



# Development Services

## Department



**Canyon County, 111 North 11<sup>th</sup> Avenue, Suite 310, Caldwell, ID 83605**

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# Development Services

## Calendar Year over Year

## Comparison December

## 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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Type	1st Sub Type	1/1/2024-12/31/2024	1/1/2025-12/31/2025	2025-2024
		Number of Applications	Number of Applications	Difference
Administrative Decision	Accessory Use to Permitted Use	1		-1
	Administrative Land Division	69	75	6
	Day Care Facility	1	1	0
	Firewood Sales	1		-1
	Home Business	7	6	-1
	Property Boundary Adjustment	37	57	20
	Quasi-Public Use	1		-1
	Reduction Front, Easement, Road, Lot	3	21	18
	Utility Facility	2	2	0
	Variance up to 33%	3	7	4
Appeal	Winery/Brewery/Distillery	1		-1
		126	169	43
		11	8	-3
Conditional Rezone		11	8	-3
		12	18	6
		12	18	6
Conditional Use	Batch Plant	1		-1
	Church		1	1
	Contractor Shop	2	10	8
	Food processing Facility	1		-1
	Kennel	2	1	-1
	Mineral Extraction	6	4	-2
	Ministorage/RV Storage	1		-1

	Nursery – Retail/Wholesale	2		-2
	Public Uses/Quasi-Public Uses	2		-2
	RV Park		3	3
	Similar Use To	1	1	0
	Slaughterhouse		1	1
	Special Events Facility	5	2	-3
	Staging Area	4	8	4
	Telecommunication Facility		1	1
		27	32	5
Modification			3	3
			3	3
Ordinance	Area of City Impact		10	10
	Comprehensive Plan Change	1	13	12
	Zoning Ordinance Text Amendment		4	4
		1	27	26
Parcel Inquiry	Entitlement Verification Request		45	45
	Parcel Inquiry	385	93	-292
	Property Specific Zoning Inquiry		61	61
		385	199	-186
Pre-Application	Planning	111	128	17
	Subdivision	13	13	0
		124	141	17
Rezone	Zoning Map Amendment	4	8	4
		4	8	4

Road Name	Private Change	2	2	0
	Private New	31	20	-11
		33	22	-11
Sign	Sign	3	5	2
		3	5	2
Subdivision	Final Plat	6	7	1
	Minor Replat	3	1	-2
	Preliminary Plat	3	2	-1
	Short Plat	1		-1
	Simple Change Recorded Plat		3	3
		13	13	0
Temporary Permit	Farmworker	1	3	2
	RV – 90 days	8	7	-1
	SFD Construction	4	3	-1
	Special Event	1		-1
		14	13	-1
Vacation	Plat, Street, Easement, Road	1	1	0
		1	1	0
Variance	Variance greater than 33%	3	2	-1
		3	2	-1
<b>Total</b>		<b>757</b>	<b>661</b>	<b>-96</b>

# Zoning Applications by Revenue

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

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Type	1st Sub Type	1/1/2024-12/31/2024			1/1/2025-12/31/2025			2025-2024 Difference
		Revenue	Refund	Total	Revenue	Refund	Total	
Administrative Decision	Accessory Use to Permitted Use	\$930	-\$480	\$450		-\$165	-\$165	-\$615
	Administrative Land Division	\$28,105	-\$578	\$27,528	\$60,470	-\$1,147	\$59,323	
	Day Care Facility	\$600		\$600	\$525		\$525	
	Firewood Sales	\$600		\$600			\$0	
	Home Business	\$4,200		\$4,200	\$3,225	-\$150	\$3,075	
	Property Boundary Adjustment	\$13,630	-\$101	\$13,529	\$22,680	-\$425	\$22,255	
	Quasi-Public Use	\$600		\$600			\$0	
	Reduction Front, Easement, Road, Lot	\$180		\$180	\$6,455	-\$319	\$6,136	
	Utility Facility	\$1,280		\$1,280	\$1,475		\$1,475	
	Variance up to 33%	\$1,800	-\$2,400	-\$600	\$2,680		\$2,680	
	Winery/Brewery/Distillery	\$600		\$600			\$0	
Appeal		\$52,525	-\$3,559	\$48,967	\$97,510	-\$2,206	\$95,304	\$46,338
		\$6,600	-\$450	\$6,150	\$3,900		\$3,900	
		\$6,600	-\$450	\$6,150	\$3,900		\$3,900	
Conditional Rezone		\$15,500		\$15,500	\$52,110	-\$3,863	\$48,248	\$32,748
		\$15,500		\$15,500	\$52,110	-\$3,863	\$48,248	
Conditional Use	Batch Plant	\$950		\$950		-\$950	-\$950	-\$1,900
	Church			\$0	\$1,600		\$1,600	
	Contractor Shop	\$1,900		\$1,900	\$13,350	-\$523	\$12,828	
	Food processing Facility	\$950		\$950		-\$713	-\$713	
	Kennel	\$1,900		\$1,900	\$950		\$950	
	Mineral Extraction	\$5,350		\$5,350	\$11,200		\$11,200	
	Ministorage/RV Storage	\$950		\$950			\$0	
	New		-\$1,615	-\$1,615			\$0	
	Nursery – Retail/Wholesale	\$1,900		\$1,900			\$0	
	Public Uses/Quasi-Public Uses	\$1,900		\$1,900			\$0	
	RV Park			\$0	\$4,800		\$4,800	\$4,800
	Similar Use To	\$950		\$950	\$1,600	-\$713	\$888	
	Slaughterhouse			\$0	\$1,600		\$1,600	
	Special Events Facility	\$4,750		\$4,750	\$2,500	-\$713	\$1,788	-\$2,963
	Staging Area	\$3,800		\$3,800	\$11,100		\$11,100	

	Telecommunication Facility			\$0	\$1,600		\$1,600	
		\$25,300	-\$1,615	\$23,685	\$50,300	-\$3,610	\$46,690	\$1,600
Modification				\$0	\$2,500		\$2,500	\$23,005
				\$0	\$2,500		\$2,500	\$2,500
Ordinance	Comprehensive Plan Change	\$2,800		\$2,800	\$48,320	-\$8,837	\$39,483	\$36,683
		\$2,800		\$2,800	\$48,320	-\$8,837	\$39,483	\$36,683
Parcel Inquiry	Entitlement Verification Request			\$0	\$6,000		\$6,000	\$6,000
	Parcel Inquiry	\$14,800	-\$400	\$14,400	\$4,710	-\$80	\$4,630	-\$9,770
	Property Specific Zoning Inquiry			\$0	\$2,625	-\$75	\$2,550	\$2,550
		\$14,800	-\$400	\$14,400	\$13,335	-\$155	\$13,180	-\$1,220
Pre-Application	Planning			\$0	\$3,050		\$3,050	\$3,050
	Subdivision			\$0	\$400		\$400	\$400
				\$0	\$3,450		\$3,450	\$3,450
Rezone	Zoning Map Amendment	\$4,250		\$4,250	\$16,100		\$16,100	\$11,850
		\$4,250		\$4,250	\$16,100		\$16,100	\$11,850
Road Name	Private Change	\$1,100	-\$468	\$633	\$975		\$975	\$343
	Private New	\$3,600		\$3,600	\$13,105	-\$945	\$12,160	\$8,560
		\$4,700	-\$468	\$4,233	\$14,080	-\$945	\$13,135	\$8,903
Sign	Sign	\$1,800	-\$600	\$1,200	\$2,525		\$2,525	\$1,325
		\$1,800	-\$600	\$1,200	\$2,525		\$2,525	\$1,325
Subdivision	Final Plat	\$7,490		\$7,490	\$17,840		\$17,840	\$10,350
	Minor Replat	\$1,800		\$1,800	\$600		\$600	-\$1,200
	Preliminary Plat	\$5,530	-\$886	\$4,644	\$3,600	-\$1,689	\$1,912	-\$2,732
	Short Plat	\$1,960		\$1,960			\$0	-\$1,960
	Simple Change Recorded Plat		-\$330	-\$330	\$1,105		\$1,105	\$1,435
		\$16,780	-\$1,216	\$15,564	\$23,145	-\$1,689	\$21,457	\$5,893
Temporary Permit	Farmworker	\$330		\$330	\$1,575		\$1,575	\$1,245
	RV – 90 days	\$2,310	-\$248	\$2,063	\$2,430		\$2,430	\$368
	SFD Construction	\$1,320		\$1,320	\$1,625		\$1,625	\$305
	Special Event	\$600		\$600			\$0	-\$600
		\$4,560	-\$248	\$4,313	\$5,630		\$5,630	\$1,318
Vacation	Plat, Street, Easement, Road	\$950		\$950	\$2,150		\$2,150	\$1,200
		\$950		\$950	\$2,150		\$2,150	\$1,200

Variance	Variance greater than 33%	\$1,900		\$1,900	\$3,225		\$3,225	\$1,325
		\$1,900		\$1,900	\$3,225		\$3,225	
<b>Total</b>		<b>\$152,465</b>	<b>-\$8,555</b>	<b>\$143,910</b>	<b>\$338,280</b>	<b>-\$21,304</b>	<b>\$316,976</b>	<b>\$173,066</b>

# Building Applications by Number

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.

Type	1st Sub Type	2nd Sub Type	1/1/2024-12/31/2024	1/1/2025-12/31/2025	2025-2024
			Number of Valuation Applications	Number of Valuation Applications	Difference
Building Permit	Commercial	Accessory	8	12	4
		Accessory Addition/Alteration	1	6	5
		Addition	5	2	-3
		Move On	1	4	3
		New	19	23	4
		Tenant Improvement	13	13	0
		Total	47	60	13
	Manufactured Home	New	16	28	12
		Storage Only		1	1
		Used	17	16	-1
		Total	33	45	12
	Residential	Accessory	268	325	57
		Accessory Addition/Alteration	56	33	-23
		Guest	43	59	16
		House/Secondary Residence			
		House Move On	4	5	1
		New	280	362	82
		Remodel/Addition	234	170	-64
		Total	885	954	69
		Total	965	1,059	94
Demolition			19	18	-1
		Total	19	18	-1
	Total	Total	19	18	-1
Development Permit	Floodplain Development		44	47	3
		Total	44	47	3
	Total	Total	44	47	3
Mechanical	New Construction	Accessory	11	9	-2
		Residential	51	34	-17
		Total	62	43	-19
	Retro Installation	Accessory		3	3
		Residential	22	13	-9
		Total	22	16	-6
	Total	Total	84	59	-25
Re-Roof	Commercial			3	3
		Total		3	3
	Residential		23	30	7
		Total	23	30	7
	Total	Total	23	33	10
Special Inspection	Accessory		4	55	51
		Total	4	55	51
	Commercial		1	7	6
		Total	1	7	6
	Miscellaneous			4	4

	Total		4	4
Pre-Move On		4	9	5
	Total	4	9	5
Residential		17	31	14
	Total	17	31	14
Zoning Compliance Ag Exempt	Total	26	106	80
		72	97	25
	Total	72	97	25
<b>Total</b>	<b>Total</b>	<b>Total</b>	<b>1,233</b>	<b>1,419</b>
				<b>186</b>

# Building Applications by Revenue

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Type	1st Sub Type	2nd Sub Type	1/1/2024-12/31/2024			1/1/2025-12/31/2025			2025-2024 Difference
			Revenue	Refund	Total	Revenue	Refund	Total	
Building Permit	Commercial	Accessory	\$50		\$50	\$300		\$300	\$250
		Total	\$50		\$50	\$300		\$300	\$250
	Commercial	Accessory	\$54,742		\$54,742	\$39,189		\$39,189	-\$15,554
		Accessory	\$80		\$80	\$8,255		\$8,255	\$8,175
		Addition/Alteration							
		Addition	\$214,637		\$214,637	\$2,978		\$2,978	-\$211,659
		Move On	\$6,617		\$6,617	\$4,727		\$4,727	-\$1,890
		New	\$136,196		\$136,196	\$306,882		\$306,882	\$170,686
		Storage Units	\$50		\$50			\$0	-\$50
		Tenant Improvement	\$31,043		\$31,043	\$81,291	-\$280	\$81,011	\$49,968
		Total	\$443,366		\$443,366	\$443,322	-\$280	\$443,042	-\$324
	Manufactured Home	New	\$14,503	-\$505	\$13,998	\$21,363		\$21,363	\$7,365
		Storage Only	\$50		\$50	\$250	-\$75	\$175	\$125
		Used	\$14,438		\$14,438	\$12,436		\$12,436	-\$2,002
		Total	\$28,990	-\$505	\$28,486	\$34,049	-\$75	\$33,974	\$5,488
	Residential	Accessory	\$224,242	-\$80	\$224,162	\$238,116	-\$280	\$237,836	\$13,674
		Accessory	\$35,263	-\$904	\$34,359	\$25,304		\$25,304	
		Addition/Alteration							-\$9,055
		Guest	\$132,429	-\$2,584	\$129,845	\$171,697		\$171,697	
		House/Secondary Residence							
		House Move On	\$8,541		\$8,541	\$9,464		\$9,464	\$41,852
		New	\$1,373,982	-\$3,973	\$1,370,009	\$1,818,332	-\$13,187	\$1,805,145	\$922
		Remodel/Addition	\$178,362	-\$6,315	\$172,048	\$137,338	-\$1,258	\$136,080	\$435,136
		Total	\$1,952,820	-\$13,856	\$1,938,964	\$2,400,251	-\$14,725	\$2,385,526	-\$35,968
	Total	Total	\$2,425,226	-\$14,361	\$2,410,866	\$2,877,922	-\$15,080	\$2,862,842	\$446,562
	Total	Total							\$451,976
Demolition			\$720		\$720	\$1,095		\$1,095	\$375
		Total	\$720		\$720	\$1,095		\$1,095	\$375
	Total	Total	\$720		\$720	\$1,095		\$1,095	\$375
Development Permit	Floodplain Development		\$3,280	-\$80	\$3,200	\$6,210		\$6,210	\$3,010
		Total	\$3,280	-\$80	\$3,200	\$6,210		\$6,210	\$3,010
		Total	\$3,280	-\$80	\$3,200	\$6,210		\$6,210	\$3,010
Mechanical	New Construction	Accessory	\$660		\$660	\$720		\$720	\$60
		Residential	\$4,845	-\$60	\$4,785	\$3,195		\$3,195	-\$1,590
		Total	\$5,505	-\$60	\$5,445	\$3,915		\$3,915	-\$1,530
	Retro Installation	Accessory			\$0	\$220		\$220	\$220
		COMMERCIAL		-\$320	-\$320			\$0	\$320
		Residential	\$1,840		\$1,840	\$1,040		\$1,040	-\$800
		Total	\$1,840	-\$320	\$1,520	\$1,260		\$1,260	-\$260
	Total	Total	\$7,345	-\$380	\$6,965	\$5,175		\$5,175	-\$1,790

Re-Roof	Commercial				\$0	\$6,657		\$6,657	\$6,657
		Total			\$0	\$6,657		\$6,657	\$6,657
	Residential		\$1,150		\$1,150	\$2,175		\$2,175	\$1,025
		Total	\$1,150		\$1,150	\$2,175		\$2,175	\$1,025
	Total	Total	\$1,150		\$1,150	\$8,832		\$8,832	\$7,682
Special Inspection	Accessory		\$100		\$100	\$2,075		\$2,075	\$1,975
		Total	\$100		\$100	\$2,075		\$2,075	\$1,975
	Commercial		\$50		\$50			\$0	-\$50
		Total	\$50		\$50			\$0	-\$50
	Pre-Move On		\$200		\$200	\$500		\$500	\$300
		Total	\$200		\$200	\$500		\$500	\$300
	Residential		\$700		\$700	\$1,100		\$1,100	\$400
		Total	\$700		\$700	\$1,100		\$1,100	\$400
	Total	Total	\$1,050		\$1,050	\$3,675		\$3,675	\$2,625
Zoning Compliance Ag Exempt			\$5,920	-\$160	\$5,760	\$17,090	-\$150	\$16,940	\$11,180
		Total	\$5,920	-\$160	\$5,760	\$17,090	-\$150	\$16,940	\$11,180
	Total	Total	\$5,920	-\$160	\$5,760	\$17,090	-\$150	\$16,940	\$11,180
<b>Total</b>	<b>Total</b>	<b>Total</b>	<b>\$2,444,691</b>	<b>-\$14,981</b>	<b>\$2,429,711</b>	<b>\$2,919,999</b>	<b>-\$15,230</b>	<b>\$2,904,769</b>	<b>\$475,058</b>

# Code Enforcement Violations by Area

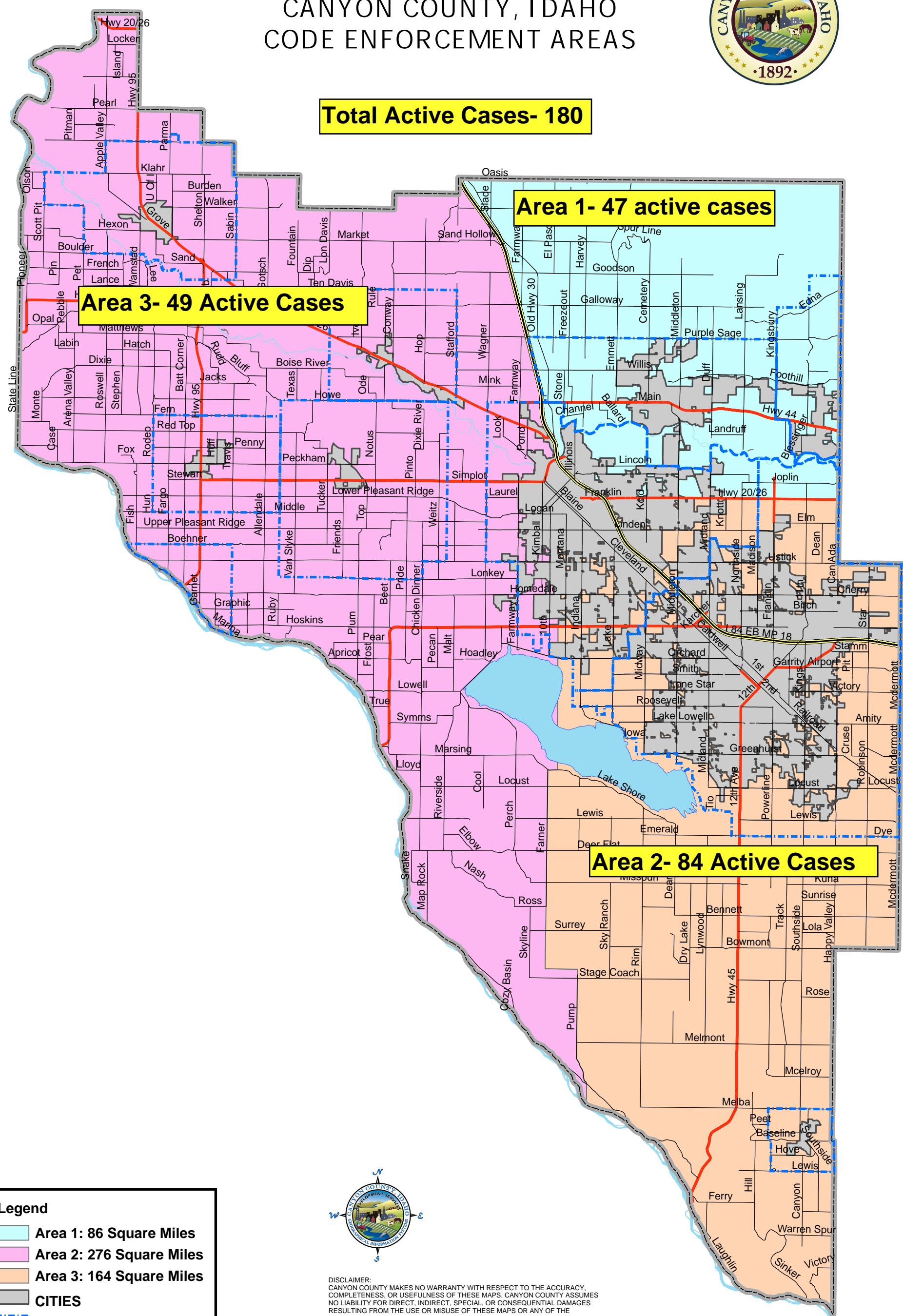
Planning • Zoning • Building • Code Enforcement • Engineering • GIS

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# CANYON COUNTY, IDAHO CODE ENFORCEMENT AREAS



**Total Active Cases- 180**



DISCLAIMER:  
CANYON COUNTY MAKES NO WARRANTY WITH RESPECT TO THE ACCURACY, COMPLETENESS, OR USEFULNESS OF THESE MAPS. CANYON COUNTY ASSUMES NO LIABILITY FOR DIRECT, INDIRECT, SPECIAL, OR CONSEQUENTIAL DAMAGES RESULTING FROM THE USE OR MISUSE OF THESE MAPS OR ANY OF THE INFORMATION CONTAINED HEREIN. PORTIONS MAY BE COPIED FOR INCIDENTAL USES, BUT MAY NOT BE RESOLD.

Date: 11/5/2025  
Path: O:\GIS\Sage\CodeEnforcementAreas\CodeEnforcementAreas.aprx  
By: TAmeida

1 0 1 2 3 4 5 MILES

# December Development Revenue Comparison

Revenue Source	2025	2024	Difference
Planning	\$316,976	\$143,910	\$173,066
Building	\$2,904,769	\$2,429,711	\$475,058
<b>Total</b>	<b>\$3,221,745</b>	<b>\$2,573,621</b>	<b>\$648,124</b>

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# Development Services

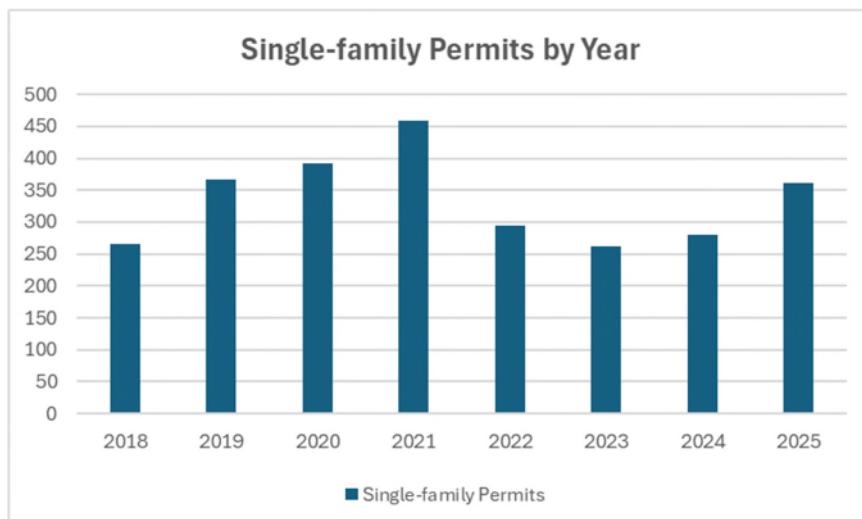
## 2025 Accomplishments

### Administration

- Admin processed 517 Public Records Requests
- Began scanning projects (Subdivision files and Subdivision Validation folders)

### Building

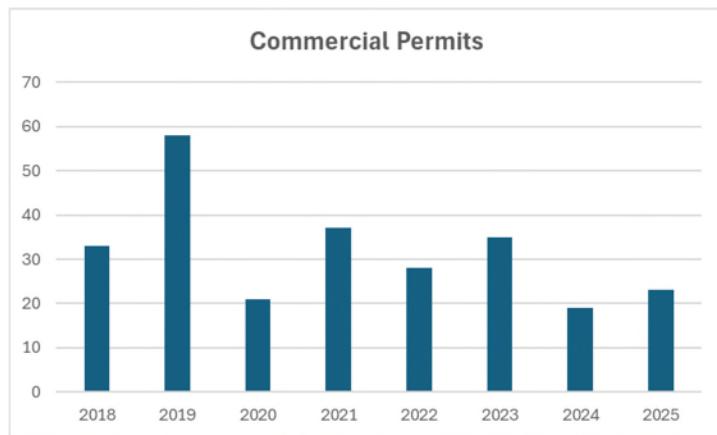
Single Family Permits							
2018	2019	2020	2021	2022	2023	2024	2025
265	367	392	459	294	261	280	362



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<b>Commercial Permits</b>								
<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	
33	58	21	37	28	35	19	23	



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## Code Enforcement 2025

### Notable Successes of Voluntary Compliance

#### 15680 Longhorn Dr - Caldwell

*BEFORE:*



AFTER:



## 7227 Birch Ln – Nampa

*BEFORE:*



AFTER:



## 16531 Goodson Rd – Caldwell (occupied RV)

BEFORE:



AFTER:



## 17175 Pride Ln – Caldwell

BEFORE:



AFTER:



## 27302 Red Top Rd – Caldwell

*BEFORE:*



AFTER:



## GIS

Type	Total
Addresses Assigned	234
Re-Addressing	61
Private Roads	34
Subdivisions Addressed	7
Rezone Case Maps (18 maps for each case)	66
Conditional Use Permits (18 maps for each case)	61
Subdivision Cases (9 maps for each case)	14
Impact area maps and legal descriptions	9
SOPs, FAQs - created and updated	12

## Planning

- All AOI maps have been updated and adopted before 12/31/2025 in accordance with Idaho Code 67-6526.
- An ordinance was adopted updating the zoning code (Ord #25-018). One of the biggest updates is the timeframe for when a private road needs to be constructed, which will significantly reduce future private road conflicts regarding construction timing.
- Spring Clean-up ordinance
- Over 92 cases were closed in 2025. Approximately 67 cases were closed in 2024. The increase in productivity is attributed to cases being assigned to planners as soon as they are submitted. In 2024, cases were assigned based on the date they were submitted, and a limited number of cases were assigned to each planner, which contributed to the backlog. The current process allows the assigned planner to determine if a project is complete or not, and which cases can move forward or require additional information. Based on the current process, DSD anticipates that approximately 110 cases or more will be completed in 2026.
- DSD Planning Team has been able to maintain highly-valued and experienced planners who continue to produce quality work for the County. This is attributed to the values set by the department and the positive/respectful culture created by the team and DSD.