



Property Specific Zoning Inquiry

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11th Avenue, #310, Caldwell, ID 83605

Email: zoninginfo@canyoncounty.id.gov Phone: 208-402-4164

This form is to be utilized to obtain general zoning information and research related to a specific property (e.g. zoning, setbacks, land uses) when information and research are requested to be provided via an official email or letter.

Fee: \$75.00 fee per parcel

CONTACT INFORMATION:

NAME:

ADDRESS:

CITY:

STATE:

ZIP:

PHONE NUMBER:

EMAIL:

SITE INFORMATION:

ADDRESS:

CITY:

PARCEL NUMBER(S):

TOTAL ACREAGE:

QUESTIONS AND/OR REQUESTED INFORMATION: (Provide a detailed description of the information you require. Please be as specific as possible)

Inquiries are for informational purposes only and are not binding on Canyon County. The zoning analysis information presented by the Development Services Department (DSD) is based on the current ordinances and policies in effect on the date of this inquiry, and based on your representations and information you provided about the subject property. This response is for informational purposes only and may change due to changed circumstances or facts, new facts, facts not available in the public record, and/or changes in ordinances or policy. **Note: Development Services does not provide deed or title search services. This must be provided by the applicant.**

Office Use Only

PARCEL INQUIRY #

FEE \$

DATE:



DEVELOPMENT SERVICES DEPARTMENT

GENERAL SERVICES, APPLICATIONS, AND PERMITS

Property Specific Zoning Inquiry	\$75
Entitlement Status, per parcel (deposit only, additional surveyor & title report fees may apply)	\$150
Property Specific Consultation Meeting with Planner	\$50
County Surveyor, if required (per hour)	\$150
Completeness Review (per review, after 2)	\$75
Certificate of Zoning Compliance	\$100
Agricultural Exempt Permit	\$135
Flood Plain Development Permit (engineering fees may also apply)	\$150
Appeal to the Board of County Commissioners	\$750
Board of County Commissioners Remand to Planning and Zoning Commission	\$750
Agricultural Protection Area Designation	\$1400

NOTIFICATION

Administrative Level Cases Notification	\$100
Public Hearing Level Cases Notification (1 Hearing)	\$350
Public Hearing Level Cases Notification (2 Hearings)	\$600
Re-notification (per hearing)	\$350

GEOGRAPHIC INFORMATION SYSTEMS (GIS)

Case Mapping (Fee per case set)	\$50
Addressing	\$75
External Map Request (Per hour)	\$50

ADMINISTRATIVE LEVEL APPLICATIONS

**May require entitlement verification if not previously completed*

Type "A"	\$425
Assisted Care Facility	
Bed and Breakfast w/employees	
Day Care Facility	
Firewood Sales	
Home Business	
Quasi-Public Use	
Signs (when exceeding height/size requirement)	
Variance (33% or less)	
Property Boundary Adjustment	
Temporary Use Residence permit	
Frontage, Easement and/or Road Lot Reduction	
Road Name Change	
 Type "B"	 \$775
Administrative Land Division	
Relocation of Building Permit	
Non-viable Agricultural Division	
Simple Changes to a Recorded Plat	
Mineral Extraction (Short-Term)	
Private Road	
Public Service Agency Telecommunication Facilities exceeding 75'	
Utility Facility	
Winery/Brewery/Distillery	

DEVELOPMENT SERVICES DEPARTMENT

PUBLIC HEARING APPLICATIONS

**May require entitlement research if not previously completed*

PLANNING

Conditional Use Permit (CUP)/Conditional Use Permit Modification	\$1200
Conditional Use Permit Gravel Extraction	\$2400
Comprehensive Plan Map Amendment	\$3200
Rezone (or Conditional Rezone)	\$1250
+ if >10 acres, \$ per acre	\$40
Development Agreement (DA) (<i>*add to any Rezone with conditions; includes < 1 hour County legal time</i>)	\$500
County Legal time < 1 hour	actual cost
Time Extension for CUP or Development Agreement	\$750
Variance Greater than 35%	\$950
Zoning Ordinance Text Amendment	\$4600
Comprehensive Plan Text Amendment	\$4600
Planned Unit Development	BOCC resolution required
Solar or Wind Farm Development	BOCC resolution required
Short Plat (No Improvements Required)	\$1000
+ Conformity Review with Development Agreement (if applicable)	\$125
Plat Vacation	\$600
Preliminary Plat	\$1550
+ per lot fee if >29 lots	\$20
+ Conformity Review with Development Agreement (if applicable)	\$250
Final Plat	\$700
+ per lot fee if >29 lots	\$20
+ Conformity Review with Development Agreement (if applicable)	\$125
Minor Replats or Amendments	\$500

ENGINEERING

Contract/External Engineering Services (per hour)	actual cost
Preliminary Plat	\$900
+ Per Lot	\$20
+ Area of City Impact Review (if applicable)	\$200
Final Plat	\$500
+ Per Lot	\$20
+ Area of City Impact Review (if applicable)	\$200
Short Plat & when no improvements are required	\$600
+ Per Lot	\$20
+ Area of City Impact Review (if applicable)	\$200
Plat Vacation	\$900
Plat re-review (per review, after 2)	\$600
Minor Replats and Amendments	\$400
Flood plain specialized engineering review (per hour)	\$175
Private Road Review	\$400
Hillside Review	\$325
Grading/Drainage Review	\$200.00 for no engineered drainage facility \$500 for 1 engineered drainage facility Additional drainage facilities > 1; \$115 per facility

DEVELOPMENT SERVICES DEPARTMENT

CODE ENFORCEMENT

Administrative Fee for Re-inspections (Per Inspection, After Two)	\$50
Administrative Fee for Filing of Certificate of Non-Compliance	\$500
Administrative Fee for Contracted Abatements	\$750

PRINTED DOCUMENTS

Printed Comprehensive Plan	\$20
Printed Zoning Ordinance	\$20
Printing of Maps 18 X 24 (per page)	\$4
Printing of Maps 24 X36 (per page)	\$6

NOTES

- 1. Fees are additive based on services provided and application type. A case may require multiple fees, including but not limited to, case specific entitlement verification, planning, engineering, notification, and GIS.**
- 2. Fees will not be reduced based on number of applications submitted.**
- 3. Fees do not include the following, when required, which the applicant is required to pay after costs are determined:**
 - a. Bonding for Improvements**
 - b. Actual expenses incurred for contracted engineering review and/or inspections (plat/plan review, improvement inspections, etc.)**
 - c. County surveyor time**
 - d. County legal time in excess of 1 hour, if case specific**
- 4. Refund Policy: Up to 75% of unused fees will be refunded if requested within seven (7) days of application acceptance. No refunds will be given if request is after seven (7) days of application acceptance.**
- 5. Fee Waivers: An applicant may request, in writing, a fee waiver in accordance with § 07-04-05 of the CCZO.**
- 6. Applications requiring fees not specifically listed above will be calculated at the discretion of the Director based upon the most comparable fee established in this resolution.**