

City of Heyburn

Date of Application: _____

Planning and Zoning

Phone Number: 208-679-8158

Fee: \$500.00 + \$10 per lot

P.O. Box 147

Fax: 208-679-2438

Heyburn, ID 83336

PRE SUBDIVISION / PUD APPLICATION

Subdivision Name: _____

Subdivider/Developer Information (if different than owner(s) or applicant)

Company Name:

Name of Applicant:

Phone:

Mailing Address:

Cell Phone:

City:

State:

Zip:

E-Mail:

Name of Owner:

Mailing Address:

Cell Phone:

City:

State:

Zip:

E-Mail:

Phone:

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

Surveyor / Engineer Information

Company Name:

Name:

Mailing Address:

Cell Phone:

City:

State:

Zip:

E-Mail:

Phone:

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 \$500.00 plus \$10.00 per lot for lots in excess of (10), shall accompany this completed application. Applicant will be billed for any additional costs above and beyond the initial fee or deposit, accrued by the 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 PROPERTY

OWNERS: The name and address of all adjoining property owners whether or not dissected 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 PID 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 of 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.

Applicant Signature: _____ Date: _____

Applicant Signature: _____ Date: _____

Note: if more than one owner include attachment with all owners consent and signatures.

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

Accepted by: _____ Date: _____

**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 Heyburn City 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 City Subdivision and Zoning Ordinances as well as the requirements and standards set forth by the City Street Department?

NOTICE:

“Idaho law prohibits members of any Planning and Zoning Commission or members of any City Council 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.”