



MASTER PUBLIC HEARING APPLICATION

GEM COUNTY DEVELOPMENT SERVICES

109 SOUTH MCKINLEY, EMMETT, IDAHO 83617 WWW.GEMCOUNTY.ORG PHONE: (208) 365-5144

TYPE OF APPLICATION: (PLEASE CHECK ALL THAT APPLY.)

- APPEAL
- COMPREHENSIVE PLAN TEXT AMENDMENT
- COMPREHENSIVE PLAN MAP AMENDMENT
- DESIGN REVIEW
- DEVELOPMENT AGREEMENT
- PLANNED UNIT DEVELOPMENT
- PLANNED COMMUNITY
- REZONE
- SPECIAL USE PERMIT
- SPECIAL USE PERMIT (MINERAL EXTRACTION)
- SUBDIVISION, PRELIMINARY
- SUBDIVISION, MODIFICATION
- SUPPLEMENTAL AMENDMENT
- VACATION
- VARIANCE
- ZONING TEXT AMENDMENT

PROJECT NAME: _____

SITE INFORMATION:

(This information can be found on the Assessor's property information assessment sheet.)

Quarter: _____ Section: _____ Township: _____ Range: _____ Total Acres: _____

Subdivision Name (if applicable): _____

Lot: _____ Block: _____

Site Address: _____ City: _____

Tax Parcel Number(s): _____ Current Zoning: _____ Current Land Use: _____

PROPERTY OWNER:

APPLICANT:

Name: _____

Name: _____

Address: _____

Address: _____

City: _____ State: _____ Zip: _____

City: _____ State: _____ Zip: _____

Telephone: _____

Telephone: _____

Email: _____

Email: _____

I consent to this application and allow Development Services staff to enter the property for site inspections related to this application.

I certify this information is correct to the best of my knowledge.

Signature: (Owner)

Date

Signature: (Applicant)

Date

OFFICE USE ONLY

File No.:	Received By:	Date:	Fee:	Receipt No:
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PLANNED UNIT DEVELOPMENT SUBMITTALS AND CHECKLIST

Name of Project: _____

Is a subdivision application being submitted at the same time as this Final Planned Unit Development application? ____Yes ____No

Submittal Requirements:

Fee: A \$ 720.00 (plus \$20.00 per lot) fee must accompany this completed application. (*Non-refundable*)

SURVEY: Show proposed development site, dimensions and bearings of the property lines, area in acres, topography, existing features of the development site including major wooded areas, structures, streets, easements, utility lines and land uses.

DEVELOPMENT SCHEDULE: Show location of the lots, location and proposed density of dwelling units, nonresidential building intensity and land use considered suitable for adjacent properties.

DEVELOPMENT SCHEDULE: Include on the survey or on a separate sheet the following items (if applicable):

- Units to be constructed in progression and a description of the design principles for buildings and streetscapes;
- Tabulation of the number of acres in the proposed project for various uses;
- The number of housing units proposed by type;
- Estimated residential population by type of housing;
- Estimated non-residential population;
- Anticipated timing for each unit and standards for height, open space, building density, parking areas, population density and public improvements proposed for each unit of the development whenever the applicant proposes an exception from standard zoning districts or other ordinances governing development.

FEASIBILITY STUDIES AND PLANS: As necessary, show water, sewer, drainage, electricity, telephone and natural gas installations, waste disposal facilities, street improvements and nature and extent of earthwork required for site preparation and development.

SITE PLAN: Show building envelopes, various functional use areas (e.g. open space, loading areas, trash enclosures, pedestrian walkways) and vehicular circulation.

PRELIMINARY BUILDING PLANS: Show floor plans and exterior elevations. If no building plans are provided, a separate Special Use Permit for each building within the Planned Unit Development will be required in the future.

LANDSCAPE PLAN – 3 Copies (folded to 8 ½" X 11" size) Show the following items:

Date, scale, north arrow, and project name;

Names, addresses, and telephone numbers of the developer and the person and/or firm preparing the plan;

Location, size, and species of all existing trees on site with trunks 4" or greater in diameter, measured 6" above the ground. Indicate whether the tree will be retained or removed;

Sight Triangles as defined in 11-6-6-F of the Gem County Code;

Location and labels for all proposed plants, including trees, shrubs, and groundcovers (trees must not be planted in irrigation easements);

A plant list that shows the plant symbol, quantity, botanical name, common name, minimum planting size and container, tree class (I, II, or III), and comments (for spacing, staking, and installation as appropriate);

Planting and installation details as necessary to ensure conformance with all required standards;

Reduction of the landscape plan (8 ½ " x 11")

DEED RESTRICTIONS: Protective covenants and other legal statements or devices to be used to the use, development, and maintenance of the land, and the improvements thereon, including those areas which are to be commonly owned and maintained.

ECONOMIC IMPACT ANALYSIS: The applicant shall submit, if deemed appropriate by the Administrator or Commission, a detailed economic impact analysis evaluating the impacts of the planned unit development upon existing infrastructure and any cost of new infrastructure that may be required to serve the planned unit development including, but not limited to, roads, schools, fire protection, water systems, wastewater collection and treatment systems, air quality programs, water quality programs, solid waste disposal, law enforcement, parks and open space, irrigation delivery systems, libraries and emergency medical services. Written statements shall be solicited by the applicant from affected municipalities, agencies and/or districts, and other service providers commenting on the impact of the planned unit development upon existing infrastructure and the costs of providing new infrastructure needed to serve the project. All responses received by the applicant shall be submitted to the Administrator along with the required economic impact analysis.

Submittal Checklist

<u>SUBMITTALS</u>	<u>APPLICANT</u> (√)	<u>STAFF</u> (√)
FEE		
SURVEY		
DEVELOPMENT PLAN		
DEVELOPMENT SCHEDULE		
FEASIBILITY STUDIES AND PLANS		
SITE PLAN		
PRELIMINARY BUILDING PLANS		
LANDSCAPE PLAN		
DEED RESTRICTIONS		
ECONOMIC IMPACT ANALYSIS (If applicable)		

NOTE TO APPLICANT:

If approved, this Planned Unit Development shall expire and may be revoked if construction on the project has not begun within two (2) years from the date of issuance of the approval.

Signature of property owner or person having a present interest in the real property):

Date