ACCEPTED: _____ **BY:** _____

POINTS OF EVALUATION FOR DETERMINING THE APPROVAL OF A SUBDIVISION OR PLANNED UNIT DEVELOPMENT APPLICATION:

1. Is the subdivision or PUD in fact required or necessary as established in the Rupert County Zoning, Subdivision or other applicable County ordinances.
2. Will the proposed use be harmonious with and in accordance with the general objectives or with any specific objectives of the Comprehensive Plan and/or the Zoning Ordinance.
3. Will the facilities be designed, constructed, operated and maintained to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area.
4. Will the use be hazardous or disturbing to existing or possible future neighboring uses.
5. Will the proposed use be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer and schools, or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services.
6. Will the proposed use create excessive additional requirements at the public's expense for public facilities and services and will not be detrimental to the economic welfare of the community.
7. Will the proposed use involve activities, processes, materials, equipment and conditions of operation that will be detrimental to any persons, property or the general public by reason of excessive production of traffic, noise, smoke, fumes, glare or odors.
8. Will the facilities have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on surrounding public thoroughfares.
9. Will the proposed use result in the destruction, loss or damage of a natural, scenic or historic feature of major importance.
10. Will all streets, curbs, sidewalks and public utilities be installed to meet the requirements of the County Subdivision and Zoning Ordinances as well as the requirements and standards set forth by the County's Highway District.

NOTICE: *“Idaho law prohibits members of any Planning and Zoning Commission or members of any City Council or Board of County Commissioners from talking to applicants or interested parties about planning and zoning matters outside of public hearings. Those hearings include: requests for change of zoning, zoning ordinance amendment, zoning variance, special use permit, approvals for subdivisions or any other decisions to be made by them concerning Zoning and Subdivision applications of any kind where a public hearing is required pursuant to Idaho Code Section 67-6509. If the applicant or any other interested parties contact any members of these bodies outside the formal hearing process the application may by law be rejected.”*