

**GOODING COUNTY  
PLANNING AND ZONING  
COMMISSION**

145 7<sup>TH</sup> Avenue East

PO Box 417

Gooding, Idaho 83330

Phone: (208) 934-5958

Fax: (208) 934-4363

[www.goodingcounty.org/P&Z.htm](http://www.goodingcounty.org/P&Z.htm)

**OFFICE USE ONLY:**

RECEIVED: \_\_\_\_\_

APPLICATION COMPLETE:  AND DATE: \_\_\_\_\_

HEARING DATE: \_\_\_\_\_

COMMISSION ACTION: APPROVED  DENIED

DATE: \_\_\_\_\_

PRELIMINARY PLAT FEE (\$450 + \$10 per lot): \_\_\_\_\_

Person to notify regarding the permit

Phone

**SUBDIVISION PRELIMINARY PLAT APPLICATION**

PLEASE SUBMIT 6 COMPLETE PACKETS

**Applicant/Representative**

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone(s): \_\_\_\_\_

Email: \_\_\_\_\_

**Property Owner of Record**

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone(s): \_\_\_\_\_

Email: \_\_\_\_\_

**Legal description of property:** SECTION \_\_\_\_\_ TOWNSHIP \_\_\_\_\_ RANGE \_\_\_\_\_

Attach copy of deed showing full legal description and ownership.

**Parcel No(s):** RP \_\_\_\_\_

**Total Acreage:** \_\_\_\_\_

**Do building envelopes have average slopes of 15% or more?** Yes<sup>1</sup>  No

**Size & Number of Lots Proposed:** \_\_\_\_\_

**Name of Proposed Subdivision:** \_\_\_\_\_

**Description of existing land use:** \_\_\_\_\_

**Zoning District:** \_\_\_\_\_

**Is any portion of parcel within the floodplain?** Yes<sup>2</sup>  No

**Distance from nearest city:** \_\_\_\_\_

**Within Area of Impact ?** Yes  No

**Signature of Property Owner**

**Date**

**Signature of Applicant**

**Date**

<sup>1</sup> Additional requirements may apply. See Section 12 of Ordinance No. 102.

<sup>2</sup> Additional information and Elevation Certificate required. See Section 16 of Ordinance No 102.

**PLEASE INCLUDE THE FOLLOWING WITH THE APPLICATION:**

**A. NARRATIVE** describing proposed subdivision, including but not limited to:

1. Type of proposed subdivision: (cluster development, planned unit development, single-family dwellings, multi-family, etc.)
2. Roads. Private roads may be approved by the Commission upon a written formal request by the developer. The developer shall provide covenants, conditions and restrictions which provide for a perpetual method of maintenance and operations of private roads. All dedicated streets, alleys curbs, gutters and driveways shall meet the requirements set forth by the highway district or Idaho Transportation Department.
3. Utilities. Underground utilities are encouraged and may be required by the Commission in areas where overhead facilities would not be compatible with the surrounding properties.
4. Storm Drainage System. Drainage water shall not be funneled into irrigation ditches or canals. EPA may require a Storm Water Pollution Prevention Plan (SWPPP).
5. Fire protection. A water source providing uninterrupted year round fire protection shall be required in accordance with the appropriate fire district standards.
6. Water/sewer system specifics. See Section 11.A.5 and 11.B.6 of Ordinance No. 102.
7. Water Stock. All district or canal company water stock for land included in the subdivision shall be placed in trust to any approved association acting as trustee. Said trustee will be bound to administer over the water stock affairs of the property owners within said subdivision.

*Prior to Administrator's acceptance, applicant shall transmit a copy of the preliminary plat to the appropriate agencies<sup>3</sup> for signed approval.*

**B. PRELIMINARY PLAT:** SIX (6) COPIES, NOT LESS THAN 18" X 24" containing the following:

1. Signed approval by appropriate agencies.
2. Name of proposed subdivision, legal description, dimensions of lot lines and blocks, lot block numbers, streets, street names, rights-of-way and road widths, sidewalks, water and sewer, existing buildings, wells, or improvements, any dedication to the public and/or easements, together with a statement of location, dimensions and purpose of such.
3. Proposed or existing utilities, including but not limited to electrical lines, storm and sanitary sewers, irrigation laterals, ditches, drainages, bridges, culverts, watermains, fire hydrants and their respective profiles.
4. If the property is located within a floodplain, show base flood elevation requirements for buildings, roads, sewer systems and wells on each lot located within the floodplain.

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<sup>3</sup> A list of agencies, include but are not limited to: City review if located within the Area of Impact; Idaho Power, telephone service, water/sewer disposal (DEQ if central systems), EPA (for storm water pollution prevention plan SWPPP, if applicable), solid waste disposal, school district, highway district, county sheriff, county EMS service, local fire district, South Central Health District, Idaho Department of Water Resources, any canal companies as applicable, NRCS for soil evaluation. The applicant shall transmit a preliminary plat to all listed agencies and any other agencies as determined necessary by the Administrator.

- C. VICINITY MAP** showing the relationship of the proposed plat to the surrounding area (1/2 mile minimum radius, scale optional). Include sites reserved for parks, schools, churches, or quasi-public uses.
- D. TOPOGRAPHY MAP** showing contour lines at two (2) foot intervals where land slope is greater than fifteen percent (15%) and at ten (10) foot intervals where land slope is fifteen (15%) percent or less, referenced to an established benchmark, including location and elevations.
- E. NAMES AND ADDRESSES** of all adjoining property owners within three hundred (300) feet of the property line. This should include highway districts, canal companies, etc.
- F. COVENANTS, CONDITIONS AND RESTRICTIONS**, or, if none, a statement that none are proposed.
- G.** A copy of the establishment of an association to distribute irrigation water to each parcel, if such rights are available as per Idaho Code.
- H.** Area water logs showing water quality.
- I. NUTRIENT/PATHOGEN STUDY**, if required by South Central Public Health District.
- J.** FEE: \$450 + \$10 PER LOT.

***Incomplete Submission: No preliminary plat application will be accepted by the Administrator if all requirements are not met.***