



NAME OF SUBDIVISION/PLANNED UNIT DEVELOPMENT

# CONCEPT PLAN

## SUBDIVISION/PLANNED UNIT DEVELOPMENT APPLICATION

The Concept Plan Review is the first of three steps in the development process. Upon receipt of the required materials the Planning staff shall stamp the application received, review the application for completeness and then schedule a Concept Review Meeting between the Applicant and the Planning Administrator or his or her designee. The application is constituted accepted upon completion of the checklist items and the review meeting with the Administrator. The Administrator will prepare a staff report for the Applicant within sixty (60) days. It is recommended that the Applicant review Titles 6, 8 and 9 of the Teton County Code prior to submittal. These Titles along with application materials are located on the County website at [www.tetoncountyidaho.gov](http://www.tetoncountyidaho.gov). The Planning staff is also available to discuss applications and answer questions prior to receiving an application.

*To expedite the review of your application, please be sure to address each of the following items.*

### SECTION I: PERSONAL AND PROPERTY RELATED DATA

**Owner:** \_\_\_\_\_

**Applicant:** \_\_\_\_\_ **E-mail:** \_\_\_\_\_

**Phone:** (    ) \_\_\_\_\_ **Mailing Address:** \_\_\_\_\_

**City:** \_\_\_\_\_ **State:** \_\_\_\_\_ **Zip Code:** \_\_\_\_\_

**Engineering Firm:** \_\_\_\_\_ **Contact Person:** \_\_\_\_\_ **Phone:** (    ) \_\_\_\_\_

**Address:** \_\_\_\_\_ **E-mail:** \_\_\_\_\_

**Location and Zoning District:**

**Address:** \_\_\_\_\_ **Parcel Number:** \_\_\_\_\_

**Section:** \_\_\_\_\_ **Township:** \_\_\_\_\_ **Range:** \_\_\_\_\_ **Total Acreage:** \_\_\_\_\_

**Proposed Units/ Lots:** \_\_\_\_\_ **Proposed Open Space Acres:** \_\_\_\_\_

Proposing a Subdivision                       Proposing a Planned Unit Development

Zoning: A 2.5  A 20                       Planned Community  Rural Reserve

- Latest recorded deed to the property
- Development name approved by GIS
- 10% of total base fee (see current fee schedule)
- Affidavit of Legal Interest
- Pre-application conference completed. Date: \_\_\_\_\_

I, the undersigned, have reviewed the attached information and found it to be correct. I also understand that the items listed below are required for my application to be considered complete and for it to be scheduled on the agenda for the Planning and Zoning Commission public hearing.

• Applicant Signature: \_\_\_\_\_ Date: \_\_\_\_\_

I, the undersigned, am the owner of the referenced property and do hereby give my permission to \_\_\_\_\_ to be my agent and represent me in the matters of this application. I have read the attached information regarding the application and property and find it to be correct.

• Owner Signature: \_\_\_\_\_ Date: \_\_\_\_\_

***Fees are non-refundable.***

## **SECTION II: CONSIDERATION FOR APPROVAL**

*Please submit narrative referencing the following:*

- The conformance of the subdivision/PUD with the Comprehensive Plan.
- The availability of public services to accommodate the proposed development.
- The conformity of the proposed development with the capital improvements plan.
- The public financial capability of supporting services for the proposed development.
- Other health, safety or general welfare concerns that may be brought to the County's attention.

## **SECTION III: CHECKLIST OF ITEMS REQUIRED ON THE PLAN/PLAT DOCUMENT**

### **1. Number of Plans:**

- Two (2) Plans (one 11" X 17" or 18" X 24") and one digital copy prepared by a professional land Surveyor/Engineer

### **2. Items on Plan/Plat:**

- Plat is labeled "Concept Master Plan" in the lower right corner
- Open space, as required
- Neighboring property boundaries and owners within 300 feet
- Date prepared and date of any revisions
- Scale of drawings
- North arrow
- Vicinity map
- Section(s), Township, Range
- Specific phase, if any, has been labeled

### **3. Topographical Information:**

- Contour lines
- Flood hazard area, if any
- Overlay areas

### **4. Design Requirements:**

- Total acreage
- Number of lots and size
- Street layout including width and designation of county road access with notation of approaches, if applicable, no closer than 300 feet to one another
- Existing streets and names within 200 feet
- Easements for irrigation, water, sewer, power and telephone

**SECTION IV: CHECKLIST OF REQUIRED ITEMS**

*Please submit narrative or renderings addressing each of the following categories:*

**1. Water Resources:**

- Description of irrigation system
- Description of culinary water system
- Water rights
- Description of waste system
- Natural drainage channels
- Storm and surface water drainage

**2. Maps Required:**

- Soil types
- Geographical hazards

**3. Availability and capability of public services:**

*These topics are to be addressed in a general way. A Public Service/ Fiscal Analysis may be required at the Preliminary Plat stage, at which time these items will be addressed in detail.*

- Fire protection
- Police protection
- Public road construction and maintenance
- Central water
- Central sewer
- Parks and open space
- Recreation
- Infrastructure/open space maintenance
- Schools
- Solid waste collection
- Libraries
- Hospital
- Estimate of tax revenue

**4. Zone Change, if any:**

- Current Zoning District
- Proposed Zoning District
- Submit completed Zone Change Application

**5. Other Land Use Applications, if any:**

- Scenic Corridor
- Conditional Use Permit
- Variance
- Other: \_\_\_\_\_

**SECTION V: PLANNING ADMINISTRATOR/DESIGNEE REVIEW/ACTION**

Application is considered complete and accepted on this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Planning Administrator/Designee Signature: \_\_\_\_\_