



APPLICATION FOR SUBDIVISION

FOR PLANNING DEPARTMENT USE ONLY

Pre-Application Conference (Y)____ (N)____ Date_____ By_____

File Reference Number _____ File Reference Name _____

Large Scale Development (Y)____ (N)____

Date Received _____ By _____

Fee _____ Receipt Number _____ Public Hearing Date _____

1. Applicant or authorized representative: _____

Address: _____

Phone: () _____ Fax: () _____ e-mail: _____

2. Legal Landowner(s): (If different than above) Provide proof of legal ownership.

Name: _____

Address: _____

Phone: () _____ Fax: () _____ e-mail: _____

3. Surveyor: _____

Phone: () _____ Fax: () _____ e-mail: _____

Address: _____

4. Zoning Designation.

a) City Zoning Designation: _____

b) Future Land Use Map designation: _____

5. Property Description:

- a) General Location: _____
- b) Legal Description of existing property. (Please attach)
- c) RPA Number(s): _____
- d) Section: _____ Township: _____ Range: _____
- e) Total site acreage: _____ Number and size of existing lots or parcels: _____
- f) Is the property to be subdivided all or part of an existing subdivision? Y___ N___ If yes, please attach plat to be amended.
- f) Number and size of proposed lots or parcels (acres or sqft) _____
- g) Proposed subdivision name: _____
- f) Current use and number of buildings on the property: _____
- _____
- g) Provide a brief description of the physical characteristics of the property (I.E. flat, hilly, sagebrush, pasture irrigation etc.) Please include 3 or 4 labeled site photographs of the property. _____
- _____

6. **FEMA Flood Hazard Zone** designation: _____ **Note:** A permit to develop in the Flood Zone shall be required if the property is within a flood hazard area.

7. **Wetlands:** Y___ N___ **Note:** A wetlands delineation of the property may be required.

8. ___ Please verify groundwater levels and attach documentation of such. (IDWR has well drillers logs)

9. ___ Attach a description of NRCS soils types. A soils analysis may be required.

10. ___ Is the property currently served by city water and sewer? Y___ N___

11. ___ Existing or proposed deed restrictions on the property(s), if any (Please attach).

12. Please include a site map drawn to a scale including:

- a) ___ Property boundaries within the subdivision and measurements.
- b) ___ Location and distance of existing sewer and water lines from the property.
- c) ___ Location and width of proposed streets. Show circulation and connectivity routes.
- d) ___ Location of existing septic systems (Contact Eastern Idaho Health)
- e) ___ Location of existing wells. (Contact Idaho Department of Water Resources).
- f) ___ Identification of all rivers, streams, drainages, canals, drains, ditches and other watercourses within the proposed subdivision. (Contact Idaho Department of Water Resources)
- g) ___ Identification of all rivers, streams, drainages, canals, drains, ditches, culverts, wells and other watercourses used in the transportation and/or conveyance of water to any holders of water rights identified within the area to be subdivided or downstream users affected by the subdivision.

13. Surrounding Property.

Describe buildings and land uses on adjacent property and give their approximate distance from your property lines. _____

14. Traffic Impact Analysis Included? Y_____ N_____ .

15. Contents of Plats.

a) Contents of Preliminary Plat – As required by Salmon Development Code Appendix G – Division 1.

Note: Survey not required for preliminary plat.

b) Contents of Final Plat – As required by Salmon Development Code Appendix G – Division 2.

16. Applicable Comprehensive Plan Elements.

ELEMENT ONE – Private Property Rights: Describe the potential impact on neighboring uses and any potentially negative impact on neighboring private property rights and the rights of those uses that are currently in place. _____

ELEMENT TWO – Population: Indicate the number of potential residents that may be included into the city population base as a result of the subdivision. _____

ELEMENT THREE - School Facilities and Transportation: Describe if the area to be subdivided is served by public school bus routes and the distance from the nearest public school.

ELEMENT FOUR - Economic Development. Describe how the subdivision will benefit the economic base of the community. _____

ELEMENT FIVE - Land Use. Describe why the proposed subdivision is an appropriate location for the proposed development and how it is compatible with neighboring land uses. _____

ELEMENT SIX – Natural Resources. Describe how development resulting from the subdivision will mitigate the potential for wildland fire, control noxious weeds and preserve water quality. _____

ELEMENT SEVEN – Hazardous Areas. Indicate if the property to be subdivided is exposed to flooding, slope failure, or other natural hazards. _____

ELEMENT EIGHT - Public Services, Utilities & Facilities. Describe how the subdivision will provide the required on-site infrastructure (water and sewer lines, hydrants) needed to serve the occupants.

ELEMENT NINE – Transportation. Please indicate the estimated average vehicle trips per day that will be generated by the subdivision, the impact on adjoining roads, a safe route to school, pedestrian and non-motorized vehicle traffic, and provisions for road improvements and fiscal impacts resulting from the impacts of additional traffic generated by the development. Describe how street improvements providing access to the proposed development will comply with applicable performance standards of the Salmon Development Code. _____

ELEMENT TEN – Recreation. Describe how the subdivision will benefit recreational activities in the City.

ELEMENT ELEVEN - Special Areas and Sites. Describe if the subdivision and development will effect or enhance a potential historic site. _____

ELEMENT TWELVE – Housing. Describe how the development resulting from the subdivision will provide adequate housing and utilize good design to conform with the existing land use pattern of the neighboring area. _____

ELEMENT THIRTEEN - Community Design. Describe how the development resulting from the subdivision will enhance the appearance to the City. _____

17. Please sign and notarize the following:

I. Applicant. I (We) the undersigned applicant(s), certify that the statements and information contained in this application are true and correct, and agree to indemnify, defend, or hold the City of Salmon and it's employees harmless from any claim or liability resulting from any dispute as to the statements contained herein or as to the ownership of the property which is the subject of my application.

Signed: _____ Date: _____

SUBSCRIBED AND SWORN to before me on (date) _____

Notary Public for Idaho residing at: _____

Expiration: _____

II. Legal Landowners (if different than above). I (We) the undersigned sole legal owners(s) of the subject property certify that the statements and information contained in this application are true and correct, and authorize the person(s) listed above as the applicant on this application to act in my (our) place, and to appear as my (our) agent with respect to this application:

Signed: _____ Date: _____

SUBSCRIBED AND SWORN to before me on (date) _____

Notary Public for Idaho residing at: _____

Expiration: _____

Note: Please provide a complete statement or answer to each line. Incomplete applications will not be accepted, and will cause delay in the processing and scheduling of the public hearing. Upon submittal of an application, the administrator will determine the application for completeness. If an application is determined to be incomplete, the administrator shall contact the applicant and request the materials necessary for completeness. Upon determining the application to be complete, the administrator shall schedule the application for a review date.