



ADMINISTRATIVE LAND DIVISION TIMELINE

1992

CODE HIGHLIGHTS.

An original parcel under 40 acres had one (1) land division available.

An original parcel over 40 acres had one (1) land division available per every 40 acres of contiguous unplatted land held under one ownership.

Nonviable land divisions were also added to the ordinance, which allowed further divisions on original parcels.

Applications for administrative land divisions were required.

Lot Size Requirement: 18,000 square feet.

ORIGINAL PARCEL DEFINITION

No definition in the 1992 ordinance.

2002

CODE HIGHLIGHTS

Building permit transfers were added to the ordinance that allowed parcels to be divided into up to four (4) parcels.

ORIGINAL PARCEL DEFINITION

A parcel of unplatted land as it exists on the effective date of the Zoning Ordinance #79-008 (September 6, 1979).

2008

CODE HIGHLIGHTS

An original parcel less than 80 acres had one (1) land division, an 80-119 acre original parcel had two (2) land divisions, and a more than 120-acre original parcel had three (3) land divisions.

The minimum lot size was 1-acre in size.

ORIGINAL PARCEL DEFINITION

A parcel of unplatted or unplatted land as it exists on the effective date of the Zoning Ordinance 79-008, including property boundary adjustments as defined in this chapter.

CURRENT

CODE HIGHLIGHTS

An original parcel less than 80 acres has one (1) land division, an 80-119 acre original parcel gets two (2) land divisions, and a more than 120-acre original parcel gets three (3) land divisions. An agricultural-only parcel can be created with at least 5-acres with this division process.

Nonviable land divisions and building permit transfers are allowed with up to four (4) parcels from the original parcel.

ORIGINAL PARCEL DEFINITION

A parcel of platted or unplatted land as it existed on September 6, 1979 (the effective date of the Zoning Ordinance 79-008), including any property boundary adjustments as defined in this chapter and any reduction in area due to creating a parcel for the exclusive use by Canyon County, a municipality within Canyon County, a local highway district, Idaho Transportation Department, utility company or corporation under the jurisdiction of the Idaho Public Utilities Commission, or other local, State, or Federal agency.

1979

CODE HIGHLIGHTS

One (1) division of an original parcel was allowed if both lots were of sufficient lot size to meet the requirements of Southwest District Health Department.

There was no application for this process, so no documentation was taking place for these divisions.

ORIGINAL PARCEL DEFINITION

No definition in the 1979 ordinance.

1997

CODE HIGHLIGHTS

An original parcel under 40 acres had one (1) land division available.

An original parcel over 40 acres had one (1) land division available per every 40 acres of contiguous unplatted land held under one (1) legal description into up to three (3) parcels.

ORIGINAL PARCEL DEFINITION

A parcel of unplatted land as it exists on the effective date of the Zoning Ordinance #79-008 (September 6, 1979).

2005

CODE HIGHLIGHTS

The minimum lot size for land divisions was increased to 2-acres in size, but could be increased to up to 10 acres.

Lot splits also had to demonstrate that the division was done in such a manner to minimize the removal of land in agricultural production.

ORIGINAL PARCEL DEFINITION

A parcel of unplatted land as it exists on the effective date of the Zoning Ordinance #79-008 (September 6, 1979). An Original parcel includes property boundary adjustments as defined in this chapter.

2010

CODE HIGHLIGHTS

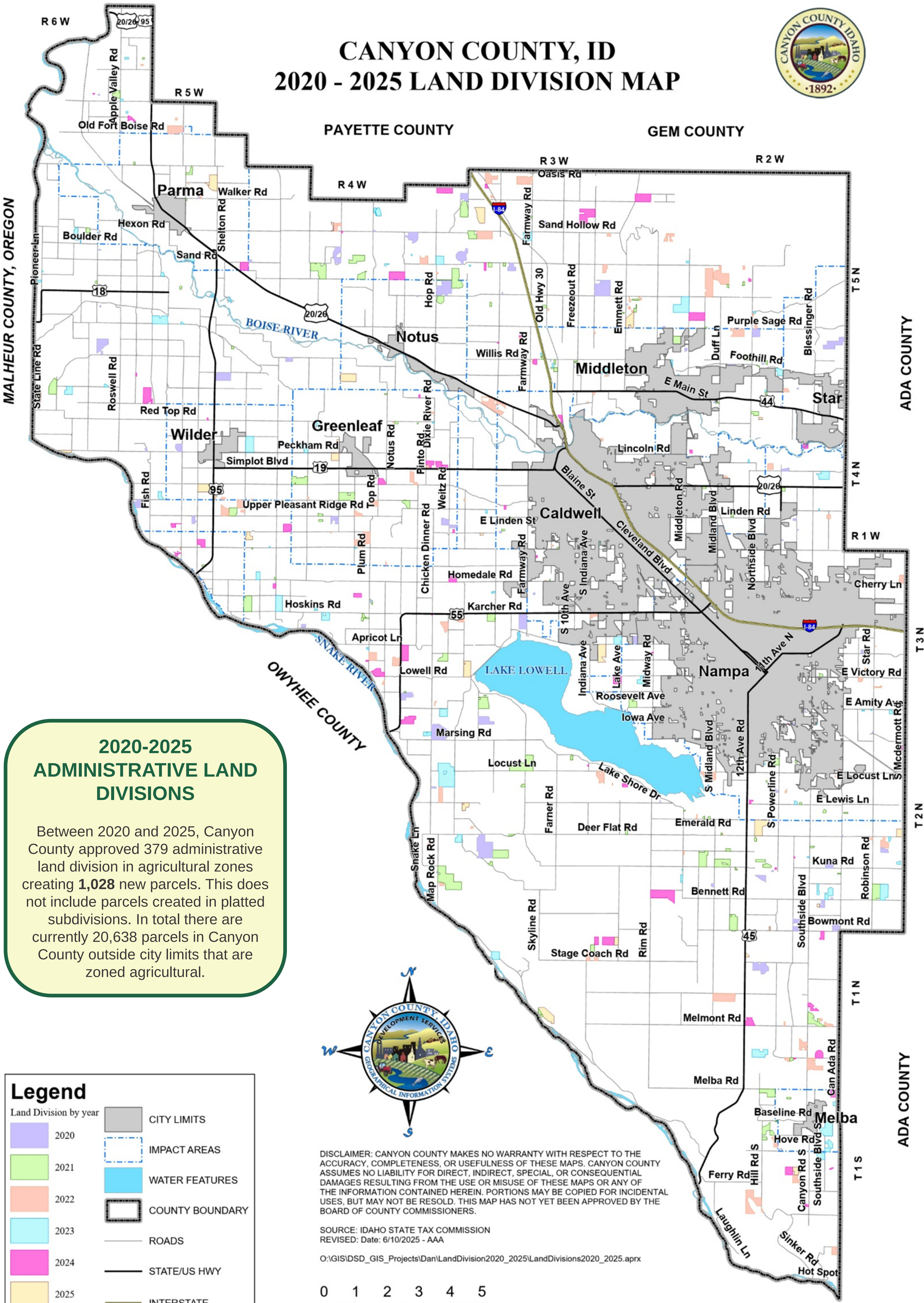
Nonviable land divisions were taken out of code

ORIGINAL PARCEL DEFINITION

A parcel of unplatted land as it exists on the effective date of the Zoning Ordinance 79-008, including property boundary adjustments as defined in this chapter.

2020-2025 ADMINISTRATIVE LAND DIVISIONS

CANYON COUNTY, ID
2020 - 2025 LAND DIVISION MAP



2020-2025
ADMINISTRATIVE LAND
DIVISIONS

Between 2020 and 2025, Canyon County approved 379 administrative land division in agricultural zones creating **1,028** new parcels. This does not include parcels created in platted subdivisions. In total there are currently 20,638 parcels in Canyon County outside city limits that are zoned agricultural.

Legend

Land Division by year	CITY LIMITS
2020	IMPACT AREAS
2021	WATER FEATURES
2022	COUNTY BOUNDARY
2023	ROADS
2024	STATE/US HWY
2025	INTERSTATE



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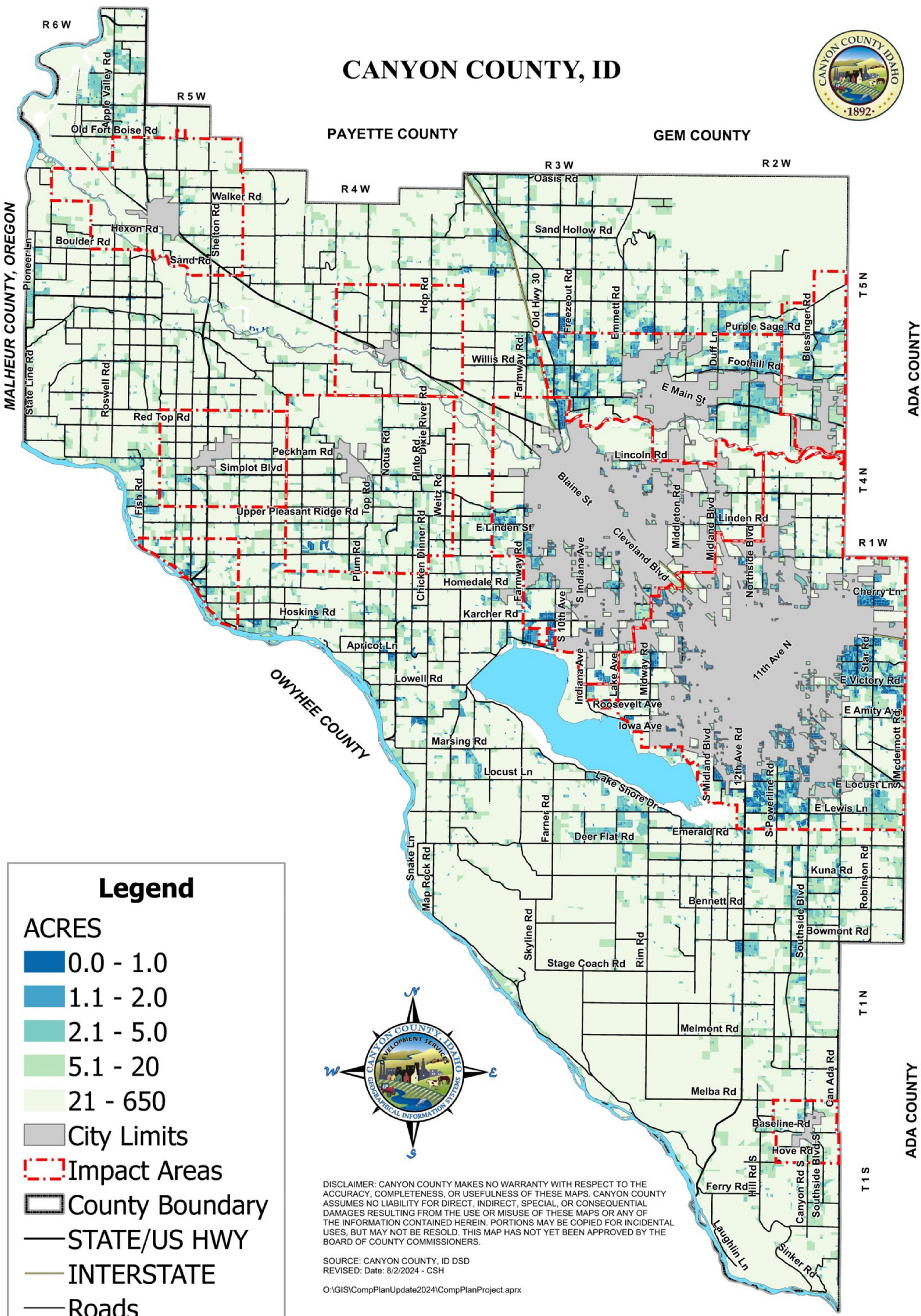
SOURCE: IDAHO STATE TAX COMMISSION
REVISED: Date: 6/10/2025 - AAA

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CANYON COUNTY PARCEL ACREAGE

CANYON COUNTY, ID



Legend

ACRES

- 0.0 - 1.0
- 1.1 - 2.0
- 2.1 - 5.0
- 5.1 - 20
- 21 - 650

- City Limits
- Impact Areas
- County Boundary
- STATE/US HWY
- INTERSTATE
- Roads

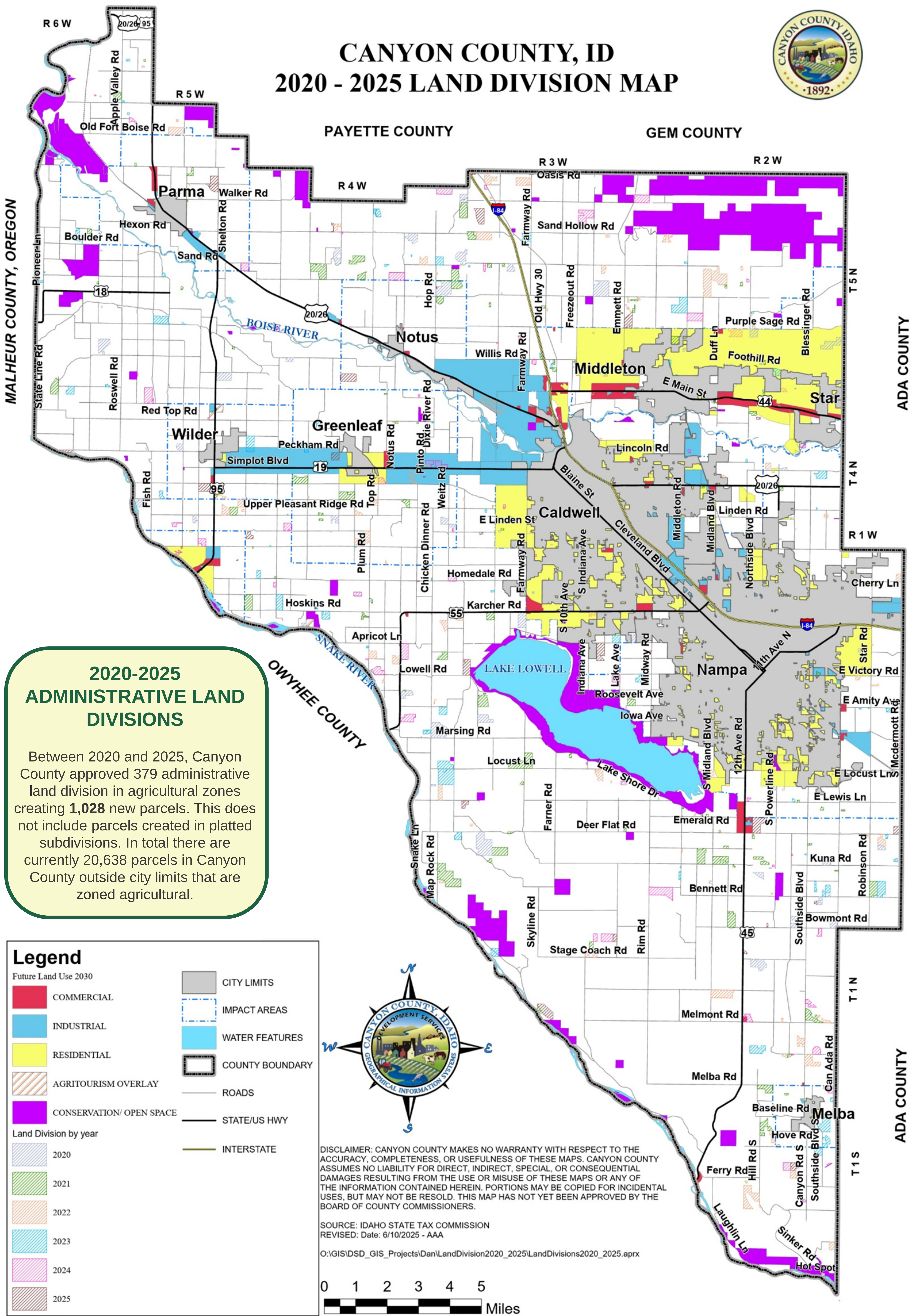


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ADMINISTRATIVE LAND DIVISION BY FUTURE LAND USE

CANYON COUNTY, ID
2020 - 2025 LAND DIVISION MAP



2020-2025
ADMINISTRATIVE LAND
DIVISIONS

Between 2020 and 2025, Canyon County approved 379 administrative land division in agricultural zones creating 1,028 new parcels. This does not include parcels created in platted subdivisions. In total there are currently 20,638 parcels in Canyon County outside city limits that are zoned agricultural.

Legend

- Future Land Use 2030
- COMMERCIAL
 - INDUSTRIAL
 - RESIDENTIAL
 - AGRITOURISM OVERLAY
 - CONSERVATION/ OPEN SPACE
- Land Division by year
- 2020
 - 2021
 - 2022
 - 2023
 - 2024
 - 2025
- CITY LIMITS
- IMPACT AREAS
- WATER FEATURES
- COUNTY BOUNDARY
- ROADS
- STATE/US HWY
- INTERSTATE



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COMPREHENSIVE PLAN

VISION

Ensuring the quality of life for Canyon County residents by preserving our agricultural heritage and planning for a smart growth future through physical and fiscal management.

COMPREHENSIVE PLAN GOALS RELATED TO LAND DIVISIONS

PROPERTY RIGHTS

- Protect the integrity of individual property rights while safeguarding public health, safety and welfare.

POPULATION

- Promote housing, business, and service types needed to meet the demand of the future and existing population.

ECONOMIC DEVELOPMENT

- Increase agricultural-based and supportive businesses.
- Support a diverse economy in Canyon County and recognize that residential, commercial, and industrial uses are necessary components of overall economic stability.

LAND USE & COMMUNITY DESIGN

- Ensure that growth maintains and enhances the unique character throughout the County.
- Develop land in a well-organized and orderly manner while mitigating or avoiding incompatible uses, protecting public health and safety, and creating a vibrant economy through sustainable land use planning.
- Concentrate future higher density residential growth in appropriate areas in and around existing communities while preserving and enhancing the County's agricultural and rural character.
- Support a diversity of agricultural uses to sustain the agricultural and agriculturally related economy.

PUBLIC SERVICES, FACILITIES, & UTILITIES

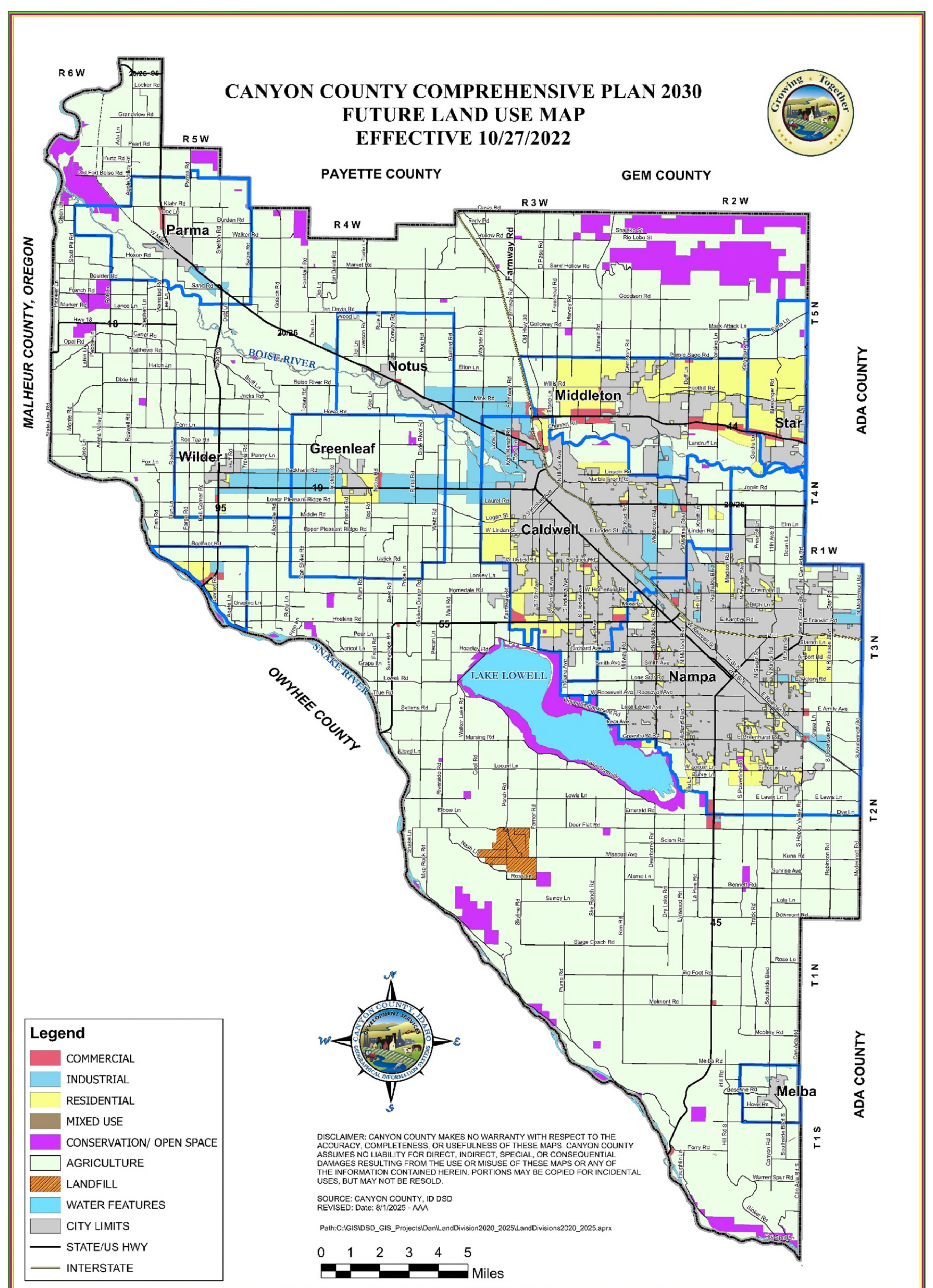
- Endeavor to continue providing reliable public services, public safety facilities, & public utilities that support existing developed areas and future growth.

HOUSING

- Encourage opportunities for a diversity of housing choices in the County.
- Maintain the rural character of Canyon County while providing sufficient housing without fragmenting agricultural land and natural resources.
- Discourage housing in incompatible areas.

AGRICULTURE

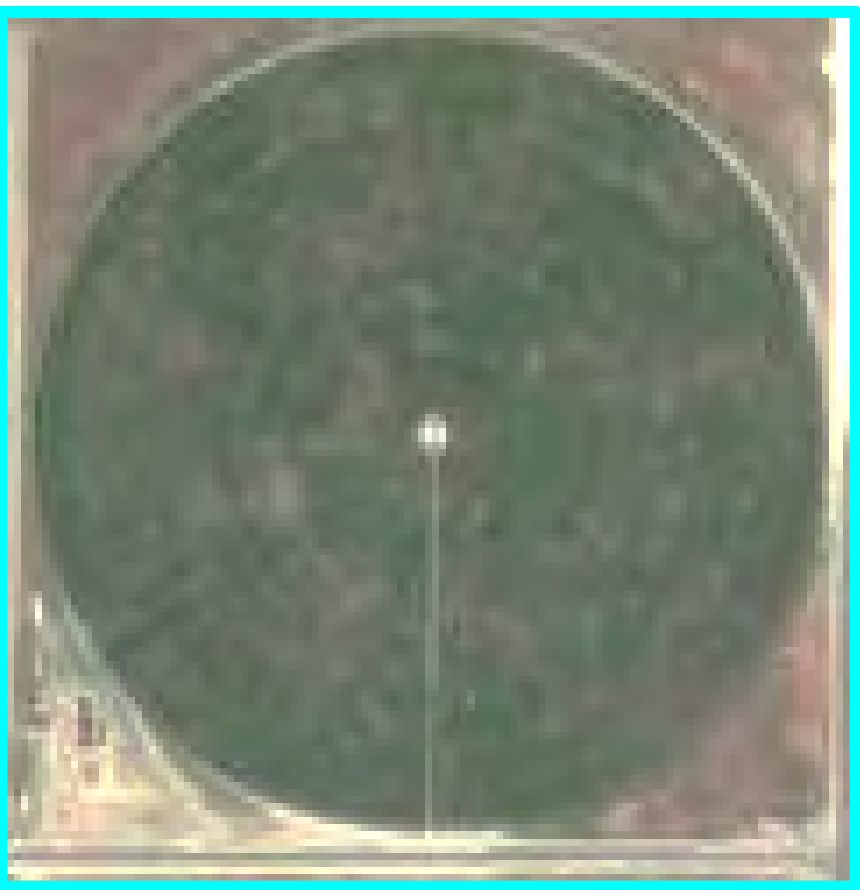
- Protect agricultural lands for long-term agricultural production from the encroachment of incompatible uses.
- Minimize conflicts between agricultural uses and operations and adjacent non-agricultural uses.



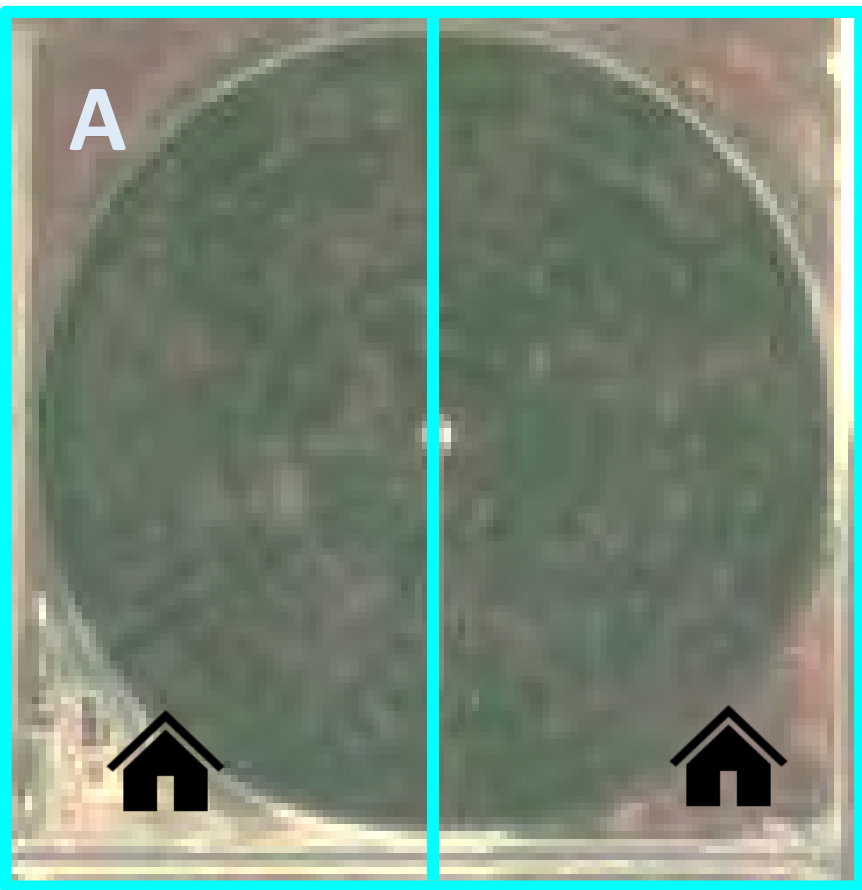


ADMINISTRATIVE LAND DIVISIONS CURRENTLY ALLOWED IN AGRICULTURAL ZONES

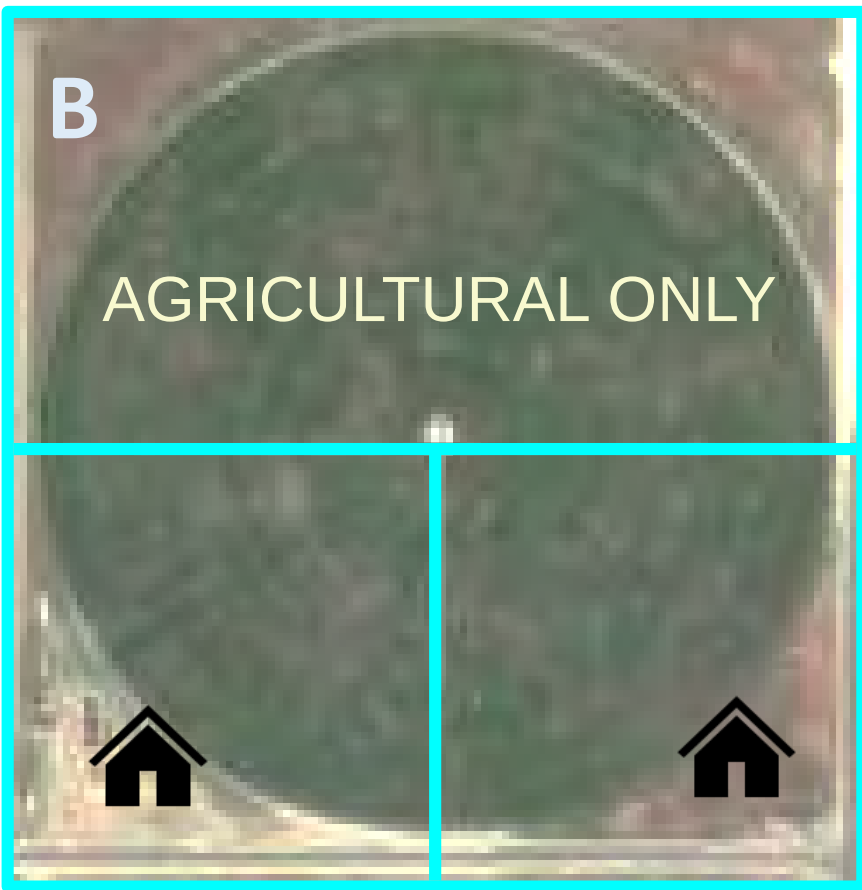
ORIGINAL PARCELS LESS THAN 80 ACRES



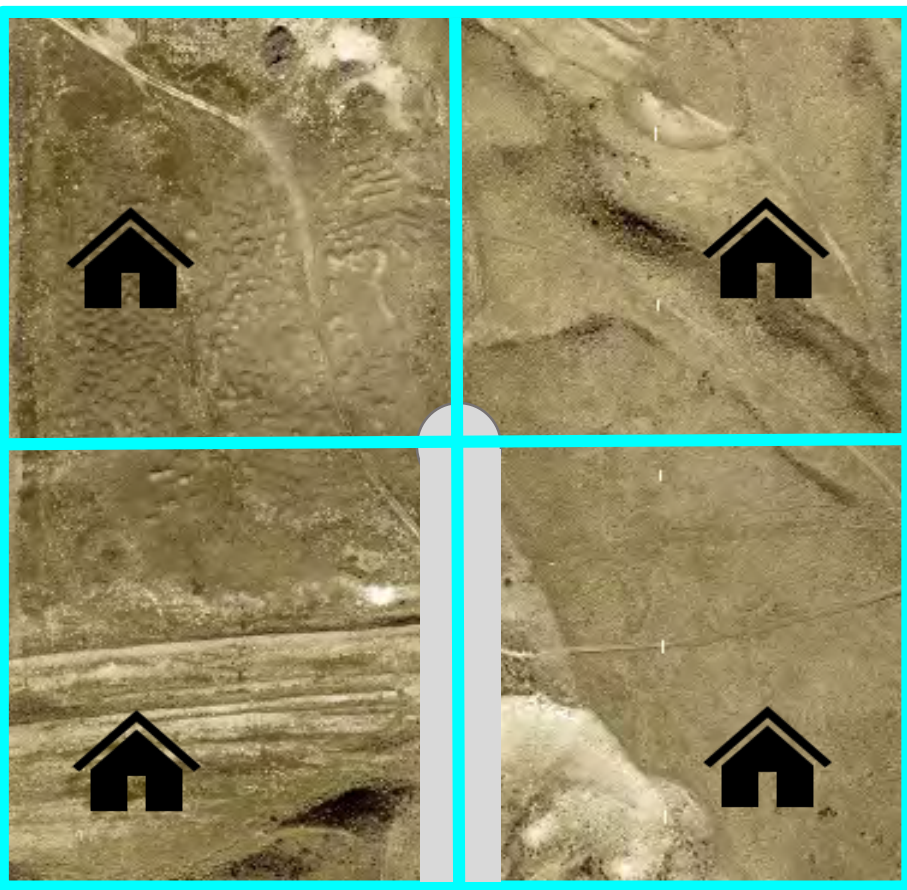
Original Parcel
< 80 Acres



1 Division, 2 Parcels each
with Single-Family
Residences



2 Divisions (3 parcels) one
agricultural only, 2 with
single family residences



3 Divisions, 4 parcels each with a
single-family residence on land
that is not suitable for farming or
ranching. (Nonviable)

Note: Illustrative only, each new parcel must be at least one acre, but the division does not have to evenly divide the property.

ORIGINAL PARCELS 80-119 ACRES



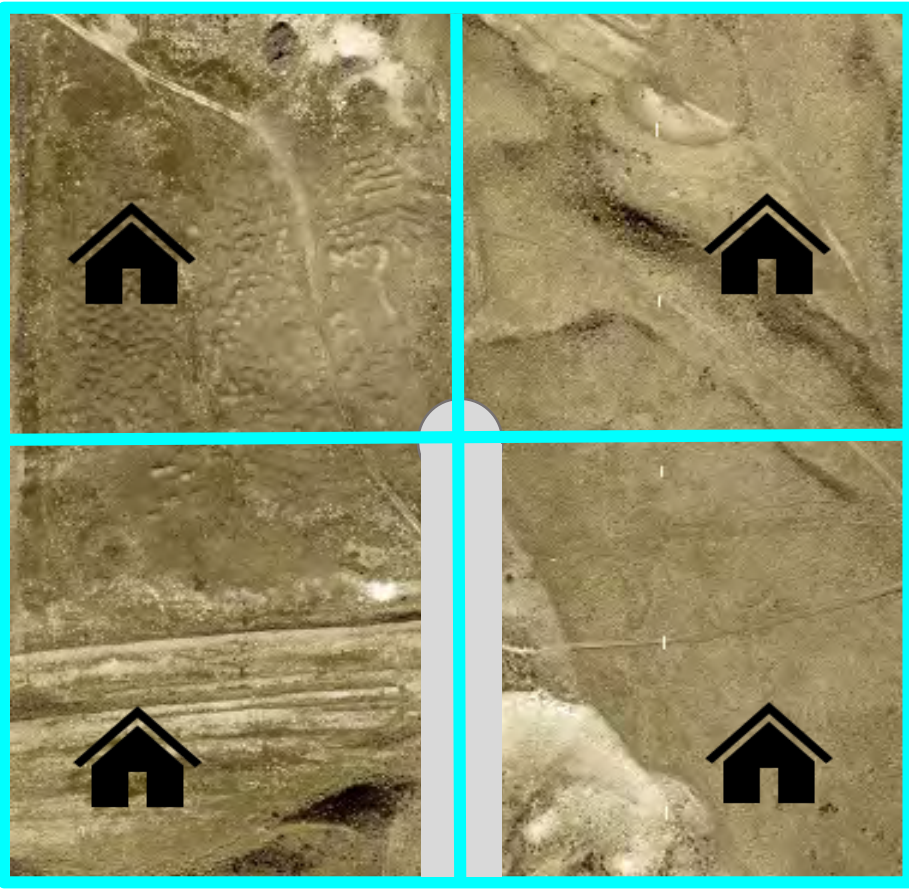
Original Parcel
80-119 Acres



2 Division, 3 Parcels each
with Single-Family
Residences



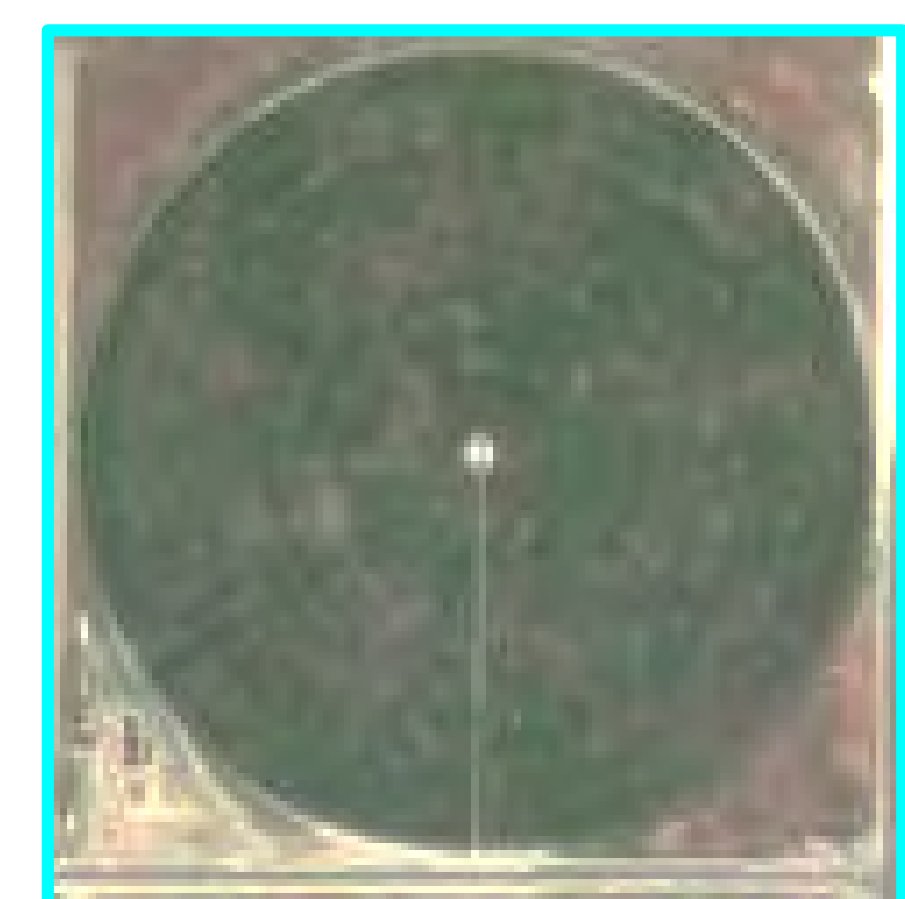
3 Divisions (4 parcels) one
agricultural only, 3 with
single family residences



3 Divisions, 4 parcels each with a
single-family residence on land
that is not suitable for farming or
ranching. (Nonviable)

Note: Illustrative only, each new parcel must be at least one acre, but the division does not have to evenly divide the property.

ORIGINAL PARCELS MORE THAN 120 ACRES



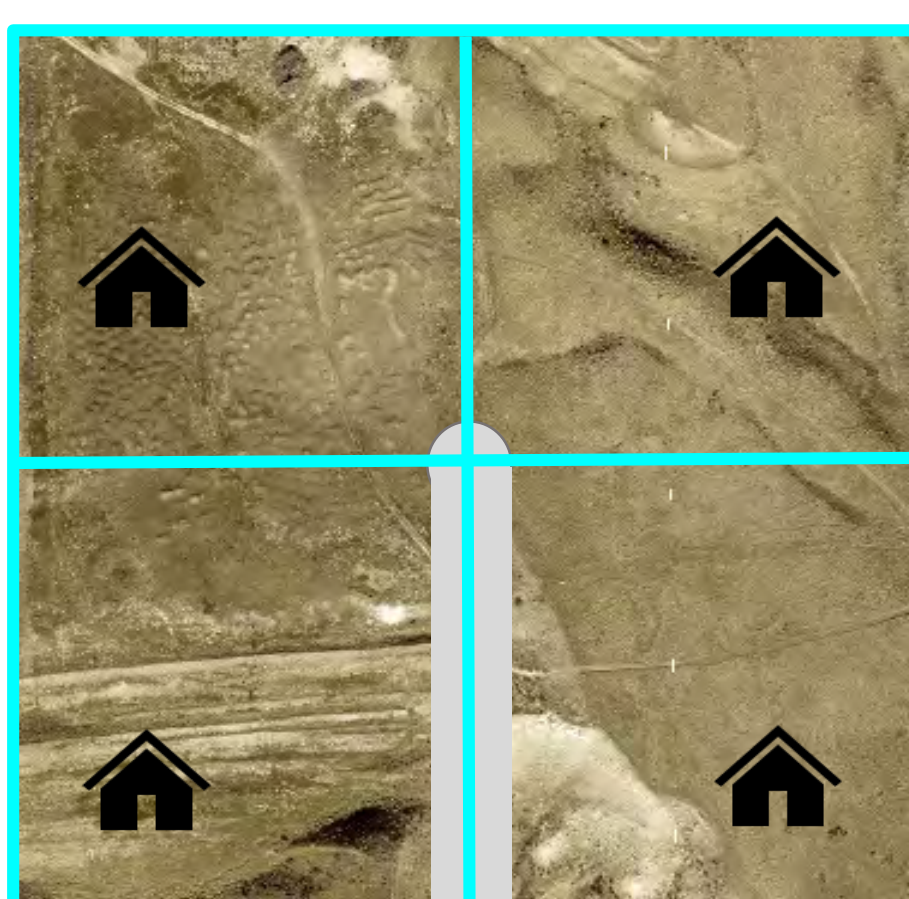
Original Parcel
120+ Acres



3 Division, 4 Parcels each
with Single-Family
Residences



4 Divisions (5 parcels) one
agricultural only, 4 with
single family residences



3 Divisions, 4 parcels each with a
single-family residence on land
that is not suitable for farming or
ranching. (Nonviable)

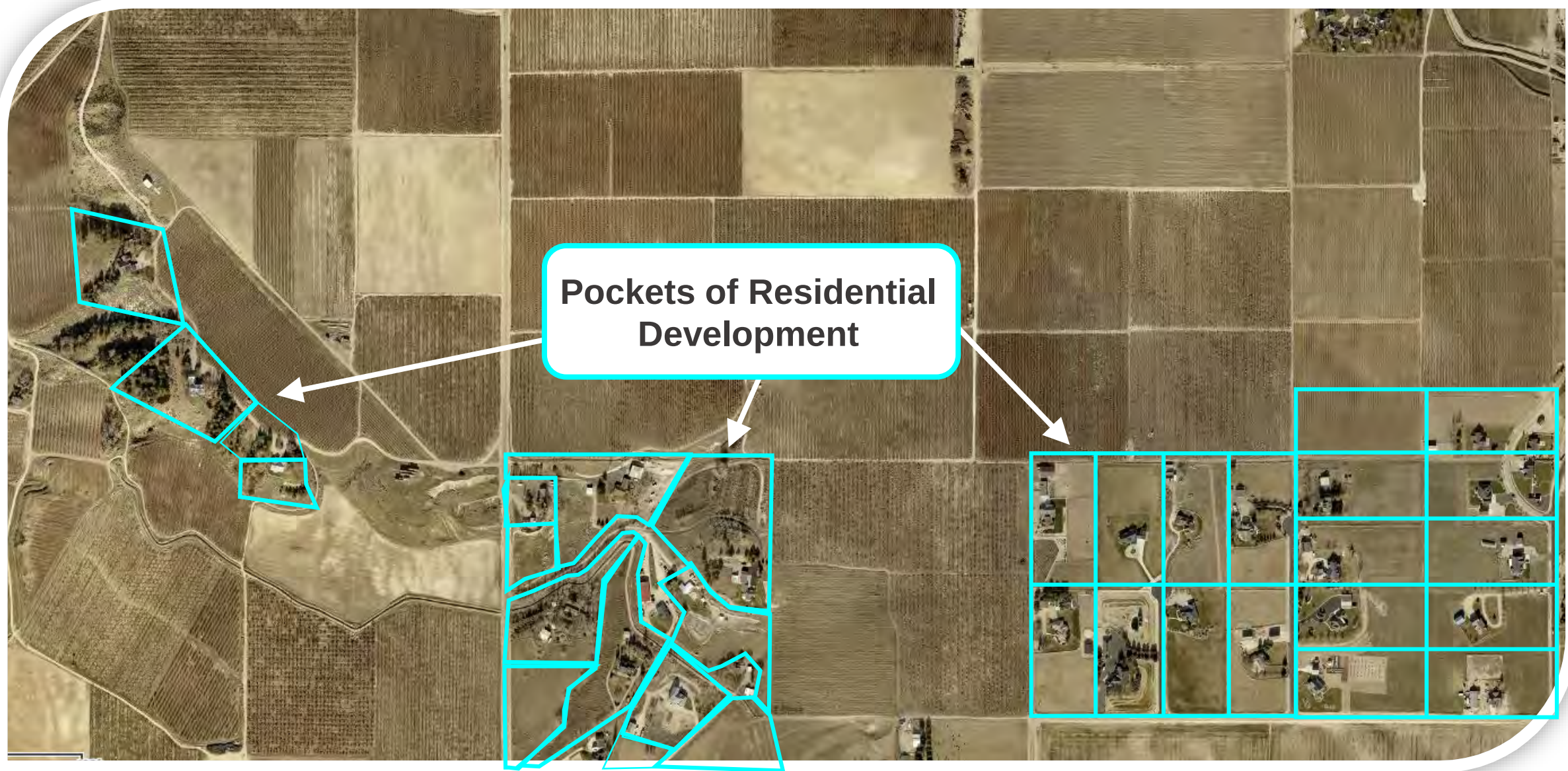
Note: Illustrative only, each new parcel must be at least one acre, but the division does not have to evenly divide the property.



ADMINISTRATIVE LAND DIVISION-AGRICULTURAL IMPACTS

AGRICULTURAL IMPACTS

Residential development near intensive agricultural operations can create conflicts.



CONCERNS

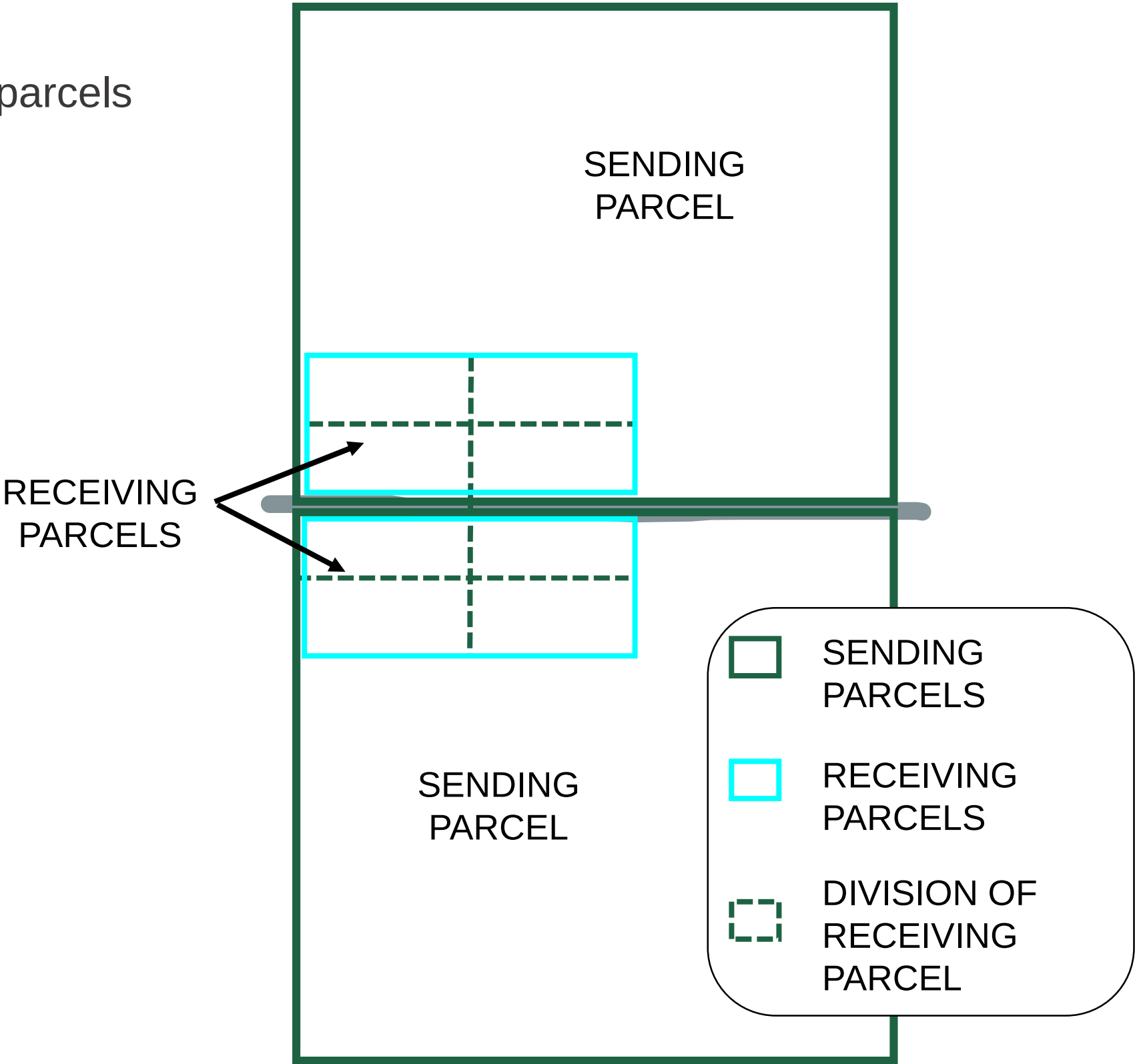
1. Nearby residents have expressed complaints related to the following agricultural activities:
 - Excessive dust
 - Sprinklers discharging water onto roadways
 - Flies from dairy farms and Confined Animal Feeding Operations (CAFOs)
 - Odors from manure and crop production
 - Slow-moving agricultural vehicles
 - Noise from farming equipment and activities
 - Lighting from nighttime agricultural work and illuminated agricultural buildings
2. Residential complaints have led to restrictions on agricultural operations such as aerial spraying.
3. Administrative land divisions within intensive agricultural areas can lead to significant property owner opposition for intensive agricultural operations like Confined Animal Feeding Operations (CAFOs), further restricting the limited areas where they can be placed.
4. Administrative land divisions are not required to consider impacts to agricultural operations.

BUILDING PERMIT TRANSFER

Canyon County allows for residential building permits to be transferred between contiguous parcels in an Agricultural zone for the purpose of clustering structures or for more effective farming.

CONCERNS

1. Allows for subdivision like developments in agriculturally zoned areas that are planned for agricultural uses in the comprehensive plan.
2. Can be used to support additional development in agricultural areas.
3. Lack of agency review and comment can result in issues related to fire risk, access, and services.
4. Current code restricts destination/receiving parcel to a total of four (4) parcels.



CLUSTERING RESIDENCES TO PRESERVE AGRICULTURE

Placing residential properties closer together through administrative land divisions can help preserve agricultural land. Canyon County does not require clustering of residences.



Note: Illustrative Only

Should Canyon County regulate where building permits be located to preserve agriculture?

YES

NO

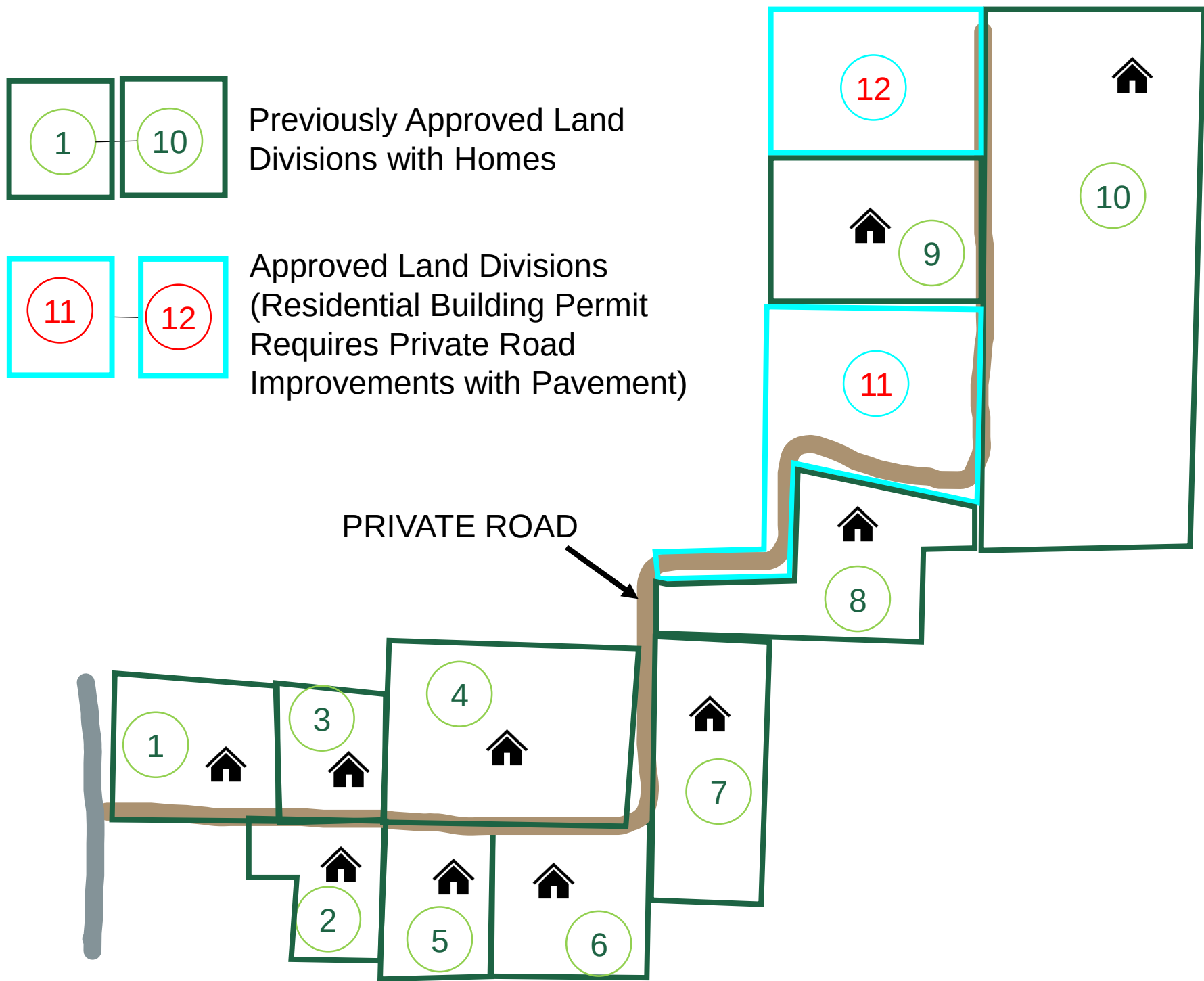
UNSURE



ADMINISTRATIVE LAND DIVISION IMPACTS

PRIVATE ROADS

Canyon County does not require private road construction, irrigation or other improvements at the time of land division, instead they are addressed with building permits. Paving is required after 10 residences access a private road.



CONCERNS

1. Potential buyers of 11 & 12 may be unaware that they are responsible for upgrading the entire private road before building permits can be issued.
2. Road connectivity and placement are not always adequately planned, leading to confusion for emergency services and visitors, insufficient turn-around areas, and challenges for long-term community development.
3. When multiple administrative land divisions occur in close proximity, they can resemble a formal subdivision but often lack the oversight and regulatory requirements typically enforced by reviewing agencies. This absence of review can result in future complications for property owners-including unclear easements, inadequate septic planning, limited access, and delayed emergency service response.

Should private road improvements be made when the land is divided?

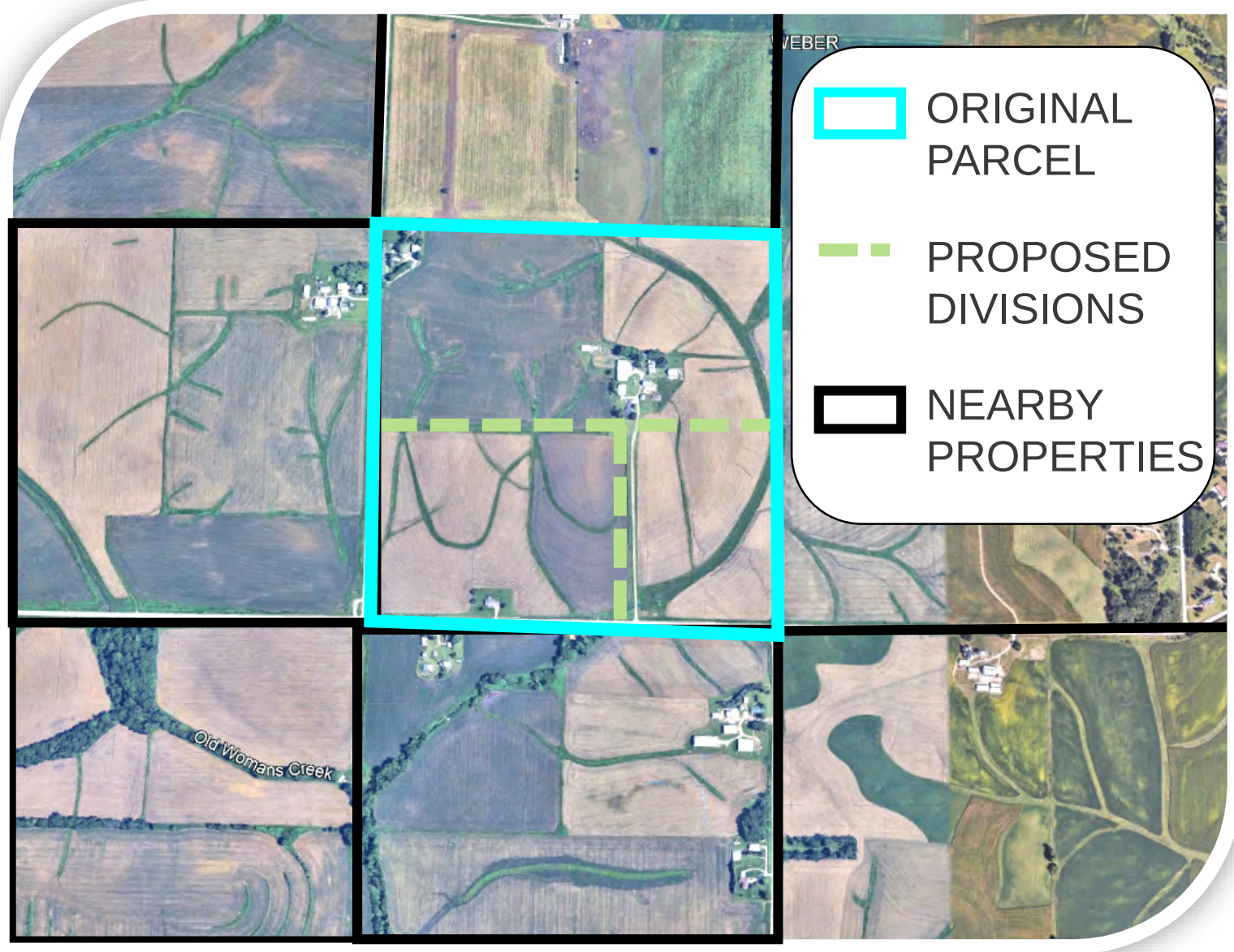
YES

NO

UNSURE

NOTIFICATION OF NEARBY PROPERTY OWNERS & AGENCIES

Canyon County does not require notification of nearby property owners of administrative land divisions. Highway and Fire Districts are the only agencies notified.



CONCERNS

1. Conflicts with neighboring property owners often surface after land divisions have occurred. Notification in advance could allow for mitigation.
2. Irrigation Districts are not notified and irrigation plans are not required-potentially leading to future issues with water rights, delivery, and access for property owners.
3. Canyon County Emergency Services are not notified of administrative land divisions, and EMS response times are not factored into the process. Although fire districts receive notification, they lack the authority to deny divisions based on extended response times.
4. Multiple administrative land divisions in an area can lead to traffic impacts.

Should nearby property owners be notified?

YES

NO

UNSURE

Should additional agency notification and review be required?

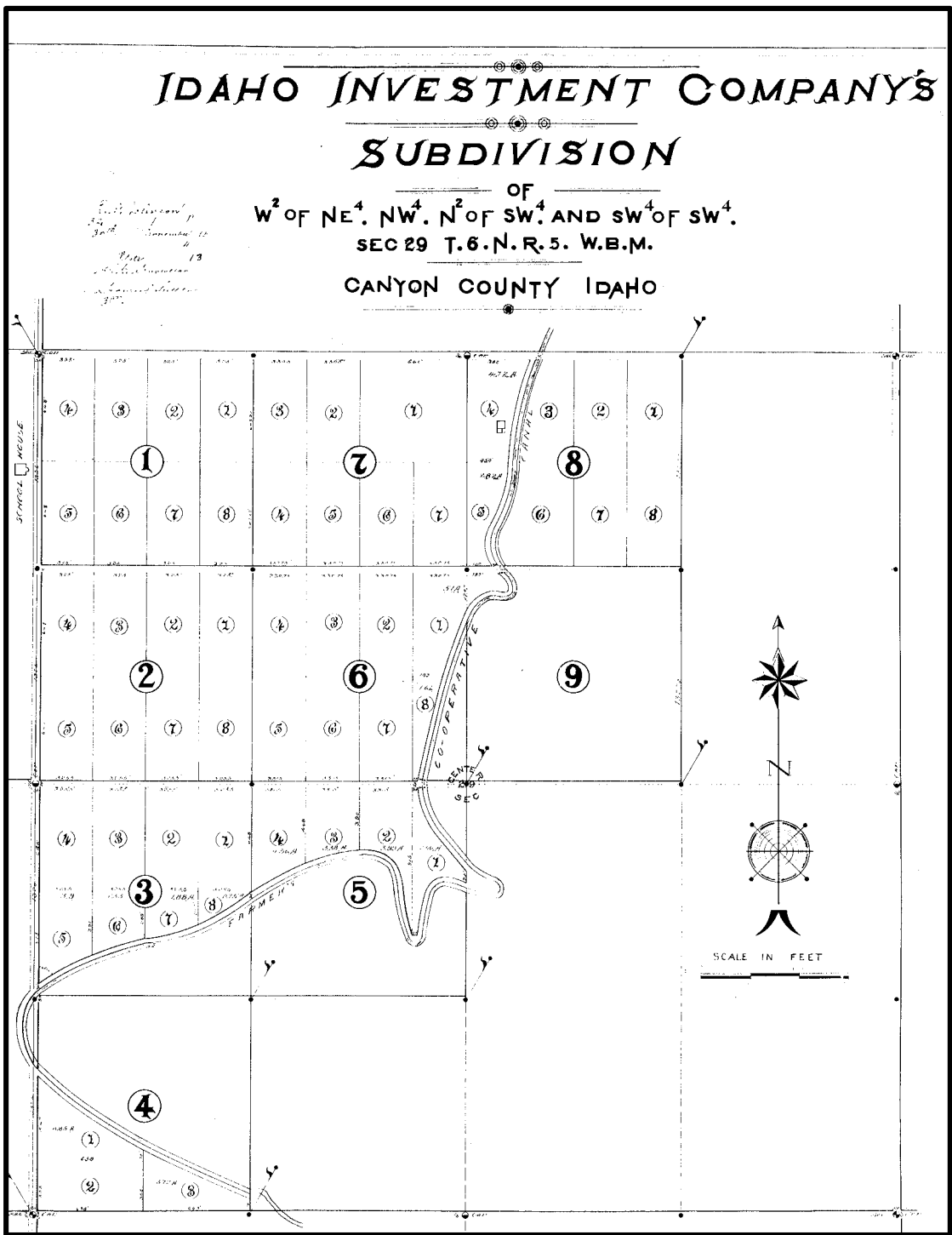
YES

NO

UNSURE

PRE-1979 SUBDIVISION PLATS

Canyon County allows land divisions to occur on each original pre-1979 subdivision lot. Many early subdivisions plats include smaller (¼ acre-5 acre) lots.



CONCERNS

1. Many original pre-1979 subdivision lots have been split into two parcels, resulting in larger residential developments than originally intended. This expansion may strain road infrastructure and other public services.
2. Land divisions frequently take place in areas not designated for development in the Comprehensive Plan, resulting in unintended impacts on agricultural land.
3. Canyon County lacks updated standards for older subdivision plats, placing the responsibility for infrastructure improvements on property owners at the time building permits are issued.
4. Land divisions can establish a precedent for development in areas designated for agriculture under the Comprehensive Plan.



2025 LAND DIVISION PROJECT TIMELINE

