



PRELIMINARY PLAT APPLICATION

CITY OF PAYETTE, IDAHO

City Clerk’s Office

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Payette, Idaho 83661

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Payette Municipal Code Sections 16.04 & 16.20.20

16.04.010 Purpose: In order to promote the public health, safety and general welfare of present and future residents, and to bring about a coordinated and efficient development of the City, the following regulations for the subdividing of land within the City are adopted.

16.20.010 Submittal Of Preliminary Plats And Data--Review By Engineer:

A. At the time the filing of an application for approval of the preliminary plat, the developer shall submit to the City Engineer the plans and data as required in Chapter 16.12.

Notice To Applicants

- Before an application is submitted, a conference with current Planning staff is **REQUIRED**. Meetings are open to all and need to be scheduled through calling City Hall.
- There will be no refund of any application fee for approvals not granted or withdrawn.
- No incomplete applications will be acted upon.
- Complete applications and reviews must be received not less than 14 days prior to the next regular meeting of the Planning & Zoning Commission in order to be placed on the agenda for the meeting.
- The applicant is advised to include all attachments required as a part of the application.
- Approval of the Preliminary Plat by the City Council shall be in effect for a period of one year, and thereafter is null and void.

Preliminary Development Plan

- Call City Hall to schedule a Pre-Development Meeting 208-642-6024
- City Staff will Review the Concept plan(s)
- General Comments from City Staff

Preliminary Plat Application

- Submit plan, application, fee & Support Materials to City
- City review for application completeness, 5 business days

Agency Review

- Letter sent by City to agencies listed in Payette Municipal Code 16.20.050 requesting review of plat proposal – mailed at least 15 days prior to public hearing.

City Engineer Review

- Will complete review within 15 business days
- Notify developer in writing of compliance or non-compliance
- Developer to pay engineer review fees
PMC 16.20.010 (b)

Public Improvement Agreement *PMC 16.20.010*

- At time preliminary plat is submitted, a Public Improvement Agreement is drafted.
- Agreement shall be signed by City Council and Developer as part of the plat approval.

Planning & Zoning Commission Recommendation

- Complete application and complete reviews must be received no less than 14 days prior to Planning & Zoning Commission meeting
 - *P & Z meets on the 4th Thursday of each month*
- P & Z Commission has 45 days from date of first hearing to approve, approve with conditions, or disapprove
- P & Z recommendation & plat forwarded to City Council.
- Notice of P & Z action sent to developer

Council Action *PMC 16.20.070*

- Council may hear testimony of developer & witnesses
- Council must declare findings within 15 days
- May sustain, modify, reject or overrule recommendations of P & Z Commission
- May extend time limits upon mutual consent of developer and City

Submit Final Plat

- Final Plat must be submitted within one year after action by Council on preliminary plat *PMC 16.24.020 (a)*
- See separate requirements for final plat submission

PRELIMINARY PLAT APPLICATION AND INSTRUCTIONS

PROCEDURE FOR FILING A PRELIMINARY PLAT

1. WHO MAY FILE: An application for a preliminary plat may be filed by the property owner or the property owner's representative. The owner in all cases must sign the application. All applicants must designate a contact person for the preliminary plat application. The City requires the name, address and telephone number for that contact person. The applicant is responsible for notifying the City if the contact person or entity's address or phone number changes.

2. APPLICATION: The application forms may be obtained from the City of Payette City Clerk's Office. The applicant is required to attend a development conference with the appropriate City staff. These can be scheduled by calling City Hall as 208-642-6024. Once you have completed the application, return it with all required submittal materials to the City Clerk's Office. *Be sure to complete the application in its entirety; an incomplete application may cause a delay in scheduling a hearing.*

3. STAFF REVIEW: An application is considered complete when it meets the submittal requirements included on the 'completeness checklist' included in this application and is sufficient for continued processing. Additional information might be required during the review of the application which could delay the review of the application. If the application is considered "compliant" a notice of determination of completeness will be provided to the applicant in writing. If the City determines that the application is not compliant, the applicant will receive written notice to that effect and a list of the information that is needed to make the application complete. If an application is determined to be incomplete or more information is required, then the review of the preliminary plat will be interrupted and the hearing delayed.

4. CONSOLIDATED REVIEW: If the applicant has other permits that he/she would like to be processed concurrently with the preliminary plat, the applicant may request, and the City will conduct an integrated and consolidated permit review process. The optional consolidated review provides an opportunity for all permit applications related to a project to be reviewed at the same time.

5. PUBLIC HEARING: The City's Planning & Zoning Commission will conduct a public hearing on all preliminary plat requests. The public hearing is an "open record" public hearing. This means that the record is open to receive information, testimony, exhibits, evidence, etc. to be used by the Planning Commission to make a decision on the preliminary plat. This hearing is the only time to present any information, testimony, exhibits, evidence, etc. that will be used by the City to make a decision on your preliminary plat. The owner and/or his representative must be at the Planning & Zoning Commission's public hearing. It is a City policy to postpone the application if the owner or a representative is not in attendance. At the conclusion of the public hearing, the Planning & Zoning Commission will prepare a written decision which will be forwarded to the City Council, or if it is necessary, the Planning & Zoning Commission may postpone a recommendation in order to collect more information.

6. CITY COUNCIL DECISION: When the City Council receives the application, it may either affirm the decision of the Planning & Zoning Commission or remand the decision back to the Commission. If the Council approves the request they will instruct the City Attorney to prepare the necessary resolution which will be adopted by the Council at their following meeting. In some cases, the Council may direct that specific conditions or agreements be secured prior to the adoption of the resolution.

7. TIME FRAME: It takes about 60 days from the date that the application is deemed to be complete to complete the preliminary plat process. The process may be longer if the application is incomplete or additional information is required.

PLEASE NOTE:

The application will not be placed on the Planning Commission's Agenda until the City Engineer has found the application to be compliant in its entirety.



City of Payette

Preliminary Plat Application

Non Refundable Fees:

Application..... \$2500.00

Payette City Code 16.20.010

OFFICE USE ONLY

Date Received _____

Fee Paid Y / N Amount Paid _____

Date Fee Paid _____

P&Z Action _____

City Council Action _____

Name of Subdivision _____

SUBDIVIDER INFORMATION

First _____ Middle _____ Last _____

Street Address _____

City _____ State _____ Zip _____

Phone _____ Cell _____ Work _____

Fax _____ Email _____

AGENT INFORMATION

First _____ Middle _____ Last _____

Address _____

City _____ State _____ Zip _____

Phone _____ Cell _____ Work _____

Fax _____ Email _____

REQUESTED PLANNING & ZONING COMMISSION DATE ____/____/____

The Owner: is/are individual(s).....(Go to 1. Below)
 a partnership.....(Go to 2. Below)
 a corporation.....(Go to 3. Below)
 a trust.....(Go to 4. Below)

1. Names of Individual(s) – (as in property title)

First _____ Middle _____ Last _____

Address _____

City _____ State _____ Zip _____

Use Section 1 of Owner Authorization Form

2. Name of Partnership

Address _____

City _____ State _____ Zip _____

Use Section 2 of Owner Authorization Form

3. Name of Corporation

Address _____

City _____ State _____ Zip _____

Use Section 3 of Owner Authorization Form

4. Name of Trust and Number

Name _____ Number _____

Address _____

City _____ State _____ Zip _____

PRIMARY CONTACT (APPLICANT)

This is the person who will receive all correspondence regarding this case. If the applicant(s) is/are different than the owner(s) of Record, the Proof of Authorization Form is included in this application must be completed and attached to the application when submitted.

First _____ Middle _____ Last _____

Address _____

City _____ State _____ Zip _____

Phone _____ Cell _____ Work _____

Fax _____ Email _____

LAND SURVEYOR

First _____ Middle _____ Last _____

Address _____

City _____ State _____ Zip _____

Phone _____ Cell _____ Work _____

Fax _____ Email _____

ENGINEER

First _____ Middle _____ Last _____

Address _____

City _____ State _____ Zip _____

Phone _____ Cell _____ Work _____

Fax _____ Email _____

SUBDIVISION LOCATION

Parcel Identification Number _____
(Contact Payette County Assessor)

Legal Description of Property _____

Gross Acreage of Subdivision _____

Square Feet _____

Total Number of Lots _____

Zoning Classification _____

Existing Land Use _____

Proposed Land Use _____

Is the Subdivision located with the City Corporate Limits? Y / N

Does this subdivision involve an Annexation or Annexation Agreement with the City? Y / N

Additional Waiver(s) or Condition Based Exceptions Requested: _____

SIGNATURE(S) OF APPLICANT

_____ Date: _____

_____ Date: _____

_____ Date: _____

_____ Date: _____

_____ Date: _____

_____ Date: _____

Section 3. Owner is a Corporation

The undersigned hereby states that _____ is a corporation duly incorporated in the state of _____, and that said is the owner of the property that is the subject of the forgoing Preliminary Plat Application. The undersigned states further that she/he has read said application, she/he is the _____ of said corporation, is an authorized agent of said corporation's agent in processing said application for the purposes set forth therein.

Name of Agent (printed or typed): _____

Signature of Agent: _____

Section 4. Owner is a Trust

The undersigned hereby states that _____ is a trust duly created in the state of _____, and that said trust is the owner of the property that is the subject of the forgoing Preliminary Plat Application. The undersigned states further that she/he is the trustee of said trust and that the following individuals or entities are the beneficial owners of said trust:

If additional parties, please attach additional names, addresses and phone numbers.

The undersigned states further that she/he has read said application and that the beneficiaries of said trust have authorized her/him to authorize _____ to act as said trust's agent in processing said application for the purposes set forth therein.

Name of Trustee (printed or typed): _____

Signature of Trustee: _____

Name of Beneficial Owner Address Phone Number

- 1.
- 2.
- 3.

NOTARY SEAL

STATE OF _____)
) ss.
COUNTY OF _____)

I, the undersigned, a Notary Public, in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT _____ is/are personally known to me, that said person(s) appeared before me this day in person and severally acknowledged that he/she/they signed and delivered the forgoing Owner Authorization Form as his/her/their free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this ____ day of _____, 20 ____.

Notary Public

PRELIMINARY PLAT COMPLETENESS DETERMINATION CHECKLIST

NOTE: PLANS **WILL NOT BE ACCEPTED** UNLESS THEY ARE 24"x 36" AND FOLDED TO 8½"x11" Size. For an application to be eligible for review, three (3) sets of the following materials must be provided:

Project Name		
<u>APPLICANT</u>	<u>STAFF</u>	
_____	_____	1. This completed checklist.
_____	_____	2. Completed Application for Subdivision Review. (1 original)
_____	_____	3. Completed Owner's Affidavit. (1 original)
_____	_____	4. Application Fee.
_____	_____	5. Completed Application for each Deviation Requested. (1 original of each)
_____	_____	6. A list of the names and addresses of all property owners within 300 feet of property.
_____	_____	7. Legal description and signed and sealed (by an Idaho Registered Land Surveyor) boundary survey of the parcel to be divided. (1 original)
_____	_____	8. Color documents should also be submitted in electronic form in one of the following formats: .tif; .pdf; .jpeg; or .bmp.
_____	_____	9. A copy of any proposed deed restrictions or covenants.
_____	_____	10. The proposed plat, 24" x 36", drawn to a scale depicting the following graphic or textual information:
_____	_____	a. Name of subdivision; owner; subdivider/optionee (if applicable); and address & phone number of each.
_____	_____	b. Surveyor and engineer of record.
_____	_____	c. Date of Plat preparation.
_____	_____	d. A vicinity map showing the relationship between the proposed subdivision and the surrounding area at a scale of one inch equals four hundred ft.
_____	_____	e. The section, township, and range in which the subdivision is located.
_____	_____	f. Scale denoted both graphically and numerically.
_____	_____	g. All existing right-of-way, streets, and driveways within three hundred feet.
_____	_____	h. All proposed streets, names and number (if state or county marked routes).
_____	_____	i. Proposed sight distances for all new roadway connections.
_____	_____	j. Typical roadway cross-section(s) and rights-of-way.
_____	_____	k. All existing zoning classifications and zoning districts of the tract to be subdivided and on property within one hundred feet of the subject parcel.
_____	_____	l. If proposed, recreation areas shall be provided and shown on the preliminary plat.
_____	_____	m. Any proposed riding trail, open space, pedestrian, bicycle or other right-of-ways, conservation or drainage easements, their location, width and purpose.
_____	_____	n. Site calculations, including:
		(i) Acreage in total tract to be subdivided
		(ii) Acreage in parks and other non-residential use.
		(iii) Total number of parcels created.
		(iv) Linear feet in streets
		(v) Right-of-way width of all proposed streets.
		(vi) Natural Features area calculations

- _____ o. Proposed minimum building setback lines.
- _____ p. The approved location(s) of the surveyed Natural Features line(s)/ location(s).
- _____ q. All elevation and benchmarks shall be referenced both to NGVD and tied to the nearest Geodetic Positioning Station Control. Contour lines shall be shown at no greater than five-foot intervals. If available, City of Payette two-foot contours shall be used. The plat shall also be referenced as accurately as possible to the Geographic Information System (GIS).
- _____ r. A copy of the proposed plat depicting the approved location(s) of surveyed environmental feature lines/locations.
- _____ s. Buildings or other significant structures, water and sanitary sewer lines, railroads, bridges, culverts, storm drains, electric facilities both on the land to be subdivided and on the land within one hundred feet, corporate limits, and county lines.
- _____ t. Proposed sidewalks, driveways, street connections, and roadway geometrics on the land to be subdivided and on land within three hundred feet of the land to be divided.
- _____ u. Proposed lot lines, lot and block numbers, and approximate dimensions, and phase lines and sequencing of the phases.
- _____ v. Conceptual stormwater management plan with general soil characteristics.
- _____ w. Location of existing water and sewer mains.
- _____ x. Conceptual water and sewer service plans.
- _____ y. Location of existing wells, if any.
- _____ z. The name and location of any property within the proposed subdivision or within any contiguous property that is listed on the National Register of Historic Places.
- _____ aa. All right-of-ways and/or easements both existing and proposed for drainage, electrical distribution, water, sewer, gas mains, transportation access and conservation easements.