



Development Services Department

Canyon County, 111 North 11th Avenue, Suite 310, Caldwell, ID 83605

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Development Services Calendar Year over Year Comparison August 2025-2024 Year to Date Report

This report represents a snapshot in time and is not meant to project revenue for the year.

Planning • Zoning • Building • Code Enforcement • Engineering • GIS

While balancing diverse interests, the Canyon County Development Services Department (DSD) delivers community development services to implement the County's vision and values, provide stewardship of public resources, and maintain a prosperous future for all.

Zoning Applications by Number

Planning • Zoning • Building • Code Enforcement • Engineering • GIS

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		1/1/2024-7/31/2024	1/1/2025-7/31/2025	Difference
		Number of Applications	Number of Applications	2025-2024
Administrative Decision	Accessory Use to Permitted Use	1		-1
	Administrative Land Division	40	41	1
	Day Care Facility	1	1	0
	Firewood Sales	1		-1
	Home Business	3	2	-1
	Property Boundary Adjustment	25	33	8
	Quasi-Public Use	1		-1
	Reduction Front, Easement, Road, Lot	3	8	5
	Utility Facility	1	1	0
	Variance up to 33%	2	4	2
		78	90	12
Appeal		7	7	0
		7	7	0
Conditional Rezone		4	8	4
		4	8	4
Conditional Use	Batch Plant	1		-1
	Contractor Shop		6	6
	Food processing Facility	1		-1
	Kennel		1	1
	Mineral Extraction	3	2	-1
	Ministorage/RV Storage	1		-1
	Nursery – Retail/Wholesale	1		-1
	Public Uses/Quasi-Public Uses	1		-1
	Similar Use To	1		-1
	Special Events Facility	4	2	-2
	Staging Area	3	4	1
		16	15	-1
Modification			3	3
			3	3
Ordinance	Area of City Impact		10	10
	Comprehensive Plan Change	1	5	4
	Zoning Ordinance Text Amendment		4	4
		1	19	18
Parcel Inquiry	Entitlement Verification Request		23	23
	Parcel Inquiry	241	93	-148
	Property Specific Zoning Inquiry		23	23
		241	139	-102
Pre-Application	Planning	46	87	41

	Subdivision	10	7	-3
		56	94	38
Rezone	Zoning Map Amendment	3	4	1
		3	4	1
Road Name	Private Change	1	2	1
	Private New	19	12	-7
		20	14	-6
Sign	Sign	2	3	1
		2	3	1
Subdivision	Final Plat	3	5	2
	Minor Replat	1	1	0
	Preliminary Plat	1	2	1
	Simple Change Recorded Plat		2	2
		5	10	5
Temporary Permit	Farmworker	1	1	0
	RV – 90 days	6	4	-2
	SFD Construction	3	1	-2
	Special Event	1		-1
		11	6	-5
Variance	Variance greater than 33%	2		-2
		2		-2
Total		446	412	-34

Hearing Case Summary

Number of Case Total	Cases Still in Review	Scheduled for Hearing	Cases Finished 2025
106	Review: <u>68</u>	19	Waiting for FCO: <u>13</u>
After August: 87	On Hold: <u>19</u>		Closed: <u>47</u>
	Total: 87		Total: 60

2021	2022	2023	2024	2025
7	19	11	30	39

Zoning Applications by Revenue

Planning • Zoning • Building • Code Enforcement • Engineering • GIS

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Type	1st Sub Type	1/1/2024-7/31/2024			1/1/2025-7/31/2025			Difference
		Revenue	Refund	Total	Revenue	Refund	Total	2025-2024
Administrative Decision	Accessory Use to	\$600.00		\$600.00		-\$165.00	-\$165.00	-\$765.00
	Administrative Land	\$16,455.00	-\$330.00	\$16,125.00	\$27,320.00	-\$172.00	\$27,148.00	\$11,023.00
	Day Care Facility	\$600.00		\$600.00	\$525.00		\$525.00	-\$75.00
	Firewood Sales	\$600.00		\$600.00			\$0.00	-\$600.00
	Home Business	\$1,800.00		\$1,800.00	\$1,125.00	-\$150.00	\$975.00	-\$825.00
	Property Boundary	\$9,410.00	-\$101.00	\$9,309.00	\$12,905.00		\$12,905.00	\$3,596.00
	Quasi-Public Use	\$600.00		\$600.00			\$0.00	-\$600.00
	Reduction Front,	\$180.00		\$180.00	\$3,055.00	-\$318.75	\$2,736.25	\$2,556.25
	Utility Facility	\$680.00		\$680.00	\$600.00		\$600.00	-\$80.00
	Variance up to 33%	\$1,200.00	-\$1,350.00	-\$150.00	\$1,630.00		\$1,630.00	\$1,780.00
		\$32,125.00	-\$1,781.00	\$30,344.00	\$47,160.00	-\$805.75	\$46,354.25	\$16,010.25
Appeal		\$4,200.00		\$4,200.00	\$2,800.00		\$2,800.00	-\$1,400.00
		\$4,200.00		\$4,200.00	\$2,800.00		\$2,800.00	-\$1,400.00
Conditional Rezone		\$5,600.00		\$5,600.00	\$17,630.00	-\$3,862.50	\$13,767.50	\$8,167.50
		\$5,600.00		\$5,600.00	\$17,630.00	-\$3,862.50	\$13,767.50	\$8,167.50
Conditional Use	Batch Plant	\$950.00		\$950.00		-\$950.00	-\$950.00	-\$1,900.00
	Contractor Shop			\$0.00	\$6,950.00	-\$522.50	\$6,427.50	\$6,427.50
	Food processing	\$950.00		\$950.00		-\$712.50	-\$712.50	-\$1,662.50
	Kennel			\$0.00	\$950.00		\$950.00	\$950.00
	Mineral Extraction	\$2,500.00		\$2,500.00	\$5,600.00		\$5,600.00	\$3,100.00
	Ministorage/RV	\$950.00		\$950.00			\$0.00	-\$950.00
	New		-\$1,615.00	-\$1,615.00			\$0.00	\$1,615.00
	Nursery –	\$950.00		\$950.00			\$0.00	-\$950.00
	Public Uses/Quasi-	\$950.00		\$950.00			\$0.00	-\$950.00
	Similar Use To	\$950.00		\$950.00		-\$712.50	-\$712.50	-\$1,662.50
	Special Events	\$3,800.00		\$3,800.00	\$2,500.00	-\$712.50	\$1,787.50	-\$2,012.50
	Staging Area	\$2,850.00		\$2,850.00	\$4,700.00		\$4,700.00	\$1,850.00
		\$14,850.00	-\$1,615.00	\$13,235.00	\$20,700.00	-\$3,610.00	\$17,090.00	\$3,855.00
Modification				\$0.00	\$2,500.00		\$2,500.00	\$2,500.00
				\$0.00	\$2,500.00		\$2,500.00	\$2,500.00
Ordinance	Comprehensive Plan	\$2,800.00		\$2,800.00	\$14,350.00		\$14,350.00	\$11,550.00
		\$2,800.00		\$2,800.00	\$14,350.00		\$14,350.00	\$11,550.00
Parcel Inquiry	Entitlement			\$0.00	\$2,550.00		\$2,550.00	\$2,550.00
	Parcel Inquiry	\$9,120.00	-\$240.00	\$8,880.00	\$4,710.00	-\$80.00	\$4,630.00	-\$4,250.00
	Property Specific			\$0.00	\$975.00		\$975.00	\$975.00
		\$9,120.00	-\$240.00	\$8,880.00	\$8,235.00	-\$80.00	\$8,155.00	-\$725.00

Pre-Application	Planning			\$0.00	\$900.00		\$900.00	\$900.00
	Subdivision			\$0.00	\$100.00		\$100.00	\$100.00
				\$0.00	\$1,000.00		\$1,000.00	\$1,000.00
Rezone	Zoning Map	\$2,850.00		\$2,850.00	\$8,400.00		\$8,400.00	\$5,550.00
		\$2,850.00		\$2,850.00	\$8,400.00		\$8,400.00	\$5,550.00
Road Name	Private Change	\$550.00	-\$467.50	\$82.50	\$975.00		\$975.00	\$892.50
	Private New	\$2,120.00		\$2,120.00	\$4,855.00	-\$170.00	\$4,685.00	\$2,565.00
		\$2,670.00	-\$467.50	\$2,202.50	\$5,830.00	-\$170.00	\$5,660.00	\$3,457.50
Sign	Sign	\$1,200.00	-\$600.00	\$600.00	\$950.00		\$950.00	\$350.00
		\$1,200.00	-\$600.00	\$600.00	\$950.00		\$950.00	\$350.00
Subdivision	Final Plat	\$3,920.00		\$3,920.00	\$9,000.00		\$9,000.00	\$5,080.00
	Minor Replat	\$600.00		\$600.00	\$600.00		\$600.00	\$0.00
	Preliminary Plat	\$1,620.00	-\$292.50	\$1,327.50	\$3,600.00	-\$1,688.50	\$1,911.50	\$584.00
	Short Plat	\$160.00		\$160.00			\$0.00	-\$160.00
	Simple Change		-\$330.00	-\$330.00	\$330.00		\$330.00	\$660.00
		\$6,300.00	-\$622.50	\$5,677.50	\$13,530.00	-\$1,688.50	\$11,841.50	\$6,164.00
Temporary Permit	Farmworker	\$330.00		\$330.00	\$525.00		\$525.00	\$195.00
	RV – 90 days	\$1,980.00		\$1,980.00	\$855.00		\$855.00	-\$1,125.00
	SFD Construction	\$990.00		\$990.00	\$575.00		\$575.00	-\$415.00
	Special Event	\$600.00		\$600.00			\$0.00	-\$600.00
		\$3,900.00		\$3,900.00	\$1,955.00		\$1,955.00	-\$1,945.00
Variance	Variance greater than	\$950.00		\$950.00			\$0.00	-\$950.00
		\$950.00		\$950.00			\$0.00	-\$950.00
Total		\$86,565.00	-\$5,326.00	\$81,239.00	\$145,040.00	-\$10,216.75	\$134,823.25	\$53,584.25

Building Applications by Number

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Type	1st Sub Type	2nd Sub Type	1/1/2024-7/31/2024	1/1/2025-7/31/2025	Difference
			Permits	Permits	2025-2024
Building Permit	Commercial	Accessory	1	7	6
		Accessory Addition/Alteration		3	3
		Addition	5	1	-4
		Move On	1	2	1
		New	9	18	9
		Tenant Improvement	6	9	3
		Total	22	40	18
	Manufactured Home	New	9	19	10
		Used	8	11	3
		Total	17	30	13
	Residential	Accessory	158	180	22
		Accessory Addition/Alteration	35	23	-12
		Guest House/Secondary Residence	26	30	4
		House Move On	3	3	0
		New	163	227	64
		Remodel/Addition	156	100	-56
		Total	541	563	22
	Total	Total	580	633	53
Demolition			9	15	6
		Total	9	15	6
	Total	Total	9	15	6
Development Permit	Floodplain Development		23	26	3
		Total	23	26	3
	Total	Total	23	26	3
Mechanical	New Construction	Accessory	10	6	-4
		Residential	28	19	-9
		Total	38	25	-13
	Retro Installation	Accessory		3	3
		Residential	10	7	-3
		Total	10	10	0
	Total	Total	48	35	-13
Re-Roof	Commercial			2	2
		Total		2	2
	Residential		13	15	2
		Total	13	15	2
	Total	Total	13	17	4
Special Inspection	Accessory			19	19
		Total		19	19
	Commercial		1	3	2
		Total	1	3	2
	Miscellaneous			4	4
		Total		4	4
	Pre-Move On		4	8	4
		Total	4	8	4
	Residential		11	11	0
		Total	11	11	0

	Total	Total	16	45	29
Zoning Compliance Ag Exempt			38	56	18
		Total	38	56	18
	Total	Total	38	56	18
Total	Total	Total	727	827	100

Building Applications by Revenue

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Type	1st Sub Type	2nd Sub Type	1/1/2024-7/31/2024			1/1/2025-7/31/2025			Difference
			Revenue	Refund	Total	Revenue	Refund	Total	2025-2024
Building Permit					\$0.00	\$225.00		\$225.00	\$225.00
		Total			\$0.00	\$225.00		\$225.00	\$225.00
	Commercial	Accessory	\$310.00		\$310.00	\$13,218.32		\$13,218.32	\$12,908.32
		Accessory Addition/Alteration			\$0.00	\$3,764.15		\$3,764.15	\$3,764.15
		Addition	\$39,412.28		\$39,412.28	\$280.00		\$280.00	-\$39,132.28
		Move On	\$260.00		\$260.00	\$100.00		\$100.00	-\$160.00
		New	\$37,170.77		\$37,170.77	\$195,070.51		\$195,070.51	\$157,899.74
		Storage Units	\$50.00		\$50.00			\$0.00	-\$50.00
		Tenant Improvement	\$23,909.73		\$23,909.73	\$42,574.85		\$42,574.85	\$18,665.12
		Total	\$101,112.78		\$101,112.78	\$255,007.83		\$255,007.83	\$153,895.05
	Manufactured Home	New	\$9,790.82		\$9,790.82	\$15,863.40		\$15,863.40	\$6,072.58
		Storage Only	\$50.00		\$50.00			\$0.00	-\$50.00
		Used	\$7,953.60		\$7,953.60	\$6,722.00		\$6,722.00	-\$1,231.60
		Total	\$17,794.42		\$17,794.42	\$22,585.40		\$22,585.40	\$4,790.98
	Residential	Accessory	\$133,945.22		\$133,945.22	\$128,832.30		\$128,832.30	-\$5,112.92
		Accessory Addition/Alteration	\$19,344.48	-\$80.00	\$19,264.48	\$13,945.96		\$13,945.96	-\$5,318.52
		Guest House/Secondary Residence	\$90,269.82	-\$2,584.20	\$87,685.62	\$90,934.20		\$90,934.20	\$3,248.58
		House Move On	\$4,859.78		\$4,859.78	\$3,246.60		\$3,246.60	-\$1,613.18
		New	\$831,491.10	-\$3,973.00	\$827,518.10	\$1,147,417.62	-\$5,670.00	\$1,141,747.62	\$314,229.52
		Remodel/Addition	\$112,018.18	-\$5,580.80	\$106,437.38	\$80,486.58	-\$1,158.00	\$79,328.58	-\$27,108.80
		Total	\$1,191,928.58	-\$12,218.00	\$1,179,710.58	\$1,464,863.26	-\$6,828.00	\$1,458,035.26	\$278,324.68
	Total	Total	\$1,310,835.78	-\$12,218.00	\$1,298,617.78	\$1,742,681.49	-\$6,828.00	\$1,735,853.49	\$437,235.71
Demolition			\$320.00		\$320.00	\$945.00		\$945.00	\$625.00
		Total	\$320.00		\$320.00	\$945.00		\$945.00	\$625.00
	Total	Total	\$320.00		\$320.00	\$945.00		\$945.00	\$625.00
Development Permit	Floodplain Development		\$1,840.00		\$1,840.00	\$3,060.00		\$3,060.00	\$1,220.00
		Total	\$1,840.00		\$1,840.00	\$3,060.00		\$3,060.00	\$1,220.00
	Total	Total	\$1,840.00		\$1,840.00	\$3,060.00		\$3,060.00	\$1,220.00
Mechanical	New Construction	Accessory	\$580.00		\$580.00	\$480.00		\$480.00	-\$100.00
		Residential	\$2,875.00	-\$60.00	\$2,815.00	\$1,520.00		\$1,520.00	-\$1,295.00
		Total	\$3,455.00	-\$60.00	\$3,395.00	\$2,000.00		\$2,000.00	-\$1,395.00
	Retro Installation	Accessory			\$0.00	\$220.00		\$220.00	\$220.00
		COMMERCIAL		-\$319.76	-\$319.76			\$0.00	\$319.76
		Residential	\$800.00		\$800.00	\$560.00		\$560.00	-\$240.00
		Total	\$800.00	-\$319.76	\$480.24	\$780.00		\$780.00	\$299.76
	Total	Total	\$4,255.00	-\$379.76	\$3,875.24	\$2,780.00		\$2,780.00	-\$1,095.24
Re-Roof	Commercial				\$0.00	\$6,581.55		\$6,581.55	\$6,581.55
		Total			\$0.00	\$6,581.55		\$6,581.55	\$6,581.55
	Residential		\$650.00		\$650.00	\$1,050.00		\$1,050.00	\$400.00
		Total	\$650.00		\$650.00	\$1,050.00		\$1,050.00	\$400.00
	Total	Total	\$650.00		\$650.00	\$7,631.55		\$7,631.55	\$6,981.55

Special Inspection	Accessory				\$0.00	\$350.00		\$350.00	\$350.00
	Total				\$0.00	\$350.00		\$350.00	\$350.00
	Commercial		\$50.00		\$50.00			\$0.00	-\$50.00
	Total		\$50.00		\$50.00			\$0.00	-\$50.00
	Pre-Move On		\$200.00		\$200.00	\$425.00		\$425.00	\$225.00
	Total		\$200.00		\$200.00	\$425.00		\$425.00	\$225.00
	Residential		\$300.00		\$300.00	\$350.00		\$350.00	\$50.00
	Total		\$300.00		\$300.00	\$350.00		\$350.00	\$50.00
	Total	Total	\$550.00		\$550.00	\$1,125.00		\$1,125.00	\$575.00
Zoning Compliance Ag Exempt			\$3,040.00	-\$160.00	\$2,880.00	\$8,090.00		\$8,090.00	\$5,210.00
	Total	Total	\$3,040.00	-\$160.00	\$2,880.00	\$8,090.00		\$8,090.00	\$5,210.00
	Total	Total	\$3,040.00	-\$160.00	\$2,880.00	\$8,090.00		\$8,090.00	\$5,210.00
Total	Total	Total	\$1,321,490.78	-\$12,757.76	\$1,308,733.02	\$1,766,313.04	-\$6,828.00	\$1,759,485.04	\$450,752.02

Code Enforcement Violations

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Type	1st Sub Type	2nd Sub Type	1/1/2024-7/31/2024	1/1/2025-7/31/2025	Difference
			Number of Applications	Number of Applications	2025-2024
Code Enforcement	Building Code Violation	No Building Permit	28	41	13
		Subtotal	28	41	13
	Other		6	9	3
		Subtotal	6	9	3
	Public Nuisance	Abandoned Vehicles	15	17	2
		Burning		1	1
		Junk /trash	37	35	-2
		Weeds	3	7	4
		Subtotal	55	60	5
	Zoning Violation	FloodPlain Violation	2	3	1
		Living in RV	24	22	-2
		Operating a Business	30	25	-5
		SetBacks	1	1	0
		Violation of CUP	17	12	-5
		Subtotal	74	63	-11
Total			163	173	10

Development Revenue Comparison

Revenue Source	2025	2024	Difference
Planning	\$134,823	\$81,239	\$53,584
Building	\$1,759,485	\$1,308,733	\$450,752
Total	\$1,864,443	\$1,389,972	\$504,336

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