

FAQs

How long will the process take?

Due to the fact that every parcel has unique conditions, and multiple agencies must review the application, Kootenai County cannot guarantee that the subdivision will be approved by a certain date, or at all. However, on average, the process takes about four to six months.

How much will the process cost?

Application fees vary over time and are established by the Board of County Commissioners. The current minor subdivision fees total about \$1,300. However, please keep in mind, there are other costs the County does not control, such as the cost of professional services utilized to prepare an application or outside Agency fees.

Is there another way to divide land?

Unless you are eligible for an Exempt Division of Land, pursuant to Section 8.6.103, the subdivision process is required.

Still have questions?

A planner is available to speak with members of the public about general requirements. Come visit us in the Kootenai County Administration Building at:

451 Government Way

Coeur d'Alene, ID 83816

Monday – Friday, 7:00 AM – 4:00 PM

Or call us at (208) 446-1070

Mission Statement

"It is the mission of the Kootenai County Community Development Department to provide the public with friendly, efficient, professional customer service and guidance in a manner that will promote safety through building and land use applications while protecting the open space and natural beauty of Kootenai County for the present and future generations."



Prepared by the Kootenai County Planning Division

451 N Government Way • P.O. Box 9000

Coeur d'Alene, Idaho 83816-9000

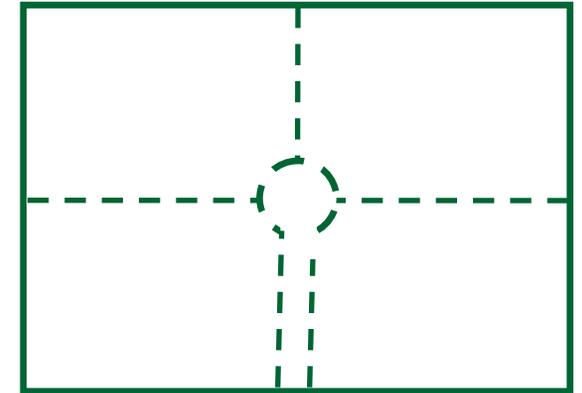
Phone: 208-446-1070 • Fax: 208-446-1071

MINOR SUBDIVISIONS



KOOTENAI COUNTY

COMMUNITY DEVELOPMENT
BUILDING • CODE ENFORCEMENT • PLANNING



An Introduction to Minor Subdivisions

What is a minor subdivision?

A minor subdivision is the division of a parcel of land into four (4) or fewer lots. Here are a few key items you need to know:

- Property that has been subdivided within the last five (5) years cannot be divided through this process again, unless the subdivisions together will create four (4) or fewer lots.
- Parcels zoned Agricultural cannot be subdivided.
- All lots created through the subdivision process must meet the minimum lot size for their zone.

Why do I need a minor subdivision?

The end result of a subdivision is a *plat*, created through a survey, which depicts details such as lot boundaries and easements. This plat is recorded with Kootenai County. If you want to divide land, you must first complete the subdivision process, unless the parcel qualifies for an exempt division of land (see Section 8.6.103 of the Land Use and Development Code).

Where do I start?

Contact Community Development and tell us you are interested in subdividing your land. After the parcel is researched, a planner will be assigned to your case and contact you to set up a pre-application meeting.

What can I expect?

A planner will work with you throughout the entire process to ensure that you understand what to do at every stage. The subdivision process is depicted in the flow chart below.

What does the application require?

This will be explained in detail at the pre-application meeting. The application form lists the components that must be part of the submittal.

KOOTENAI COUNTY MINOR SUBDIVISION PROCESS

