

The Canyon County Board of Commissioners considered and adopted the following Resolution which shall be effective on the 9th day of October, 2025.

Upon the motion of Commissioner Brooks and the second by Commissioner Van Beek the Board resolves as follows:

At the recommendation of the Development Services Department, the Board hereby resolves to issue a refund of \$ 2887.50 to Jesus Del Joyo, Case No. OR2025-0021. Supporting documentation from the Development Services Department is attached.

- ✓ Motion Carried Unanimously
 Motion Carried/Split Vote Below
 Motion Defeated/Split Vote Below

	Yes	No	Did Not Vote
 _____ Commissioner Leslie Van Beek	<u>✓</u>	_____	_____
 _____ Commissioner Brad Holton	<u>x</u>	_____	_____
 _____ Commissioner Zach Brooks	<u>x</u>	_____	_____

Attest: RICK HOGABOAM, CLERK



Deputy Clerk

Date: 10/9/25

Resolution No. 25- 200



CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11th Avenue Ste. 310 • Caldwell, Idaho • 83605 • (208) 454-7458

INTERDEPARTMENT MEMORANDUM

FOR YOUR: ☐ Review ☒ Action ☐ Information

DATE: October 2, 2025

TO: Board of County Commissioners

FROM: Jennifer Almeida, Office Manager

SUBJECT: Refund request – Jesus Del Hoyo
Case No. OR2025-0021

DIRECTOR SIGNATURE: Joshua Johnson

Background:

The applicant applied for a Comprehensive Plan Map amendment on 9/8/25 (OR2025-0021).

Work Completed:

The case file was prepared, scanned, and entered into database. The case was assigned to a Planner. Upon review of the application and criteria, it was determined that staff would be recommending denial of the request. The applicant opted to withdraw the Comprehensive Plan Map Amendment and will be applying for a conditional rezone at a later date.

There were no notifications sent out for this case and no map sets created. See attached progress chart & information.

Recommendation:

A refund in the amount of \$2887.50 is recommended.

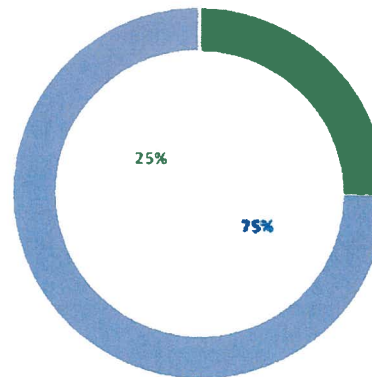
Actual		25%
Level Max	Data Series	
Level 1	25%	25%
Level 2	50%	
Level 3	75%	
Level 4	100%	
Remainder		75%

Case Notes: See memo for work completed details.

Fees paid \$3850.00

Refund amount \$ 2887.50

OR2025-0021



Checklist

Admin Cases:

- *Consult & Intake
- *Make Folder, Assign Case
- *Research & Notice if necessary
- *Approval
- *Action letter, completion, filing

Checklist

P&Z or HE Cases:

- *Consult & Intake
- *Make Folder, Assign Case
- *Notice Agencies
- *Create maps, property owners
- *Ongoing research, & communication
- *Noticing, posting, newspaper
- *Staff Reports
- *Commissioner packets mail and email
- *Hearing prep
- *Hearing
- *Action letter
- *Completion, filing

Checklist

P&Z with BOCC Cases:

- *Consult & Intake
- *Make Folder, Assign Case
- *Notice Agencies
- *Create maps, property owners
- *Ongoing research, & communication
- *Noticing, posting, newspaper
- *Staff Reports
- *Commissioner packets mail and email
- *Hearing prep
- *Hearing
- *Action letter
- *BOCC, get hearing date
- *Ongoing research, & communication
- *Noticing, posting, newspaper
- *Staff Reports
- *Commissioner packets mail and email
- *Hearing prep
- *Hearing

Dan Lister

From: Dan Lister
Sent: Wednesday, October 1, 2025 10:51 AM
To: Jennifer Almeida
Subject: FW: [External] Parcel application withdraw
Attachments: PH_Zoning-Amendment.pdf; OR2025-0021 application.pdf

Jennifer,

Case OR2025-0021, Jesus Del Hoyo, has been withdrawn. Please have 75% of the fees (\$3,850) refunded. The case was submitted on 8/26 and assigned to Michelle. No work was done. I assigned the case to myself on 9/15 and sent an email to the applicant stating that the request could not be supported. No work other than the email was completed.

Sincerely,

Dan Lister, Planning Supervisor
DSD Office: (208) 454-7458 - Direct Line: (208) 455-5959
Daniel.Lister@canyoncounty.id.gov

Development Services Department (DSD)

Public office hours

Monday, Tuesday, Thursday, and Friday

8 am – 5 pm

Wednesday

1 pm – 5 pm

****We will not be closed during lunch hour ****

PUBLIC RECORD NOTICE: All communications transmitted within the Canyon County email system may be a public record and may be subject to disclosure under the Idaho Public Records Act and, as such, may be copied and reproduced by members of the public.

From: Dan Lister
Sent: Wednesday, October 1, 2025 10:45 AM
To: 'Sergio Delhoyo' <delhoyosergio88@gmail.com>
Subject: RE: [External] Parcel application withdraw

Sergio,

As you requested, OR2025-0021 is now withdrawn. Staff will send the request to the Board of County Commissioners to see if the application fees can be refunded.

Attached is the application for a conditional rezone. Please have a complete application and fee at the time of submittal. A new application is required. DSD cannot use the application that was withdrawn (OR2025-0021, attached) in place of the conditional rezone application.

Contact me if you have any questions.

Sincerely,

Dan Lister, Planning Supervisor

DSD Office: (208) 454-7458 - Direct Line: (208) 455-5959
Daniel.Lister@canyoncounty.id.gov

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From: Sergio Delhoyo <delhoyosergio88@gmail.com>

Sent: Tuesday, September 30, 2025 10:30 PM

To: Dan Lister <Dan.Lister@canyoncounty.id.gov>

Subject: [External] Parcel application withdraw

Seeing the circumstances you wish to apply Alternative Option: Withdraw the application and apply for a conditional
rezone to CR-R-R to amend PH2015-13 to allow two more properties (2.5 acres each) and a reminder parcel for
agricultural only ✓

From: Dan Lister

Sent: Thursday, September 18, 2025 3:27 PM

To: 'delhoyosergio88@gmail.com' <delhoyosergio88@gmail.com>

Subject: Case No. OR2025-0021

Mr. Del Hoyo,

I've been assigned your case, OR2025-0021, for a comprehensive plan map amendment on parcel R33161010A. After review of the property, DSD staff will not be able to recommend approval for the following reasons:

- 1) The property and area are not planned for residential growth. There has been no recent decision that promotes residential growth in the area. The area is planned for agricultural/intensive agricultural use. The planned area you are requesting would promote spot zoning in the middle of intensive agricultural.
- 2) The property was divided via a conditional rezone, agreeing to only two parcels (PH2015-13). The adjacent parcel was recently divided, creating a 5-acre average lot size. The parcel sizes proposed in your submittal are too many and too small for the area.
- **Alternative Option:** Withdraw the application and apply for a conditional rezone to CR-R-R to amend PH2015-13 to allow two more properties (2.5 acres each) and a reminder parcel for agricultural only (no development or entitlements). The conditions would prohibit secondary dwellings.

Before I proceed with processing these cases, here are your following options:

- 1) **Proceed as-is:** If you wish to proceed, DSD staff will send out a 30-day courtesy notice to affected agencies to get their comments. During the 30 days, staff will complete a site visit and work on the staff report. After the 30 days, the staff will find the next available hearing and schedule the cases with a recommendation for denial. The first hearing is before the P&Z Commission, which makes a recommendation to the final hearing body, the Board of County Commissioners.
 - a. If a response is not received by October 2nd, staff will proceed with the submitted application.
- 2) **Amend the application to match the alternative:** Request to withdraw the application. Submit a conditional rezone application (attached).

3) Withdraw the application and find a use allowed in the current zone.

Contact me if you have any questions.

Sincerely,

Dan Lister, Planning Supervisor

DSD Office: (208) 454-7458 - Direct Line: (208) 455-5959

Daniel.Lister@canyoncounty.id.gov

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Canyon County Development Services
- 015

*Line items to
Revised from*

Date: 10/2/2025

CHECK SALES

ACCOUNT NAME	G/L #	TOTALS
Building Permits	001-322201	\$5,695.00
Administrative Decisions - other than splits	001-322203	\$600.00
Plan Review Fees	001-322208	\$731.20
Zoning Compliance	001-341608	\$100.00
Zoning Ord Amendment - Rezone	001-341613	\$3,200.00
Miscellaneous sales - Other - Non-Taxable	001-369121A	\$50.00
Fire District Impact Fee	620-354100	\$849.00
Total Check Sales:		\$11,225.20

CREDIT CARD SALES

ACCOUNT NAME	G/L #	TOTALS
Building Permits	001-322201	\$2,532.50
Parcel Inquiry	001-322205	\$150.00
Plan Review Fees	001-322208	\$573.20
Addressing	001-322213	\$75.00
Zoning Compliance	001-341608	\$100.00
Fire District Impact Fee	620-354100	\$665.00
Total Credit Card Sales:		\$4,095.70

ON LINE SALES

ACCOUNT NAME	G/L #	TOTALS
Plan Review Fees	001-322208	\$180.00
Zoning Compliance	001-341608	\$200.00
Total On Line Sales:		\$380.00

Grand Total: **\$15,700.90**

If there are any adjustments shown in the list below they have already been subtracted from the totals above.

Canyon County Development Services

111 N. 11th Ave. Room 310, Caldwell, ID 83605
(208) 454-7458

Building Divsn Email: buildinginfo@canyoncounty.id.gov **Planning Divsn Email:** zoninginfo@canyoncounty.id.gov

Receipt Number: 86288

Date: 10/2/2025

Date Created: 9/8/2025

Receipt Type: Normal Receipt

Status: Active

Customer's Name: Jesus Del Hoyo

Comments: OR2025-0021

Site Address: 20284 LONKEY LN, Caldwell ID 83607 / **Parcel Number:** 33161010A0

CHARGES

<u>Item Being Paid For:</u>	<u>Application Number:</u>	<u>Amount Paid:</u>	<u>Prevs Pymnts:</u>	<u>Unpaid Amnt:</u>
Planning - Comprehensive Plan Map Amendment	OR2025-0021	\$3,200.00	\$0.00	\$0.00
Planning - Notification - Public Hearing Level Cases (2 Hearings)	OR2025-0021	\$600.00	\$0.00	\$0.00
Planning - Case Mapping (Fee Per Case Set)	OR2025-0021	\$50.00	\$0.00	\$0.00

Sub Total: \$3,850.00

Sales Tax: \$0.00

Total Charges: \$3,850.00

PAYMENTS

<u>Type of Payment:</u>	<u>Check/Ref Number:</u>	<u>Amount:</u>
Check	3655523510	\$3,850.00

Total Payments: \$3,850.00

ADJUSTMENTS

Receipt Balance: \$0.00

Canyon County Development Services

- 015

Dep. Date: 10/2/2025
Receipts Of: 9/8/2025

Building Permits - 001-322201

Receipt #	Name	Cash	Check	Sub-Total	Credit Card	On Line	Total
86280	Gary Penrod	\$0.00	\$0.00	\$0.00	\$450.00	\$0.00	\$450.00
86284	Cascade Custom Construction LLC	\$0.00	\$1,850.00	\$1,850.00	\$0.00	\$0.00	\$1,850.00
86286	Andrew Bailey	\$0.00	\$0.00	\$0.00	\$75.00	\$0.00	\$75.00
86294	Kimberly Cooper	\$0.00	\$0.00	\$0.00	\$837.00	\$0.00	\$837.00
86287	Jacob Turnbull	\$0.00	\$3,845.00	\$3,845.00	\$0.00	\$0.00	\$3,845.00
86292	Scott Lang	\$0.00	\$0.00	\$0.00	\$1,170.50	\$0.00	\$1,170.50
Building Permits Totals:		\$0.00	\$5,695.00	\$5,695.00	\$2,532.50	\$0.00	\$8,227.50

Administrative Decisions - other than splits - 001-322203

Receipt #	Name	Cash	Check	Sub-Total	Credit Card	On Line	Total
86288	Jesus Del Hoyo	\$0.00	\$600.00	\$600.00	\$0.00	\$0.00	\$600.00
Administrative Decisions - other than splits Totals:		\$0.00	\$600.00	\$600.00	\$0.00	\$0.00	\$600.00

Parcel Inquiry - 001-322205

Receipt #	Name	Cash	Check	Sub-Total	Credit Card	On Line	Total
86289	Carol Whitmer	\$0.00	\$0.00	\$0.00	\$150.00	\$0.00	\$150.00
Parcel Inquiry Totals:		\$0.00	\$0.00	\$0.00	\$150.00	\$0.00	\$150.00

Plan Review Fees - 001-322208

Receipt #	Name	Cash	Check	Sub-Total	Credit Card	On Line	Total
86293	Keith Bucher LCM Building Company	\$0.00	\$0.00	\$0.00	\$0.00	\$180.00	\$180.00
86284	Cascade Custom Construction LLC	\$0.00	\$296.00	\$296.00	\$0.00	\$0.00	\$296.00
86294	Kimberly Cooper	\$0.00	\$0.00	\$0.00	\$133.92	\$0.00	\$133.92
86287	Jacob Turnbull	\$0.00	\$435.20	\$435.20	\$0.00	\$0.00	\$435.20
86292	Scott Lang	\$0.00	\$0.00	\$0.00	\$187.28	\$0.00	\$187.28
86290	Gary Penrod	\$0.00	\$0.00	\$0.00	\$72.00	\$0.00	\$72.00
86291	Arturo Andrade	\$0.00	\$0.00	\$0.00	\$180.00	\$0.00	\$180.00
Plan Review Fees Totals:		\$0.00	\$731.20	\$731.20	\$573.20	\$180.00	\$1,484.40

Addressing - 001-322213

<u>Receipt #</u>	<u>Name</u>	<u>Cash</u>	<u>Check</u>	<u>Sub-Total</u>	<u>Credit Card</u>	<u>On Line</u>	<u>Total</u>
86294	Kimberly Cooper	\$0.00	\$0.00	\$0.00	\$75.00	\$0.00	\$75.00
Addressing Totals:		\$0.00	\$0.00	\$0.00	\$75.00	\$0.00	\$75.00

Zoning Compliance - 001-341608

<u>Receipt #</u>	<u>Name</u>	<u>Cash</u>	<u>Check</u>	<u>Sub-Total</u>	<u>Credit Card</u>	<u>On Line</u>	<u>Total</u>
86283	Spencer Orr	\$0.00	\$0.00	\$0.00	\$0.00	\$100.00	\$100.00
86291	Arturo Andrade	\$0.00	\$0.00	\$0.00	\$100.00	\$0.00	\$100.00
86293	Keith Bucher LCM Building Company	\$0.00	\$0.00	\$0.00	\$0.00	\$100.00	\$100.00
86285	Judy Leathers	\$0.00	\$100.00	\$100.00	\$0.00	\$0.00	\$100.00
Zoning Compliance Totals:		\$0.00	\$100.00	\$100.00	\$100.00	\$200.00	\$400.00

Zoning Ord Amendment - Rezone - 001-341613

<u>Receipt #</u>	<u>Name</u>	<u>Cash</u>	<u>Check</u>	<u>Sub-Total</u>	<u>Credit Card</u>	<u>On Line</u>	<u>Total</u>
86288	Jesus Del Hoyo	\$0.00	\$3,200.00	\$3,200.00	\$0.00	\$0.00	\$3,200.00
Zoning Ord Amendment - Rezone Totals:		\$0.00	\$3,200.00	\$3,200.00	\$0.00	\$0.00	\$3,200.00

Miscellaneous sales - Other - Non-Taxable - 001-369121A

<u>Receipt #</u>	<u>Name</u>	<u>Cash</u>	<u>Check</u>	<u>Sub-Total</u>	<u>Credit Card</u>	<u>On Line</u>	<u>Total</u>
86286	Jesus Del Hoyo	\$0.00	\$50.00	\$50.00	\$0.00	\$0.00	\$50.00
Miscellaneous sales - Other - Non-Taxable Totals:		\$0.00	\$50.00	\$50.00	\$0.00	\$0.00	\$50.00

Fire District Impact Fee - 620-354100

<u>Receipt #</u>	<u>Name</u>	<u>Cash</u>	<u>Check</u>	<u>Sub-Total</u>	<u>Credit Card</u>	<u>On Line</u>	<u>Total</u>
86294	Kimberly Cooper	\$0.00	\$0.00	\$0.00	\$665.00	\$0.00	\$665.00
86287	Jacob Turnbull	\$0.00	\$849.00	\$849.00	\$0.00	\$0.00	\$849.00
Fire District Impact Fee Totals:		\$0.00	\$849.00	\$849.00	\$665.00	\$0.00	\$1,514.00

Grand Totals:	\$0.00	\$11,225.20	\$11,225.20	\$4,095.70	\$380.00	\$15,700.90
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If there are any adjustments shown in the list below they have already been subtracted from the totals above.