



ONEIDA COUNTY PLANNING AND ZONING  
30 NORTH 100 WEST  
MALAD CITY, IDAHO 83252

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AGRICULTURAL SPLIT APPLICATION

# \_\_\_\_\_

The Planning and Zoning staff is available to discuss this application and answer questions. The Administrator shall review the completed application and may approve or deny it. It is recommended that the Applicant review the Oneida County Development Code (OCDC) prior to submittal. This Ordinance along with application materials are located on the County website at [www.oneidaid.us](http://www.oneidaid.us).

**OCDC Chapter 1 Article A: Definition of Terms: Subdivision:**

A tract of land divided into two (2) or more lots, for the purpose of sale for building (residential and/or commercial) development, whether immediate or future; provided that this definition shall not include a bona fide division or partition of agricultural land for agricultural purposes. *A bona fide division or partition of agricultural land for agricultural purposes shall mean the division of land into lots, all of which are five (5) acres or larger and maintained as agricultural lands without development (building permit).* Oneida County requires a subdivision to be a minimum of two (2) lots. The term subdivision also refers to the act of dividing a parcel of land into two (2) or more lots as set forth above. The beginning date for lots for the purpose of subdivisions shall be established as January 1, 2000.

*To expedite the review of your application, please be sure to address each of the following items.*

**SECTION I: PERSONAL AND PROPERTY-RELATED DATA**

Owner: \_\_\_\_\_

Email: \_\_\_\_\_

Phone: ( ) \_\_\_\_\_ Mailing Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Applicant (if different): \_\_\_\_\_

Email: \_\_\_\_\_

Phone: ( ) \_\_\_\_\_ Mailing Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Engineering Firm: \_\_\_\_\_

Contact Person: \_\_\_\_\_ Phone: ( ) \_\_\_\_\_

Address: \_\_\_\_\_ Email: \_\_\_\_\_

Surveyor: \_\_\_\_\_ Phone: \_\_\_\_\_

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Location and size:  
Property Address: \_\_\_\_\_  
Parcel Number: \_\_\_\_\_ Section: \_\_\_\_\_ Township: \_\_\_\_\_ Range: \_\_\_\_\_  
Total Acreage: \_\_\_\_\_ Proposed # of Parcels: \_\_\_\_\_  
Proposed Parcel Size: Parcel one \_\_\_\_\_ Parcel two \_\_\_\_\_ Parcel three \_\_\_\_\_  
Parcel four \_\_\_\_\_ Parcel five \_\_\_\_\_  
Assessor Exemptions (i.e. agriculture, timber, etc.): No: ☐ Yes: ☐  
list: \_\_\_\_\_

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I consent to this application, I certify this information is correct, and I authorize the Oneida County Planning & Zoning Department staff and its designated inspection agent to enter the property for any site inspection or compliance purposes as long as this application and a conditional use permit (if applicable) are in effect. I agree to indemnify, defend, and hold harmless Oneida County and its employees from any claim or liability resulting from any dispute as to the statements contained in this application or as to the ownership of the property, which is the subject of this application.

• Applicant Signature: \_\_\_\_\_  
Date: \_\_\_\_\_

I, the undersigned, am the owner of the referenced property and do hereby give my permission to \_\_\_\_\_ to be my agent and represent me in the matters of this application. I consent to this application, I certify this information is correct, and I authorize the Oneida County Planning & Zoning Department staff and its designated inspection agent to enter the property for any site inspection or compliance purposes as long as this application and a conditional use permit (if applicable) are in effect. I agree to indemnify, defend, and hold harmless Oneida County and its employees from any claim or liability resulting from any dispute as to the statements contained in this application or as to the ownership of the property, which is the subject of this application.

• Owner Signature: \_\_\_\_\_  
Date: \_\_\_\_\_

## SECTION II ITEMS REQUIRED

1. Latest recorded deed to the property.
2. Application completed & signed, including Affidavit of Legal Interest and Letter of Authorization, if applicable.
3. Application fees are paid in full in accordance with the current fee schedule, including any/all applicable fees.
4. Copy of current Assessor Exemption form
5. Narrative of the purpose of the land split.
6. County Road or Highway Access Permit, if applicable.
7. Proof all property taxes are paid in full, including pre-paid taxes. (see attached form)
8. Unrecorded new deeds, one for each parcel, with new legal descriptions.
9. Record of Survey labeled "One Time Agricultural Split of Land" that complies with the following:
  - Vicinity Map, Date of survey, and North Arrow;
  - Map scale adequate to depict all parcels (show Bar Scale);
  - Legend with a description for all weights and symbols used;
  - All bearings and distances for all property lines. Include Basis of Bearing and CP&F Reference.
  - All known easements shown with their instrument numbers;
  - All existing physical access points shown;
  - Adequate access easements for each parcel meeting ODCD standards;
  - Property Descriptions-the new legal descriptions for each parcel;
  - Note indicating the parcel is an Agricultural parcel;
  - Each new parcel labeled as Parcel 1, 2, 3, 4 or A, B, C, D, and acreage of each parcel;
  - Surveyor's Certification-Signature block with statement and stamp;
  - Date of survey.
  - Electronic form: either in DXF or DWG format, using Coordinate System of NAD 1983 State Plane Idaho West FIPS 1103 Feet, and identify two public land ties on the ROS, including GPS references, if available, or provide a digital PDF file.

## SECTION III: STAFF ANALYSIS FINDINGS OF FACT, CONCLUSIONS

See attached Administrator FCO.

## SECTION IV: ADMINISTRATOR ORDER

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THIS BOX TO BE COMPLETED BY THE PLANNING AND ZONING DEPARTMENT

FILE # \_\_\_\_\_ Rec'd Date: \_\_\_\_\_  
Fee paid: \_\_\_\_\_ Date: \_\_\_\_\_  
Payment type: \_\_\_\_\_ Number: \_\_\_\_\_  
Receipt #: \_\_\_\_\_ Are application materials attached? Yes \_\_\_\_\_ No \_\_\_\_\_

ACCEPTED BY \_\_\_\_\_ Date: \_\_\_\_\_

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I/we, \_\_\_\_\_, hereby state that my/our real property, as described in Instrument No. \_\_\_\_\_ (attached property description) in Section \_\_\_\_\_, Township \_\_\_\_\_, Range \_\_\_\_\_, is currently and solely being used for agricultural purposes and will be maintained as agricultural land. There are no existing dwelling units on the newly created agricultural parcel(s). I understand that the definition of an "agricultural use" in Oneida County is defined as farming, dairying, pasturage, cultivation, tillage, horticulture, floriculture, silviculture, viticulture, vermiculture, animal poultry, and fish farming as the principal land use and the necessary accessory uses of packing, treating, or storing the produce. Agricultural uses do not include commercial riding stables, racetracks, slaughterhouses, factories, works for the reduction of animal matter, or commercial poultry, kennels, or feed lots. Incidental retailing of goods on the premises of goods and products raised on the premises is considered as being within the definition of agriculture.

By signing this statement, I understand that no building permits for any structure other than an agricultural building will be granted on the property (unless and until the property changes zoning or is approved through the subdivision process). I also understand that if my property is divided under the auspices of "bona fide agricultural land" and is claiming exemption from the Oneida County Development Code, new recorded descriptions are still required to be created for the new agricultural parcels.

\_\_\_\_\_  
Owner #1 Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Owner #2 Signature

\_\_\_\_\_  
Date