

The Canyon County Board of Commissioners considered and adopted the following Resolution which shall be effective on the 24th day of March, 2026.

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

At the recommendation of the Development Services Department, the Board hereby resolves to issue a refund of \$ 1,167.50 to Symms Fruit Ranch, Case No. AD2025-0096 and RD2025-0017. 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	X		
<u>Not in attendance</u> _____ Commissioner Zach Brooks			

Attest: JESS URRESTI, CLERK



Deputy Clerk

Date: 3/24/26

Resolution No. 26- 038



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: March 13, 2026

TO: Board of County Commissioners

FROM: Jennifer Almeida, Office Manager

SUBJECT: Refund request – Symms Fruit Ranch
Case No. AD2025-0096 & RD2025-0017

DIRECTOR SIGNATURE: Joshua Johnson

Background:

The applicant applied for an administrative division, building permit relocation, private road, and easement reduction on 8/8/2025.

Work Completed:

Initial consult & intake was completed, a file was made, application was scanned into system and entered into database. The case was then assigned to a planner. Agency and property owner notices were sent on 8/19/25. A staff report was beginning to be drafted. After discussions with the Planner, the applicant withdrew their request and applied for an administrative land division only based on an analysis of the property history and number of original parcels. The applicant has since gained approval of the new application.

The application was submitted under the adopted fee schedule, and a full refund would not be recommended. See attached progress chart & information.

Recommendation:

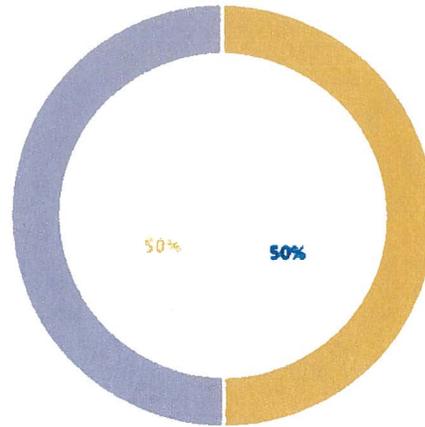
A refund of \$1167.50 is recommended.

Actual 50%

AD2025-0096 & RD2025 0017

- Level 1
- Level 2
- Level 3
- Level 4

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



Case Notes: See memo for work completed.

Fees paid: \$2075.00

75% of fees paid = \$1556.00 (fee schedule)
25% holdback encompasses Level 1.

Refund amount: \$ 1167.00 based on Level 2 work completed prior to withdrawl

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
 *Action letter

To whom it may be appropriate:

I hereby request a refund of any funds previously paid for the original application for (AD-2025-0096), in the amount of \$2,075.00. (fees pd. were for AD2025-0096 & Rd2025-0017 JA)

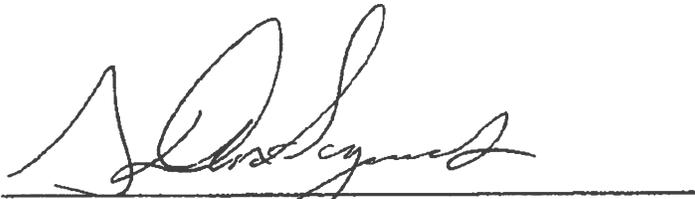
Please remit to:

Symms Fruit Ranch Inc.

14068 Sunnyslope Rd.

Caldwell, ID 83607

Thank you,



G. Dar Symms

- Agency notice - 8/19/25
- Prop. Owner notice - 8/19/25
- ~~Staff report drafted~~
- Refund requested after 7 days of acceptance.

Jennifer Almeida

From: Dan Lister
Sent: Tuesday, January 13, 2026 3:54 PM
To: DSD Admin
Subject: FW: Fee refund request for Symms Fruit Ranch
Attachments: ExtractPage1.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Jenn,

See the attached refund request regarding AD2025-0096/RD2025-0017. If you have any questions, please contact Dane.

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: Dane Adams <Dane.Adams@canyoncounty.id.gov>
Sent: Friday, December 19, 2025 10:25 AM
To: Dan Lister <Dan.Lister@canyoncounty.id.gov>
Subject: Fee refund request for Symms Fruit Ranch

Dan,

Please find attached the fee refund request of Symms Fruit Ranch for fees associated with AD2025-0096 and RD2025-0017.

I completed substantial work on AD2025-0096, and worked roughly 1-2 hours on the RD2025-0017.

Please let me know if you have any questions.



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
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: 86046

Date: 1/15/2026

Date Created: 8/8/2025 **Receipt Type:** Normal Receipt **Status:** Active
Customer's Name: Mills & Co, Realty, Inc.
Comments: RD2025-0017 & AD2025-0096
Site Address: 19729 TUCKER RD, Greenleaf ID 83626 / Parcel Number: 36483000 0

CHARGES

Item Being Paid For:	Application Number:	Amount Paid:	Prevs Pymnts:	Unpaid Amnt:
Planning - Type B - Administrative Level Applications	RD2025-0017	\$775.00	\$0.00	\$0.00
Planning - Type B - Administrative Level Applications	AD2025-0096	\$775.00	\$0.00	\$0.00
Planning - Type A - Administrative Level Applications	AD2025-0096	\$425.00	\$0.00	\$0.00
Planning - Notification - Administrative Level Cases	AD2025-0096	\$100.00	\$0.00	\$0.00

Sub Total: \$2,075.00

Sales Tax: \$0.00

Total Charges: \$2,075.00

PAYMENTS

Type of Payment:	Check/Ref Number:	Amount:
Check	8759	\$2,075.00

Total Payments: \$2,075.00

ADJUSTMENTS

Receipt Balance: \$0.00

- 015

CASH SALES

ACCOUNT NAME	G/L #	TOTALS
Building Permits	001-322201	\$75.00
Total Cash Sales:		\$75.00

CHECK SALES

ACCOUNT NAME	G/L #	TOTALS
Building Permits	001-322201	\$75.00
Administrative Decisions - other than splits	001-322203	\$2,075.00
Total Check Sales:		\$2,150.00

CREDIT CARD SALES

ACCOUNT NAME	G/L #	TOTALS
Building Permits	001-322201	\$630.00
Plan Review Fees	001-322208	\$100.80
Total Credit Card Sales:		\$730.80

ON LINE SALES

ACCOUNT NAME	G/L #	TOTALS
Building Permits	001-322201	(\$75.00)
Total On Line Sales:		(\$75.00)

Grand Total: \$2,880.80

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

ADJUSTMENTS

RECEIPT #	TYPE OF ADJUSTMENT	PAYMENT TYPE	AMOUNT
86029	Refund	On Line	(\$75.00)
Total Adjustments:			(\$75.00)

Canyon County Development Services
- 015

Dep. Date: 1/15/2026
Receipts Of: 8/8/2025

Building Permits - 001-322201

Receipt #	Name	Cash	Check	Sub-Total	Credit Card	On Line	Total
86051	Jenn Weinert	\$0.00	\$0.00	\$0.00	\$120.00	\$0.00	\$120.00
86050	Team Construction LLC	\$0.00	\$75.00	\$75.00	\$0.00	\$0.00	\$75.00
86049	Nathanael Mason	\$0.00	\$0.00	\$0.00	\$10.00	\$0.00	\$10.00
86048	Ron Howard	\$0.00	\$0.00	\$0.00	\$500.00	\$0.00	\$500.00
86047	Martin Floyd	\$75.00	\$0.00	\$75.00	\$0.00	\$0.00	\$75.00
86029	Steve Satterlee The Home Building Company	\$0.00	\$0.00	\$0.00	\$0.00	(\$75.00)	(\$75.00)
Building Permits Totals:							\$705.00

Administrative Decisions - other than splits - 001-322203

Receipt #	Name	Cash	Check	Sub-Total	Credit Card	On Line	Total
86046	Mills & Co. Realty, Inc.	\$0.00	\$2,075.00	\$2,075.00	\$0.00	\$0.00	\$2,075.00
Administrative Decisions - other than splits Totals:							\$2,075.00

Plan Review Fees - 001-322208

Receipt #	Name	Cash	Check	Sub-Total	Credit Card	On Line	Total
86051	Jenn Weinert	\$0.00	\$0.00	\$0.00	\$19.20	\$0.00	\$19.20
86049	Nathanael Mason	\$0.00	\$0.00	\$0.00	\$1.60	\$0.00	\$1.60
86048	Ron Howard	\$0.00	\$0.00	\$0.00	\$80.00	\$0.00	\$80.00
Plan Review Fees Totals:							\$100.80
Grand Totals:							\$2,880.80

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

Adjustments

Receipt #	Type Of Adjustment	Payment Type	Amount
86029	Refund	On Line	(\$75.00)
Total Adjustments:			(\$75.00)