

Preliminary Plat

JEFFERSON COUNTY PLANNING AND ZONING, 210 Courthouse Way Suite 170, Rigby, Idaho 83442

(208) 745-9220

SUBMITTALS:

1. **Ten (10) 11x17 (minimum)** copies of the preliminary plat/engineering.
2. **Digital Copy of Plat** for PowerPoint presentation
3. **Digital Legal Description**
4. **Approval from Eastern Idaho Public Health**
5. **Warranty Deed**
6. **Floodplain information** is required for all development of 50 lots or more or greater than 5 acres (whichever is lesser) that are located in the Floodplain (per Title 44 of the Code of Federal Regulations §60.3)
7. **Irrigation Plan Application & Drawings**
8. **Proposed Development Agreement**
9. **Protective Covenants** (if applicable)
10. **Pre-Application Notes** (from optional meeting)
11. **Proper Fee From Fee Schedule**
12. **County Surveyor Review Fee From Fee Schedule**

SITE INFORMATION:

Location:	Quarter:	Section:	Township:	Range:	Total Acres:
Site Address:				Area of City Impact:	
Tax Parcel Number(s):			Zoning:		

GENERAL INFORMATION:

Subdivision Name:	Type of Subdivision:
Number of Lots:	Minimum Lot Size:
Current Land Use:	Adjacent Land Use:

ENGINEER/SURVEYOR:

APPLICANT/OWNER:

Firm Name:			Name:		
Contact Person:			Address:		
Address:					
City:	State:	Zip:	City:	State:	Zip:
Telephone:	Fax:		Telephone:	Fax:	
I consent to this application and allow Planning & Zoning staff to enter the property for site inspections related to this application. I certify this information is correct to the best of my knowledge.			I consent to this application and allow Planning & Zoning 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: (Engineer/Surveyor)		Date	Signature: (Applicant/Owner)		Date

NOTES TO APPLICANT:

- Preliminary plat application will not be certified complete, nor will review action commence, until all required information, materials and/or fees have been submitted.
- In accordance with provisions of the Jefferson County Ordinance, the applicant shall be responsible for any direct costs incurred by the County, in obtaining a review of the application by architects, engineers or other professional, necessary for the County to act upon the proposal in an informed manner. Processing of the application will be delayed if direct costs are not paid in accordance with the schedule determined by the Planning and Zoning Administrator.
- Although the County has agreed to some fee schedules for professional reviews, the amount of direct costs are generally a function of the degree to which the applicant provides complete, accurate and pertinent information as described in preceding sections.
- If determined by the Administrator that revised or additional information is needed or if necessary due to other unforeseen events, the Administrator may at their discretion, revise any dates for the processing of this application.

Irrigation Plan

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IRRIGATION MAP REQUIREMENTS:

1. All canals, ditches, and laterals with their respective name
2. Head gate location and/or point of delivery of water to the property by the irrigation entity
3. Pipe location and sizes, if any
4. Rise locations and types, if any
5. Easements of all private ditches that supply adjacent properties (i.e., supply ditches and drainage ways)
6. Slope of the property in various locations
7. Direction of water flow (use short arrows → on your map to indicate water flow direction)
8. Direction of wastewater flow (use fat arrows ➔ on your map to indicate wastewater direction)
9. Location of drainage ponds or swales, of anywhere wastewater will be retained on the property
10. Written response from the irrigation entity and/or proof of agency notification
11. Copy of new water users' association/agreement currently in effect which shows water schedules and maintenance responsibilities
12. Copy of all new easements ready for recording (irrigation supply and drainage)

SITE INFORMATION:

Location:	Quarter:	Section:	Township:	Range:	Total Acres:
Site Address:				Area of City Impact:	
Tax Parcel Number(s):			Zoning:		

ENGINEER/SURVEYOR:

APPLICANT/OWNER:

Firm Name:			Name:		
Contact Person:			Address:		
Address:					
City:	State:	Zip:	City:	State:	Zip:
Telephone:	Fax:		Telephone:	Fax:	

GENERAL INFORMATION:

1. What is the name of the irrigation and drainage entities servicing the property?
 Irrigation: _____
 Drainage: _____
2. How many acres is the property being subdivided? _____
3. What percentage of the property has water? _____
4. How many inches of water available to the property? _____
5. How is the land currently irrigated?
 Surface Irrigation Well Sprinkler Above Ground Pipe Underground Pipe

6. How is the land to be irrigated after it is subdivided
 Surface Irrigation Well Sprinkler Above Ground Pipe Underground Pipe

7. Please describe how the head gate/pump connects to the canal and irrigated land and where ditches and/or pipes go.

8. Is there an irrigation easement(s) on the property? Yes No

9. How do you plan to retain storm and excess water on each lot?

10. How do you plan to process this storm water/excess irrigation water prior to it entering the established drainage system? (i.e., oil, grease, contaminated aggregates)

- Idaho Code 31-3805 states that when all or part of a subdivision is “located within the boundaries of an existing irrigation district or canal company, ditch association, or like irrigation water delivery entity ... no subdivision plat or amendment to a subdivision plat or any other plat or may recognized by the city or county for the division of land will be accepted, approved, and recorded unless:”
 - a) The appropriate water rights and assessment of those water rights have been transferred from said lands or excluded from an irrigation entity by the owner; or
 - b) The owner filing the subdivision plat or amendment to a subdivision plat or map has provided for the division of land of underground tile or conduit for lots of one acre or less or a suitable system for lots of more than one acre which will deliver water to those land owners within the subdivision who are also within the irrigation entity with the appropriate approval:
 - The delivery system must be approved by the Planning and Zoning Commission and the board of County Commissioners with the advice of the irrigation entity charged with the delivery of water to said lands.

APPLICANT ACKNOWLEDGEMENT

I, the undersigned, agree that prior to the Planning and Zoning Office accepting this application I am responsible to have all of the required information and site plans.

Signed: _____ Date: ____/____/____
Applicant/Property Owner

IRRIGATION/ CANAL COMPANY APPROVAL

Signed: _____ Date: ____/____/____
Irrigation Entity

Denied with the following recommendations:

OFFICE USE ONLY	Permit #:
Received By:	Date:
	Fee: