

Planning & Zoning Department



AGRICULTURAL LAND DIVISION REVIEW

Applicable to all existing parcels located in RA-35, LA-35, and RR-20 Districts that meet minimum parcel size standards and are eligible to divide for agricultural purposes without the building rights. Agricultural land divisions require a pre-application conference with the Planning Administrator before submitting an application. Agricultural land divisions are in LDC 4-11, along with the minimum parent parcel sizes required. An application approved, but not recorded within 6 months of approval date will expire.

For Office Use Only

Fees Paid

Check # _____ Credit Card Cash _____

Fees are non-refundable.

Requirement for Submittal: Ensure all requirements are included. *Incomplete applications will not be put on hold.* Incomplete and partial applications will be returned to applicant.

SECTION I: PERSONAL AND PROPERTY RELATED DATA

Owner Info

Owner Name: _____

Address: _____ Zip code: _____

Project Location

Name of Applicant (if different than owner): _____ Phone: () _____

Project Address (if different than owner address): _____ Zip code: _____

Email: _____ Zoning District: _____

Primary Contact (if not applicant): _____

Email: _____ Phone: () _____

Designated Primary Contact

Owner Agent/Representative

Project Info

Total Acreage: _____ Requested number of parcels and sizes: _____

RP#: _____



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 reviewed.

Applicant Signature: _____ Date: _____

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

Owner Signature: _____ Date: _____

Checklist

All items need digital copies as well as paper copies.

- Complete application form and fees.
- Two (2) copies of draft deeds (unrecorded) for each of the proposed new parcels that would be created providing the land division is approved. Deeds shall contain a notation clearly identifying the allocation of the residential entitlements, if any, among the resulting parcels.
- Plat of survey created by a licensed land surveyor in the State of Idaho, showing the new land parcels. The survey shall clearly identify to which parcels the residential entitlements, if any, are assigned.
- Title History Report
- Documentation of allocation of residential units among resulting parcels may be accomplished with notations on a plat map, or by a deed restriction placed in the document of conveyance.

SECTION II: CONSIDERATION FOR APPROVAL

Please submit narrative referencing the following:

- The survey submitted by the applicant is deemed accurate and to meet the standards set forth in Idaho State Code by the Teton County Surveyor or approved agent.
- The proposed division will result in lots that all meet all the minimum requirements in the zone, 140 acres in the RA-35 and LA-35 zone districts, and 80 acres in the RR-20 zone district.
- The plat of survey and deeds all document the allocation of residential density entitlement, if any.
- The division does not require the extension of public utilities (other than individual service lines) or other municipal facilities and no substantial alteration of existing utility installations is involved.
- The division does not require the dedication of public right of Way.
- The division does not require new public roads and each proposed parcel has approved access from an existing public road, if approved easement that contains the necessary right-of-way width.
- Each proposed parcel meets all applicable requirements of the LDC, including those set forth in Chapter 6.

SECTION III: PLANNING ADMINISTRATOR/DESIGNEE REVIEW/ACTION

Application is submitted on the ____ day of ____, 20__.

Application is deemed complete and accepted on the ____ day of ____, 20__.

Application is approved on the ____ day of ____, 20__.

Planning Administrator

