ORDINANCE NO. 2023-08

AN ORDINACE AMENDING THE ORDINANCE 2020-01 12.20 MINOR LAND DIVISION FOR CARIBOU COUNTY, IDAHO; PROVIDING FOR THE MANNER OF AMENDING SUCH CODE; REPEALING CERTAIN ORDINANCES NOT INCLUDED HEREIN OR IN CONFLICT HEREWITH; WAIVING THE THREE READING RULE; AND PROVIDING WHEN SHUCH CODE AND THIS ORDINANCE SHALL BECOME EFFECTIVE

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF CARIBOU COUNTY, IDAHO, AS FOLLOWS:

SECTION 1. CHAPTER 12.20 Minor Land Division

CHAPTER 12.20 ONE-TIME LAND DIVISION

12.20.010 Eligibility for a One-Time Land Division
12.20.020 Record Of Survey

A One-Time Minor Land Division is the option to divide your property into two parcels through staff level approval as long as your parcel is eligible. All properties that meet the following standards are eligible for a one-time division as long as both parcels created would meet the required minimum lot size of your zone. If your property is located within a subdivision, it will be required to follow the replat process outlined in CCC Title 12 Subdivisions.
Standards for eligibility for a Minor Land Division:

1. Road Access:
    a. County Maintained Road: Property must have direct access to county-maintained road.
    b. Private Road: If properties will be utilizing a private road, the private road must connect to a county-maintained road.
2. Property must be in the same configuration since February 25, 2008.
3. Septic & Well:
    a. Minimum acreage allowed to use individual well and septic is five (5) acres.
    b. Property being split into lot sizes smaller than five (5) acers must already have an established well and septic. If this property does not have an existing well or septic, it is required to be connected to a community system.
4. Split property will remain in the zone it originated from and all zone requirements must be followed.

For properties that do not meet the standards listed above, the property may still be divided through the subdivision process.

SECTION 2. If any provision of this Ordinance shall be declared by a court of appropriate jurisdiction to be invalid, such decision shall not affect the validity of remaining portions of this Ordinance. Any remaining portions shall be interpreted to give effect to the spirit of this Ordinance prior to removal of the provisions declared invalid.

SECTION 3. The rule requiring that this ordinance be read on three (3) separate occasions is hereby waived.

SECTION 4. This ordinance shall be in full force and effect from and after its passage, approval, and publication according to law.

PASSED AND DATED this 12th day of June, 2023.

CARIBOU COUNTY COMMISSIONERS

Mark Matthews,
Chairman of Board of County Commissioners

Bryce Somsen,
County Commissioner

Marty McCullough,
County Commissioner

ATTEST:

Jill Stoor,
Clerk of Caribou County