

FREQUENTLY ASKED QUESTIONS

Administrative Land Division Proposed Zoning Code Updates

What parts of the zoning code does Canyon County propose to update?

Canyon County Development Services Department (DSD) is proposing updates to several parts of the zoning ordinance, mostly related to definitions and the Administrative Land Division process. The number of allowable administrative land divisions will not change, but DSD is proposing to remove the non-viable section of code.

Why are these updates happening now?

During the spring and summer of 2025, the County gathered public input regarding the administrative land division process through a survey and open house. The proposed code updates are based on community feedback to improve clarity and protect agricultural land. The goal is to make the code clearer, easier to understand, and more consistent with current practices.

What did the community say during the outreach process?

Residents shared several key themes:

- Strong support for protecting agricultural land
- Concern about the number of land divisions since 2020
- A need for clearer standards for administrative land divisions
- Desire to balance agricultural land preservation with property rights

What are the biggest changes being proposed?

Key updates include:

- Clearer definitions for “lot,” “parcel,” and “original parcel”
- New definitions such as “buildable,” “legal access,” “agricultural-only parcel,” and “historic lot”
- Updated application requirements for land divisions include irrigation plans, agency comment letters, and property owner notification.
- Removal of the section on nonviable divisions in agricultural zones.
- Increasing size requirements for Agricultural-only parcels and allowances for Agricultural-only parcels with building permit relocations in an agricultural zone.

Will these changes affect existing properties?

The proposed changes focus on future land divisions. Existing lots and parcels are not changed by this proposal.

Are administrative divisions still allowed?

Yes, the number of allowable administrative land divisions is not proposed to change. However, allowances for nonviable administrative land divisions are proposed to be removed.

Where can I view the full proposed ordinance?

The complete draft and associated exhibits will be posted on the County’s website and available through Development Services.