

The Canyon County Board of Commissioners considered and adopted the following Resolution which shall be effective on the 13th day of August, 2026.

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

At the recommendation of the Development Services Department, the Board hereby resolves to issue a refund of \$ 1,275.00 to Nelson Family Holdings, LLC; Case No. AD2026-0122. 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	☒	☐	☐
 Commissioner Brad Holton	☒	☐	☐
 Commissioner Zach Brooks	☒	☐	☐

Attest: JESS URRESTI, CLERK


Deputy Clerk

Date: 8/13/26

Resolution No. 26- 151



CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11th Avenue Ste. 310 • Caldwell, Idaho • 83605 • (208) 402-4162

INTERDEPARTMENT MEMORANDUM

FOR YOUR: ☐ Review ☒ Action ☐ Information

DATE: August 6, 2026

TO: Board of County Commissioners

FROM: Jennifer Almeida, Office Manager

SUBJECT: Refund request – Nelson Family Holdings, LLC – Case No. AD2026-0122

DIRECTOR SIGNATURE: *Joshua Johnson*

Background:

The applicant applied for easement reductions associated with a request for administrative land divisions on 7/2/26 and paid fees in the amount of \$1275.00.

Work Completed:

The initial intake for the application was completed, and the case was assigned to a planner for review. After evaluating the request, the planner determined that additional evidence would be required to approve the requested reduction(s). The applicant chose to proceed with the Administrative Land Division which was submitted concurrently and withdrew the easement reduction requests.

The application was accepted under the current fee schedule, and the refund request was submitted after seven days of the application's acceptance. However, Staff recommends refunding the fees paid for the easement reduction(s). All work completed to date would have been required for the Administrative Land Division, so no portion of those costs was deducted from the recommended refund.

Recommendation:

A refund of \$1275.00 is recommended.

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: 88814

Date: 8/6/2026

Date Created: 7/2/2026

Receipt Type: Normal Receipt

Status: Active

Customer's Name: Nelson Family Holdings, LLC

Comments: AD2026-0121 & AD2026-0122

Site Address: 32692 APPLE VALLEY RD, Parma ID 83660 / **Parcel Number:** 20075000 0

CHARGES

<u>Item Being Paid For:</u>	<u>Application Number:</u>	<u>Amount Paid:</u>	<u>Prevs Pymnts:</u>	<u>Unpaid Amnt:</u>
Planning - Type B - Administrative Level Applications	AD2026-0121	\$7,750.00	\$0.00	\$0.00
Planning - Type A - Administrative Level Applications	AD2026-0122	\$1,275.00	\$0.00	\$0.00

Sub Total: \$9,025.00

Sales Tax: \$0.00

Total Charges: \$9,025.00

PAYMENTS

<u>Type of Payment:</u>	<u>Check/Ref Number:</u>	<u>Amount:</u>
Check	2175	\$9,025.00

Total Payments: \$9,025.00

ADJUSTMENTS

Receipt Balance: \$0.00

Jennifer Almeida

From: Dane Adams
Sent: Thursday, August 6, 2026 10:12 AM
To: DSD Admin
Subject: FW: [External] Re: Update on AD2026-0121 and AD2026-0122 (R20075)

Good morning,

The applicant has withdrawn AD2026-0122. The work I have completed on this application so far has been the email correspondence below.

Sincerely,



Dane Adams
Associate Planner
Canyon County Development Services Department
111 N. 11th Ave., #310, Caldwell, ID 83605

Direct Line: 208-454-6607
Email: Dane.Adams@canyoncounty.id.gov
Website: www.canyoncounty.id.gov

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: Kim Nelson <nelsonfarms0409@gmail.com>
Sent: Thursday, August 6, 2026 8:47 AM
To: Dane Adams <Dane.Adams@canyoncounty.id.gov>
Subject: Re: [External] Re: Update on AD2026-0121 and AD2026-0122 (R20075)

Good morning:
Yes, please proceed with the withdrawal. Thank you.

Kim Nelson

On Wed, Aug 5, 2026, 4:49 PM Dane Adams <Dane.Adams@canyoncounty.id.gov> wrote:

Good afternoon,

I wanted to confirm that you are requesting a withdrawal of AD2026-0122. If so, I will forward this to our administration team and see if there is a possibility of a refund for any unused monies.

Please let me know if you have any questions.

Sincerely,



Dane Adams

Associate Planner

Canyon County Development Services Department

111 N. 11th Ave., #310, Caldwell, ID 83605

Direct Line: 208-454-6607

Email: Dane.Adams@canyoncounty.id.gov

Website: www.canyoncounty.id.gov

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From: Kim Nelson <nelsonfarms0409@gmail.com>

Sent: Wednesday, August 5, 2026 3:09 PM

To: Dane Adams <Dane.Adams@canyoncounty.id.gov>

Subject: [External] Re: Update on AD2026-0121 and AD2026-0122 (R20075)

Hello:

Okay. Let's just go without the easement reductions.

Thank you.

Kim Nelson

208 340-0477

On Wed, Jul 22, 2026, 1:33 PM Dane Adams <Dane.Adams@canyoncounty.id.gov> wrote:

Good afternoon,

I have been the planner assigned to your administrative land division (AD2026-0121) and easement reduction (AD2026-0122). After reviewing your easement reduction request, staff will need more evidence on how the physical characteristics of the site are requiring the easement reduction.

Please note that the driveway/ private road does not need to be the width of the easement; it just has to meet the standards outlined in 07-10-03. The easement just establishes legal access and ensures that future planning is not impacted.

Sincerely,



Dane Adams

Associate Planner

Canyon County Development Services Department

111 N. 11th Ave., #310, Caldwell, ID 83605

Direct Line: 208-454-6607

Email: Dane.Adams@canyoncounty.id.gov

Website: www.canyoncounty.id.gov

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Canyon County Development Services
- 015

Date: 8/6/2026

CHECK SALES

ACCOUNT NAME	G/L #	TOTALS
Building Permits	001-322201	\$3,100.00
Administrative Decisions - other than splits	001-322203 <i>deduct from this line item</i>	\$9,025.00
Parcel Inquiry	001-322205	\$50.00
Plan Review Fees	001-322208	\$644.00
Addressing	001-322213	\$75.00
Zoning Compliance	001-341608	\$350.00
Fire District Impact Fee	620-354100	\$825.00
Total Check Sales:		\$14,069.00

CREDIT CARD SALES

ACCOUNT NAME	G/L #	TOTALS
Building Permits	001-322201	\$4,145.00
Parcel Inquiry	001-322205	\$75.00
Plan Review Fees	001-322208	\$639.20
Zoning Compliance	001-341608	\$250.00
Fire District Impact Fee	620-354100	\$849.00
Total Credit Card Sales:		\$5,958.20

Grand Total: \$20,027.20

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

Canyon County Development Services

- 015

Dep. Date: 8/6/2026
Receipts Of: 7/2/2026

Building Permits - 001-322201

Receipt #	Name	Cash	Check	Sub-Total	Credit Card	On Line	Total
88819	Steve Heikell	\$0.00	\$0.00	\$0.00	\$430.00	\$0.00	\$430.00
88812	Chris Nicholson	\$0.00	\$0.00	\$0.00	\$75.00	\$0.00	\$75.00
88813	Humberto Machuca	\$0.00	\$0.00	\$0.00	\$3,565.00	\$0.00	\$3,565.00
88824	Jedd Shippy LLC	\$0.00	\$270.00	\$270.00	\$0.00	\$0.00	\$270.00
88816	Nicolas Tanore	\$0.00	\$0.00	\$0.00	\$75.00	\$0.00	\$75.00
88820	Ferrer Construction LLC	\$0.00	\$2,630.00	\$2,630.00	\$0.00	\$0.00	\$2,630.00
88811	Tuttle Construction Company Inc	\$0.00	\$200.00	\$200.00	\$0.00	\$0.00	\$200.00
Building Permits Totals:		\$0.00	\$3,100.00	\$3,100.00	\$4,145.00	\$0.00	\$7,245.00

Administrative Decisions - other than splits - 001-322203

Receipt #	Name	Cash	Check	Sub-Total	Credit Card	On Line	Total
88814	Nelson Family Holdings, LLC	\$0.00	\$9,025.00	\$9,025.00	\$0.00	\$0.00	\$9,025.00
Administrative Decisions - other than splits Totals:		\$0.00	\$9,025.00	\$9,025.00	\$0.00	\$0.00	\$9,025.00

Parcel Inquiry - 001-322205

Receipt #	Name	Cash	Check	Sub-Total	Credit Card	On Line	Total
88822	Rosetta White	\$0.00	\$0.00	\$0.00	\$75.00	\$0.00	\$75.00
88815	Lynn & Sandra Nicholson	\$0.00	\$50.00	\$50.00	\$0.00	\$0.00	\$50.00
Parcel Inquiry Totals:		\$0.00	\$50.00	\$50.00	\$75.00	\$0.00	\$125.00

Plan Review Fees - 001-322208

Receipt #	Name	Cash	Check	Sub-Total	Credit Card	On Line	Total
88813	Humberto Machuca	\$0.00	\$0.00	\$0.00	\$390.40	\$0.00	\$390.40
88818	Ethan Thompson	\$0.00	\$0.00	\$0.00	\$180.00	\$0.00	\$180.00
88819	Steve Heikell	\$0.00	\$0.00	\$0.00	\$68.80	\$0.00	\$68.80
88820	Ferrer Construction LLC	\$0.00	\$420.80	\$420.80	\$0.00	\$0.00	\$420.80
88823	Larry Richardson Construction	\$0.00	\$180.00	\$180.00	\$0.00	\$0.00	\$180.00
88824	Jedd Shippy LLC	\$0.00	\$43.20	\$43.20	\$0.00	\$0.00	\$43.20

Plan Review Fees Totals: \$0.00 \$644.00 \$639.20 \$0.00 \$1,283.20

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>
88824	Jedd Shippy LLC	\$0.00	\$75.00	\$75.00	\$0.00	\$0.00	\$75.00
Addressing Totals:		\$0.00	\$75.00	\$75.00	\$0.00	\$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>
88817	B7 Construction	\$0.00	\$0.00	\$0.00	\$150.00	\$0.00	\$150.00
88821	Rhinehart Enterprises	\$0.00	\$150.00	\$150.00	\$0.00	\$0.00	\$150.00
88823	Larry Richardson Construction	\$0.00	\$100.00	\$100.00	\$0.00	\$0.00	\$100.00
88811	Tuttle Construction Company Inc	\$0.00	\$100.00	\$100.00	\$0.00	\$0.00	\$100.00
88818	Ethan Thompson	\$0.00	\$0.00	\$0.00	\$100.00	\$0.00	\$100.00
Zoning Compliance Totals:		\$0.00	\$350.00	\$350.00	\$250.00	\$0.00	\$600.00

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>
88824	Jedd Shippy LLC	\$0.00	\$825.00	\$825.00	\$0.00	\$0.00	\$825.00
88813	Humberto Machuca	\$0.00	\$0.00	\$0.00	\$849.00	\$0.00	\$849.00
Fire District Impact Fee Totals:		\$0.00	\$825.00	\$825.00	\$849.00	\$0.00	\$1,674.00

Grand Totals: \$0.00 \$14,069.00 \$14,069.00 \$5,958.20 \$0.00 \$20,027.20

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