



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 September 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	1/1/2024-8/31/2024	1/1/2025-8/31/2025	2025-2024
		Number of Applications	Number of Applications	Difference
Administrative Decision	Accessory Use to	1		-1
	Administrative	47	48	1
	Day Care Facility	1	1	0
	Firewood Sales	1		-1
	Home Business	4	2	-2
	Property Boundary	28	35	7
	Quasi-Public Use	1		-1
	Reduction Front,	3	12	9
	Utility Facility	2	1	-1
	Variance up to	2	4	2
		90	103	13
Appeal		9	7	-2
		9	7	-2
Conditional Rezone		5	11	6
		5	11	6
Conditional Use	Batch Plant	1		-1
	Contractor Shop	1	7	6
	Food processing	1		-1
	Kennel		1	1
	Mineral Extraction	3	2	-1
	Ministorage/RV	1		-1
	Nursery –	1		-1
	Public Uses/Quasi-	1		-1
	RV Park		1	1
	Similar Use To	1	1	0
	Special Events	4	2	-2
	Staging Area	3	5	2
	Telecommunicatio		1	1
		17	20	3
Modification			3	3
			3	3
Ordinance	Area of City		10	10
	Comprehensive	1	8	7
	Zoning Ordinance		4	4
		1	22	21
Parcel Inquiry	Entitlement		27	27
	Parcel Inquiry	275	93	-182
	Property Specific		27	27
		275	147	-128
Pre-Application	Planning	64	96	32
	Subdivision	11	9	-2
		75	105	30
Rezone	Zoning Map	3	5	2
		3	5	2
Road Name	Private Change	1	2	1
	Private New	21	16	-5
		22	18	-4
Sign	Sign	3	3	0
		3	3	0
Subdivision	Final Plat	5	6	1
	Minor Replat	2	1	-1
	Preliminary Plat	2	2	0
	Simple Change		2	2
		9	11	2
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	2		-2
		2		-2
Total		522	461	-61

Zoning Applications by Revenue

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Type	1st Sub Type	1/1/2024-8/31/2024			1/1/2025-8/31/2025			2025-2024 Difference
		Revenue	Refund	Total	Revenue	Refund	Total	
Administrative Decision	Accessory Use to Permitted Use	\$600		\$600		-\$165	-\$165	-\$765
	Administrative Land Division	\$18,435	-\$330	\$18,105	\$34,420	-\$172	\$34,248	\$16,143
	Day Care Facility	\$600		\$600	\$525		\$525	-\$75
	Firewood Sales	\$600		\$600			\$0	-\$600
	Home Business	\$1,800		\$1,800	\$1,125	-\$150	\$975	-\$825
	Property Boundary Adjustment	\$10,480	-\$101	\$10,379	\$14,180		\$14,180	\$3,801
	Quasi-Public Use	\$600		\$600			\$0	-\$600
	Reduction Front, Easement, Road, Lot	\$180		\$180	\$3,905	-\$319	\$3,586	\$3,406
	Utility Facility	\$1,280		\$1,280	\$600		\$600	-\$680
	Variance up to 33%	\$1,200	-\$1,350	-\$150	\$1,630		\$1,630	\$1,780
		\$35,775	-\$1,781	\$33,994	\$56,385	-\$806	\$55,579	\$21,585
Appeal		\$5,400		\$5,400	\$2,800		\$2,800	-\$2,600
		\$5,400		\$5,400	\$2,800		\$2,800	-\$2,600
Conditional Rezone		\$5,600		\$5,600	\$28,030	-\$3,863	\$24,168	\$18,568
		\$5,600		\$5,600	\$28,030	-\$3,863	\$24,168	\$18,568
Conditional Use	Batch Plant	\$950		\$950		-\$950	-\$950	-\$1,900
	Contractor Shop	\$950		\$950	\$8,550	-\$523	\$8,028	\$7,078
	Food processing Facility	\$950		\$950		-\$713	-\$713	-\$1,663
	Kennel			\$0	\$950		\$950	\$950
	Mineral Extraction	\$2,500		\$2,500	\$5,600		\$5,600	\$3,100
	Ministorage/RV Storage	\$950		\$950			\$0	-\$950
	New		-\$1,615	-\$1,615			\$0	\$1,615
	Nursery – Retail/Wholesale	\$950		\$950			\$0	-\$950

	Public Uses/Quasi-Public Uses	\$950		\$950			\$0	
								-\$950
	RV Park			\$0	\$1,600		\$1,600	\$1,600
	Similar Use To	\$950		\$950		-\$713	-\$713	-\$1,663
	Special Events Facility	\$3,800		\$3,800	\$2,500	-\$713	\$1,788	-\$2,013
	Staging Area	\$2,850		\$2,850	\$6,300		\$6,300	\$3,450
	Telecommunication Facility			\$0	\$1,600		\$1,600	\$1,600
		\$15,800	-\$1,615	\$14,185	\$27,100	-\$3,610	\$23,490	\$9,305
Modification				\$0	\$2,500		\$2,500	\$2,500
				\$0	\$2,500		\$2,500	\$2,500
Ordinance	Comprehensive Plan Change	\$2,800		\$2,800	\$22,050		\$22,050	\$19,250
		\$2,800		\$2,800	\$22,050		\$22,050	\$19,250
Parcel Inquiry	Entitlement Verification Request			\$0	\$3,000		\$3,000	\$3,000
	Parcel Inquiry	\$10,400	-\$240	\$10,160	\$4,710	-\$80	\$4,630	-\$5,530
	Property Specific Zoning Inquiry			\$0	\$1,050		\$1,050	\$1,050
		\$10,400	-\$240	\$10,160	\$8,760	-\$80	\$8,680	-\$1,480
Pre-Application	Planning			\$0	\$1,500		\$1,500	\$1,500
	Subdivision			\$0	\$200		\$200	\$200
				\$0	\$1,700		\$1,700	\$1,700
Rezone	Zoning Map Amendment	\$2,850		\$2,850	\$10,800		\$10,800	\$7,950
		\$2,850		\$2,850	\$10,800		\$10,800	\$7,950
Road Name	Private Change	\$550	-\$468	\$83	\$975		\$975	\$893
	Private New	\$2,200		\$2,200	\$7,955	-\$170	\$7,785	\$5,585
		\$2,750	-\$468	\$2,283	\$8,930	-\$170	\$8,760	\$6,478
Sign	Sign	\$1,800	-\$600	\$1,200	\$1,475		\$1,475	\$275
		\$1,800	-\$600	\$1,200	\$1,475		\$1,475	\$275
Subdivision	Final Plat	\$6,360		\$6,360	\$14,810		\$14,810	\$8,450
	Minor Replat	\$1,200		\$1,200	\$600		\$600	-\$600
	Preliminary Plat	\$3,580	-\$886	\$2,694	\$3,600	-\$1,689	\$1,912	-\$782

	Short Plat	\$160		\$160			\$0	-\$160
	Simple Change Recorded Plat		-\$330	-\$330	\$330		\$330	\$660
		\$11,300	-\$1,216	\$10,084	\$19,340	-\$1,689	\$17,652	\$7,568
Temporary Permit	Farmworker	\$330		\$330	\$525		\$525	\$195
	RV – 90 days	\$1,980		\$1,980	\$855		\$855	-\$1,125
	SFD Construction	\$990		\$990	\$575		\$575	-\$415
	Special Event	\$600		\$600			\$0	-\$600
		\$3,900		\$3,900	\$1,955		\$1,955	-\$1,945
Variance	Variance greater than 33%	\$950		\$950			\$0	-\$950
		\$950		\$950			\$0	-\$950
Total		\$99,325	-\$5,920	\$93,405	\$191,825	-\$10,217	\$181,608	\$88,203

Building Applications by Number

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Type	1st Sub Type	2nd Sub Type	1/1/2024-8/31/2024	1/1/2025-8/31/2025	2025-2024
			Number of Valuation Applications	Number of Valuation Applications	Difference
Building Permit	Commercial	Accessory	1	8	7
		Accessory Addition/Alteration		3	3
		Addition	5	1	-4
		Move On	1	2	1
		New	14	19	5
		Tenant Improvement	6	10	4
		Total	27	43	16
	Manufactured Home	New	10	21	11
		Storage Only		1	1
		Used	9	11	2
		Total	19	33	14
	Residential	Accessory	189	207	18
		Accessory Addition/Alteration	38	24	-14
		Guest House/Secondary Residence	30	38	8
		House Move On	3	4	1
		New	189	241	52
		Remodel/Addition	178	117	-61
		Total	627	631	4
		Total	Total	673	707
	Demolition			13	15
Total		Total	13	15	2
Total		Total	13	15	2
Development Permit	Floodplain Development		28	30	2
	Total	Total	28	30	2
	Total	Total	28	30	2
Mechanical	New Construction	Accessory	10	6	-4
		Residential	31	22	-9
		Total	41	28	-13
	Retro Installation	Accessory		3	3
		Residential	10	8	-2
		Total	10	11	1
Total	Total	51	39	-12	
Re-Roof	Commercial			2	2
		Total		2	2
	Residential		14	22	8
		Total	14	22	8
Total	Total	14	24	10	
Special Inspection	Accessory		1	31	30
		Total	1	31	30
	Commercial		1	6	5
		Total	1	6	5
	Miscellaneous			4	4
		Total		4	4
	Pre-Move On		4	8	4
		Total	4	8	4
	Residential		12	18	6
		Total	12	18	6
Total	Total	18	67	49	
Zoning Compliance Ag Exempt			42	67	25
	Total	Total	42	67	25
	Total	Total	42	67	25
Total	Total	Total	839	949	110

Building Applications by Revenue

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Type	1st Sub Type	2nd Sub Type	1/1/2024-8/31/2024			1/1/2025-8/31/2025			2025-2024 Difference	
			Revenue	Refund	Total	Revenue	Refund	Total		
Building Permit					\$0	\$225		\$225	\$225	
		Total			\$0	\$225		\$225	\$225	
	Commercial	Accessory		\$310		\$310	\$13,318		\$13,318	\$13,008
		Accessory Addition/Alteration				\$0	\$4,426		\$4,426	\$4,426
		Addition		\$89,115		\$89,115	\$280		\$280	-\$88,835
		Move On		\$6,617		\$6,617	\$1,894		\$1,894	-\$4,723
		New		\$63,805		\$63,805	\$266,690		\$266,690	\$202,885
		Storage Units		\$50		\$50			\$0	-\$50
		Tenant Improvement		\$23,910		\$23,910	\$42,948		\$42,948	\$19,038
		Total		\$183,806		\$183,806	\$329,556		\$329,556	\$145,750
	Manufactured Home	New		\$10,121		\$10,121	\$17,353		\$17,353	\$7,233
		Storage Only		\$50		\$50	\$250	-\$75	\$175	\$125
		Used		\$8,899		\$8,899	\$8,035		\$8,035	-\$864
		Total		\$19,069		\$19,069	\$25,638	-\$75	\$25,563	\$6,494
	Residential	Accessory		\$159,015		\$159,015	\$152,772		\$152,772	-\$6,243
		Accessory Addition/Alteration		\$21,986	-\$80	\$21,906	\$16,212		\$16,212	-\$5,694
		Guest		\$95,955	-\$2,584	\$93,371	\$103,407		\$103,407	
		House/Secondary Residence								\$10,036
		House Move On		\$4,860		\$4,860	\$5,278		\$5,278	\$418
		New		\$921,016	-\$3,973	\$917,043	\$1,271,154	-\$5,670	\$1,265,484	\$348,441
		Remodel/Addition		\$136,938	-\$5,581	\$131,357	\$86,636	-\$1,158	\$85,478	-\$45,879
		Total		\$1,339,770	-\$12,218	\$1,327,552	\$1,635,459	-\$6,828	\$1,628,631	\$301,079
	Total	Total	\$1,542,646	-\$12,218	\$1,530,428	\$1,990,878	-\$6,903	\$1,983,975	\$453,547	
Demolition			\$480		\$480	\$945		\$945	\$465	
		Total	\$480		\$480	\$945		\$945	\$465	
	Total	Total	\$480		\$480	\$945		\$945	\$465	
Development Permit	Floodplain Development		\$2,160		\$2,160	\$3,660		\$3,660	\$1,500	
		Total	\$2,160		\$2,160	\$3,660		\$3,660	\$1,500	
	Total	Total	\$2,160		\$2,160	\$3,660		\$3,660	\$1,500	
Mechanical	New Construction	Accessory	\$580		\$580	\$480		\$480	-\$100	
		Residential	\$3,115	-\$60	\$3,055	\$1,835		\$1,835	-\$1,220	
		Total	\$3,695	-\$60	\$3,635	\$2,315		\$2,315	-\$1,320	
	Retro Installation	Accessory			\$0	\$220		\$220	\$220	
		COMMERCIAL			-\$320			\$0	\$320	
		Residential		\$800		\$800	\$640		\$640	-\$160
		Total		\$800	-\$320	\$480	\$860		\$860	\$380
	Total	Total	\$4,495	-\$380	\$4,115	\$3,175		\$3,175	-\$940	
Re-Roof	Commercial			\$0	\$6,582		\$6,582	\$6,582		

		Total			\$0	\$6,582		\$6,582	\$6,582	
	Residential		\$700		\$700	\$1,575		\$1,575	\$875	
		Total	\$700		\$700	\$1,575		\$1,575	\$875	
	Total	Total	\$700		\$700	\$8,157		\$8,157	\$7,457	
Special Inspection	Accessory		\$50		\$50	\$725		\$725	\$675	
		Total	\$50		\$50	\$725		\$725	\$675	
	Commercial		\$50		\$50			\$0	-\$50	
		Total	\$50		\$50			\$0	-\$50	
	Pre-Move On		\$200		\$200	\$425		\$425	\$225	
		Total	\$200		\$200	\$425		\$425	\$225	
	Residential		\$400		\$400	\$725		\$725	\$325	
		Total	\$400		\$400	\$725		\$725	\$325	
		Total	Total	\$700		\$700	\$1,875		\$1,875	\$1,175
	Zoning Compliance Ag Exempt			\$3,280	-\$160	\$3,120	\$10,340		\$10,340	\$7,220
	Total		\$3,280	-\$160	\$3,120	\$10,340		\$10,340	\$7,220	
	Total	Total	\$3,280	-\$160	\$3,120	\$10,340		\$10,340	\$7,220	
Total	Total	Total	\$1,554,461	-\$12,758	\$1,541,703	\$2,019,030	-\$6,903	\$2,012,127	\$470,424	

Code Enforcement Violations

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Type	1st Sub Type	2nd Sub Type	2024	2025	2025-2024 Difference	
Code Enforcement	Building Code Violation	No Building Permit	63	52	-11	
		Subtotal	63	52	-11	
	Other		4	9	5	
			9		-9	
		Subtotal	13	9	-4	
	Public Nuisance	Abandoned Vehicles	26	18	-8	
		Burning		1	1	
		Junk /trash	56	37	-19	
		Weeds	3	9	6	
		Subtotal	85	65	-20	
	Zoning Violation	FloodPlain Violation	5	3	-2	
		Living in RV	40	24	-16	
		Operating a Business	51	34	-17	
		SetBacks	1	1	0	
		Violation of CUP	18	13	-5	
		Subtotal	115	75	-40	
	Total			276	201	-75

Development Revenue Comparison

Revenue Source	2025	2024	Difference
Planning	\$181,608	\$93,405	\$88,203
Building	\$2,012,127	\$1,541,703	\$470,424
Total	\$2,193,735	\$1,635,108	\$558,627

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