

# ARNZEN

## AD2025-0020-APL

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APPELLANT/AGENT: T.J. WELLARD

OWNER: TED ARNZEN



# Background

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1. February 18, 2025, the applicant submitted an administrative land division application to divide the subject property into three residential (3) parcels, while maintaining the originality of Government Lot 2 (**Exhibit 2A, 2B and 2F**).
2. March 4, 2026, AD2025-0020 was denied due to not meeting Canyon County code §07-18-07(2) and §07-10-03(5)(**Exhibit 2**).
3. March 11, 2025, the applicant submitted an appeal application requesting the Board of County Commissioners overturn the Director decision on Case No. AD2025-0020.
4. BOCC heard the case on August 20, 2026, and took public testimony. The case was continued to September 15, 2026, to allow the appellant to produce past decisions that were made based on aliquot parts.



# Appellants Evidence

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According to the appellant the following cases were based on aliquot parts.

- AD2015-6
- AD2015-41
- AD2018-0135
- AD2019-0010
- AD2020-0096
- AD2021-0032
- AD2021-0078
- AD2021-0134
- AD2021-0193
- AD2022-0042
- AD2023-0042
- AD2025-0017
- 2007-17299
- PI2020-0226
- PI2024-0176



# Original Parcel:

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- ORIGINAL PARCEL: A parcel of platted or unplatted land as it existed on September 6, 1979
- PARCEL: A tract of land described by metes and bounds, chains, rods or aliquot parts or by lot and block. Land that is described by metes and bounds that includes all or parts of multiple, preexisting parcels or portions of platted lots, all of which are not separately defined or labeled as separate parcels or lots, shall be considered one parcel. **Exhibit 1q**
- Full legal description must include Section, Township and Range.
- Bureau of Land Management manual does not dictate Canyon County code.
- Consistency



DSD view of original parcels **Exhibit 2E**

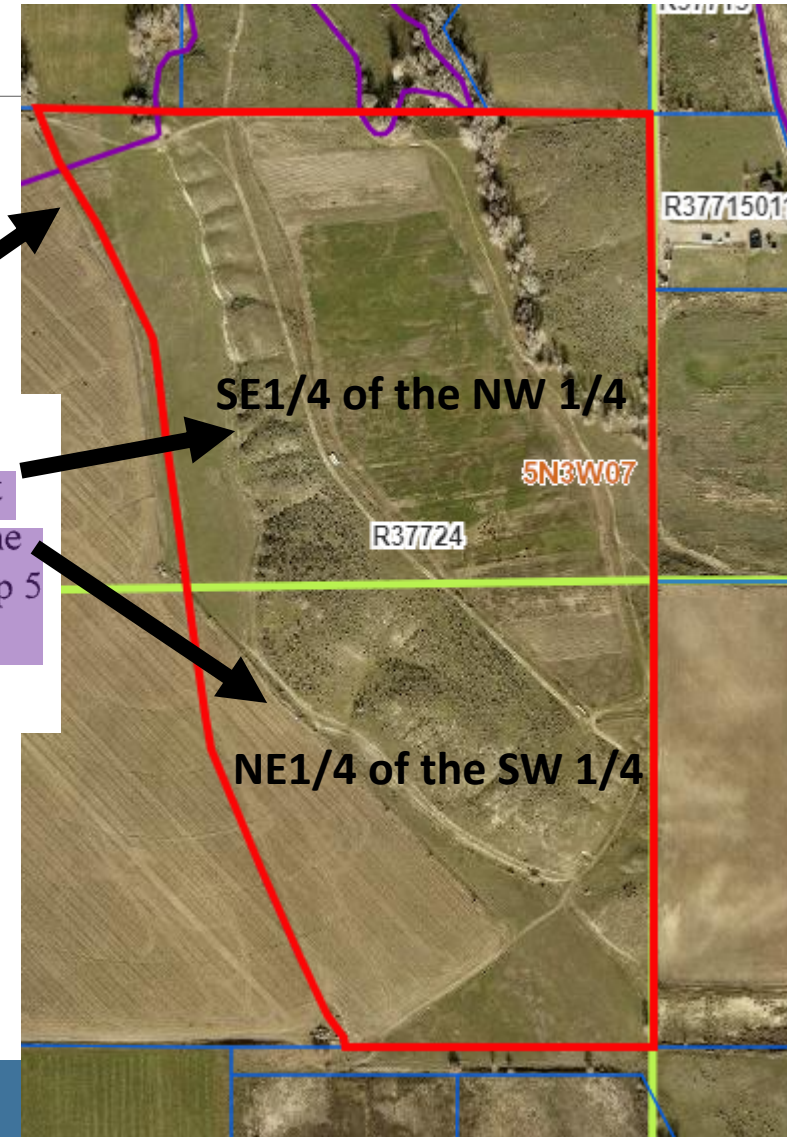
**Government Lot 2**

**Parcel R37724**

**Exhibit 2g**

Parcel 1

That **part of Government Lot 2 lying East of a natural drain ditch;** the Southeast Quarter of the Northwest Quarter and all that part of the Northeast Quarter of the Southwest Quarter lying East of a natural drain ditch, all in Section 7, Township 5 North, Range 3 West of the Boise Meridian, Canyon County, Idaho.



# RECOMMENDATIONS:

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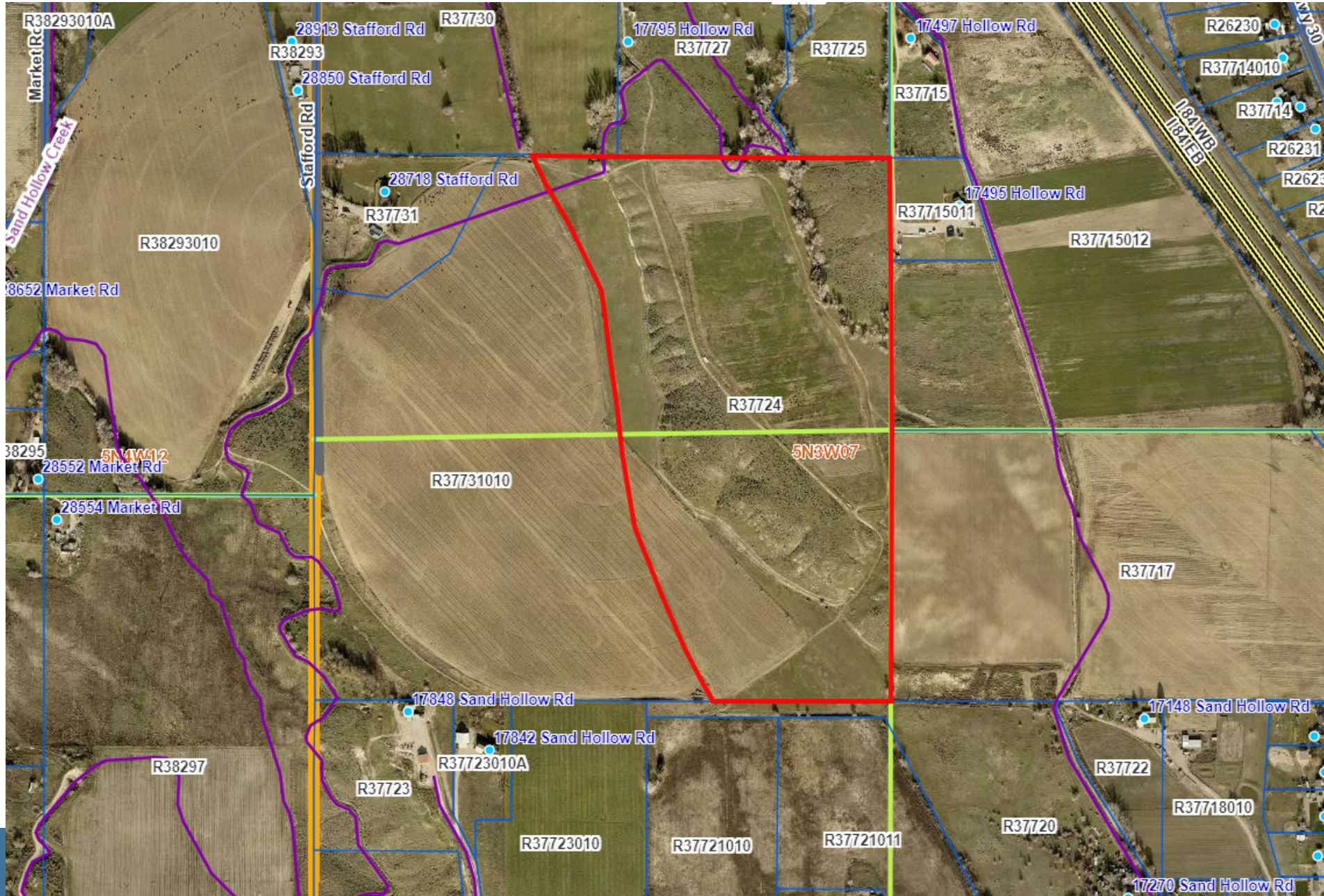
Staff recommends the Board of County Commissioners deny the appeal, upholding the Director of DSD's denial regarding AD2025-0020

The following options to gain approval of the divisions per Idaho Code Section 67-6519 include:

- The applicant may submit an Entitlement Verification application to determine the number of land divisions/building permits Parcel R37724 is entitled to. \*A title report was submitted (**Exhibit 1B.7**).
- To gain approval the applicant shall comply with §07-18-07(2) by resubmitting an administrative land division requesting the number of land division(s)/building permits the subject property is entitled to via the appropriate application(s) (**Exhibit 2F**).
- Comprehensive Plan Amendment to Residential and Conditional Rezone to an “R-R” (Rural Residential) zone. The 2030 Comprehensive Plan designates the future land use of the area as “A” (Agriculture). If approved, two (2) residential parcels can be created via the administrative land division, additional residential parcels would require platting to divide the parcels.



AD2025-0020-APL



# APPROVAL OF THE APPEAL:

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“I move to approve the appeal and overturn the Director decision’s denial of case AD2025-0020-APL, Arnzen, finding the application **does** meet the criteria for approval under Section 07-18-05, 07-18-07 and 07-10-03(5) of Canyon County Code of Ordinances, with added conditions.”



# DENIAL OF THE APPEAL:

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“I move to deny the appeal and uphold the Director decision’s of case AD2025-0020-APL, Arnzen, finding the application **does not** meet the criteria for approval under Section 07-18-05, 07-18-07 and 07-10-03(5) of Canyon County Code of Ordinances.”



# TABLING OF THE APPEAL:

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“I move to continue case AD2025-0020-APL, Arnzen, to a [*date certain or uncertain*].”

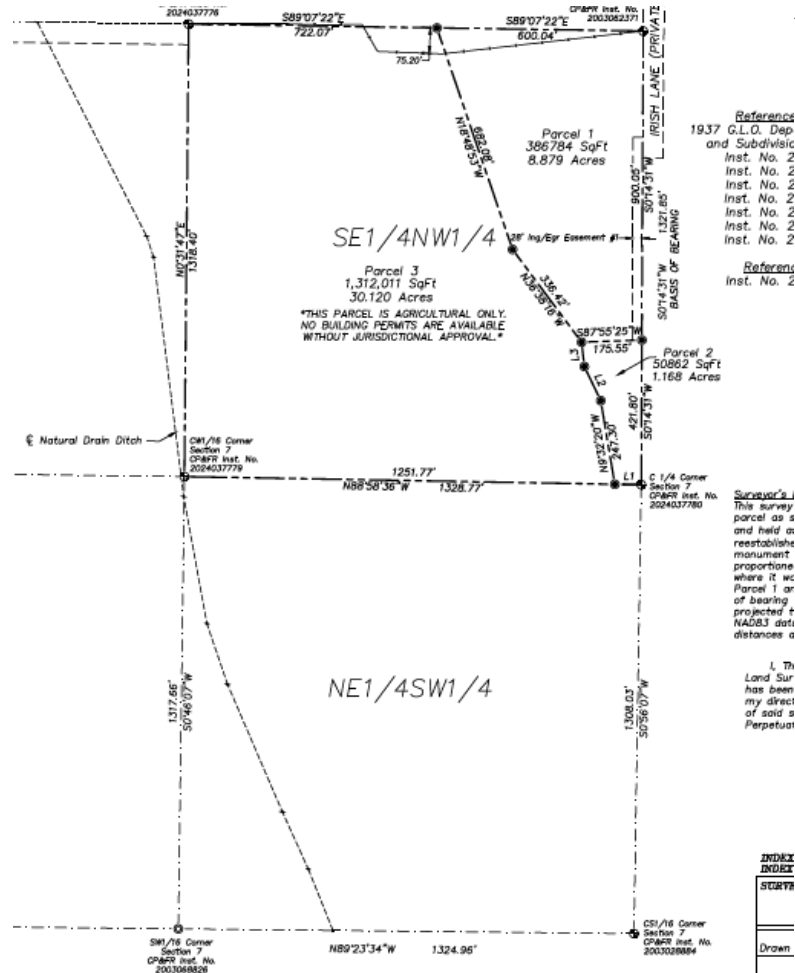


## Applicant view of original parcels

Government Lot 2

SE ¼ of the NW ¼

NE ¼ of the SW ¼



\*Feb 6, 2026, record of survey

## DSD view of original parcels Exhibit 2E

Government Lot 2

Parcel R37724

