

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 \$ 3,200 to Matt Wilke, Case No. OR2025-0022. 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 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  _____ Commissioner Brad Holton | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <u>Not in attendance</u> _____ Commissioner Zach Brooks | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Attest: JESS URRESTI, CLERK



Deputy Clerk

Date: 3/24/26

Resolution No. 26- 037



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: March 12, 2026

TO: Board of County Commissioners

FROM: Jennifer Almeida, Office Manager

SUBJECT: Refund request – Matt Wilke
Case No. OR2025-0022

DIRECTOR SIGNATURE: _____

Joshua Johnson

Background:

The applicant applied for a Comprehensive Plan Map amendment and Conditional Rezone on 8/28/2025.

Work Completed:

A case file was made for both hearing cases, entered into the database, posted, & scanned. The case was assigned to a planner.

The planner conducted a site visit for the case and informed the applicant of their concern with the Comprehensive Plan Map Amendment portion of the request. As a result, the applicant withdrew the Comprehensive Plan Map Amendment and will be pursuing only the Conditional Rezone.

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

Recommendation:

A refund of \$3200.00 is recommended.

Jennifer Almeida

From: Karla Nelson
Sent: Tuesday, February 24, 2026 11:12 AM
To: Dan Lister; Jennifer Almeida
Subject: FW: [External] Re: CR2025-0011/OR2025-0022
Attachments: 25-220 (1).pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Dan and Jennifer,

Dan, like we discussed, I reached out to Matt Wilke about withdrawing the comp plan amendment. He would like to do that, see email below. The fees for the comp plan amendment are captured under the conditional rezone CR2025-0011. The fee was \$3,200.

I haven't spent any time on the comprehensive plan map amendment. So far, all of my time spent on the case had to be done for the conditional rezone.

Is there anything else we need to make the request to the board?



Karla Nelson, AICP

Principal Planner

Canyon County Development Services Department

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

Direct Line: 208-455-6036

Email: Karla.Nelson@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: Matt Wilke <matt@mywhitebarn.com>
Sent: Tuesday, February 24, 2026 10:31 AM
To: Karla Nelson <Karla.Nelson@canyoncounty.id.gov>
Cc: Alan Mills <millscorealty@msn.com>
Subject: Re: [External] Re: CR2025-0011/OR2025-0022

Thanks for the feedback Karla,

I would like to get the refund and withdraw the comp plan amendment if at all possible. Is there any way to ask for the refund without going through the application process since you just got started? I have a more than a full plate.

Here's a little feedback from a recent case.

The last refund request I applied for Eric Hibbard was denied. To add insult to injury, we were told apply for that comp plan amendment 501 days after submitting for just the conditional rezone by staff, so they could make a positive finding for the comp plan amendment on the staff report. The staff report did not find the comp plan amendment favorable in that case either. Waste of time and money.

Commissioner Van Beek even stating during our Hibbard rezone we should ask for a refund. They approved the Hibbard rezone but denied the comp plan amendment. I don't know why we are being asked to submit for a comp plan amendment, when the Commission doesn't seem to ever amend the comp plan. This was mentioned by the Commissioners as well during the Hibbard rezone.

I don't agree that they didn't give Eric a refund. It's a huge disservice to him as a customer. It was a lot of extra work that cost me and my clients time and money, just to get a denial. See the email from Dan below, and the attached resolution.

Sorry for the long reply, I am not upset with you in any way, and I know this is not your fault, but this county is a hot mess! Please help!! Who's in charge?? Send me to the top so I can rattle their chain!
Thanks Karla!

From: Dan Lister <Dan.Lister@canyoncounty.id.gov>
Sent: Tuesday, November 25, 2025 1:41 PM
To: Matt Wilke <matt@mywhitebarn.com>
Cc: Emily Bunn <Emily.Bunn@canyoncounty.id.gov>
Subject: RE: [External] CR2023-0013 / Eric and Sarah Hibbard Rezone / PowerPoint email 1 of 2

Matt,

Today, the Board denied the fee waiver and refund request regarding OR2025-0016. See attached resolution.

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 **

Respectfully,



Matt Wilke
Owner | Broker
White Barn Real Estate
White Barn Ventures
208.412.9803
matt@mywhitebarn.com
www.mywhitebarn.com

From: Karla Nelson <Karla.Nelson@canyoncounty.id.gov>
Sent: Tuesday, February 24, 2026 8:30 AM
To: Matt Wilke <matt@mywhitebarn.com>
Cc: Alan Mills <millscorealty@msn.com>
Subject: RE: [External] Re: CR2025-0011/OR2025-0022

Hi Matt,

I was able to get out to the site to take photos. I think the rezone request, in its limited nature, makes sense. I'm not as comfortable with the comprehensive plan map amendment. At this point, I'll most likely be recommending approval on the rezone but denial on the comprehensive plan map amendment. Of course, know that additional information from agencies, the applicant, and neighbors could change that assessment.

If you want to withdraw the comprehensive plan map amendment portion, you can, and since I really haven't spent any time on that piece of the request, you could request a refund from the board. If you want to go forward with the comprehensive plan map amendment, that is ok, but I wanted to give you the option.

The attached agency comments are the ones we have received so far.

Thanks,



Karla Nelson, AICP

Principal Planner

Canyon County Development Services Department

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

Direct Line: 208-455-6036

Email: Karla.Nelson@canyoncounty.id.gov

Website: www.canyoncounty.id.gov

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From: Matt Wilke <matt@mywhitebarn.com>
Sent: Tuesday, February 17, 2026 11:39 AM
To: Karla Nelson <Karla.Nelson@canyoncounty.id.gov>
Cc: Alan Mills <millscorealty@msn.com>
Subject: Re: [External] Re: CR2025-0011/OR2025-0022

Ok, we won't plan on joining you. Please let me know if you need anything.

Thank you,



Matt Wilke
Owner | Broker
White Barn Real Estate
White Barn Ventures
208.412.9803
matt@mywhitebarn.com
www.mywhitebarn.com

From: Karla Nelson <Karla.Nelson@canyoncounty.id.gov>
Sent: Tuesday, February 17, 2026 11:20 AM
To: Matt Wilke <matt@mywhitebarn.com>
Cc: Alan Mills <millscorealty@msn.com>
Subject: RE: [External] Re: CR2025-0011/OR2025-0022

I don't have a set time. I have another appointment so it will depend on when I finish. We typically don't have applicants join us for the site visit. The main purpose is to take site photos and get a feel for the site, it really isn't meant to be a meeting with the applicant.



Karla Nelson, AICP

Principal Planner
Canyon County Development Services Department
111 N. 11th Ave., #310, Caldwell, ID 83605
Direct Line: 208-455-6036
Email: Karla.Nelson@canyoncounty.id.gov
Website: www.canyoncounty.id.gov

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From: Matt Wilke <matt@mywhitebarn.com>
Sent: Tuesday, February 17, 2026 11:18 AM
To: Karla Nelson <Karla.Nelson@canyoncounty.id.gov>
Cc: Alan Mills <millscorealty@msn.com>
Subject: Re: [External] Re: CR2025-0011/OR2025-0022

Good morning Karla,

Do you have a time in mind to inspect the property tomorrow? I may be able to make it, and if not, Alan mills is available to meet with you on site. He and I are both working with Greg Payne, the applicant.

Thank you,



Matt Wilke
Owner | Broker
White Barn Real Estate
White Barn Ventures
208.412.9803
matt@mywhitebarn.com
www.mywhitebarn.com

From: Karla Nelson <Karla.Nelson@canyoncounty.id.gov>
Sent: Friday, February 13, 2026 4:18 PM
To: Matt Wilke <matt@mywhitebarn.com>
Subject: RE: [External] Re: CR2025-0011/OR2025-0022

Uncertain, but a few of the cases ahead of yours have some complications, so I want to be ready in case it can go earlier.



Karla Nelson, AICP

Principal Planner
Canyon County Development Services Department
111 N. 11th Ave., #310, Caldwell, ID 83605
Direct Line: 208-455-6036
Email: Karla.Nelson@canyoncounty.id.gov
Website: www.canyoncounty.id.gov

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From: Matt Wilke <matt@mywhitebarn.com>
Sent: Friday, February 13, 2026 4:10 PM
To: Karla Nelson <Karla.Nelson@canyoncounty.id.gov>
Subject: [External] Re: CR2025-0011/OR2025-0022

Hi Karla,

That sounds great. Do you think we are still looking at July for the P&Z hearing?

Thank you,
Matt Wilke

Get Outlook for Android

From: Karla Nelson <Karla.Nelson@canyoncounty.id.gov>

Sent: Friday, February 13, 2026 3:50:26 PM

To: Matt Wilke <matt@mywhitebarn.com>

Subject: CR2025-0011/OR2025-0022

Hi Matt,

I'm hoping to conduct a site visit next week on Parcel R37423, likely on Wednesday afternoon. The applicant doesn't need to be there, but I wanted to give you a heads up so the property owner isn't surprised to see me.

Thank you,



Karla Nelson, AICP

Principal Planner

Canyon County Development Services Department

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

Direct Line: 208-455-6036

Email: Karla.Nelson@canyoncounty.id.gov

Website: www.canyoncounty.id.gov

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CASH SALES

| ACCOUNT NAME | G/L # | TOTALS |
|--------------------------|--------------|-----------------|
| Zoning Compliance | 001 341608 | \$300.00 |
| Total Cash Sales: | | \$300.00 |

CHECK SALES

| ACCOUNT NAME | G/L # | TOTALS |
|--|--------------|--------------------|
| Building Permits | 001-322201 | \$23,359.50 |
| Administrative Decisions - other than splits | 001-322203 | \$2,400.00 |
| Plan Review Fees | 001-322208 | \$11,676.65 |
| Addressing | 001-322213 | \$225.00 |
| Zoning Compliance | 001-341608 | \$100.00 |
| Zoning Ord Amendment - Rezone | 001-341613 | \$7,200.00 |
| Miscellaneous sales - Other - Non-Taxable | 001-369121A | \$100.00 |
| Fire District Impact Fee | 620-354100 | \$1,238.00 |
| Total Check Sales: | | \$46,299.15 |

CREDIT CARD SALES

| ACCOUNT NAME | G/L # | TOTALS |
|---------------------------------|--------------|-----------------|
| Building Permits | 001-322201 | \$200.00 |
| Parcel Inquiry | 001-322205 | \$50.00 |
| Zoning Compliance | 001-341608 | \$200.00 |
| Total Credit Card Sales: | | \$450.00 |

ON LINE SALES

| ACCOUNT NAME | G/L # | TOTALS |
|-----------------------------|--------------|-----------------|
| Building Permits | 001-322201 | \$75.00 |
| Plan Review Fees | 001-322208 | \$180.00 |
| Zoning Compliance | 001-341608 | \$100.00 |
| Total On Line Sales: | | \$355.00 |

Grand Total: \$47,404.15

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

Receipt Number: 86209

Date: 3/5/2026

Date Created: 8/28/2025 **Receipt Type:** Normal Receipt **Status:** Active

Customer's Name: Matt Wilke for Greg S Payne

Comments: Zoning case: CR2025-0011 and Comprehensive Plan Map Amendment case: OR2025-0022

Site Address: 0 MIDDLETON RD, Middleton ID 83644 / Parcel Number: 37423000 0

CHARGES

| Item Being Paid For: | Application Number: | Amount Paid: | Prevs Pymnts: | Unpaid Amnt: |
|--|----------------------------|---------------------|----------------------|---------------------|
| Planning - Conditional Rezone | CR2025-0011 | \$1,250.00 | \$0.00 | \$0.00 |
| Planning - Development Agreement (DA) - (Add to Rezone with Conditions; Up to 1 Hour Legal Time) | CR2025-0011 | \$500.00 | \$0.00 | \$0.00 |
| Planning - Case Mapping (Fee Per Case Set) | CR2025-0011 | \$50.00 | \$0.00 | \$0.00 |
| Planning - Notification - Public Hearing Level Cases (2 Hearings) | CR2025-0011 | \$600.00 | \$0.00 | \$0.00 |
| Planning - Comprehensive Plan Map Amendment | CR2025-0011 | \$3,200.00 | \$0.00 | \$0.00 |

Sub Total: \$5,600.00

Sales Tax: \$0.00

Total Charges: \$5,600.00

PAYMENTS

| Type of Payment: | Check/Ref Number: | Amount: |
|-------------------------|--------------------------|----------------|
| Check | 3366 | \$5,600.00 |

Total Payments: \$5,600.00

ADJUSTMENTS

Receipt Balance: \$0.00

Canyon County Development Services
- 015

Dep. Date: **3/5/2026**
Receipts Of: **8/28/2025**

Building Permits - 001-322201

| <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> |
|---------------------------------|------------------------------------|-------------|--------------|------------------|--------------------|----------------|--------------------|
| 86205 | Sierra Fina Construction LLC | \$0.00 | \$3,885.00 | \$3,885.00 | \$0.00 | \$0.00 | \$3,885.00 |
| 86199 | P&L Doornenbal Dairy | \$0.00 | \$1,489.50 | \$1,489.50 | \$0.00 | \$0.00 | \$1,489.50 |
| 86200 | Adam Aquino | \$0.00 | \$0.00 | \$0.00 | \$200.00 | \$0.00 | \$200.00 |
| 86202 | Bachman Custom Homes | \$0.00 | \$430.00 | \$430.00 | \$0.00 | \$0.00 | \$430.00 |
| 86204 | Forage Complete Land Holdings, LLC | \$0.00 | \$16,955.00 | \$16,955.00 | \$0.00 | \$0.00 | \$16,955.00 |
| 86198 | Dorel & Sons Business Construction | \$0.00 | \$600.00 | \$600.00 | \$0.00 | \$0.00 | \$600.00 |
| 86213 | E H Roofing E & H Roofing | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$75.00 | \$75.00 |
| Building Permits Totals: | | | | | | | \$23,634.50 |

Administrative Decisions - other than splits - 001-322203

| <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> |
|---|---|-------------|--------------|------------------|--------------------|----------------|-------------------|
| 86210 | Vaughan Consultants and Contracting LLC | \$0.00 | \$1,200.00 | \$1,200.00 | \$0.00 | \$0.00 | \$1,200.00 |
| 86209 | Matt Wilke for Greg S Payne | \$0.00 | \$600.00 | \$600.00 | \$0.00 | \$0.00 | \$600.00 |
| 86208 | Carlos Tabarini | \$0.00 | \$600.00 | \$600.00 | \$0.00 | \$0.00 | \$600.00 |
| Administrative Decisions - other than splits Totals: | | | | | | | \$2,400.00 |

Parcel Inquiry - 001-322205

| <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> |
|-------------------------------|-------------|-------------|--------------|------------------|--------------------|----------------|----------------|
| 86206 | Kim Neilson | \$0.00 | \$0.00 | \$0.00 | \$50.00 | \$0.00 | \$50.00 |
| Parcel Inquiry Totals: | | | | | | | \$50.00 |

Plan Review Fees - 001-322208

| <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> |
|------------------|------------------------------------|-------------|--------------|------------------|--------------------|----------------|--------------|
| 86198 | Dorel & Sons Business Construction | \$0.00 | \$96.00 | \$96.00 | \$0.00 | \$0.00 | \$96.00 |
| 86199 | P&L Doornenbal Dairy | \$0.00 | \$229.50 | \$229.50 | \$0.00 | \$0.00 | \$229.50 |
| 86202 | Bachman Custom Homes | \$0.00 | \$68.80 | \$68.80 | \$0.00 | \$0.00 | \$68.80 |
| 86204 | Forage Complete Land Holdings, LLC | \$0.00 | \$10,840.75 | \$10,840.75 | \$0.00 | \$0.00 | \$10,840.75 |
| 86212 | Joshua Martin Arduira | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$180.00 | \$180.00 |
| 86205 | Sierra Fina Construction LLC | \$0.00 | \$441.60 | \$441.60 | \$0.00 | \$0.00 | \$441.60 |

Plan Review Fees Totals: \$0.00 \$11,676.65 \$11,676.65 \$0.00 \$180.00 \$11,856.65

Addressing - 001-322213

| Receipt # | Name | Cash | Check | Sub-Total | Credit Card | On Line | Total |
|--------------------|------------------------------------|--------|---------|-----------|-------------|---------|----------|
| 86204 | Forage Complete Land Holdings, LLC | \$0.00 | \$75.00 | \$75.00 | \$0.00 | \$0.00 | \$75.00 |
| 86199 | P&L Doornenbal Dairy | \$0.00 | \$75.00 | \$75.00 | \$0.00 | \$0.00 | \$75.00 |
| 86205 | Sierra Fina Construction LLC | \$0.00 | \$75.00 | \$75.00 | \$0.00 | \$0.00 | \$75.00 |
| Addressing Totals: | | | | | | | \$225.00 |

Zoning Compliance - 001-341608

| Receipt # | Name | Cash | Check | Sub-Total | Credit Card | On Line | Total |
|---------------------------|-------------------------|----------|----------|-----------|-------------|----------|----------|
| 86201 | Adam B Sayer | \$0.00 | \$0.00 | \$0.00 | \$100.00 | \$0.00 | \$100.00 |
| 86212 | Joshua Martin Ardurra | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$100.00 | \$100.00 |
| 86211 | Robert M Raymond | \$300.00 | \$0.00 | \$300.00 | \$0.00 | \$0.00 | \$300.00 |
| 86200 | Adam Aquino | \$0.00 | \$0.00 | \$0.00 | \$100.00 | \$0.00 | \$100.00 |
| 86203 | T&C Custom Homes | \$0.00 | \$100.00 | \$100.00 | \$0.00 | \$0.00 | \$100.00 |
| Zoning Compliance Totals: | | | | | | | \$700.00 |

Zoning Ord Amendment - Rezone - 001-341613

| Receipt # | Name | Cash | Check | Sub-Total | Credit Card | On Line | Total |
|---------------------------------------|-----------------------------|--------|------------|------------|-------------|---------|------------|
| 86208 | Carlos Tabarini | \$0.00 | \$1,750.00 | \$1,750.00 | \$0.00 | \$0.00 | \$1,750.00 |
| 86207 | Matt Wilke | \$0.00 | \$500.00 | \$500.00 | \$0.00 | \$0.00 | \$500.00 |
| 86209 | Matt Wilke for Greg S Payne | \$0.00 | \$4,950.00 | \$4,950.00 | \$0.00 | \$0.00 | \$4,950.00 |
| Zoning Ord Amendment - Rezone Totals: | | | | | | | \$7,200.00 |

\$3200 for
Cord & Associates

Miscellaneous sales - Other - Non-Taxable - 001-369121A

| Receipt # | Name | Cash | Check | Sub-Total | Credit Card | On Line | Total |
|---|-----------------------------|--------|---------|-----------|-------------|---------|----------|
| 86208 | Carlos Tabarini | \$0.00 | \$50.00 | \$50.00 | \$0.00 | \$0.00 | \$50.00 |
| 86209 | Matt Wilke for Greg S Payne | \$0.00 | \$50.00 | \$50.00 | \$0.00 | \$0.00 | \$50.00 |
| Miscellaneous sales - Other - Non-Taxable Totals: | | | | | | | \$100.00 |

Fire District Impact Fee - 620-354100

| Receipt # | Name | Cash | Check | Sub-Total | Credit Card | On Line | Total |
|-----------|------------------------------|--------|------------|------------|-------------|---------|------------|
| 86205 | Sierra Fina Construction LLC | \$0.00 | \$1,238.00 | \$1,238.00 | \$0.00 | \$0.00 | \$1,238.00 |

| | | | | | | |
|---|----------|-------------|-------------|----------|----------|-------------|
| Fire District Impact Fee Totals: | \$0.00 | \$1,238.00 | \$1,238.00 | \$0.00 | \$0.00 | \$1,238.00 |
| <u>Grand Totals:</u> | \$300.00 | \$46,299.15 | \$46,599.15 | \$450.00 | \$355.00 | \$47,404.15 |

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