



The Canyon County Board of Commissioners considered and adopted the following Resolution which shall be effective on the 23rd day of April, 2026.

Upon the motion of Commissioner Van Boek 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 \$ 2,100.00 to TJ Wellard and Debra Lacy, Case No. OR2023-0001. 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		
_____ Commissioner Zach Brooks			

Attest: JESS URRESTI, CLERK



Deputy Clerk

Date: 4/23/26

Resolution No. 26- 087



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: April 16, 2026

TO: Board of County Commissioners

FROM: Jennifer Almeida, Office Manager

SUBJECT: Refund request – TJ Wellard / Debra Lacy
Case No. OR2023-0001

DIRECTOR SIGNATURE: _____

Joshua Johnson

Background:

The applicant applied for a Comprehensive Plan Map Amendment, Conditional Rezone, and Short Plat on 2/24/2023.

Work Completed:

A case file was prepared; the case file was scanned and entered into the database. The case was **assigned** to a planner. Agency notifications were sent out on 10/9/2024. In this specific case, changing the Comprehensive Plan is not supportable as it would set a precedent for residential development in an agricultural area of the County. Staff's report notes that Conditional Rezone, with Development Agreement conditions, would allow for limited residential development without compromising the long-term plan.

The applicant has withdrawn the Comprehensive Plan Map Amendment portion of the request and will be moving forward with the conditional rezone and short plat.

The application was submitted prior to the adoption of the current fee schedule. Approximately 25% of the application fees were utilized as shown on the attached progress chart. Due to the overlap in required work for the Comprehensive Plan amendment and the Conditional Rezone staff is recommending a refund of 75% of the application fee.

Recommendation:

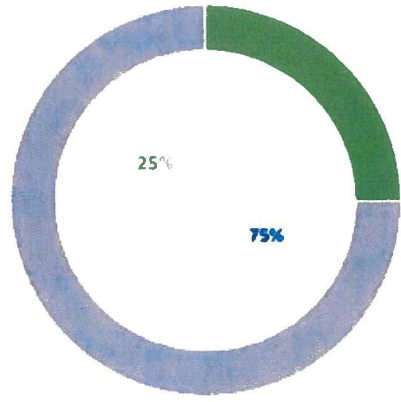
A refund in the amount of \$2100.00

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

Case Notes: See memo for work completed information.

Refund amount \$ 2100 00

OR2023-0001



- 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

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: 78179

Date: 4/14/2026

Date Created: 2/24/2023 **Receipt Type:** Normal Receipt **Status:** Active

Customer's Name: Debra Lacy

Comments: CR2023-0004

Site Address: 18247 GOODSON RD, Caldwell ID / **Parcel Number:** 38435011 0



CHARGES

Item Being Paid For:	Application Number:	Amount Paid:	Prevs Pymnts:	Unpaid Amnt:
Planning - Conditional Rezone with Development Agreement	CR2023-0004	\$1,400.00	\$0.00	\$0.00
Planning - Short Plat - (No Improvements Required)	CR2023-0004	\$1,680.00	\$0.00	\$0.00
Planning - Combining Preliminary and Final Plats Additional Per Lot Fee (Per Application)	CR2023-0004	\$30.00	\$0.00	\$0.00
Planning - Comprehensive Plan Map Amendment	CR2023-0004 SBOR2023-0001	\$2,800.00	\$0.00	\$0.00

Sub Total: \$5,910.00

Sales Tax: \$0.00

Total Charges: \$5,910.00

PAYMENTS

Type of Payment:	Check/Ref Number:	Amount:
Check	2553	\$5,910.00

Total Payments: \$5,910.00

ADJUSTMENTS

Receipt Balance: \$0.00

CASH SALES

ACCOUNT NAME	G/L #	TOTALS
Building Permits	001-322201	\$162.00
Plan Review Fees	001-322208	\$25.92
Total Cash Sales:		\$187.92

CHECK SALES

ACCOUNT NAME	G/L #	TOTALS
Building Permits	001-322201	\$10,037.00
Administrative Decisions - other than splits	001-322203	\$80.00
Parcel Inquiry	001-322205	\$40.00
Plan Review Fees	001-322208	\$1,588.75
Subdivision Plat	001-341603	\$3,410.00
Zoning Ord Amendment - Rezone	001-341613	\$4,200.00
Fire District Impact Fee	620-354100	\$4,727.00
Total Check Sales:		\$24,082.75

\$2800.00 from this line item

CREDIT CARD SALES

ACCOUNT NAME	G/L #	TOTALS
Building Permits	001-322201	\$4,068.50
Administrative Decisions - other than splits	001-322203	\$330.00
Mechanical Permit	001-322207	\$440.00
Plan Review Fees	001-322208	\$646.96
Zoning Compliance	001-341608	\$160.00
Fire District Impact Fee	620-354100	\$1,238.00
Total Credit Card Sales:		\$6,883.46

Grand Total: \$31,154.13

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: 4/14/2026
Receipts Of: 2/24/2023

Building Permits - 001-322201

Receipt #	Name	Cash	Check	Sub-Total	Credit Card	On Line	Total
78197	Millward Builders LLC	\$0.00	\$1,220.00	\$1,220.00	\$0.00	\$0.00	\$1,220.00
78195	Justin Brewer	\$0.00	\$0.00	\$0.00	\$975.00	\$0.00	\$975.00
78180	CF Construction	\$162.00	\$0.00	\$162.00	\$0.00	\$0.00	\$162.00
78181	SAI Construction, INC.	\$0.00	\$4,305.00	\$4,305.00	\$0.00	\$0.00	\$4,305.00
78182	44 Iron Design LLC Operating Account	\$0.00	\$1,067.00	\$1,067.00	\$0.00	\$0.00	\$1,067.00
78192	David Matthews	\$0.00	\$0.00	\$0.00	\$963.50	\$0.00	\$963.50
78185	Brent De Armond	\$0.00	\$0.00	\$0.00	\$25.00	\$0.00	\$25.00
78191	Jaden Coombs	\$0.00	\$3,445.00	\$3,445.00	\$0.00	\$0.00	\$3,445.00
78189	Joe Witherspoon	\$0.00	\$0.00	\$0.00	\$2,105.00	\$0.00	\$2,105.00
Building Permits Totals:		\$162.00	\$10,037.00	\$10,199.00	\$4,068.50	\$0.00	\$14,267.50

Administrative Decisions - other than splits - 001-322203

Receipt #	Name	Cash	Check	Sub-Total	Credit Card	On Line	Total
78196	Mary Skinner	\$0.00	\$0.00	\$0.00	\$330.00	\$0.00	\$330.00
78177	Debra Lacy	\$0.00	\$80.00	\$80.00	\$0.00	\$0.00	\$80.00
Administrative Decisions - other than splits Totals:		\$0.00	\$80.00	\$80.00	\$330.00	\$0.00	\$410.00

Parcel Inquiry - 001-322205

Receipt #	Name	Cash	Check	Sub-Total	Credit Card	On Line	Total
78178	Debra Lacy	\$0.00	\$40.00	\$40.00	\$0.00	\$0.00	\$40.00
Parcel Inquiry Totals:		\$0.00	\$40.00	\$40.00	\$0.00	\$0.00	\$40.00

Mechanical Permit - 001-322207

Receipt #	Name	Cash	Check	Sub-Total	Credit Card	On Line	Total
78187	Kevin Costa	\$0.00	\$0.00	\$0.00	\$60.00	\$0.00	\$60.00
78183	Tiffany Underwood	\$0.00	\$0.00	\$0.00	\$120.00	\$0.00	\$120.00
78186	Rene Neumeyer	\$0.00	\$0.00	\$0.00	\$60.00	\$0.00	\$60.00
78190	Stanley Johnson	\$0.00	\$0.00	\$0.00	\$120.00	\$0.00	\$120.00
78193	Mike Almanza	\$0.00	\$0.00	\$0.00	\$80.00	\$0.00	\$80.00

Mechanical Permit Totals: \$0.00 \$0.00 \$440.00 \$0.00 \$440.00

Plan Review Fees - 001-322208

Receipt #	Name	Cash	Check	Sub-Total	Credit Card	On Line	Total
78182	44 Iron Design LLC Operating Account	\$0.00	\$693.55	\$693.55	\$0.00	\$0.00	\$693.55
78195	Justin Brewer	\$0.00	\$0.00	\$0.00	\$156.00	\$0.00	\$156.00
78180	CF Construction	\$25.92	\$0.00	\$25.92	\$0.00	\$0.00	\$25.92
78181	SAI Construction, INC.	\$0.00	\$508.80	\$508.80	\$0.00	\$0.00	\$508.80
78192	David Matthews	\$0.00	\$0.00	\$0.00	\$154.16	\$0.00	\$154.16
78189	Joe Witherspoon	\$0.00	\$0.00	\$0.00	\$336.80	\$0.00	\$336.80
78191	Jaden Coombs	\$0.00	\$371.20	\$371.20	\$0.00	\$0.00	\$371.20
78197	Millward Builders LLC	\$0.00	\$15.20	\$15.20	\$0.00	\$0.00	\$15.20
Plan Review Fees Totals:		\$25.92	\$1,588.75	\$1,614.67	\$646.96	\$0.00	\$2,261.63

Subdivision Plat - 001-341603

Receipt #	Name	Cash	Check	Sub-Total	Credit Card	On Line	Total
78184	Wayne Lippert	\$0.00	\$1,700.00	\$1,700.00	\$0.00	\$0.00	\$1,700.00
78179	Debra Lacy	\$0.00	\$1,710.00	\$1,710.00	\$0.00	\$0.00	\$1,710.00
Subdivision Plat Totals:		\$0.00	\$3,410.00	\$3,410.00	\$0.00	\$0.00	\$3,410.00

Zoning Compliance - 001-341608

Receipt #	Name	Cash	Check	Sub-Total	Credit Card	On Line	Total
78188	Parker Albertson	\$0.00	\$0.00	\$0.00	\$80.00	\$0.00	\$80.00
78194	Trevor Mares	\$0.00	\$0.00	\$0.00	\$80.00	\$0.00	\$80.00
Zoning Compliance Totals:		\$0.00	\$0.00	\$0.00	\$160.00	\$0.00	\$160.00

Zoning Ord Amendment - Rezone - 001-341613

Receipt #	Name	Cash	Check	Sub-Total	Credit Card	On Line	Total
78179	Debra Lacy	\$0.00	\$4,200.00	\$4,200.00	\$0.00	\$0.00	\$4,200.00
Zoning Ord Amendment - Rezone Totals:		\$0.00	\$4,200.00	\$4,200.00	\$0.00	\$0.00	\$4,200.00

Fire District Impact Fee - 620-354100

Receipt #	Name	Cash	Check	Sub-Total	Credit Card	On Line	Total
78182	44 Iron Design LLC Operating Account	\$0.00	\$2,640.00	\$2,640.00	\$0.00	\$0.00	\$2,640.00

78191	Jaden Coombs	\$0.00	\$849.00	\$849.00	\$0.00	\$0.00	\$849.00
78189	Joe Witherspoon	\$0.00	\$0.00	\$0.00	\$1,238.00	\$0.00	\$1,238.00
78181	SAI Construction, INC.	\$0.00	\$1,238.00	\$1,238.00	\$0.00	\$0.00	\$1,238.00
Fire District Impact Fee Totals:		\$0.00	\$4,727.00	\$4,727.00	\$1,238.00	\$0.00	\$5,965.00
Grand Totals:		\$187.92	\$24,082.75	\$24,270.67	\$6,883.46	\$0.00	\$31,154.13

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