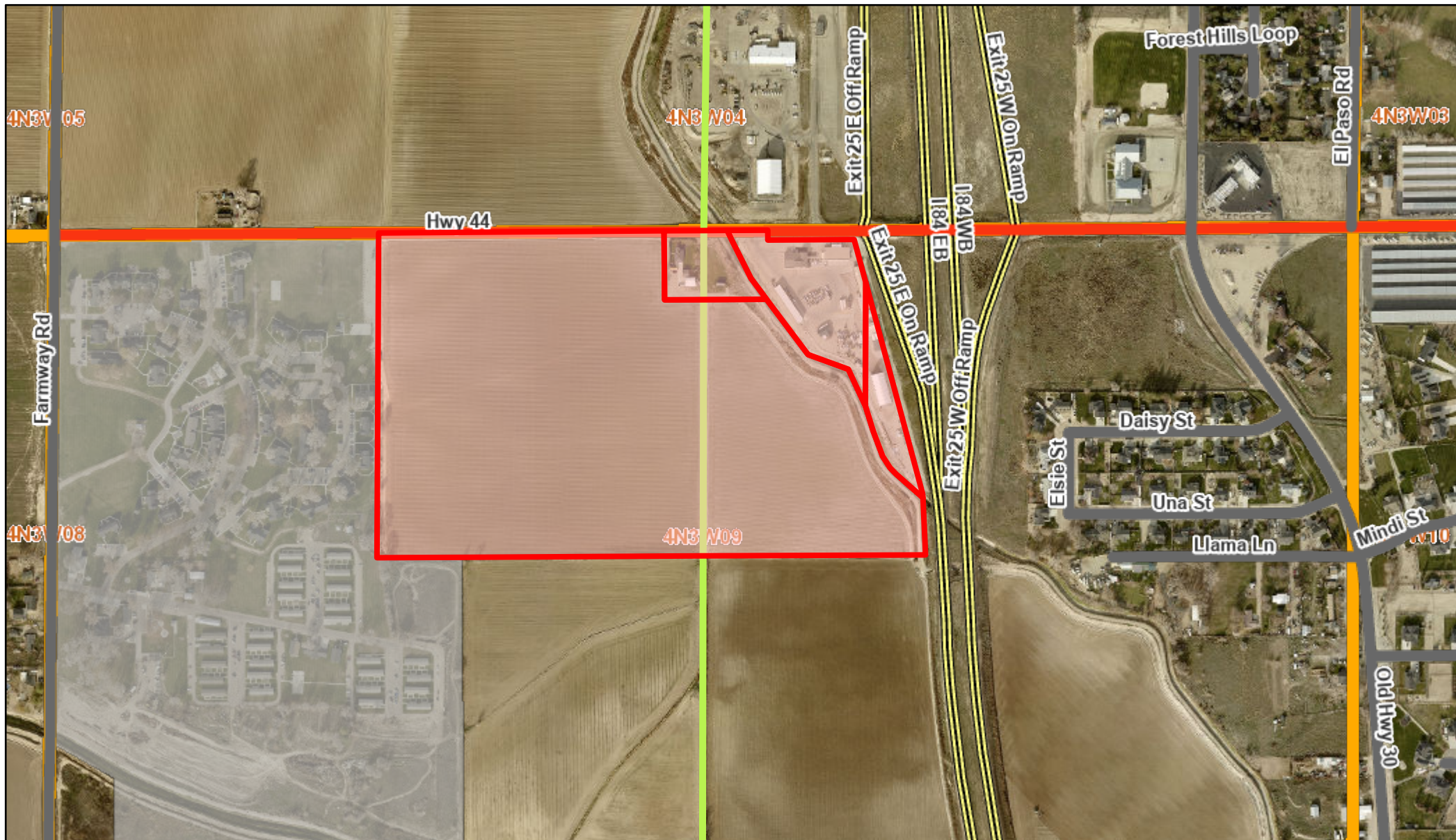


Canyon County, ID Web Map



9/10/2026, 10:35:51 AM

 Multiple Parcel Search _Query result

Quarter Line

CanyonCountyRoads

Interstate

Hwy

Roads

CC_PrivateRoads

County Boundary

 Current Impact Area

 City Limits

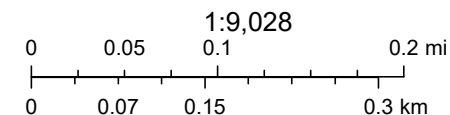
 Sections

Imagery_2025_2026

Red: Band_1

Green: Band_2

Blue: Band_3



Bureau of Land Management, State of Oregon, State of Oregon DOT, State of Oregon GEO, Esri Canada, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/NASA, EPA, USDA

Canyon County, ID

Bureau of Land Management, State of Oregon, State of Oregon DOT, State of Oregon GEO, Esri Canada, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/NASA, EPA, USDA | City of Nampa |



ZONING AMENDMENT PUBLIC HEARING - MASTER APPLICATION

PROPERTY OWNER	OWNER NAME: Canyon County	
	MAILING ADDRESS: 1115 Albany St., Caldwell, ID 83605	
	PHONE: [REDACTED]	EMAIL: [REDACTED]
I consent to this application and allow DSD staff / Commissioners to enter the property for site inspections. If the owner(s) is a business entity, please include business documents, including those that indicate the person(s) who are eligible to sign.		
Signature: <u>David M. Logan</u> Date: <u>9-2-2026</u>		

APPLICANT: IF DIFFERING FROM THE PROPERTY OWNER	APPLICANT NAME: Canyon County Canyon County Solid Waste	
	COMPANY NAME:	
	MAILING ADDRESS: 1115 Albany St., Caldwell, ID 83605 15500 Missouri Ave., Nampa, ID 83686	
	PHONE: [REDACTED]	EMAIL: [REDACTED]

SITE INFO	STREET ADDRESS: <u>15503 Hwy. 44 Caldwell</u>	
	PARCEL NUMBER: R34618010 2.2 acres R 34618, R34619, R34620	
	PARCEL SIZE: <u>2.2 acres, 54.99 acres, 4.7 acres, 1.68 acres</u>	
	CHECK THE APPLICABLE APPLICATION TYPE:	
	☒ REZONE	☐ CONDITIONAL REZONE WITH DEVELOPMENT AGREEMENT
	CURRENT ZONING: Agriculture	PROPOSED ZONING: M-1
	FLOOD ZONE (YES/NO) No	ZONING DISTRICT: Light Industrial

FOR DSD STAFF COMPLETION ONLY:

CASE NUMBER	<u>R22026-0002</u>	DATE RECEIVED:	<u>9/10/26</u>
RECEIVED BY:	<u>Atwater</u>	APPLICATION FEE:	<u>\$3,700</u>
		<u>CK MO CC CASH</u> <u># 679290</u>	



ZONING AMENDMENT PUBLIC HEARING - CHECKLIST

Zoning Amendment/Conditional Rezone CCZO Section 07-06-05/07-06-07

Check the applicable application type:

- ☒ Rezone
☐ Conditional Rezone with Development Agreement

THE FOLLOWING ITEMS MUST BE SUBMITTED WITH THIS APPLICATION TO BE DEEMED COMPLETE (PLEASE CHECK OFF THE ITEMS REQUIRED):

Description	Applicant	Staff
Master Application completed and signed.	✓	
Letter of Intent (see standards on next page)	✓	
Land Use Worksheet	✓	
Neighborhood Meeting form was completed and signed	✓	
Completed Agency Acknowledgement form including:	✓	
Southwest District Health	✓	
Irrigation District	✓	
Fire District	✓	
Highway District/Idaho Transportation Dept	✓	
Area of City Impact (If applicable)	✓	
Conditional Rezone: <i>Ag - M1</i>	✓	
Proposed conditions of approval and/or Concept Plan (can be a draft survey/draft preliminary plat/drawing)		
Deed or evidence of property interest to the subject property	✓	
Fee: Rezone: Per Adopted Fee Schedule Conditional Rezone: Per Adopted Fee Schedule Text Amendment: Per Adopted Fee Schedule	✓	
Fees are non-refundable		

***DISCLAIMER:** The subject property shall be in compliance with the public nuisance ordinance, the building code and the zoning code before the Director can accept the application.

REZONE OPTION:

When considering a zoning map amendment (rezone) of a property, a conditional rezone is recommended when considering conceptual site plan and/or addressing potential impacts through mitigation strategies and measures such as restricting uses, limiting the area to be rezoned to retain agricultural uses, and agricultural preservation methods such as buffers and disclosures. Without a conditional rezone, no conditions can be considered as part of the rezone application.

The applicant/owner and DSD Planner must sign (below) if the conditional rezone option was discussed and the applicant/owner declined the option.

Applicant/Owner: _____ Date _____

DSD Planner: _____ Date _____

SUBMITTAL STANDARDS

LETTER OF INTENT STANDARDS
Description of proposed use: expand on the Land Use Worksheet
Description of the existing use.
Expected impacts and traffic of future development.
Explanation of how the proposed rezone is consistent with the Comprehensive Plan and specific zoning criteria.
Conditional Rezone:
Explanation/Description of the Concept Plan
Proposed conditions of approval

LAND USE WORKSHEET

PLEASE CHECK ALL THAT APPLY TO YOUR REQUEST:

GENERAL INFORMATION

1. **DOMESTIC WATER:** ☐ Individual Domestic Well ☐ Centralized Public Water System ☒ City
☐ N/A – Explain why this is not applicable: _____
☐ How many Individual Domestic Wells are proposed? _____

2. **SEWER (Wastewater)** ☐ Individual Septic ☒ Centralized Sewer system
☐ N/A – Explain why this is not applicable: City of Caldwell

3. **IRRIGATION WATER PROVIDED VIA:**
☒ Surface ☐ Irrigation Well ☐ None

4. **IF IRRIGATED, PROPOSED IRRIGATION:**
☐ Pressurized ☒ Gravity

5. **ACCESS:**
☒ Frontage ☐ Easement Easement width _____ Inst. # _____

6. **INTERNAL ROADS:**
☒ Public ☐ Private Road User's Maintenance Agreement Inst # _____

7. **FENCING** ☒ Fencing will be provided (Please show location on site plan)
Type: _____ Height: _____

8. **STORMWATER:** ☒ Retained on site ☒ Swales ☐ Ponds ☒ Borrow Ditches
☐ Other: _____

9. **SOURCES OF SURFACE WATER ON OR NEARBY PROPERTY:** (i.e. creeks, ditches, canals, lake)
Ditches, Canals, Notus Canal

RESIDENTIAL USES

1. NUMBER OF LOTS REQUESTED: N/A

☐ Residential _____ ☒ Commercial 4 ☐ Industrial _____

☐ Common _____ ☐ Non-Buildable _____

2. FIRE SUPPRESSION:

☒ Water supply source: City of Caldwell

3. INCLUDED IN YOUR PROPOSED PLAN?

☒ Sidewalks ☒ Curbs ☒ Gutters ☒ Street Lights ☐ None

NON-RESIDENTIAL USES

1. SPECIFIC USE: Transfer station and other government and commercial uses

2. DAYS AND HOURS OF OPERATION: See Letter of Intent

☒ Monday 8:00 AM to 5:30 PM
☒ Tuesday 8:00 AM to 5:30 PM
☒ Wednesday 8:00 AM to 5:30 PM
☒ Thursday 8:00 AM to 5:30 PM
☒ Friday 8:00 AM to 5:30 PM
☒ Saturday 8:00 AM to 5:30 PM
☒ Sunday 8:00 AM to 5:30 PM

3. WILL YOU HAVE EMPLOYEES? ☒ Yes If so, how many? 5-10 ☐ No

4. WILL YOU HAVE A SIGN? ☒ Yes - See Letter of Intent ☐ No ☐ Lighted ☐ Non-Lighted

Height: _____ ft Width: _____ ft. Height above ground: _____ ft

What type of sign: _____ Wall _____ Freestanding _____ Other

5. PARKING AND LOADING: See Letter of Intent

How many parking spaces? _____

Is there is a loading or unloading area? _____

ANIMAL CARE-RELATED USES

1. MAXIMUM NUMBER OF ANIMALS: N/A

2. HOW WILL ANIMALS BE HOUSED AT THE LOCATION?

☐ Building ☐ Kennel ☐ Individual Housing ☒ Other N/A

3. HOW DO YOU PROPOSE TO MITIGATE NOISE?

☒ Building ☐ Enclosure ☒ Barrier/Berm ☐ Bark Collars

4. ANIMAL WASTE DISPOSAL

☐ Individual Domestic Septic System ☐ Animal Waste Only Septic System

☒ Other: N/A



CANYON COUNTY SOLID WASTE
15500 MISSOURI AVENUE
NAMPA, IDAHO 83686

LETTER OF INTENT
Zoning Amendment Application

September 2, 2026

To: Canyon County Development Services Department

Re: Letter of Intent – Zoning Amendment Application

Parcel Numbers: R34618, R34619, R34620, R34618010

Dear Canyon County Development Services:

This letter serves as our Letter of Intent in support of an application for a zoning amendment for the properties identified above. Please see map attached for existing uses.

CCSW is proposing a new solid waste transfer station in Caldwell, ID to provide residents with a more convenient location to dispose of household waste and recyclable materials. The facility would allow solid waste to be consolidated and transported to the landfill more efficiently, helping reduce travel distances, improve customer convenience, and enhance the County's ability to meet the solid waste disposal needs of a growing community.

The proposed transfer station is intended to complement existing landfill operations while providing an additional disposal option for residents and businesses. The transfer station will consist of approximately 15 to 16 acres of the property. The remaining acreage is being evaluated for potential government and commercial uses. Upon completion of the proposed development, the property is anticipated to be divided into four lots.

Highway District 4 (HD4) currently owns two parcels; both are located at 15435 Hwy 44, Caldwell. This is the same location as HD4's main office, axillary structures, a fuel depot and equipment staging. HD4 is also requesting a zoning amendment to its parcels as part of Canyon County Zoning Ordinance §07-01-05.

PICKLES BUTTE SANITARY LANDFILL

Tele [REDACTED] Fax 208-466-7296 email [REDACTED]

The proposed zoning amendments will allow Canyon County and HD4 to plan for appropriate future uses of the property while supporting the County's infrastructure, transportation, and solid waste management needs.

We appreciate Canyon County Development Services' consideration of this application. We look forward to working with your department, surrounding property owners, and other stakeholders throughout the land-use process.

Sincerely,

A handwritten signature in blue ink, reading "David M. Loper".

David M. Loper, REHS/RS
Director, Canyon County Solid Waste





Development Services Department

Canyon County, 111 North 11th Avenue Ste. 310, Caldwell, ID 83605

(208) 454 7458 • www.canyoncounty.id.gov

Planning Application Consent for Property Inspection

Name: David M. Loper, Director

Planning Application(s): ✓

Address: 115 Albany St. Caldwell, ID 83605

Parcel Number(s): R34618, R34618, R34620, R34618010

Relationship to Property:

Circle any that apply:

Owner

Lessee

Authorized Agent

Other: _____

Canyon County

I voluntarily consent to DSD staff entering the property/premises for the limited purpose of site inspections related to this application.

This consent authorizes entry **Monday-Friday between 8 am and 5 pm**

For the following purpose: To conduct site inspection/visit related to land use application (s). Site inspection includes visual observation of the site and buildings, measurements, & site photos.

Consent to enter the property for a site inspection does not authorize searches, inspections, or surveillance beyond the scope of the application. I understand I may revoke this consent at any time, and DSD staff will promptly leave upon my or the occupant's request unless otherwise authorized by law to remain.

Signed: David M. Loper

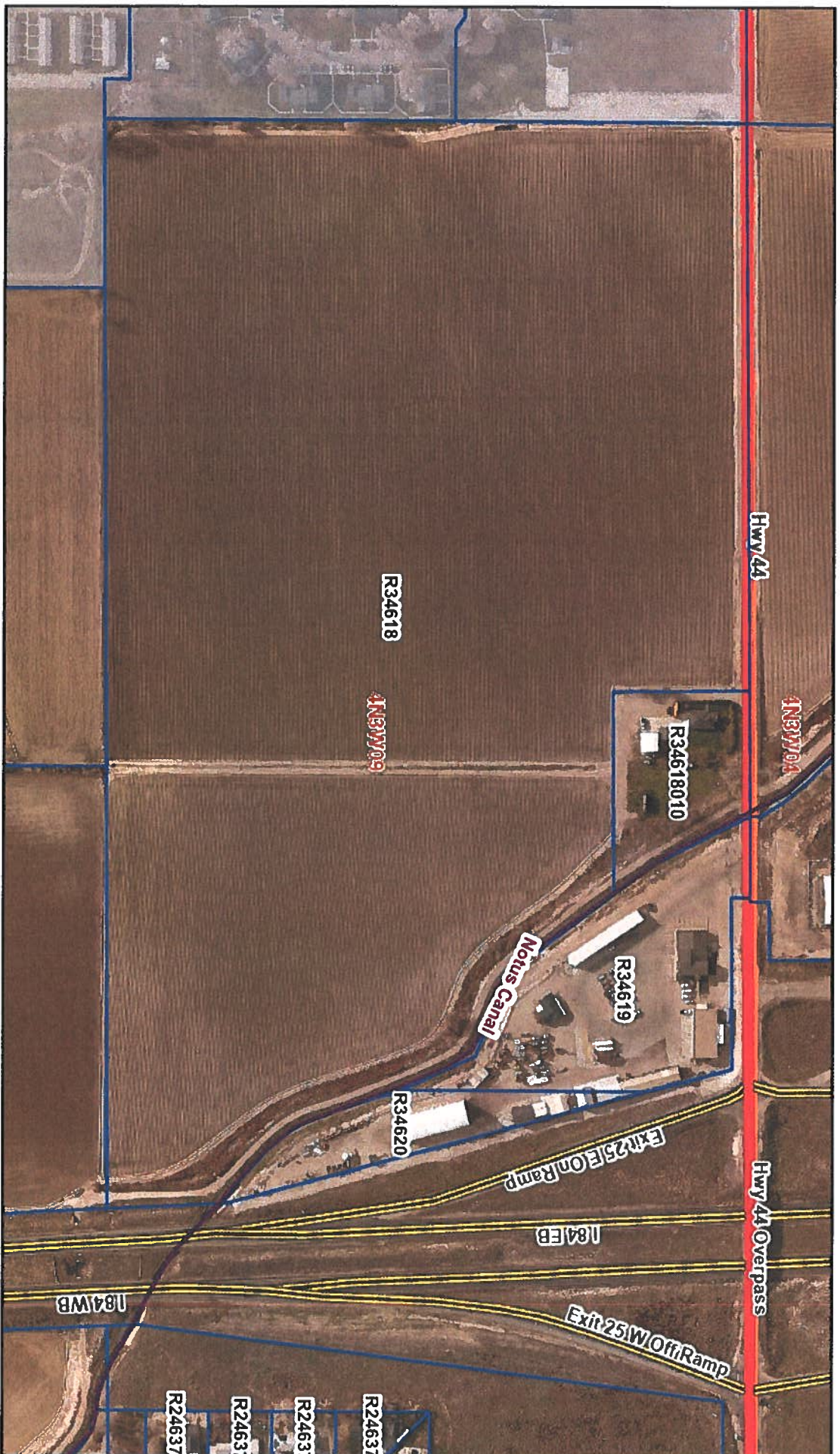
Date: 8-12-2026

If signing as agent: [Authority/POA/Title] Director, Canyon County Solid Waste

Planning • Zoning • Building • Code Enforcement • Engineering • GIS

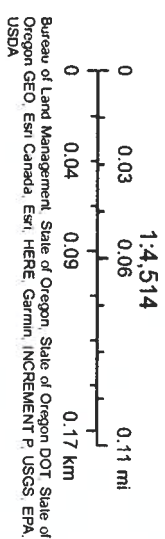
While balancing diverse interests, the Canyon County Development Services Department (DSD) delivers community development services to implement the County's vision and values, provide stewardship of public resources and maintain a prosperous future for all.

Canyon County, ID Web Map



7/15/2026, 11:06:50 AM

- Hydro_NHDFlowline
- CanyonCountyRoads
- Interstate
- Hwy
- County Boundary
- Current Impact Area
- City Limits
- Sections
- Imagery_2025_2026
- Red: Band_1
- Green: Band_2
- Blue: Band_3



NEIGHBORHOOD MEETING SIGN-UP

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

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

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



NEIGHBORHOOD MEETING SIGN UP SHEET

CANYON COUNTY ZONING ORDINANCE §07-01-15

Applicants shall conduct a neighborhood meeting for any proposed comprehensive plan amendment, zoning map amendment (rezone), subdivision, variance, conditional use, zoning ordinance map amendment, or other requests requiring a public hearing.

SITE INFORMATION

Site Address: 1115 Albany Street - Admin Building	Parcel Number: <i>R34620, R34618, R34618010, R34619,</i>
City: Caldwell	State: ID ZIP Code: 83605
Notices Mailed Date: <i>7-16-2026</i>	Number of Acres: <i>55</i> Current Zoning: <i>AG</i>
Description of the Request: <i>Rezone from Ag to M-1 4.7, 1.68, 2.2</i>	

APPLICANT / REPRESENTATIVE INFORMATION

Contact Name: David Loper		
Company Name: Canyon County		
Current address: 1115 Albany St.		
City: Caldwell	State: ID	ZIP Code: 83605
Phone: [REDACTED]	Cell: [REDACTED]	Fax: [REDACTED]
Email: [REDACTED]		

MEETING INFORMATION

DATE OF MEETING: <i>8-3-2026</i>	MEETING LOCATION: <i>111 N. 11th Ave, Caldwell, ID</i>	
MEETING START TIME: <i>5:00 p.m.</i>	MEETING END TIME: <i>7:00 p.m.</i>	
ATTENDEES: <i>None</i>		
NAME (PLEASE PRINT)	SIGNATURE:	ADDRESS:
1.		
2.		
3.		
4.		
5.		
6.		
7.		
8.		
9.		

10.
11.
12.
13.
14.
15.
16.
17.
18.
19.
20.

None

NEIGHBORHOOD MEETING CERTIFICATION:

I certify that a neighborhood meeting was conducted at the time and location noted on this form and in accordance with Canyon County Zoning Ordinance § 07-01-15.

APPLICANT/REPRESENTATIVE (Please print):

David M. Loper, Director

APPLICANT/REPRESENTATIVE (Signature): David M. Loper

DATE: 8 / 3 / 2026

PARCEL_NO	OwnerName	Address	City	State	ZipCode
R24637508	JORDAN GLENN M	22847 ELSIE ST	CALDWELL	ID	83607
R24637509	HOFFER FAMILY LIVING TRUST	22825 ELSIE ST	CALDWELL	ID	83607
R24637510	MAYBON GARY M	22801 ELSIE ST	CALDWELL	ID	83607
R24637500	HOME OWNERS ASSOCIATION	PO BOX 189	MIDDLETON	ID	83644
R24637511	CASTANEDA WESLEY A	22777 ELSIE ST	CALDWELL	ID	83607
R34638010	ST JEOR STANLEY G	409 COLUMBIA	COULEE DAM	WA	99116
R34658	HOUSING AUTHORITY OF CALD	22730 FARMWAY RD	CALDWELL	ID	83606
R34638	ST JEOR STANLEY G	409 COLUMBIA	COULEE DAM	WA	99116
R34543	ST JEOR STANLEY G	409 COLUMBIA	COULEE DAM	WA	99116
R34544010	PAYNE GREG S	24295 FARMWAY RD	CALDWELL	ID	83607-8813
R34619	CANYON COUNTY	15435 HWY 44	CALDWELL	ID	83607
R34620	CANYON HWY DIST NO 4	15435 HWY 44	CALDWELL	ID	83607
R34618010	MORI ANGELA LOUISE	15503 HWY 44	CALDWELL	ID	83607
R34620010	SUNDOWNER INC	PO BOX 1055	CALDWELL	ID	83605
R34630010	BERG DELBERT E	15155 LLAMA LN	CALDWELL	ID	83607-5410
R34656010A	KELLY ROBERT W	14715 PURPLE SAGE RD	CALDWELL	ID	83607
R34658010	HOUSING AUTHORITY OF CALD	22730 FARMWAY RD	CALDWELL	ID	83606
R34658011	HOUSING AUTHORITY OF CALD	22730 FARMWAY RD	CALDWELL	ID	83606
R34540	IDAHO TRANSPORTATION BOARD	PO BOX 8028	BOISE	ID	83707-2028
R34544	HEREDIA ANITA	15838 HWY 44	CALDWELL	ID	83607
R34618	CANYON COUNTY	1115 ALBANY ST	CALDWELL	ID	83605



CANYON COUNTY SOLID WASTE

15500 MISSOURI AVENUE
NAMPA, IDAHO 83686

July 16, 2026

Housing Authority Of Caldwell
22730 Farmway Rd.
Caldwell, ID 83606

Dear Neighbor,

We are in the process of presenting an application to Canyon County Development Services for a Zoning Amendment. One of the requirements necessary, prior to submission, is to hold a "Neighborhood Meeting" and provide information to our surrounding neighbors about our application; *Canyon County Zoning Ordinance §07-01-05*. This meeting for our surrounding neighbors is only for informational purposes. We would like to receive feedback from you, our neighbors, as we move through the land use application process with the county.

This neighborhood meeting is **not** a public hearing before the governing body of Canyon County. Once our application has been submitted to the county's Development Services Department, only then will a public hearing date be scheduled. Also, only after our application is accepted and a public hearing is scheduled with a confirmed date by the county, will the surrounding neighbors receive an official notification from the county via postal mail. The notice will also appear in a newspaper publication, and a sign will be displayed on the parcel notifying the public of a county Planning and Zoning land use hearing for our application.

The Neighborhood Meeting details are as follows:

Date: August 3, 2026

Time: 5:00 pm – 7:00 pm

Location: Canyon County Admin Building Public Meeting Room, First Floor, 111 N. 11th Ave., Caldwell, ID 83605

Property Description: Parcel Number R34618, R34619, R34620

The project is summarized below:

Canyon County is proposing a new solid waste transfer station in Caldwell, ID to provide residents with a more convenient location to dispose of household waste and recyclables.

PICKLES BUTTE SANITARY LANDFILL

Tele [REDACTED] Fax 208-466-7296 email [REDACTED]

The facility would allow waste to be consolidated and transported to the landfill more efficiently, helping reduce travel distances, improve customer service, and support the County's long-term solid waste management needs as the community continues to grow. The proposed transfer station is intended to complement existing landfill operations while providing an additional disposal option for residents and businesses. The transfer station will consist of approximately 15 to 16 acres of the property. Other government and commercial uses are being considered for the remaining acreage. There will be 4 lots when complete.

Highway District 4 (HD4) currently owns two parcels; both are located at 15435 Hwy 44, Caldwell. This is the same location as HD4's main office, auxiliary structures, a fuel depot and equipment staging. HD4 is also requesting a zoning amendment to its parcels as part of Canyon County Zoning Ordinance §07-01-05.

Site Location: See Attached Site Map

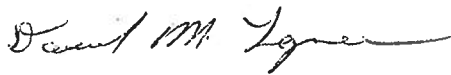
Proposed Access: Northwest Corner of Property

Total Acreage: 55

Proposed Lots: 4

We look forward to our neighborhood meeting and encourage you, as our neighbor, to attend. During our meeting, we will answer any questions you may have. Please note, the county does not currently have any information on our project. Also, please do not call the county regarding this meeting or our application as this meeting is a PRE-APPLICATION requirement; we have not submitted the application to the county for consideration at this time.

Sincerely,



David M. Loper, REHS/RS
Director, Canyon County Solid Waste
[REDACTED]



AGENCY ACKNOWLEDGMENT

Date: June 17, 2026

Applicant: Canyon County

Parcel Number: R34618

Site Address:

SIGNATURES DO NOT INDICATE APPROVAL OR COMPLETION OF OFFICIAL REVIEW.

The purpose of this form is to facilitate communication between applicants and agencies so that relevant requirements, application processes, and other feedback can be provided to applicants early in the planning process. Record of communication with an agency regarding the project can be submitted instead of a signature. After the application is submitted, impacted agencies will be sent a hearing notification by DSD staff and will have the opportunity to submit comments.

Southwest District Health:

☒ Applicant submitted/met for informal review.

Date: 7/17/26 Signed: [Signature]

Authorized Southwest District Health Representative
(This signature does not guarantee project or permit approval)

Fire District:

☒ Applicant submitted/met for informal review.

Date: 7/20/26 Signed: [Signature]

District: Middleton RFD

Authorized Fire District Representative
(This signature does not guarantee project or permit approval)

Highway District:

☒ Applicant submitted/met for informal review.

Date: 8-6-26 Signed: [Signature]

District: Noter - Panoe Highway District # 2

Authorized Highway District Representative
(This signature does not guarantee project or permit approval)

Irrigation District:

☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____

District: _____

Authorized Irrigation Representative
(This signature does not guarantee project or permit approval)

Area of City Impact

☐ Applicant submitted/met for informal review.

Date: 8/10/26 Signed: [Signature]

City: Caldwell

Authorized AOCI Representative
(This signature does not guarantee project or permit approval)

DISCLAIMER: THIS ACKNOWLEDGMENT IS ONLY VALID SIX MONTHS FROM THE DATE ISSUED



60,000 IRRIGABLE ACRES

ORGANIZED IN 1910

BLACK CANYON IRRIGATION DISTRICT

NOTUS, IDAHO

August 10, 2026

Mr. David Loper
Canyon County Solid Waste Department
15500 Missouri Ave
Nampa, ID 83686

RE: BCID 26-47 Canyon County Transfer Station – Agency Acknowledgement of Rezone Application

Mr. Loper,

We are providing this letter with signed acknowledgment of the rezone application for Parcels #R34618, #R34619, and #R34620. The District met with you regarding this rezone application on August 3, 2026.

During our meeting, we briefly discussed the surface water present on each parcel that will need to be addressed. We also discussed the requirement of easements along the eastern edge of the proposed project encompassing district infrastructure. Please be sure to address these items prior to submitting pre-plat documentation for review.

The District has not provided approval for any specific development actions, other than an acknowledgement of the rezoning application request.

Sincerely,

Donald Popoff, P.E
District Engineer
Black Canyon Irrigation District

Attach: Agency Acknowledgement



AGENCY ACKNOWLEDGMENT

Date: June 17, 2026

Applicant: Canyon County

Parcel Number: R34618

Site Address:

SIGNATURES DO NOT INDICATE APPROVAL OR COMPLETION OF OFFICIAL REVIEW.

The purpose of this form is to facilitate communication between applicants and agencies so that relevant requirements, application processes, and other feedback can be provided to applicants early in the planning process. Record of communication with an agency regarding the project can be submitted instead of a signature. After the application is submitted, impacted agencies will be sent a hearing notification by DSD staff and will have the opportunity to submit comments.

Southwest District Health:

☒ Applicant submitted/met for informal review.

Date: 7/17/26 Signed: _____

Authorized Southwest District Health Representative
(This signature does not guarantee project or permit approval)

Fire District:

District: Middleton RFD

☒ Applicant submitted/met for informal review

Date: 7/20/26 Signed: _____

Authorized Fire District Representative
(This signature does not guarantee project or permit approval)

Highway District:

District: _____

☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____

Authorized Highway District Representative
(This signature does not guarantee project or permit approval)

Irrigation District:

District: Black Canyon Irrigation District

☒ Applicant submitted/met for informal review.

Date: 08/03/2026 Signed: _____

Ronald G. Poynt - District Engineer
Authorized Irrigation Representative
(This signature does not guarantee project or permit approval)

Area of City Impact

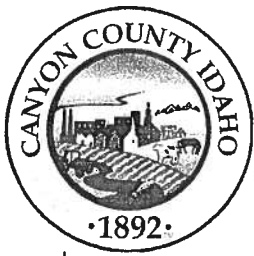
City: _____

☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____

Authorized AOCI Representative
(This signature does not guarantee project or permit approval)

DISCLAIMER: THIS ACKNOWLEDGMENT IS ONLY VALID SIX MONTHS FROM THE DATE ISSUED



CANYON COUNTY SOLID WASTE

15500 MISSOURI AVENUE
NAMPA, IDAHO 83686

July 16, 2026

Canyon County
BOCC
1115 Albany St.
Caldwell, ID 83605

Dear Neighbor,

We are in the process of presenting an application to Canyon County Development Services for a Zoning Amendment. One of the requirements necessary, prior to submission, is to hold a "Neighborhood Meeting" and provide information to our surrounding neighbors about our application; *Canyon County Zoning Ordinance §07-01-05*. This meeting for our surrounding neighbors is only for informational purposes. We would like to receive feedback from you, our neighbors, as we move through the land use application process with the county.

This neighborhood meeting is **not** a public hearing before the governing body of Canyon County. Once our application has been submitted to the county's Development Services Department, only then will a public hearing date be scheduled. Also, only after our application is accepted and a public hearing is scheduled with a confirmed date by the county, will the surrounding neighbors receive an official notification from the county via postal mail. The notice will also appear in a newspaper publication, and a sign will be displayed on the parcel notifying the public of a county Planning and Zoning land use hearing for our application.

The Neighborhood Meeting details are as follows:

Date: August 3, 2026

Time: 5:00 pm – 7:00 pm

Location: Canyon County Admin Building Public Meeting Room, First Floor, 111 N. 11th Ave., Caldwell, ID 83605

Property Description: Parcel Number R34618, R34619, R34620

PICKLES BUTTE SANITARY LANDFILL

Tele

Fax 208-466-7296

email

The project is summarized below:

Canyon County is proposing a new solid waste transfer station in Caldwell, ID to provide residents with a more convenient location to dispose of household waste and recyclables. The facility would allow waste to be consolidated and transported to the landfill more efficiently, helping reduce travel distances, improve customer service, and support the County's long-term solid waste management needs as the community continues to grow. The proposed transfer station is intended to complement existing landfill operations while providing an additional disposal option for residents and businesses. The transfer station will consist of approximately 15 to 16 acres of the property. Other government and commercial uses are being considered for the remaining acreage. There will be 4 lots when complete.

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Site Location: See Attached Site Map

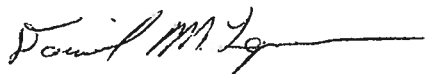
Proposed Access: Northwest Corner of Property

Total Acreage: 55

Proposed Lots: 4

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Sincerely,



David M. Loper, REHS/RS
Director, Canyon County Solid Waste
[REDACTED]

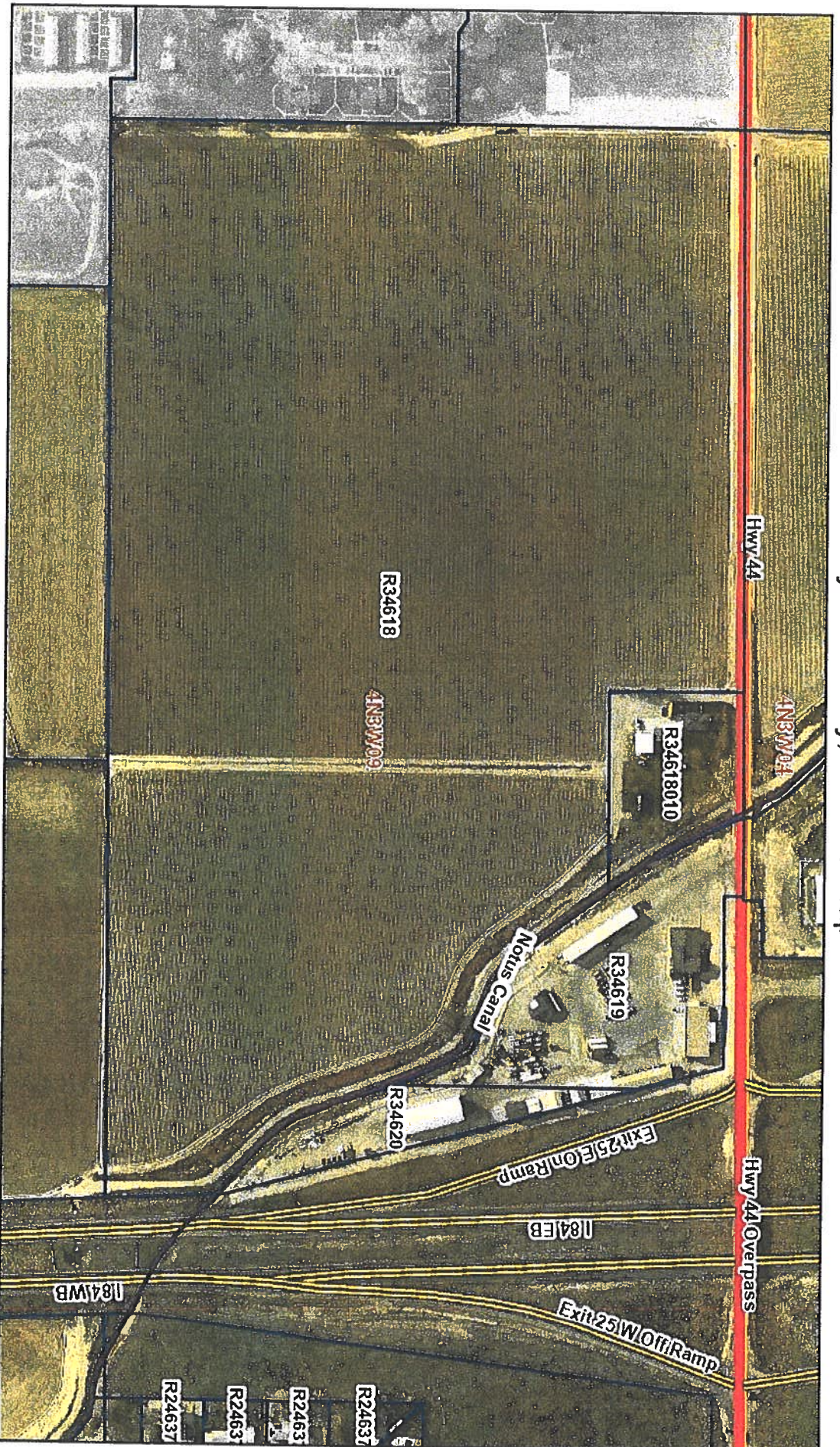
PICKLES BUTTE SANITARY LANDFILL

Tele [REDACTED]

Fax 208-466-7296

email [REDACTED]

Canyon County, ID Web Map



7/15/2026, 11:06:50 AM

Hydro_NHDFlowline

CanyonCountyRoads

Interstate

Hwy

County Boundary

Current Impact Area

City Limits

Sections

Imagery_2025_2026

Red: Band_1

Green: Band_2

Blue: Band_3

0 0.03 0.06 0.09 0.11 mi
0 0.04 0.09 0.17 km
Bureau of Land Management, State of Oregon, State of Oregon DOT, State of Oregon GEO, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA | City of Nampa |

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: 89324

Date: 9/10/2026

Date Created: 9/10/2026

Receipt Type: Normal Receipt

Status: Active

Customer's Name: Canyon County Solid Waste - David Loper

Comments: Rezone - RZ2026-0002

Site Address: 0 HWY 44, Caldwell ID / Parcel Number: 34618000 0

CHARGES

<u>Item Being Paid For:</u>	<u>Application Number:</u>	<u>Amount Paid:</u>	<u>Prevs Pymnts:</u>	<u>Unpaid Amnt:</u>
Planning - Rezone	RZ2026-0002	\$1,250.00	\$0.00	\$0.00
Planning - Rezone - If Greater Than 10 Acres - (Cost Per Acre)	RZ2026-0002	\$1,800.00	\$0.00	\$0.00
Planning - Notification - Public Hearing Level Cases (2 Hearings)	RZ2026-0002	\$600.00	\$0.00	\$0.00
Planning - Case Mapping (Fee Per Case Set)	RZ2026-0002	\$50.00	\$0.00	\$0.00

Sub Total: \$3,700.00

Sales Tax: \$0.00

Total Charges: \$3,700.00

PAYMENTS

<u>Type of Payment:</u>	<u>Check/Ref Number:</u>	<u>Amount:</u>
Check	679290	\$3,700.00

Total Payments: \$3,700.00

ADJUSTMENTS

Receipt Balance: \$0.00