



Canyon County

Agricultural Land Division

Survey Analysis

"To better understand the public's understanding of our current ordinance and see if it needs to be updated."

Process Diagram



Overview

- Time-Line
- Methodology
- Open House Results
- Survey Respondents
- Qualitative Analysis
- Survey Results
- Conclude



Time Line

Met with internal team early June to plan project out

Public Open House

BOCC Update

July 11

August 22

June

August 14

September 11

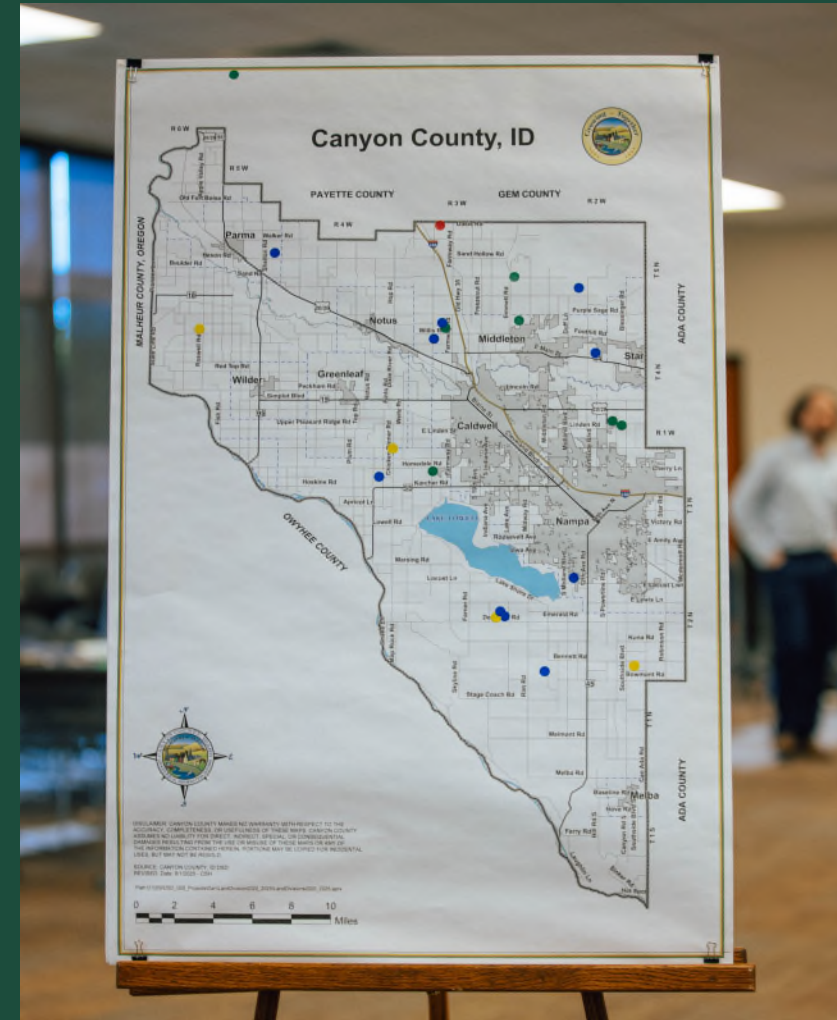
Survey/
Website Live

Close of
survey



Agricultural Land Division Open House

- 32 participants attended the open house.
- Format included:
 - o Historical maps, code history, land division trends.
 - o Comprehensive Plan goals and current code.
 - o Development impacts (agriculture, roads, notifications).
 - o Next steps in the ordinance update process.
- Interactive sticky-dot questions on agriculture, roads, and notification.
- 20 questionnaires were filled out



Open House Key Themes

- Strong support for preserving agricultural land.
- Concerns raised:
 - Inconsistent code interpretation and outdated definitions.
 - Transparency and fairness for farmers vs. Developers.
- Comment Form:
 - 75% concerned with number of land divisions since 2020.
 - 80% feel ag practices are threatened by land divisions.
 - 60% want Canyon County to remain mostly agricultural in 20 years.
 - 55% felt property rights and flexibility are most important when considering land use.
- Priorities expressed:
 - Balance growth with ag preservation.
 - Expand notification (neighbors, irrigation entities).
 - More agricultural expertise in decision-making.



Methodology

- Total population 266,892
 - Rural 53,000
- N= 707
- Fielded online (July 11- August 22)
- Method: Random Snowball Sampling
- Results provide directional input

Margin of Error

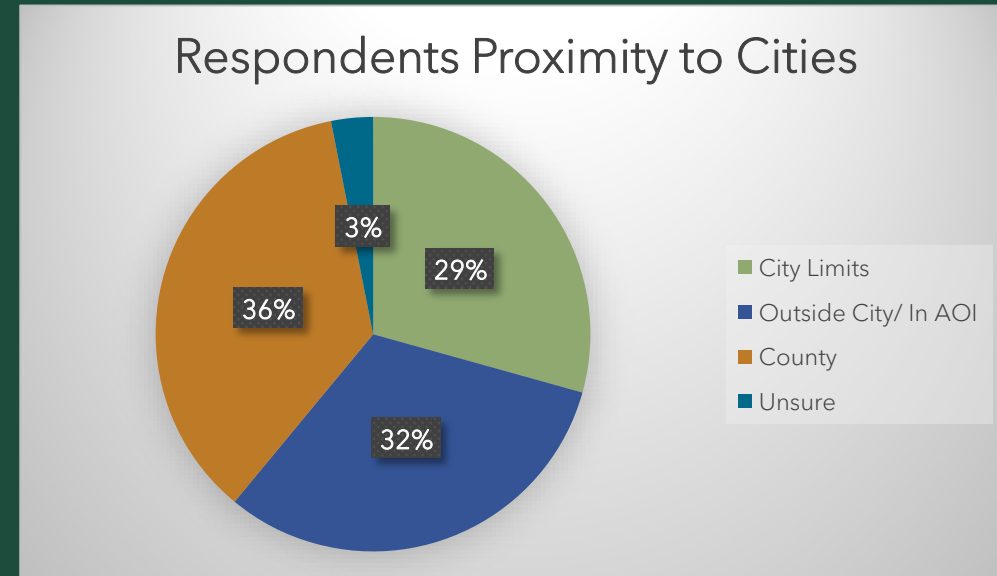
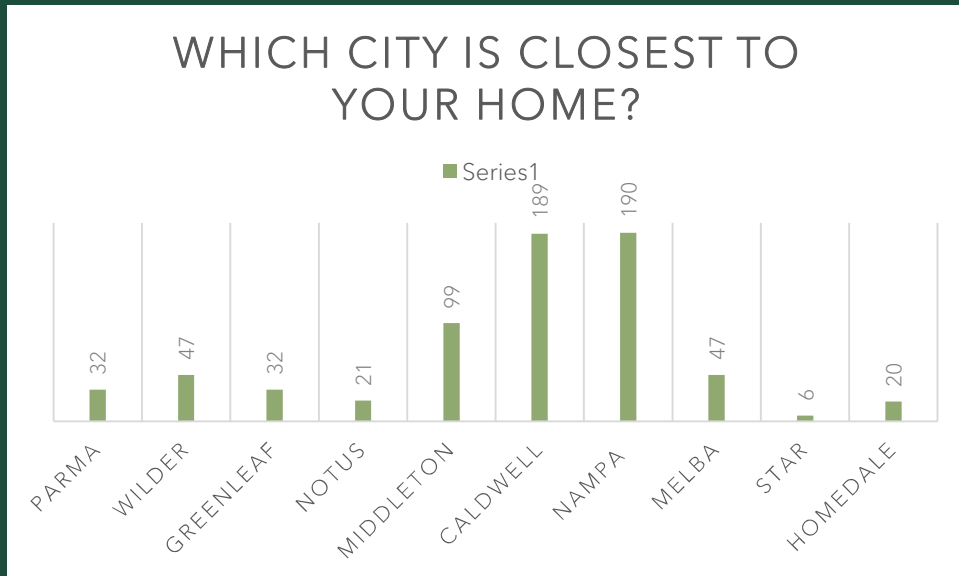
- Sample Group 707
- Confidence Level 95%
- MOE +/- 3.7%
 - Sample results represent the population's true characteristics

$$MOE = Z \times \sqrt{\frac{p(1-p)}{n}} \times \sqrt{\frac{N-n}{N-1}}$$



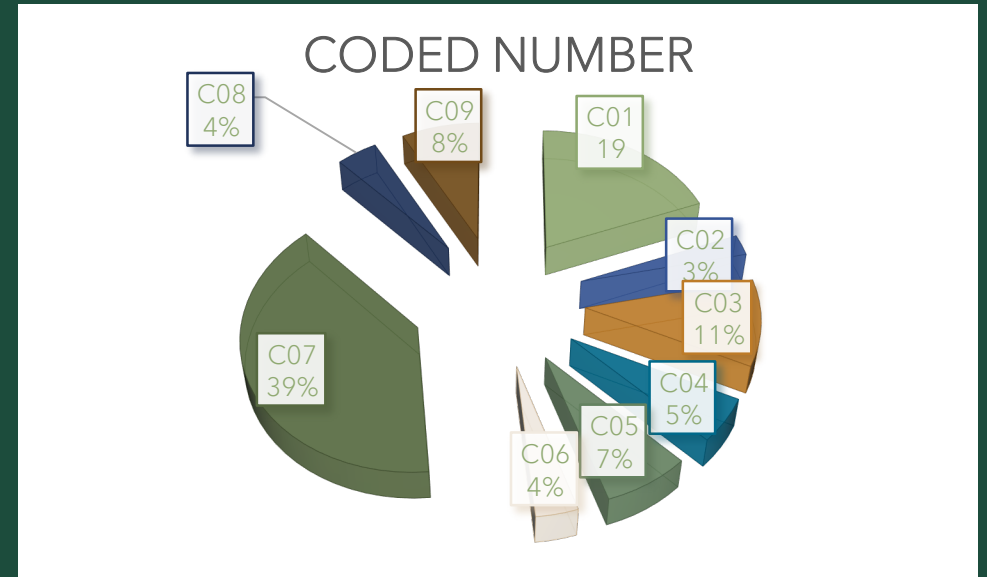
Survey Respondents

- Survey takers across the County
- Caldwell and Nampa highest respondents



Qualitative Analysis

- Received back over 730 written responses
- Coded them into 9 thematic categories
 - C01- *Protect Agricultural Land*
 - C02- *Controlled Exceptions for Family Farming*
 - C03- *Opposition to Urban Sprawl / Growth Management*
 - C04- *Property Rights / Landowner Autonomy*
 - C05- *Conditional Support for Splits*
 - C06- *Economic Considerations*
 - C07- *Environmental & Community Concerns*
 - C08- *Alternative Solutions*
 - Un-coded



"I am concerned that roads and other infrastructure is not keeping up with the explosion of new housing developments. Don't get behind on infrastructure!"

"As a farmer, my goal is own and control the future of the ground I farm. "

Thematic Grouping

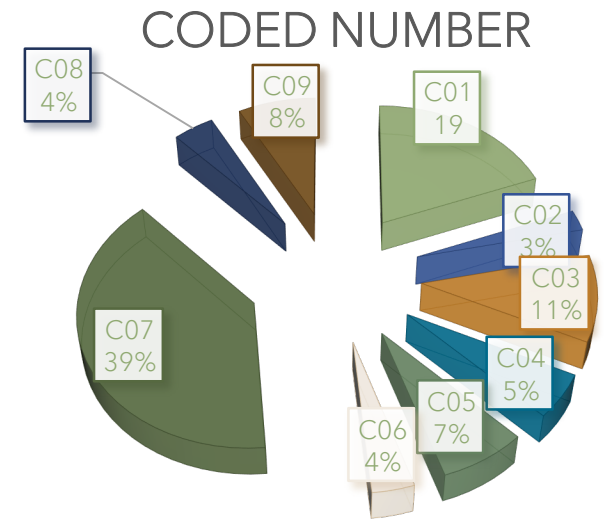
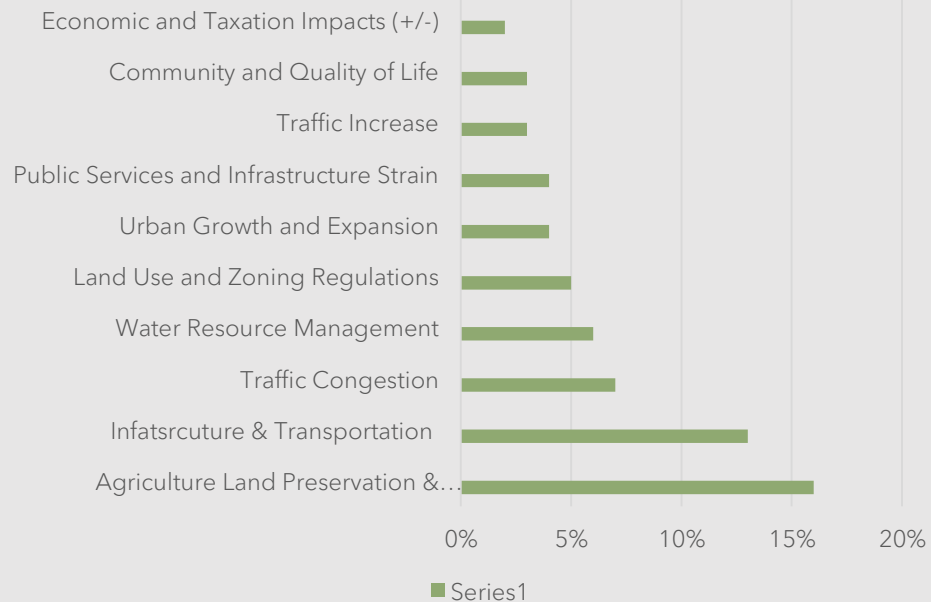


Chart Title

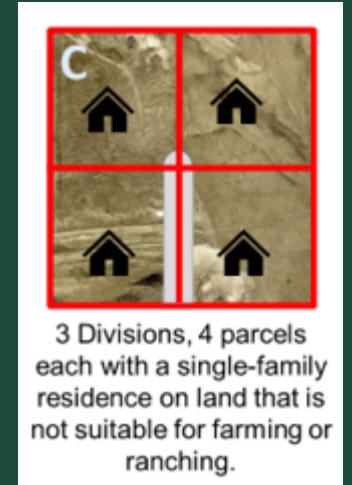
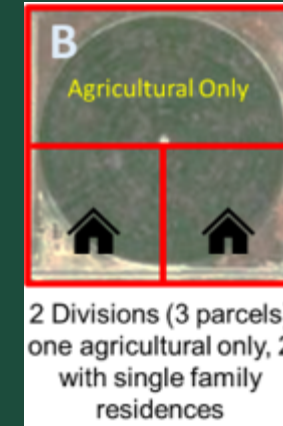
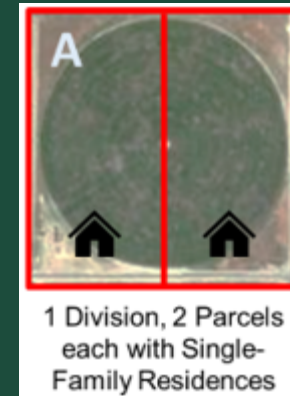


Q5 Please share the impact(s) that you, your jurisdiction, or agency have experienced (positive or negative) from administrative land divisions in Canyon County's agricultural zone?

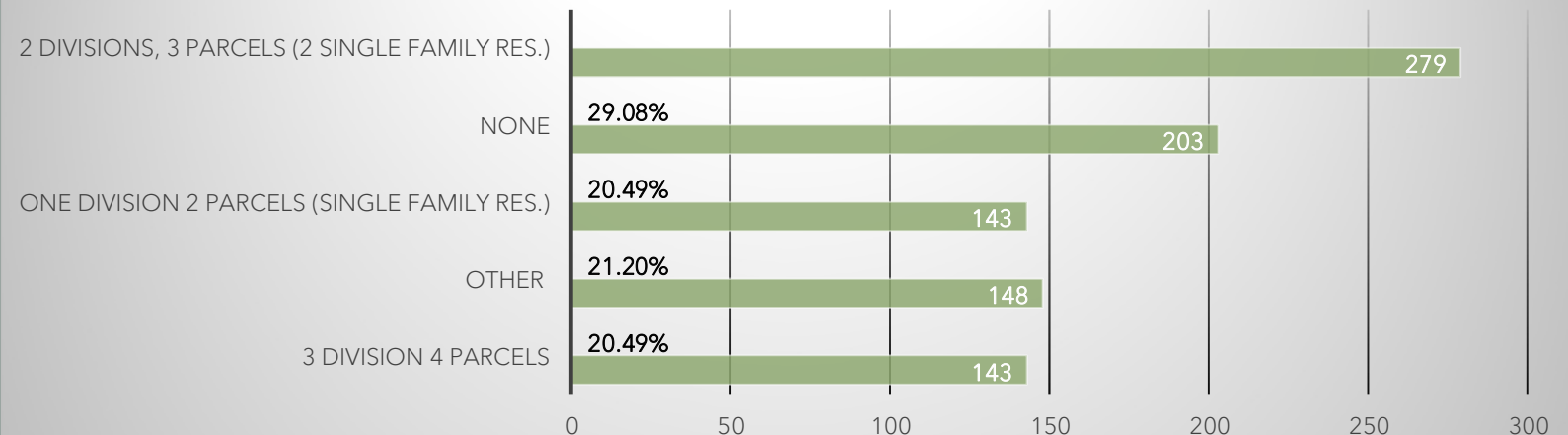
change come see years live less services country farm land emergency services community future lots issues
 allowing administrative land divisions concern work Increased traffic without schools divided well ground
 one time homes None good etc agricultural land farm ground subdivisions farmland
 building small impact rural Canyon County approved county developed house
 way need now farms split land lost traffic taking area ag roads place
 development developers increase resources use large growth noise
 infrastructure city water agricultural ag land irrigation s around will due people grow new already
 keep local parcels neighbors Loss want going much farmers acres property add make Negative created put
 also Stop residential drive many agriculture

Which administrative land divisions would you like to see in the agricultural areas of Canyon County (Check all that apply)?

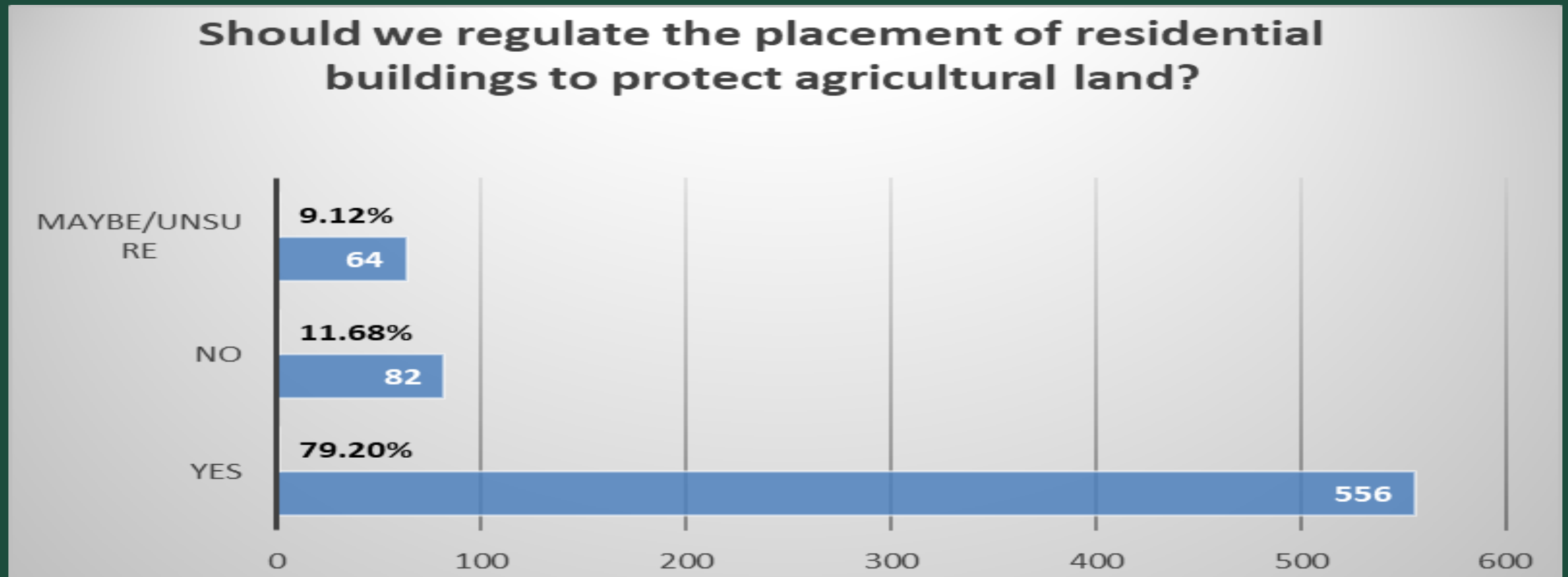
- Two Division 3 parcels- 279
- None- 203
- 1 division two parcels- 143



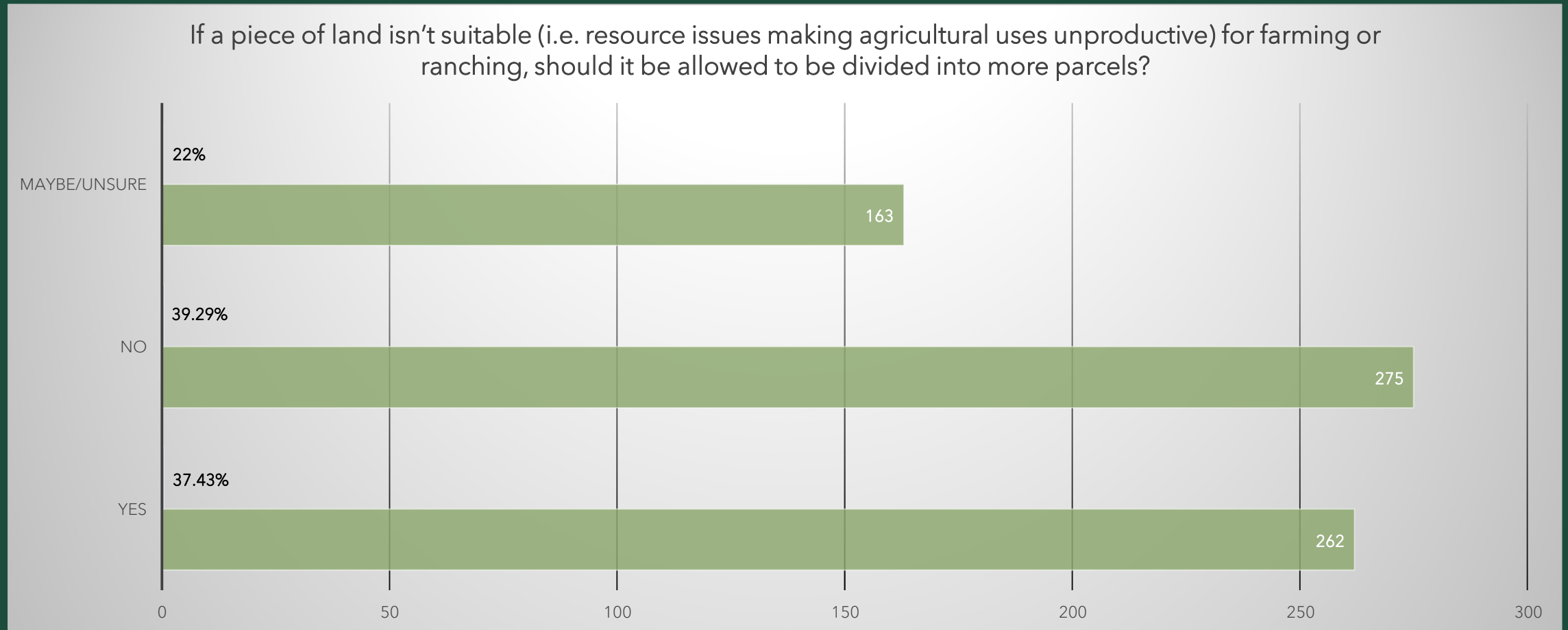
Land Division Preference



Should we regulate the placement of residential buildings to protect agricultural land?



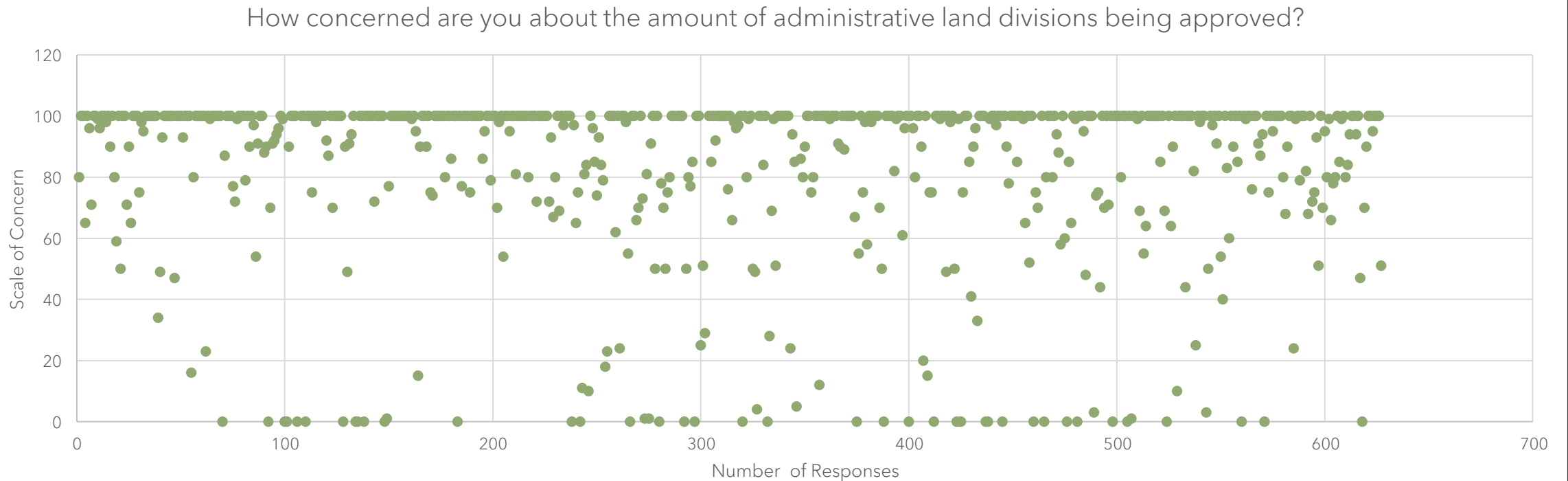
If a piece of land isn't suitable (i.e. resource issues making agricultural uses unproductive) for farming or ranching, should it be allowed to be divided into more parcels?



How concerned are you about the amount of administrative land divisions being approved?

Scale-1 through 100

Average (Mean) - 82.12



Conclusion

- Out of the data presented 40% of survey takers wished to see 2 division 3 parcels split. Followed by 29% wishing for no splits.
- 79% believe that we should regulate placements of res. buildings to protect ag land.
- There needs to be clarity around the definition of non-viable farm ground.
 - 39% believe that even if the ground is bad it should not be split.
 - 37% believe that it should.
- People are worried about the amount of land divisions approved.



Next Steps

- Draft Ordinance
- Public Hearing Process
- Required Findings
 - o Comprehensive Plan
 - o Agency Impacts

