The Canyon County Board of Commissioners considered and adopted the following Resolution which shall be effective on the 12th day of November, 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 $3850.00 to George Meholchick; Case No. OR2026-0004. Supporting documentation from the Development Services Department is attached.

X 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	X		

Attest: JESS URRESTI, CLERK

D. Hoff
Deputy Clerk

Date: 11/12/26

Resolution No. 26-203

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: October 30, 2026

TO: Board of County Commissioners

FROM: Jennifer Almeida, Office Manager

SUBJECT: Refund request- George Meholchick
Case No. OR2026-0004

DIRECTOR SIGNATURE: _____

Background:

The applicants applied for a Comprehensive Plan Map Amendment on September 1, 2026 and paid fees of $3850.00.

Work Completed:
A case file was made; applications were scanned and entered into database. The case was then assigned to a planner. The planner assigned to the case advised the applicant that they may want to apply for a conditional rezone if annexation is not an option for the property. As a result of those conversations, the applicant requested to withdraw the comprehensive plan map amendment and will apply for a conditional rezone instead. The applicant requested a refund of fees.

The refund request was submitted more than seven (7) days after application acceptance. However, staff recommends refunding the fees paid for the Comprehensive Plan Map Amendment. The completed work to date would have been required for the pending Conditional Rezone, so no portion of that cost was deducted from the recommended refund.

Recommendation:
A refund of $3850.00 is recommended.

Dan Lister

From: George Meholchick <G.Meholchick@southwarkmetal.com>
Sent: Tuesday, September 29, 2026 8:22 AM
To: Dan Lister
Subject: RE: [External] FW: Annexation

Good morning
Dan
I would like to withdraw the application for a refund
OOR2026-0004
I would like to move forward on the conditional rezone process
Will you please send me necessary application and other requirements to complete this rezone process
Thank you
George Meholchick

From: Dan Lister <Dan.Lister@canyoncounty.id.gov>
Sent: Friday, September 25, 2026 3:14 PM
To: George Meholchick <G.Meholchick@southwarkmetal.com>
Subject: RE: [External] FW: Annexation

George,

Your questions: So you're saying to withdraw the 3850.00 and the new application will be 2400.00 if I go with the county. Am I thinking correctly? Who is DSD? Development services ??

My response: Yes, if annexation is no longer an option (which DSD recommends), then DSD (Canyon County Development Services Department, aka: my office) offers the other option of a conditional rezone. However, I must state that both the current application (OR2026-0004) and a conditional rezoning have a risk of being denied. The conditional rezone process at least provides ways to condition the proposed use to reduce impacts and maintain the overall character without changing the comprehensive plan map.

Sincerely,

Dan Lister - Principal Planner
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 the 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: George Meholchick <G.Meholchick@southwarkmetal.com>
Sent: Friday, September 25, 2026 1:04 PM
To: Dan Lister <Dan.Lister@canyoncounty.id.gov>
Subject: FW: [External] FW: Annexation

Ok thanks Dan

I'm meeting with Roberta at 130 today
And I will have her write up all the variables

So your saying to withdraw the 3850.00 and the new application will be 2400.00 if I go with the county
I'm I thinking correctly ?
Who is DSD ?
Development services ??

From: Dan Lister <Dan.Lister@canyoncounty.id.gov>
Sent: Friday, September 25, 2026 1:46 PM
To: George Meholchick <G.Meholchick@southwarkmetal.com>
Subject: RE: [External] FW: Annexation

George,

DSD believes annexation is still the best option. However, if the annexation does not work out, then I still recommend withdrawing OR2026-0004 and resubmitting an application for a conditional rezone (see attached application). The conditional rezone will allow you to have the zone you require (C-2 – Service Commercial) for an RV storage facility. It will come with conditions that restrict the use to a certain area and do not allow other commercial uses.

With the new application, you can use the neighborhood meeting, deed, and agency acknowledgement stuff you already provided. You will need to complete a new master application, the land use worksheet, and provide a new letter of intent explaining the zone you want, the storage operation, and how it works with the character of the area. It should also include access and service information (septic, well, drainage, irrigation, utilities). If you have any conditions/conceptual plan that will help show the low impacts of the use while protecting the agricultural character, please include it. The fee is $2400, so DSD can refund the difference from OR2026-0004 when it's withdrawn.

Sincerely,

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

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From: George Meholchick <G.Meholchick@southwarkmetal.com>
Sent: Friday, September 25, 2026 10:01 AM
To: Dan Lister <Dan.Lister@canyoncounty.id.gov>
Subject: [External] FW: Annexation

Looks like Middleton is changing there tune !
:(

From: Roberta Stewart <rstewart@middletoncity.org>
Sent: Thursday, September 24, 2026 5:44 PM
To: George Meholchick <G.Meholchick@southwarkmetal.com>
Subject: RE: Annexation

I can meet with you tomorrow. What is a good time for you?

Roberta L. Stewart

PLANNING & ZONING OFFICIAL
City of Middleton, Planning & Zoning
1103 W. Main St.
P.O. Box 487
Middleton, ID 83644

Tele - (208) 585-3133
Fax – (208) 585-9601
rstewart@middletoncity.org

www.middleton.id.gov

From: George Meholchick <G.Meholchick@southwarkmetal.com>
Sent: Thursday, September 24, 2026 3:05 PM
To: Roberta Stewart <rstewart@middletoncity.org>
Cc: Dan Lister <dan.lister@canyoncounty.id.gov>
Subject: RE: Annexation

Can I meet with you tomorrow at some point ?

From: Roberta Stewart <rstewart@middletoncity.org>
Sent: Thursday, September 24, 2026 4:52 PM
To: George Meholchick <G.Meholchick@southwarkmetal.com>
Cc: Dan Lister <dan.lister@canyoncounty.id.gov>
Subject: RE: Annexation

Hi George: folks can definitely have an ag exemption applied to property within city limits. They just have to meet the criteria for the ag exemption, i.e., 5 acre parcel, ag activity on site...etc. The County Assessor decides if you meet the criteria for an Ag Exemption, not the City.

Please bring in a paper copy of your application along with an electronic copy (either on a thumbdrive or via email). I'm afraid we're going to need to do a development agreement application because MCC 5-4-1, Table 1, fn 4 will require you to hook up to City sewer and water, otherwise. The fee for a DA application is $3000. The fee for the Annexation Rezone is $750. Please ask for me when you drop off the paper copy of the application.

Roberta L. Stewart

PLANNING & ZONING OFFICIAL
City of Middleton, Planning & Zoning
1103 W. Main St.
P.O. Box 487
Middleton, ID 83644

Tele - (208) 585-3133
Fax – (208) 585-9601
rstewart@middletoncity.org

www.middleton.id.gov

From: George Meholchick <G.Meholchick@southwarkmetal.com>
Sent: Thursday, September 24, 2026 1:18 PM
To: Roberta Stewart <rstewart@middletoncity.org>
Cc: Dan Lister <dan.lister@canyoncounty.id.gov>
Subject: Annexation

Roberta

A few questions
Will I be able to keep my AG exemption ?
Will my address stay the same ?
Do I need to set an appointment with you to discuss the application process, or can I scan documents to you ?
Thanks
George Meholchick

Canyon County Development Services

- 015

Date: 11/3/2026

CHECK SALES

ACCOUNT NAME	G/L #	TOTALS
Building Permits	001-322201	$7,820.00
Administrative Decisions - other than splits	001-322203 $400.00	$3,175.00
Plan Review Fees	001-322208	$924.20
Addressing	001-322213	$300.00
Subdivision Plat	001-341603	$1,780.00
Zoning Compliance	001-341608	$100.00
Zoning Ord Amendment - Rezone	001-341613 $3200.00	$3,200.00
Miscellaneous sales - Other - Non Taxable	001-369121A $50.00	$100.00
Fire District Impact Fee	620-354100	$7,433.00
	Total Check Sales:	**$24,832.20**

CREDIT CARD SALES

ACCOUNT NAME	G/L #	TOTALS
Building Permits	001-322201	$2,678.00
Administrative Decisions - other than splits	001-322203	$425.00
Parcel Inquiry	001-322205	$50.00
Plan Review Fees	001-322208	$380.48
Zoning Compliance	001-341608	$250.00
	Total Credit Card Sales:	**$3,783.48**

Grand Total: **$28,615.68**

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: 11/3/2026
Receipts Of: 9/1/2026

Building Permits - 001-322201

Receipt #	Name	Cash	Check	Sub-Total	Credit Card	On Line	Total
89258	Stanley McCurdy	$0.00	$0.00	$0.00	$1,610.00	$0.00	$1,610.00
89255	Paragon Homes LLC	$0.00	$1,475.00	$1,475.00	$0.00	$0.00	$1,475.00
89265	Lane Mckinney	$0.00	$0.00	$0.00	$918.00	$0.00	$918.00
89264	Tall Pine Custom Homes LLC	$0.00	$75.00	$75.00	$0.00	$0.00	$75.00
89250	Sure Homes	$0.00	$2,945.00	$2,945.00	$0.00	$0.00	$2,945.00
89252	James Borow	$0.00	$0.00	$0.00	$75.00	$0.00	$75.00
89257	Mike Greiner	$0.00	$0.00	$0.00	$75.00	$0.00	$75.00
89251	Idaho Born Builders LLC	$0.00	$3,325.00	$3,325.00	$0.00	$0.00	$3,325.00
	Building Permits Totals:	**$0.00**	**$7,820.00**	**$7,820.00**	**$2,678.00**	**$0.00**	**$10,498.00**

Administrative Decisions - other than splits - 001-322203

Receipt #	Name	Cash	Check	Sub-Total	Credit Card	On Line	Total
89259	Carrie Obrien	$0.00	$0.00	$0.00	$425.00	$0.00	$425.00
89256	Lurre Ln LLC	$0.00	$2,575.00	$2,575.00	$0.00	$0.00	$2,575.00
89261	George Meholchick	$0.00	$600.00	$600.00	$0.00	$0.00	$600.00
	Administrative Decisions - other than splits Totals:	**$0.00**	**$3,175.00**	**$3,175.00**	**$425.00**	**$0.00**	**$3,600.00**

Parcel Inquiry - 001-322205

Receipt #	Name	Cash	Check	Sub-Total	Credit Card	On Line	Total
89253	Libby Reimers	$0.00	$0.00	$0.00	$50.00	$0.00	$50.00
	Parcel Inquiry Totals:	**$0.00**	**$0.00**	**$0.00**	**$50.00**	**$0.00**	**$50.00**

Plan Review Fees - 001-322208

Receipt #	Name	Cash	Check	Sub-Total	Credit Card	On Line	Total
89251	Idaho Born Builders LLC	$0.00	$352.00	$352.00	$0.00	$0.00	$352.00
89254	Riverside Services	$0.00	$45.00	$45.00	$0.00	$0.00	$45.00
89250	Sure Homes	$0.00	$291.20	$291.20	$0.00	$0.00	$291.20
89255	Paragon Homes LLC	$0.00	$236.00	$236.00	$0.00	$0.00	$236.00
89265	Lane Mckinney	$0.00	$0.00	$0.00	$122.88	$0.00	$122.88

89258	Stanley McCurdy	$0.00	$0.00	$0.00	$257.60	$0.00	$257.60
	Plan Review Fees Totals:	**$0.00**	**$924.20**	**$924.20**	**$380.48**	**$0.00**	**$1,304.68**

Addressing - 001-322213

Receipt #	Name	Cash	Check	Sub-Total	Credit Card	On Line	Total
89250	Sure Homes	$0.00	$75.00	$75.00	$0.00	$0.00	$75.00
89251	Idaho Born Builders LLC	$0.00	$75.00	$75.00	$0.00	$0.00	$75.00
89263	Forman Barnes	$0.00	$75.00	$75.00	$0.00	$0.00	$75.00
89255	Paragon Homes LLC	$0.00	$75.00	$75.00	$0.00	$0.00	$75.00
	Addressing Totals:	**$0.00**	**$300.00**	**$300.00**	**$0.00**	**$0.00**	**$300.00**

Subdivision Plat - 001-341603

Receipt #	Name	Cash	Check	Sub-Total	Credit Card	On Line	Total
89256	Lurre Ln LLC	$0.00	$1,780.00	$1,780.00	$0.00	$0.00	$1,780.00
	Subdivision Plat Totals:	**$0.00**	**$1,780.00**	**$1,780.00**	**$0.00**	**$0.00**	**$1,780.00**

Zoning Compliance - 001-341608

Receipt #	Name	Cash	Check	Sub-Total	Credit Card	On Line	Total
89254	Riverside Services	$0.00	$100.00	$100.00	$0.00	$0.00	$100.00
89265	Lane Mckinney	$0.00	$0.00	$0.00	$150.00	$0.00	$150.00
89262	Mario Mazzella	$0.00	$0.00	$0.00	$100.00	$0.00	$100.00
	Zoning Compliance Totals:	**$0.00**	**$100.00**	**$100.00**	**$250.00**	**$0.00**	**$350.00**

Zoning Ord Amendment - Rezone - 001-341613

Receipt #	Name	Cash	Check	Sub-Total	Credit Card	On Line	Total
89261	George Meholchick	$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

Receipt #	Name	Cash	Check	Sub-Total	Credit Card	On Line	Total
89256	Lurre Ln LLC	$0.00	$50.00	$50.00	$0.00	$0.00	$50.00
89261	George Meholchick	$0.00	$50.00	$50.00	$0.00	$0.00	$50.00
	Miscellaneous sales - Other - Non-Taxable Totals:	**$0.00**	**$100.00**	**$100.00**	**$0.00**	**$0.00**	**$100.00**

Fire District Impact Fee - 620-354100

Receipt #	Name	Cash	Check	Sub-Total	Credit Card	On Line	Total
89251	Idaho Born Builders LLC	$0.00	$1,984.00	$1,984.00	$0.00	$0.00	$1,984.00
89250	Sure Homes	$0.00	$1,984.00	$1,984.00	$0.00	$0.00	$1,984.00
89263	Forman Barnes	$0.00	$1,984.00	$1,984.00	$0.00	$0.00	$1,984.00
89255	Paragon Homes LLC	$0.00	$1,481.00	$1,481.00	$0.00	$0.00	$1,481.00
	Fire District Impact Fee Totals:	**$0.00**	**$7,433.00**	**$7,433.00**	**$0.00**	**$0.00**	**$7,433.00**
	Grand Totals:	**$0.00**	**$24,832.20**	**$24,832.20**	**$3,783.48**	**$0.00**	**$28,615.68**

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.go **Planning Divsn Email:** zoninginfo@canyoncounty.id.go

Receipt Number: 89261 Date: 11/3/2026

Date Created: 9/1/2026 **Receipt Type:** Normal Receipt **Status:** Active

Customer's Name: George Meholchick

Comments: OR2026-0004

Site Address: 22000 MIDDLETON RD, Caldwell ID 83605-0000 / Parcel Number: 33937011A0

COPY

CHARGES

Item Being Paid For:	Application Number:	Amount Paid:	Prevs Pymnts:	Unpaid Amnt:
Planning - Comprehensive Plan Map Amendment	OR2026-0004	$3,200.00	$0.00	$0.00
Planning - Notification - Public Hearing Level Cases (2 Hearings)	OR2026-0004	$600.00	$0.00	$0.00
Planning - Case Mapping (Fee Per Case Set)	OR2026-0004	$50.00	$0.00	$0.00

Sub Total:	$3,850.00
Sales Tax:	$0.00
Total Charges:	$3,850.00

PAYMENTS

Type of Payment:	Check/Ref Number:	Amount:
Check	1136	$3,850.00

Total Payments:	$3,850.00

ADJUSTMENTS

Receipt Balance:	$0.00

Issued By: magomez