



Board of Canyon County Commissioners
Hearing Date: April 14, 2026
Canyon County Development Services Department

PLANNING DIVISION ADDENDUM

CASE NUMBER: CU2025-0002-APL
APPLICANT/REPRESENTATIVE: Bighorn Traffic Services/Connor Gray
PROPERTY OWNER: WHCP LLC

APPLICATION: The appellant requests that the Board of Canyon County Commissioners overturn the Planning and Zoning Commission’s DENIAL and approve the request for a conditional use permit for a staging area and contractor shop on Parcel R30673010.

LOCATION: 5023 E Victory Road Nampa, Idaho, 83687, also referenced as a portion of the NW¼ of Section 30, T3N, R1W, BM, Canyon County, Idaho. Parcel R30673010, approx. 3.42-acres zoned “A” (Agricultural)

ANALYST: Arbay Mberwa, Associate Planner

SUMMARY:

On January 27, 2025, the appellant submitted a conditional use permit for a contractor shop on parcel R30673010, consisting of approximately 3.42 acres, in the “A” (Agricultural) zone. The applicant updated the application on September 25, 2025, to include the request for a staging area. During the December 18, 2025, hearing the appellant requested ten (10) additional parking spaces on the property that was not analyzed in the Staff Report however, the request was taken into consideration by the Planning and Zoning Commission.

Case CU2025-0002 was heard by the Planning and Zoning Commission on December 18, 2025, where staff recommended approval with thirteen (13) conditions (**Exhibit 4**).

On December 18, 2025, the Planning and Zoning Commission considered all the written and documentary evidence, the record, the staff report, oral testimony, and other evidence provided, including the conditions of approval and project plans. The Canyon County Planning and Zoning Commission denied case CU2025-0002 due to not meeting hearing criteria four (4) and seven (7) of Canyon County Code of Ordinance §07-07-05 (See **Exhibit 2** for details).

- **§07-07-05(4): The proposed use will be injurious to other property in the immediate vicinity and will negatively change the essential character of the area based upon public testimony heard on December 18, 2025.**
 - John Mclean expressed concerns that the character of the area will be impacted due to the requested number of vehicles, the number of employees and the 24-7 hours of operation will make the area industrial (**Exhibit 3**).
 - Renee Kelley’s testimony stated that the traffic impacts will negatively change the essential character of the area. Additionally, with the applicant painting decals on the property it may be a hazardous operation. According to Kelley’s testimony the City of

Nampa designated the surrounding area as Industrial due to the location of the Nampa Municipal Airport to limit the number of residences surrounding the Airport.

- Tina Deboer is concerned about the increased traffic as it will affect the quality of life, stating the area is residential and needs to be kept that way by keeping commercial operations outside of the residential area (**Exhibit 3**).
- Staff received five (5) written public comments in opposition due to traffic, noise, safety and a change in the character of the area (**Exhibit 4**). The Planning and Zoning Commission stated that the requested use of a staging area and contractor shop will be injurious to the immediate vicinity and negatively change the essential character of the area per oral testimony heard on December 18, 2025 (**Exhibit 2**).
- **§07-07-05(7): There will be undue interference with the existing and/or future traffic patterns based on public testimony heard on December 18, 2025.**
 - John Mclean is concerned about the requested number of vehicles and employees, and the unlimited hours of operation having impact on the traffic.
 - Aaron Romine testimony included concerns regarding traffic and the proposed hours of operation. The roundabout located at Happy Valley and E Victory intersection's topography is not ideal for the proposed use as it slopes down and creates a blind spot when driving east to west.
 - Tina Deboer stated vehicle noise off of Victory is loud and amplified during rush hour.
 - The Planning and Zoning Commission finds that the proposed use can not be conditioned to not interfere with traffic patterns, concerns and the blind corner at the E Victory Road and Happy Valley Road round about, based on the oral testimony heard during the December 18, 2025 hearing (**Exhibit 2 & 3**).

The Planning and Zoning decision with the Findings of Facts, Conclusions of Law, and Order (FCOs) was signed on January 15, 2026. The appellant submitted a complete appeal of decision application in accordance with CCCO 07-05-07 on January 28, 2026 (**Exhibit 1**). The appellant requests that the Board of County Commissioners overturn the Planning and Zoning Commission's denial decision and approve the conditional use permit for a staging area and contractor shop on parcel R30673010, consisting of approximately 3.42 acres, in the "A" (Agricultural) zone.

The letter of appeal expresses that the proposed conditional use permit for a staging area and contractor shop meets all the required criteria for the following reasons:

- **§07-07-05(4)**
 - The appellant states the use will not be injurious to the vicinity nor change the essential character of the area as there is not substantial evidence to support that the use will be injurious or negative. The appellant feels the "denial was based on generalized concerns, speculative impacts or the mere possibility the use may create some level of change" (**Exhibit 1**).

- According to the appellant the use is compatible with the surrounding area as there are contractor-type operations in the area among the residential and agricultural zones. In the surrounding area there are other businesses and contractor type operations that may be considered when evaluating land use and the character of the area confirming that the area is not exclusively residential or agricultural. Within the City of Nampa there is a comparable contractor oriented operation. The City of Nampa designates the surrounding area as Industrial with an Airport overlay.
 - The Planning and Zoning Commission made a recommendation the property be annexed into the City of Nampa to operate the proposed business within city limits where Nampa has no concerns at this time due to the parcel being in alignment with the Industrial zone. The appellant states that based on the Planning and Zoning's recommendation the use will be less impactful to the surrounding area since the County can regulate the use by adding conditions of approval while in the city the use would be allowed and may have a higher intensity. The area is a transitional buffer from Nampa city limits to the County where the proposed use may be accommodated with appropriate conditions.
- **§07-07-05(7)**
 - According to the appellant the Planning and Zoning Commission's decision to deny the conditional use permit for a contractor shop and staging area is not supported by technical evidence and lacks analysis on conditions that may be imposed to mitigate concerns to the interferences with traffic patterns.
 - The use is expected to generate 20-30 average daily trips on E Victory Road, a minor arterial. A minor arterial is classified as a road way that "interconnect with and augment the principal arterial system and provide service to trips of shorter length at a lower level of travel mobility than principal arterials" according to Canyon County's 2030 Comprehensive Plan. Minor arterial infrastructure is built to withstand the additional average daily trips the proposed use may generate as Victory is not a collector road.
 - Idaho Transportation Department stated the proposed use does not warrant a traffic impact study as the use is not anticipated to meet the threshold of 100 average daily trips. ITD's comment was based on technical review of the proposed use rather than the general concerns brought up by the public during the hearing on December 18, 2025 which was used by the Planning and Zoning Commission to deny the case.
 - Operations on site include a contractor shop and a staging area. According to the appellant employees will report to the site, load equipment and depart for off site work. By doing so, it limits the number of trips to and from the subject property generated by Bighorn Traffic Services. The appellant further states "there is no evidence that employee vehicles or equipment will que onto E Victory Road, obstruct sight or interfere with traffic."

The applicant requests a conditional use permit for a contractor shop and staging area in the "A" (Agricultural) zone. The Planning & Zoning Commission heard the case at a public hearing held on December 18, 2025. After deliberation the Planning & Zoning Commission denied the request (**Exhibit 2**). The appellant requests that the Board of County Commissioners overturn the Planning and Zoning

Commission's denial decision and approve the conditional use permit for a staging area and contractor shop on parcel R30673010, consisting of approximately 3.42 acres, in the "A" (Agricultural) zone.

The Staff report packet dated December 18, 2025, and all supporting material are contained in **Exhibit 4**. Any additional agency & public comments received for the subject public hearing are contained in **Exhibit 5 & 6**. Any Additional supporting documentation provided by the applicant to considered by Board of County Commission May be found in **Exhibit 1**.

Applicable agencies and members of the public within a 600' radius of the subject property were notified of the appeal case on March 10, 2026.

AGENCY COMMENTS

- Idaho Transportation Department provided comments on March 17, 2026 stating the proposed use "does not meet thresholds for a traffic impact study nor does it pose any safety concerns."
- All agency comments received by the materials deadline are located in **Exhibit 5a**.

PUBLIC COMMENTS

- Staff received eight (8) total written public comments by the materials deadline of April 6, 2026. Generally, of the comments received, zero (0) were in favor, zero (0) were neutral, and eight (8) were opposed. All public comments received by the materials deadline are located in **Exhibit 6**.
- Of the comments received in opposition the main concerns include but are not limited to commercial traffic, safety concerns, noise, agricultural and residential land use being incompatible with the proposed use, etc. (**Exhibit 6**).

EXHIBITS:

1. Application Packet Submitted on January 28, 2026
 - a. Application Materials Received by Materials Deadline: April 6, 2025
 - i. Appellant Presentation
2. Planning & Zoning Commission FCOs Signed: January 15, 2026
3. Planning & Zoning Commission Minutes Dated: December 18, 2025
4. Staff Report Packet Dated: December 18, 2025
5. Agency Comments Received by: April 6, 2026
 - a. Idaho Transportation Department; Received: March 17, 2026
6. Public Comments Received by: April 6, 2026
 - a. Christine Able; Received: March 23, 2026
 - b. Jenelle Romine; Received: April 3, 2026
 - c. Bonnie Clark; Received: April 3, 2026
 - d. Mike Knight; Received: April 3, 2026
 - e. Renee Kelley; Received: April 3, 2026
 - f. Richard Livingston; Received: April 3, 2026
 - g. Yvonne Bogard; Received: April 6, 2026
 - h. Shane Ernest; Received: April 6, 2026

EXHIBIT 1

Appeal Application Packet

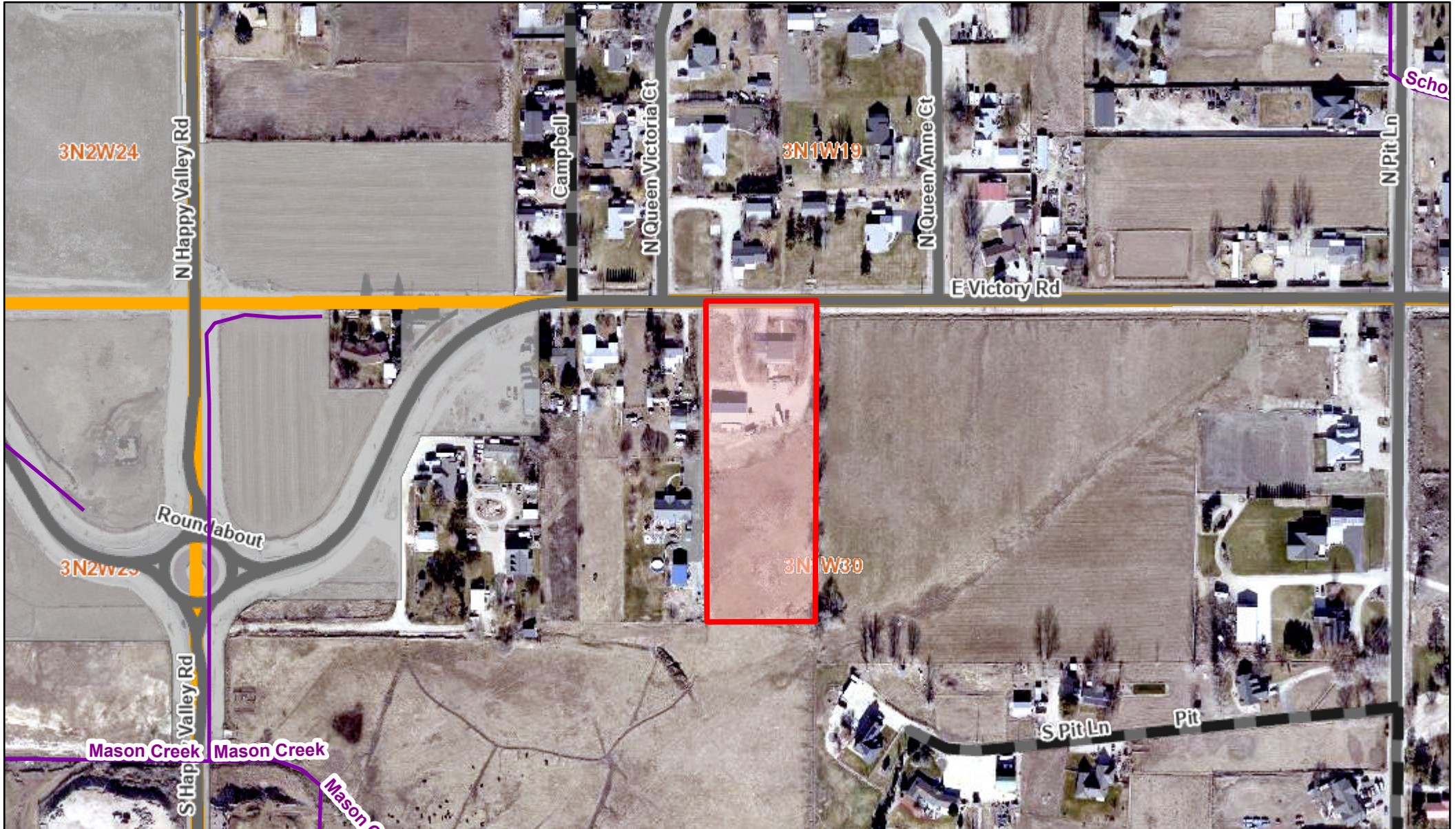
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Board of County Commissioners

Case# CU2025-0002-APL

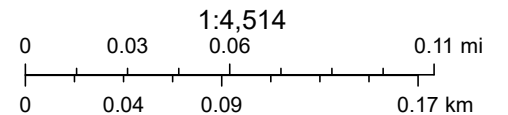
Hearing date: April 14, 2026

Canyon County, ID Web Map



1/29/2026, 9:59:10 AM

- Multiple Parcel Search_Query result
- Hydro_NHDFlowline
- Sections
- CC_PrivateRoads
- County Boundary
- Current Impact Area
- City Limits
- CanyonCountyRoads
- Red: Band_1
- Green: Band_2
- Roads
- Imagery_2025_3in



County of Ada, Bureau of Land Management, State of Oregon, State of Oregon DOT, State of Oregon GEO, Esri Canada, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA



Exhibit 1

APPEAL OF DECISION APPLICATION

PROPERTY OWNER	OWNER NAME: Whcp LLC	
	MAILING ADDRESS: 44 S 1050 W Brigham City UT 84302	
	PHONE:	EMAIL:
<p>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.</p> <p>Signature: <u><i>[Handwritten Signature]</i></u> Date: <u>1/28/2026</u></p>		

APPLICANT: IF DIFFERING FROM THE PROPERTY OWNER	OWNER NAME: Bighorn Traffic Services	
	COMPANY NAME:	
	MAILING ADDRESS: 2015 Delta Dr, Nampa, ID 83687	
	PHONE: 208-954-7285	EMAIL: Connor@aglidaho.com (Representative)

SITE INFO	STREET ADDRESS: 5023 E Victory Rd Nampa ID 83687	
	PARCEL NUMBER: R30673010	
	PARCEL SIZE: 3.42 Acres	

CASE NUMBER OF REQUESTED APPEAL:	CU2025-0002
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FOR DSD STAFF COMPLETION ONLY:

CASE NUMBER: <u>CU2025-0002-APL</u>	DATE RECEIVED: <u>Jan. 28, 2026</u>
RECEIVED BY: <u>Arbay M</u>	APPLICATION FEE: <u>\$1,100</u> CK MO CC CASH



APPEAL OF DECISION

CHECKLIST

GENERAL APPEAL PROCEDURE CCZO - Section 07-05-05 or 07-05-07

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	X	✓
Letter of Intent/Statement of Reason	X	✓
Fee: Per adopted fee schedule	X	
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.

January 22nd, 2026

Jay Gibbons

Planning & Zoning Director

Canyon County Planning

111 N. 11th Ave Caldwell, ID 83605

Re: Bighorn Traffic Services CUP Planning & Zoning Appeal

Dear Mr. Gibbons

I. Introduction

On behalf of Bighorn Traffic Services, LLC, AG Land & Development respectfully submits this Letter of Appeal for Conditional Use Permit Application CU2025-0002 pursuant to Canyon County Code section 07-07-23(2)(A). On December 18, 2025, the Canyon County Planning and Zoning Commission conducted a public hearing and denied the applicant's request for a conditional use permit to allow a contractor shop and staging area at 5023 East Victory Road, Nampa, Idaho (Parcel No. R30673010).

The Commission's decision is memorialized in the Findings of Fact, Conclusions of Law, and Order signed on January 15, 2026. As set forth below, the Commission's denial rests on findings that are not supported by substantial and competent evidence in the record as a whole and reflect a misapplication of the applicable conditional use criteria. County staff, reviewing agencies, and the application materials all support approval of the request with reasonable conditions of approval. This appeal seeks review and reversal of the Commission's denial based on the record developed before the Planning and Zoning Commission.

II. Canyon County Conditional Use Hearing Criteria

Canyon County Code section 07-07-05 sets forth the criteria governing the review of conditional use permit applications. In evaluating a request, the decision-making body must consider whether adequate evidence supports the following determinations:

1. Whether the proposed use is permitted in the zone by conditional use permit;
2. The nature of the request;
3. Whether the proposed use is consistent with the comprehensive plan;
4. Whether the proposed use will be injurious to other property in the immediate vicinity and/or negatively change the essential character of the area;

5. Whether adequate water, sewer, irrigation, drainage, stormwater drainage facilities, and utility systems will be provided to accommodate the use;
6. Whether legal access to the subject property exists or will exist at the time of development;
7. Whether the proposed use will result in undue interference with existing or future traffic patterns; and
8. Whether essential services will be provided to accommodate the use, including, but not limited to, school facilities, police and fire protection, emergency medical services, and irrigation facilities, and whether such services will be negatively impacted or require additional public funding to meet the needs created by the proposed use.

In its Findings of Fact, Conclusions of Law, and Order, the Planning and Zoning Commission determined that Application CU2025-0002 failed to satisfy subsections (4) and (7) of section 07-07-05, concluding that the proposed use would be injurious to surrounding properties and would result in undue interference with existing or future traffic patterns. The Commission found that all remaining criteria were satisfied.

Accordingly, this appeal is narrowly focused on the Commission's determinations under Canyon County Code section 07-07-05(4) and (7). The applicant agrees that the record contains adequate evidence supporting compliance with the remaining criteria and challenges only those findings that formed the basis for denial of the application.

III. Will the proposed use be injurious to other property in the immediate vicinity and/or negatively change the essential character of the area? CCCO §07-07-05(4)

The Commission's conclusion that the proposed contractor shop and staging area will be injurious to surrounding properties or will negatively change the essential character of the area is not supported by substantial and competent evidence in the record and is contrary to the County's staff findings. When the record is viewed in its entirety, it demonstrates that the proposed use is compatible with the surrounding land uses and that any potential impacts can be adequately mitigated through conditions of approval.

CCCO §07-07-05(4) requires a showing that a proposed conditional use will result in a reasonably likely, material injury to nearby properties or a demonstrable negative change to the essential character of the area. The criterion does not authorize denial based on generalized concern, speculative impacts, or the mere possibility that a use may create some level of activity or change. Conditional use review exists to allow certain uses when they can operate compatibly through site-specific conditions, particularly in areas where land uses are transitional or evolving.

Here, County staff conducted a detailed compatibility analysis and expressly concluded that the proposed use would not be injurious to other properties in the immediate vicinity and would not negatively change the essential character of the area, provided the proposed conditions of approval are imposed. Staff identified the surrounding land uses as a mix of rural residential and agricultural parcels, with City of Nampa limits to the south and west, including industrial zoning within the City's jurisdiction. Staff further recognized the proximity of the Nampa Municipal

Airport and the area's location at the County–City interface, factors that inform the area's transitional character.

Staff's analysis acknowledged the same public comments cited by the Commission, including concerns related to traffic, noise, safety, and character, yet reached the opposite conclusion. Importantly, staff evaluated those concerns in light of the application materials and proposed conditions, finding that the use is not anticipated to exclude or diminish the use of public or private services and that potential impacts related to noise, dust, emissions, lighting, and activity could be mitigated through enforceable conditions of approval. Staff specifically cited the applicant's proposal for a minimum six-foot sight-obscuring fence along the east, south, and west property boundaries as a key compatibility measure.

The Commission's characterization of the area as exclusively agricultural and residential further overlooks evidence in the record demonstrating that similar and more intensive uses already exist in the immediate vicinity. Public testimony and the surrounding land-use context reflect that a comparable contractor-oriented operation has been established across Happy Valley Road within the City of Nampa. Although located within City limits, that project is functionally and visually proximate to the subject property and involves a more industrial character and intensity than the use proposed here. The Commission's findings do not acknowledge this existing development pattern or explain why the proposed use, which is smaller in scale and subject to County conditions of approval, would be incompatible while a more intensive use down the roadway is not.

The record also reflects that other business and contractor-type operations are occurring in the surrounding area, some of which appear to operate within agricultural or rural residential contexts. While the procedural history of those operations is not determinative, their existence is relevant to evaluating the area's actual character as experienced on the ground. The essential character of an area is informed not only by zoning designations, but by existing uses, infrastructure, and functional realities. The Commission's analysis does not reconcile these existing operations with its conclusion that the proposed contractor shop and staging area would uniquely alter or injure the surrounding area.

When viewed together, these facts further support the conclusion reached by County staff that the area is transitional in nature and capable of accommodating the proposed use with appropriate conditions. Ignoring existing nearby commercial and contractor-related activity, particularly where such activity is equal to or more intensive than the proposal before the County, results in an incomplete and internally inconsistent application of CCCO § 07-07-05(4).

Additionally, the Commission's findings do not identify any new or different evidence that undermines staff's conclusions. Instead, the Commission adopts generalized assertions that the area is "primarily residential" and that the use "may" disrupt neighborhood character, without explaining why staff's mitigation-based analysis is incorrect or insufficient. The findings do not articulate what specific aspect of the area's essential character would be materially altered, nor do they explain why the proposed conditions would fail to preserve compatibility. A decision that disregards staff's reasoned analysis without identifying contrary evidence does not satisfy the substantial evidence standard.

The Commission's reliance on speculative potential impacts further underscores the deficiency in its analysis. References to possible noise, dust, lighting, or activity are framed in conditional terms and are not supported by evidence demonstrating that such impacts will be excessive or harmful. Nearly every conditional use entails some level of impact; the Code requires a showing of injury, not the mere existence of change. The record, including staff's findings, supports the conclusion that any impacts associated with the proposed use can be controlled through conditions, rather than serving as a basis for denial.

The Commission's analysis is also internally inconsistent insofar as it relies on Idaho Code section 67-6519 to suggest annexation into the City of Nampa as an alternative means of approval. As reflected in the record, the City of Nampa has designated areas surrounding the airport for industrial land uses. Industrial zoning would allow uses substantially more intensive than the contractor shop and staging area proposed here, often with fewer discretionary conditions available to address site-specific impacts. By denying a modest, conditionable use under County jurisdiction while pointing toward annexation into a more permissive industrial land-use framework, the Commission's reasoning undermines its stated concerns regarding injury and character.

If the proposed use were truly incompatible with the surrounding area, steering the property toward industrial zoning would exacerbate, not alleviate, the cited impacts. Conditional use review under Canyon County Code is intended to provide a measured and controlled approach to transitional land uses, allowing compatibility to be achieved through enforceable conditions. The Commission's reliance on annexation as an implied solution highlights the reasonableness of approving the use under County authority rather than denying it.

To the extent the Commission's character analysis incorporates traffic-related concerns, those issues are addressed separately under CCCO §07-07-05(7). As discussed in Section IV of this appeal, the traffic evidence does not support a finding of undue interference and does not supply an independent basis for concluding that the proposed use will injure surrounding properties or alter the area's character.

In sum, the record reflects that County staff carefully evaluated the proposed use, acknowledged public concerns, and determined that the project satisfies CCCO §07-07-05(4) with appropriate conditions of approval. The Commission's contrary conclusion rests on speculation, generalized opposition, and an incomplete application of the Code, while failing to reconcile or rebut staff's findings. Accordingly, the Board should reverse the Commission's determination under CCCO §07-07-05(4) and conclude that the proposed contractor shop and staging area will not be injurious to nearby properties and will not negatively change the essential character of the area when approved with reasonable conditions.

IV. Will there be undue interference with existing or future traffic patterns? CCCO §07-07-05(7)

The Commission's determination that the proposed use will result in undue interference with existing or future traffic patterns is not supported by competent evidence in the record and reflects a misapplication of the governing standard. When evaluated against objective traffic

data, agency review, and the scale of the proposed use, the evidence demonstrates that the anticipated traffic generation is modest, within the functional capacity of East Victory Road, and does not rise to the level of “undue” interference contemplated by Canyon County Code.

CCCO §07-07-05(7) requires more than the mere existence of traffic impacts. Nearly every land use generates vehicle trips. The applicable inquiry is whether the proposed use will create traffic impacts that are excessive, unsafe, or materially disruptive to existing or planned traffic patterns, based on credible evidence. A denial under this criterion must rest on demonstrated traffic conflicts or capacity deficiencies, not generalized concern, anecdotal testimony, or speculative assumptions untethered from technical review.

Here, the Commission’s findings acknowledge that the applicant anticipates approximately twenty to thirty average daily trips, inclusive of employee arrivals and departures and occasional loading or unloading activities. Even accepting the upper end of that estimate, this level of traffic generation is objectively low, particularly for a property accessed from a roadway classified as a minor arterial under the Canyon County Comprehensive Plan Functional Classification Map. Minor arterials are expressly intended to accommodate a higher volume and mix of traffic than local residential streets, including traffic associated with employment and service-oriented uses.

The record further reflects that the Idaho Transportation Department reviewed the proposal and expressly determined that the project does not meet the threshold requiring a Traffic Impact Study. That determination is significant. ITD is the agency charged with evaluating transportation safety and capacity on impacted roadways, and its conclusion that the proposal does not warrant further study strongly undercuts any assertion that the projected traffic volumes pose a material or undue interference with traffic operations. The Commission’s decision does not explain why ITD’s professional assessment should be discounted or overridden, nor does it identify any contrary technical evidence in the record.

Instead, the Commission relies primarily on oral public testimony expressing concern that twenty to thirty daily trips, combined with topography near the Happy Valley Road and Victory Road roundabout, could create safety issues due to a perceived blind corner. While public testimony may inform the Commission’s understanding of local conditions, it cannot substitute for evidence demonstrating that the proposed use will create an unsafe condition or an undue interference with traffic. The findings do not cite accident data, sight-distance measurements, engineering analysis, or any agency determination concluding that the site access is deficient or that the additional trips would materially degrade traffic safety or flow.

Importantly, the Commission’s reasoning again relies on conditional and speculative language. The findings state that the traffic “will result in interference” based on oral testimony, yet provide no explanation of how a modest number of daily trips during largely predictable peak hours translates into undue interference on a minor arterial roadway. The Commission does not distinguish between ordinary traffic impacts and impacts that are undue, nor does it articulate a standard by which twenty to thirty daily trips become disqualifying. Without such analysis, the conclusion amounts to little more than a restatement of generalized concern.

The Commission also fails to account for the applicant's operational characteristics that limit traffic impacts. The record reflects that peak activity is anticipated during typical morning hours, rather than dispersed throughout the day or night. Employees report to the site, load equipment, and depart for off-site work, a pattern that reduces repeated trips and minimizes continuous traffic generation. There is no evidence that employee vehicles or equipment will queue onto East Victory Road, obstruct sight lines, or interfere with through traffic.

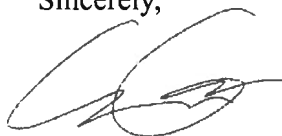
Finally, as with the compatibility criterion, the Commission did not meaningfully consider the availability of reasonable conditions to address traffic-related concerns. If the Commission believed that sight distance, turning movements, or access management warranted attention, it had the authority to impose conditions related to access design, signage, or operational timing. The absence of any analysis explaining why such measures would be insufficient further underscores that the denial under CCCO §07-07-05(7) rests on conjecture rather than evidence.

In summary, the record demonstrates that the proposed use will generate a limited number of daily vehicle trips on a roadway designed to accommodate such traffic, has been reviewed by the Idaho Transportation Department without triggering the need for further study, and lacks any documented safety or capacity deficiency attributable to the project. The Commission's conclusion that this level of traffic constitutes undue interference is therefore unsupported by substantial and competent evidence. The Board should reverse the P&Z finding under CCCO §07-07-05(7) and determine that the proposed use satisfies the traffic criterion, subject to any reasonable conditions deemed appropriate.

V. Conclusion

For the reasons set forth above, the Planning and Zoning Commission's denial of Conditional Use Permit Application CU2025-0002 is not supported by substantial and competent evidence and reflects a misapplication of the applicable Canyon County Code criteria. The record demonstrates that the proposed contractor shop and staging area satisfies CCCO §07-07-05(4) and (7), as confirmed by County staff's detailed analysis, agency review, and the applicant's commitment to enforceable mitigation measures. Rather than evaluating whether identified concerns could be addressed through reasonable conditions of approval, the Commission relied on speculative impacts and generalized opposition, while disregarding the transitional land-use context and staff's findings. The Commission's reasoning is further undermined by its suggestion that annexation into a more intensive industrial land-use framework would be preferable, despite the availability of conditional controls under County jurisdiction. Accordingly, the Board of County Commissioners should reverse the Commission's denial and approve the requested conditional use permit subject to appropriate and reasonable conditions of approval.

Sincerely,

A handwritten signature in black ink, appearing to be a stylized name, possibly "J. B. [unclear]".

Connor Gray

AG Land & Development, LLC

CONDITIONAL USE PERMIT

CONTRACTOR SHOP & STAGING AREA

CU2025-0002

BIGHORN TRAFFIC SERVICES LLC

PRESENTED BY: AG LAND & DEVELOPMENT

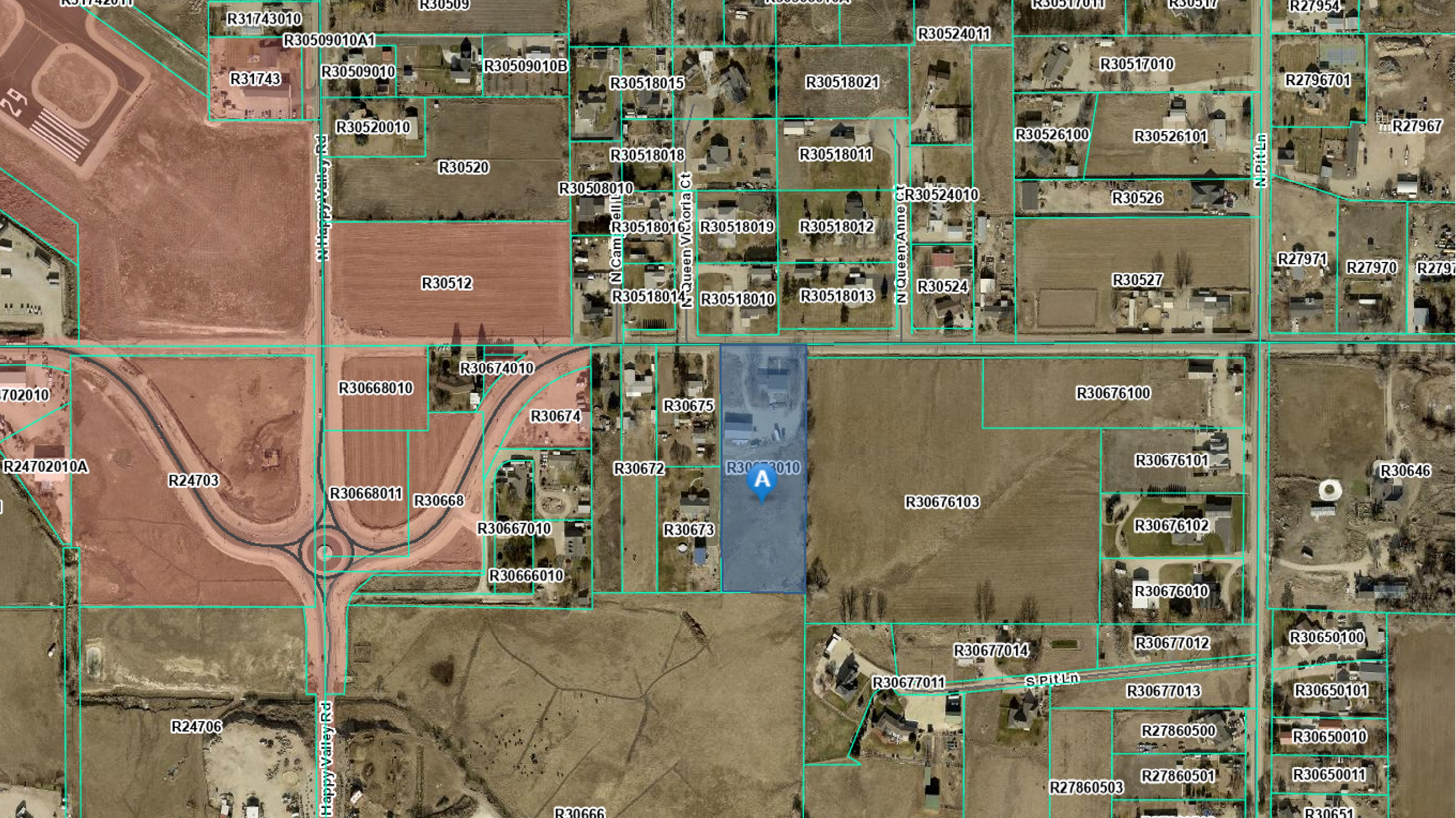
EMPLOYEE-OWNED



**BIGHORN
TRAFFIC
SERVICES**
a whitaker company

Request Emergency Assistance
(208) 616-6161





R31743010

R30509010A1

R31743

R30509010

R30509010B

R30518015

R30518021

R30524011

R30517010

R27954

R27967

R30520010

R30520

R30518018

R30518011

R30526100

R30526101

N Pit Ln

R30508010

R30518016

R30518019

R30518012

R30524010

R30526

N Happy Valley Rd

N Camille Ln

N Queen Victoria Ct

N Queen Anne Ct

R30512

R30518014

R30518010

R30518013

R30524

R30527

R27971

R27970

R2797

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R30667010

R30673

R30676103

R30676102

R30666010

R30676010

R24706

Happy Valley Rd

R30666

R30677014

R30677012

R30650100

R30677011

N Spit Ln

R30677013

R30650101

R27860500

R30650010

R27860503

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R30651

Contractor Shop & Staging Area

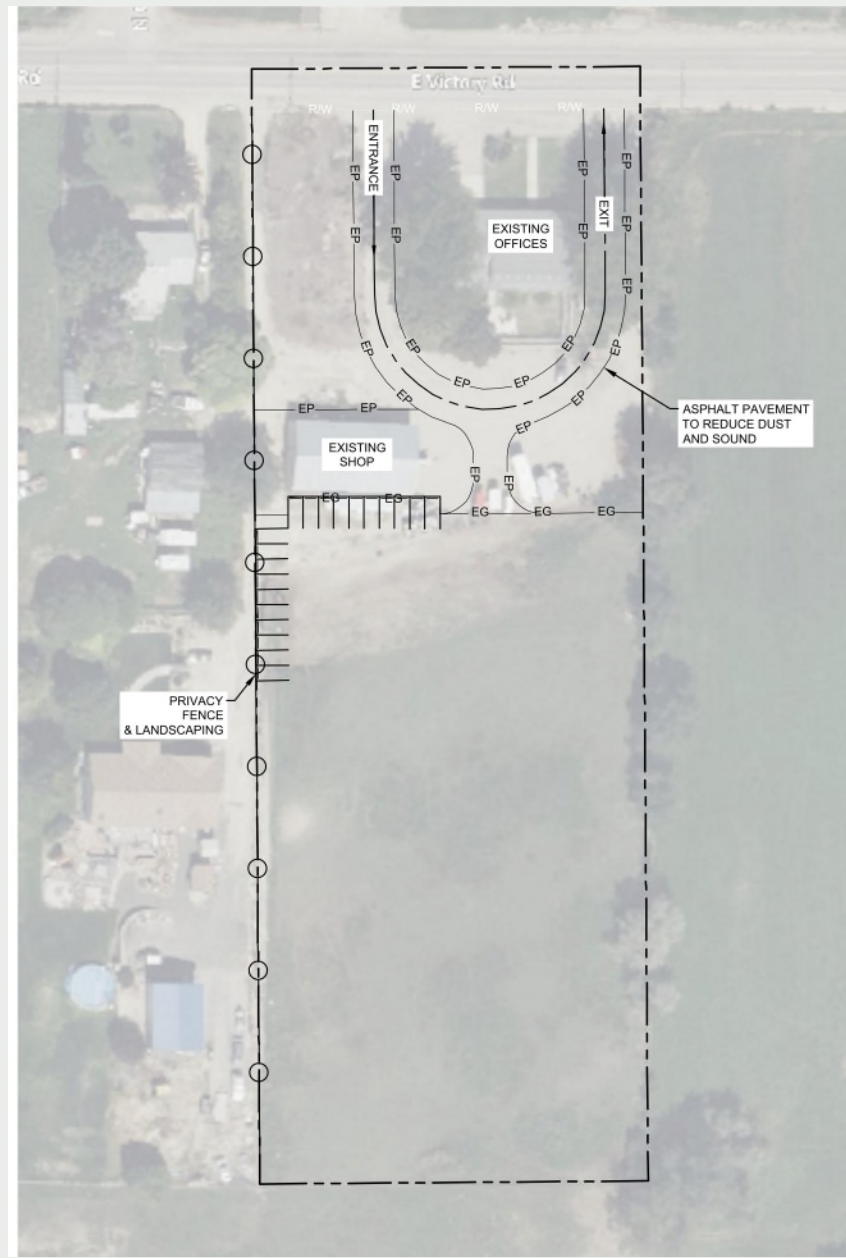
Contractor Shop

- Utilize Existing Shop
- Repair/Print Traffic-related signage i.e., stop/slow signs
- Office space to support the contractor shop by using the former living care facility on-site.

Staging Area

- Employee/ Service truck parking
- No heavy equipment





Conditional Use Permit Criteria

07-07-05: HEARING CRITERIA:

The presiding party shall consider each conditional use permit application by finding adequate evidence to answer the following questions in its FCOs:

- (1) Is the proposed use permitted in the zone by conditional use permit;
- (2) What is the nature of the request;
- (3) Is the proposed use consistent with the comprehensive plan;
- (4) Will the proposed use be injurious to other property in the immediate vicinity and/or negatively change the essential character of the area;
- (5) Will adequate water, sewer, irrigation, drainage and stormwater drainage facilities, and utility systems be provided to accommodate the use;
- (6) Does legal access to the subject property for the development exist or will it exist at the time of development;
- (7) Will there be undue interference with existing or future traffic patterns; and
- (8) Will essential services be provided to accommodate the use including, but not limited to, school facilities, police and fire protection, emergency medical services, irrigation facilities, and will the services be negatively impacted by such use or require additional public funding in order to meet the needs created by the requested use? (Ord. 16-001, 1-8-2016)

Will the proposed use be injurious to other property in the immediate vicinity and/or negatively change the essential character of the area

Historical non-agricultural use (Previous Conditional Use Permit allowing a living care facility)

Proper Screening and fencing to minimize visual and noise impacts

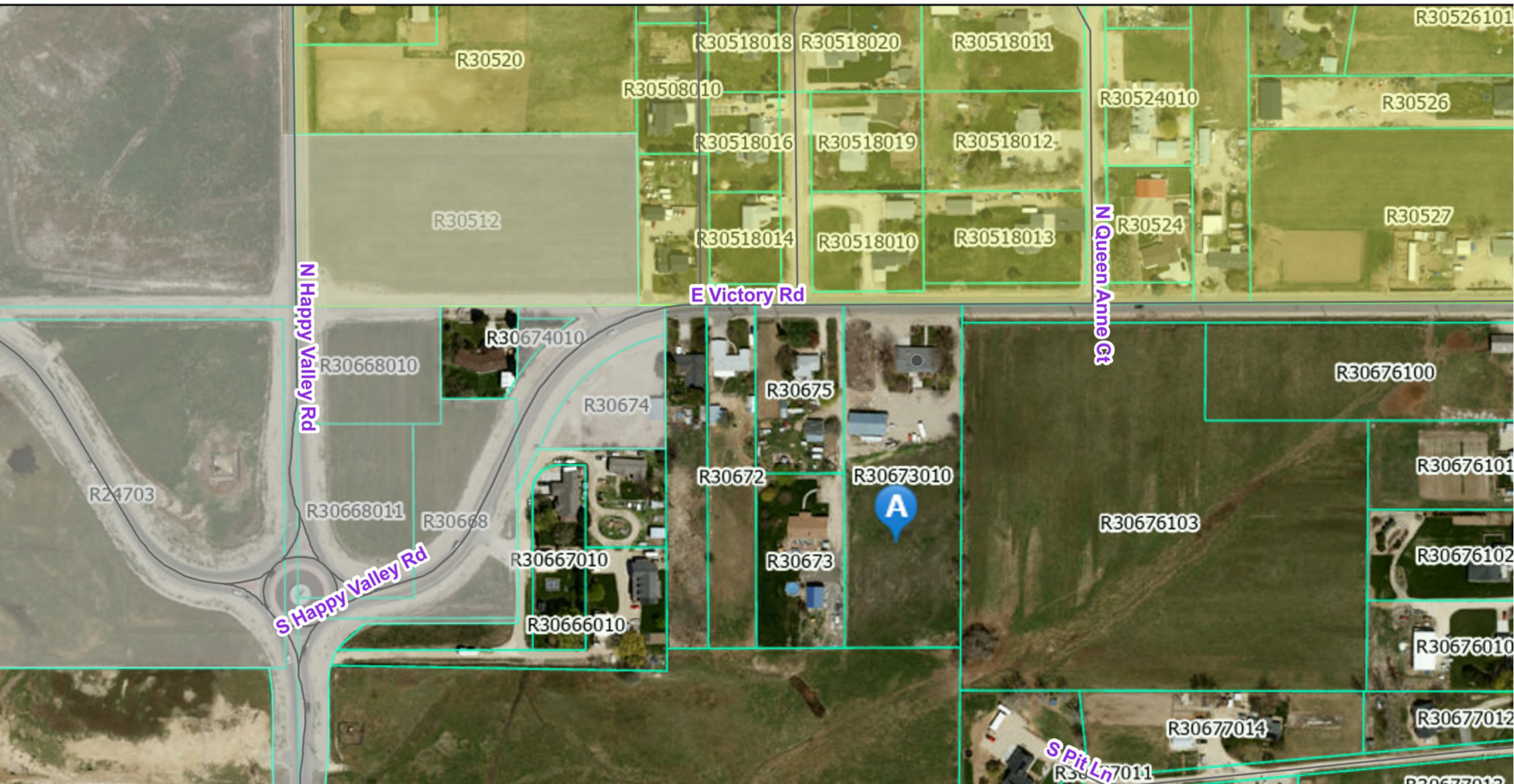
Paving for dust and noise control

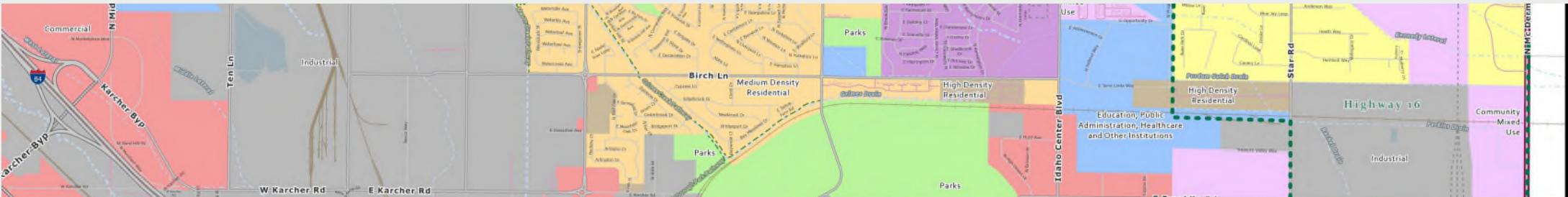
Minimal noise and light pollution activity

Site proximity to Nampa Airport

Aligns with other industrial/ small business uses within the immediate vicinity

Canyon County, ID Zoning & Future Land Use Web Map





Future Land Use Map



12/1/2025

DISCLAIMER: This data or its representation was prepared by the City of Nampa, Idaho. The City of Nampa data is developed and maintained solely for City business functions, and is not guaranteed to be accurate. The City of Nampa makes no warranty of any kind, expressed or implied, including any warranty of merchantability, fitness for a particular purpose, or any other matter. The City of Nampa is not responsible for possible errors, omissions, misuse, or misinterpretation. City of Nampa digital information is prepared for reference purposes only and should not be used, and is not intended for, survey or engineering purposes. No representation is made concerning the legal status of any agreement made of access identified in digital or hardcopy mapping or geospatial information or data.

Future Land Use

- Airport
- Commercial
- Community Mixed Use
- Downtown
- Education, Public Administration, Healthcare and Other Institutions
- High Density Residential
- Industrial
- Low Density Residential
- Medium Density Residential
- Parks
- Residential Mixed Use
- Unknown
- Very Low Density Residential
- Specific Area Plan Boundaries

Route

- Interstate
- Highway
- Major Road
- Local Road
- Private
- Railroad
- Proposed Road
- Pathway

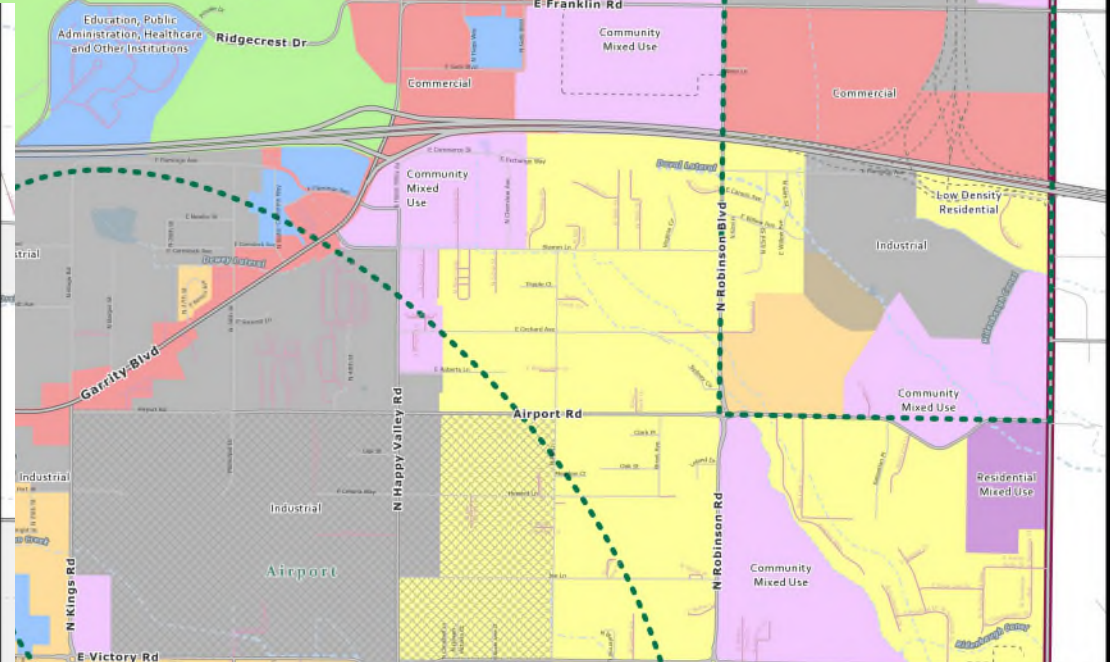
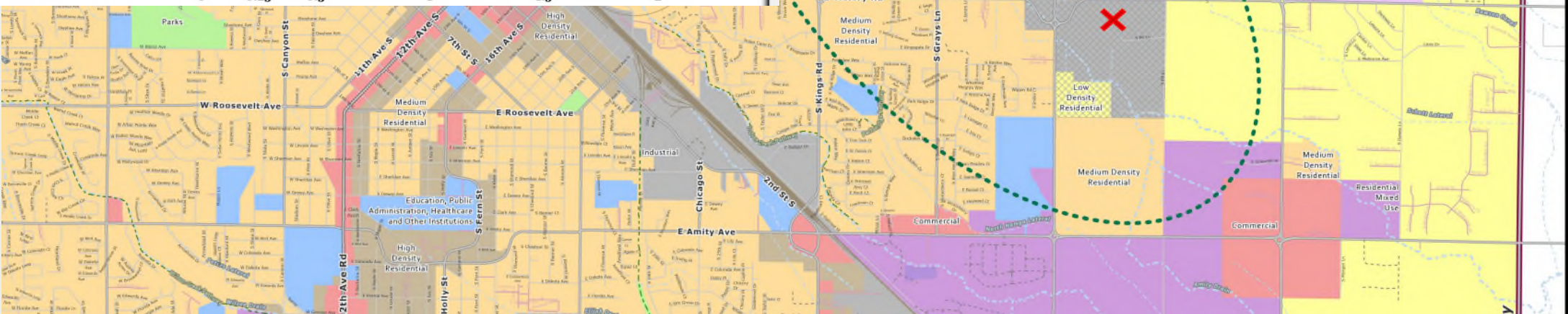
City Limit

- City Limit
- Unincorporated Canyon County
- Nampa Impact Area
- Reserves



The mapped boundary between two adjoining land use designations is considered flexible and may be interpreted as being stretchable to include the abutting parcels in the direction of either designation.

There are exceptions to the above statement within Specific Area Plans, see Title 10, Chapter 31 of Nampa City Code for specific regulations.



Will there be undue interference with existing or future traffic patterns

Will not unduly impact traffic patterns

Trips limited to employee arrivals, departures, and equipment dispatch

Traffic volumes are comparable to or reduced from the historic use of living facility.

No retail or customer traffic component

Traffic regulatory coordination



QUESTIONS

EXHIBIT 2

P&Z Signed FCOs Dated: January 15, 2026

-

Board of County Commissioners

Case# CU2025-0002-APL

Hearing date: April 14, 2026

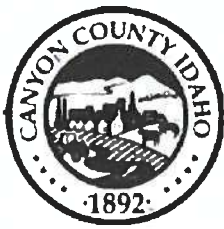


Exhibit 2

PLANNING AND ZONING COMMISSION FINDINGS OF FACT, CONCLUSION OF LAW AND ORDER

In the matter of the application of:

Bighorn Traffic Services LLC – CU2025-0002

The Canyon County Planning and Zoning Commission considers the following:

Case No. CU2025-0002: The applicant, Bighorn Traffic Services, represented by Connor Gray, is requesting a Conditional Use Permit for a contractor shop and staging area in an “A” (Agricultural) zone for traffic management services for public road construction. The applicant is proposing to repurpose the existing structure on-site as an office space and utilize the shop as a storage area. The south half of the property is proposed to be used as a staging area for up to 20 vehicles. The hours of operation are from 7 a.m. to 6 p.m. Monday through Friday with 8-40 employees. The subject property is located at 5023 E Victory Rd. Nampa Idaho, 83687 also referenced as Parcel R30673010, a portion of the NW quarter of Section 30, T3N, R1W, BM, Canyon County, Idaho.

Summary of the Record

1. The record is comprised of the following:

- A. The record includes all testimony, the staff report, exhibits, and documents in Case File CU2025-0002.
 - 1. All exhibits are located in the case staff report dated December 18, 2025.

Applicable Law

- 1. The following laws and ordinances apply to this decision: Canyon County Code of Ordinances (CCCO) §01-17 (Land Use/Land Division Hearing Procedures), CCCO §07-05 (Notice, Hearing and Appeal Procedures), CCCO §07-07 (Conditional Use Permits), CCCO §07-02-03 (Definitions), CCCO §07-10-27 (Land Use Regulations (Matrix)), CCCO §07-14 (Use Standards), Idaho Code §67-6512 (Special Use Permits, Conditions, and Procedures), and CCCO 09-11-25 (Area of City Impact Agreement).
 - a. Notice of the public hearing was provided pursuant to CCCO §07-05-01, Idaho Code §67-6509 and 67-6512.
 - b. A special use permit may be granted to an applicant if the proposed use is conditionally permitted by the terms of the ordinance, subject to conditions pursuant to specific provisions of the ordinance, subject to the ability of political subdivisions, including school districts, to provide services for the proposed use, and when it is not in conflict with the plan. Idaho Code §67-6512.
 - c. Every use which requires the granting of a conditional use permit is declared to possess characteristics which require review and appraisal by the commission to determine whether or not the use would cause any damage, hazard, nuisance or other detriment to persons or property in the vicinity. *See* CCCO §07-07-01.
 - d. Upon the granting of a special use permit, conditions may be attached to a special use permit including, but not limited to, those: (1) Minimizing adverse impact on other development; (2) Controlling the sequence and timing of development; (3) Controlling the duration of development; (4) Assuring that development is maintained properly; (5) Designating the exact location and nature of development;(6) Requiring the provision for on-site or off-site public facilities or services; (7) Requiring more restrictive standards than those generally required in an ordinance; (8) Requiring mitigation of effects

of the proposed development upon service delivery by any political subdivision, including school districts, providing services within the planning jurisdiction. See Idaho Code §67-6512, CCCO §07-07-17, and 07-07-19.

- e. Use Standards – Contractor’s Shop: The use shall be contained within a building or behind a sight obscuring fence. See CCCO §07-14-09.
 - f. Use Standards – Staging Area: (1) All work shall be conducted off site. (2) Business vehicles shall be operable and parked on site, not on a public or private road. (3) Persons not employed on the premises may visit the premises for the purpose of picking up equipment and materials to be used elsewhere, including trucks offloading or transferring equipment and/or materials to other vehicles. (4) Employees may meet on the premises to share rides to and from job sites. (5) Employees' vehicles shall be parked on site and not on a public or private road. See CCCO §07-14-29.
2. The commission shall have those powers and perform those duties assigned by the board that are provided for in the local land use planning act, Idaho Code, title 67, chapter 65, and county ordinances. CCCO §07-03-01, 07-07-01.
 3. There are no mandates in the Local Planning Act as to when conditional permits may or may not be granted, aside from non-compliance with the community master plan. I.C. § 67-6512. Chambers v. Kootenai Cnty. Bd. of Comm'rs, 125 Idaho 115, 117, 867 P.2d 989, 991 (1994).
 4. The burden of persuasion is upon the applicant to prove that all criteria are satisfied. CCCO §07-05-03.
 5. Idaho Code §67-6535(2) requires the following: The approval or denial of any application required or authorized pursuant to this chapter shall be in writing and accompanied by a reasoned statement that explains the criteria and standards considered relevant, states the relevant contested facts relied upon, and explains the rationale for the decision based on the applicable provisions of the comprehensive plan, relevant ordinance and statutory provisions, pertinent constitutional principles and factual information contained in the record.
 6. The County’s hearing procedures adopted per Idaho Code §67-6534 require that final decisions be in the form of written findings, conclusions, and orders. CCCO 07-05-03(1)(I).

The application, CU2025-0002, was presented at a public hearing before the Canyon County Planning and Zoning Commission on December 18, 2025. Having considered all the written and documentary evidence, the record, the staff report, oral testimony, and other evidence provided, including the conditions of approval and project plans, the Canyon County Planning and Zoning Commission decide as follows:

Table 1. Conditional Use Permit Standards of Evaluation Analysis

Standards of Evaluation – CCCO §07-07-05: The presiding party shall consider each conditional use permit application by finding adequate evidence to answer the following questions in its FCOs:		
County Ordinance and Staff Review		
Criteria Met?	Code Section	Analysis
Yes	1	Is the proposed use permitted in the zone by conditional use permit?
Analysis		The use is permitted in the “A” (Agricultural) zone by conditional use permit, pursuant to County Ordinance (CCCO §07-10-27). The use consists of a contractor shop within an existing residence and shop on the subject parcel and a staging area on the south half of the property. The applicant submitted a conditional use permit for a contractor shop and staging area on September 25, 2025. See <i>Exhibit A of the Staff Report for the application and submitted materials</i> . A contractor shop is defined as “a building where a contractor conducts his business, including offices and parking of equipment and employee parking” per CCCO §07-02-03. A staging area is defined as “an area where equipment and/or materials are stored for use conducted entirely off site” per CCCO §07-02-03. See <i>project description analysis contained in Code Section 2 detailing the nature of the request</i> .
Criteria Met?	2	What is the nature of the request?
Yes		

<p>Analysis</p>	<p>The nature of the request consists of a conditional use permit to establish a contractor shop and staging area for Bighorn Traffic Services within the existing structures.</p> <ul style="list-style-type: none"> • The contractor shop will take place within the existing residence, including six (6) office spaces. Printing machines in the accessory shop/structure to maintain flagging equipment and signage. • The accessory structure consists of a third (1/3) of the space being utilized for a large printer and tables to build and repair signs. The remainder of the shop is to be utilized as a storage area for signs, materials, and equipment (Exhibit A5.1 of the Staff Report). • Hours of operations are to be from 7 a.m. to 6 p.m. Monday through Friday, with extended hours for vehicle arrival and departures from job sites to accommodate “emergency situations that needs support from a Traffic Control Agency” (Exhibit A5 of the Staff Report). • There will be eight to ten (8-10) full time employees and approximately thirty (30) employees visiting the property related to Bighorn Traffic Services. A total of up to forty (40) employees for the uses (Exhibit A2 & A5 of the Staff Report). • Secondary uses include printing machines for traffic sign decals, that will be made on site in the shop. According to the applicant, manufacturing will not occur on-site as the printing does not reach manufacturing intensities. • The applicant is proposing to use the northern portion of the south half of the subject property as a staging area for no more than twenty (20) vehicles. The remainder of the southern area will remain vacant (Exhibit A3 of the Staff Report). • The applicant proposes fencing around the subject property and landscaping on the western boundary (Exhibit A3 of the Staff Report). <p><i>See Exhibit A3 for the site plan and Exhibits A1 & A1.1 for the letter of intent for details.</i></p>	
<p>Criteria Met? Yes</p>	<p>3</p>	<p>Is the proposed use consistent with the comprehensive plan?</p>
<p>Analysis</p>	<p>The use is consistent with the 2030 Comprehensive Plan.</p> <p>The 2030 Canyon County Comprehensive Plan designates the subject parcel as “A” (Agricultural) located in Nampa’s area of impact (Exhibit B1 of the Staff Report).</p> <p><u>Chapter 1: Property Rights:</u> G1.01.00 Protect the integrity of individual property rights while safeguarding public health, safety, and welfare.</p> <p>“The right of control: Is the right to use the property legally (2030 Comprehensive Plan, pg. 10).” The applicant submitted a conditional use permit on September 25, 2025, to establish a staging area and contractor shop on the property legally.</p> <p><u>Chapter 3: Economic Development:</u> G3.01.00 Promote a healthy and sustainable regional economy by retaining, expanding, and recruiting businesses to favorable locations. G3.05.00 Support a diverse economy in Canyon County and recognize that residential, commercial, and industrial uses are necessary components of overall economic stability.</p> <p>“Bighorn Traffic Services specializes in providing flagging and traffic management services for public road construction projects around Canyon County” (Exhibit A1 of the Staff Report). Canyon County supports retaining, expanding, and recruiting businesses and economic growth and expansion, but this must be done in a way that is compatible with the surrounding area, which may include adding mitigation conditions to this conditional use permit that addresses the community’s concerns (noise, traffic, dust, etc.). <i>See Section 07-07-05(4) detailing the character of the area.</i></p> <p><u>Chapter 4: Land Use and Community Design:</u> P4.01.02 Planning, zoning, and land-use decisions should balance the community’s interests and protect private property rights. G4.02.00 Ensure that growth maintains and enhances the unique character throughout the County.</p>	

P4.02.01 Consider site capability and characteristics when determining the appropriate locations and intensities of various land uses.

P4.04.02 Align planning efforts in areas of city impact.

“Area of City Impact boundaries exist around cities in the County where city limits may grow and annex (2030 Comprehensive Plan, pg. 25).” The parcel is less than 500 feet away from Nampa city limits. “The Comprehensive Plan Future Land Use Map establishes the long-term vision of how and where Canyon County will grow over the next ten years (2030 Comprehensive Plan, pg. 25).”

The future land use of the parcel is designated as “A” (Agricultural). The City of Nampa designates the area as Industrial with an Airport overlay in their comprehensive plan. *See Table 4 for description analysis detailing the Area of City Impact.*

Criteria Met?	4	Will the proposed use be injurious to other property in the immediate vicinity and/or negatively change the essential character of the area?
No		

The use will be injurious to other properties in the immediate vicinity and will negatively change the essential character of the area.

Adjacent Existing Conditions:

Direction	Existing Use	Primary Zone	Other Zone
N	Residential	“R-R”	N/A
E	Agricultural with residences	“A”	N/A
S	Agricultural	“A”	Nampa City Limit zoned Residential
W	Residential	“A”	Nampa City Limit zoned Industrial

“A” (Agricultural), “R-R” (Rural Residential), “R-1” (Single-Family Residential), “C-1” (Neighborhood Commercial), “C-2” (Service Commercial), “M-1” (Light Industrial), “CR” (Conditional Rezone)

Analysis

Surrounding Land Use Cases: There are no surrounding land use cases within the County (**Exhibit B8.4** of the Staff Report). The surrounding area is zoned Agricultural and Rural Residential in the County. Within the City of Nampa’s jurisdiction to the west, the properties are zoned Industrial and Residential to the southwest.

Character of the Area: The character of the area is primarily residential with a few large agricultural parcels to the east and south. Wayne Russell subdivision is a four (4) lot subdivision located to the east of the property within 600 feet of the subject parcel (**Exhibit B8.7 & B9** of the Staff Report). To the north, the parcels are zoned Rural Residential. The average lot size in the area is approximately 3.05 acres. To the south and northwest of the subject property lies the City of Nampa city limits. Nampa Municipal Airport lies to the northwest of the subject parcel. Per oral public testimony heard on December 18, 2025, the City of Nampa has designated the surrounding area as Industrial in their Comprehensive Plan due to the proximity of the airport. Additionally, the character of the area is residential with agricultural uses, not commercial.

Compatibility Analysis: The use is anticipated to directly or indirectly exclude or diminish another’s use of public and/or private services. The business vehicles coming on and off the site will result in twenty to thirty (20-30) average daily trips (**Exhibit A5** of the Staff Report). Due to the increase average daily trips on East Victory Road, the use may “disrupt the quiet residential character of the neighborhood” (**Exhibit E2** of the Staff Report). *See CCCO §07-07-05(7) for potential traffic impact analysis.*

Five (5) public comments were received in opposition due to traffic, noise, safety and a change in the character of the area. *See Exhibit E of the Staff Report for public comments received.* The Commission

	<p>feels the use is would be injurious to the surrounding area asoral public testimony heard on December 18, 2025 suggested. The applicant proposes a minimum six (6) foot tall sight obscuring fence be installed along the east, south and west property boundaries in compliance with the site plan (Exhibit A3).</p> <p>Potential Impacts: The staging area and contractor shop may impact the surrounding area due to the increase in noise, dust, increased traffic, and lighting related to the use.</p>	
Criteria Met?	5	Will adequate water, sewer, irrigation, drainage and stormwater drainage facilities, and utility systems be provided to accommodate the use?
Yes		
Analysis	<p>The project will have adequate water, sewer, irrigation, drainage and stormwater drainage facilities, and utility systems to accommodate the use based on the analysis contained herein.</p> <p>Water: The applicant is to use individual domestic well water according to the land use worksheet (Exhibit A2 of the Staff Report). Staff reached out to the Department of Environmental Quality (DEQ) on November 20, 2025, to verify if a public water system is required. The applicant proposes that eight to ten (8-10) full-time employees will have access to the well water for drinking purposes. Per Brandon Lowder with DEQ on November 20, 2025, the use does not meet the threshold for a public water system (Exhibit D8 of the Staff Report). The use is anticipated to have an adequate water system for the use.</p> <p>Sewer: The applicant is proposing to utilize an individual septic system on site. Southwest District Health was notified of the request on May 16, 2025. According to Southwest District Health on May 19, 2025, if the contractor shop generates more than 600 gallons of wastewater, a nutrient pathogen study shall be required. The applicant is not proposing to supply portable restrooms to the employees who drop off and/or pick up vehicles and/or equipment after hours. The use has an adequate sewer system to accommodate the use.</p> <p>Irrigation: Irrigation is to be provided via surface irrigation via a ditch (Exhibit A2 of the Staff Report). The property will be pressurized irrigated. Nampa & Meridian Irrigation District was notified of the request on May 16, 2025, and has no comments as facilities will not be impacted. All private laterals and wasteways shall be protected, and the drainage shall be retained on site. <i>See Exhibit D6 for the full comment letter.</i> It's not anticipated that the irrigation system will be impacted by the use.</p> <p>Stormwater drainage facilities: Stormwater is to be retained on site (Exhibit A2 of the Staff Report). Landscaping will aid in retaining stormwater on-site. Additionally, the natural slopes of the property will act as a drainage system, collecting stormwater in the southwest corner of the subject property (Exhibit A5 of the Staff Report). The applicant proposes to install a "better drainage system along the west property line to ensure drainage is properly controlled" (Exhibit A5 of the Staff Report).</p> <p>Utility Systems: The use is anticipated to have adequate utilities to operate the proposed use. The applicant may contact utility companies if additional utilities are required.</p> <p>Building: The existing residence to be used as a contractor shop was constructed in 1980, and the existing accessory structure to be used as storage was constructed in 1991 (Exhibit B6 of the Staff Report). According to the Development Services Building Department on May 23, 2025, a change of occupancy shall be submitted for the primary residence and the accessory structure. On November 13, 2025, the Building Department provided a comment stating the accessory structure does not meet Canyon County setback requirements. The applicant can reach out to the City of Nampa and utilize Nampa's setback requirements to meet setback requirements (Exhibit D4.1 of the Staff Report). Per the Nampa Fire District there is no objection to the request as requirements shall be handled during the building permit stage (Exhibit D7 of the Staff Report).</p> <p>Sign: The applicant is proposing to install a freestanding sign (Exhibit A2 of the Staff Report). The sign shall be installed in accordance with CCCO §07-10-13.</p>	
Criteria Met?	6	Does legal access to the subject property for the development exist or will it exist at the time of development?
Yes		

<p>Analysis</p>	<p>The subject property does have legal access for the use and access will exist at the time of commencement.</p> <p>The property has frontage along East Victory Road, a minor arterial roadway (Exhibit B7 of the Staff Report). There is an existing half-circular driveway on the subject parcel. The west driveway will be used as the entrance, and the east driveway will be used as the exit in accordance with the site plan (Exhibit A3 of the Staff Report). Agency notice was provided to Nampa Highway District No. 1 on May 16, 2025. Nampa Highway District No. 1 provided comments on May 19, 2025, requiring the two (2) designated approaches meet commercial approach standards and parking along East Victory Road shall be prohibited (Exhibit D3 of the Staff Report).</p>	
<p>Criteria Met? No</p>	<p>7</p>	<p>Will there be undue interference with existing or future traffic patterns?</p>
<p>Analysis</p>	<p>There will be undue interference with the existing or future traffic patterns.</p> <p>There will be eight to ten (8-10) full time employees and 30 employees that may access the property within 24 hours of the day, resulting in a maximum of 40 employees. <i>See Exhibit A5.1 of the Staff Report for the types of vehicles that may be parked on-site. See Table 3 for staging area criteria and details.</i> The applicant is anticipating twenty to thirty (20-30) average daily trips which include employees reporting to work and loading and unloading materials and equipment for operations off site (Exhibit A5 of the Staff Report). Per oral public testimony in favor, peak times will be from 7 a.m. to 9 a.m. Five (5) public comments were received in opposition due to traffic concerns (Exhibit E of the Staff Report).</p> <p>Idaho Transportation Department (ITD) was notified of the application on May 16, 2025, and comments were received on May 28, 2025, stating the use is not anticipated to meet the threshold for a Traffic Impact Study (Exhibit D5 of the Staff Report). East Victory Road is classified as a minor arterial roadway per Canyon County Comprehensive Plan Functional Classification Map (Exhibit B7 of the Staff Report).</p> <p>The commission felt that due to the topography of the surrounding area near Happy Valley road and Victory road roundabout there are slopes which create a blind corner for on coming traffic towards East Victory Road (Exhibit E5 of the Staff Report). Twenty to thirty (20-30) average daily trips will result in interference of the existing and/or future traffic patterns per oral public testimony heard on December 18, 2025.</p>	
<p>Criteria Met? Yes</p>	<p>8</p>	<p>Will essential services be provided to accommodate the use including, but not limited to, school facilities, police and fire protection, emergency medical services, irrigation facilities, and will the services be negatively impacted by such use or require additional public funding in order to meet the needs created by the requested use?</p>
<p>Analysis</p>	<p>Essential services will be provided to accommodate the use including, but not limited to, school facilities, police and fire protection, emergency medical services, and irrigation facilities. The services will not be negatively impacted by such use or require additional public funding in order to meet the needs created by the requested use.</p> <p>School Facilities: Agency notice was provided to Nampa School District on May 16 and November 13, 2025, no comments were received. The use is not anticipated to impact school facilities.</p> <p>Police and Fire protection: Agency notice was provided to Nampa Police Department, Canyon County Sherriff and Nampa Fire District on May 16, 2025, comments were not received from Nampa Police Department nor Canyon County Sherriff. Nampa Fire District provided comments on June 16, and November 25, 2025, stating there are existing fire hydrants that can serve the subject property (Exhibit D7 & D7.1 of the Staff Report). The use is not anticipated to negatively impact Nampa Police and Fire.</p> <p>Emergency Medical Services: Agency notice was provided to Emergency Management Coordinator and Canyon County Paramedics/ Emergency Medical Technicians on May 16, 2025, no comments were received. The use is not anticipated to impact emergency medical services.</p>	

	Irrigation Facilities: Nampa & Meridian Irrigation District has no comments as no facilities are impacted. All private laterals and wasteways shall be protected and the drainage shall be retained on site. <i>See Exhibit D6 for the full comment letter.</i>
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Table 2. Use Standards – Contractor Shop CCCO §07-14-09

Per CCCO §07-14-03(1): The provisions of this article apply to all properties where a use is listed as an allowed use, a conditional use, or a director's decision in section 07-10-27 of this chapter (land use matrix).		
County Ordinance and Staff Review		
Criteria Met?	Code Section	Analysis
Yes	1	The use shall be contained within a building or behind a sight obscuring fence.
Analysis		The applicant proposes using the existing residential structure for office spaces and the accessory shop/structure with printing machines to maintain flagging equipment and signage. The use of a contractor shop is contained within an existing residence and an accessory shop. There will be approximately twenty (20) parking spaces behind the shop, enclosed within a privacy fence (Exhibit A3 of the Staff Report). A sight obscuring fence is defined as “the construction of a solid barrier that blocks the visibility through the fence, and is erected to screen areas from public streets and abutting properties” per CCCO 07-02-03.

Table 3. Use Standards – Staging Area: CCCO §07-14-29

Per CCCO §07-14-03(1): The provisions of this article apply to all properties where a use is listed as an allowed use, a conditional use, or a director's decision in section 07-10-27 of this chapter (land use matrix).		
County Ordinance and Staff Review		
Criteria Met?	Code Section	Analysis
Yes	1	All work shall be conducted off site.
Analysis		According to the letter of intent, all work is completed off-site (Exhibit A1 of the Staff Report). Work that does take place on site shall strictly be under the contractor shop criteria such as in a building or behind a sight obscuring fence. The use of the staging area is strictly for parking the business and employee vehicles and storing equipment and materials for the business on-site (Exhibit A3 of the Staff Report).
Criteria Met?	2	Business vehicles shall be operable and parked on site, not on a public or private road.
Yes		
Analysis		The use consists of twenty (20) parking spaces for business vehicles without a loading area for the staging area (Exhibit A2 of the Staff Report). According to the letter of intent all parking shall be off-street parking, located on the premise and all vehicles shall be operable.
Criteria Met?	3	Persons not employed on the premises may visit the premises for the purpose of picking up equipment and materials to be used elsewhere, including trucks offloading or transferring equipment and/or materials to other vehicles.
Yes		
Analysis		According to the Land Use Worksheet, the use shall have eight to forty (8-40) employees that may access the property to load and unload the equipment, materials, and business vehicles to be used elsewhere (Exhibit A2 of the Staff Report).
Criteria Met?	4	Employees may meet on the premises to share rides to and from job sites.
Yes		
Analysis		Employees may meet on-site to share rides to and from the job site. The hours of operation are Monday through Friday, 7 a.m. to 6 p.m. (Exhibit A2 of the Staff Report).
Criteria Met?	5	Employees' vehicles shall be parked on site and not on a public or private road.
Yes		
Analysis		Employee vehicles, business vehicles, materials, and equipment shall be parked on site and out of East Victory Road. On April 11, 2025, the applicant provided a parking plan for twenty (20) vehicles; all the parking is to be on the premises, off-street (Exhibit A3 of the Staff Report).

Table 4. Area of City Impact

CCCO 09-11-01: Nampa Area of City Impact (Plans and Ordinances/Map) Ordinance Applicable Ordinances and Standards: Within the Nampa area of city impact, the following ordinances apply, but the city of Star ordinances are subject to the waiver provisions in subsection (6) of this section.

County Ordinance and Staff Review

Criteria Met?	Code Section	Analysis
Yes	09-11-25	<p>The following procedures shall be adhered to in processing applications within the Nampa area of city impact:</p> <p>(1) Land Use Applications: All land use applications submitted to Canyon County including, but not limited to, rezones, conditional rezones, conditional use permits, variances and land divisions requiring notification of a public hearing, shall be referred to the city of Nampa in the manner as provided for in subsection <u>09-11-17(3)</u> of this article.</p> <p>§09-11-17(3): Comprehensive Plan Amendment Proposals: All proposals to amend Canyon County's comprehensive plan, which may pertain to the Nampa area of city impact, but which do not originate from the city of Nampa, shall be referred to the city of Nampa's planning and community development director at least thirty (30) calendar days prior to the first county public hearing on the matter and the city of Nampa may make a recommendation before or at said public hearing. After the city receives its initial thirty (30) days' notice, any further notice of proposed changes to the proposal will be provided to the city of Nampa at least seven (7) days prior to the public hearing. If a recommendation is received by the county from the city of Nampa, it shall be given consideration by the county, provided it is factually supported, but such recommendation shall not be binding on the county. If no recommendation is received, Canyon County may proceed without the recommendation of the city of Nampa.</p>
Analysis	Area of City Impact:	<p>The subject parcel is in the City of Nampa's area of impact. Agency notice was sent to the City of Nampa on May 16, 2025, and comments were received on May 16, 2025. The City of Nampa submitted a letter stating that they have no concerns with this request. Nampa stated the parcel is in alignment with their Comprehensive Plan for the "Industrial Land Use Designation" (Exhibit D1 of the Staff Report).</p>

Order

Based upon the Findings of Fact, Conclusions of Law and Order contained herein, the Planning and Zoning Commission **denies** Case # CU2025-0002 a conditional use permit of a contractor shop and staging area with the following recommendation:

Under Idaho Code Section 67-6519, the following actions may be taken to obtain approval:

When the subject parcel (R30673010) is contiguous with Nampa city limits, the applicant may annex into the City of Nampa to establish the use of a contractor shop and staging area as the use aligns with Nampa's Comprehensive Plan.

DATED this 15 day of January, 2026.

**PLANNING AND ZONING COMMISSION
CANYON COUNTY, IDAHO**


 Robert Sturgill, Chairman

State of Idaho)

SS

County of Canyon County)

On this 15 day of January, in the year 2026, before me CAITLIN ROSS, a notary public, personally appeared Robert Sturgill, personally known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he (she) executed the same.



Notary: Caitlin Ross

My Commission Expires: 5/7/2031

EXHIBIT 3

P&Z Minutes Dated: December 18, 2025

-

Board of County Commissioners

Case# CU2025-0002-APL

Hearing date: April 14, 2026



CANYON COUNTY PLANNING & ZONING COMMISSION
MINUTES OF REGULAR MEETING HELD
Thursday, December 18, 2025
6:30 P.M.

Exhibit 3

1ST FLOOR PUBLIC MEETING ROOM SUITE 130, CANYON COUNTY ADMINISTRATION BUILDING

Commissioners Present : Robert Sturgill, Chairman
Brian Sheets, Vice Chairman
Harold Nevill, Commission Secretary
Holley Werhanowicz, Commissioner
Anita Johnston, Commissioner
Geoff Mathews, Commissioner

Staff Members Present: Jay Gibbons, Director of Development Services
Dan Lister, Planning Supervisor
Michelle Barron, Principal Planner
Emily Bunn, Principal Planner
Arbay Mberwa, Associate Planner
Dane Adams, Associate Planner
Caitlin Ross, Hearing Specialist

Chairman Sturgill called the meeting to order at 6:30 p.m.

Commissioner Nevill read the testimony guidelines and proceeded to the first business item on the agenda.

Item 1: Consent Agenda – Action Items

- A. November 6, 2025 MINUTES
- B. November 20, 2025 MINUTES
- C. Case No. CU2025-0012 – Barnes: Approve FCO’s
- D. Case No. CU2025-0013 – Jimenez-Arredondo: Approve FCO’s
- E. Case No. CR2024-0003 – Bruno: Approve FCO’s
- F. Case No. CR2024-0004 – Fredericksen: Approve FCO’s

Commissioner Mathews stated that he was not in attendance at the November 6th meeting and did not hear items C,D,E, and F. His vote will only pertain to the minutes for November 20, 2025.

Motion: Commissioner Nevill moved to approve the Consent Agenda, seconded by Commissioner Sheets Voice vote, motion carried.

Item 2A:

Case No. CU2025-0002 – Bighorn Traffic Services: The applicant, Bighorn Traffic Services, represented by Connor Gray, is requesting a Conditional Use Permit for a contractor shop and staging area in an “A” (Agricultural) zone for traffic management services for public road construction. The applicant is proposing to repurpose the existing structure on-site as an office space and utilize the shed as a storage area. The south half of the property is proposed to be used as a staging area for up to 20 vehicles. The hours of operation are from 7 a.m. to 6 p.m. Monday through Friday with 8-40 employees. The subject property is located at 5023 E Victory Rd. Nampa Idaho, 83687 also referenced as Parcel R30673010.

Chairman Sturgill affirmed the applicant to testify.

Connor Gray – (Applicant) IN FAVOR – 505 S. 7th Ave., Caldwell, ID 83605

Mr. Gray stated that he is with Ag Land and Development and is presenting the conditional use permit request on behalf of Bighorn Traffic Services. The applicant is requesting approval of the conditional use permit for a contractor shop and staging area. The company is an employee based and employee owned company in Canyon County. As the name suggests, Bighorn specializes in traffic-related services. They are the individuals to respond to emergencies and schedule projects to help facilitate traffic and keep workers safe while they are doing their jobs, which is an essential service. Mr. Gray discussed the proximity of the subject property to Nampa City limits and the Nampa Airport runway. Historically the property was used for an assisted living facility, beginning in 2004. This use was approved through a conditional use permit process and was the use of the property up until just a few years ago, demonstrating the site has a history of CUP use. Mr. Gray discussed the site layout and buildings. The office will be in the existing building on site as noted in the staff report. There will be approximately 8-10 full-time employees working out of the building to help facilitate the contractor shop as well as the employees in the field. The existing shop on the south side of the primary building will be used for sign preparation and maintenance activities, such as printing and cutting decals for traffic signs. The tables and printers are low use and non-hazardous, particularly when compared to other shops in the surrounding area. There will not be large service or manufacturing. The staging area will be utilized for non-office employees to come onsite, gather equipment and vehicles for off-site jobs. The work vehicles will consist almost entirely of standard Ford F150 pick-up trucks, with a few vans for longer-distance travel. There will be no heavy equipment stored or operated on site. Mr. Gray requested that the condition for maximum vehicle count be increased from 20 to 30. Mr. Gray continued to address the 8 criteria for a conditional use permit. The proposed use does not meet the thresholds for a traffic impact study. There is no commercial retail component to the project.

Commissioner Nevill asked about the open space on the south side of the property and what that would be used for. Mr. Gray believed that the southern portion would continue to be pasture but had someone that could address the future plans. Commissioner Nevill noted there was a difference between an assisted care facility and the proposed use. He asked for clarification on traffic coming in and out of the site. Mr. Gray noted that the future land use for Nampa is industrial.

Chairman Sturgill asked about the 30 vehicles and whether that included employee parking. Mr. Gray stated it did not, and employee parking would make up an additional 8-10. Chairman Sturgill referenced the future land use map (Exhibit B 8.3) and noted that the map suggests that the area may be more subdivision/residential in nature rather than industrial. Mr. Gray noted that the map is Canyon County's future land use, not the City of Nampa. They believe this use is lower intensity and is a good balance between County and City future land use designations.

Associate Planner Arbay Mberwa reviewed the Staff Report for the record.

Commissioner Nevill referenced Exhibit D.4.1, in which there were conditions raised on the side setback and asked what the status was of fixing that with this application. Planner Mberwa noted the shop is approximately five feet from the side property line. County Code requires ten feet. The applicants can talk with the City of Nampa to request their setback requirements. If that approval is not given, they would have to move the structure to meet the 10 foot setback. The condition will require that be addressed before they get permits through the building department. Discussion ensued regarding the existing code and agreements with the City of Nampa. Commissioner Nevill asked about the nature of the code violation. Planner Mberwa stated that the violation was due to operating without approval. The applicant stopped operating and the code enforcement case was closed. They applied for a conditional use permit in January 2025.

Chairman Sturgill affirmed the witnesses to testify.

Testimony:

Jeff Dancer – IN FAVOR – 24245 Boise River Rd., Parma, ID 83660

Mr. Dancer started Bighorn Traffic Services in 2019 as a support company for their construction company DASCO. The property was acquired for the location of their shop and office. This location works well for the company as it is near their existing maintenance shop by the sugar beet factory. Mr. Dancer stated that they take a lot of pride in their name, and they want to be a good neighbor. They will listen to the neighbors' concerns and will make sure they take care of any issues.

Commissioner Sheets asked how often they do 24-hour operations. Mr. Dancer replied that it varies. They are on call for Idaho Power and Intermountain Gas. A lot of their TCS's take vehicles home and can respond to emergencies from home; however, there are times when they may have to go on site to pick up a light tower or message board for the particular emergency they are responding to. Commissioner Sheets asked if it could be estimated. Mr. Dancer said it could potentially be 20-30, but it is unknown. Commissioner Sheets asked if he had been to the site very much and asked about the frequency of planes flying over. Mr. Dancer said he doesn't know how many planes there are, but there is a lot of plane noise. Commissioner Sheets asked about the use of the other shops Mr. Dancer referenced in his testimony. Mr. Dancer stated those would be utilized to take vehicles to if they need service work or oil replacements.

Commissioner Nevill asked what the open space to the south would be used for. Mr. Dancer stated the neighbor ran cows on it last year. If the fence doesn't have to be installed all the way down at the south of the property it would allow the green space to remain and the neighbor to use it for grazing. Commissioner Nevill asked staff about the location of the fence and if it had to be on the south property line. Planner Mberwa replied the fence does not have to be on the southern property line, so they can move it up. Commissioner Nevill asked if the vehicles have back up alarms. Mr. Dancer replied no. Only the trucks on their construction sites have back-up beepers.

Commissioner Mathews asked where the employees would park. Mr. Dancer replied that employees would enter on the west side and noted that they have ample space on the site for the operation.

Chairman Sturgill stated that under extenuating circumstances there could potentially be 70 vehicles on site. Mr. Dancer said that could be possible, although that hasn't happened in the six years they've been in operation.

Tim Masters – IN FAVOR– 2015 Delta Dr., Nampa, ID 83699

Mr. Masters runs the day-to-day operations for Bighorn Traffic Services. He wanted to touch on the subject of traffic control. Mr. Masters has worked in this industry in many different states. They are here for their customers, and it is essential to the utility infrastructure. Mr. Masters stated that they do have monthly safety meetings or safety stand down meetings when there's a situation on a job site. He does send trucks home with the traffic control supervisors so they can respond to emergencies throughout the Treasure Valley.

Commissioner Werhanowicz asked where the safety meetings are currently held. Mr. Masters replied that they are held in their Karcher office. Commissioner Werhanowicz asked if the monthly meetings would be moved to the new location. Mr. Masters stated that the meetings would not be moved.

Timothy McLeod – IN FAVOR – 1025 Wyat Erp Dr., Star, ID 83669

Mr. McLeod stated he started working for DASCO in 1999. He worked with another company in 2009 but came back to Mr. Dancer's company. He is now a supervisor for the traffic control division. He has done a lot of work on the subject property. In regard to the airplane traffic/noise he stated that one day there may be 20 flights and the next day there may not be any. Mr. McLeod stated that Bighorn will be a good neighbor. Some of the crews will be at 7 a.m. others will vary until 9 a.m. Times are staggered based on customer needs.

Perry Gillespy – IN FAVOR – 2504 S. McDermott Rd., Nampa, ID 83687

Mr. Gillespy stated he has been in the business for 35 years and has been with DASCO since 1975. He has been a project manager and wanted to reiterate how important this business is to the community. You can't work without traffic services. Mr. Gillespy's personal residence is located across from gravel pits where there are large trucks all day long. The proposed use at the subject property will not have a big impact. Mr. Gillespy stated that they do not have 30 trucks leave at a time. Work is scheduled ahead of time based on permits.

Carl Anderson – IN FAVOR – 505 S. 7th Ave., Caldwell, ID 83605

Mr. Anderson has known Mr. Dancer, his father and grandfather, for 40 years. They are a pillar in the construction industry and have always been highly regarded with their safety and are great neighbors. The vehicles that will be used to and from the site will be F-150 pickups and will not be heavy equipment. They are first responders assisting other first responders such as police, fire, and utility companies. The shop in which they will be printing decals will not be noisy nor will it have an odor. On Happy Valley east of the roundabout there is a commercial building currently under construction.

John McLean – IN OPPOSITION – 5016 E. Victory Rd., Nampa, ID 83687

Mr. McLean stated that he lives directly across the street from the subject property and has lived there for more than 30 years. The house and shop have been there the entire time. A backhoe service was operated on the subject property by a couple who lived there previously; however, what is being proposed by the applicant will be a disaster with 40 vehicles, 70-80 employees, 24 hr. emergency services, etc. There are no streetlights at the location. Mr. Mclean stated the vehicles should have emergency beepers on them which will add noise. He was concerned about the open space and future use. He said that area is supposed to remain open due to the airport and Mason Creek.

Commissioner Nevill asked about the open space/buffer for Mason Creek and where that came from. Mr. McLean stated that he thought it was city and county but had to do with the airport and restricting more homes in that area. He thought that Mason Creek was designated as a type of sanctuary in this area.

Aaron Romine – IN OPPOSITION – 5208 E. Victory Rd., Nampa, ID 83687

Mr. Romine lives approximately 100 yards from the subject property. He stated that if there are businesses in the area, you'd never know it. He stated that 30-40 vehicles coming out on a busy 2 lane road will have an impact. The company should be concerned that they're going to lose 80-man hours a day being stuck in traffic just to get out of the location. He is concerned that they will try and circumvent and try to go down other residential streets. He is concerned about the number of vehicles going from 20 to 30 and the people who received notice previously had no clue of this increase. There are also now 24-hour emergency services which will create light at night. Mr. Romine stated there would be a lot more here tonight if they would have known about the 24 hour services. Approval of this use may also encourage others to try to get a commercial or industrial permit which will impact the entire community. There are properties already zoned for this type of use in closer proximity to the freeway that are available. He understands that what Bighorn does is a necessity, but did not feel this was the best location.

Commissioner Sheets asked about traffic/peak times and how the traffic circle affects getting out onto the road. Mr. Romine stated that he may have to wait 10-40 cars. There is a constant flow of traffic. There are no stop signs except for way down the road.

Commissioner Nevill asked about the topography of Victory Rd and if it is level driving east to west coming up to the traffic circle. Mr. Romine replied that there is a blind corner going east to west. It is a blind corner until it drops down to the roundabout. The Bighorn employees would be coming up and around that blind corner. The big slow down is east to west, right in front of his home. Traffic and property values are his biggest concern.

Rene Kelley – IN OPPOSITION – 5416 E. Victory Rd., Nampa, ID 83687

Ms. Kelley requested that the conditional use permit be denied. She lives on Victory Road to the east of the subject property. The area consists of single family homes and small acreage farms. Traffic has changed significantly over the last five years. Rush hour traffic is a constant flow that makes it difficult to get in and out of driveways. The applicant is requesting to operate during peak traffic times (7 a.m. to 9 a.m.). The traffic during peak times is bumper to bumper and 40 employees coming and going from the site will have a negative impact. Ms. Kelley stated that the 24-hour option was never discussed at the neighborhood meetings. Ms. Kelly noted that the plane noise is random, but traffic noise is constant. She stated that Bighorn has already shown to be dishonest as what they were told had changed multiple times and noted the number of employees changing from 10-20 to now 30-40. It appears that they will be painting, and that could be hazardous. Ms. Kelly testified that there have been a lot of changes/work on the property without permits or approval of a conditional use permit. She was concerned that if granted a CUP they would just do what they want. Ms. Kelly spoke with the City of Nampa and the land would have to be annexed to be light industrial, right now it is residential.

Commissioner Nevill asked what would be the most impactful to the neighbors, industrial or a Conditional Use Permit. Ms. Kelly said the conditional use permit because the land is not in the City's plan right now to bring water and sewer out.

Tina DeBoer – IN OPPOSITION – 5925 E. Victory Rd., Nampa, ID 83687

Ms. DeBoer stated that she lives on the south side, closer to the roundabout near Robinson. She urged the Commission to protect their quality of life. She referenced the Sunrock application that they also fought against. At the neighborhood meeting for the project the neighbors let the applicant know they would fight the CUP "tooth and nail." Ms. DeBoer stated that the traffic is horrific on her street, you can't ride bikes or walk your dogs. Bringing in commercial use is not the answer for this area. The traffic in the area is dangerous, and it is difficult to get in and out of your driveway. The area is residential, not commercial. The project should be located in an area zoned for the type of use. Ms. DeBoer stated that those testifying in favor of the project work for the company. The airport is located in close proximity to the property /flight path. The light industrial that was mentioned previously is in place for the protection of the flight path. There is not a lot of plane noise, but Ms. DeBoer felt that traffic noise was worse. The commercial property referenced in previous testimony is located right on the roundabout where no one would want to build a home anyway.

Connor Gray – (Applicant) REBUTTAL – 505 S. 7th Ave., Caldwell, ID 83605

Mr. Gray referenced the comments regarding dishonesty. He stated that this process has been 18 months from the neighborhood meeting to this evening's hearing. When you start working with staff and regulatory parties, items change consistently. He has talked to the City of Nampa about setback requirements and they have no problem with them utilizing a 5 foot setback and this can be done via email. The city does not force annexing as a city policy; however, the property is only one property away from being able to annex. Mr. Gray referenced Commissioner Nevill's question about which would be more impactful, the proposed use or annexation/light industrial. Mr. Gray stated that this use is the middle ground between county code and the future land use of the City of Nampa. City of Nampa has water that runs through Victory past the subject property. Mr. Gray addressed the traffic in the area. The application was reviewed by ITD and the highway district. It is rare for ITD not to ask for some sort of distribution count; however, in this circumstance they saw that it was not impactful enough to be able to force a traffic impact study or distribution count.

Commissioner Nevill asked if the applicant would be amenable to a condition of approval that would deed land to put in an acceleration lane from the property onto Victory Rd.

Chairman Sturgill asked staff if that type of condition could be imposed.

Planning Supervisor, Dan Lister, noted for the record that they have no jurisdiction over the highway district requirements. Testimony can be received regarding potential impacts, but ultimately, they have the jurisdiction to say if there are improvements or requirements. There is a recommended condition that states that prior to commencement of the use, a permit will need to be obtained from the highway district.

Mr. Gray stated that Highway District 1 did provide a comment requiring a paved apron.

Chairman Sturgill asked staff if there were any additional comments as a result of the testimony provided.

Planner Mberwa stated that the threshold for a traffic impact study is 100 vehicles. Planning Supervisor, Dan Lister stated that a contractor shop and staging area is a use allowed in the agricultural zone, subject to conditions. Nampa does show industrial in this location due to the airport. The property is 1800 ft away from their runway.

Commissioner Sheets asked about Mason Creek and the wildlife sanctuary designation and if that is referenced in County Code. Planner Mberwa indicated she was not aware of this designation.

MOTION: Commissioner Sheets moved to close public testimony on Case No. CU2025-0002, seconded by Commissioner Nevill. Voice vote, motion carried.

Deliberation:

Chairman Sturgill asked if any of the Commissioners felt that this cannot be properly conditioned to meet the county's requirements and conditions for approval.

Commissioner Nevill stated that the conditional use permit should not be approved and noted criteria no. 7 (interference with traffic patterns). Commissioner Nevill noted the testimony provided from individuals in the area that the proposed use would interfere with traffic patterns.

Commissioner Mathews referenced criteria no. 4 and stated the proposed use would be injurious to the properties in the area due to increased traffic. He referenced other staging areas that the Commission has heard and that they always seem to be requested near residential uses. Staging areas need to be in more open areas where traffic and noise would not interfere with people's lives.

Commissioner Sheets felt that the set of conditions provided is quite exhaustive for what actually has to happen. The site is close to the city limits and may become an industrial site at some point in time. With the conditions proposed, it is possible that some of the issues in the area could be mitigated.

Commissioner Johnston referenced the blind corners and traffic issues that would be detrimental to the community.

Commissioner Werhanowicz stated that even if conditioned, the fact remains that this area is not right for this type of use.

MOTION: Commissioner Nevill moved to deny Case No. CU2025-0002 and direct staff to make changes to the findings provided, specifically criteria no. 4 and 7, seconded by Commissioner Mathews.

Chairman Sturgill asked if there was anything the applicant could do to achieve approval in a future application.

Commissioner Nevill stated to wait until the City of Nampa indicates that they are moving in that direction.

Discussion on the Motion:

Chairman Sturgill asked if staff needed further clarification on the FCOS. Planner Mberwa did not need further clarification.

Commissioner Nevill stated that DASCO is a great company providing essential services. However, traffic issues and blind corners exist based on testimony received this evening and the location of the site is of issue.

Roll call vote: 5 in favor, 1 opposed, motion failed.

Item 2B:

Case No. CU2025-0024 – Gomez: The applicant, William Gomez, represented by Mary Murphy, is requesting a Conditional Use Permit for a staging area and contractor shop on approx. 1.67 acres in an “A” (Agricultural) zone. The applicant is proposing the staging of trucks, equipment, and open-top roll-off bins used to collect and remove debris from construction sites. There will be parking for employees on-site. The contractor shop includes 4 offices, 1 breakroom, 2 restrooms, and a storage area. The proposed hours of operation are Monday through Saturday, 7:00 am – 5:00 pm. The subject property is located at 5420 E Lewis Lane, also referenced as Parcel R28912.

Chairman Sturgill affirmed the applicant to testify.

Mary Murphy – (Representative) IN FAVOR – 1511 W. McMillan Rd., Meridian, ID 83646

Ms. Murphy is testifying on behalf of William Gomez and CCC Field Services. The applicant is requesting a conditional use permit for a contractor shop and staging area. The shop will be approximately 4800 square feet which will be located towards the south side of the property. The shop will also contain office space. There will be a landscaped berm and asphalt paving area which will be 80 x 60. The staging area will be located on the north side of the property. There will be semi/grappler trucks on site. The property is kept clean. There will be no trash brought to the site.

Commissioner Nevill asked if the applicant agreed with the 13 recommended conditions of approval. Ms. Murphy indicated she did. Commissioner Nevill asked if the home was part of the application. Ms. Murphy replied that they will be working on a lot split so the overall site will be a bit smaller (1.3 acres). There is a 28-foot easement on the east side of the property that provides access to the home.

Commissioner Sheets asked what CCC Field Services is in the business of doing. Ms. Murphy explained that they have large grapple trucks they use to provide trash services for residential home builders. They will pick up the debris and take it to the dump. Commissioner Sheets asked if the containers would be stored on site once they are dumped. Ms. Murphy replied yes, although the majority of the time the bins are at job sites so there are not a ton of overages.

Commissioner Mathews asked how many grapple trucks are owned by the company and whether they have back up warning beepers. Ms. Murphy stated they have four. She was not 100 percent positive whether they had back up beepers. Ms. Murphy added that employees come to the site about 7 a.m. and take the trucks off site. At the end of the day the trucks would be parked on site and the employees would leave.

Commissioner Werhanowicz asked if the current occupant of the home understands what is being requested. Ms. Murphy replied yes, Mr. Gomez owns the home and leases it out.

Chairman Sturgill asked if there was any other work that would be done on site. Ms. Murphy replied not really. She does anticipate they may have some storage if they need to load materials from time to time. Chairman Sturgill asked for clarification on storage. Ms. Murphy thought it may be a part for a truck or things of that nature. But it is not anticipated that maintenance of vehicles would be conducted on site.

Associate Planner Dane Adams presented the staff report for the record.

Commissioner Nevill was concerned about the access road. If the lot split occurs, the northern part can be sold off. At the time of building permits a road users agreement should be required. Planner Adams said this would be required and is also part of the survey.

Commissioner Sheets asked about irrigation and if there was any record of the surface water rights and how they get to the property. Planner Adams stated that there was no comment letter received from the irrigation district or Boise Project Board of Control. There was discussion regarding exhibit A4 and A5, which displays the acreage.

Chairman Sturgill affirmed the witnesses to testify.

Testimony:

Jeannie Gerwig – IN OPPOSITION – 6406 E. Lewis Ln. Nampa, ID 83686

Ms. Gerwig described the area as being primarily farms and cattle pasture homes. The use being proposed is industrial in nature and is unrelated to agriculture. Her concerns were the impact to the neighbors, and safety on the roads with large semi trucks carrying large metal containers. She was also concerned about lights, noise, and multiple employees coming and going. Ms. Gerwig referenced the website from CCC Field Services which says they can provide up to 15 containers per job site. The website also says they offer same day, 24 hour turnaround and pickup when needed. The proposed hours of operation are stated to be Monday through Sunday from 7 a.m. to 5 p.m. Ms. Murphy questioned who would monitor the hours. There are areas in Nampa zoned for this type of use and she urged the Commissioners to deny the request.

Commissioner Nevill asked if the use would change the character of the area. Ms. Gerwig stated that it would change the character of the area with the heavy semi-trucks coming and going to the site. She also stated there are about 13 containers on the site being stored without having this permit.

Dennis Gerwig – IN OPPOSITION – 6406 E. Lewis Ln. Nampa, ID 83686

Mr. Gerwig stated he was very opposed to the request. The area is residential/farm in nature. The traffic in the area is horrendous and he noted multiple fatalities at Locust & Robinson. He lives east of Robinson on Lewis and the speed limit was increased from 35-45. The trucks being used by the applicant are the size of garbage trucks and are black, which makes it difficult to see them at night. He is concerned about the speed limit in the area, with black trucks driving at night. Mr. Gerwig asked if they planned on having 50 containers on the site. The business just started up within the last couple of years and he is concerned that it will continue to grow. The neighbors are concerned about back up alarms and noise from the business, even on the weekends. He questioned how the containers would be washed out and where the wastewater goes. There is one well on the property that is for domestic use. According to their website they also have a steam cleaning business and wondered where they got the water from.

Myla Dalton – IN OPPOSITION – 411 Creekside Place, Nampa, ID 83686

Ms. Dalton requested that the Commission deny the conditional use permit. Her mother owns the adjacent property to the west. The shed mentioned in previous testimony is the wellhouse. The well is close to the property line not too far from their proposed septic area. They are concerned about traffic and safety. The former resident of the property was killed on his bicycle out near the property. Ms. Dalton is also concerned about the noise and nuisance. Noise from loading and unloading debris bins throughout the day as stated would be 15 trips a day, and maybe more, not to mention air brakes and back up beepers. The visual impact already exists. There are numerous large metal bins and the fields shown in the photos has been scraped. There are giant piles of dirt on top of the irrigation ditch on Lewis Lane that irrigates her mother's property.

They are concerned about the irrigation and she hopes that is addressed. The decision will have a direct financial impact to surrounding property owners and their property values. The proposed use does not fit in the area and is better suited in a light industrial zone.

Commissioner Nevill asked if the property is lower than Lewis Lane. Ms. Dalton stated there have been problems with the Lemmons' (prior owner) field flooding their property due to the slope of the land. The back area that the applicants have stated will be a graving parking lot and has a lot of standing water. Ms. Dalton questioned how the applicant would handle the runoff and where that water would go. Commissioner Nevill asked if there was supposed to be an irrigation supply ditch along Lewis Lane. Ms. Dalton stated yes, along the front of Lewis Lane. The applicant has heaped mounds of dirt all along the ditch. This ditch supplies owners along the whole road.

Emmet Dalton – IN OPPOSITION – 411 Creekside Place, Nampa, ID 83686

Mr. Dalton was a class A CDL driver for 16 years. Even a small amount of trucks can contribute to diesel smell and those trucks will leak oil. If any maintenance at all is done on that property there is a chance of some soil contamination. Mr. Dalton was concerned about noise from air brakes and the sound of diesel trucks. The dumpsters create a lot of noise, especially when they are empty. If they are dropping these multiple times a day, all day long, they will completely destroy land anywhere within 200-500 feet of that whole area. Mr. Dalton stated there is an irrigation ditch on the back of the property also. Mr. Dalton was concerned about the amount of time it takes for a loaded truck to get up to speed when pulling out onto the road.

Steve Hendrickson – IN OPPOSITION – 5101 High Hope Ln., Nampa, ID 83686

Mr. Hendrickson owns 51 acres along the back property line of the parcel. He questioned putting a commercial business amongst residential and agriculture. Farmers are having a hard enough time surviving and getting equipment from point A to point B. Mr. Hendrickson was concerned about the impact a commercial business would have on their property values.

Mary Murphy – (Representative) REBUTTAL – 1511 W. McMillan Rd., Meridian, ID 83646

Ms. Murphy stated the property is 5 acres. When the applicant purchased the property, he thought there were two, 2.5 acre parcels. When he came to the County, he was told that the lot split was not done properly. The applicant intends on completing the lot split application and is proposing a 1.67 acre parcel and the remaining acreage to the north. They intend on tiling the ditches to assist the waterflow to other properties. There have been issues with ditches not being cleaned out, so the applicant completed that during the summer. Ms. Murphy addressed the dark colored trucks and noted they all have standard lighting as required. The company did start in 2018 and has been around for a decent amount of time; they are not a new business. Once an employee comes to the proposed site and leaves with a truck they don't come back during the day. The site will only hold so many bins and a majority are on construction sites daily. There will be a separate well and septic system for the contractors shop once the properties are split.

Commissioner Mathews asked if the empty bins would be brought back to the site after the debris is taken to the dump. Ms. Murphy stated most of the time they take the empty bin to another job site.

Commissioner Nevill asked if there would be any opposition to a condition that would state that no maintenance of vehicles can occur on site. Ms. Murphy stated that absolutely no maintenance may be tough in the event they had to do minor maintenance. Commissioner Nevill asked about the piles of dirt on the irrigation ditch. Ms. Murphy stated that a portion of the ditch is tiled.

Commissioner Sheets asked if there would be a need to use the surface water. Ms. Murphy said there would just be light landscaping in the southern area and there would not be much of a need for irrigation water.

Commissioner Johnston asked about the steam cleaning business and if that would be done on this site. Ms. Murphy replied, no. Commissioner Johnston asked how many trucks would be left on the site. Ms. Murphy stated she believed they have four or five trucks now and the bins. Commissioner Johnston asked if there would be more trucks. Ms. Murphy stated there may be a possibility that they grow but they don't have anything on order right now.

Chairman Sturgill asked for clarification of the proposed hours of operation so the conditions would reflect them accurately. Ms. Murphy stated their hours are 7 a.m. to 6 p.m. They don't work many Saturdays; they just added it just in case. To ensure no violations, perhaps 6:30 would be better but the applicant is not present to ask. Chairman Sturgill asked about a letter which described construction contracting in the shop and what that entailed. Ms. Murphy believed it would just be the trash business and potentially meetings with clients. Chairman Sturgill asked if there will be any fuel, hazardous chemicals or solvents stored on the property. Ms. Murphy did not believe any of those items would be stored on site. Chairman Sturgill asked how many employees will be on site. Ms. Murphy stated that about eight will come in and roughly one to two will stay.

Planning Supervisor Dan Lister stated that the applicant said they will maintain drainage on site. The property must be hard surfaced if there are more than four vehicles on site. They do have to meet the intent of their site plan. If they violate that, the conditional use permit could be removed. As part of the land division application, an irrigation plan is required, and state law also requires them to not impede other's irrigation water. When they apply for a building permit, Southwest District Health also looks at well /septic separation. The property is within Nampa's Impact Area. The application was also reviewed by Nampa Highway District. A conditional use permit is allowed in the Agricultural Zone, subject to conditions. Planning Supervisor Lister reminded the Commission that they can set conditions limiting the amount of trucks/loaders on site.

MOTION: Commissioner Sheets moved to close public testimony on Case No. CU2025-0024, seconded by Commissioner Nevill. Voice vote, motion carried.

Deliberation:

Chairman Sturgill asked if any Commissioners believe that this cannot be properly conditioned to grant approval.

Commissioner Mathews stated that he believes it can't. The early morning noise, dropping bins, beepers, etc. next to a residential property has an impact. When looking property rights, the neighbors also have the right to the quiet enjoyment of their properties. The use will be injurious to other properties and will impact traffic.

Commissioner Nevill agreed with Commissioner Mathews.

Commissioner Sheets was concerned about the type of business at this location. It's not that it couldn't be adequately conditioned, but rather, the nature of the business. The nature of the business is incompatible with the agricultural zone.

Commissioner Mathews added that in an agricultural zone there will be agricultural equipment moving up and down the road. Adding additional trucks can lead to problems and impact the movement of equipment. In that regard, it is also changing the character of the area.

MOTION: Commissioner Nevill moved to deny Case No. CU2025-0024 and direct staff to make changes to the findings provided, specifically criteria no. 4 that this use does change the essential character of the area and 7 regarding testimony received on traffic concerns, seconded by Commissioner Mathews.

Chairman Sturgill asked if there was anything the applicant could do to achieve approval in a future application.

Commissioner Nevill stated the applicant could wait for the character of the area to change to commercial.

Commissioner Mathews stated the applicant needs a larger piece of property to help buffer the noise.

Chairman Sturgill asked if Commissioner Nevill would agree with that and he agreed.

Roll call vote: 5 in favor, 1 opposed, motion passes.

Item 2C:

Case No. SD2021-0061 – Victory Springs Subdivision: Black Summit LLC, represented by Ben Semple, PLA, Rodney Evans & Partners, LLC is requesting approval of a 13-residential lot subdivision with 6 common lots on approximately 10.39 acres. The subject property, R30566 is located adjacent to 7722 E Victory Road, Nampa.

Commissioner Nevill noted for the record that he knows Mr. Tim Jensen in the audience and they have worked together. Commissioner Sheets asked if the relationship would influence any decision on the case. Commissioner Nevill replied no. Commissioner Sheets asked if there had been any discussions with him. Commissioner Nevill replied no.

Chairman Sturgill affirmed the applicant to testify.

Ryan Minert – (Representative) IN FAVOR – 359 E. Palermo Dr., Meridian, ID

Mr. Minert is filling in for Ben Simple. The development is a little over 10 acres. 50 feet of public right of way will be dedicated along Victory. Domestic water will be provided by the City of Nampa. There is a pre-annexation agreement as well as an agreement for hookup to city water to each lot. Each lot will have a septic tank and drain field. Mr. Minert stated that a Level 1 Nutrient Pathogen Study is being reviewed by DEQ. There are surface water rights for irrigation and there are a couple of options. There is a possibility of joining with Belmont Heights pump station or building their own. They have met with Kuna Schools.

Commissioner Nevill asked if Mr. Minert agreed with the recommended conditions. Mr. Minert replied that he agrees with them. Commissioner Nevill asked about the protection of the canal. Mr. Minert stated that the road would give access to Nampa Meridian Irrigation District for maintenance. They will meet all irrigation district requirements. Commissioner Nevill asked about the possibility of fertilizers getting into the canal. Mr. Minert noted that people will need to be responsible to ensure they are not polluting the canal and this could also be added to the CC&R's.

Commissioner Johnston asked if the canal was level or above the subdivision. Mr. Minert stated that it depends on where you are on the property.

Chairman Sturgill asked for additional information regarding the lot size and the location of the primary and secondary drainfields. Mr. Minert stated they have met with Southwest District Health and their Level 1 NP study is currently being reviewed. They may require an upgraded septic dependent on the results.

Principal Planner Michelle Barron reviewed the Staff Report for the record.

Chairman Sturgill affirmed the witnesses to testify.

Testimony:

Tim Jensen – IN FAVOR – 11 E. Porter St., Kuna, ID 83634

Mr. Jensen is the Director of Growth and Development for Kuna School District, and he is here to support the applicant. The applicant was gracious to come and talk with the district about mitigation for the impact. They currently have a drafted MOU with the developer. The bus would pick up students on Victory Road as they typically do not go into subdivisions.

Debbie Grove – IN NEUTRAL – 56 N. Saratoga, Nampa, ID 83686

Ms. Grove lives in the Belmont Heights Subdivision and is on the Board. Many of the residents are opposed to any tie into the Belmont Heights irrigation and pumps. They have struggled with pressure for their residents and adding more lots would exacerbate what they are already dealing with. Ms. Grove wondered about the road going into the subdivision and wanted some assurance that the new development would not utilize Belmont Heights' access. They are currently struggling with road repairs and upkeep and do not want additional use on their private road.

Commissioner Sheets asked if the irrigation concerns would be mitigated if the developer was able to improve capacity & pressure issues. Ms. Grove could not answer that question as the water masters were not present at the hearing. Ms. Grove was concerned about the use of the word "shall" when discussing Nampa & Meridian Irrigation requirements to tie into their irrigation system.

Commissioner Werhanowicz asked Ms. Grove to show where the entrance to Belmont Heights subdivision is located. Ms. Grove said it is located to the west of the new subdivision road. Ms. Grove stated there is a lot of traffic on Victory, especially after 3 p.m.

Susana McReath – IN OPPOSITION – 7327 E. Victory Rd., Nampa, ID 83687

Ms. McReath has owned her home for 38 years. She is concerned about the traffic in the area. Ms. McReath said it's impossible to get out of her driveway at peak hours. She is concerned about the lack of patrols in the area. The road going into the new development is on an incline, and buses won't stop on an incline.

Commissioner Nevill asked where Ms. McReath's home is located. Ms. McReath is south of the Belmont Heights entrance.

James Jardine – IN OPPOSITION – 7585 E. Charismatic St., Nampa, ID 83687

Mr. Jardine lives in Belmont Heights and is part of the HOA. He stated that there are irrigation system concerns in Belmont Heights. Mr. Jardine stated that Victory is a busy road, but he has seen buses stop in the area.

Ryan Minert – (Representative) REBUTTAL – 359 E. Palermo Dr., Meridian, ID

Mr. Minert stated that there are school buses stopping on Victory. Mr. Minert stated they disused the irrigation system in 2021. They are fine doing their own irrigation system; however, it may make more sense to combine systems. Ultimately, the irrigation district may have the final say.

Commissioner Sheets referred to plat note 10 which states that they "shall" connect to Belmont Heights' system. Along with that, there is ongoing maintenance, water sharing agreements, etc.

Planner Barron stated that the plat note could be changed to "may" or "or."

Commissioner Nevill asked Mr. Minert about the entrance into the subdivision and bus stops. Testimony was received regarding "blind spots." Mr. Minert stated they are on top of the hill.

Planner Barron noted that the application has been reviewed by Nampa Highway District and City of Nampa who has jurisdiction over that section of road. The City of Nampa's Engineering Department has signed off and stated they agree with the plat.

Chairman Sturgill asked if there was a way to condition the plat so that there is another review regarding the location of the entrance. Planner Barron stated that the development agreement may have been tied to the concept plan. Planning Supervisor Dan Lister noted that the request is for a preliminary plat and there will still be a final plat which will have all the engineering and construction plans. He also noted that there will be dedication and other improvements. The City of Nampa is a signatory on the final plat.

Mr. Minert stated that if there is something he can do at the engineering stage, he will do; however, he disagreed that there were "blind spots."

MOTION: Commissioner Sheets moved to close public testimony on Case No. SD2021-0061, seconded by Commissioner Mathews. Voice vote, motion carried.

Deliberation:

None.

MOTION: Commissioner Sheets moved to **recommend approval** of Case No. SD2021-0061 to the Board of County Commissioners, adopting the recommended FCOs, with a modification of staff analysis of 07-17-09 (1) (page 3 of 8) to state the pressurized irrigation system shall either connect to adjacent subdivision Belmont Heights HOA with upgrades as necessary to the existing pump or construct a new onsite irrigation pump and have preliminary plat note 10 reflect the system being used. Seconded by Commissioner Mathews.

Discussion on the Motion:

Commissioner Sheets would like this addressed prior to the Board of County Commissioners hearing.

Roll call vote: 6 in favor, 0 opposed, motion passed.

Item 2D:

Case Nos. CR2024-0009 and OR2025-0024 - Torrez: The applicant, Carlos Torrez, is requesting a conditional rezone of approximately 3.54 acres from the "A" (Agriculture) zone to the "CR-MU-A" (Conditional Rezone-Mixed Use-Arterial) zone and a comprehensive plan map amendment from Agriculture to Commercial. The request includes a development agreement restricting the uses on the property. The subject property is located at 246 N Robinson Blvd Nampa, ID 83687, also referenced as Parcel R30590011, a portion of the NW quarter of Section 20, T3N, R1W, BM, Canyon County, Idaho.

Chairman Sturgill affirmed the applicant to testify.

Carlos Torrez – (Applicant) IN FAVOR – 655 E. Kingsford Dr., Meridian, ID 83642

Mr. Torrez owns a landscape construction design business (New Life Landscape) that has been in operation since 2009 on agricultural properties. Mr. Torrez stated that he was not aware he needed a conditional use permit for a staging area. The subject property had initially been owned by Nampa Highway District in order to build a roundabout and used to be a five-acre parcel, but a lot of the frontage was taken during that process. Mr. Torrez has thought about different options for the property, and he does not want to build a house within 200 feet of a roundabout. He stated that they do have reverse beepers on some of their equipment, skid steers, and excavators. The homes in the area are a pretty good distance away (about 450 ft from the property line to their door). There are some concerns about the previous firework stand (which was leased). He has applied for a pre-annexation agreement with the City of Nampa in order to get to this point. One of the items that hadn't been decided was what kind of fencing to install on the back property line and Mr. Torrez would like to get approval before anything is installed. Mr. Torrez would like to operate his landscaping business and he would also like to sell landscape type materials, trees, bushes, and boulders to retail & wholesale clients. He has added a firework stand to his requested uses; however, this is not his top priority.

Commissioner Nevill asked if Mr. Torrez had reviewed the recommended conditions of approval. Mr. Torrez replied he has and added that there may be additional conditions to add based on the City of Nampa. Commissioner Nevill asked if the applicant was in operation on site currently. Mr. Torrez said yes, but in a limited capacity only picking up trucks and equipment and going to job sites.

Chairman Sturgill asked the applicant to address the reasons outlined by staff for denial. Mr. Torrez noted the surrounding area as being residential; however, there is a large excavation operation and gravel pit in the vicinity. There is also a trucking company on Pit Ln and Airport Rd. Mr. Torrez felt his business served agriculture and residential uses.

Principal Planner Emily Bunn reviewed the Staff Report for the record.

Commissioner Sheets asked for clarification as to why a conditional rezone was being requested instead of a conditional use permit. Planner Bunn stated this was something discussed with the applicant who decided to do a rezone. A firework stand is not allowed by conditional use permit. Commissioner Sheets asked if a staging area in a contractor shop in an agricultural zone could be approved via conditional use permit rather than a rezone. Planner Bunn replied yes and also added retail nursery. Firework stands are not allowed in the agricultural zone and are only allowed in commercial and industrial zones.

Carlos Torrez – (Applicant) REBUTTAL – 655 E. Kingsford Dr., Meridian, ID 83642

Mr. Torrez stated that after listening to the two prior conditional use permit requests, he would like to be able to store fuel on site and work on their equipment in the shop they will build. They have done that for years at their prior locations; however, it sounds like those types of uses are not allowed in the agriculture zone. He felt that the rezone would cover what they need to do as a landscaping company. They do high-end landscape construction work and would want customers to be able to come by and see their displays to showcase their work. There is city water adjacent to the subject property but a well and septic system would suffice for what they intend to do at the property. Mr. Torrez sees a lot of opportunity with the property.

Chairman Sturgill asked if Mr. Torrez would be able to make a business within the confines of the nursery activities that are permitted under a CUP in the agricultural zone. Mr. Torrez did not feel that would be a fit for his business.

Commissioner Nevill asked if there would be an office on site. Mr. Torrez replied yes, but the plans have not been finalized.

Planning Supervisor Dan Lister stated that manufacturing or vehicle repair can't be the primary use or a service.

MOTION: Commissioner Sheets moved to close public testimony on Case No. OR2025-0024 & CR2024-0009. Seconded by Commissioner Mathews. Voice vote, motion carried.

Deliberation:

Chairman Sturgill noted that in all prior cases the Commission either adopts the staff's recommendation and their findings or they can move in a different direction and provide evidence for why we think staff should change their findings. The Commission can also adopt their recommendation and change their findings based upon evidence that was presented this evening. There are two cases that need motions, one being the comprehensive plan amendment and the other being the conditional rezone. Staff has recommended denial on both cases.

Commissioner Sheets stated he was not in favor of rezoning the property, but it doesn't mean that he is not in favor of the potential uses on the property. Commissioner Sheets stated he would not have a problem with this as a conditional use permit as a landscaping business due to where it is located. The property is located on a highly traveled road and no one would want to build a home there and it is not going to be farmed. Commissioner Sheets suggested the application be reformatted into a conditional use permit.

Chairman Sturgill agreed with Commissioner Sheets.

Commissioner Nevill also agreed.

Commissioner Johnston also agreed.

Chairman Sturgill stated that the P&Z may not recommend approval on the Comp Plan or Conditional Rezone but may be more in favor of a conditional use permit.

MOTION: Commissioner Sheets moved to reopen public testimony. Seconded by Commissioner Nevill. Voice Vote, motion carried.

Carlos Torrez – (Applicant) – 655 E. Kingsford Dr., Meridian, ID 83642

Mr. Torrez stated his concern would be fuel on site and they do work on their own equipment in the shop. He wanted to be honest with what they are doing and not have a surprise down the road.

Planner Bunn stated that could be handled through a condition.

Planning Supervisor Dan Lister discussed the options. Move forward with the application as is, the applicant can request it be tabled and apply for a conditional use permit.

MOTION: Commissioner Sheets moved to close public testimony. Seconded by Commissioner Nevill. Voice Vote, motion carried.

Planner Bunn and Planning Supervisor Lister suggested that it would be cleaner to decide on the case before the Commission this evening. Once the FCO's are signed, staff can work with the applicant to see if he wants to withdraw or apply for something else. Planning Supervisor Lister also stated that if the Commission tables the case, it is to a date uncertain.

MOTION: Commissioner Sheets moved to table Case No. CR2024-0009 and OR2025-0024 to a date uncertain Seconded by Commissioner Nevill.

Roll call vote: 6 in favor, 0 opposed, motion passed.

3. DIRECTOR, PLANNER, COMMISSION COMMENTS:

Planning Supervisor stated that DSD will be closed on December 26th and January 2nd. The Commission Officer elections for 2026 will take place per the Commission Bylaws. The Board of County Commissioners have completed all Area of City Impact Hearings.

4. ADJOURNMENT:

MOTION: Commissioner Nevill moved to adjourn, seconded by Commissioner Sheets. Voice vote, motion carried. Hearing adjourned at 11:26 P.M.

An audio recording is on file in the Development Services Departments' office.

Approved this 19th day of February 2026



Robert Sturgill, Chairman

ATTEST



Jennifer Almeida, Office Manager

EXHIBIT 4

Staff Report Packet Dated: December 18, 2026

-

Board of County Commissioners

Case# CU2025-0002-APL

Hearing date: April 14, 2026



Planning and Zoning Commission
Hearing Date: December 18, 2025
Canyon County Development Services Department

Exhibit 4

PLANNING DIVISION STAFF REPORT

CASE NUMBER: CU2025-0002
APPLICANT/REPRESENTATIVE: Bighorn Traffic Services/Connor Gray
PROPERTY OWNER: WHCP LLC (Mike Whitaker)

APPLICATION: Conditional Use Permit: Contractor Shop and Staging Area

LOCATION: 5023 E Victory Road Nampa, Idaho, 83687, also referenced as a portion of the NW¼ of Section 30, T3N, R1W, BM, Canyon County, Idaho. Parcel R30673010 approx. 3.42-acres

ANALYST: Arbay Mberwa, Associate Planner
REVIEWED BY: Amber Lewter, Associate Planner

REQUEST:

The applicant, Bighorn Traffic Services, represented by Connor Gray, is requesting a Conditional Use Permit for a contractor shop and staging area in an “A” (Agricultural) zone for traffic management services for public road construction. The applicant is proposing to repurpose the existing residence on-site as an office space and utilize the accessory structure as a work and storage area. The south half of the property is proposed to be used as a staging area for up to twenty (20) business vehicles, and the remainder of the area will remain vacant. The hours of operation are from 7 a.m. to 6 p.m. Monday through Friday, with 8-40 employees. The subject property is located at 5023 E Victory Road. Nampa, Idaho, 83687, also referenced as Parcel R30673010, a portion of the NW quarter of Section 30, T3N, R1W, BM, Canyon County, Idaho.

PUBLIC NOTIFICATION:

Neighborhood meeting conducted on:	January 13, 2025
JEPA notice sent on:	May 16, 2025
Agency and Full Political notice:	November 13, 2025
Neighbor notification within 600 feet mailed on:	November 13, 2025
Newspaper notice published on:	November 18, 2025
Notice posted on site on:	November 18, 2025

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1. BACKGROUND:

Parcel R30673010 (the subject parcel) is approximately 3.42-acres located in the “A” (Agricultural) zoning district with a future land use designation of “A” (Agricultural) (**Exhibit B1**). The subject parcel was created via an administrative land division and property boundary adjustment in 1996 (**Exhibit B2 & B3**). In 2002, CU2002-722, a conditional use permit was approved to utilize the property as an assisted living facility for nine (9) residents (**Exhibit B4**). AD2023-0135 was an amendment to CU2002-722, to allow for 32 residents between two (2) buildings, however, this application was withdrawn (**Exhibit B5 & B5.1**). The conditional use permit application for a contractor shop was submitted on January 27, 2025, under Cottages Nampa LLC, which then sold the property to the current owner, WHCP LLC, amending the application on March 25, 2025. A code enforcement violation was placed on the property due to operating the business prior to gaining approval in March of 2025. The violation was closed in May of 2025 (**CDEF2025-0059**). The applicant updated the application on September 25, 2025, to include the request for a staging area (**Exhibit A1.1**).

2. HEARING BODY ACTION:

Pursuant to Canyon County Ordinance Article 07-07-01 every use which requires the granting of a conditional use permit is declared to possess characteristics which require review and appraisal by the commission to determine whether or not the use would cause any damage, hazard, nuisance or other detriment to persons or property in the vicinity. The commission may require higher standards of site development than those listed specifically in this chapter in order to assure that the proposed use will be compatible with other property and uses in the vicinity. The commission may revoke or modify its approval of a conditional use permit in accordance with the procedures set forth in the hearing and appeals procedures found in article 5 of this chapter.

The Commission may attach special conditions to a conditional use permit including, but not limited to, conditions which: (1) Minimize adverse impact, such as damage, hazard, and nuisance, to persons or the subject property or property in the vicinity; (2) Control the sequence and timing of development; (3) Control the duration of development; (4) Designate the exact location and nature of development; (5) Require the provision for on site or off site public facilities or services; (6) Require more restrictive standards than those generally required in this chapter; or (7) Mitigate the negative impacts of the proposed development upon service delivery by any political subdivision, including school districts, providing services within the county(07-07-17).

Prior to making a decision concerning a conditional use permit request, the presiding party may require studies at the applicant’s expense of the social, economic, fiscal, and environmental effects of the proposed conditional use (07-07-19).

OPTIONAL MOTIONS:

Approval of the Application: “I move to approve CU2025-0002, Bighorn Traffic Services, finding the application **does** meet the criteria for approval under Article 07.07.05 of Canyon County zoning Regulations, **with the conditions listed in the staff report, finding that;** [*Cite reasons for approval & Insert any additional conditions of approval*].

Denial of the Application: “I move to deny CU2025-0002, Bighorn Traffic Services, finding the application **does not** meet the criteria for approval under Article 07.07.05 of Canyon County zoning Regulations,

finding that [cite findings for denial based on the express standards outlined in the criteria & the actions, if any, the applicant could take to obtain approval (ref.ID.67-6519(5)).

Table the Application: “I move to continue CU2025-0002, Bighorn Traffic Services, to a [date certain or uncertain]

3. HEARING CRITERIA

Table 1. Conditional Use Permit Review Criteria Analysis

HEARING CRITERIA (07-07-05): The presiding party shall consider each conditional use permit application by finding adequate evidence to answer the following questions in its FCOs:			
Compliant			County Ordinance and Staff Review
Yes	No	N/A	Code Section
			Analysis
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	07-07-05(1)
			Staff Analysis
			<p>Is the proposed use permitted in the zone by conditional use permit?</p> <p>The proposed use is permitted in the “A” (Agricultural) zone by conditional use permit, pursuant to County Ordinance (CCCO §07-10-27). The proposed use consists of a contractor shop within an existing residence and shop on the subject parcel and a staging area on the south half of the property. The applicant submitted a conditional use permit for a contractor shop and staging area on September 25, 2025. See Exhibit A for the application and submitted materials.</p> <p>A contractor shop is defined as “a building where a contractor conducts his business, including offices and parking of equipment and employee parking” per CCCO §07-02-03. A staging area is defined as “an area where equipment and/or materials are stored for use conducted entirely off site” per CCCO §07-02-03. See project description analysis contained in Section 07-07-05(2) detailing the nature of the request.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	07-07-05(2)
			Staff Analysis
			<p>What is the nature of the request?</p> <p>The nature of the request consists of a conditional use permit to establish a contractor shop and staging area for Bighorn Traffic Services within the existing structures.</p> <ul style="list-style-type: none"> • The contractor shop will take place within the existing residence, including six (6) office spaces. Printing machines in the accessory shop/structure to maintain flagging equipment and signage. • The accessory structure consists of a third (1/3) of the space being utilized for a large printer and tables to build and repair signs. The remainder of the shop is proposed to be utilized as a storage area for signs, materials, and equipment (Exhibit A5.1). • Hours of operations are proposed to be from 7 a.m. to 6 p.m. Monday through Friday, with extended hours for vehicle arrival and departures from job sites to accommodate “emergency situations that needs support from a Traffic Control Agency” (Exhibit A5). See proposed condition of approval No. 4b. • There will be eight to ten (8-10) full time employees and approximately thirty (30) employees visiting the property related to Bighorn Traffic Services. A total of up to forty (40) employees for the proposed uses (Exhibit A2 & A5).

			<ul style="list-style-type: none"> • Secondary uses include printing machines for traffic sign decals, that will be made on site in the shop. According to the applicant, manufacturing will not occur on-site as the printing does not reach manufacturing intensities. <i>See proposed condition of approval No. 4.</i> • The applicant is proposing to use the northern portion of the south half of the subject property as a staging area for no more than twenty (20) vehicles. The remainder of the southern area will remain vacant (Exhibit A3). <i>See proposed condition of approval No. 4.</i> • The applicant proposes fencing around the subject property and landscaping on the western boundary (Exhibit A3). <p><i>See Exhibit A3 for the site plan and Exhibits A1 & A1.1 for the letter of intent for details.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>07-07-05(3) Is the proposed use consistent with the comprehensive plan?</p>
			<p>Staff Analysis</p> <p>The proposed use is consistent with the 2030 Comprehensive Plan.</p> <p>The 2030 Canyon County Comprehensive Plan designates the subject parcel as “A” (Agricultural) located in Nampa’s area of impact (Exhibit B1).</p> <p><u>Chapter 1: Property Rights:</u> G1.01.00 Protect the integrity of individual property rights while safeguarding public health, safety, and welfare.</p> <p>“The right of control: Is the right to use the property legally (2030 Comprehensive Plan, pg. 10).” The applicant submitted a conditional use permit on September 25, 2025, to establish a staging area and contractor shop on the property legally.</p> <p><u>Chapter 3: Economic Development:</u> G3.01.00 Promote a healthy and sustainable regional economy by retaining, expanding, and recruiting businesses to favorable locations. G3.05.00 Support a diverse economy in Canyon County and recognize that residential, commercial, and industrial uses are necessary components of overall economic stability.</p> <p>“Bighorn Traffic Services specializes in providing flagging and traffic management services for public road construction projects around Canyon County” (Exhibit A1). Canyon County supports retaining, expanding, and recruiting businesses and economic growth and expansion, but this must be done in a way that is compatible with the surrounding area, which may include adding mitigation conditions to this conditional use permit that addresses the community’s concerns (noise, traffic, dust, etc.). <i>See Section 07-07-05(4) detailing the character of the area and the proposed conditions of approval on page 11 to mitigate concerns that may arise.</i></p> <p><u>Chapter 4: Land Use and Community Design:</u> P4.01.02 Planning, zoning, and land-use decisions should balance the community’s interests and protect private property rights.</p>

			<p>G4.02.00 Ensure that growth maintains and enhances the unique character throughout the County.</p> <p>P4.02.01 Consider site capability and characteristics when determining the appropriate locations and intensities of various land uses.</p> <p>P4.04.02 Align planning efforts in areas of city impact.</p> <p>“Area of City Impact boundaries exist around cities in the County where city limits may grow and annex (2030 Comprehensive Plan, pg. 25).” The parcel is less than 500 feet away from Nampa city limits. “The Comprehensive Plan Future Land Use Map establishes the long-term vision of how and where Canyon County will grow over the next ten years (2030 Comprehensive Plan, pg. 25).”</p> <p>The future land use of the parcel is designated as “A” (Agricultural). The City of Nampa designates the area as Industrial with an Airport overlay in their comprehensive plan. <i>See Table 4 for description analysis detailing the Area of City Impact.</i></p>																	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>07-07-05(4)</p> <p>Will the proposed use be injurious to other property in the immediate vicinity and/or negatively change the essential character of the area?</p>																	
			<p>Staff Analysis</p> <p>The proposed use will not be injurious to other properties in the immediate vicinity and will not negatively change the essential character of the area, with the proposed conditions of approval mitigating concerns that may arise.</p> <p>Adjacent Existing Conditions:</p> <table border="1"> <thead> <tr> <th>Direction</th> <th>Existing Use</th> <th>Primary Zone</th> <th>Other Zone</th> </tr> </thead> <tbody> <tr> <td>N</td> <td>Residential</td> <td>“R-R”</td> <td>N/A</td> </tr> <tr> <td>E</td> <td>Agricultural with residences</td> <td>“A”</td> <td>N/A</td> </tr> <tr> <td>S</td> <td>Agricultural</td> <td>“A”</td> <td>Nampa City Limit zoned Residential</td> </tr> <tr> <td>W</td> <td>Residential</td> <td>“A”</td> <td>Nampa City Limit zoned Industrial</td> </tr> </tbody> </table> <p>“A” (Agricultural), “R-R” (Rural Residential), “R-1” (Single-Family Residential), “C-1” (Neighborhood Commercial), “C-2” (Service Commercial), “M-1” (Light Industrial), “CR” (Conditional Rezone)</p> <p>Surrounding Land Use Cases: There are no surrounding land use cases within the County (Exhibit B8.4). The surrounding area is zoned Agricultural and Rural Residential in the County. Within the City of Nampa’s jurisdiction to the west, the properties are zoned Industrial and Residential to the southwest.</p> <p>Character of the Area: The character of the area is primarily residential with a few large agricultural parcels to the east and south. Wayne Russell subdivision is a four (4) lot subdivision located to the east of the property within 600 feet of the subject parcel (Exhibit B8.7 & B9). To the north, the parcels are zoned Rural Residential. The average lot size in the area is approximately 3.05 acres. To the south and northwest of the subject property lies the City of Nampa city limits. Nampa Municipal Airport lies to the northwest of the subject parcel.</p>	Direction	Existing Use	Primary Zone	Other Zone	N	Residential	“R-R”	N/A	E	Agricultural with residences	“A”	N/A	S	Agricultural	“A”	Nampa City Limit zoned Residential	W
Direction	Existing Use	Primary Zone	Other Zone																	
N	Residential	“R-R”	N/A																	
E	Agricultural with residences	“A”	N/A																	
S	Agricultural	“A”	Nampa City Limit zoned Residential																	
W	Residential	“A”	Nampa City Limit zoned Industrial																	

			<p>Compatibility Analysis: The proposed use is not anticipated to directly nor indirectly exclude or diminish another’s use of public and/or private services. The proposed business vehicles coming on and off the site will result in twenty to thirty (20-30) average daily trips (Exhibit A5). See CCCO §07-07-05(7) for potential traffic impact analysis. See the proposed conditions of approval No. 8-10 to mitigate noise, dust, and emission concerns that may arise.</p> <p>Five (5) public comments were received in opposition due to traffic, noise, safety and a change in the character of the area. See Exhibit E for public comments. The proposed use is not anticipated to be injurious to the surrounding area with the proposed conditions of approval. The applicant proposes a minimum six (6) foot tall sight obscuring fence be installed along the east, south and west property boundaries in compliance with the site plan (Exhibit A3). See proposed condition of approval No. 8.</p> <p>Potential Impacts: The staging area and contractor shop may impact the surrounding area due to the increase in noise, dust, increased traffic, and lighting related to the use. See the proposed conditions to aid in mitigating these potential impacts.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>07-07-05(5) Will adequate water, sewer, irrigation, drainage and stormwater drainage facilities, and utility systems be provided to accommodate the use?</p>
			<p>Staff Analysis</p> <p>The project will have adequate water, sewer, irrigation, drainage and stormwater drainage facilities, and utility systems to accommodate the proposed use based on the analysis contained herein.</p> <p>Water: The applicant is proposing to use individual domestic well water according to the land use worksheet (Exhibit A2). Staff reached out to the Department of Environmental Quality (DEQ) on November 20, 2025, to verify if a public water system is required. The applicant proposes that eight to ten (8-10) full-time employees will have access to the well water for drinking purposes. Per Brandon Lowder with DEQ on November 20, 2025, the use does not meet the threshold for a public water system (Exhibit D10). The proposed use is anticipated to have an adequate water system for the proposed use.</p> <p>Sewer: The applicant is proposing to utilize an individual septic system on site. Southwest District Health was notified of the request on May 16, 2025. According to Southwest District Health on May 19, 2025, if the contractor shop generates more than 600 gallons of wastewater, a nutrient pathogen study shall be required. See proposed condition of approval No. 11. The applicant is not proposing to supply portable restrooms to the employees who drop off and/or pick up vehicles and/or equipment after hours. The use has an adequate sewer system to accommodate the proposed use.</p> <p>Irrigation: Irrigation is proposed to be provided via surface irrigation via a ditch (Exhibit A2). The property will be pressurized irrigated. Nampa & Meridian Irrigation District was notified of the request on May 16, 2025, and has no comments as facilities will not be impacted. All private laterals and wasteways shall be protected, and the drainage shall be retained on site. See Exhibit D6 for</p>

			<p><i>the full comment letter. It's not anticipated that the irrigation system will be impacted by the proposed use.</i></p> <p>Stormwater drainage facilities: Stormwater is proposed to be retained on site (Exhibit A2). Landscaping will aid in retaining stormwater on-site. Additionally, the natural slopes of the property will act as a drainage system, collecting stormwater in the southwest corner of the subject property (Exhibit A5). The applicant proposes to install a “better drainage system along the west property line to ensure drainage is properly controlled” (Exhibit A5). <i>See proposed condition of approval No. 12 to address drainage.</i></p> <p>Utility Systems: The proposed use is anticipated to have adequate utilities to operate the proposed use. The applicant may contact utility companies if additional utilities are required.</p> <p>Building: The existing residence to be used as a contractor shop was constructed in 1980, and the existing accessory structure proposed to be used as storage was constructed in 1991 (Exhibit B6). According to the Development Services Building Department on May 23, 2025, a change of occupancy shall be submitted for the primary residence and the accessory structure. <i>See proposed condition of approval No. 6.</i> On November 13, 2025, the Building Department provided a comment stating the accessory structure does not meet Canyon County setback requirements. The applicant can reach out to the City of Nampa and utilize Nampa’s setback requirements to meet setback requirements (Exhibit D4.1). <i>See proposed condition of approval No. 5 to address this concern.</i> Per the Nampa Fire District there is no objection to the request as requirements shall be handled during the building permit stage (Exhibit D7).</p> <p>Sign: The applicant is proposing to install a freestanding sign (Exhibit A2). The sign shall be installed in accordance with CCCO §07-10-13. <i>See proposed condition of approval No. 13.</i></p>
☒	☐	☐	<p>07-07-05(6) Does legal access to the subject property for the development exist or will it exist at the time of development?</p>
			<p>Staff Analysis The subject property does have legal access for the proposed use and will exist at the time of commencement.</p> <p>The property has frontage along East Victory Road, a minor arterial roadway (Exhibit B7). There is an existing half-circular driveway on the subject parcel. The west driveway will be used as the entrance, and the east driveway will be used as the exit in accordance with the site plan (Exhibit A3). Agency notice was provided to Nampa Highway District No. 1 on May 16, 2025. Nampa Highway District No. 1 provided comments on May 19, 2025, requiring the two (2) designated approaches meet commercial approach standards and parking along East Victory Road shall be prohibited (Exhibit D3). <i>See proposed condition of approval No. 7.</i></p>
☒	☐	☐	<p>07-07-05(7) Will there be undue interference with existing or future traffic patterns?</p>
			<p>Staff Analysis There will not be undue interference with the existing or future traffic patterns.</p>

			<p>There will be eight to ten (8-10) full time employees and 30 employees that may access the property within 24 hours of the day, resulting in a maximum of 40 employees. See Exhibit A5.1 for the types of vehicles that may be parked on-site. See Table 3 for staging area criteria and details. The applicant is anticipating twenty to thirty (20-30) average daily trips which include employees reporting to work and loading and unloading materials and equipment for operations off site (Exhibit A5). Five (5) public comments were received in opposition due to traffic concerns (Exhibit E).</p> <p>Idaho Transportation Department (ITD) was notified of the application on May 16, 2025, and comments were received on May 28, 2025, stating the use is not anticipated to meet the threshold for a Traffic Impact Study (Exhibit D5). East Victory Road is classified as a minor arterial roadway per Canyon County Comprehensive Plan Functional Classification Map (Exhibit B7).</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	07-07-05(8)	<p>Will essential services be provided to accommodate the use including, but not limited to, school facilities, police and fire protection, emergency medical services, irrigation facilities, and will the services be negatively impacted by such use or require additional public funding in order to meet the needs created by the requested use? (Ord. 16-001, 1-8-2016)</p>
		Staff Analysis	<p>Essential services will be provided to accommodate the use including, but not limited to, school facilities, police and fire protection, emergency medical services, irrigation facilities. The services will not be negatively impacted by such use or require additional public funding in order to meet the needs created by the requested use.</p> <p>School Facilities: Agency notice was provided to Nampa School District on May 16 and November 13, 2025, no comments were received. The proposed use is not anticipated to impact school facilities.</p> <p>Police and Fire protection: Agency notice was provided to Nampa Police Department, Canyon County Sherriff and Nampa Fire District on May 16, 2025, comments were not received from Nampa Police Department nor Canyon County Sherriff. Nampa Fire District provided comments on June 16, and November 25, 2025, stating there are existing fire hydrants that can serve the subject property (Exhibit D7 & D7.1). The proposed use is not anticipated to negatively impact Nampa Police and Fire.</p> <p>Emergency Medical Services: Agency notice was provided to Emergency Management Coordinator and Canyon County Paramedics/ Emergency Medical Technicians on May 16, 2025, no comments were received. The proposed use is not anticipated to impact emergency medical services.</p> <p>Irrigation Facilities: Nampa & Meridian Irrigation District has no comments as no facilities are impacted. All private laterals and wasteways shall be protected and the drainage shall be retained on site. See Exhibit D6 for the full comment letter and proposed condition of approval No. 12.</p>

**Table 2. Article 14 Use Standards Criteria Analysis
- Contractor Shop -**

USE STANDARDS 07-14-03(1): The provisions of this article apply to all properties where a use is listed as an allowed use, a conditional use, or a director's decision in section 07-10-27 of this chapter (land use matrix). (Ord. 16-001, 1-8-2016)					
Compliant			County Ordinance and Staff Review		
Yes	No	N/A	Code Section	Analysis	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	07-14-09(1)	Contractor Shop: (1) The use shall be contained within a building or behind a sight obscuring fence. (Ord.16-0001, 1-8-1026)	
			Staff Analysis	The applicant proposes using the existing residential structure for office spaces and the accessory shop/structure with printing machines to maintain flagging equipment and signage. The proposed use of a contractor shop is contained within an existing residence and an accessory shop. There will be approximately twenty (20) parking spaces behind the shop, enclosed within a privacy fence (Exhibit A3). A sight obscuring fence is defined as “the construction of a solid barrier that blocks the visibility through the fence, and is erected to screen areas from public streets and abutting properties” per CCCO 07-02-03. <i>See proposed condition of approval No. 8.</i>	

**Table 3. Article 14 Use Standards Criteria Analysis
- Staging Area -**

USE STANDARDS 07-14-03(1): The provisions of this article apply to all properties where a use is listed as an allowed use, a conditional use, or a director's decision in section 07-10-27 of this chapter (land use matrix). (Ord. 16-001, 1-8-2016)					
Compliant			County Ordinance and Staff Review		
Yes	No	N/A	Code Section	Analysis	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	07-14-29(1)	All work shall be conducted off site.	
			Staff Analysis	According to the letter of intent, all work is completed off-site (Exhibit A1). Work that does take place on site shall strictly be under the contractor shop criteria such as in a building or behind a sight obscuring fence. The proposed use of the staging area is strictly for parking the business and employee vehicles and storing equipment and materials for the business on-site (Exhibit A3).	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	07-14-29(2)	Business vehicles shall be operable and parked on site, not on a public or private road.	
			Staff Analysis	The proposed use consists of twenty (20) parking spaces for business vehicles without a loading area for the staging area (Exhibit A2). According to the letter of intent and proposed condition of approval No. 4c, all parking shall be off-street parking, located on the premise and all vehicles shall be operable.	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	07-14-29(3)	Persons not employed on the premises may visit the premises for the purpose of picking up equipment and materials to be used elsewhere, including trucks offloading or transferring equipment and/or materials to other vehicles.	
			Staff Analysis	According to the Land Use Worksheet, the proposed use shall have eight to forty (8-40) employees that may access the property to load and unload the equipment, materials, and business vehicles to be used elsewhere (Exhibit A2).	
			07-14-29(4)	Employees may meet on the premises to share rides to and from job sites.	

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Staff Analysis	Employees may meet on-site to share rides to and from the job site. The proposed hours of operation are Monday through Friday, 7 a.m. to 6 p.m. (Exhibit A2). See <i>proposed condition of approval No. 4b</i> .
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	07-14-29(5)	Employees' vehicles shall be parked on site and not on a public or private road. (Ord. 16-001, 1-8-2016)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Staff Analysis	Employee vehicles, business vehicles, materials, and equipment shall be parked on site and out of East Victory Road. On April 11, 2025, the applicant provided a parking plan for twenty (20) vehicles; all the parking is proposed to be on the premises, off-street (Exhibit A3). See <i>proposed condition of approval No. 4d</i> .

**Table 4. Article 11 Nampa
- Area of City Impact -**

CCCO 09-11-01: Nampa Area of City Impact (Plans and Ordinances/Map) Ordinance Applicable Ordinances and Standards: Within the Nampa area of city impact, the following ordinances apply, but the city of Star ordinances are subject to the waiver provisions in subsection (6) of this section.				
Compliant			County Ordinance and Staff Review	
Yes	No	N/A	Code Section	Analysis
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	09-11-25	<p>The following procedures shall be adhered to in processing applications within the Nampa area of city impact:</p> <p>(1) Land Use Applications: All land use applications submitted to Canyon County including, but not limited to, rezones, conditional rezones, conditional use permits, variances and land divisions requiring notification of a public hearing, shall be referred to the city of Nampa in the manner as provided for in subsection <u>09-11-17(3)</u> of this article.</p> <p>§09-11-17(3): Comprehensive Plan Amendment Proposals: All proposals to amend Canyon County's comprehensive plan, which may pertain to the Nampa area of city impact, but which do not originate from the city of Nampa, shall be referred to the city of Nampa's planning and community development director at least thirty (30) calendar days prior to the first county public hearing on the matter and the city of Nampa may make a recommendation before or at said public hearing. After the city receives its initial thirty (30) days' notice, any further notice of proposed changes to the proposal will be provided to the city of Nampa at least seven (7) days prior to the public hearing. If a recommendation is received by the county from the city of Nampa, it shall be given consideration by the county, provided it is factually supported, but such recommendation shall not be binding on the county. If no recommendation is received, Canyon County may proceed without the recommendation of the city of Nampa.</p>
			Staff Analysis	Area of City Impact: The subject parcel is in the City of Nampa's area of impact. Agency notice was sent to the City of Nampa on May 16, 2025, and comments were received on May 16, 2025. The City of Nampa submitted a letter stating that they have no concerns with this request. Nampa stated the parcel is in alignment with their Comprehensive Plan for the "Industrial Land Use Designation" (Exhibit D1).

4. AGENCY COMMENTS:

Agencies including the Canyon County Sheriff's Office, Canyon County Paramedics/EMT, Nampa Police Department, Nampa Fire District, State Fire Marshall, Black Canyon Irrigation District, Nampa-Meridian Irrigation District, Nampa Highway District No. 1, Nampa School District, Idaho Transportation Department, COMPASS, Valley Regional Transit, Idaho Power, Intermountain Gas, CenturyLink, Zply, Canyon County Engineering Department, Canyon County GIS Department, Canyon County Building Department, Canyon County Code Enforcement Department, Southwest District Health, and the City of Nampa were notified of the subject application.

Staff received agency comments from Nampa-Meridian Irrigation District, Nampa Highway District No. 1, Nampa Fire District, Idaho Transportation Department, Canyon County Building Department, Southwest District Health, Department of Environmental Quality, and the City of Nampa. All agency comments received by the aforementioned materials deadline are located in **Exhibit D**.

Pursuant to Canyon County Ordinance 01-17-07B Materials deadline, the submission of late documents or other materials does not allow all parties time to address the materials or allow sufficient time for public review. After the materials deadline, any input may be verbally provided at the public hearing to become part of the record.

5. PUBLIC COMMENTS:

Staff received "five" (5) total written public comments by the materials deadline of December 8, 2025. Generally, of the comments received "zero" (0) were in favor, "zero" (0) were neutral, and "five" (5) were opposed. All public comments received by the aforementioned materials deadline are located in **Exhibit E**.

Pursuant to Canyon County Ordinance 01-17-07B Materials deadline, the submission of late documents or other materials does not allow all parties time to address the materials or allow sufficient time for public review. After the materials deadline, any input may be verbally provided at the public hearing to become part of the record.

6. SUMMARY & RECOMMENDED CONDITIONS:

In consideration of the application and supporting materials, staff concludes that the proposed Conditional Use Permit is **compliant** with Canyon County Ordinance 07-07-05, 07-14-09 and 07-14-29. A full analysis is detailed within the staff report.

Should the Commission wish to approve the subject application, staff recommends the following conditions be attached:

1. The development shall comply with all applicable federal, state, and county laws, ordinances, rules, and regulations that pertain to the subject property and the proposed use.
2. This conditional use permit shall follow land use time limitation as stated in CCCO §07-07-23: "When a conditional use permit is granted, the land use or construction of its facility proposed in the application must have commenced within three (3) years of the date of the final decision by the presiding party or a court of appropriate jurisdiction. The improvements for the approved use must be completed within five (5) years of the same date.

- a. Commencement shall be the date zoning compliance is issued for a change of occupancy permit for the residence and accessory structure.
3. The contractor shop and staging area conditional use permit shall be limited to parcel R30673010. This permit is not transferable to any other property or individual and is not valid for any business or use other than Bighorn Traffic Services or that specifically approved by the Planning and Zoning Commission.
4. The proposed development shall be in conformance with the applicant's Site Plan and Letter of Intent (**Exhibits A1, A1.1 & A3**).
 - a. Contractor Shop Hours of Operation: 7 a.m. to 6 p.m. Monday through Friday.
 - b. Staging Area Hours of Operation: 7 a.m. to 6 p.m. Monday through Friday. The applicant may respond to emergencies outside of the proposed hours of operation (**Exhibit A5**). The applicant shall post a sign on the property to notify surrounding property owners in the event of an emergency operation. The applicant shall make a reasonable effort to utilize prepped emergency vehicle(s) with materials rather than loading and unloading after hours.
 - c. Number of Employees: No more than forty (40) employees shall access the subject property for the proposed use.
 - d. Staging Area: No more than twenty (20) business vehicles shall be parked on site (not on a public road) and shall be in operable condition.
 - e. Landscaping shall be installed on the west boundary of the subject property in accordance with **Exhibit A3**.
5. The applicant shall meet City of Nampa setback requirements, evidenced by a letter from the City of Nampa or the applicant shall meet Canyon County setbacks by moving the shop or applying and getting approval for a variance prior to an approved change of occupancy permit (**Exhibit D4.1**).
6. Per Development Services Building Department the applicant shall obtain a change of occupancy permit for the residence and accessory structure, evidenced by a certificate of occupancy provided to DSD within 120 days of the signed decision (**Exhibit D4**).
7. The applicant shall comply with the applicable highway district's access requirements (**Exhibit D3**). The applicant shall obtain a permit prior to commencement of use.
 - a. Provided at the time of the change of occupancy permit, the applicant shall coordinate with Highway District No. 1 and obtain the necessary approvals for the intended use. Evidence shall be an approved approach permit from the subject highway district.
8. A minimum six (6) foot sight obscuring fence in accordance with CCCO §07-02-03, shall be installed on the east, south and west boundary of the subject parcel as to obscure the business vehicles and storage of materials and equipment within 120-days of the signed decision (**Exhibit A3**).
9. All exterior lighting, if installed, shall be downward facing and directed away from surrounding properties.
10. A dust mitigation plan shall be submitted within 120 days of the signed decision. Dust shall be controlled per applicable federal, state, and county laws, ordinances, rules, and regulations that pertain to operations including but not limited to nuisance regulations (Canyon County Code of Ordinances Chapter 2 Article 1: Public Nuisances) and shall be consistent with Idaho Department of Environmental Quality (DEQ) and Environmental Protection Agency (EPA) requirements.
11. The applicant shall complete a nutrient pathogen study if 600 gallons or more of wastewater is generated on the subject property Per Southwest District Health (**Exhibit D2**).

12. The applicant shall not impede, disrupt, or otherwise disturb the existing irrigation structures on and adjacent to the subject property and easement without written approval from the irrigation district with jurisdiction.
 - a. Per Nampa & Meridian Irrigation District all private laterals and waste ways shall be protected. All municipal surface drainage shall be retained on site. In the case of surface drainage leaving the site, Nampa & Meridian Irrigation District shall review the drainage plan. The applicant shall comply with Idaho code 31-3805 (**Exhibit D6**).
 - b. A drainage system shall be installed to retain stormwater on site within 120 days of the signed decision (**Exhibit A5**).
13. Signage shall meet CCCO §07-10-13 requirements and shall not exceed 32 square feet unless an additional sign permit is applied for and approved by the Director.

7. EXHIBITS:

A. Application Packet & Supporting Materials

1. Letter of Intent
 - 1.1. Revised letter of intent
2. Land Use Worksheet
3. Site Plan
4. Neighborhood Meeting
5. Email Correspondence
 - 5.1. Photos
6. Presentation

B. Supplemental Documents

1. Parcel Tool
2. PI2019-0368
3. LS2002-793
4. CU2002-722
5. AD2023-0135
 - 5.1. AD2023-0135 Withdrawal Letter
6. Assessors' Public Record Data
7. Functional Classification Map
8. Cases Maps/Reports
 - 8.1. Aerial
 - 8.2. Zoning
 - 8.3. Future Land Use Designation
 - 8.4. Case map & Summary
 - 8.5. Nampa Future Land Use
 - 8.6. Nitrate Priority Area
 - 8.7. Subdivision Map and Lot Report
 - 8.8. Slopes
9. CU2004-197

C. Site Visit Photos: November 26, 2025

D. Agency Comments Received by: December 8, 2025

1. City of Nampa; Received: May 16, 2025
2. Southwest District Health; Received: May 19, 2025
3. Nampa Highway District No. 1; Received: May 19, 2025
4. DSD Building Dept.; Received: May 23, 2025

- 4.1. Revised response; Received: November 13, 2025
 5. Idaho Transportation Department; Received: May 28, 2025
 6. Nampa & Meridian Irrigation District; Received: June 12, 2025
 7. Nampa Fire District; Received: June 16, 2025
 - 7.1. Revised response; Received: November 25, 2025
 8. Department of Environmental Quality; Received: November 20, 2025
- E. Public Comments Received by: December 8, 2025**
1. Tina and Gary DeBoer; Received: November 20, 2025
 2. Christine Able; Received: November 24, 2025
 3. HJ Enterprises LLC (Joy Lewis); Received: December 2, 2025
 4. Jennelle and Aaron Romine; Received: December 7, 2025
 5. Renee Kelley; Received: December 8, 2025

EXHIBIT A

Application Packet & Supporting Materials

Planning & Zoning Commission

Case# CU2025-0002

Hearing date: December 18, 2025

Canyon County, ID Web Map



1/28/2025, 4:11:15 PM

- Multiple Parcel Search_Query result
- County Boundary
- Current Impact Area
- City Limits

- Sections
- CC_PrivateRoads
- ITDFunctionalClassification
- Minor Arterial

- Urban_2023
- Green: Green
- Blue: Blue

- Imagery_2022
- Red: Red
- Green: Band_2
- Blue: Band_3

1:4,514

0 0.03 0.06 0.11 mi

0 0.04 0.09 0.17 km

County of Ada, Bureau of Land Management, State of Oregon, State of Oregon DOT, State of Oregon GEO, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

County of Ada, 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, ID



CONDITIONAL USE PERMIT PUBLIC HEARING - APPLICATION

PROPERTY OWNER	OWNER NAME: Cottages Nampa LLC	
	MAILING ADDRESS: 1079 S Ancona Ave Ste 110 Eagle Id 83616	
	PHONE:	EMAIL: <i>Mark@thecottages.biz</i>
<p>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.</p>		
Signature: <i>[Signature]</i>		Date: <i>11-21-24</i>

APPLICANT: IF DIFFERING FROM THE PROPERTY OWNER	APPLICANT NAME: Big Horn Traffic Services LLC	
	COMPANY NAME: Big Horn Traffic Services LLC	
	MAILING ADDRESS: 2015 Delta Dr. Nampa, ID 83687	
	PHONE: 208-954-7285	EMAIL: Connor@aglidaho.com (Representative)

SITE INFO	STREET ADDRESS: 5023 E Victory Rd. Nampa ID 83687	
	PARCEL NUMBER: R30673010	
	PARCEL SIZE: 3.42 acres	
	REQUESTED USE: Contractor Shop	
	FLOOD ZONE (YES/NO) <input checked="" type="radio"/> NO	ZONING DISTRICT: AG

FOR DSD STAFF COMPLETION ONLY:

CASE NUMBER: <i>CU2025-0007</i>	DATE RECEIVED: <i>1-27-25</i>
RECEIVED BY: <i>dr</i>	APPLICATION FEE: <i>\$950</i> <input checked="" type="radio"/> CK <input type="radio"/> MO <input type="radio"/> CC CASH



CONDITIONAL USE PERMIT

PUBLIC HEARING - CHECKLIST

CONDITIONAL USE PERMIT - CCZO Section 07-07-05

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	X	dr
Letter of Intent (see standards on next page)	X	dr
Site Plan (see standards on next page) <i>received update 1-27-25</i>	X	<i>more details req.</i>
Land Use Worksheet	X	<i>vague on details</i>
Neighborhood Meeting sheet/letter completed and signed	X	<i>must redo</i>
Proof of application/communication with (varies per application):	X	<i>not provided for any of these</i>
Southwest District Health		
Irrigation District		
Fire District		
Highway District/ Idaho Transportation Dept.		
Area of City Impact		
Deed or evidence of property interest to the subject property	X	dr
Fee: \$950.00		
\$600.00 (CUP Modification)		

Fees are non-refundable

** Agency Acknowledgement form must be completed.*

An application that requires additional Use Standards per Chapter 7, Article 14 of the Canyon County Code:

- Contractor Shop
- Mineral Extraction (Long Term)
- Wind Farm
- Staging Area
- Manufacturing or processing of hazardous chemicals or gases
- Ministorage Facility

**If applicable, review the Additional Use Standards Below, if not applicable, please disregard them.*

***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.



AGENCY ACKNOWLEDGMENT

Date: _____
 Applicant: Connor Gray
 Parcel Number: R30673010
 Site Address: _____

OFFICIAL USE ONLY BELOW THIS LINE – ACKNOWLEDGMENT ACTION:

Southwest District Health:

Receipt Eddy

Applicant submitted/met for official review.

Date: Nov 14, 2024 Signed: _____

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

Fire District:

District: Nampa

Applicant submitted/met for official review.

Date: _____ Signed: _____

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

Highway District:

District: Nampa

Applicant submitted/met for official review.

Date: _____ Signed: _____

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

Irrigation District:

District: Nampa Meridian

Applicant submitted/met for official review.

Date: _____ Signed: _____

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

Area of City Impact:

City: Nampa

Applicant submitted/met for official review.

Date: _____ Signed: _____

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

email/clip Kristi Watkins

Received by Canyon County Development Services:

Date: _____ Signed: _____

Canyon County Development Services Staff



0005855864



STATE OF IDAHO
Office of the secretary of state, Phil McGrane
ANNUAL REPORT
 Idaho Secretary of State
 PO Box 83720
 Boise, ID 83720-0080
 (208) 334-2301
 Filing Fee: \$0.00

For Office Use Only
-FILED-
 File #: 0005855864
 Date Filed: 8/12/2024 3:33:12 PM

B0937-8595 08/12/2024 3:33 PM Received by Office of the Idaho Secretary of State

Entity Name and Mailing Address:		
Entity Name:	COTTAGES NAMPA LLC	
The file number of this entity on the records of the Idaho Secretary of State is:	0000617473	
Address	1079 S ANCONA AVE STE 110 EAGLE, ID 83616-5539	
Entity Details:		
Entity Status	Active-Existing	
This entity is organized under the laws of:	IDAHO	
If applicable, the old file number of this entity on the records of the Idaho Secretary of State was:	W204878	
The registered agent on record is:		
Registered Agent	MARK MAXFIELD Registered Agent Physical Address 1079 S ANCONA AVE SUITE 110 EAGLE, ID 83616 Mailing Address	
Agent or Address Change		
<input type="checkbox"/> Select if you are appointing a new agent.		
Limited Liability Company Managers and Members		
Name	Title	Business Address
Mark Maxfield	Manager	1079 S ANCONA AVE STE 110 EAGLE, ID 83616
The annual report must be signed by an authorized signer of the entity.		
Job Title: Accounting Manager		
<i>Travis White</i>	<i>08/12/2024</i>	
Sign Here	Date	

Exhibit A1

November 14th, 2024

Jay Gibbons

Planning & Zoning Director

Canyon County Planning

111 N. 11th Ave Caldwell, ID 83605

Re: Conditional Use Permit – Contractor Shop

Dear Mr. Gibbons

I. Introduction

On behalf of Bighorn Traffic Services LLC, AG Land & Development submits this application for a Conditional Use Permit (CUP) for a Contractor Shop.

II. Site Description

The subject property is located at 5023 E Victory Rd, Nampa, ID, 83687 (PARCEL ID: R30673010). The property is zoned Agriculture within Canyon County and lies within the City of Nampa Impact Area, with a city future land use designation as Industrial and County designation of Agricultural. Historically, the property has been utilized as an assisted living facility.

III. Project Overview

The proposed project seeks a CUP to establish a contractor shop within an existing shop building located south of the primary structure on the property. Bighorn Traffic Services specializes in providing flagging and traffic management services for public road construction projects across Canyon County.

The contractor shop will primarily be used to maintain flagging equipment and signage. Operations will include the use of a printing machine to create decals for traffic signs, with no use of paint, toxic fumes, or loud equipment. The primary building on the property will serve as office space to support shop operations, consistent with Canyon County zoning regulations.

Conditional Use Permit Hearing Criteria

Is the proposed use permitted in the zone by conditional use permit?

- Under CCZO §07-02-03, a contractor shop is defined as a building where a contractor conducts business, including offices and parking for equipment and employees. The proposed use aligns with this definition, incorporating office space in the primary building, equipment parking, and employee parking as detailed in the attached site plan.
- CCZO §07-02-03 explicitly permits contractor shops through a conditional use permit in the "A" (Agricultural) zone.

What is the nature of the request?

The applicant is requesting a CUP to repurpose an existing building and outbuilding previously used as an assisted living facility. Operations will occur during normal business hours (8 a.m. to 6 p.m.), with off-hours limited to vehicle departures and arrivals for job sites. Ten full-time employees will be stationed on-site during business hours, with approximately 30 employees visiting the property in a 24-hour period.

Comprehensive Plan Consistency

The proposed use is consistent with the Canyon County Comprehensive Plan, aligning with the following goals and policies:

Chapter 1: Property Rights

- **Policy 1:** The application respects private property rights by adhering to due process requirements.
- **Policy 10:** The project minimizes regulatory burdens by repurposing existing structures for a compatible use.

Chapter 2: Population

- **Goal 2:** The project supports economic growth and diversity by creating jobs and contributing to Canyon County's infrastructure development.

Chapter 3: School Facilities

- **Policy 2:** The project does not impact school facilities but ensures transparency in land use changes with relevant stakeholders.

Chapter 4: Economic Development

- **Goal 4 & Policy 2:** The contractor shop directly contributes to the local economy by supporting infrastructure services.
- **Policy 6:** The project enhances the existing property's aesthetic and minimizes environmental impact.
- **Policy 7:** Situated near the Nampa airport, the project complements efforts to develop industrial uses close to key infrastructure.

Chapter 5: Land Use

- **Goals 1 & 2:** The project builds on existing infrastructure, ensuring orderly growth compatible with the surrounding area. Measures such as paving, landscaping, and privacy barriers further reduce visual and environmental impact.
- **Goal 5:** The project respects the agricultural character of the area while allowing for non-agricultural development.

Chapter 8: Public Services, Facilities, and Utilities

- **Policy 2:** Existing utility connections are adequate, and no additional public infrastructure is required.

Additional Considerations

Will the proposed use be injurious to nearby properties or negatively change the character of the area?

The project has been carefully designed to address neighbors' concerns. Measures such as landscaping, privacy fencing, and paving will minimize dust, noise, and visual impact. The project maintains the area's character by preserving existing buildings and improving the site's aesthetic.

Will adequate infrastructure support the use?

Existing water, sewer, irrigation, and utility systems are sufficient for the proposed use. The applicant will coordinate with regulatory bodies to ensure compliance.

Does the property have legal access?

The property is accessible via Victory Road. The applicant will work with the relevant highway district on any additional access considerations.

Will there be undue interference with traffic patterns?

The contractor shop will not significantly affect traffic. Employee travel is consistent with the site's historical use as an assisted living facility, with no retail or customer traffic generated.

Will essential services be negatively impacted or require additional public funding?

- **School Facilities:** No impact as the use is non-residential.
- **Police, Fire, and EMS:** Minimal demand on emergency services due to the low-risk nature of operations.
- **Irrigation Facilities:** No changes to water usage patterns.
- **Public Funding:** No additional public funding is required, as the project uses existing infrastructure.

X. Conclusion

The proposed contractor shop is a compatible and low-impact use of the subject property that aligns with Canyon County's Comprehensive Plan and zoning regulations. By repurposing existing structures, maintaining compatibility with surrounding land uses, and contributing to the local economy, the project demonstrates a commitment to responsible and sustainable development.

The applicant has taken proactive measures to address potential concerns, including aesthetic improvements, paving, and privacy enhancements, ensuring minimal impact on neighbors and infrastructure. This project supports Canyon County's long-term goals for orderly growth, economic diversity, and industrial development within designated areas.

We respectfully request approval of this Conditional Use Permit to allow Bighorn Traffic Services to establish its contractor shop on the subject property. Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'CG', written over a light blue horizontal line.

Connor Gray

AG Land & Development, LLC

Applicant Representative

September 20th, 2024

Jay Gibbons

Planning & Zoning Director

Canyon County Planning

111 N. 11th Ave Caldwell, ID 83605

Re: Conditional Use Permit – Contractor Shop & Staging Area

Dear Mr. Gibbons

I. Introduction

On behalf of Bighorn Traffic Services, LLC, AG Land & Development respectfully submits this amended Letter of Intent in support of a Conditional Use Permit (CUP) for a contractor shop with an associated staging area at 5023 E. Victory Road, Nampa, Idaho (Parcel R30673010). This amendment is provided in response to staff's recommendation that the application explicitly include a staging area consistent with Canyon County Code of Ordinance (CCZO) §07-14-29.

II. Site Description

The subject property is zoned Agricultural (A), located within the City of Nampa Impact Area, with a County designation of Agricultural and a City future land use designation of Industrial. The property has historically been used as an assisted living facility, with existing structures suitable for adaptive reuse.

III. Project Overview

The applicant seeks approval to:

1. Establish a contractor shop within the existing shop building for the maintenance, storage, and preparation of traffic control equipment.
2. Designate an outdoor staging area where equipment and materials may be securely stored for deployment to off-site work locations.

Bighorn Traffic Services provides flagging and traffic management services for public infrastructure projects across Canyon County. All construction and traffic control work will occur off-site. The property itself will be used for equipment storage, employee coordination, administrative office functions, and routine maintenance of signage equipment.

IV. Staging Area Compliance with CCZO §07-14-29

The proposed staging area has been designed to fully comply with the County's performance standards:

1. **All work shall be conducted off site**
 - All traffic control and flagging operations will continue to occur exclusively at road project locations, not on the subject property.
2. **Business vehicles shall be operable and parked on site, not on a public or private road**
 - A designated parking and circulation area, shown on the attached site plan, ensures all company vehicles and trailers are parked on the property, away from Victory Road.
3. **Persons not employed on the premises may visit the premises to pick up equipment/materials**
 - The staging area is designed to safely accommodate periodic pick-up or offloading of equipment and materials. Such activities will be short in duration and managed to minimize impact on surrounding properties.
4. **Employees may meet on site to share rides to/from job sites**
 - The property includes sufficient employee parking to support carpooling, which will reduce vehicle trips and promote orderly site circulation.
5. **Employees' vehicles shall be parked on site, not on a public or private road**
 - The parking plan provides adequate stalls for employees, ensuring no off-site parking occurs.

Definition: As defined by CCZO §07-02-03, a staging area is “an area where equipment and/or materials are stored for use conducted entirely off site.” The proposed use aligns precisely with this definition.

V. Parking and Circulation Plan

- **Parking:** The site plan provides a dedicated lot for employee and company vehicle parking, with capacity for all anticipated vehicles during business hours.
- **Circulation:** A clear internal circulation route is established for safe ingress/egress, including turn-around space for trucks and trailers.
- **Access:** All site access will occur via the existing driveway connection to Victory Road, with no anticipated modifications.

VI. Comprehensive Plan Consistency

The amended request remains consistent with Canyon County's Comprehensive Plan:

- **Property Rights (Ch. 1):** Private property rights are respected while ensuring compliance with zoning standards.
- **Economic Development (Ch. 4):** The staging area directly supports critical infrastructure services, strengthens the local economy, and creates jobs.

- **Land Use (Ch. 5):** The project reuses existing facilities in a manner compatible with the agricultural setting, while aligning with Nampa’s future Industrial designation.
- **Public Services (Ch. 8):** Adequate utilities and infrastructure exist to support the use without additional public investment.

VII. Compliance with CCZO §07-07-05 Hearing Criteria

1. Is the proposed use permitted in the zone by conditional use permit?

Yes. Under CCZO §07-02-03, a “Contractor Shop” and associated “Staging Area” are expressly permitted within the Agricultural (A) zone through approval of a CUP.

2. What is the nature of the request?

The applicant requests approval to repurpose an existing shop building and outbuilding into a contractor shop with an associated staging area for equipment and material storage. All work performed by Bighorn Traffic Services occurs off-site; the property is used for equipment storage, employee coordination, administrative office functions, and routine maintenance of signage equipment.

3. Is the proposed use consistent with the comprehensive plan?

Yes. The project aligns with multiple chapters and policies of the Canyon County Comprehensive Plan by:

- Supporting economic development through job creation and infrastructure support.
- Maintaining compatibility with surrounding agricultural uses by limiting intensity, screening operations, and avoiding customer traffic.
- Reinforcing the City of Nampa’s future Industrial designation for this area by reusing existing structures for a low-impact industrial-support use.
- Utilizing existing public services and utilities without additional demand for taxpayer funding.

4. Will the proposed use be injurious to other property in the immediate vicinity and/or negatively change the essential character of the area?

No. The project has been designed with screening, landscaping, and privacy fencing to minimize visual and noise impacts. Hours of operation are limited to standard business hours, with occasional off-hours employee dispatch. The staging area is managed to prevent off-site storage or road encroachment. These measures ensure compatibility with surrounding rural and agricultural properties, while enhancing the site’s aesthetic compared to its former institutional use.

5. Will adequate water, sewer, irrigation, drainage and stormwater drainage facilities, and utility systems be provided to accommodate the use?

Yes. The property is already served by adequate water, sewer/septic, irrigation, and electrical utilities. No new or expanded systems are required. Stormwater management will continue to rely on existing on-site drainage patterns, with no additional runoff impacts expected given the low-intensity nature of operations.

6. Does legal access to the subject property for the development exist or will it exist at the time of development?

Yes. Legal access exists via the property's established driveway connection to Victory Road, which has historically served the site. No new access points are necessary.

7. Will there be undue interference with existing or future traffic patterns?

No. The proposed use will not unduly impact traffic. Trips generated are limited to employee arrivals, departures, and equipment dispatch. Compared to the property's historic use as an assisted living facility, traffic volumes will be comparable or reduced, and there is no retail or customer traffic component. Carpooling practices further minimize vehicle trips.

8. Will essential services be provided to accommodate the use, and will such services be negatively impacted or require additional public funding?

Yes. Essential services such as police, fire, EMS, and irrigation facilities are currently adequate and will not be negatively impacted by this low-intensity use. No additional public funding is required to serve the property. The use does not impact schools, and its operational risk profile is minimal compared to other land uses.

VIII. Additional Considerations

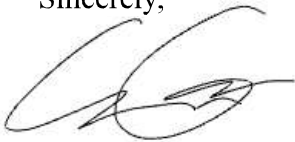
The project has been carefully designed to address neighbors' concerns. Measures such as landscaping, privacy fencing, and paving will minimize dust, noise, and visual impact. Existing utility systems are sufficient, and the applicant will coordinate with regulatory bodies to ensure compliance.

IX. Conclusion

The inclusion of a staging area strengthens the project by ensuring all operations comply with CCZO requirements and by providing an orderly plan for vehicle parking, circulation, and equipment storage. The project remains a low-impact, compatible reuse of the subject property that supports Canyon County's goals for economic development, infrastructure support, and responsible growth.

For these reasons, the applicant respectfully requests approval of this amended CUP to establish a contractor shop and staging area at 5023 E. Victory Road.

Sincerely,



Connor Gray

AG Land & Development, LLC

LAND USE WORKSHEET

PLEASE CHECK ALL THAT APPLY TO YOUR REQUEST:

GENERAL INFORMATION

1. DOMESTIC WATER: [X] 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) [X] Individual Septic [] Centralized Sewer system
[] N/A - Explain why this is not applicable:

3. IRRIGATION WATER PROVIDED VIA:
[X] Surface [] Irrigation Well [] None

4. IF IRRIGATED, PROPOSED IRRIGATION:
[] Pressurized [] Gravity

5. ACCESS:
[X] Frontage [] Easement Easement width Inst. #

6. INTERNAL ROADS:
[] Public [] Private Road User's Maintenance Agreement Inst #

7. FENCING [X] Fencing will be provided (Please show location on site plan)
Type: Privacy Fence on East, West, South border Height: 6 ft.
of Property

8. STORMWATER: [X] Retained on site [] Swales [] Ponds [] Borrow Ditches
[] Other:

9. SOURCES OF SURFACE WATER ON OR NEARBY PROPERTY: (i.e. creeks, ditches, canals, lake)
Ditch

received
1-24-25
dr

RESIDENTIAL USES

1. NUMBER OF LOTS REQUESTED:

- Residential _____ Commercial _____ Industrial _____
 Common _____ Non-Buildable _____

2. FIRE SUPPRESSION:

Water supply source: _____

3. INCLUDED IN YOUR PROPOSED PLAN?

- Sidewalks Curbs Gutters Street Lights None

NON-RESIDENTIAL USES

1. SPECIFIC USE: Contractor shop within already existing shop on property

2. DAYS AND HOURS OF OPERATION:

- Monday 8:00 am to 6:00 pm
 Tuesday 8:00 am to 6:00 pm
 Wednesday 8:00 am to 6:00 pm
 Thursday 8:00 am to 6:00 pm
 Friday 8:00 am to 6:00 pm
 Saturday _____ to _____
 Sunday _____ to _____

3. WILL YOU HAVE EMPLOYEES? Yes If so, how many? 10 Full time No
30 - In/Out

4. WILL YOU HAVE A SIGN? Yes No Lighted Non-Lighted

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

What type of sign: _____ Wall Freestanding _____ Other

5. PARKING AND LOADING:

How many parking spaces? 20

Is there is a loading or unloading area? No



Canyon County Development Services
 111 North 11th Avenue, #310
 Caldwell, Idaho 83605
www.canyoncounty.id.gov
 208-454-7458

AFFIDAVIT OF LEGAL INTEREST

I, Mark Maxfield (name), 5023 E-Victory Rd. (address)
Nampa (city), ID (state), 83657 (zip code)

being first duly sworn upon oath, depose and say:

1. That I am the owner of record of the property described on the attached application and I grant my permission to

Big Horn Tractors Service, 2015 Delta Dr. Nampa ID 83657
 (name) (address)

to submit the accompanying application pertaining to the subject property.

2. I agree to indemnify, defend and hold Canyon County and its employees harmless from any claims to liability resulting from any dispute as to the statements contained herein or as to the ownership of the property, which is the subject of the application.

Dated this 21 day of November, 20 24.

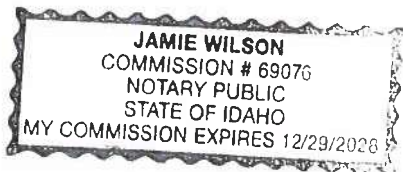
Mark Maxfield
 (signature)

STATE OF IDAHO)

ss

COUNTY OF CANYON)

On this 21st day of November, in the year 20 24, before me Jamie Wilson,
 a notary public, personally appeared Mark Maxfield, personally known
 to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that
 he/she executed the same.



Notary: Jamie Wilson

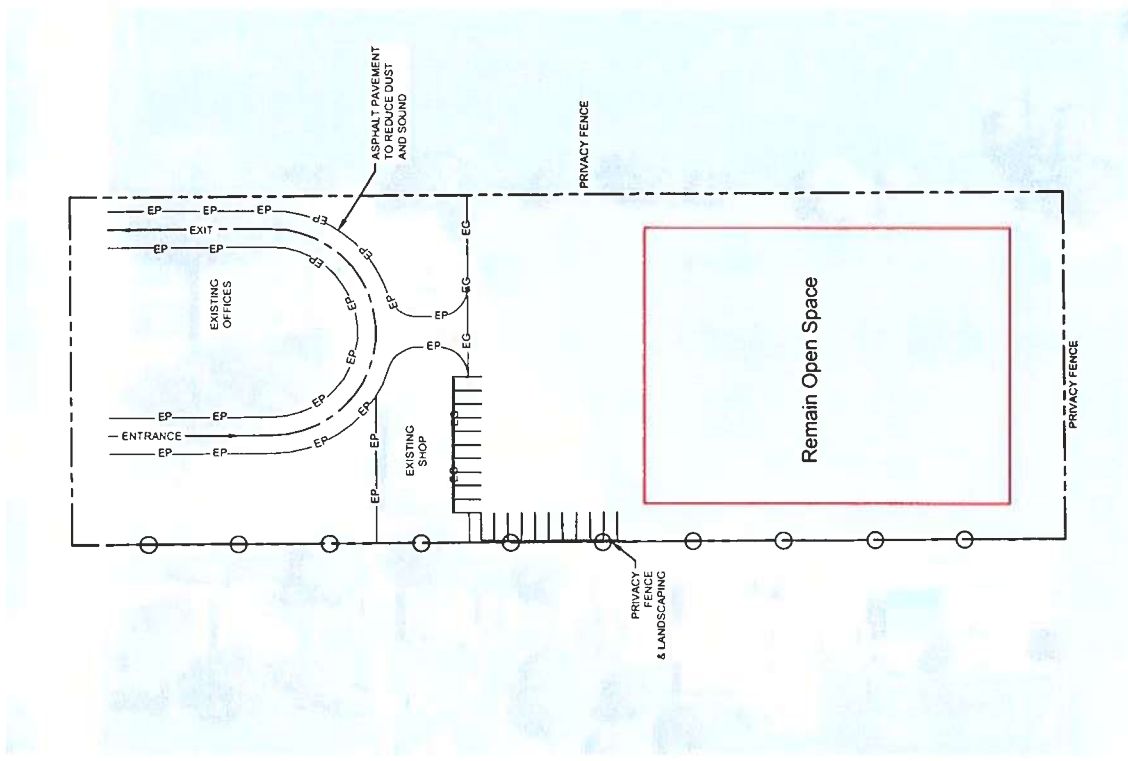
My Commission Expires: 12/29/26

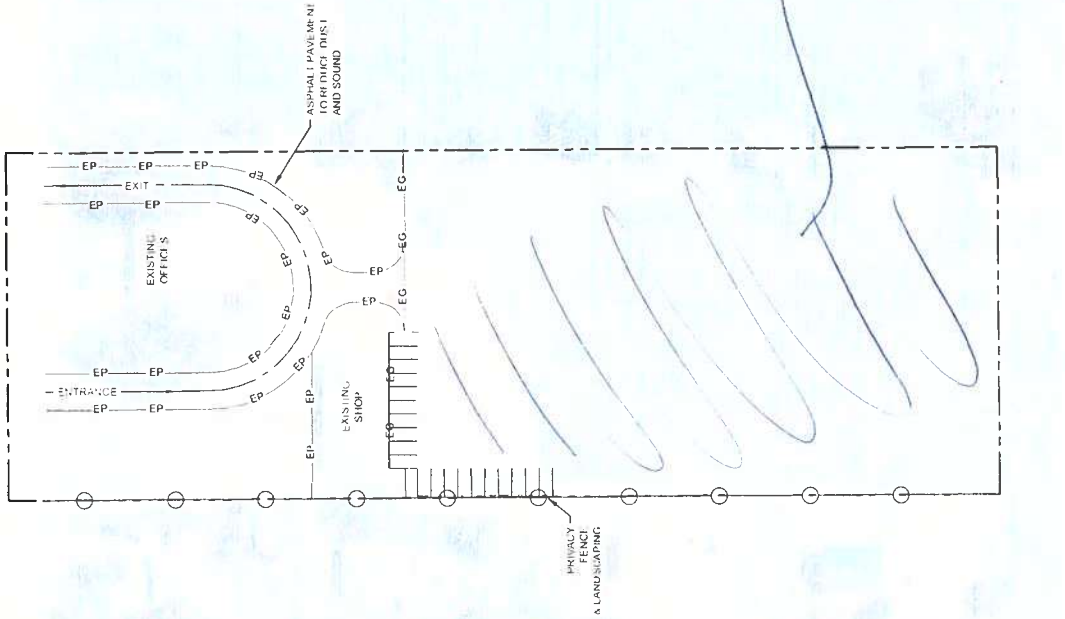


Received
1-24-25
de



Exhibit A3





Access will have to be approved through Nampa Hwy District for change of use

What is the proposed use of the open space?

Is the fencing only proposed for the west boundary?

Received some info clarification 1-24-25 Submission to the de

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

COTTAGES NAMPA LLC
1079 S. Ancona Ave., Suite 110
Eagle, Idaho 83616

2019-006953	
RECORDED	
02/20/2019 02:26 PM	
CHRIS YAMAMOTO	
CANYON COUNTY RECORDER	
Pgs=3 DLSTEPHENS	\$15.00
TYPE: DEED	
TITLEONE BOISE	
ELECTRONICALLY RECORDED	

17295842 SD/ST

(Space Above For Recorder's Use)

SPECIAL WARRANTY DEED

For good and valuable consideration, the receipt of which is hereby acknowledged, **COTTAGE INVESTORS III, LLC**, an Idaho limited liability company ("Grantor"), conveys and specially warrants to **COTTAGES NAMPA LLC**, an Idaho limited liability company ("Grantee"), whose address is 1079 S. Ancona Ave., Suite 110, Eagle, Idaho 83616, and its successors and assigns forever the following described real property in Canyon County, Idaho:

See Exhibit A attached hereto and incorporated by this reference and subject to the attached permitted exceptions.

AND FURTHER SUBJECT TO taxes and assessments for the year 2019 and all subsequent years, together with any and all existing easements, rights-of-way, reservations, restrictions and encumbrances of record, and to all zoning laws and ordinances.

This conveyance shall include any and all estate, right, title, interest, appurtenances, tenements, hereditaments, reversions, remainders, easements, rents, issues, profits, rights-of-way and water rights in anywise appertaining to the property herein described as well in law as in equity.

The Grantor covenants to the Grantee that Grantor is the owner in fee simple of said property; that the property are free from encumbrances created or suffered by the Grantor, excepting those as may be herein set forth, and excepting those of record, and that Grantor will warrant and defend the same from all lawful claims of or through Grantor, but none other.

SPECIAL WARRANTY DEED-1


IN WITNESS WHEREOF, the Grantor has executed this instrument effective January 1, 2019.

GRANTOR:

COTTAGE INVESTORS III, LLC, an Idaho limited liability company

By: THE COTTAGES, LLC, an Idaho limited liability company

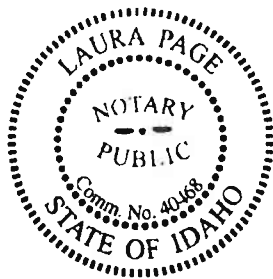
Its: Member


By: **Garold Maxfield, Manager/Member**

STATE OF IDAHO)
) ss:
County of Ada)

On this 19 day of February, 2019, before me, the undersigned, a notary public in and for said State, personally appeared Garold Maxfield, known or acknowledged to me to be the Manager/Member of The Cottages, LLC, an Idaho limited liability company, and acknowledged to me that said limited liability company executed the same for Cottage Investors III, LLC, an Idaho limited liability company, as reflected above.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year first above written.



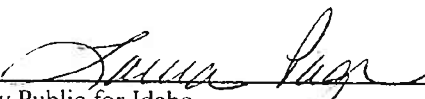

Notary Public for Idaho
My Commission Expires: Residing in Boise, Idaho
Commission Expires 07/30/2021

Exhibit A

The following describes a parcel of real property situate within the Northwest quarter (NW1/4) of Section 30, Township 3 North, Range 1 West, Boise Meridian, Canyon County, Idaho being more particularly described as follows:

Commencing at the North quarter corner of said Section 30; thence, along the Northerly boundary of said Northwest quarter
South 89°34'33" West (formerly South 89°33'54" West), 1204.50 feet to the Point of Beginning; thence, along the Westerly boundary of Lot 4 of Wayne Russell Subdivision
South 00°01'13" East, 660.02 feet to the Southerly boundary of the land described in Grant Deed, Instrument Number 2012024086; thence, along said Southerly boundary and parallel with the Northerly boundary of said Northwest quarter
South 89°34'33" West, 225.11 feet (formerly South 89°33'54" West), to the Southwest corner of said Grant Deed; thence, along the Westerly boundary of said Grant Deed, and perpendicular with the Northerly boundary of said Northwest quarter
North 00°25'27" West, 660.00 feet (formerly North 00°26'06" West), to the Northwest corner of said Grant Deed and said Northerly boundary; thence, along said Northerly boundary
North 89°34'33" East, 229.78 feet (formerly North 89°33'54" East), to the Point of Beginning.

RECEIVED
JAN 21 2025

Exhibit A4



NEIGHBORHOOD MEETING SIGN-UP

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

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

zoninginfo@canyoncounty.id.gov

Phone: 208-454-7458

Fax: 208-454-6633

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: 5023 E. VICTORY	Parcel Number:	
City: NAMPA	State: IDAHO	ZIP Code: 83687
Notices Mailed Date: 1/9/25	Number of Acres:	Current Zoning: CUP
Description of the Request: UPDATE CUP for Contractor Shop		

APPLICANT / REPRESENTATIVE INFORMATION

Contact Name: CONNOR GRAY		
Company Name: AG LAND, LLC		
Current address: 505 S. 1 st		
City: NAMPA CALDWELL	State: Idaho	ZIP Code: 83605
Phone: 208-954-7205	Cell:	Fax:
Email: CONNOR@aglidaho.com		

MEETING INFORMATION

DATE OF MEETING: 1/13/25	MEETING LOCATION: NAMPA Public Library
MEETING START TIME: 6:00pm	MEETING END TIME: 6:22pm

ATTENDEES: 6	NAME (PLEASE PRINT)	SIGNATURE:	ADDRESS:
1.	John McLean	<i>John McLean</i>	5016 E Victory Rd
2.	T.T. Jones	<i>T.T. Jones</i>	5011 E Victory Rd
3.	Annabelle Jones	<i>Annabelle Jones</i>	5011 E Victory Rd
4.	Renee Kelley	<i>Renee Kelley</i>	5416 E Victory Rd
5.	Christine Ables	<i>Christine Ables</i>	21 N P 7 Ln
6.	Shawn Kelley	<i>S.D. Kelly</i>	5416 E Victory Rd
7.			
8.			
9.			

January 3, 2025

Re: NOTICE TO NEIGHBORS REGARDING PROPOSED CONDITIONAL USE PERMIT

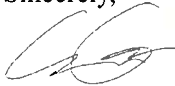
Dear Neighbor,

Bighorn Traffic Services, a local company in the traffic service industry, is planning to update its Conditional Use Permit for the location at 5023 E. Victory Rd, Nampa, ID 83687. The applicant seeks this permit to allow a contractor shop on the property. This meeting is a follow-up to the original neighborhood meeting conducted on July 31, 2024, to provide updates on the concerns previously raised about the proposed contractor shop

Per Canyon County code, the applicant is required to hold a neighborhood meeting to address any issues or questions that surrounding neighbors may have regarding this permit request.

We invite you to participate in the meeting, which will be held on January 13th, 2025 at 6:00 p.m. MT, at the Nampa Public Library, Board Room located at 215 12th Ave S, Nampa, ID 83651. If you have any questions, you can submit them to Connor@aglidaho.com.

Sincerely,



Connor Gray

Applicant Representative

Received
1-24-25 dz

IAN TWITCHELL
4906 E VICTORY RD
NAMPA ID 83687

STEVEN GREATHOUSE
13 N CAMPBELL LN
NAMPA ID 83687

NAMPA CITY OF
411 3RD ST S
NAMPA ID 83651

JOHN MCLEAN
5016 E VICTORY RD
NAMPA ID 83687

LIVINGSTON FAMILY LIVING
TRUST
19 N QUEEN ANNE CT
NAMPA ID 83687

CHAD DICKERSON
13 N QUEEN ANNE CT
NAMPA ID 83687

JERRY DAVIS
5 N QUEEN ANNE CT
NAMPA ID 83687

KASSANDRA BROWN
5 N QUEEN VICTORIA CT
NAMPA ID 83687

JULIANO SFERLE
11 N QUEEN VICTORIA CT
NAMPA ID 83687

DAVID EATON
21 N QUEEN VICTORIA CT
NAMPA ID 83687

PAUL FLATT
12 N QUEEN VICTORIA CT
NAMPA ID 83687

CURTIS WATSON
20 N QUEEN VICTORIA CT
NAMPA ID 83687

ROBERT MUNOZ
22 N HAPPY VALLEY RD
NAMPA ID 83687

BONNIE CLARK
5218 E VICTORY RD
NAMPA ID 83687

AARON ROMINE
5208 E VICTORY RD
NAMPA ID 83687

JULIAN ABERASTURI
16 N QUEEN ANNE CT
NAMPA ID 83687

TIMOTHY STEPANOV
30 N QUEEN ANNE CT
NAMPA ID 83687

SHAUN KELLEY
5416 E VICTORY RD
NAMPA ID 83687

JON WAKELAM
56 S HAPPY VALLEY RD
NAMPA ID 83687

TRUE LIVING TRUST
4721 E VICTORY RD
NAMPA ID 83687

KAREN SNIDER
4729 E VICTORY RD
NAMPA ID 83687

ERIM FAMILY TRUST
4725 E VICTORY RD
NAMPA ID 83687

MICHAEL LEE
4911 E VICTORY RD
NAMPA ID 83687

BOGARD YVONNE REV LIVING
TRUST
4917 E VICTORY RD
NAMPA ID 83687

TARRILL JONES
5011 E VICTORY RD
NAMPA ID 83687

AZTEC WELDING SERVICES LLC
2226 E HARBOUR GROVE DR
NAMPA ID 83686

ROBERT CLURE
4802 E VICTORY RD
NAMPA ID 83687

GABINO FRANCO
5003 E VICTORY RD
NAMPA ID 83687

MERLE RUSSELL
5419 E VICTORY RD
NAMPA ID 83687

MERLE RUSSELL
5419 E VICTORY RD
NAMPA ID 83687

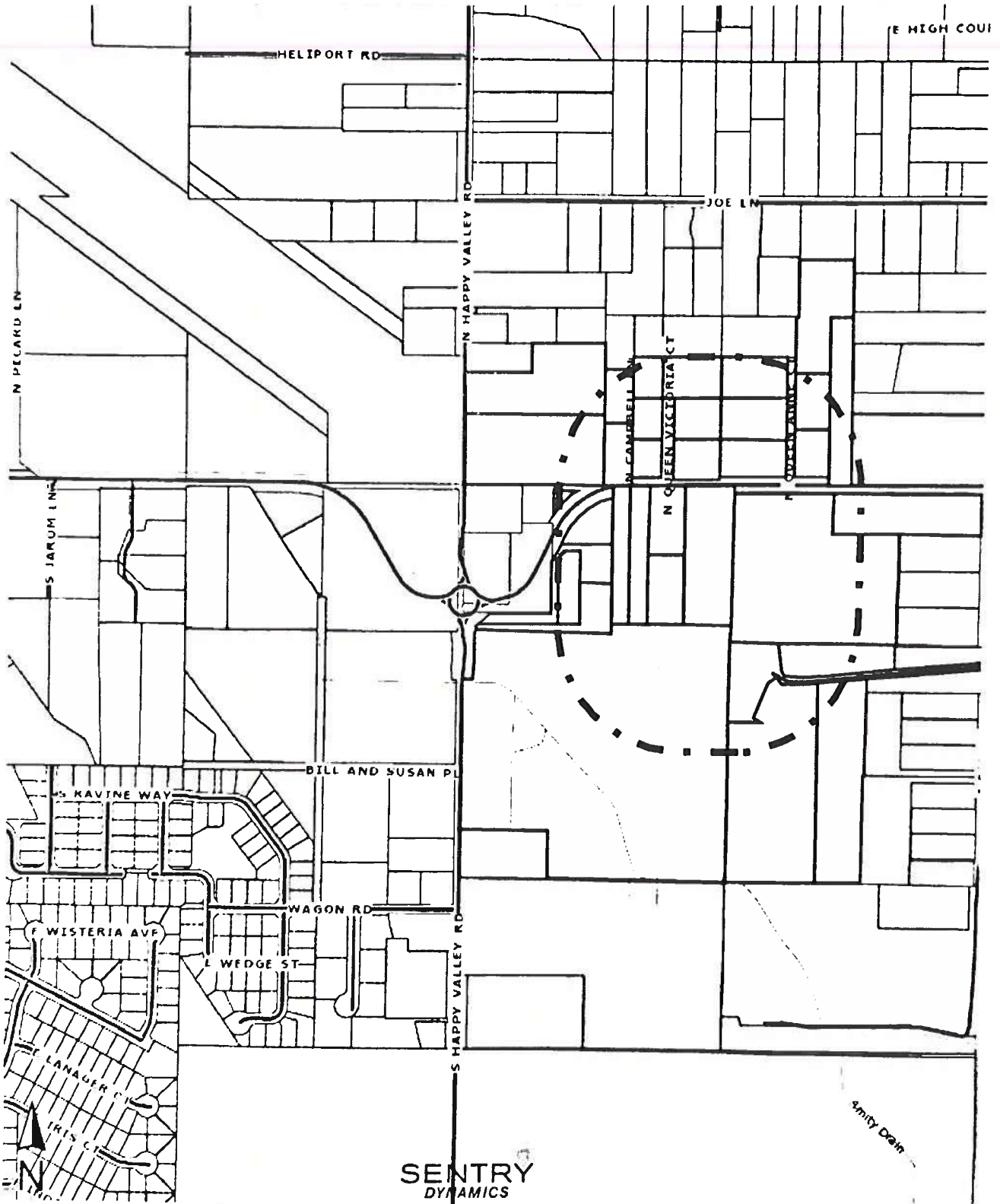
Rec
1-24-25
dt

KRISTIN STONE
35 S PIT LN
NAMPA ID 83687

KEVIN BROYLES
33 S PIT LN
NAMPA ID 83687

JULENE DODD
31 S PIT LN
NAMPA ID 83687

KRAGEN RAY
37 S PIT LN
NAMPA ID 83687



SENTRY
DYNAMICS

PTC PioneerTitleCo.
GOING BEYOND

This map/plat is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

July 15, 2024

Re: NOTICE TO NEIGHBORS REGARDING PROPOSED CONDITIONAL USE PERMIT

Dear Neighbor,

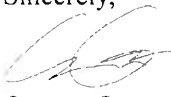
Das-Co of Idaho, a local company in the utility business, is planning to update its Conditional Use Permit for the location at 5023 E. Victory Rd, Nampa, ID 83687. The applicant is seeking this permit to allow a contractor shop at the back of the property. This shop will serve as a repair facility for their fleet vehicles in the Nampa area.

Per Canyon County code, the applicant is required to hold a neighborhood meeting to address any issues or questions that surrounding neighbors may have regarding this permit request.

We invite you to participate in the meeting, which will be held on July 31st, 2024 at 6:00 p.m. MT, at the site location, 5023 E. Victory Rd, Nampa, ID 83687. We will discuss the proposed application and answer any questions you may have. If you are unable to attend, you can submit your questions via email to Connor@aglidaho.com.

We look forward to hearing from you.

Sincerely,

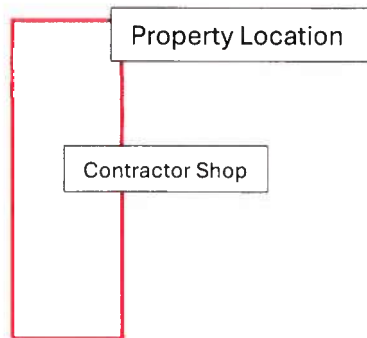

Connor Gray

Applicant Representative

*Vehicle Repair Shop
is not allowed
in AG zone*

*Not the
same as
landside
Worksheet*

*maintain
flagging
equipment
and signage.*



Redo Mtg

Done Jan 2025

5023 E Victory Rd Conditional Use Permit

Neighborhood Meeting Notes

Meeting Date: July 31st, 2024

Start Time: 6:00 pm

End Time: 7:00 pm

Note Overview: The neighborhood meeting was conducted on the subject property near the proposed contractor shop. Neighbors had a variety of concerns including but not limited to: noise levels, traffic concerns, toxic smells (painting), property maintenance; and amount of employees on site. In addition, neighbors felt that the property should not allow commercial or industrial use. All neighbors who were in attendance that evening opposed the project.

R30673010 PARCEL INFORMATION REPORT

1/22/2025 7:43:35 AM

PARCEL NUMBER: R30673010

OWNER NAME: COTTAGES NAMPA LLC

CO-OWNER:

MAILING ADDRESS: 1079 S ANCONA AVE STE 110 EAGLE ID 83616

SITE ADDRESS: 5023 E VICTORY RD

TAX CODE: 1440000

TWP: 3N **RNG:** 1W **SEC:** 30 **QUARTER:** NW

ACRES: 3.42

HOME OWNERS EXEMPTION: No

AG-EXEMPT: No

DRAIN DISTRICT: NOT In Drain Dist

ZONING DESCRIPTION: AG / AGRICULTURAL

HIGHWAY DISTRICT: NAMPA HWY DIST #1

FIRE DISTRICT: NAMPA FIRE

SCHOOL DISTRICT: NAMPA SCHOOL DIST #131

IMPACT AREA: NAMPA

FUTURE LAND USE 2011-2022 : Res

FLU Overlay Zone Desc 2030:

FLU RR Zone Desc 2030:

FUTURE LAND USE 2030: AG

IRRIGATION DISTRICT: BOISE PROJECT BOARD OF CONTROL \ NAMPA & MERIDIAN IRRIGATION DISTRICT

FEMA FLOOD ZONE: X **FLOODWAY:** NOT In **FLOODWAY FIRM PANEL:** 16027C0384F

WETLAND: NOT In WETLAND

NITRATE PRIORITY: ADA CANYON

FUNCTIONAL Classification: Minor Arterial

INSTRUMENT NO. : 2019006953

SCENIC BYWAY: NOT In Scenic Byway

LEGAL DESCRIPTION: 30-3N-1W NW TX 13301 IN NW NW

PLATTED SUBDIVISION:

SMALL CITY ZONING:

SMALL CITY ZONING TYPE:

DISCLAIMER:

1. FEMA FLOOD ZONE REFERS TO THE DESIGNATED FEMA FLOOD AREAS, POSSIBLY ONE (1) OF SEVERAL ZONES - SEE FIRM PANEL NUMBER.
2. THIS FORM DOES NOT CALCULATE DATA FOR PARCELS INSIDE CITY LIMITS SO WATCH YOURSELVES.
3. WETLANDS CLASSIFICATION WILL POPULATE IF "ANY" PORTION OF SAID PARCEL CONTAINS A DELINEATED WETLAND.
4. COLLECTORS AND ARTERIALS ARE BASED ON THE SHERIFFS CENTERLINE WITH AN ADDITIONAL 100 FOOT BUFFER.

CANYON COUNTY ASSUMES NO LIABILITY FOR DIRECT, INDIRECT, SPECIAL, OR CONSEQUENTIAL DAMAGES RESULTING FROM THE USE OR MISUSE OF THIS PARCEL INFORMATION TOOL OR ANY OF THE INFORMATION CONTAINED HEREIN.





CONDITIONAL USE PERMIT PUBLIC HEARING - APPLICATION

PROPERTY OWNER	OWNER NAME: Whcp LLC	
	MAILING ADDRESS: 44 S 1050 W Brigham City UT 84302	
	PHONE:	EMAIL:
<p>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.</p> <p>Signature: <u><i>Mike Whitaker</i></u> Date: <u>3-25-2025</u></p>		

APPLICANT: IF DIFFERING FROM THE PROPERTY OWNER	APPLICANT NAME: Bighorn Traffic Services	
	COMPANY NAME:	
	MAILING ADDRESS: 2015 Delta Dr, Nampa, ID 83687	
	PHONE: 208-954-7285	EMAIL: Connor@aglidaho.com (Representative)

SITE INFO	STREET ADDRESS: 5023 E Victory Rd Nampa ID 83687	
	PARCEL NUMBER: R30673010	
	PARCEL SIZE: 3.42 Acres	
	REQUESTED USE: CUP - Contractor Shop	
	FLOOD ZONE (YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>)	ZONING DISTRICT: Agricultural

FOR DSD STAFF COMPLETION ONLY:

CASE NUMBER	DATE RECEIVED:
RECEIVED BY:	APPLICATION FEE: CK MO CC CASH



Canyon County Development Services
 111 North 11th Avenue, #310
 Caldwell, Idaho 83605
www.canyoncounty.id.gov
 208-454-7458

AFFIDAVIT OF LEGAL INTEREST

I, WHCP, LLC. / Mike Whitaker, 44 S 1050 W
(name) (address)

Brigham City, Utah 84302
(city) (state) (zip code)

being first duly sworn upon oath, depose and say:

- That I am the owner of record of the property described on the attached application and I grant my permission to

AG Land & Development, 505 S 7th Ave. Caldwell, Idaho 83605
(name) (address)

to submit the accompanying application pertaining to the subject property.

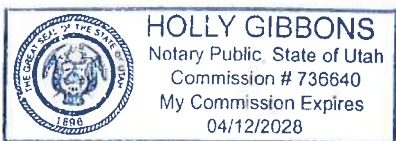
- I agree to indemnify, defend and hold Canyon County and its employees harmless from any claims to liability resulting from any dispute as to the statements contained herein or as to the ownership of the property, which is the subject of the application.

Dated this 25 th day of March, 20 2025.

Mike Whitaker
(signature)

Utah)
 STATE OF ~~IDAHO~~) HG
 BOX Elder)
 COUNTY OF ~~CANYON~~) ss

On this 25 day of March, in the year 2025, before me Holly Gibbons
 a notary public, personally appeared Mike Whitaker, personally known
 to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that
 he/she executed the same.



Notary: H. Gibbons
 My Commission Expires: 04/12/2028

UD 2025-0002

R30673010 PARCEL INFORMATION REPORT

3/13/2025 2:02:09 PM

PARCEL NUMBER: R30673010

OWNER NAME: WHCP LLC

CO-OWNER:

MAILING ADDRESS: 44 S 1050 W BRIGHAM CITY UT 84302

SITE ADDRESS: 5023 E VICTORY RD

TAX CODE: 1440000

TWP: 3N **RNG:** 1W **SEC:** 30 **QUARTER:** NW

ACRES: 3.42

HOME OWNERS EXEMPTION: No

AG-EXEMPT: No

DRAIN DISTRICT: NOT In Drain Dist

ZONING DESCRIPTION: AG / AGRICULTURAL

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FUTURE LAND USE 2011-2022 : Res

FLU Overlay Zone Desc 2030:

FLU RR Zone Desc 2030:

FUTURE LAND USE 2030: AG

IRRIGATION DISTRICT: BOISE PROJECT BOARD OF CONTROL \ NAMPA & MERIDIAN IRRIGATION DISTRICT

FEMA FLOOD ZONE: X **FLOODWAY:** NOT In **FLOODWAY FIRM PANEL:** 16027C0384F

WETLAND: NOT In WETLAND

NITRATE PRIORITY: ADA CANYON

FUNCTIONAL Classification: Minor Arterial

INSTRUMENT NO. : 2025006776

SCENIC BYWAY: NOT In Scenic Byway

LEGAL DESCRIPTION: 30-3N-1W NW TX 13301 IN NW NW

PLATTED SUBDIVISION:

SMALL CITY ZONING:

SMALL CITY ZONING TYPE:

DISCLAIMER:

1. FEMA FLOOD ZONE REFERS TO THE DESIGNATED FEMA FLOOD AREAS, POSSIBLY ONE (1) OF SEVERAL ZONES - SEE FIRM PANEL NUMBER.
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ELECTRONICALLY RECORDED - DO NOT REMOVE THE COUNTY STAMPED FIRST PAGE AS IT IS NOW INCORPORATED AS PART OF THE ORIGINAL DOCUMENT.



AFTER RECORDING MAIL TO:

WHCP, LLC
44 South 1050 West
Brigham City, UT 84302

2025-006776
RECORDED
02/28/2025 12:28 PM
RICK HOGABOAM
CANYON COUNTY RECORDER
Pgs=3 EHOWELL \$15.00
TYPE: DEED
FIRST AMERICAN TITLE INSURANCE
ELECTRONICALLY RECORDED

WARRANTY DEED

File No.: 4106-4157704 (WS)

Date: February 21, 2025

For Value Received, **Cottages Nampa LLC, an Idaho limited liability company**, hereinafter referred to as Grantor, does hereby grant, bargain, sell and convey unto **WHCP, LLC, a Utah limited liability company**, hereinafter referred to as Grantee, whose current address is **44 South 1050 West, Brigham City, UT 84302**, the following described premises, situated in **Canyon County, Idaho**, to wit:

LEGAL DESCRIPTION: Real property in the County of Canyon, State of Idaho, described as follows:

The following describes a parcel of real property situate within the Northwest quarter (NW1/4) of Section 30, Township 3 North, Range 1 West, Boise Meridian, Canyon County, Idaho being more particularly described as follows:

Commencing at the North quarter corner of said Section 30;

thence, along the Northerly boundary of said Northwest quarter South 89°34'33" West (formerly South 89°33'54" West), 1204.50 feet to the Point of Beginning;

thence, along the Westerly boundary of Lot 4 of Wayne Russell Subdivision South 00°01'13" East, 660.02 feet to the Southerly boundary of the land described in Grant Deed, Instrument Number 2012024086;

thence, along said Southerly boundary and parallel with the Northerly boundary of said Northwest quarter South 89°34'33" West, 225.11 feet (formerly South 89°33'54" West), to the Southwest corner of said Grant Deed;

thence, along the Westerly boundary of said Grant Deed, and perpendicular with the Northerly boundary of said Northwest quarter North 00°25'27" West, 660.00 feet (formerly North 00°26'06" West), to the Northwest corner of said Grant Deed and said Northerly boundary;

thence, along said Northerly boundary North 89°34'33" East, 229.78 feet (formerly North 89°33'54" East), to the Point of Beginning.

Arbay Mberwa

From: Connor Gray <connor@aglidaho.com>
Sent: Thursday, August 7, 2025 9:10 AM
To: Arbay Mberwa
Subject: Fwd: [EXTERNAL]:Bighorn CUP Questions
Attachments: IMG_6321.jpg; IMG_6320.jpg; IMG_6316.jpg; IMG_6317.jpg; IMG_6319.jpg

Good morning Arbay,

Please see the answers below straight from the Bighorn team to help provide some clarification. Please let me know any further questions or updates you have.

Thank you!

----- Forwarded message -----

From: **Jeff Dancer** <jeff.dancer@dascoidaho.com>
Date: Fri, Aug 1, 2025 at 11:12 AM
Subject: Re: [EXTERNAL]:Bighorn CUP Questions
To: carl anderson <canders54@yahoo.com>, Connor Gray <connor@aglidaho.com>

Please see answers to your questions below. Let me know if you would like to jump on a call to discuss or if you have any other questions.



DAS-CO OF IDAHO
a whitaker company

AN EMPLOYEE-OWNED
COMPANY

Jeff Dancer

Business Development Consultant

(208) 919-1446 (Cell)

(208) 463-1080 (Office)

Jeff.Dancer@DascoIdaho.com

www.DascoIdaho.com

411 E Karcher Rd, Nampa, ID 83687

BUILD THE BEST
PEOPLE ■ COMMUNITIES ■ FUTURE

From: carl anderson <canders54@yahoo.com>
Sent: Thursday, July 31, 2025 12:35 PM
To: Jeff Dancer <jeff.dancer@dascoidaho.com>; Connor Gray <connor@aglidaho.com>
Subject: [EXTERNAL]:Bighorn CUP Questions

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. [Learn to spot a phishing message](#)

From: Connor Gray <connor@aglidaho.com>
To: Carl Anderson <canders54@yahoo.com>
Sent: Thursday, July 31, 2025 at 11:15:59 AM MDT
Subject: Bighorn CUP Questions

Hi Jeff,

We just received this from the planner at Canyon County. We can schedule a call with you to answer the questions. Thank you.

Best regards,
Carl Anderson
Hey Carl,

I have a few more questions regarding the case:

1. How many employees will be making the signs? How often are signs made? **We currently only utilize 1-2 people to build signs in the print shop. If a large Print Project comes up there might be 3 people working on it but that is extremely rare. Right now, we might have 1 or 2 print jobs a week but we are hoping to build that into being more a full-time position for 1-3 people.**
2. What entails of the main office operations (is it just phone calls/emails?) are the full time employees making the signs in the office while the shop will be used as storage? **The shop area will be used to build, repair and store signs. The Main Office Operation will take place in the Existing Building. We currently have 8 office personnel that will be working out of that building to include Manager, Supervisors, Dispatcher, Trainer, AP/AR, Estimator, Safety, etc.**
 1. Can you please verify the manufacturing is a secondary/accessory use to the contractor shop. **The manufacturing of signs is definitely a secondary use and not a primary focus of the business. The Shop on the building will house the printer and large table for laying the signs out which will take up about the back 1/3rd of the existing shop. The remainder of the building will be utilized to store signs, materials, equipment, etc. The sign shop is in no way a major manufacturing business. It is a small operation that we utilize to build signs for daily activities of Bighorn Traffic Services and our customers.**
 2. **All Truck/Equipment Repairs will be taken over to our Main Shop location on Karcher Rd in Nampa.**
3. Are the approx. 30 employees driving to the various jobsites from the subject property or do they immediately go to the jobsite its self (in the case that equipment is not being picked up)? **This varies depending the location of the work. Some of our personnel do drive company vehicles home and several do report directly to the jobsites around the valley.**
 1. STAGING AREA: An area where equipment and/or materials are stored for use conducted entirely off site. Will equipment/trucks/business vehicles be stored on site? If so I recommend amending the application to include for this use [§07-14-29](#). **There will be some Trucks, Message Boards, Traffic**

Control Devices, etc. that are stored on the property. We intend to use some of the property directly south of the existing shop to store some of the vehicles and equipment.

4. **How many trips per day (on average) will be taken to and from the property? If I were to guess as to the volume of vehicles coming and going from the property on any given workday I would say that number would be around 20-30 vehicles per day. That would include employees personal vehicles when they report to work and then their work trucks leaving and coming back. Some days may see less and some days may see a little more.**
5. **What's the dimension of the proposed sign? We are entirely open to suggestion and are willing to put what ever size of sign they will allow. We are not the type of Business that rely's on walk in and customer traffic so a big Advertising sign is not necessary.**
6. **What's the drainage plan? The natural lay of the land has everything sloping back to the south and back of the property. We would intend to keep things sloping back away from the road and draining back to the SW Corner of the property. We do intend to install a better drainage system along the West property line to help insure all storm water and drainage is controlled properly.**
7. **What are the potential extended hours of operations? Traffic Control is a Safety Support System for our Society. Without it our road systems would be in mass chaos. As long as there are cars on our roads there is always the chance of an emergency situation that needs support from a Traffic Control Agency. Our Typical hours of operation is Monday-Friday - 7am-5pm, However on occasion we may have a situation that our services are requested outside of those normal business hours, this may be once to twice a week and sometime not at all.**
8. **If Big Horn Traffic Services can please provide photos/details of the printing, printing machine, operations, further details in general will be great. Please see attached photos of Printer and Print Table as long as pictures of our current yard location and how it is set up.**

Thank you,

--

Connor Gray

Principal

AG Land & Development



208-954-7285

connor@aglidaho.com





Photos provided by Applicant on August 7, 2025







Exhibit A6

CONDITIONAL USE PERMIT
CONTRACTOR SHOP & STAGING AREA
CU2025-0002

BIGHORN TRAFFIC
SERVICES LLC

PRESENTED BY: AG LAND & DEVELOPMENT

Agenda

Introduction – About Bighorn Traffic Services LLC

Site Overview

Project Description

Canyon County CUP Code Compliance

Canyon County & City of Nampa Comprehensive Plan

Conclusion



**BIGHORN
TRAFFIC
SERVICES**
a whitaker company

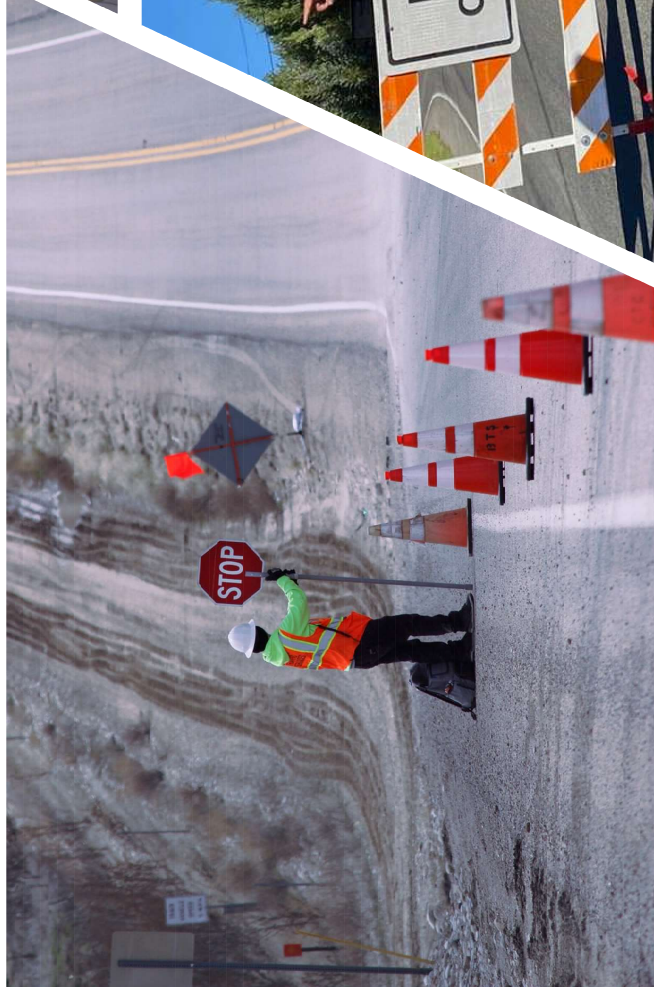
EMPLOYEE-OWNED



**BIGHORN
TRAFFIC
SERVICES**
a whitaker company



Request Emergency Assistance
(208)676-6100



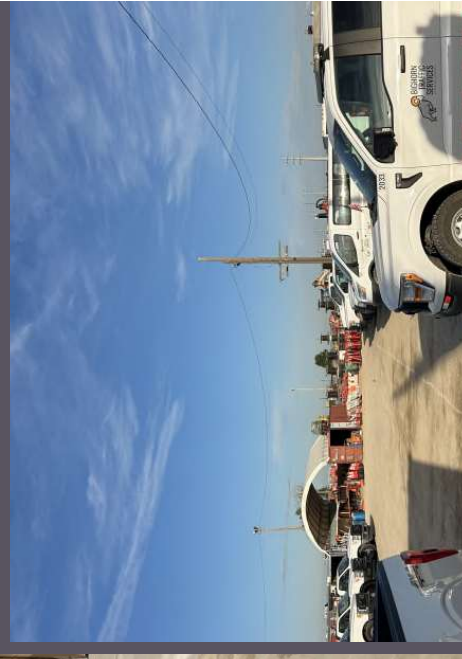
Contractor Shop & Staging Area

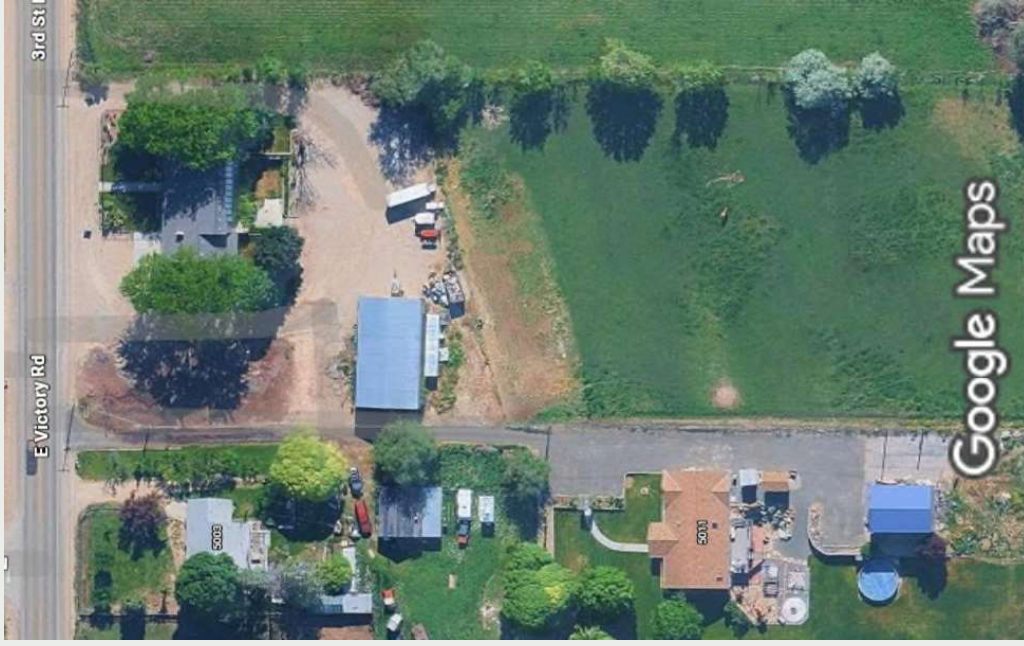
Contractor Shop

- Utilize Existing Shop
- Repair/Print Traffic-related signage i.e., stop/slow signs
- Office space to support the contractor shop by using the former living care facility on-site.

Staging Area

- Employee/ Service truck parking
- No heavy equipment





Conditional Use Permit Criteria

07-07-05: HEARING CRITERIA:

The presiding party shall consider each conditional use permit application by finding adequate evidence to answer the following questions in its FCOs:

- (1) Is the proposed use permitted in the zone by conditional use permit;
- (2) What is the nature of the request;
- (3) Is the proposed use consistent with the comprehensive plan;
- (4) Will the proposed use be injurious to other property in the immediate vicinity and/or negatively change the essential character of the area;
- (5) Will adequate water, sewer, irrigation, drainage and stormwater drainage facilities, and utility systems be provided to accommodate the use;
- (6) Does legal access to the subject property for the development exist or will it exist at the time of development;
- (7) Will there be undue interference with existing or future traffic patterns; and
- (8) Will essential services be provided to accommodate the use including, but not limited to, school facilities, police and fire protection, emergency medical services, irrigation facilities, and will the services be negatively impacted by such use or require additional public funding in order to meet the needs created by the requested use? (Ord. 16-001, 1-8-2016)

Is the proposed use permitted in the zone by conditional use permit

07-10-27: LAND USE REGULATIONS (MATRIX):

This section lists uses within each land use zone: allowed uses (A), permitted uses through a conditional use permit (C), Director administrative decision (D), not applicable because covered by different use/section (n/a), or prohibited (-).

ZONING AND LAND USE MATRIX

Zoning Classification	A	R- R	R- 1	R- 2	C- 1	C- 2	M- 1	M- 2	MU- A
Zoning Classification	A	R- R	R- 1	R- 2	C- 1	C- 2	M- 1	M- 2	MU- A
Contractor shop	C	-	-	-	C	A	A	A	A
Staging area	C	-	-	-	A	A	A	A	A

What is the nature of the request

07-14-09: CONTRACTOR SHOP:

- (1) The use shall be contained within a building or behind a sight obscuring fence. (Ord. 16-001, 1-8-2016)

07-14-29: STAGING AREA:

- (1) All work shall be conducted off site.
- (2) Business vehicles shall be operable and parked on site, not on a public or private road.
- (3) Persons not employed on the premises may visit the premises for the purpose of picking up equipment and materials to be used elsewhere, including trucks offloading or transferring equipment and/or materials to other vehicles.
- (4) Employees may meet on the premises to share rides to and from job sites.
- (5) Employees' vehicles shall be parked on site and not on a public or private road. (Ord. 16-001, 1-8-2016)

Is the proposed use consistent with the Comprehensive Plan



Supports economic development through job creation and infrastructure support.



Maintains compatibility with surrounding agricultural uses by limiting intensity, screening operations, and avoiding customer traffic.

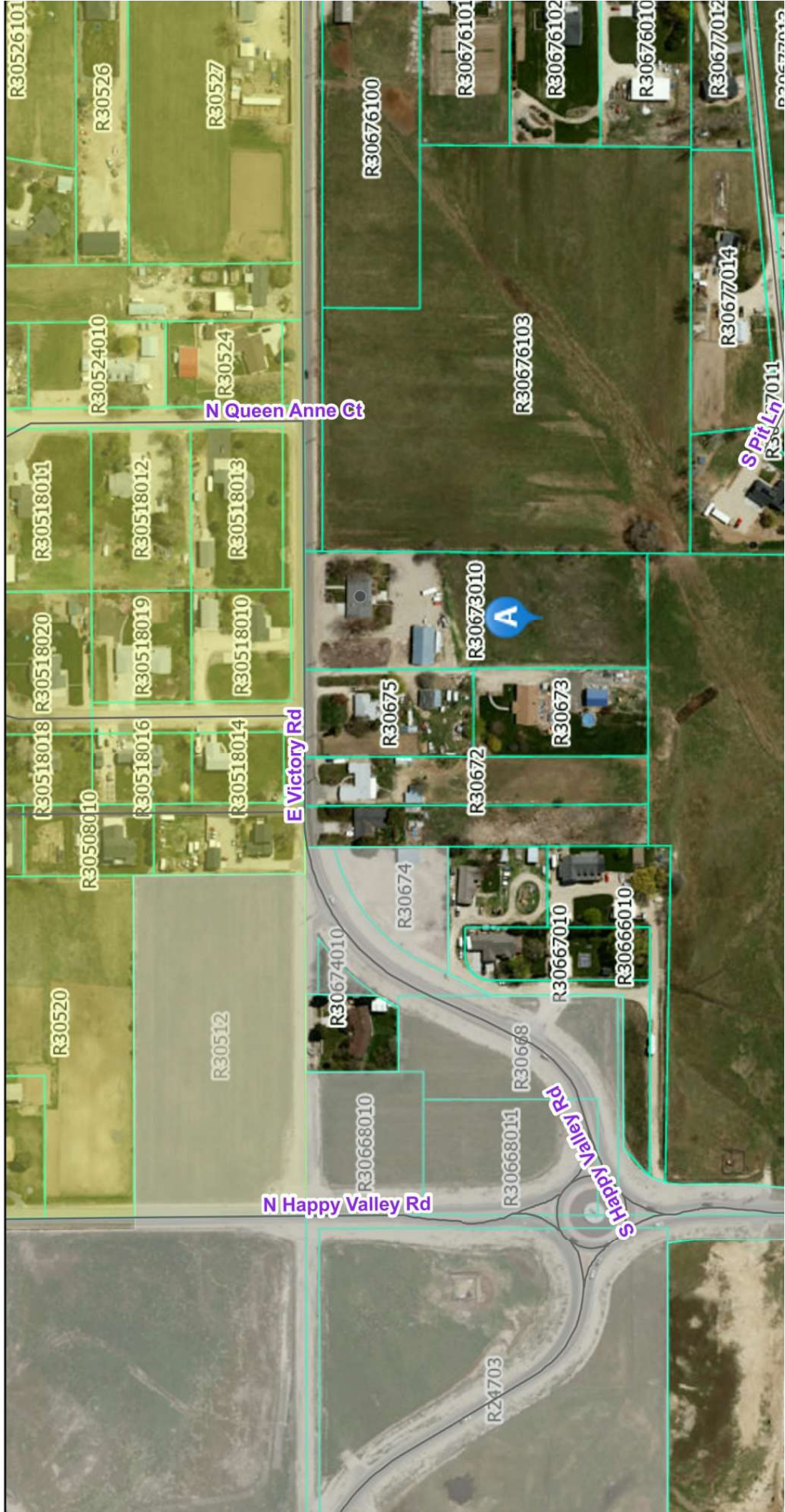


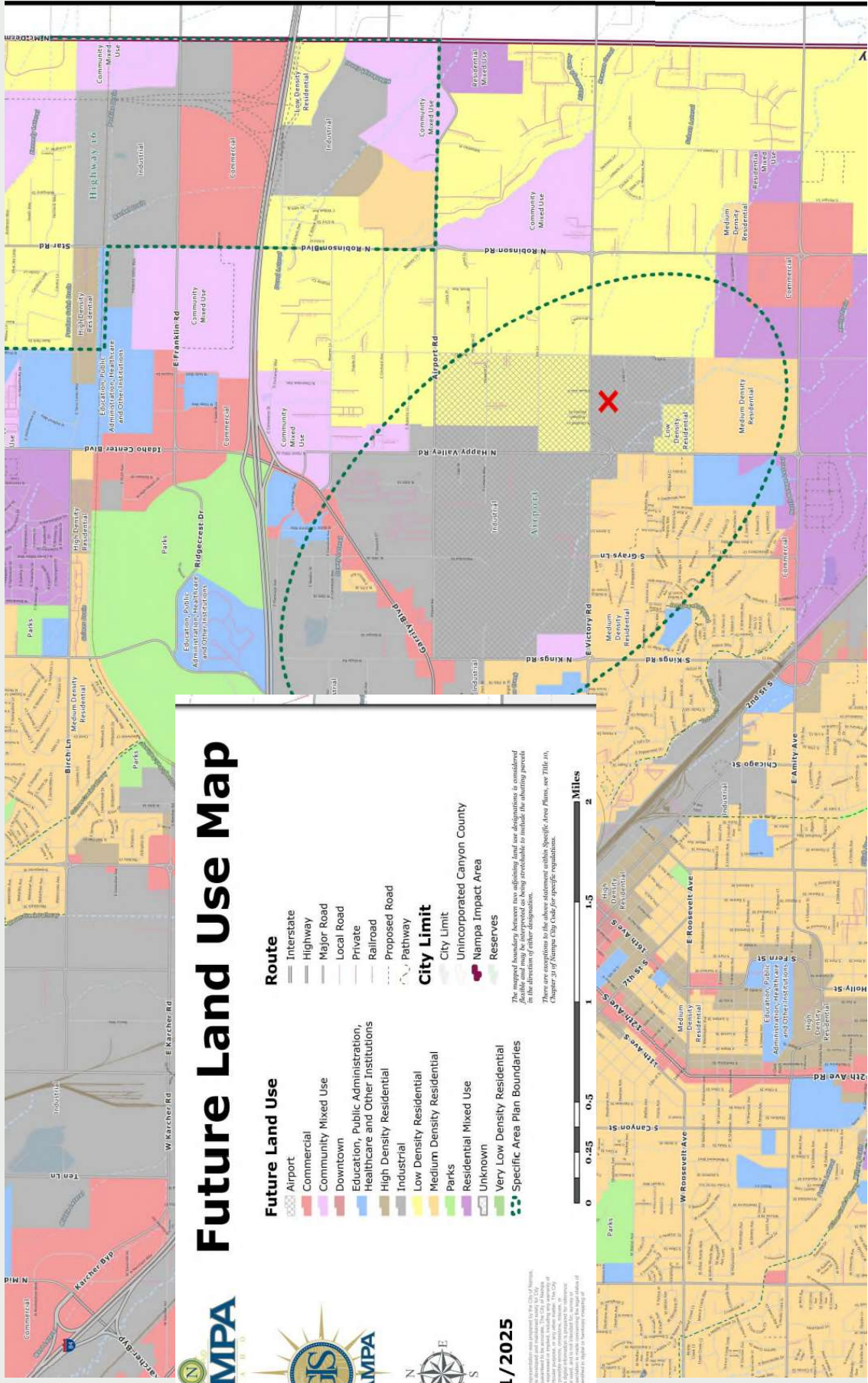
Reinforces the City of Nampa's future Industrial designation for this area by reusing existing structures for a low-impact industrial-support use.



Maintains approved use through Agricultural zoning designation

Canyon County, ID Zoning & Future Land Use Web Map





Future Land Use Map

- Future Land Use**
 - Airport
 - Commercial
 - Community Mixed Use
 - Downtown
 - Education, Public Administration, Healthcare and Other Institutions
 - High Density Residential
 - Industrial
 - Low Density Residential
 - Medium Density Residential
 - Parks
 - Residential Mixed Use
 - Unknown
 - Very Low Density Residential
 - Specific Area Plan Boundaries
- Route**
 - Interstate
 - Highway
 - Major Road
 - Local Road
 - Private
 - Railroad
 - Proposed Road
 - Pathway
- City Limit**
 - City Limit
 - Unincorporated Canyon County
 - Nampa Impact Area
 - Reserves

The marginal boundary between two adjoining land use designations is considered to be the boundary between the two designations. The City of Nampa reserves the right to amend this map at any time without notice. This City of Nampa map is intended to provide information only and does not constitute a contract. There are exceptions to the above statement within Specific Area Plans, see Title IX, Chapter 37 of Nampa City Code for specific regulations.

0 0.25 0.5 1 1.5 2 Miles



12/1/2025

DISCLAIMER: This data is the representation and interpretation of the City of Nampa. The City of Nampa is not responsible for any errors or omissions in this data. The City of Nampa reserves the right to amend this map at any time without notice. This City of Nampa map is intended to provide information only and does not constitute a contract. There are exceptions to the above statement within Specific Area Plans, see Title IX, Chapter 37 of Nampa City Code for specific regulations.

Will the proposed use be injurious to other property in the immediate vicinity and/or negatively change the essential character of the area

Historical non-agricultural use (Previous Conditional Use Permit allowing a living care facility)

Proper Screening and fencing to minimize visual and noise impacts

Paving for dust and noise control

Minimal noise and light pollution activity

Site proximity to Nampa Airport

Aligns with other industrial/ small business uses within the immediate vicinity

Criteria 5, 6 & 8

Will adequate water, sewer, irrigation, drainage and stormwater drainage facilities, and utility systems be provided to accommodate the use;

- Property is already served by adequate water and septic systems. No new or expanded systems are anticipated to be required. Continue to rely on existing, on-site drainage patterns.

Does legal access to the subject property for the development exist or will it exist at the time of development;

- Legal access exists via the property's established driveway connection to Victory Road, which has historically served the site. No new access points are necessary.

Will essential services be provided to accommodate the use, and will such services be negatively impacted or require additional public funding.

- Utilize currently adequate facilities and will not be negatively impacted by this low-intensity use. No additional public funding is required to serve the property.



Google Maps

Will there be undue interference with existing or future traffic patterns

Will not unduly impact traffic patterns

Trips limited to employee arrivals, departures, and equipment dispatch

Traffic volumes are comparable to or reduced from the historic use of living facility.

No retail or customer traffic component

Traffic regulatory coordination

QUESTIONS



EXHIBIT B

Supplemental Documents

Planning & Zoning Commission

Case# CU2025-0002

Hearing date: December 18, 2025

R30673010 PARCEL INFORMATION REPORT

11/17/2025 4:06:17 PM

PARCEL NUMBER: R30673010

OWNER NAME: WHCP LLC

CO-OWNER:

MAILING ADDRESS: 44 S 1050 W BRIGHAM CITY UT 84302

SITE ADDRESS: 5023 E VICTORY RD

TAX CODE: 1440000

TWP: 3N RNG: 1W SEC: 30 QUARTER: NW

ACRES: 3.42

HOME OWNERS EXEMPTION: No

AG-EXEMPT: No

DRAIN DISTRICT: NOT In Drain Dist

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HIGHWAY DISTRICT: NAMPA HWY DIST #1

FIRE DISTRICT: NAMPA FIRE

SCHOOL DISTRICT: NAMPA SCHOOL DIST #131

IMPACT AREA: NAMPA

FUTURE LAND USE 2011-2022 : RES

FLU Overlay Zone Desc 2030:

FLU RR Zone Desc 2030:

FUTURE LAND USE 2030: AGRICULTURE

IRRIGATION DISTRICT: BOISE PROJECT BOARD OF CONTROL / NAMPA & MERIDIAN IRRIGATION DISTRICT

FEMA FLOOD ZONE: X FLOODWAY: NOT In FLOODWAY FIRM PANEL: 16027C0384F

WETLAND: NOT In WETLAND

NITRATE PRIORITY: ADA CANYON

FUNCTIONAL Classification: MINOR ARTERIAL

INSTRUMENT NO. : 2025006776

SCENIC BYWAY: NOT In Scenic Byway

LEGAL DESCRIPTION: 30-3N-1W NW TX 13301 IN NW NW

PLATTED SUBDIVISION:

SMALL CITY ZONING:

SMALL CITY ZONING TYPE:



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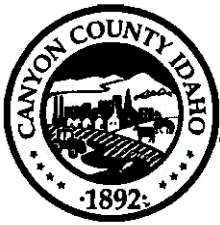


Exhibit B2

Parcel Inquiry

PI2019-0368

Development Services Department

Case Number:	PI2019-0338
Parcel # (s):	R30673-010
Requestor(s):	KM Engineering, LLP. – Donna Wilson

Information Requested:

- 1). Zoning Information, setbacks
- 2). Is sewer & water available in Victory Rd. to this property?
- 3). Is a land division available to the property?

Analysis:

Question 1: Zoning Information & Setbacks:

Parcel no. R30673-010 is zoned "A" (Agricultural). Building setbacks in the "A" zone are as follows:

30ft. front, 10 ft. side, and 20 ft. rear.

Question 2: Is sewer & water available in Victory Rd. to the property?

For city sewer & water availability, please contact the City of Nampa for proximity of city services to the property. You can reach their Planning & Zoning Department at 208-468-4413.

Question 3: Is there a land division available to the parcel?

The property does not appear to be an original parcel as defined in CCZO "A parcel of platted or unplatted land as it existed on September 6, 1979 (the effective date of the Zoning Ordinance 79-008)..." the parcel was part of an administrative land division & property boundary adjustment in 1996, Case no. LS2002-793. There are no further administrative divisions available to the parcel.

The Canyon County Future Land Use Map designates the property as "Residential." Any further divisions would require that the property be rezoned to a residential designation. The application fee for a rezone is \$850.00. The property is within Nampa's Area of City Impact and platting may also be required.

Contact me if you have any questions.

Sincerely,

Jennifer Almeida, Planner III, PCED

(208) 455-5957

jalmeida@canyonco.org

9610393

Exhibit B3

FORM 10.PZF_8/25/95

COPY

10

CANYON COUNTY PLANNING AND ZONING ADMINISTRATION
BEFORE THE PLANNING AND ZONING ADMINISTRATION

IN THE MATTER OF A PETITION FOR)	ADMINISTRATIVE LOT SPLIT
AN ADMINISTRATIVE LOT SPLIT BY:)	DECISION
GENE SMITH THOMPSON)	962114 D 30-3N-1W
_____)	P & Z CASE NUMBER
_____)	6R30673-000-0
_____)	ASSESSOR'S ACCT. NO.

APPROVAL OF ADMINISTRATIVE LOT SPLITS
PURSUANT TO CANYON COUNTY ZONING ORDINANCE NO.93-002

- SECTION 12.3(H)(1) SECTION 12.3(H)(2) SECTION 12.3(H)(3)
- SECTION 17.2 LOT LINE ADJUSTMENT CONDITIONAL USE PERMIT

This application is to divide approximately 2.58 +/- acres into 2 parcels as follows:

Parcel 1 - 1.27 +/- acres

Easement Record

Parcel 3 - 1.31 +/- acres

- This application is approved pending certification by the Administrator that the record of survey correctly evidences the split as applied for. Authorizing Signature: _____
- This application has been reviewed and found to be in compliance with all requirements of the above applicable Section, Canyon County Zoning Ordinance No. 93-002, therefore the application is APPROVED.
- This application has been reviewed and found not to be in compliance with all requirements of the above applicable Section, Canyon County Zoning Ordinance No. 93-002, therefore the application is DENIED.

Jerry L. Jones by Maria R. Schins 4-3-96
JERRY L. JONES, ADMINISTRATOR Date

A NOTARY OF THE STATE OF IDAHO ON THIS DATE 4-3-96

Notary: [Signature]
 Address: [Signature]
 Commission Expires: 6-4-97

All copies of recorded documents have been received by the Planning and Zoning office. By: [Signature]

TYPE Request Maria R. Schins
 REQUEST Maria R. Schins
 CANYON CO. RECORDER
[Signature]
 96 APR 3 AM 10 17

RECORDED

9610393



BEFORE THE CANYON COUNTY
HEARING EXAMINER

FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER

IN THE MATTER OF AN APPLICATION BY:)
ROSE HAVEN)
FOR CONDITIONAL USE PERMIT)

CASE# 022428L30-3N-1W

I. APPLICATION PROCESS (CCCO 07-06-03)

1.1 LEGAL

A request by Pat Aitchison, representing Rose Haven, for a Conditional Use Permit for an expansion of an assisted living facility from eight persons to nine persons in an "A" (Agricultural) Zone. The subject property is located at 5023 East Powerline, and is further described as being in a portion of the Northwest Quarter of the Northwest Quarter of Section 30, Township 3 North, Range 1 West, Boise Meridian, Canyon County, Idaho.

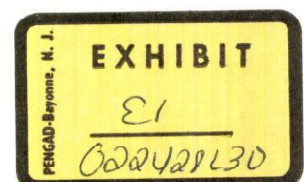
1.2 PROCEDURAL HISTORY

On April 15, 2002 the Development Services Department accepted the application and created file no. 022428L30-3N-1W. On May 3, 2002, staff notified other agencies of this application and solicited their comments. On May 3, 2002, persons owning property within the set notification distance of the site were notified of the hearing by mail. On May 6, 2002 notice of the hearing was published in the Idaho Press Tribune. On May 7, 2002 notice of the public hearing was posted on the site.

II. PROPERTY REVIEW

2.1 PROPERTY HISTORY

Rose Haven Residential Assisted Living has been in operation since June of 1995 as an eight bed facility. The facility is licensed by the State of Idaho, Department of Health and Welfare, Bureau of Facility Standards for nine residents. In order to house the ninth resident this facility does require a conditional use permit.



III. PUBLIC HEARING

The Hearing Examiner, M. Jerome Mapp, opened the public testimony.

- 3.1 The Planner for the Development Services Department, Jamey Ayling, reviewed the Staff Report for the record and entered supplemental exhibit C.3 into the record.
- 3.2 **WITNESSES SIGNED UP IN FAVOR: Pat Aitchison.**
- 3.3 **WITNESSES TESTIFYING IN FAVOR: Pat Aitchison.**
- 3.4 **NEUTRAL TESTIMONY: Jim Keese and Frances Mc Kay.**
- 3.5 **NO WITNESSES IN OPPOSITION.**

The Hearing Examiner, M. Jerome Mapp closed public testimony.

IV. FINDINGS OF FACT (CCCO 07-06-05 (3))

- 4.1 **Whether this Chapter permits the use by conditional use permit?**

Mr. Mapp cited the following from the staff report:

Yes, 07-12-07(3)(V), 07-12-07(3)(AA)

- 4.2 **Reasons for the application.**

Mr. Mapp cited the following from the staff report:

The applicant wishes to add one additional bed to the Rose Haven Elderly Care Facility.

- 4.3 **Whether the proposed use is harmonious with and in accordance with the Comprehensive Plan.**

Mr. Mapp cited the following from the staff report:

- A. Page 75: Guidelines to be used in administering the plan
- B. This request is harmonious and in accordance with the following Comprehensive Plan provisions:

Property Rights

In the 1994 Legislative Session, Idaho Code 67-8001, 8002, and 8003 were adopted to establish a process to better provide that land use policies, restrictions, conditions, and fees do not violate private property rights, adversely

impact property values or create unnecessary technical limitations on the use of private property. It is the policy of the County to comply with the requirements of the Idaho Code provisions.

Population Policy: 1

To provide the planning base for an anticipated population of at least 105,000 by the year 2000, and 120,000 by the year 2010. This policy estimates and anticipates an annual increase of approximately 1.2 percent between 1990 and 2000, and could reach 1.5 percent between 2000 and 2010. This policy also recognizes that planning policies combined with past trends can anticipate the location of the expected population reasonably close and that the intent of the plan is to forecast and plan for the needs of population growth areas in terms of future facilities and services.

Economic Development Policy: 1

To encourage development of additional employment opportunities and economic diversity in Canyon County. This policy establishes an estimated employment forecast of approximately 52,000 jobs by the year 2,000, and a forecast to about 63,000 jobs by the year 2010. This increase corresponds to an increase of 2.4 percent per year in the 1990 to 2000 decade to approximately 2.1 percent per year in the 2000 to 2010 decade.

Overall Land Use Policy: 1

To encourage orderly growth throughout Canyon County while avoiding scattered development of land that may result in either or both of the following:

(A) An adverse impact upon water quality, water supply, irrigation ditches, canals and systems, sewage disposal, public safety and emergency services, educational facilities and surroundings, transportation and transportation facilities, and other desired and essential services; and

(B) The unnecessary imposition of an excessive expenditure of public funds for delivery of desired and essential services.

Overall Land Use Policy: 2

To protect agricultural, residential, commercial, industrial and public areas from the unreasonable intrusion of incompatible land uses.

Overall Land Use Policy: 4

To promote the safe efficient movement of people and goods and the provision of adequate off-street parking and loading facilities to support land uses.

Overall Land Use Policy: 5

To encourage liveability, creativity and excellence in the design of all future residential developments as well as to preserve the natural beauty and ecology of Canyon County.

Overall Land Use Policy: 7

To encourage development in those areas of the county which provide the most favorable conditions for future community services.

Areas of City Impact Policy: 1

To recognize and cooperate with the municipalities of the county designating and developing "Areas of City Impact" in harmony with each city's trade area, geographic factors and areas that can reasonably expect to be annexed in the future. This policy recognizes that in many instances cities will enlarge and that annexations will also occur as a result. These logical city expansion areas should be anticipated and developed in close harmony with the affected city's comprehensive plan and related growth and development intents. This policy also assists in establishing the intent to have a greater variety of land use activities and densities in these unincorporated areas that are to be in a more urban condition in the future.

4.4 Whether the proposed use will be injurious to other property in the immediate vicinity and / or will change the essential character of the area?

Mr. Mapp cited the following from the staff report:

The proposed use will not be injurious to other property in the immediate vicinity and will not change the essential character of the area.

4.5 Whether adequate sewer, water and drainage facilities, and utility systems are to be provided to accommodate said use?

Mr. Mapp cited the following from the staff report:

- A. Sewer- No changes are proposed.
- B. Water- No changes are proposed.
- C. Drainage-No changes are proposed.

4.6 Whether measures will be taken to provide adequate access to and from subject property so that there will be no undue interference with existing or future traffic patterns?

Mr. Mapp cited the following from the staff report:

Highway District- Nampa Highway District No. 1 has been notified of this request. As of the date of this staff report the Development Services Department has not received any documentation regarding this request.

4.7 Whether essential public services such as, but not limited to, school facilities, police and fire protection, emergency medical services and irrigation facilities, will be negatively impacted by such use or will require additional public funding in order to meet the needs created by the requested change.

Mr. Mapp cited the following from the staff report:

- A. School- The Nampa School District was notified of this request. As of the date of this staff report the Development Services Department has not received any documentation regarding this request.
- B. Police (Sheriff)- The Canyon County Sheriff's Department was notified of this request. In a letter received by the Development Services Department they do not indicate any objections.
- C. Fire Protection – The Nampa Rural Fire District was notified of this request. As of the date of this staff report the Development Services Department has not received any documentation regarding this request.
- D. Emergency Medical Services – The Canyon County Paramedics/Ambulance District was notified of this request. As of the date of this staff report the Development Services Department has not received any documentation regarding this request.
- E. Irrigation Facilities – The Nampa- Meridian Irrigation District was notified of this request. As of the date of this staff report the Development Services Department has not received any documentation regarding this request.
- F. Idaho Power was notified regarding this proposal. As of the date of this staff report the Development Services Department has not received any documentation regarding this request.
- G. Qwest Communications was notified in regards to this proposal. As of the date of this staff report the Development Services Department has not received any documentation regarding this request.

4.8 Whether the proposed use is essential or desirable to the public convenience or welfare?

Mr. Mapp cited the following from the staff report:

The proposed use is essential to the public convenience and welfare, and is desirable to the applicant.

V. CONCLUSIONS OF LAW


The Canyon County Hearing Examiner is authorized to hear this case and to make a decision. Standards noted under Section III of the Staff Report were followed, which allowed for the procedures and processes of this hearing to be conducted.

VI. ORDER OF DECISION

Based on the Findings of Fact, Conclusions of Law and the reasons stated, the Canyon County Hearing Examiner orders Case# 022428L30-3N-1W a request by Pat Aitchison, representing Rose Haven, for a **Conditional Use Permit** for an expansion of an assisted living facility from eight persons to nine persons in an "A" (Agricultural) Zone **is approved with the following conditions:**

1. The development shall comply with all applicable federal, state, and county, laws, ordinances, rules and regulations that pertain to the property.
2. Applicant shall maintain necessary permits to operate an assisted living facility on this property.

WRITTEN FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER WAS APPROVED BY THE CANYON COUNTY HEARING EXAMINER AT A SCHEDULED MEETING HELD JUNE 13, 2002.




M. Jerome Mapp
Canyon County Hearing Examiner

6/13/02

Dated

ATTEST:



Jennifer Maldonado
Recording Secretary

MASTER APPLICATION

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11th Avenue, #140, Caldwell, ID 83605

www.canyonco.org/dsd.aspx Phone: 208-454-7458 Fax: 208-454-6633



PROPERTY OWNER	OWNER NAME: The Cottages Nampa
	MAILING ADDRESS: 1079 Anaconda Ave Eagle, Idaho 83616
	PHONE: 208.867.8776 EMAIL: bob@hosac.com

I consent to this application and allow DSD staff / Commissioners to enter the property for site inspections. If owner(s) are a business entity, please include business documents, including those that indicate the person(s) who are eligible to sign.

Signature: Jeff Likes Date: 12.20.2023

(AGENT) ARCHITECT ENGINEER BUILDER	CONTACT NAME: Jeff Likes
	COMPANY NAME: ALC Architecture
	MAILING ADDRESS: 1119 E State St #120 Eagle, Idaho 83616
	PHONE: 208.514.2713 EMAIL: jeff@alcarchitecture.com

SITE INFO	STREET ADDRESS: 5023 E Victory Nampa Idaho
	PARCEL #: R30673010 <u>R30673010</u> LOT SIZE/AREA: 3.42 acres
	LOT: BLOCK: SUBDIVISION:
	QUARTER: SECTION: TOWNSHIP: RANGE:
	ZONING DISTRICT: FLOODZONE (YES/NO): No

HEARING LEVEL APPS	<input type="checkbox"/> CONDITIONAL USE <input type="checkbox"/> COMP PLAN AMENDMENT <input type="checkbox"/> CONDITIONAL REZONE
	<input type="checkbox"/> ZONING AMENDMENT (REZONE) <input type="checkbox"/> DEV. AGREEMENT MODIFICATION <input type="checkbox"/> VARIANCE > 33%
	<input type="checkbox"/> MINOR REPLAT <input type="checkbox"/> VACATION <input type="checkbox"/> APPEAL
	<input type="checkbox"/> SHORT PLAT SUBDIVISION <input type="checkbox"/> PRELIMINARY PLAT SUBDIVISION <input type="checkbox"/> FINAL PLAT SUBDIVISION

DIRECTORS DECISION APPS	<input type="checkbox"/> ADMINISTRATIVE LAND DIVISION <input type="checkbox"/> EASEMENT REDUCTION <input type="checkbox"/> SIGN PERMIT
	<input type="checkbox"/> PROPERTY BOUNDARY ADJUSTMENT <input type="checkbox"/> HOME BUSINESS <input type="checkbox"/> VARIANCE 33% >
	<input type="checkbox"/> PRIVATE ROAD NAME <input type="checkbox"/> TEMPORARY USE <input type="checkbox"/> DAY CARE
	<input checked="" type="checkbox"/> OTHER <u>Design Review</u>

CASE NUMBER: <u>AD2023-0135</u>	DATE RECEIVED: <u>12/28/23</u>
RECEIVED BY: <u>Dee Reed</u>	APPLICATION FEE: <u>\$600</u> CK MO <input checked="" type="radio"/> CASH



December 20, 2023

Canyon County Planning and Zoning

C/O: Design Review

Re: The Cottages

To Whom It May Concern:

Pursuant to our design review application pertinent to the site located at the 5023 Victory Road Nampa, Idaho, we respectfully request approval to construct two 11,600 square foot assisted living facilities on the same lot.

The proposed project is compliant with design standards set forth by Canyon County.

The site is currently being used as an assisted living facility with septic and a well. The site will continue to be used as an assisted living facility with septic on the south and drainage will also be on the south. We are planning on extending the water down Victory and connect to it.

Pertaining to the architectural character of the project, we are using a combination of hardi board horizontal siding, hardi board cedar shake siding, and a wainscot of premanufactured stone with roof overhangs to provide interest and intrigue to the building. With close adherence to façade material change both vertically and horizontally, we believe the building breaks up the rhythm well with distinct architectural elements throughout.

Pedestrian scale is achieved through ground level windows and doors, and landscaping around the structures along with patio spaces, and a walking path.

The Form of the building is broken up with varying roof heights, dormers, and shed dormers around the structures. At the corners of the buildings, a taller column of stone is used to bring mass to the building.



There are 34 designated parking spots on-site. They are located on the north and east side of the lot in a double loaded drive aisle as soon as one enters in from the street. The vehicle entrance wraps around the front building in a loop which comes back around the other side of the parking lot creating a continuous path for ease of access and navigation. Pedestrian walkways are present, leading to the front entrances.

The facility itself does not use very many parking spaces, as the tenants do not drive. There is a community van that drive the tenants if they need to go anywhere.

The is only one construction phase proposed for this project.

We don't believe the use will affect the surrounding neighbors, as this site is currently being used an assisted living facility, and the patrons are very quiet and very respectful nighbors.

We appreciate your consideration of our design review application.

Should you have any questions or concerns regarding this project please do not hesitate to contact me. We thank you for your time and consideration.

Thank you,

A handwritten signature in black ink, appearing to read 'Jeff Likes'.

Jeff Likes, President
ALC Architecture
1119 E. State St. Suite 120
Eagle, ID 83616

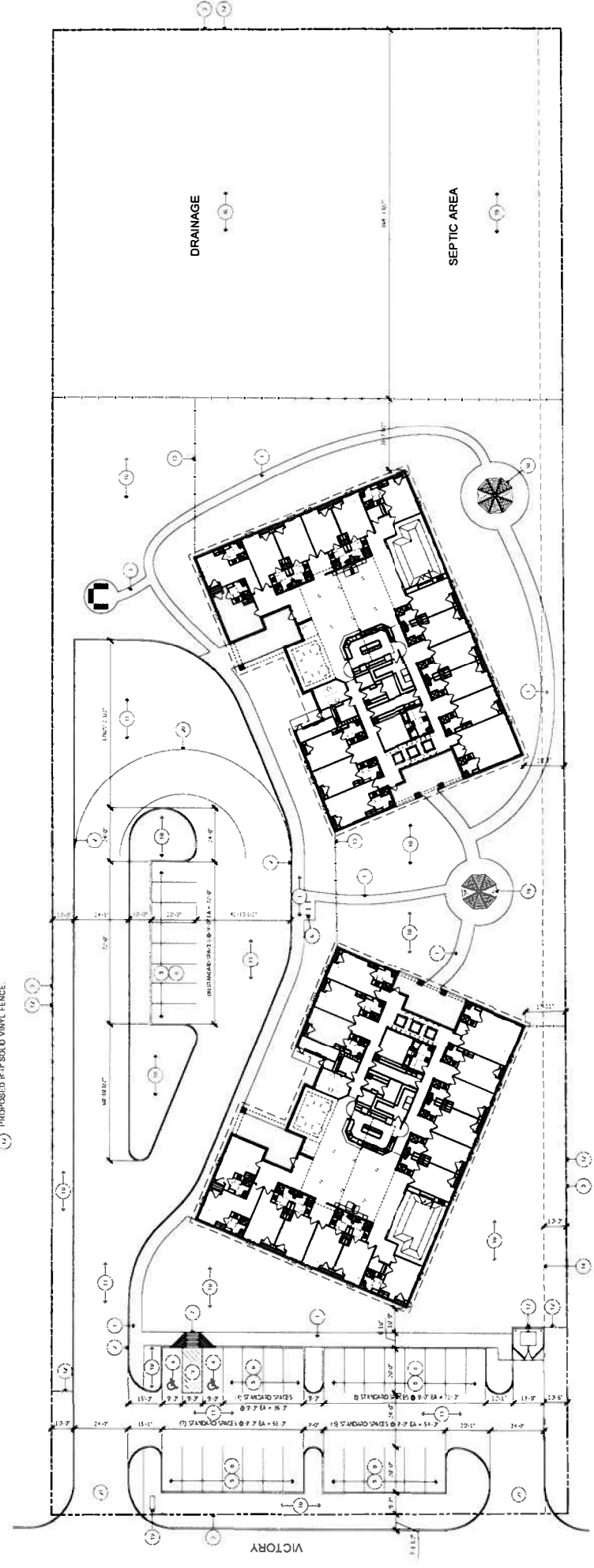
KEY NOTES

- 1 CONCRETE DECK/WALK SURF ON TOP OF COMPACTED SAND AND GRAVEL BASE WITH CORR. IRON JOINTS AT 8'-0" O.C. AND EXPANSION JOINTS AT 7'-0" O.C. MAX. WITH LIGHT BROOM FINISH. SLOPE FOR POSITIVE DRAIN AWAY FROM BUILDING.
- 2 NEW CONCRL. TC. CURB.
- 3 PROPERTY LINE.
- 4 TYPICAL HANDICAP SPACE W/ SYMBLX., RAMP AND SIGN.
- 5 TYPICAL STANDARD PARKING SPACE (10'-0" x 21'-0")
- 6 BICYCLE RACK
- 7 PEDESTRIAN RAMP, 1:12 SLOPE W/ SCORING AT 1" O.C.
- 8 TYPICAL PARKING STRIPPING WITH 12" COATS 4" WIDE REFLECTIVE TRAFFIC WHITE PAINT.
- 9 HANDICAP ACCESS LANE WITH 4" WIDE DIAGONAL 1" MAX. I.D. STRIPPING AT 2'-0" O.C.
- 10 LANDSCAPING. SEE LANDSCAPING PLANS.
- 11 ASPHALT PAVING. SEE CIVIL.
- 12 PROPOSED 8'-0" SAND VINYL FENCE.

- 13 PROPOSED 4" HIGH BLACK ROD IRON FENCE, BUILDING SETBACK LINE.
- 14 SEPTIC AREA
- 15 DRAINAGE AREA
- 16 TRASH ENCLOSURE
- 17 PROPOSED GAZEBO STRUCTURE.
- 18 PROPOSED MONUMENT SIGN LOCATION
- 19 VEHICLE TURNING RADUS
- 20 PROPOSED CURB CUT

SITE ANALYSIS

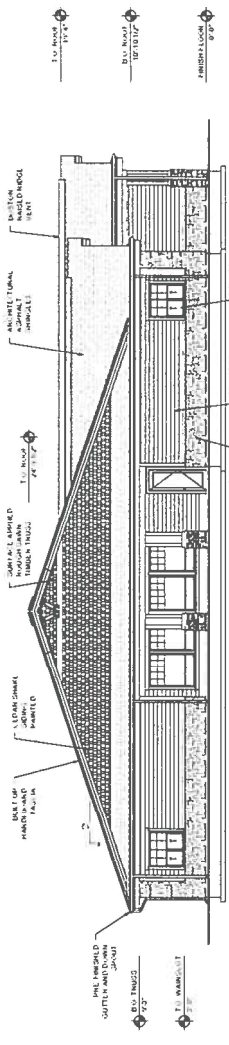
ASSESSORS PARCEL NUMBER : R3N72019
 ADDRESS : 5023 VICTORY
 MAPPA, IDAHO
 LEGAL DESCRIPTION : 30'-30" 1W 1W 7X 1300' IN NW 1/4
 ZONE : RR RURAL RESIDENTIAL
 FUTURE LAND USE : ASSISTED LIVING
 EXISTING LAND USE : 3.42 ACRES
 LOT AREA : 146,912 SQUARE FEET
 SQUARE FOOTAGE : 11,803 SQ. FT.
 BUILDING 1 : 11,803 SQ. FT.
 BUILDING 2 : 73,200 SQ. FT.
 TOTAL : PROPOSED 115' 10" 10"



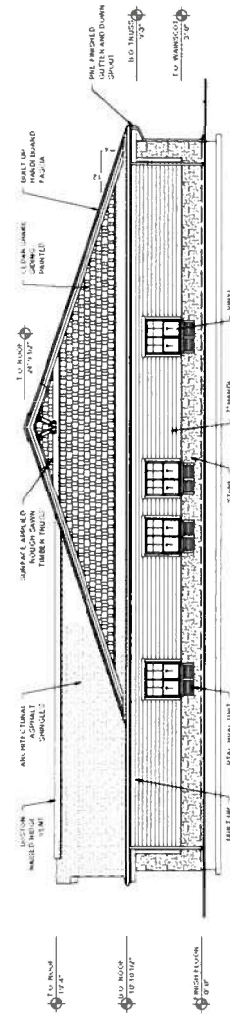
SITE PLAN
 SCALE 1/8" = 1'-0"

THE COTTAGES
 5023 VICTORY
 SITE LAYOUT
 11 NOVEMBER 2023
 DR. 23067

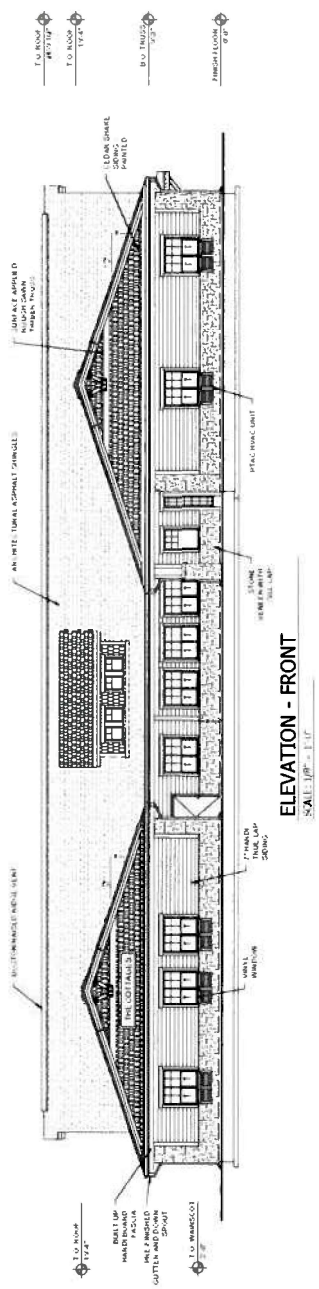




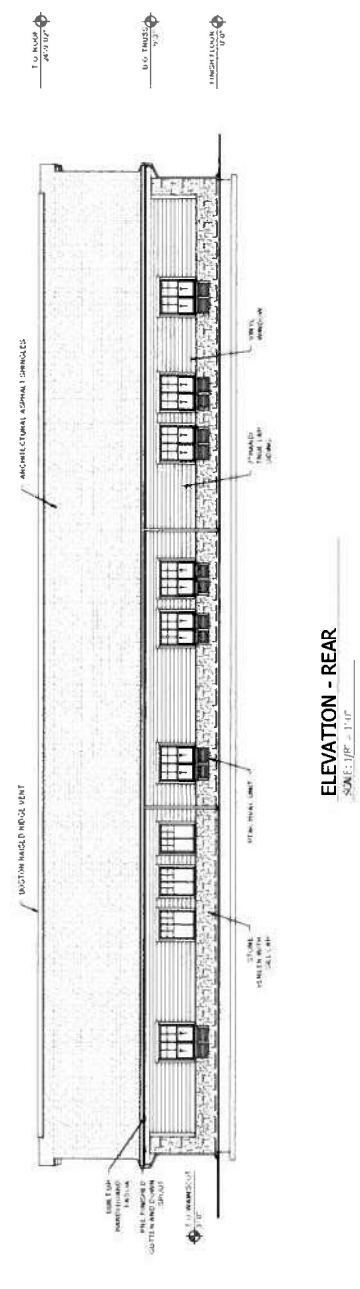
ELEVATION - LEFT
SCALE: 1/8" = 1'-0"



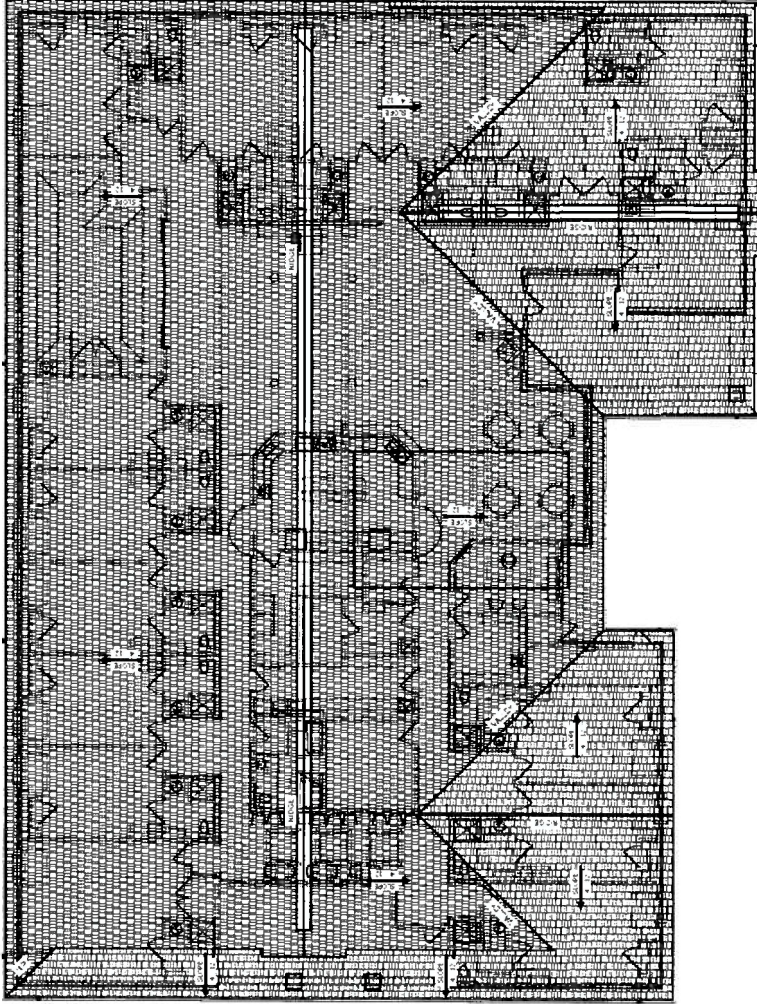
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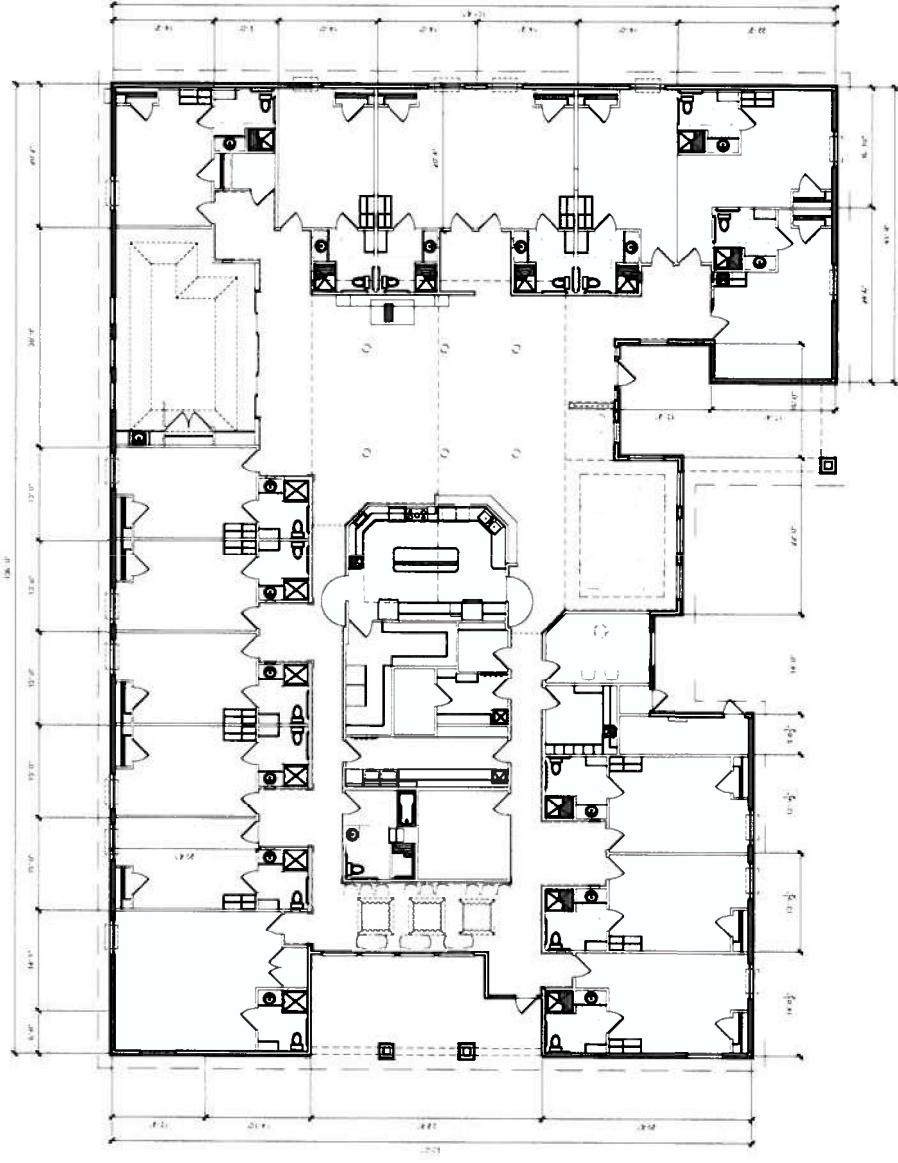
ELEVATION - FRONT
SCALE: 1/8" = 1'-0"



ELEVATION - REAR
SCALE: 1/8" = 1'-0"



ROOF PLAN
SCALE: 1/8" = 1'-0"



FLOOR PLAN
SCALE: 1/8" = 1'-0"

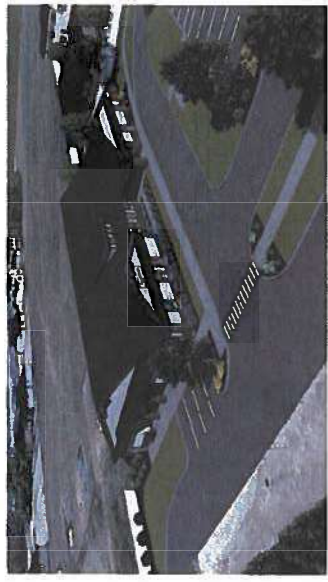
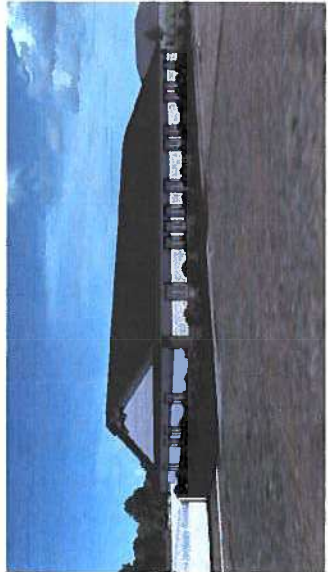


Exhibit B5.1

May 8, 2024

Deb Root, MBA
Canyon County Development Services
Canyon County, Idaho

RE: AD2023-0135 The Cottages-Nampa

Ms. Root,

Please let this letter serve as our Letter of Withdrawal from the above referenced project.

We certainly appreciate the time and effort the county/city helped us on this project and we may hopefully revisit this development in the future.

If you have any questions, please feel free to contact me at your convenience.

Sincerely,

A handwritten signature in black ink, appearing to read "Bob Hosac", with a long horizontal flourish extending to the right.

Bob Hosac

Exhibit B6

📄 General Information

Owner: Whcp Llc	Parcel ID: 30673010 0
Mailing Address: 44 S 1050 W Brigham City Ut 84302	Property Class: 435 Comm Impr on Cat 13
Property Address: 5023 E Victory Rd	Deeded Acres: 3.4200
Neighborhood: 520041 Nampa Assisted Living	District: 144-00

Last updated: 7/07/2025 05:32:14 PM

🌐 Map Info

Parcel ID	Link to Interactive Map (Click Below to Navigate to Map)
30673010 0	43233

📄 Legal Descriptions

Description
30-3N-1W NW TX 13301 IN NW NW

🏠 Ownership Transfer History

Instrument	Date	Owner	Grantee	Type
2025006776	2/28/25	Cottages Nampa Llc	Whcp Llc	Single
2019006953	2/20/19	Cottage Investors Iii Llc	Cottages Nampa Llc	Single
2012024086	6/12/12	Cottage Investors Ii Llc	Cottage Investors Iii Llc	Single
2008010369	2/26/08	Aitchison Patricia Ann	Cottage Investors Ii Llc	Single
2008010369	2/26/08	Cottage Investors Ii Llc	Cottage Investors Ii Llc	Single

💰 Exemption History

Effective Year	Modifier	Application Date	Exemption Expires	Override Amount	Percent	Total Value	Exemption Amount	Net Taxable Value
No modifier data is available for this record.								

🏠 Net Taxable Value

Tax Year	Description	Value
2025	Original	1,040,660
2024	Original	861,860

🔄 Value History

Year	Reason	Land Value	Improvement Value	Total Value
2025	02- Assessment Update	382,360	658,300	1,040,660
2024	02- Assessment Update	258,460	603,400	861,860
2023	02- Assessment Update	249,740	580,800	830,540

Year	Reason	Land Value	Improvement Value	Total Value
2022	02- Assessment Update	232,320	602,800	835,120
2021	02- Assessment Update	203,280	523,000	726,280

◀ ◁ 1 2 3 4 5 6 ▶ ▷ 5 items per page 1 - 5 of 26 items

Values Eligible for State Reimbursement Credits

Tax Year	Value Desc	Value Amount

Land Details

Land Type	Acres	Total Value
EXCESS LAND	2.42	\$121,000
22-COMM SQ FT (0.50 to 10.50)	1.00	\$261,360

Improvements

Property Record	Improvement ID	Use Code	Description	Year Built	Length (ft.)	Width (ft.)	Area	Area Units
R01	D	DWELL	Dwelling	1980	n/a	n/a	4332	Fin SF
R02	01	DETGAR	Residential Detached Garage	1991	72.00	40.00	2880	SF

Additional Commercial Info.

Property Record	Use Code	Description	Gross Square Footage
No additional commercial improvements data is present.			

Floor Areas

▲ Property Record : R01

Property Record	Construction	Description	Code	Gross sq. ft.	Finished sq. ft.
R01	Wood frame w/sheathing	Floor Level	1.0	2,562	2,562
R01	Concrete block	Basement	B	1,770	1,770
Totals				Gross	Finished
				4332	4332

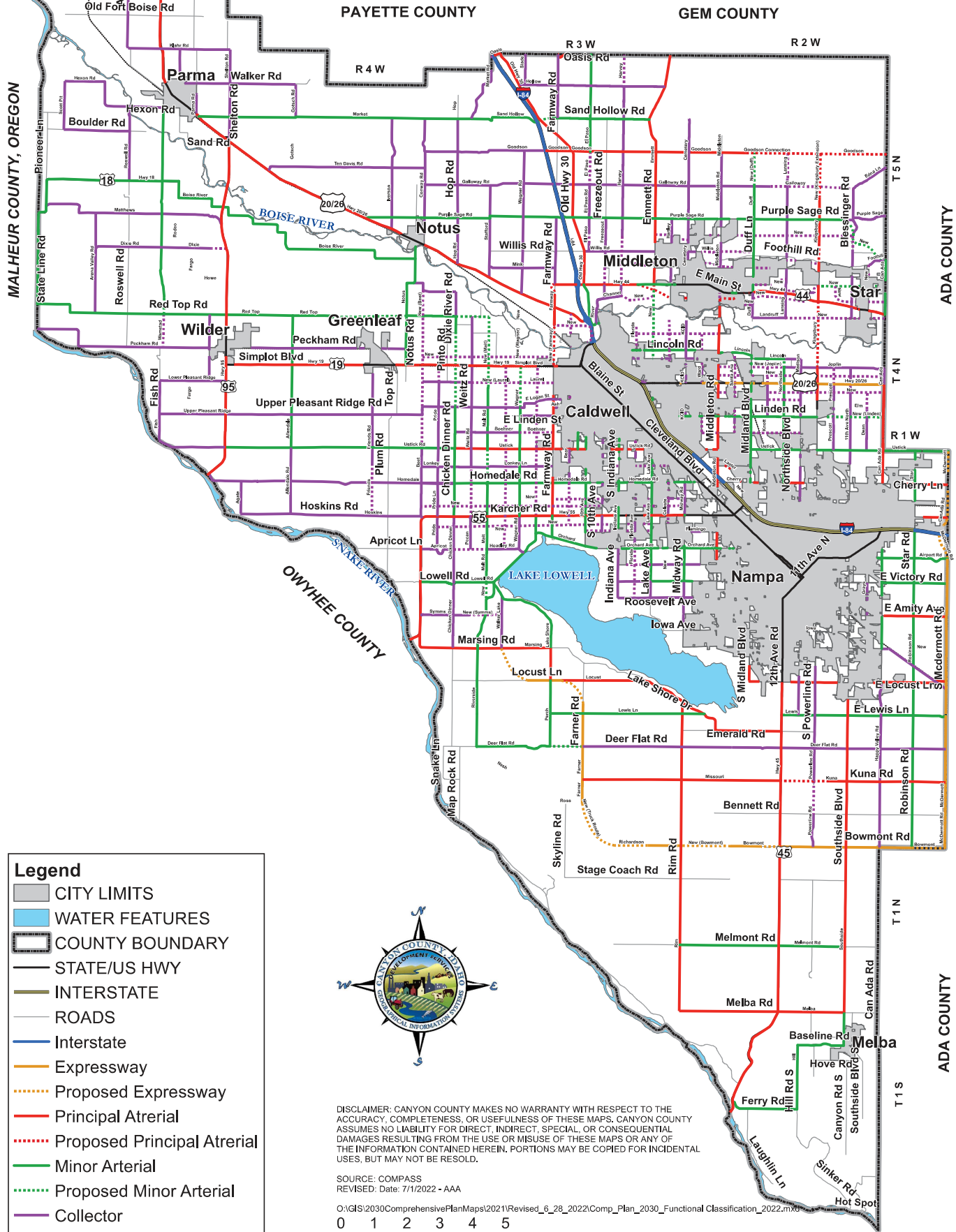
Commercial Floor Area

Permits

Filing Date	Inactive Date	Sq Ft	Permit Description
No permits data is available.			



CANYON COUNTY COMPREHENSIVE PLAN 2030 2035 FUNCTIONAL CLASSIFICATION MAP EFFECTIVE 10/27/2022



Legend

- CITY LIMITS
- WATER FEATURES
- COUNTY BOUNDARY
- STATE/US HWY
- INTERSTATE
- ROADS
- Interstate
- Expressway
- Proposed Expressway
- Principal Arterial
- Proposed Principal Arterial
- Minor Arterial
- Proposed Minor Arterial
- Collector
- Proposed Collector



DISCLAIMER: CANYON COUNTY MAKES NO WARRANTY WITH RESPECT TO THE ACCURACY, COMPLETENESS, OR USEFULNESS OF THESE MAPS. CANYON COUNTY ASSUMES NO LIABILITY FOR DIRECT, INDIRECT, SPECIAL, OR CONSEQUENTIAL DAMAGES RESULTING FROM THE USE OR MISUSE OF THESE MAPS OR ANY OF THE INFORMATION CONTAINED HEREIN. PORTIONS MAY BE COPIED FOR INCIDENTAL USES, BUT MAY NOT BE RESOLD.

SOURCE: COMPASS
 REVISED: Date: 7/1/2022 - AAA
 O:\GIS\2030ComprehensivePlanMaps\2021\Revised_6_28_2022\Comp_Plan_2030_Functional Classification_2022.mxd
 0 1 2 3 4 5
 Miles

IMAGES WERE FLOWN IN THE FALL OF 2024.

Cottages Nampa LLC Small Air Photo 1 Mile

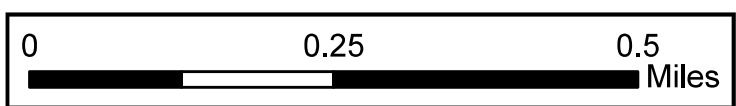
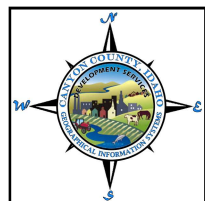
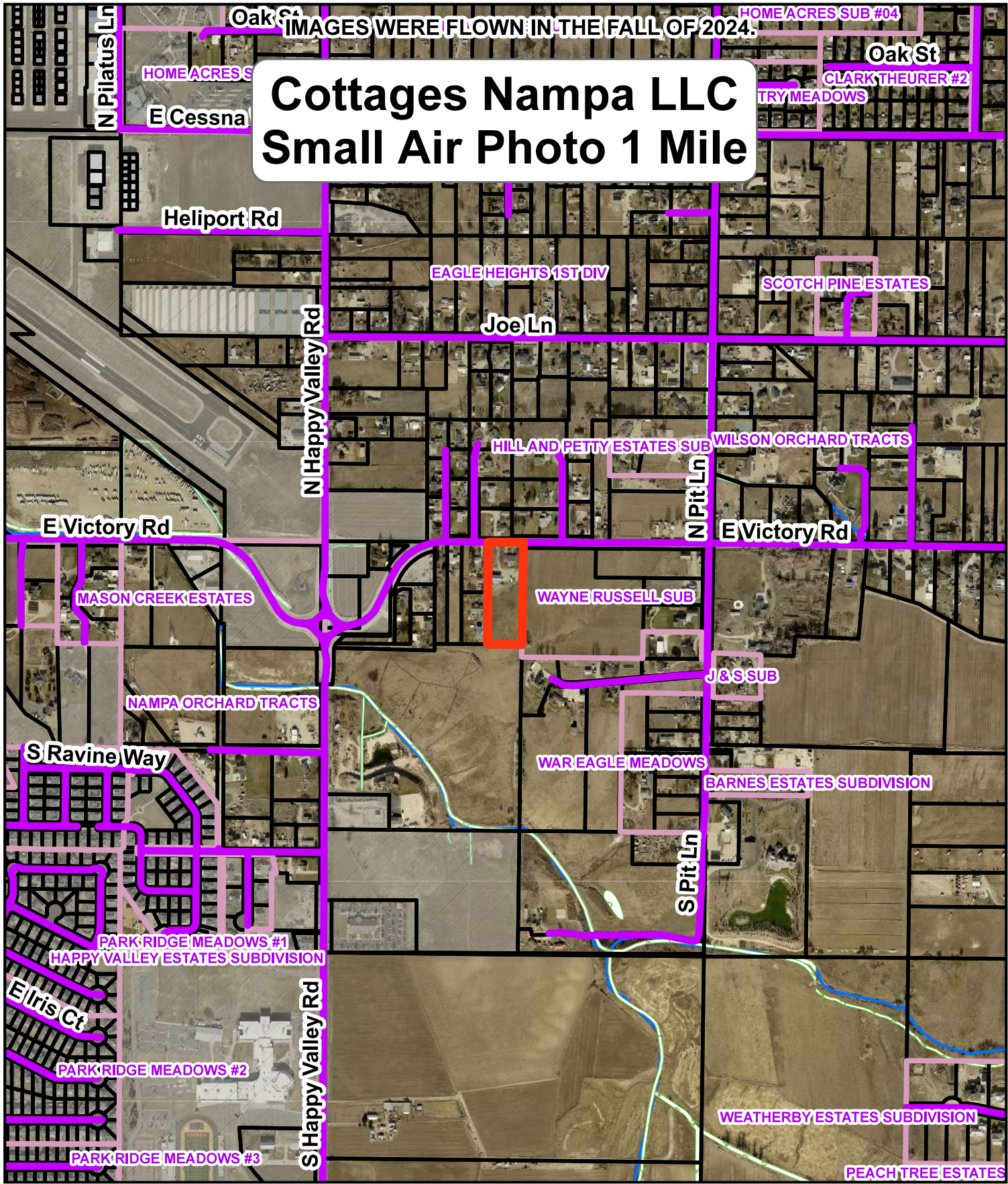
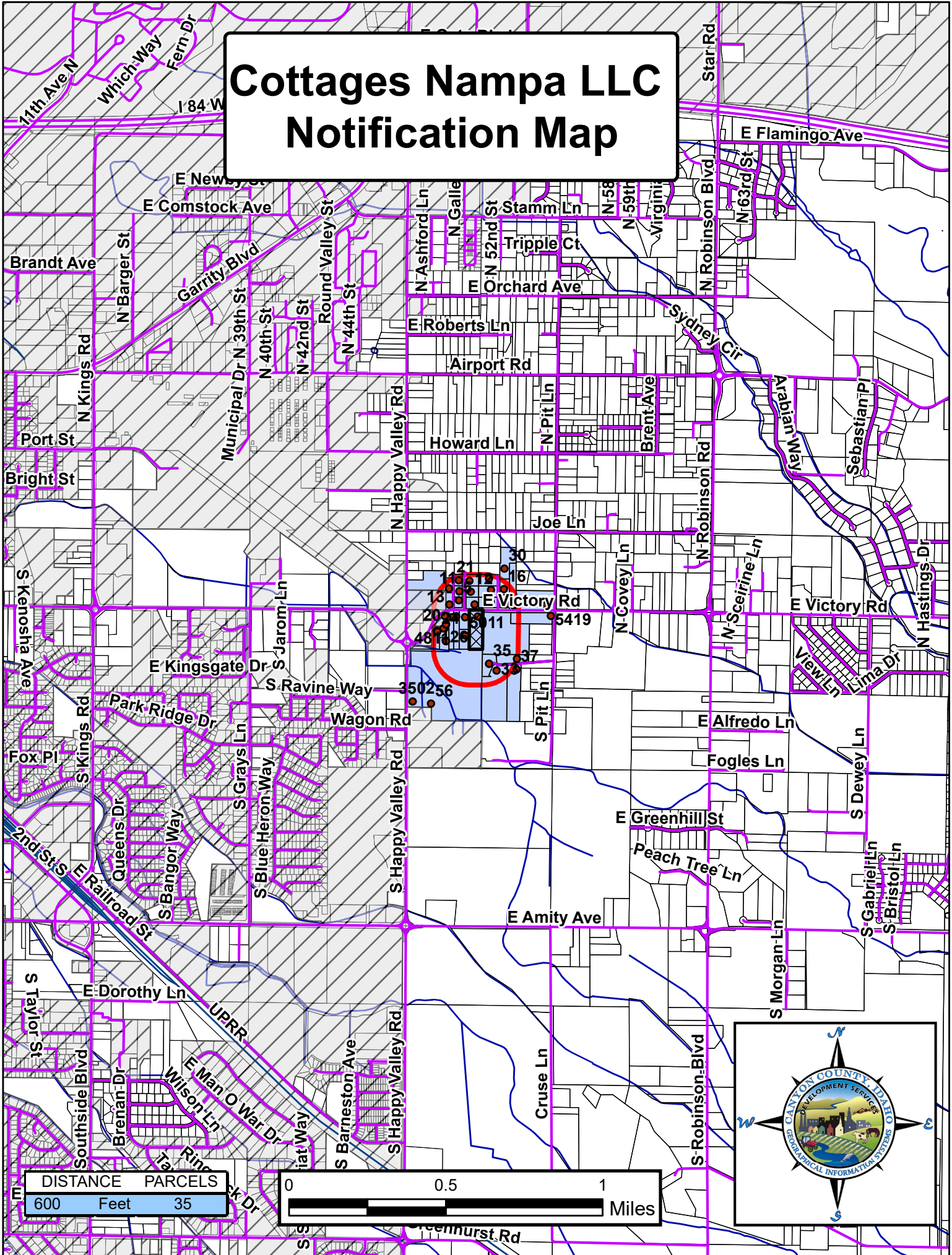


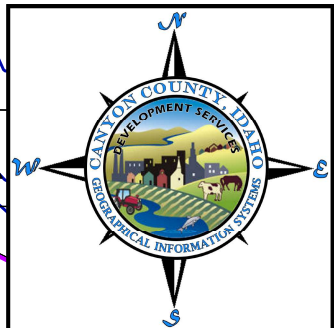
Exhibit B8.1

Cottages Nampa LLC Notification Map



DISTANCE PARCELS
600 Feet 35

0 0.5 1 Miles



Neighborhood Notification Map

Parcel No. R30673010

Buffer Distance 600 Feet

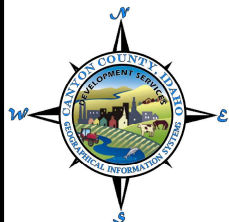
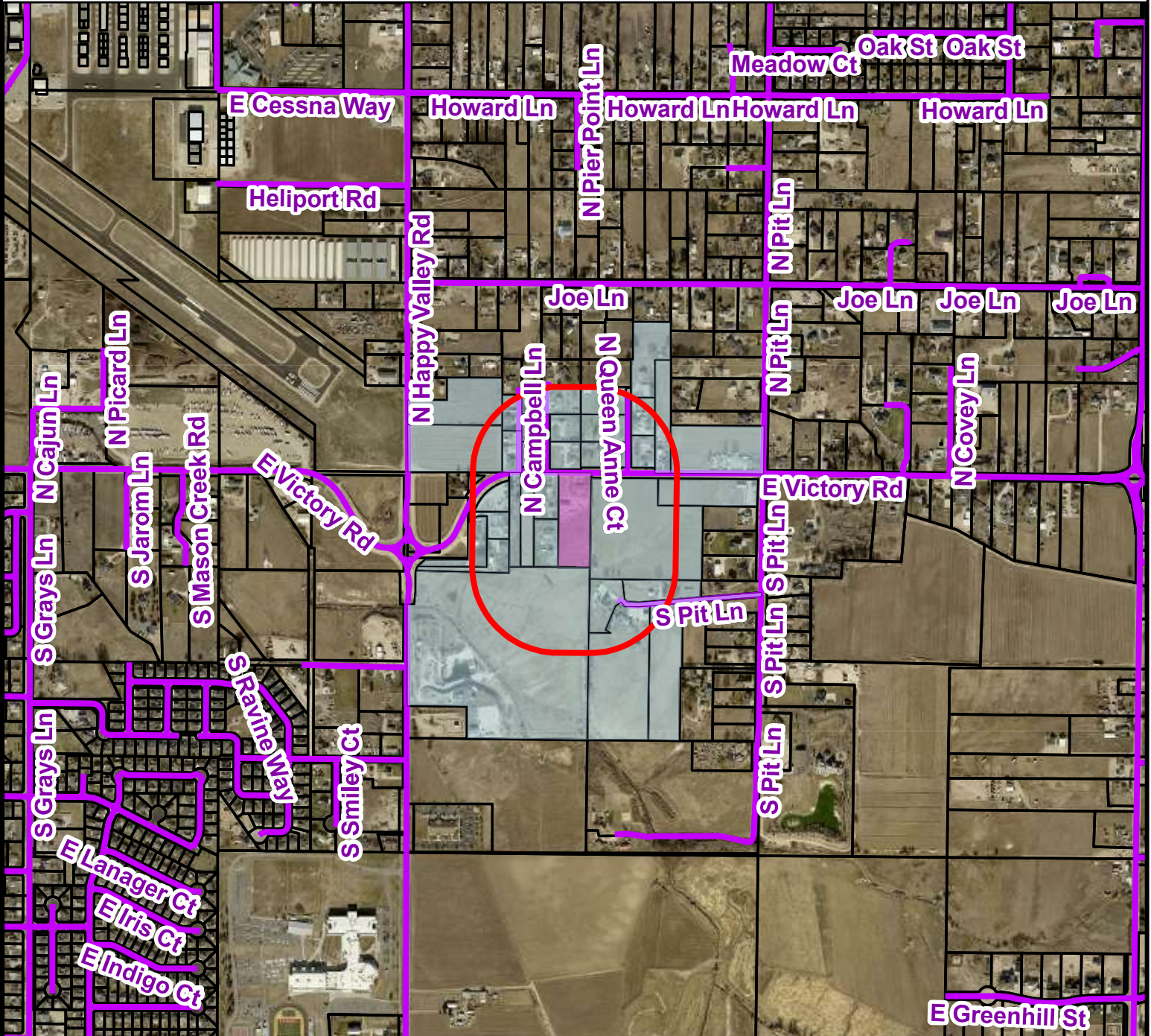
Canyon County
Development Services
111 N. 11th Ave ROOM 310
Caldwell, ID 83605










This map is for informational purposes only and does not suggest approval of the project.

Date: 11/4/2025

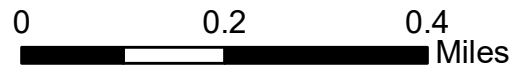
By: TAlmeida



Legend

	NOTIFICATION BUFFER		Highway
	SUBJECT_PROPERTY		Interstate
	NOTIFIED PARCELS		Local Road
	TAX PARCELS		

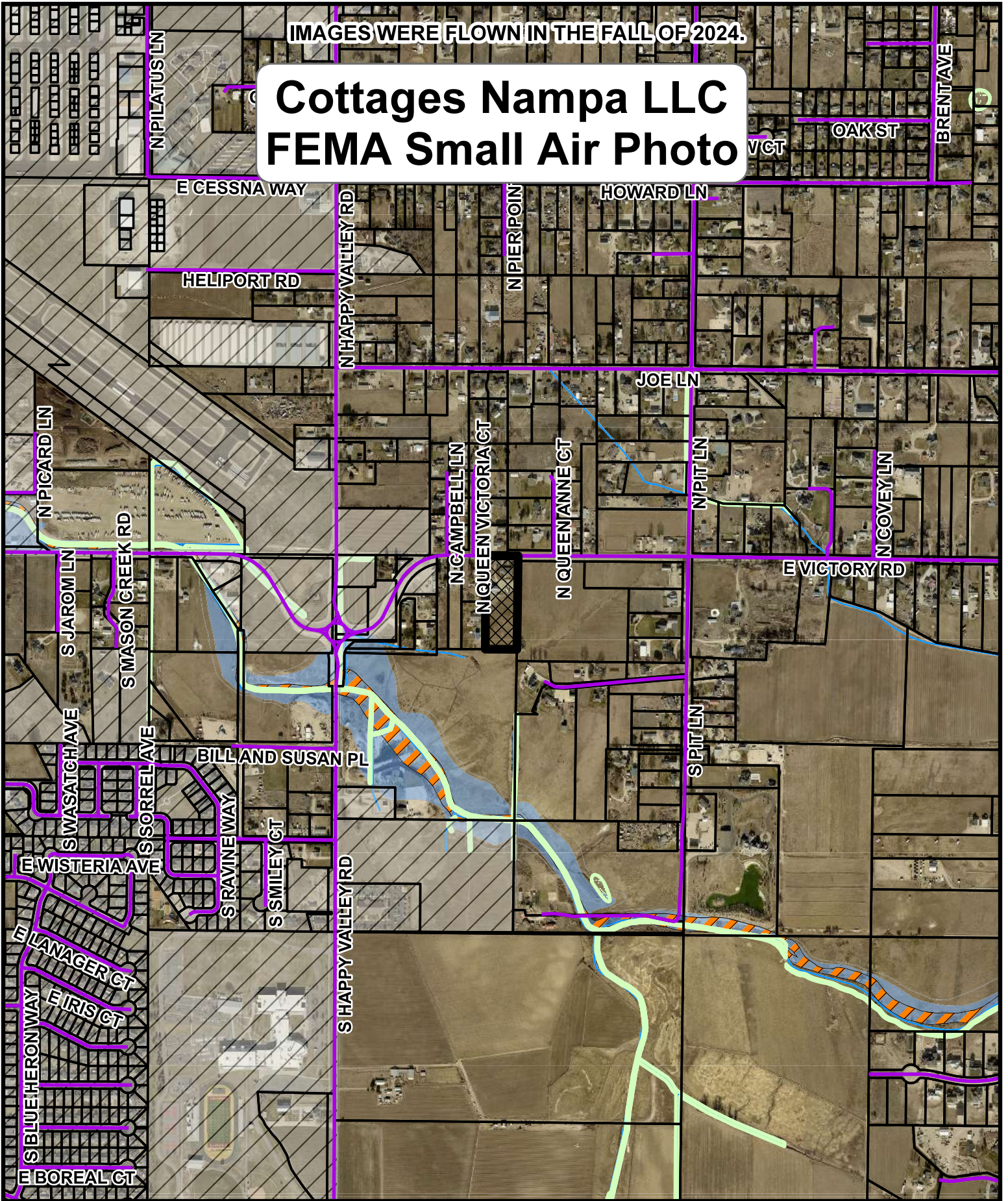
SCALE



Neighborhood listings and maps are provided "as-is" without warranties on accuracy, completeness, or timeliness. Users are solely responsible for determining their appropriateness for decision-making. Canyon County, ID makes no guarantees, express or implied, including fitness for any particular use. Maps are dynamic and subject to ongoing revisions; they do not represent a survey. Neither Canyon County nor its employees assume liability for any errors or damages arising from the use of this information.

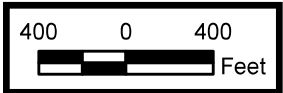
IMAGES WERE FLOWN IN THE FALL OF 2024.

Cottages Nampa LLC FEMA Small Air Photo

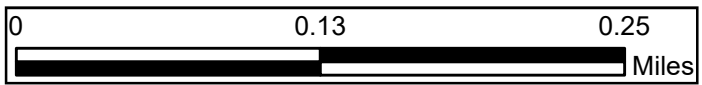
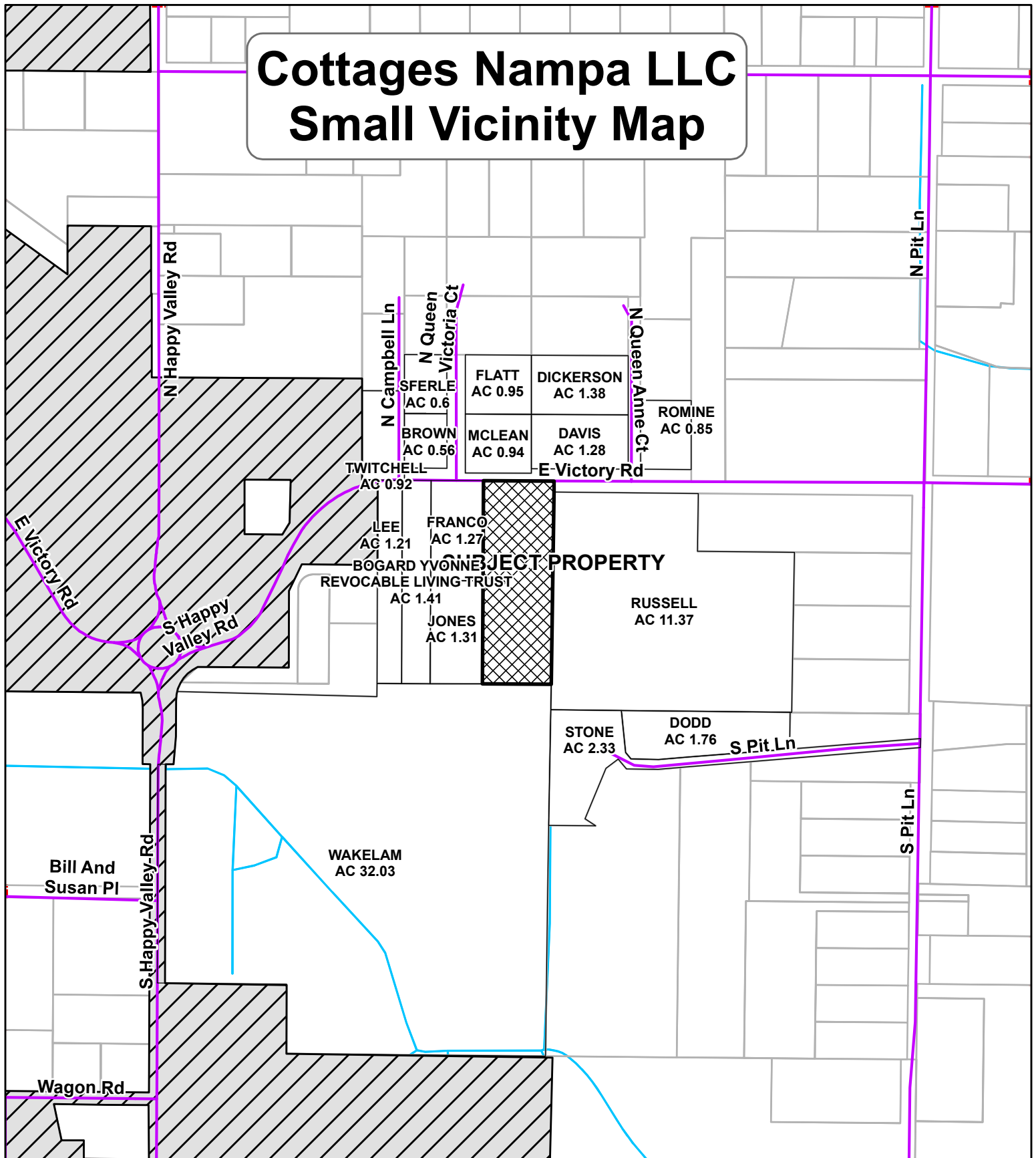


Legend

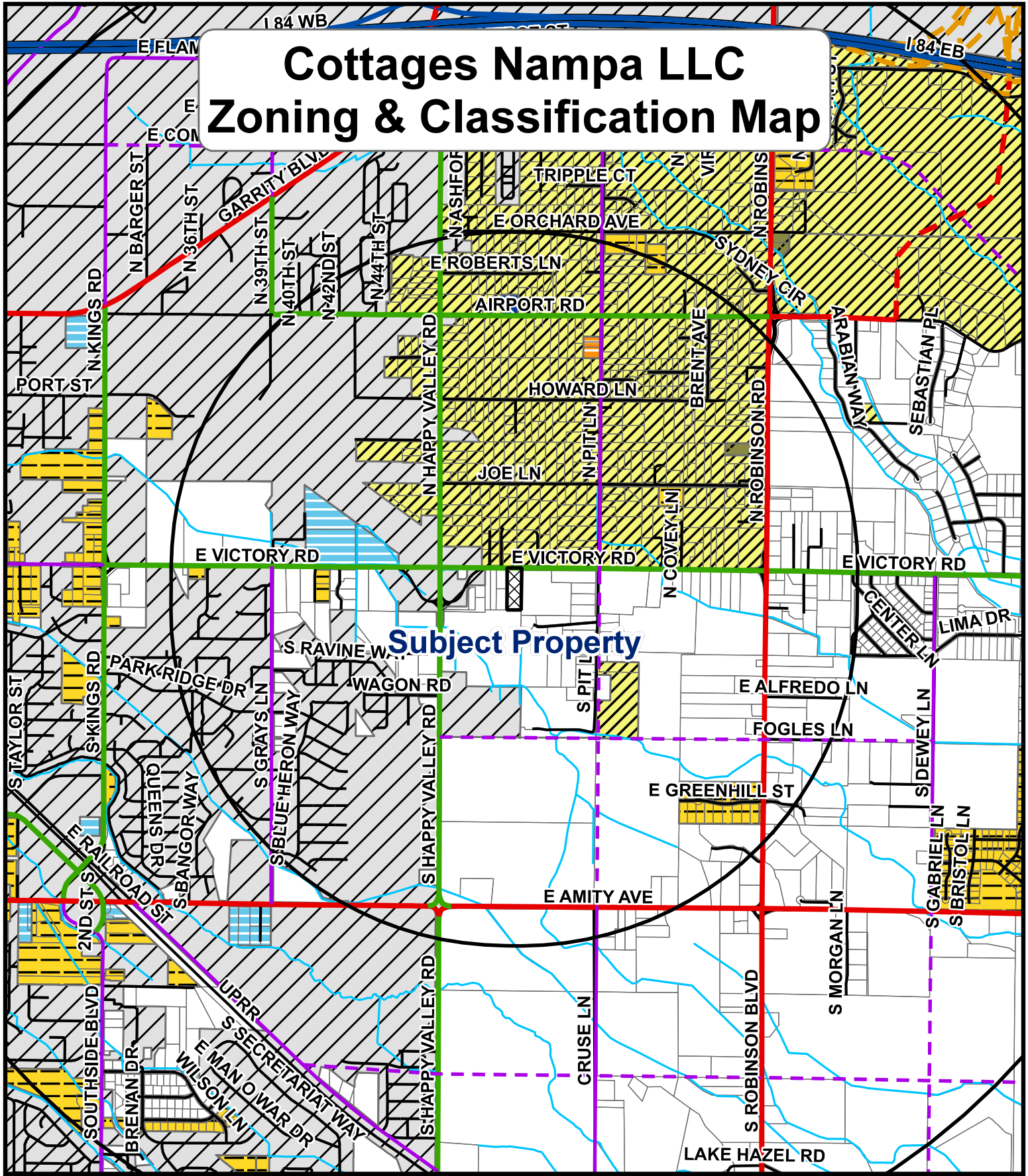
SUBJECT_PROPERTY	A
TAXLOTS	AE
WETLANDS	X



Cottages Nampa LLC Small Vicinity Map



Cottages Nampa LLC Zoning & Classification Map



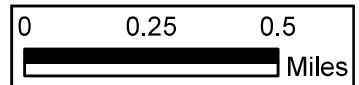
Subject Property



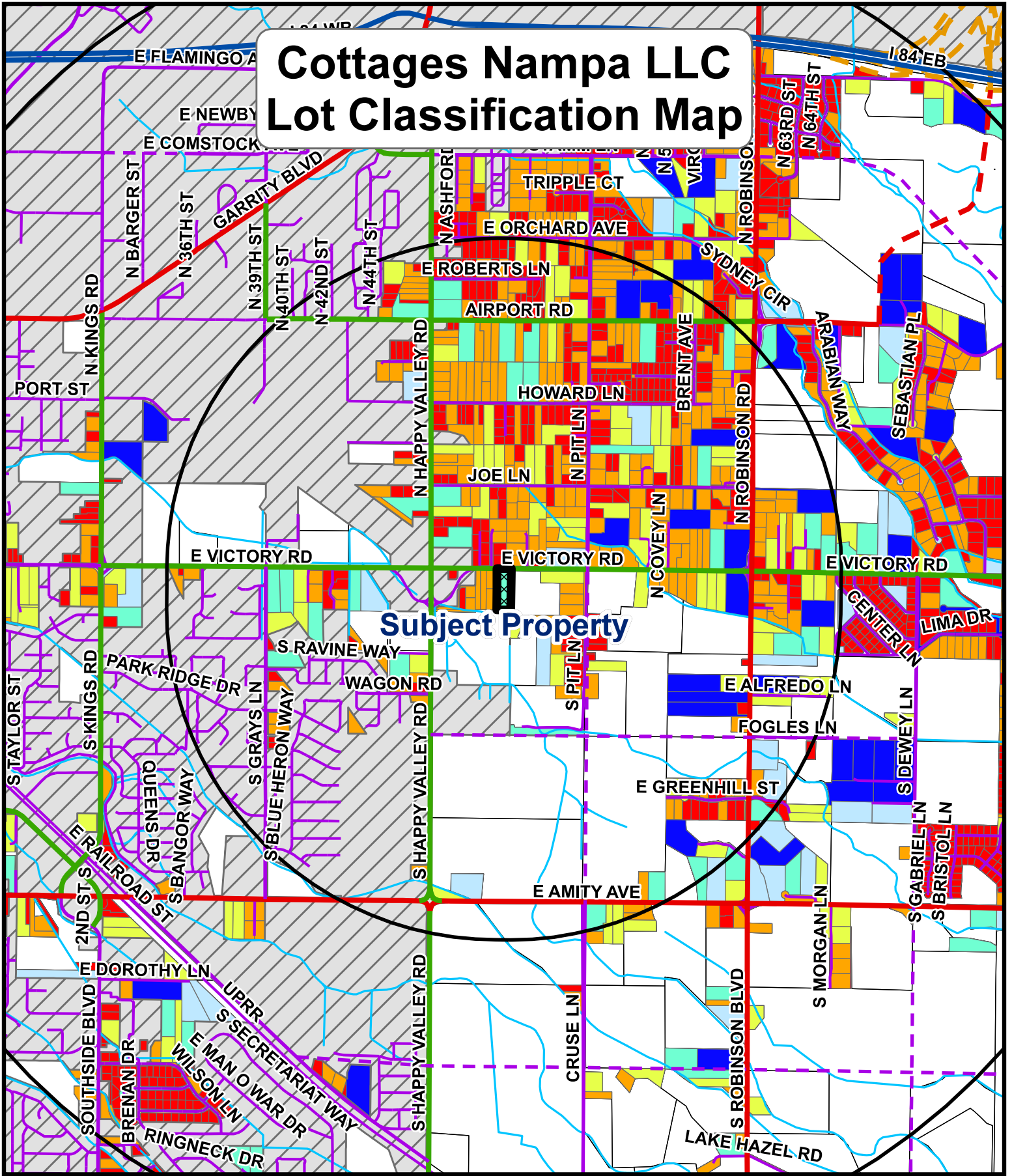
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Exhibit B8.2

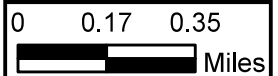
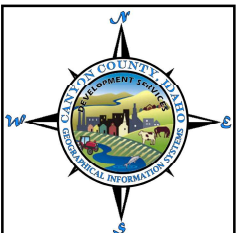
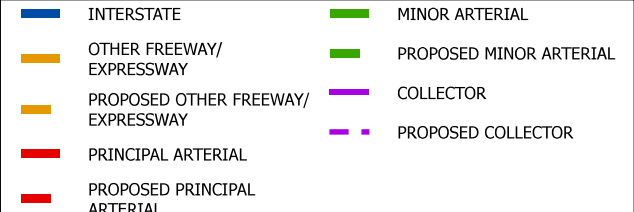
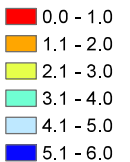


Cottages Nampa LLC Lot Classification Map



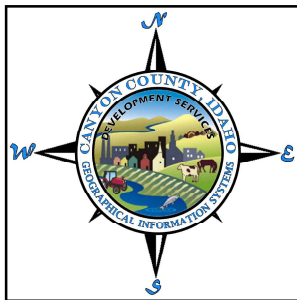
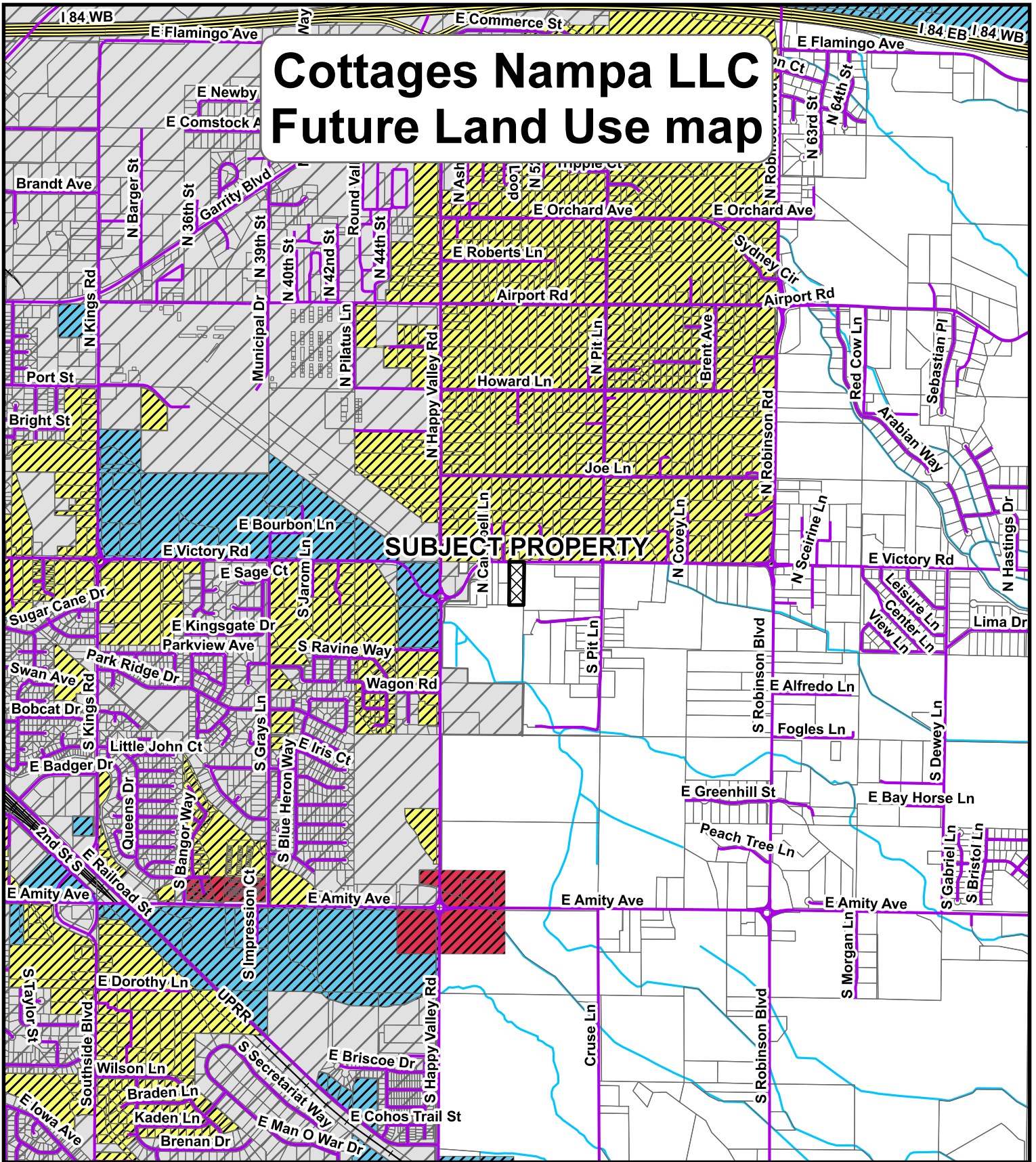
Subject Property

Lot Size



Cottages Nampa LLC Future Land Use map

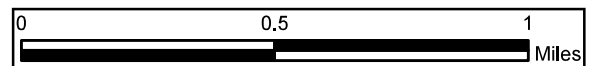
SUBJECT PROPERTY



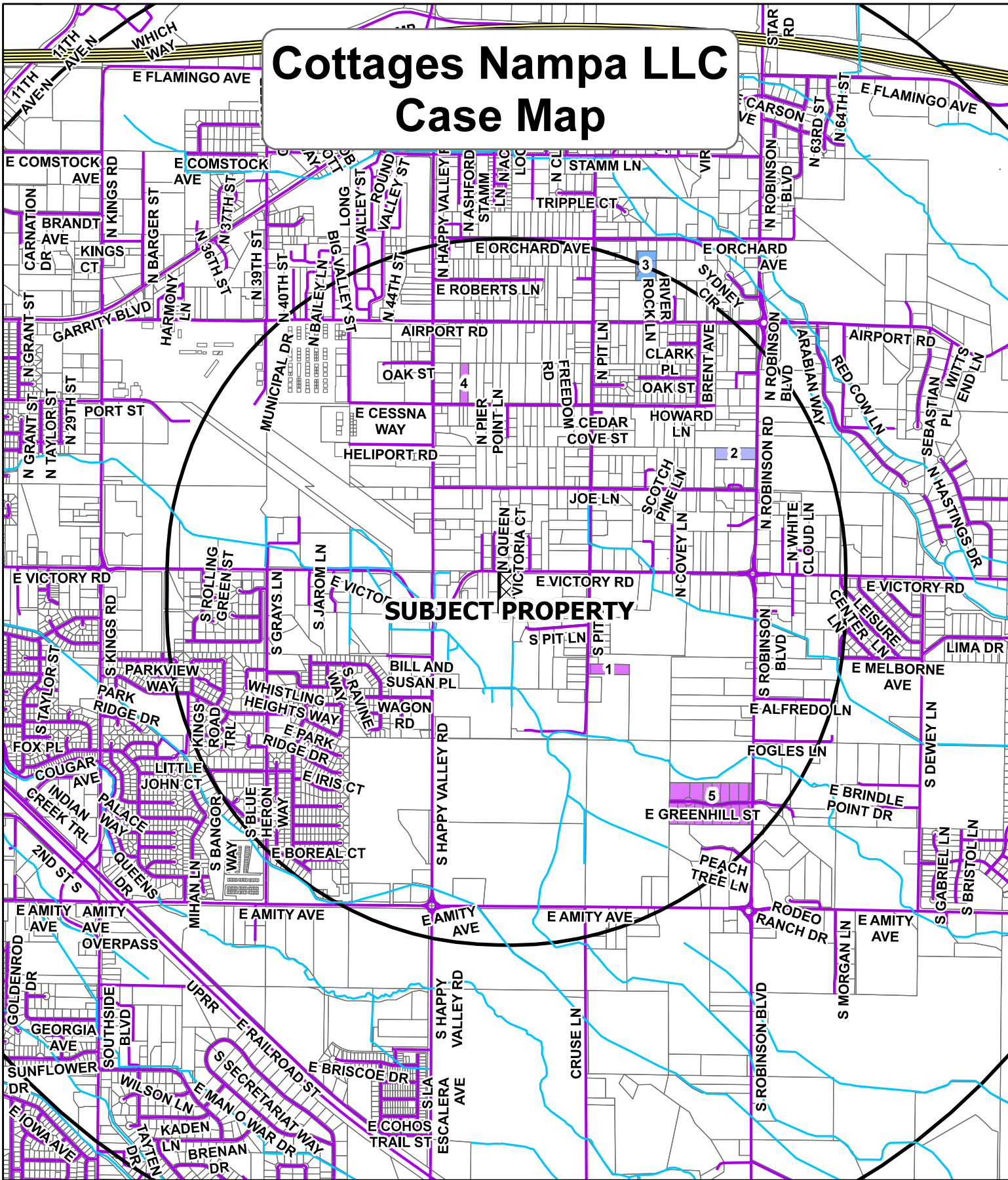
Future Land Use 2030

- COMMERCIAL
- INDUSTRIAL
- RESIDENTIAL
- RURAL RESIDENTIAL

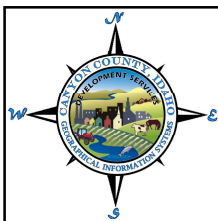
Exhibit B8.3



Cottages Nampa LLC Case Map

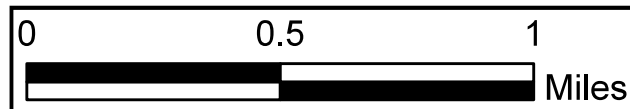


SUBJECT PROPERTY



Year	Color
2020	Purple
2021	Blue
2022	Orange
2023	Light Blue
2024	Light Green
2025	Light Orange

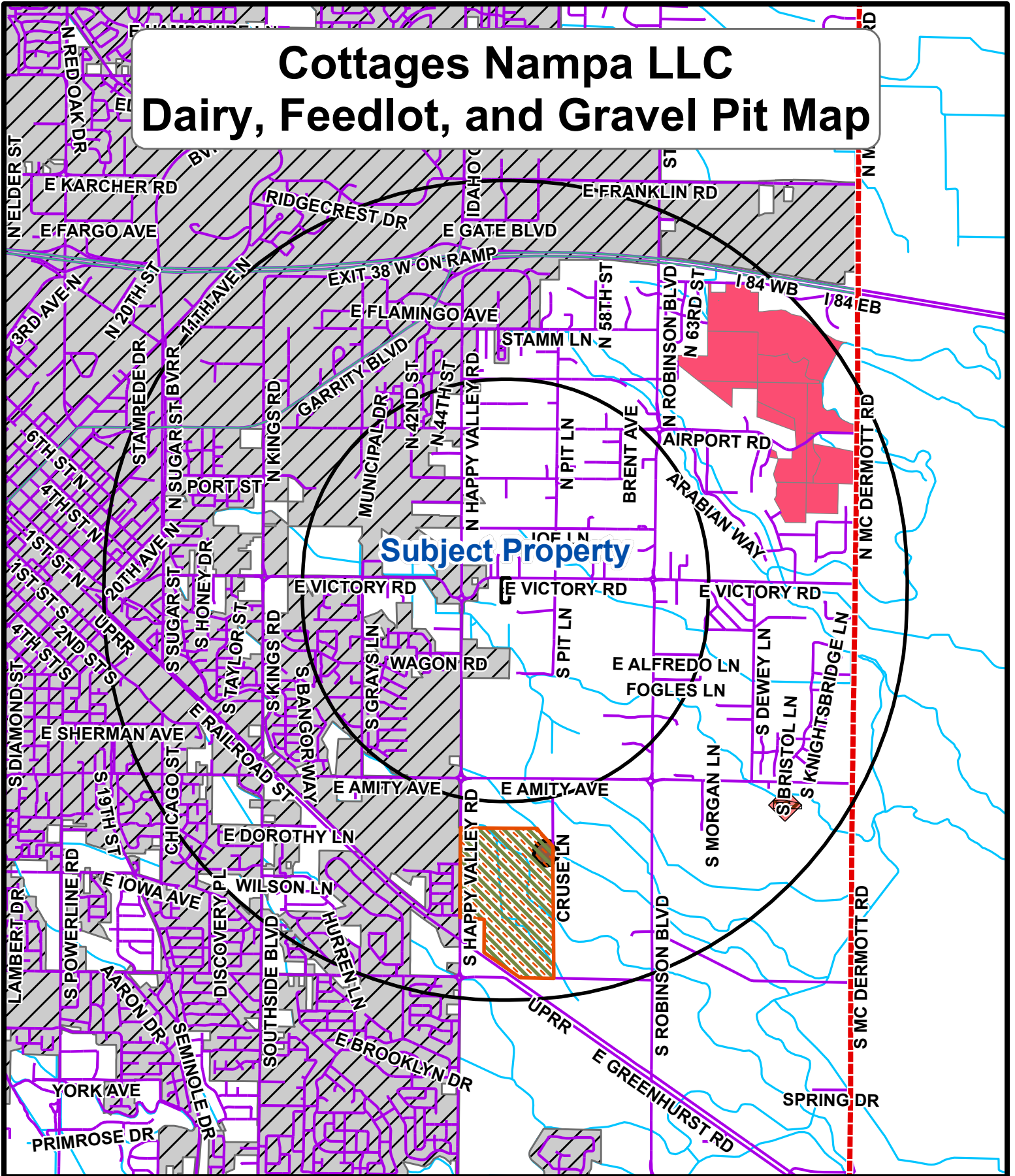
Exhibit B8.4






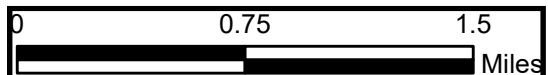
CASE SUMMARY

ID	CASENUM	REQUEST	CASENAME	FINALDECIS
1	SD2020-0012	Plat - Barnes Estates Sub	Barnes Estates Sub	APPROVED
2	CR2022-0013	Rezone RR to CR-R1	Guzman	APPROVED
3	SD2019-0030	Short Plat- 3 lots	Ryslanchik Sub	APPROVED
4	PH2016-51-APL	Temp Public Qasi Religious related events	Wat Idahoophoxaiyaraam Inc.	APPROVED
5	SD2019-0053	Plat - Weatherby Estates	Weatherby Estates	APPROVED

Cottages Nampa LLC Dairy, Feedlot, and Gravel Pit Map

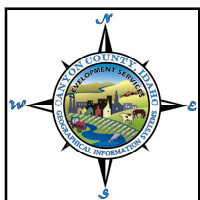
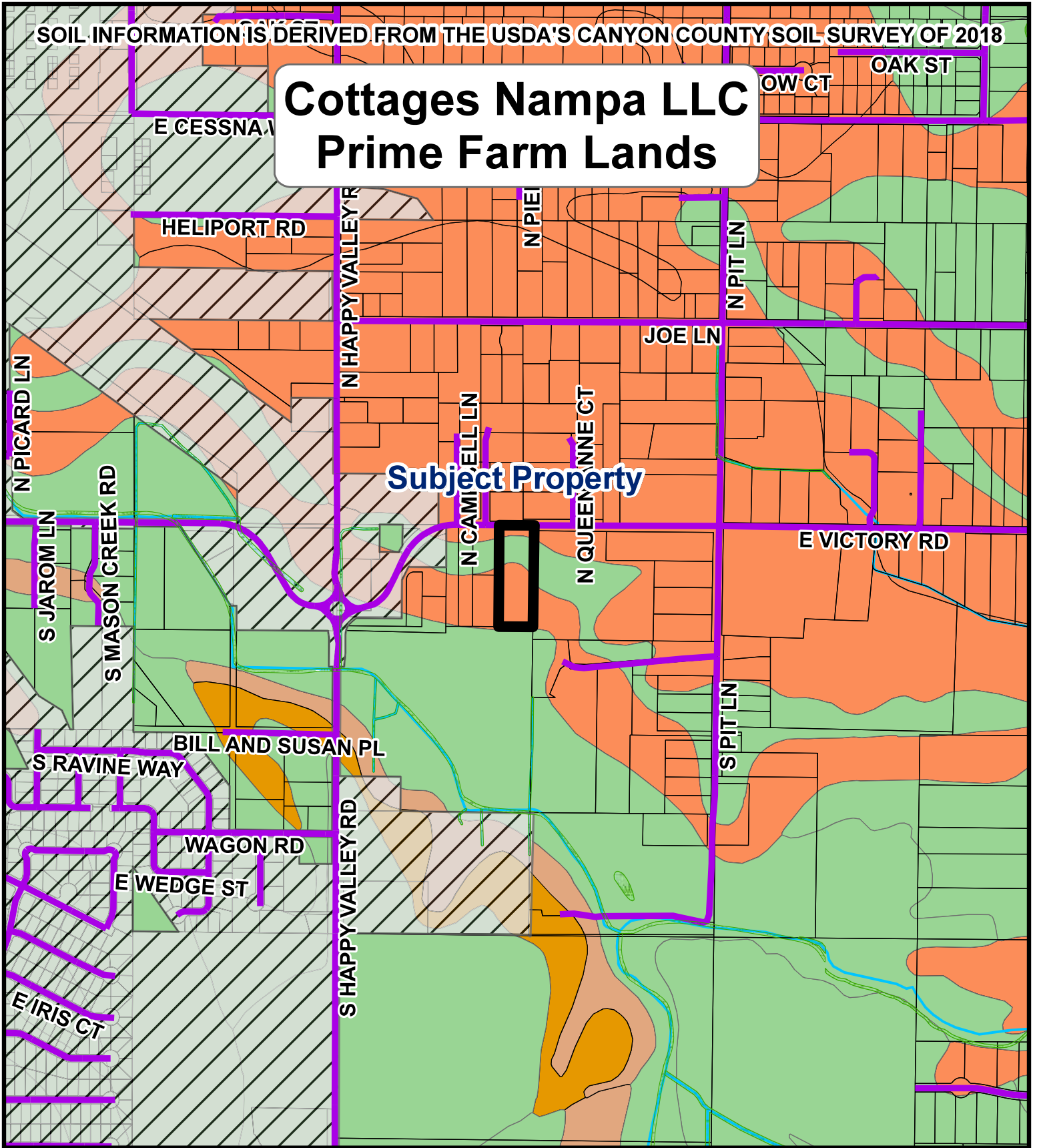


-  FEEDLOTS
-  DAIRIES
-  GRAVELPITS



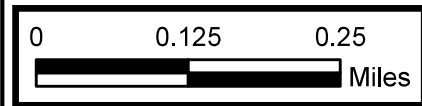
SOIL INFORMATION IS DERIVED FROM THE USDA'S CANYON COUNTY SOIL SURVEY OF 2018

Cottages Nampa LLC Prime Farm Lands



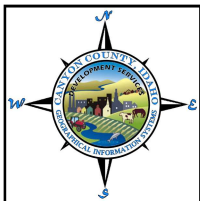
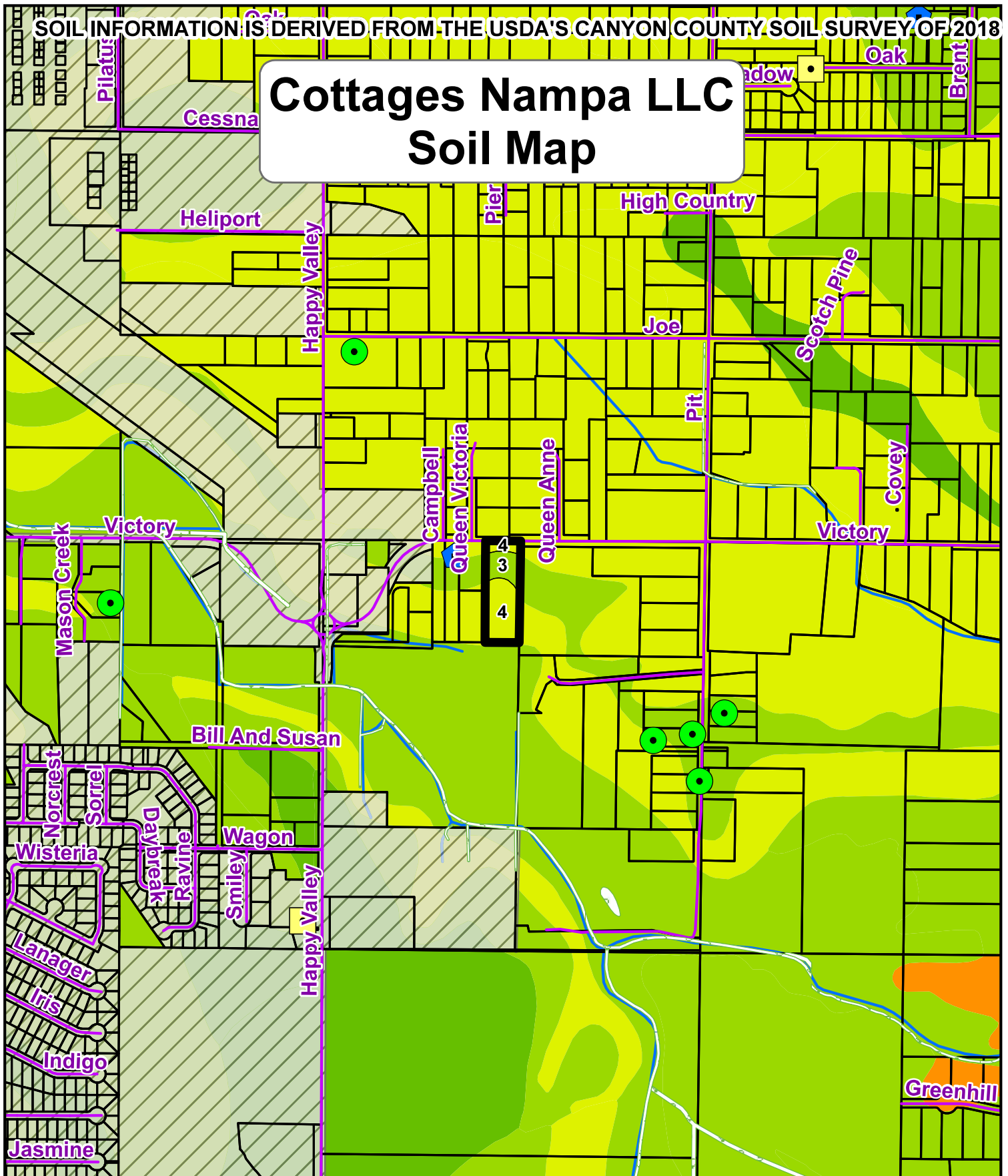
	TAXLOTS
	City Limits
	WETLANDS
	2C_Hydro

FARMLAND	
	Farmland of statewide importance
	Farmland of statewide importance, if irrigated
	Farmland of statewide importance, if irrigated and reclaimed of excess salts and sodium
	Not prime farmland
	Water/Gravel Pit/ Rock outcrop/ Riverwash/ Terrace Escarpments
	Prime farmland if irrigated
	Prime farmland if irrigated and drained
	Prime farmland if irrigated and reclaimed of excess salts and sodium



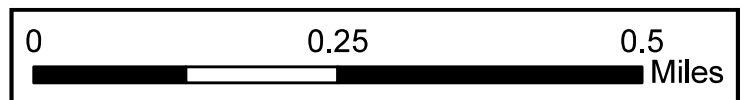
SOIL INFORMATION IS DERIVED FROM THE USDA'S CANYON COUNTY SOIL SURVEY OF 2018

Cottages Nampa LLC Soil Map



- Nitrate Priority Wells**
- 0.005000 - 2.000000
 - 2.000001 - 5.000000
 - 5.000001 - 10.000000
 - 10.000001 - 49.800000

- IDWR_2C_Geothermal_
- Wetlands



SOIL REPORT

SOIL CAPABILITY CLASS	SOIL CAPABILITY	SQARE FOOTAGE	ACREAGE	PERCENTAGE
4	MODERATELY SUITED SOIL	17028.15	0.39	11.42%
4	MODERATELY SUITED SOIL	88291.61	2.03	59.22%
3	MODERATELY SUITED SOIL	43763.86	1.00	29.36%
		149083.62	3.42	100%

FARMLAND REPORT

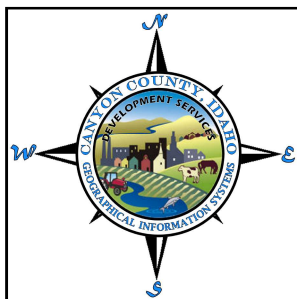
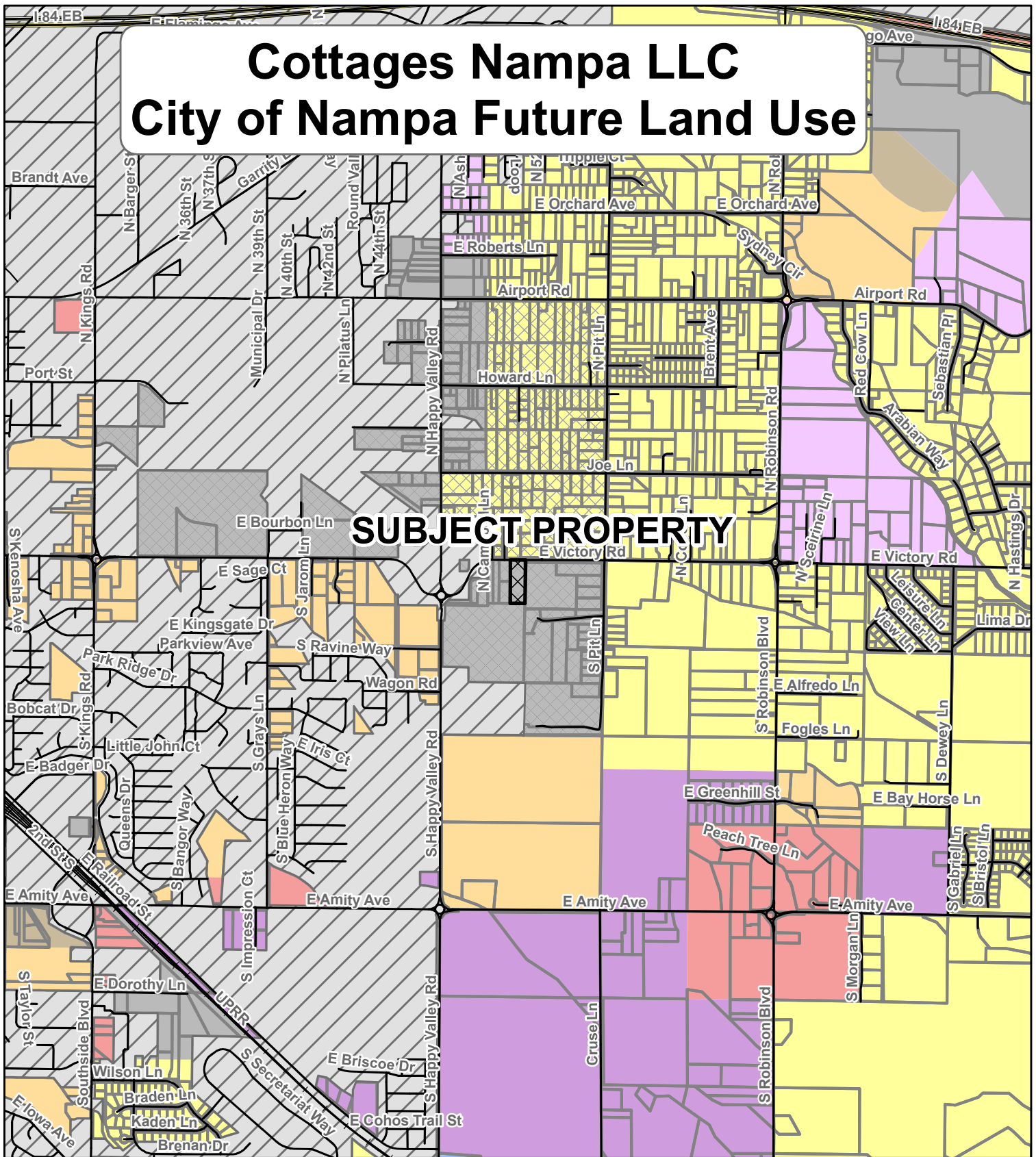
SOIL NAME	FARMLAND TYPE	SQARE FOOTAGE	ACREAGE	PERCENTAGE
EIA	Not prime farmland	17028.15	0.39	11.42%
EIC	Not prime farmland	88291.61	2.03	59.22%
EhB	Prime farmland if irrigated	43763.86	1.00	29.36%
		149083.62	3.42	100%

SOIL INFORMATION IS DERIVED FROM THE USDA's CANYON COUNTY SOIL SURVEY OF 2018

GRADE	SOILTYPE
1	BEST SUITED SOIL
2	BEST SUITED SOIL
3	MODERATELY SUITED SOIL
4	MODERATELY SUITED SOIL
5	LEAST SUITED SOIL
6	LEAST SUITED SOIL
7	LEAST SUITED SOIL
8	LEAST SUITED SOIL
9	LEAST SUITED SOIL

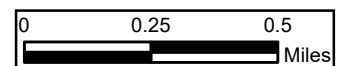
Cottages Nampa LLC City of Nampa Future Land Use

SUBJECT PROPERTY



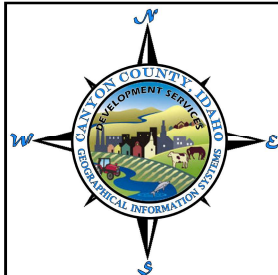
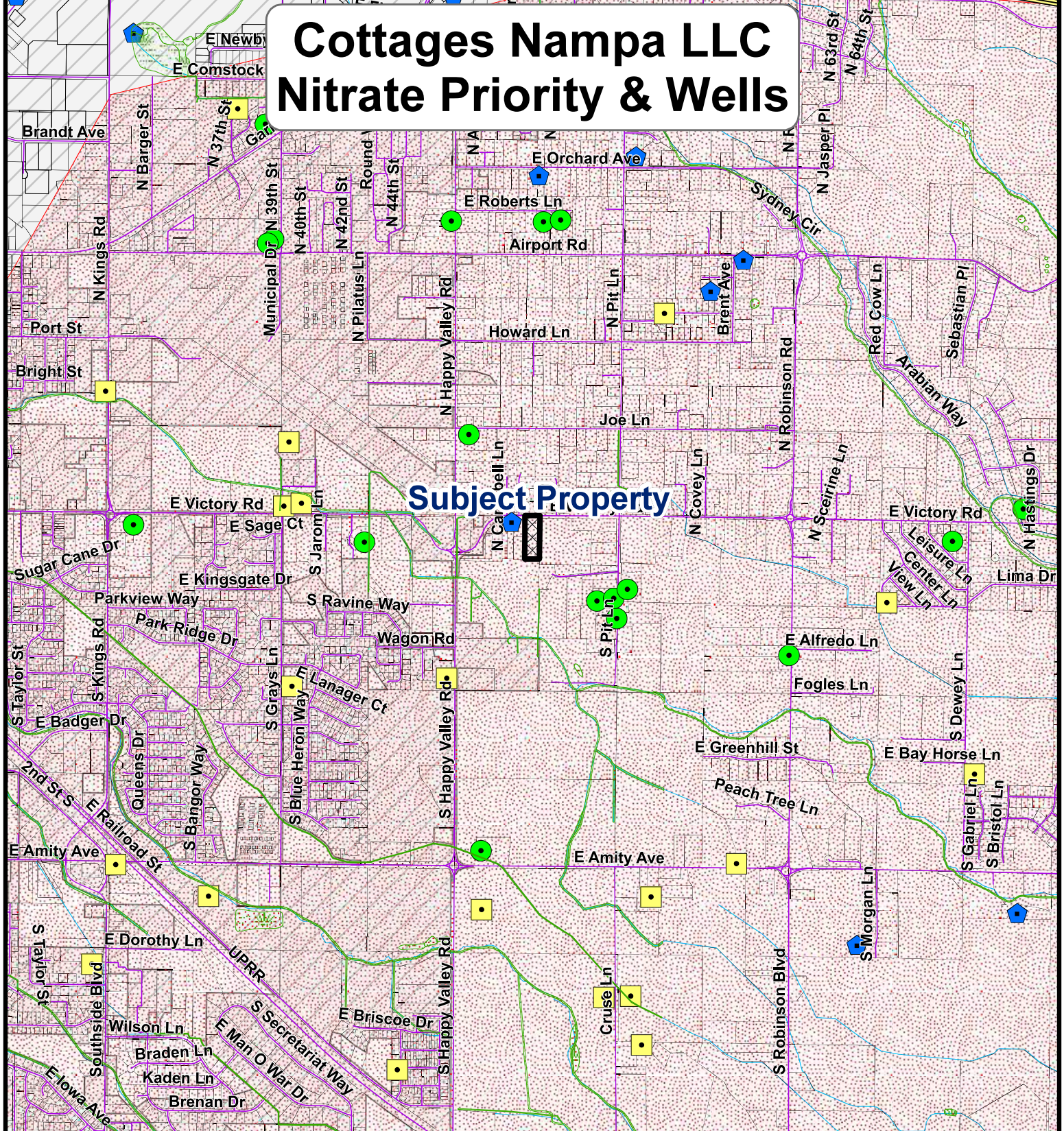
NampaCompPlan	
	Airport
	Commercial
	Community Mixed Use
	Downtown
	Education, Public
	Administration, Healthcare and Other Institutions
	High Density Residential
	Industrial
	Low Density Residential
	Medium Density Residential
	Parks
	Residential Mixed Use
	Unknown
	Very Low Density Residential

Exhibit B8.5



NITRATE PRIORITY AND WELL INFORMATION IS DERIVED FROM THE IDAHO DEQ, NITRATE PRIORITY 2020.

Cottages Nampa LLC Nitrate Priority & Wells










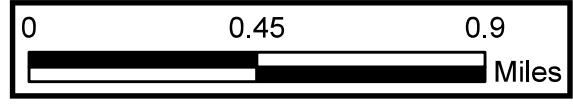
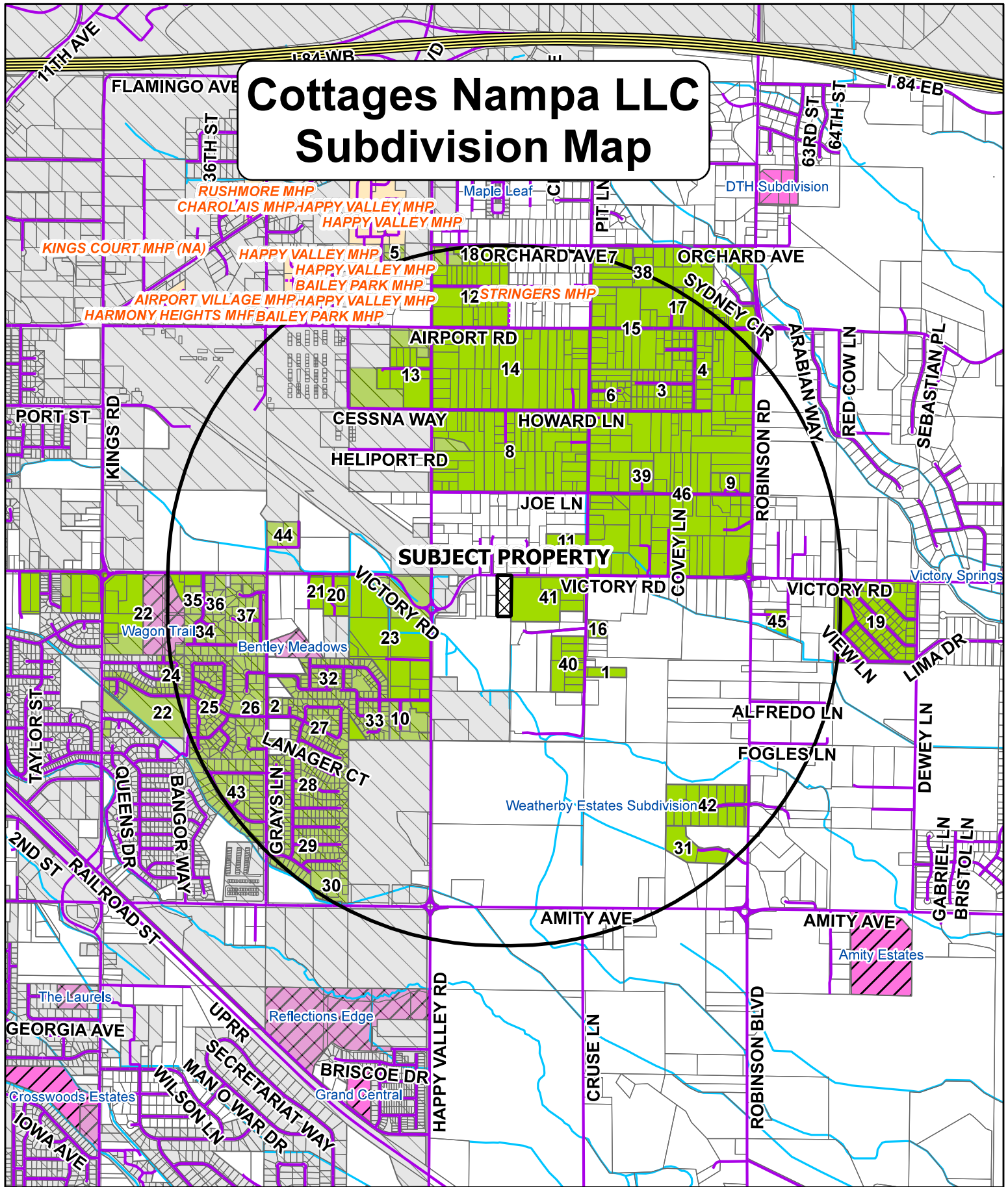
-  GEO-THERMAL LOCATIONS
-  WETLANDS
-  NITRATE_PRIORITY
-  DEQ WELLS N03_MGL 0.005 - 2.00
-  2.000001 - 5.00
-  5.0000001 - 10.00
-  10.000001 - 49.80

Exhibit B8.6

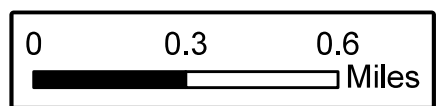


Cottages Nampa LLC Subdivision Map



	SUBDIVISIONS
	Plat Type, Plat Status
	Preliminary, Approved
	Preliminary, Pending
	MOBILE HOME PARKS

Exhibit B8.7



SUBDIVISION & LOT REPORT

NUMBER OF SUBS	ACRES IN SUB	NUMBER OF LOTS	AVERAGE LOT SIZE
46	1041.22	1317	0.79
NUMBER OF SUBS IN PLATTING	ACRES IN SUB	NUMBER OF LOTS	AVERAGE LOT SIZE
3	43.63	129	0.34
NUMBER OF LOTS NOTIFIED	AVERAGE	MEDIAN	MINIMUM
35	3.08	1.31	0.13
NUMBER OF MOBILE HOME PARKS	ACRES IN MHP	NUMBER OF SITES	AVG HOMES PER ACRE
6	4.01	23.00	6.50
		8.00	MAXIMUM

PLATTED SUBDIVISIONS

SUBDIVISION NAME	Label	LOCATION	ACRES	NO. OF LOTS	AVERAGE LOT SIZE	CITY OF ...	Year
BARNES ESTATES SUBDIVISION	1	3N1W30	2.39	1	2.39	COUNTY (Canyon)	2020
CHARLOTTE MEADOWS SUBDIVISION	2	3N2W25	1.50	4	0.37	NAMPA	2020
CLARK THEURER #2	3	3N1W19	20.03	45	0.45	COUNTY (Canyon)	1977
CLARK THEURER REPLAT	4	3N1W19	9.49	11	0.86	COUNTY (Canyon)	1972
CLEARWATER HEIGHTS SUBDIVISION	5	3N2W24	2.02	8	0.25	NAMPA	2021
COUNTRY MEADOWS	6	3N1W19	6.89	19	0.35	COUNTY (Canyon)	1992
DUTTON SUBDIVISION	7	3N1W19	4.73	4	1.18	COUNTY (Canyon)	2018
EAGLE HEIGHTS 1ST DIV	8	3N1W19	76.42	64	1.19	COUNTY (Canyon)	1909
EASTVIEW SUBDIVISION	9	3N1W19	4.76	4	1.19	COUNTY (Canyon)	2006
HAPPY VALLEY ESTATES SUBDIVISION	10	3N2W25	4.05	5	0.81	NAMPA	2007
HILL AND PETTY ESTATES SUB	11	3N1W19	3.47	2	1.73	COUNTY (Canyon)	2005
HOME ACRES SUB #01	12	3N1W19	35.18	32	1.10	COUNTY (Canyon)	1940
HOME ACRES SUB #02	13	3N2W24	30.10	13	2.32	COUNTY (Canyon)	1940
HOME ACRES SUB #03	14	3N1W19	76.92	43	1.79	COUNTY (Canyon)	1942
HOME ACRES SUB #04	15	3N1W19	40.08	25	1.60	COUNTY (Canyon)	1942
J & S SUB	16	3N1W30	1.99	2	1.00	COUNTY (Canyon)	2004
JUNELLE ACRES	17	3N1W19	2.37	2	1.18	COUNTY (Canyon)	2000
LAST ORCHARD SUB	18	3N1W19	2.40	4	0.60	0	1986
LEISURE HEIGHTS SUB	19	3N1W29	40.70	78	0.52	COUNTY (Canyon)	1972
MASON CREEK ESTATES	20	3N2W25	6.37	6	1.06	COUNTY (Canyon)	2001
MASON CREEK MEADOWS	21	3N2W25	2.98	2	1.49	COUNTY (Canyon)	2008
NAMPA HEIGHTS ADD	22	3N2W26	73.97	29	2.55	NAMPA	1911
NAMPA ORCHARD TRACTS	23	3N2W25	60.51	22	2.75	COUNTY (Canyon)	1909
PARK RIDGE #2 SUB	24	3N2W25	11.73	49	0.24	NAMPA	1995
PARK RIDGE #3 SUB	25	3N2W25	27.90	105	0.27	NAMPA	1996
PARK RIDGE ESTATES	26	3N2W25	20.22	32	0.63	NAMPA	1996
PARK RIDGE MEADOWS #1	27	3N2W25	21.62	79	0.27	NAMPA	2001
PARK RIDGE MEADOWS #2	28	3N2W25	29.26	122	0.24	NAMPA	2001
PARK RIDGE MEADOWS #3	29	3N2W25	25.63	104	0.25	NAMPA	2002
PARK RIDGE MEADOWS #4	30	3N2W25	6.45	6	1.07	NAMPA	2002
PEACH TREE ESTATES	31	3N1W30	7.73	2	3.86	COUNTY (Canyon)	1998
PHEASANT MEADOWS SUBDIVISION	32	3N2W25	14.82	55	0.27	NAMPA	2018
PHEASANT MEADOWS SUBDIVISION	33	3N2W25	15.30	58	0.26	NAMPA	2019
ROLLING GREEN ESTATES	34	3N2W25	10.88	18	0.60	NAMPA	1999
ROLLING GREEN ESTATES #2	35	3N2W25	2.80	6	0.47	NAMPA	1999
ROLLING GREEN ESTATES #3	36	3N2W25	3.84	8	0.48	NAMPA	1999
ROLLING GREEN ESTATES #4	37	3N2W25	19.67	34	0.58	NAMPA	2000

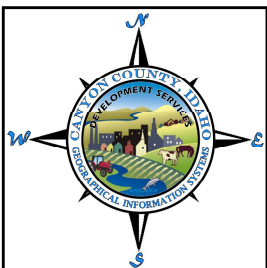
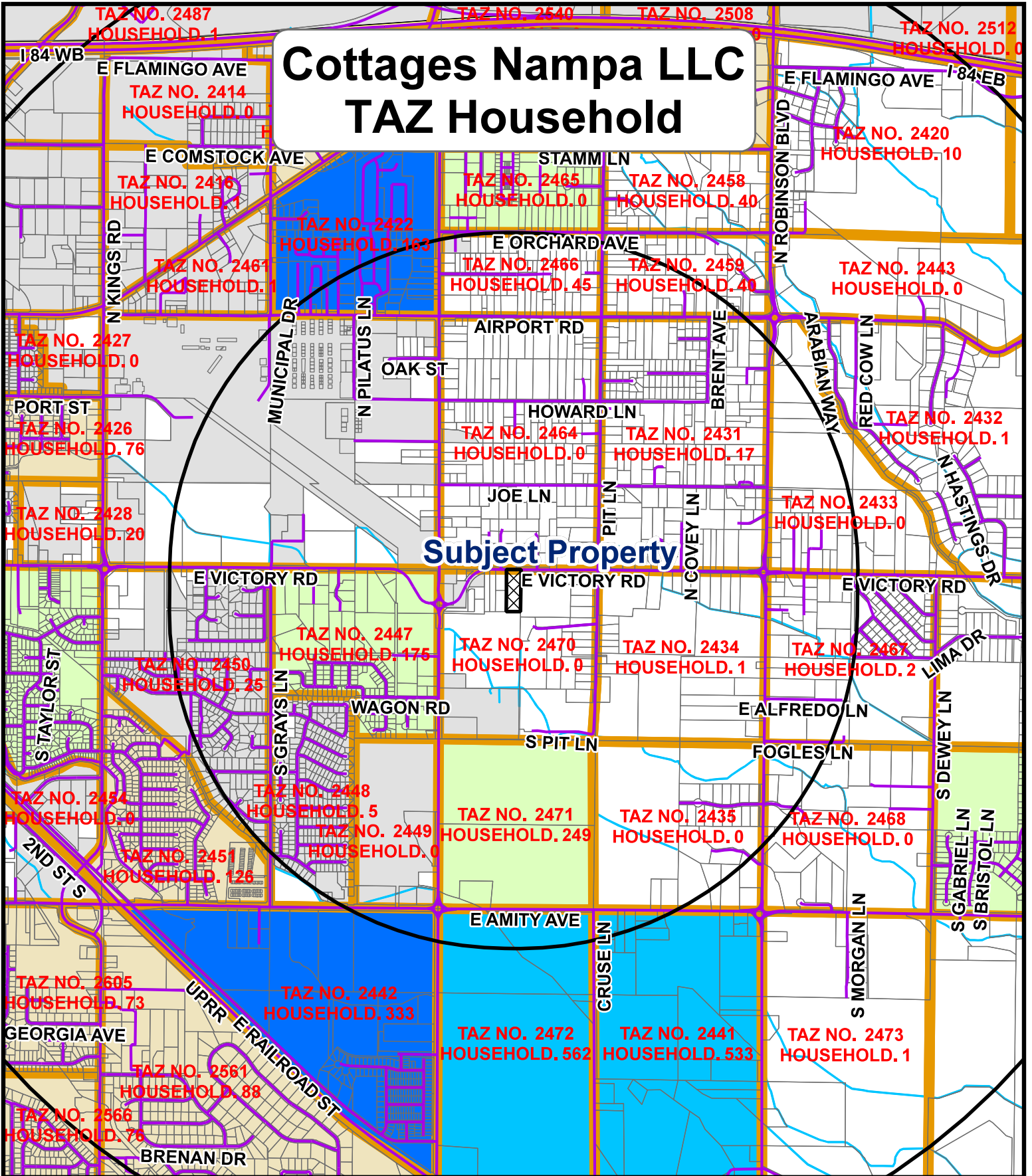
SUBDIVISIONS IN PLATTING

SUBDIVISION NAME	ACRES	NO. OF LOTS	AVERAGE LOT SIZE
Weatherby Estates Subdivision	20.12	18	1.12
Bentley Meadows	5.68	25	0.23
Wagon Trail	17.83	86	0.21

MOBILE HOME & RV PARKS

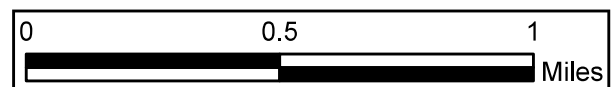
SUBDIVISION NAME	SITE ADDRESS	ACRES	NO. OF SPACES	UNITS PER ACRE	CITY OF ...
Airport Village MHP	4006 Airport Road	5.00	31	0.16	City of Nampa

Cottages Nampa LLC TAZ Household

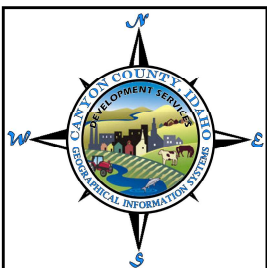
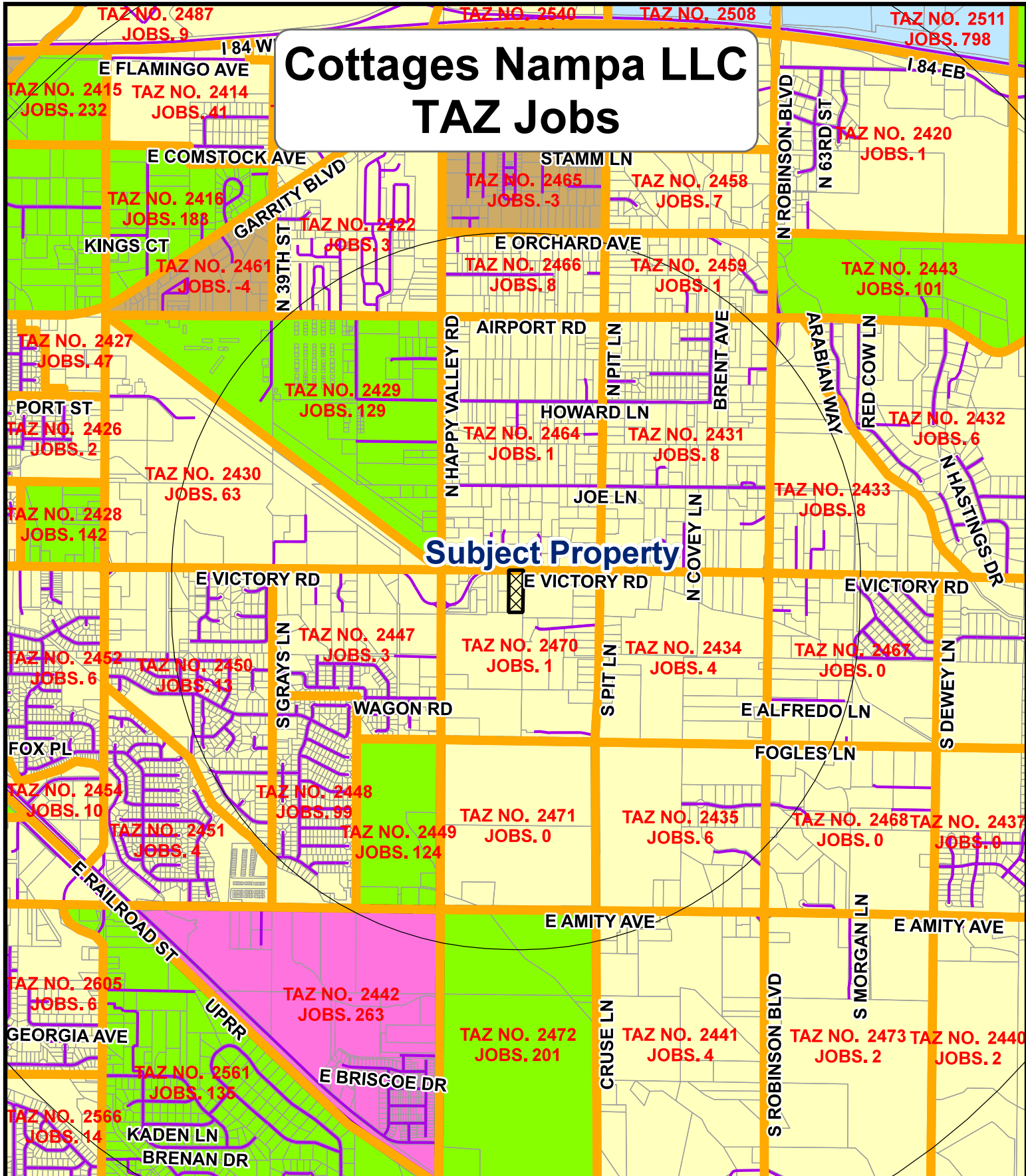


House Hold 2025-2050

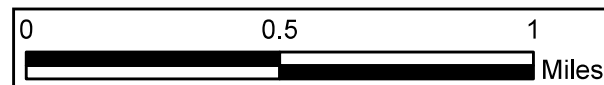
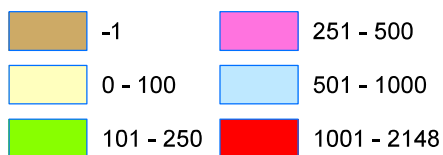
	4 - 50		251 - 500
	51 - 150		501 - 750
	151 - 250		751 - 1263



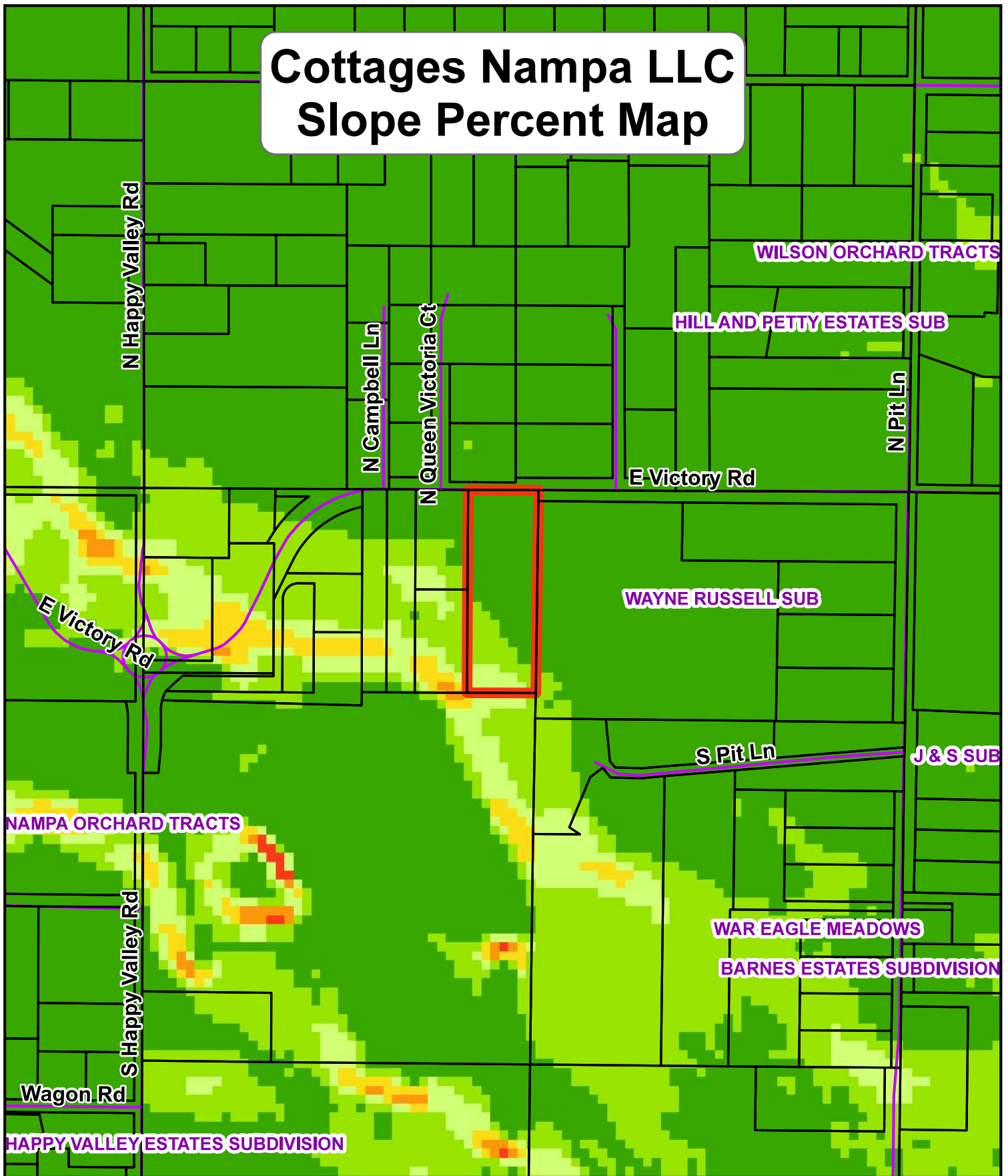
Cottages Nampa LLC TAZ Jobs



Jobs 2025-2050

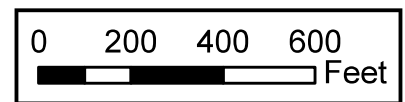


Cottages Nampa LLC Slope Percent Map



Slope Percent	
0.001 - 3	9.001 - 12
3.001 - 6	12.001 - 14.999
6.001 - 9	15 - 202.718

Exhibit B8.8





BEFORE THE CANYON COUNTY
HEARING EXAMINER

Exhibit B9

FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER

IN THE MATTER OF AN APPLICATION BY:)
JIM SHERVIK)
FOR A CONDITIONAL USE PERMIT)

CASE # CU2004-197

PARCEL # R30676

I. APPLICATION PROCESS (CCCO 07-06-03)

1.1 LEGAL

Jim Shervik is requesting a Conditional Use Permit to divide approximately 20 acres into four (4) residential lots in an "A" (Agricultural) Zone. The subject property is located at 5419 E. Powerline Rd., Nampa, Idaho in the NW ¼ of Section 30, T3N, R1W, BM.

1.2 PROCEDURAL HISTORY

On June 7, 2004, staff notified other agencies of this application and solicited their comments. On June 7, 2004, persons owning property within the set distance of the site were notified of the hearing by mail. On June 7, 2004, notice of the hearing was published in the Idaho Press Tribune. On June 15, 2004, notice of the public hearing was posted on the subject property.

II. PROPERTY REVIEW

2.1 PROPERTY HISTORY

The subject property is an original parcel. On April 10, 2003, the Board of County Commissioners approved an appeal for Jim Shervik, for a Conditional Use Permit to divide approximately 20.72 acres into 22 parcels (case # CU2003-553) in an "A" (Agricultural) zone. It is the intent of the approval to abandon this approved conditional use permit. If this proposal is approved, this property will need to be platted as governed by the City of Nampa subdivision ordinance.

III. PUBLIC HEARING

The Hearing Examiner, M. Jerome Mapp, opened public testimony.

3.1 Planner for the Development Services Department, Brant Jewett, reviewed the staff report and entered supplemental Exhibit C.4 into the record.

3.2 **WITNESSES SIGNED UP IN FAVOR:** Jim Shervik.

3.3 **WITNESSES TESTIFYING IN FAVOR:** Jim Shervik.

Jim Shervik

- Mr. Shervik stated that the subject property is in the middle of a very high growth area and it is adjacent to the city impact area of Nampa.
- Stated he agrees with the staff report, excluding the staff's request for a bigger right of way.
- Stated the subject property is basically on a dead end road on Pit Ln.
- To move the power and irrigation, if that's what is implied by moving those out of the right of way, it would be a huge undertaking in cost to develop two new building sites.
- Stated that lots three and four are 1.5 acre lots. Lot four is currently being built on. If the proposed use is approved they will start building another home on lot three with a shared well between the two lots.
- Stated that lot two is a 3.5 acre piece that has an existing home on it and a barn. It will use the existing well and septic.
- Stated that lot one is a 14-acre piece. They have no intentions of developing lot one at this time and they are not asking for any other lot splits for the 14-acres at this time. They do not have any intentions of even getting a building permit on this lot at this time.
- Stated Mr. Wayne Russell is the actual property owner, and he is representing him.
- Stated it (did not state what lot he was referring to) is the only piece with the additional right away anywhere in that area.
- Stated they are prepared to place one shared well casing between lots three and four; one well with two individual pumps.

3.4 **NO NEUTRAL WITNESSES.**

3.5 **WITNESSES SIGNED UP IN OPPOSITION:** Fred A. Hallberg.

3.6 **WITNESSES TESTIFYING IN OPPOSITION:** Fred A. Hallberg.

Fred A. Hallberg

- Mr. Hallberg stated the applicant first applied to divide the land into twenty lots.
- Stated that under the first provision, they would have to bring the city water out.
- Stated a correction to the staff report: the drainage is not to the northwest, but it is to the southwest and towards his property.
- Stated that after speaking with Mr. Shervik tonight he doesn't have any objections because it will eventually be developed. There are fourteen acres left.
- Stated the City of Nampa will be in their neighborhood very soon.

The Hearing Examiner, M. Jerome Mapp closed public testimony.

IV. FINDINGS OF FACT (CCCO 07-06-05 (3))

4.1 Whether this Chapter permits the use by conditional use permit?

Yes, 07-12-07(3) (Z) & 07-12-07(8) (E).

4.2 Reasons for the application.

Mr. Mapp cited the following from the staff report:

The applicant proposes to divide approximately 20 acres into four (4) residential lots.

4.3 Whether the proposed use is harmonious with and in accordance with the Comprehensive Plan.

Mr. Mapp cited the following from the staff report:

A. Page 75: Guidelines to be used in administering the plan.

B. This request is harmonious and in accordance with the following Comprehensive Plan provisions:

Property Rights:

In the 1994 Legislative Session, Idaho Code 67-8001, 8002, and 8003 were adopted to establish a process to better provide that land use policies, restrictions, conditions, and fees do not violate private property rights, adversely impact property values or create unnecessary technical limitations on the use of private property. It is the policy of the County to comply with the requirements of the Idaho Code provisions.

Population Policy 1:

To provide the planning base for an anticipated population of at least 105,000 by the year 2000, and 120,000 by the year 2010. This policy estimates and anticipates an annual increase of approximately 1.2 percent between 1990 and 2000, and could reach 1.5 percent between 2000 and 2010. This policy also recognizes that planning policies combined with past trends can anticipate the location of the expected population reasonably close and that the intent of the plan is to forecast and plan for the needs of population growth areas in terms of future facilities and services.

Population Policy 3:

To encourage future population to locate within incorporated cities and/or "Areas of City Impact". This policy recognizes that population growth and the resulting development activity should occur where public infrastructure, services and facilities are available or where they are planned and will be provided in the near future.

Overall Land Use Policy 1:

To encourage orderly growth throughout Canyon County while avoiding scattered development of land that may result in either or both of the following:

(A) An adverse impact upon water quality, water supply, irrigation ditches, canals and systems, sewage disposal, public safety and emergency services, educational facilities and surroundings, transportation and transportation facilities, and other desired and essential services; and

(B) The unnecessary imposition of an excessive expenditure of public funds for delivery of desired and essential services.

Overall Land Use Policy 2:

To protect agricultural, residential, commercial, industrial and public areas from the unreasonable intrusion of incompatible land uses.

Overall Land Use Policy 3:

To provide for appropriately located residential areas with an adequate variety of dwelling types and density ranges as needed to meet demands.

Overall Land Use Policy 4:

To promote the safe efficient movement of people and goods and the provision of adequate off-street parking and loading facilities to support land uses.

Overall Land Use Policy 7:

To encourage development in those areas of the county which provide the most favorable conditions for future community services.

Agricultural Land Policy 2:

To permit development on lands where soils are determined to be either "least suited" or "moderately suited" for agriculture only after careful study and review of surrounding land uses that consider the long range impacts of mixed land uses in the area. This policy recognizes that land may be developed for other purposes only, when such developments do not harm or conflict with the agricultural activities

in the immediate area and when adequate public services and facilities are either available or are made available as part of the development. This policy also recognizes that non-agricultural costs of development should not create increased tax burdens to current property owners.

Housing Policy 1:

To encourage opportunities for a diversity of housing choices and availability of affordable housing. This policy recognizes that housing is basic to every person living in the county and that affordable housing opportunities should be a goal which needs constant review. The plan encourages a variety of housing which also seeks to improve the life style of the county's residents.

Public Services, Facilities, and Utilities Policy 1:

To plan for expanded public services, facilities, and utilities which may be needed as the population increases and consequent demand for increases in services also occur. This policy underscores the need to carefully consider both the site and the situation of new developments and their impact on public services, facilities, and infrastructure. This policy further recognizes that agreements may need to be put in place to assure that developers pay their fair share of costs for public services. Sites for schools should be selected in advance of need based upon planned densities and development patterns.

- C. This request is not harmonious and in accordance with the following Comprehensive Plan provisions:

Population Policy 4:

To locate future population in areas outside of best suited and moderately suited agricultural areas. This policy recognizes that productive agricultural areas are considered developed and to change the existing land use pattern to another land use or to mixtures of potentially conflicting land uses may cause irreparable damage to both the area and the agricultural industry of the county. This policy underscores other policies of the plan which seek to encourage the protection of prime "best suited" agricultural lands for the production of food and fibre. The county also recognizes that certain "moderately suited" and "least suited" agricultural areas may be considered for residential development through the Conditional Use Permit or Conditional Rezone process. These processes however, require careful consideration of the impact(s) that development may have on existing and surrounding land uses while taking into account both citizen and pertinent agency inputs. Urban and urban-type residential development is encouraged within incorporated cities and their corresponding areas of impact.

Overall Land Use Policy 9:

To use buffer areas and/or screening devices between certain land uses in order to properly address the need to protect all land uses insofar as possible. This policy is intended to forestall land use conflicts that may occur when a variety of land uses are located in relatively close proximity, especially residential uses adjacent to non-residential uses such as agriculture and industry.

Agricultural Lands Policy 1:

To support the fact that the present agricultural activities in "best suited" and "moderately suited" agricultural soil designated areas of Canyon County represent "development" by definition. Careful consideration must be given to any proposal which would permit changes of land use from agriculture to another type of development. Minimizing the potential for conflicting land uses is very important to the ongoing and long term agricultural activities of the county. "Best suited" and "moderately suited" soil areas generally demonstrate that the corresponding farms have a consistent annual production history complete with water delivery system(s).

4.4 Whether the proposed use will be injurious to other property in the immediate vicinity and / or will change the essential character of the area?

Mr. Mapp cited the following from the staff report:

If the project is developed as described in the applicant's Letter of Intent, then the proposed use will not be injurious to land uses on other properties in the immediate vicinity and will not change the essential character of the area as it is within an Area of City Impact.

4.5 Whether adequate sewer, water and drainage facilities, and utility systems are to be provided to accommodate said use?

Mr. Mapp cited the following from the staff report:

If the project is developed and operated as described in the applicant's Letter of Intent, then adequate sewer, drainage facilities, and utility systems will be provided to accommodate said use as described below.

- a. Sewer: Individual septic systems.
- b. Water: Individual domestic wells.
- c. Drainage: No changes are proposed.
- d. Utilities: Currently provided to the subject property.
- e. Irrigation: Will be provided by a private system.

Southwest District Health (SWDH) has stated several requirements for approval from the district (Exhibit C.2).

The Nampa and Meridian Irrigation District has no comment on this application (Exhibit C.3).

4.6 Whether measures will be taken to provide adequate access to and from subject property so that there will be no undue interference with existing or future traffic patterns?

Mr. Mapp cited the following from the staff report:

Nampa Highway District has stated that the developer will need to submit their access plans along with a "Land Split" application provided by the District, prior to confirming their conditional-use-permit (CUP) and recommends that the CUP be denied by Canyon County Development Services if they do not receive a letter of approval from the district. (Exhibit C.1)

4.7 Whether essential public services such as, but not limited to, school facilities, police and fire protection, emergency medical services and irrigation facilities, will be negatively impacted by such use or will require additional public funding in order to meet the needs created by the requested change.

Mr. Mapp cited the following from the staff report:

No other agencies have responded with any information regarding this request.

4.8 Whether the proposed use is essential or desirable to the public convenience or welfare?

Mr. Mapp cited the following from the staff report:

The proposed use is not essential to the public convenience or welfare, and according to the analysis of the application by the Development Services Department, this proposal is desirable to the public convenience and welfare.

V. CONCLUSIONS OF LAW

The Canyon County Hearing Examiner is authorized to hear this case and to make a decision. Standards noted under Section III of the Staff Report were followed, which allowed for the procedures and processes of this hearing to be conducted.

ORDER OF DECISION

Based on the Findings of Fact, Conclusions of Law and the reasons stated, the Canyon County Hearing Examiner orders Case # CU2004-197 a request by Jim Shervik for a Conditional Use Permit to divide approximately 20 acres into four (4) residential lots in an "A" (Agricultural) Zone, is **approved** with the following conditions:

- 1. The development complies with all applicable federal, state, and county, laws, ordinances, rules and regulations that pertain to the property.**
- 2. The project will commence within two years and be completed within five years.**
- 3. Include the following right to farm statement on the final plat.**

RIGHT TO FARM STATEMENT

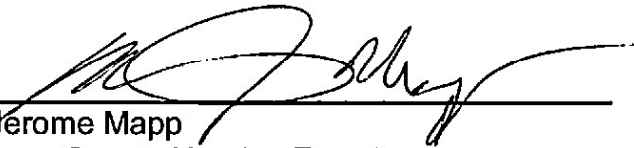
All properties shown on this plat are located in an agricultural zone. This is an area in which agricultural operations are ongoing and may include, but are not limited to, aerial spraying, the production of crops, the operation of feedlots, hog farms, dairies, and/or gravel pits. All of these activities may result in the production of noise and other inconveniences. They may involve lights or the use machinery in the nighttime hours or other inconveniences. All owners of property identified on this plat are prohibited from challenging the aforementioned operations if they are lawfully conducted.

- 4. The applicant shall meet all requirements of Nampa Highway District No. 1.**
- 5. The applicant shall administer a road user's maintenance agreement.**
- 6. Meet the landscape requirements of the City of Nampa.**
- 7. Water user's maintenance agreement will be agreed upon for future landowners.**
- 8. The applicant will provide a shared well; the well will be shared by lot three (3) and four (4).**

Notice of Appellate Procedure

Pursuant to the provisions of Chapter 7, Article 3 of the Canyon County Code of Ordinances, an affected person aggrieved by this decision may file an appeal with the Development Services Department, together with the filing fee, within fifteen (15) calendar days after the date of the written decision. A certified copy of the file will be delivered to the Canyon County Board of Commissioners, which will schedule and conduct the appeal hearing.

WRITTEN FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER WAS APPROVED BY THE CANYON COUNTY HEARING EXAMINER AT A SCHEDULED MEETING HELD JULY 8, 2004.

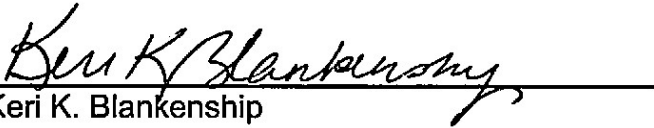


M. Jerome Mapp
Canyon County Hearing Examiner

7/08/04

Dated

ATTEST:



Keri K. Blankenship
Recording Secretary

EXHIBIT C

Site Visit Photos: November 26, 2025

Planning & Zoning Commission

Case# CU2025-0002

Hearing date: December 18, 2025

Exhibit C



Figure 1 Facing north on E Victory from the western driveway



Figure 2 Facing northeast on E Victory from the western driveway





Figure 3 Facing east on E Victory from the western driveway



Figure 4 Facing southeast on E Victory from the western driveway



Figure 5 Facing south on E Victory from the western driveway



Figure 6 Facing southwest on E Victory from the western driveway



Figure 7 Facing west on E Victory from the western driveway



Figure 8 Facing north on E Victory from the eastern driveway



Figure 9 Facing east on E Victory from the eastern driveway



Figure 10 Facing south on E Victory from the eastern driveway



Figure 11 Facing southwest on E Victory from the eastern driveway



Figure 12 Facing west on E Victory from the eastern driveway



Figure 13 Existing residence proposed to be used as contractor shop





Figure 14 Kitchen/break room within the existing contractor shop



Figure 15 Applicant proposes at least six (6) office spaces



Figure 16 Existing shop to be used to maintain flagging equipment and signage





Figure 17 Facing north from proposed staging area location



Figure 18 Facing east from proposed staging area location



Figure 19 Facing south from proposed staging area location



Figure 20 Facing west from proposed staging area location

EXHIBIT D

Agency Comments Received by: December 8, 2025

Planning & Zoning Commission

Case# CU2025-0002

Hearing date: December 18, 2025

From: Doug Critchfield <critchfieldd@cityofnampa.us>
Sent: Friday, May 16, 2025 4:14 PM
To: Arbay Mberwa
Subject: [External] RE: Legal Notice CU2024-0002

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Arbay – CU2025-002 proposes a shop to be located at 5023 E Victory Rd (R30673010). This parcel is in the Nampa Area of Impact, and not adjacent to Nampa City Limits. The Nampa Comprehensive Plan indicates this parcel to be in the “Industrial” Land Use Designation. The applicant proposes a shop on this parcel, which is an appropriate land use in the “Industrial” land use designation. Nampa has no additional comments. Thank you – Doug.



Doug Critchfield, Principal Planner, ASLA

O: 208.468.5442, F: 208.468.5439
500 12th Ave. S., Nampa, ID 83651

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[Citizen’s Guide to Planning](#) - Learn More About Planning!

NAMPAReady

From: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>
Sent: Friday, May 16, 2025 11:18 AM
To: Kristi Watkins <watkinsk@cityofnampa.us>; Daniel Badger <BadgerD@cityofnampa.us>; Addressing <Addressing@cityofnampa.us>; Doug Critchfield <critchfieldd@cityofnampa.us>; Clerks <clerks@cityofnampa.us>; Char Tim <timc@cityofnampa.us>
Subject: Legal Notice CU2024-0002

CAUTION: This email originated OUTSIDE the City of Nampa domain. DO NOT click on links or open attachments unless you recognize the sender or are sure the content is safe. Highlight the suspect email and send using the Outlook Phish Alert Report button or call the IT Helpdesk at (208) 468-5454.

You are hereby notified, pursuant to the Joint Exercise of Power Agreement between the City of **Nampa** and Canyon County, that the Development Services Department has accepted the following application: **CASE #CU2024-0002**. Attached for your review is a copy of the letter of intent and a site plan.

You are invited to provide written testimony by **June 15, 2025**, although at this point, no hearing date has been set. If the comment deadline is on a weekend or holiday, it will move to close of business 5pm the next business day. The deadline for written testimony or additional exhibits is to ensure planners can consider the information as they develop their staff report and recommended findings. All items received by the deadline will also be placed in the hearing packet, allowing the hearing body adequate time to review the submitted information.

If you would like additional information please contact the Planner **Arbay Mberwa** at arbay.mberwa@canyoncounty.id.gov.

From: Anthony Lee <Anthony.Lee@swdh.id.gov>
Sent: Monday, May 19, 2025 9:23 AM
To: Arbay Mberwa
Subject: [External] RE: Agency Notice CU2025-0002

Hi Arbay,

- 1.) Will a Nutrient Pathogen Study be required? **If the contractor shop generates 600 gallons or more of wastewater, a Nutrient Pathogen Study is required.**
- 2.) Will adequate sanitary systems be provided to accommodate the use? **A subsurface sewage disposal system has not been determined.**
- 3.) Any concerns about the use or request for rezoning? If so, are there any conditions or mitigation measures recommended to ensure the use or requested rezone minimizes potential impacts to the surrounding area and the nearby city? **There are no concerns with the use or request for rezoning if the applicant meets all SWDH requirements.**

According to our records, the applicant applied for an accessory use application on 11/14/2025 and is still pending approval.

Please let me know if you have any questions.

Thank you,



Check out our new online self-service portal here! [PORTAL](#)

Anthony Lee, RS/BS | Land Development Senior
o 208.455.5384 | c 208.899.1285 | f 208.455.5300
anthony.lee@swdh.id.gov | SWDH.org
13307 Miami Ln., Caldwell, ID 83607

From: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>
Sent: Friday, May 16, 2025 11:21 AM
To: 'cstauffer@nsd131.org' <cstauffer@nsd131.org>; 'dleon@nsd131.org' <dleon@nsd131.org>; 'eddy@heritagewifi.com' <eddy@heritagewifi.com>; 'johnsonrl@nampafire.org' <johnsonrl@nampafire.org>; 'prevention@nampafire.org' <prevention@nampafire.org>; 'knute.sandahl@doi.idaho.gov' <knute.sandahl@doi.idaho.gov>; 'eddy@nampahighway1.com' <eddy@nampahighway1.com>; 'brandy.walker@centurylink.com' <brandy.walker@centurylink.com>; 'ingram@idahopower.com' <ingram@idahopower.com>; 'easements@idahopower.com' <easements@idahopower.com>; 'arobins@idahopower.com' <arobins@idahopower.com>; 'monica.taylor@intgas.com' <monica.taylor@intgas.com>; 'jessica.mansell@intgas.com' <jessica.mansell@intgas.com>; 'Contract.Administration.Bid.Box@ziply.com'

From: Eddy Thiel <eddy@nampahighway1.com>
Sent: Monday, May 19, 2025 7:13 AM
To: Arbay Mberwa
Subject: [External] FW: Agency Notice CU2025-0002
Attachments: Agency Response Requested Notification Form.pdf; CU2025-0002 Updated Application.pdf

Good Morning Arbay,

Nampa Highway District #1 shall require any approach serving a commercial property install a paved apron per ACCHD Standards Drawing #ACCHD-106. We recommend denial until the paved aprons are completed. No parking along the frontage of E. Victory is allowed, only the 2 designated accesses will be allowed.

Let me know if you have any questions or comments.

Thank you,

Eddy

Eddy Thiel
ROW
eddy@nampahighway1.com
4507 12th Ave. Rd. • Nampa, id 83686
TEL 208.467.6576 • FAX 208.467.9916

From: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>
Sent: Friday, May 16, 2025 11:21 AM
To: 'cstauffer@nsd131.org' <cstauffer@nsd131.org>; 'dleon@nsd131.org' <dleon@nsd131.org>; 'eddy@heritagewifi.com' <eddy@heritagewifi.com>; 'johnsonrl@nampafire.org' <johnsonrl@nampafire.org>; 'prevention@nampafire.org' <prevention@nampafire.org>; 'knute.sandahl@doi.idaho.gov' <knute.sandahl@doi.idaho.gov>; Eddy Thiel <eddy@nampahighway1.com>; 'brandy.walker@centurylink.com' <brandy.walker@centurylink.com>; 'eingham@idahopower.com' <eingham@idahopower.com>; 'easements@idahopower.com' <easements@idahopower.com>; 'arobins@idahopower.com' <arobins@idahopower.com>; 'monica.taylor@intgas.com' <monica.taylor@intgas.com>; 'jessica.mansell@intgas.com' <jessica.mansell@intgas.com>; 'Contract.Administration.Bid.Box@ziply.com' <Contract.Administration.Bid.Box@ziply.com>; 'developmentreview@blackcanyonirrigation.com' <developmentreview@blackcanyonirrigation.com>; 'nmid@nmid.org' <nmid@nmid.org>; 'eolvera@nmid.org' <eolvera@nmid.org>; 'mitch.kiester@phd3.idaho.gov' <mitch.kiester@phd3.idaho.gov>; 'anthony.lee@phd3.idaho.gov' <anthony.lee@phd3.idaho.gov>; 'gis@compassidaho.org' <gis@compassidaho.org>; 'D3Development.services@itd.idaho.gov' <D3Development.services@itd.idaho.gov>; 'niki.benyakhlef@itd.idaho.gov' <niki.benyakhlef@itd.idaho.gov>; 'webmaster@valleyregionaltransit.org' <webmaster@valleyregionaltransit.org>; Brian Crawforth <Brian.Crawforth@canyoncounty.id.gov>; Christine Wendelsdorf <Christine.Wendelsdorf@canyoncounty.id.gov>; Michael Stowell <mstowell@ccparamedics.com>; Curt Shankel <shankelc@cityofnampa.us>; Dalia Alnajjar <Dalia.Alnajjar@canyoncounty.id.gov>; Lucy Ostyn <lucy.ostyn@canyoncounty.id.gov>; Tom Crosby <Tom.Crosby@canyoncounty.id.gov>; Eric Arthur <Eric.Arthur@canyoncounty.id.gov>; Kathy Husted <kathy.husted@canyoncounty.id.gov>; GIS and Addressing Division

From: Tom Crosby
Sent: Friday, May 23, 2025 3:55 PM
To: Arbay Mberwa
Subject: FW: Agency Notice CU2025-0002
Attachments: Agency Response Requested Notification Form.pdf; CU2025-0002 Updated Application.pdf

Arbay,

The Building Dept. will require a change of occupancy permit for the intended new occupancy use of the primary house and its accessory structure if this CUP is approved.

Thank You,
Tom.

From: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>
Sent: Friday, May 16, 2025 11:21 AM
To: 'cstauffer@nsd131.org' <cstauffer@nsd131.org>; 'dleon@nsd131.org' <dleon@nsd131.org>; 'eddy@heritagewifi.com' <eddy@heritagewifi.com>; 'johnsonrl@nampafire.org' <johnsonrl@nampafire.org>; 'prevention@nampafire.org' <prevention@nampafire.org>; 'knute.sandahl@doi.idaho.gov' <knute.sandahl@doi.idaho.gov>; 'eddy@nampahighway1.com' <eddy@nampahighway1.com>; 'brandy.walker@centurylink.com' <brandy.walker@centurylink.com>; 'eingram@idahopower.com' <eingram@idahopower.com>; 'easements@idahopower.com' <easements@idahopower.com>; 'arobins@idahopower.com' <arobins@idahopower.com>; 'monica.taylor@intgas.com' <monica.taylor@intgas.com>; 'jessica.mansell@intgas.com' <jessica.mansell@intgas.com>; 'Contract.Administration.Bid.Box@ziply.com' <Contract.Administration.Bid.Box@ziply.com>; 'developmentreview@blackcanyonirrigation.com' <developmentreview@blackcanyonirrigation.com>; 'nmid@nmid.org' <nmid@nmid.org>; 'eolvera@nmid.org' <eolvera@nmid.org>; 'mitch.kiester@phd3.idaho.gov' <mitch.kiester@phd3.idaho.gov>; 'anthony.lee@phd3.idaho.gov' <anthony.lee@phd3.idaho.gov>; 'gis@compassidaho.org' <gis@compassidaho.org>; 'D3Development.services@itd.idaho.gov' <D3Development.services@itd.idaho.gov>; 'niki.benyakhlef@itd.idaho.gov' <niki.benyakhlef@itd.idaho.gov>; 'webmaster@valleyregionaltransit.org' <webmaster@valleyregionaltransit.org>; Brian Crawforth <Brian.Crawforth@canyoncounty.id.gov>; Christine Wendelsdorf <Christine.Wendelsdorf@canyoncounty.id.gov>; Michael Stowell <mstowell@ccparamedics.com>; Curt Shankel <shankelc@cityofnampa.us>; Dalia Alnajjar <Dalia.Alnajjar@canyoncounty.id.gov>; Lucy Ostyn <lucy.ostyn@canyoncounty.id.gov>; Tom Crosby <Tom.Crosby@canyoncounty.id.gov>; Eric Arthur <Eric.Arthur@canyoncounty.id.gov>; Kathy Husted <kathy.husted@canyoncounty.id.gov>; GIS and Addressing Division <GISAddressing@canyoncounty.id.gov>; 'makline2@marathonpetroleum.com' <makline2@marathonpetroleum.com>
Subject: Agency Notice CU2025-0002

Please see the attached agency notice. You are invited to provide written testimony or comments by **June 15, 2025**, although as of this point, no hearing date has been set. You will receive a separate notification when the hearing date has been set for this case. If the comment deadline is on a weekend or holiday, it will move to close of business 5pm the next business day. The deadline for written testimony or additional exhibits is to ensure planners can consider the information as they develop their staff report and recommended findings. All items received by the deadline will also be placed in the hearing packet, allowing the hearing body adequate time to review the submitted information.

Please direct your comments or questions to Planner **Arbay Mberwa** at arbay.mberwa@canyoncounty.id.gov.

Thank you,

Arbay Mberwa

From: Lucy Ostyn
Sent: Tuesday, November 18, 2025 8:52 AM
To: Arbay Mberwa
Subject: RE: Agency Notice CU2025-0002 / Bighorn Traffic Services

Arbay,

Thank you for mentioning that. They certainly can reach out to City of Nampa and request to use their setbacks. I think it depends on the area but typically I see a side of 5' from Nampa.

Best,



Lucy Ostyn

Permitting Supervisor

lucy.ostyn@canyoncounty.id.gov

(208)455-5961

Canyon County Development Services Department

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

DSD PUBLIC OFFICE HOURS

Monday, Tuesday, Thursday and Friday

8am – 5pm

Wednesday

1pm – 5pm

From: Arbay Mberwa <Arbay.Mberwa@canyoncounty.id.gov>
Sent: Monday, November 17, 2025 11:58 AM
To: Lucy Ostyn <lucy.ostyn@canyoncounty.id.gov>
Subject: RE: Agency Notice CU2025-0002 / Bighorn Traffic Services

Hey Lucy,

This parcels is located in Nampa’s area of impact, could they discuss obtaining Nampa setback with the City of Nampa?

Thanks



Arbay Mberwa

Associate Planner

Canyon County Development Services Department

From: Lucy Ostyn <lucy.ostyn@canyoncounty.id.gov>
Sent: Thursday, November 13, 2025 1:47 PM
To: Arbay Mberwa <Arbay.Mberwa@canyoncounty.id.gov>
Cc: Tom Crosby <Tom.Crosby@canyoncounty.id.gov>
Subject: FW: Agency Notice CU2025-0002 / Bighorn Traffic Services

Arbay,

I see that you already have notes in CAPS about the shop needing the Change of Occupancy permit so that is awesome. 😊

The only other thing I wanted to point out is while the shop is existing (Aumentum shows approx. 1991), it doesn't appear on the aerial view to meet that side setback. Not sure how this can be addressed but if we do the change of occupancy permit and expand the use... I can see that being an issue, since we have to meet today's requirements.

Thank you,



Lucy Ostyn
Permitting Supervisor

lucy.ostyn@canyoncounty.id.gov

(208)455-5961

Canyon County Development Services Department
111 N. 11th Ave. #310 Caldwell, ID 83605

DSD PUBLIC OFFICE HOURS

Monday, Tuesday, Thursday and Friday

8am – 5pm

Wednesday

1pm – 5pm

From: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>
Sent: Thursday, November 13, 2025 9:20 AM
To: 'watkinsk@cityofnampa.us' <watkinsk@cityofnampa.us>; 'BadgerD@cityofnampa.us' <BadgerD@cityofnampa.us>; 'addressing@cityofnampa.us' <addressing@cityofnampa.us>; 'critchfieldd@cityofnampa.us' <critchfieldd@cityofnampa.us>; 'clerks@cityofnampa.us' <clerks@cityofnampa.us>; 'timc@cityofnampa.us' <timc@cityofnampa.us>; 'cstauffer@nsd131.org' <cstauffer@nsd131.org>; 'dleon@nsd131.org' <dleon@nsd131.org>; 'eddy@heritagewifi.com' <eddy@heritagewifi.com>; 'effingere@nampafire.org' <effingere@nampafire.org>; 'prevention@nampafire.org' <prevention@nampafire.org>; 'knute.sandahl@doi.idaho.gov' <knute.sandahl@doi.idaho.gov>; 'eddy@nampahighway1.com' <eddy@nampahighway1.com>; 'brandy.walker@centurylink.com' <brandy.walker@centurylink.com>; 'ingram@idahopower.com' <ingram@idahopower.com>; 'easements@idahopower.com' <easements@idahopower.com>; 'arobins@idahopower.com' <arobins@idahopower.com>; 'jessica.mansell@intgas.com' <jessica.mansell@intgas.com>; 'monica.taylor@intgas.com' <monica.taylor@intgas.com>; 'Contract.Administration.Bid.Box@ziply.com' <Contract.Administration.Bid.Box@ziply.com>; 'developmentreview@blackcanyonirrigation.com' <developmentreview@blackcanyonirrigation.com>; 'eolvera@nmid.org' <eolvera@nmid.org>; 'nmid@nmid.org' <nmid@nmid.org>; 'mitch.kiester@phd3.idaho.gov' <mitch.kiester@phd3.idaho.gov>; 'anthony.lee@phd3.idaho.gov' <anthony.lee@phd3.idaho.gov>; 'gis@compassidaho.org' <gis@compassidaho.org>;

From: Caitlin Ross
Sent: Wednesday, May 28, 2025 8:51 AM
To: Arbay Mberwa
Subject: FW: [External] RE: Agency Notice CU2025-0002

FYI – thanks!
-Caitlin

From: D3 Development Services <D3Development.Services@itd.idaho.gov>
Sent: Wednesday, May 28, 2025 8:47 AM
To: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>
Subject: [External] RE: Agency Notice CU2025-0002

Hello,

After careful review of the transmittal submitted to ITD on May 16, 2025 regarding, CU2025-0002/Bighorn Traffic Services, the Department has no comments or concerns to make at this time. This application does not meet thresholds for a Traffic Impact Study nor does it pose any safety concern. If you have any questions please contact Niki Benyakhlef at (208) 334-8337/ Niki.Benyakhlef@itd.idaho.gov.

Thank you

Mila Kinakh

D3 Planning and Development
Administrative Assistant



From: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>
Sent: Friday, May 16, 2025 11:21 AM
To: 'cstauffer@nsd131.org' <cstauffer@nsd131.org>; 'dleon@nsd131.org' <dleon@nsd131.org>; 'eddy@heritagewifi.com' <eddy@heritagewifi.com>; 'johnsonrl@nampafire.org' <johnsonrl@nampafire.org>; 'prevention@nampafire.org' <prevention@nampafire.org>; 'knute.sandahl@doi.idaho.gov' <knute.sandahl@doi.idaho.gov>; 'eddy@nampahighway1.com' <eddy@nampahighway1.com>; 'brandy.walker@centurylink.com' <brandy.walker@centurylink.com>; 'ingram@idahopower.com' <ingram@idahopower.com>; 'easements@idahopower.com' <easements@idahopower.com>; 'arobins@idahopower.com' <arobins@idahopower.com>; 'monica.taylor@intgas.com' <monica.taylor@intgas.com>; 'jessica.mansell@intgas.com' <jessica.mansell@intgas.com>; 'Contract.Administration.Bid.Box@ziply.com' <Contract.Administration.Bid.Box@ziply.com>; 'developmentreview@blackcanyonirrigation.com' <developmentreview@blackcanyonirrigation.com>; 'nmid@nmid.org' <nmid@nmid.org>; 'eolvera@nmid.org' <eolvera@nmid.org>; 'mitch.kiester@phd3.idaho.gov' <mitch.kiester@phd3.idaho.gov>; 'anthony.lee@phd3.idaho.gov' <anthony.lee@phd3.idaho.gov>; 'gis@compassidaho.org' <gis@compassidaho.org>; D3 Development Services

Exhibit D6

Arbay Mberwa

From: Caitlin Ross
Sent: Thursday, June 12, 2025 8:06 AM
To: Arbay Mberwa
Subject: FW: [External] RE: Agency Notice CU2025-0002

FYI – thanks!
-Caitlin

From: Erika Olvera <EOlvera@nmid.org>
Sent: Tuesday, June 10, 2025 2:52 PM
To: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>; Arbay Mberwa <Arbay.Mberwa@canyoncounty.id.gov>
Subject: [External] RE: Agency Notice CU2025-0002

Nampa & Meridian Irrigation District (NMID) has no comment on the above-referenced application as no facilities are impacted and plans show storm water is retained on site.

All private laterals and waste ways must be protected. All municipal surface drainage must be retained on-site. If any surface drainage leaves the site, NMID will need to review drainage plans. The developer must comply with Idaho Code 31-3805.

From: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>
Sent: Friday, May 16, 2025 11:21 AM
To: 'cstauffer@nsd131.org' <cstauffer@nsd131.org>; 'dleon@nsd131.org' <dleon@nsd131.org>; 'eddy@heritagewifi.com' <eddy@heritagewifi.com>; 'johnsonrl@nampafire.org' <johnsonrl@nampafire.org>; 'prevention@nampafire.org' <prevention@nampafire.org>; 'knute.sandahl@doi.idaho.gov' <knute.sandahl@doi.idaho.gov>; 'eddy@nampahighway1.com' <eddy@nampahighway1.com>; 'brandy.walker@centurylink.com' <brandy.walker@centurylink.com>; 'eingham@idahopower.com' <eingham@idahopower.com>; 'easements@idahopower.com' <easements@idahopower.com>; 'arobins@idahopower.com' <arobins@idahopower.com>; 'monica.taylor@intgas.com' <monica.taylor@intgas.com>; 'jessica.mansell@intgas.com' <jessica.mansell@intgas.com>; 'Contract.Administration.Bid.Box@ziply.com' <Contract.Administration.Bid.Box@ziply.com>; 'developmentreview@blackcanyonirrigation.com' <developmentreview@blackcanyonirrigation.com>; NMID <NMID@nmid.org>; Erika Olvera <EOlvera@nmid.org>; 'mitch.kiester@phd3.idaho.gov' <mitch.kiester@phd3.idaho.gov>; 'anthony.lee@phd3.idaho.gov' <anthony.lee@phd3.idaho.gov>; 'gis@compassidaho.org' <gis@compassidaho.org>; 'D3Development.services@itd.idaho.gov' <D3Development.services@itd.idaho.gov>; 'niki.benyakhlef@itd.idaho.gov' <niki.benyakhlef@itd.idaho.gov>; 'webmaster@valleyregionaltransit.org' <webmaster@valleyregionaltransit.org>; Brian Crowthorn <Brian.Crowthorn@canyoncounty.id.gov>; Christine Wendelsdorf <Christine.Wendelsdorf@canyoncounty.id.gov>; Michael Stowell <mstowell@ccparamedics.com>; Curt Shankel <shankelc@cityofnampa.us>; Dalia Alnajjar <Dalia.Alnajjar@canyoncounty.id.gov>; Lucy Ostyn <lucy.ostyn@canyoncounty.id.gov>; Tom Crosby <Tom.Crosby@canyoncounty.id.gov>; Eric Arthur <Eric.Arthur@canyoncounty.id.gov>; Kathy Husted <kathy.husted@canyoncounty.id.gov>; GIS and Addressing Division <GISAddressing@canyoncounty.id.gov>; 'makline2@marathonpetroleum.com' <makline2@marathonpetroleum.com>
Subject: Agency Notice CU2025-0002

Please see the attached agency notice. You are invited to provide written testimony or comments by **June 15, 2025**, although as of this point, no hearing date has been set. You will receive a separate notification when the hearing date

From: Ron Johnson <johnsonrl@nampafire.org>
Sent: Monday, June 16, 2025 6:08 PM
To: Arbay Mberwa
Subject: [External] RE: [EXTERNAL]Agency Notice CU2025-0002

Good evening,

Nampa Fire District does not have any objections to this application. Any code requirements would be handled during the building permit process to change the use of the occupancies. There are existing fire hydrants that can serve the property. This project would have no negative impact to NFPD response levels.

Best regards,



Ron Johnson - IAAI-CFI, CFM
Deputy Chief - Fire Marshal
9 12th Ave South, Nampa, ID
O: 208.468.5760
C: 208.250.7005
[Nampa Fire Website](#) - [Facebook](#)

From: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>
Sent: Friday, May 16, 2025 11:21 AM
To: 'cstauffer@nsd131.org' <cstauffer@nsd131.org>; 'dleon@nsd131.org' <dleon@nsd131.org>; 'eddy@heritagewifi.com' <eddy@heritagewifi.com>; Ron Johnson <johnsonrl@nampafire.org>; Prevention <prevention@nampafire.org>; 'knute.sandahl@doi.idaho.gov' <knute.sandahl@doi.idaho.gov>; 'eddy@nampahighway1.com' <eddy@nampahighway1.com>; 'brandy.walker@centurylink.com' <brandy.walker@centurylink.com>; 'eingham@idahopower.com' <eingham@idahopower.com>; 'easements@idahopower.com' <easements@idahopower.com>; 'arobins@idahopower.com' <arobins@idahopower.com>; 'monica.taylor@intgas.com' <monica.taylor@intgas.com>; 'jessica.mansell@intgas.com' <jessica.mansell@intgas.com>; 'Contract.Administration.Bid.Box@ziply.com' <Contract.Administration.Bid.Box@ziply.com>; 'developmentreview@blackcanyonirrigation.com' <developmentreview@blackcanyonirrigation.com>; 'nmid@nmid.org' <nmid@nmid.org>; 'eolvera@nmid.org' <eolvera@nmid.org>; 'mitch.kiester@phd3.idaho.gov' <mitch.kiester@phd3.idaho.gov>; 'anthony.lee@phd3.idaho.gov' <anthony.lee@phd3.idaho.gov>; 'gis@compassidaho.org' <gis@compassidaho.org>; 'D3Development.services@itd.idaho.gov' <D3Development.services@itd.idaho.gov>; 'niki.benyakhlef@itd.idaho.gov' <niki.benyakhlef@itd.idaho.gov>; 'webmaster@valleyregionaltransit.org' <webmaster@valleyregionaltransit.org>; Brian Crawford <Brian.Crawford@canyoncounty.id.gov>; Christine Wendelsdorf <Christine.Wendelsdorf@canyoncounty.id.gov>; Michael Stowell <mstowell@ccparamedics.com>; Curt Shankel <shankelc@cityofnampa.us>; Dalia Alnajjar <Dalia.Alnajjar@canyoncounty.id.gov>; Lucy Ostyn <lucy.ostyn@canyoncounty.id.gov>; Tom Crosby <Tom.Crosby@canyoncounty.id.gov>; Eric Arthur <Eric.Arthur@canyoncounty.id.gov>; Kathy Husted <kathy.husted@canyoncounty.id.gov>; GIS and Addressing Division <GISAddressing@canyoncounty.id.gov>; 'makline2@marathonpetroleum.com' <makline2@marathonpetroleum.com>
Subject: [EXTERNAL]Agency Notice CU2025-0002



EXCELLENCE
SERVICE
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Exhibit D7.1

ADMINISTRATIVE OFFICE
9 – 12th Avenue South Nampa, ID 83651

208.468.5770

DATE: November 24, 2025

TO: Canyon County Development Services Department

FROM: Elijah Effinger, Nampa Fire Protection District, Fire Marshal

APPLICANT: Bighorn Traffic Services

OWNER: Connor Gray

PROJECT ADDRESS: 5023 E. Victory Rd.

RE: Case No. 2025-0002

This application is for Case No. 2025-0002: The applicant, Bighorn Traffic Services, represented by Connor Gray, is requesting a Conditional Use Permit for a contractor shop and staging area in an "A" (Agricultural) zone for traffic management services for public road construction. The applicant is proposing to repurpose the existing structure on-site as an office space and utilize the shed as a storage area. The south half of the property is proposed to be used as a staging area for up to 20 vehicles. The hours of operation are from 7 a.m. to 6 p.m. Monday through Friday with 8-40 employees. The subject property is located at 5023 E Victory Rd. Nampa Idaho, 83687 also referenced as Parcel R30673010, a portion of the NW quarter of Section 30, T3N, R1W, BM, Canyon County, Idaho.

The Nampa Fire District does not oppose the application subject to compliance with all the following code requirements and conditions of approval.

Access Roads

Dead-end fire apparatus access roads exceeding 150 feet (45 720 mm) in length shall be provided with an approved area for turning around fire apparatus. (IFC 503.2.5)

Fire apparatus access roads shall extend to within 150 feet of all portions of the exterior walls of the first story of a building measured by an approved route around the exterior of the building or facility. (IFC 503.1.1)



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ADMINISTRATIVE OFFICE
9 – 12th Avenue South Nampa, ID 83651

208.468.5770

Fire apparatus access roads shall have an unobstructed width of not less than 20 feet and an unobstructed vertical clearance of not less than 13 feet 6 inches. (IFC 503.2.1)

The minimum outside turning radius of a fire apparatus access road shall be 48 feet. The minimum inside turning radius shall be 28 feet. (IFC 503.2.4)

Fire apparatus access roads shall have an approved driving surface of asphalt, concrete or other approved driving surface and can support the imposed load of fire apparatus weighing at least 75,000 pounds. (IFC D102.1)

Fire apparatus access roads shall not exceed 10 percent in grade. (IFC D103.2)

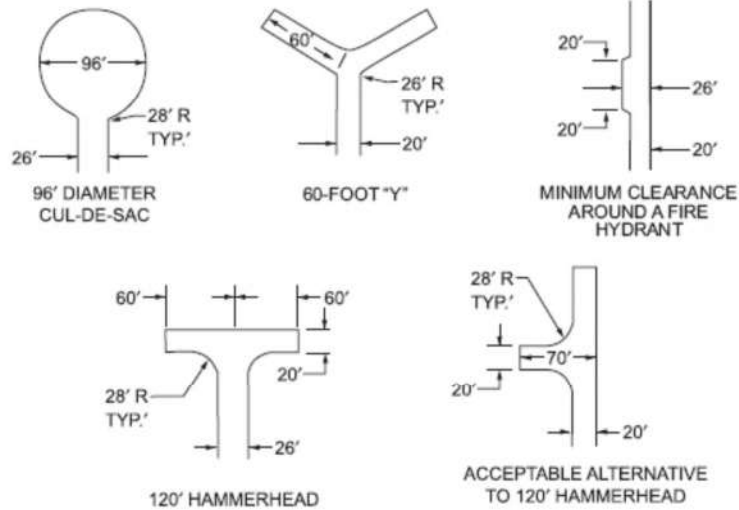
Gates and Bollards shall comply with requirements of the IFC with designs being submitted to the Fire Code Official for approval. If gates are electronically operated, they shall be equipped with an automatic opening mechanism activated by the Opticom system. Manual gates shall be secured with a Knox brand padlock. See exhibit below for acceptable Bollard models manufactured by Maxiforce. (IFC 503.6, D103.5).

General Conditions

Specific building construction requirements of the International Building Code, International Fire Code and City of Nampa Code will apply. However, these provisions are best addressed by a licensed Architect at time of building permit application.

Emergency Response Time Analysis and Service Impact:




The Nampa Fire District Strategic Plan states the response objective for Nampa Fire District is to arrive to 90% of emergency medical incidents within 5 minutes of the alarm time, and within 5 minutes and 20 seconds to fire incidents. To accomplish these response time objectives requires that travel distances be approximately 1 ½ miles from the nearest fire station. This development is located approximately .9 miles from Nampa Fire Station 5 with an approximate response time of 1 minute.



For SI: 1 foot = 304.8 mm.

FIGURE D103.1 DEAD-END FIRE APPARATUS ACCESS ROAD TURNAROUND

Approved Bollards by Maxiforce

		
<p>Collapsibles</p> <p>MCSW-SS3-EZ</p> <p>Operation: Wrench Head Style: Std. Style 3 Body Style: Std. Rectangular Base Style: EZ</p>	<p>Collapsibles</p> <p>MCSW-SS2-EZ</p> <p>Operation: Wrench Head Style: Std. Style 2 Body Style: Std. Rectangular Base Style: EZ</p>	<p>Collapsibles</p> <p>MCSW-SS1-EZ</p> <p>Operation: Wrench Head Style: Std. Style 1 Body Style: Std. Rectangular Base Style: EZ</p>

From: Arbay Mberwa
Sent: Tuesday, November 18, 2025 3:40 PM
To: 'Brandon Lowder'
Subject: FW: [External] Re: Public Water System (CU2025-0002)
Attachments: CU2025-0002 Updated Application_.pdf

Hello,

I'm working on a conditional use permit for a contractor shop and staging area on parcel R30673010 (application attached). The applicant is proposing 10 full time employees working on site and 30 employees who may come on site to pick up and drop off material for the business operation- a total of up to 40 employees. I discussed with Southwest District Health and was directed to DEQ, will this business need a public water system?

Thank you,



Arbay Mberwa

Associate Planner

Canyon County Development Services Department

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

Direct Line: 208-455-6039

Email: Arbay.Mberwa@canyoncounty.id.gov

Website: www.canyoncounty.id.gov

Public office hours:

Monday, Tuesday, Thursday and Friday

From: Chris Ababon <Chris.Ababon@swdh.id.gov>
Sent: Tuesday, November 18, 2025 3:18 PM
To: Arbay Mberwa <Arbay.Mberwa@canyoncounty.id.gov>
Subject: [External] Re: Public Water System (CU2025-0002)

Hi Arbay,

Thank you for reaching out with a great question! I think it would definitely be something to look into. Depending on how often the 30 employees visit the site, it could very well be considered as a public water system. They will have to reach out to the Department of Environmental Quality to run through their population and business operation details before we can determine if they meet the definition or not.

I would be happy to reach out to them and discuss further, so feel free and pass my information along to them and we can get it sorted! I will say I have two public water systems going up in Canyon County called "Farmway Generator Assembly Facility" and "Pinto Lane Industrial Park" that are already in the process of getting their water system approved. If this property is either of these facilities, let me know!



Chris Ababon, REHS/RS | Environmental Health Specialist, Senior

o 208.455.5409 | c 208.606.2132 | f 208.454.7722

christopher.ababon@swdh.id.gov | SWDH.org

13307 Miami Ln., Caldwell, ID 83607



Healthier Together

From: Arbay Mberwa <Arbay.Mberwa@canyoncounty.id.gov>

Sent: Tuesday, November 18, 2025 3:12 PM

To: Chris Ababon <Chris.Ababon@swdh.id.gov>

Subject: Public Water System (CU2025-0002)

CAUTION: This email originated outside Southwest District Health's network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact IT with any concerns.

Hello,

I'm working on a conditional use permit for a contractor shop and staging area on parcel R30673010 (application attached). The applicant is proposing 10 full time employees working on site and 30 employees who may come on site to pick up and drop off material for the business operation- a total of up to 40 employees. Will the applicant need to have a public water system?

Please reach out and let me know if you have questions,



Arbay Mberwa

Associate Planner

Canyon County Development Services Department

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

Direct Line: 208-455-6039

Email: Arbay.Mberwa@canyoncounty.id.gov

Website: www.canyoncounty.id.gov

Public office hours:

Monday, Tuesday, Thursday and Friday

EXHIBIT E

Public Comments Received by: December 8, 2025

Planning & Zoning Commission

Case# CU2025-0002

Hearing date: December 18, 2025

Exhibit E1

11-20-2025

Hello,

I am writing in response to the request for a conditional use permit by Bighorn Traffic Services. My husband and I live on East Victory between Happy Valley and Robinson. We are a part of the community here that fought SunCor's conditional use permit down by Graye's Lane.

We have lived here for a very long time. We've created our dream home with landscaping, remodeling in this sweet residential ag neighborhood. I will never forget one of the SunCor representatives said at one of the public meetings "you all don't understand, we are trying to bring resources closer so we can save you money to build your dream homes." I felt like he had gut-punched me. He absolutely did not understand we already have our dream homes, and we are fighting, clawing and shouting at the rooftops to get our local government to help us protect our way of life.

We begged and pleaded with the Highway District for a long time regarding the safety issues we have been facing out here. Finally, our speed limit has been dropped to 35 and flashing signs have been installed. Now, we all call the police regularly asking them to come out and write speeding tickets. It still hasn't fixed the safety and quality of life issues we are facing.

When people drive at the speed limit, the noise is drastically reduced and more importantly, we can get in and out of our driveways safely during rush hour traffic. Is it ideal, NO. Do people drive the speed limit, NO. Do we constantly have close calls, YES. We can't ride our bikes or walk our dogs anymore with people speeding excessively, people passing (even on solid lines), people passing on the wrong side - you name it, we've seen it.

The subdivision out here (E victory, Pit lane, Joe lane etc) was once a beautiful place to live. We are desperately needing our local government to address traffic here, so people stop using E Victory as a bypass road. I wish decision-makers would come sit in a chair in our driveway for a week at all hours and witness what we live with on a daily basis. People are using our road to avoid Garrity and the freeway area which never should have happened; we are a residential area. I know drivers are coming from the West and going all the way to downtown Meridian; using our road to avoid the freeway area. Our residential street has been turned into a super-highway. Most of us will retire here, cannot replace what we have built, and are now at the mercy of decision-makers on issues impacting our once lovely neighborhood. There have to be options to get people to stop driving through our neighborhood roads, and we desperately need our local officials and agencies to help us. If they don't, it will get to a point where we won't be able to exit our driveways.

I share all of this because we don't need MORE traffic.

The home that Bighorn purchased was given a conditional-use permit years ago for the small, assisted living. Many now believe that never should have been granted because once you give an inch, a mile is eventually taken. The owner then listed the property as a "possible" commercial site when he/she never should have. None of the neighbors here ever intended to see commercial businesses enter into our residential neighborhood. We don't want it. We are begging you to help us preserve what way of life we still have left here. Once it starts, where does it end? Please, we are pleading with you to protect the integrity of our residential neighborhood and deny any type of commercial conditional use. We already have a major traffic issue and are planning to work with officials and agencies to see what can be done to slow people down or prevent E Victory between Happy Valley and Robinson from being used as a major thoroughfare. It needs speed bumps or dips or something similar to what Boise has done on some of their streets to slow traffic by constructing aesthetically pleasing center obstacles that force cars to slow down. There is no reason all of the commercial trucks traveling on our road should be using it when they have other options that don't take them through a residential rural subdivision. I know there are ways to manage growth in cities and still maintain its beauty and aesthetics and protect its long-time citizens' way of life.

Bighorn's request for the number of vehicles and number of employees is simply NOT what our neighborhood needs. The use would drastically and negatively impact our safety and welfare in this area due to the already serious traffic issues we are facing. Would this business, with an increase of cars, noise, and change in zoning impact our way of life - YES! We are already facing a daily level of stress with the noise, reckless drivers, speed racing, illegal passing, non-stop speeding, no longer being able to walk dogs or ride bikes safely and an inability to exit and enter our driveways safely. I don't leave any windows open on the front of my home to mitigate noise. If this permit is granted, you will be adding to the problems we are already dealing with that are impacting our health, quality of life, safety around our home and welfare. I believe strongly that our local officials and agencies have a duty to serve and protect the quality of life of its constituents. Bighorn Traffic services made a bad decision on purchasing property that is not zoned for their desired use. There was a meeting at the property and many of us showed up and expressed our concerns. We kindly and respectfully told them we would not support any type of commercial use in our neighborhood. They knew this but have chosen to move forward and pursue it anyway.

Thank you for your time and for your service to our community.

Respectfully,
Gary and Tina DeBoer
5925 E Victory Road
Nampa ID 83687
208-880-3639

Arbay Mberwa

From: Christine Able <christineable2@gmail.com>
Sent: Monday, November 24, 2025 4:28 PM
To: Arbay Mberwa
Subject: [External] Case 2025-0002

CUP Big Horn Traffic Service for 5023 E Victory Rd
Case 2025-0002

11/24/25

Dear Planning & Zoning Commissioners,

I am writing as a nearby resident to formally **oppose** the conditional use permit request submitted by Big Horn Traffic Service for 5023 E Victory Rd. The proposed CUP raises significant concerns regarding traffic, safety, environmental impacts, neighborhood character, and compliance.

1. Increased Traffic and Safety Risks

- The request includes a staging area for 20 work vehicles and up to 40 employee vehicles. This will substantially increase daily traffic in an already busy area.
- Local roads and intersections near Victory Rd are not designed for this volume of commercial traffic, posing a hazard to residents, pedestrians, and children.
- School buses and children frequently use these streets; additional trucks and vehicles increase the risk of accidents.
- Heavy trucks entering and leaving a residential area will accelerate road wear and may damage infrastructure not built for commercial use.

2. Noise and Quality of Life Impacts

- Daily vehicle movement, truck engines, and potential deliveries will significantly increase noise, disrupting the quiet residential character of our neighborhood.
- Noise and activity outside standard business hours could further reduce residents' quality of life.

3. Current Unauthorized Use Raises Compliance Concerns

- Since the original application, Big Horn Traffic Service has been using the shop building to store items. Many neighbors have observed trucks backing up and unloading without proper approval.
- This indicates a willingness to operate outside approved guidelines and raises legitimate concerns about future compliance and enforcement.

4. Environmental and Safety Concerns

- The use of a large staging area for trucks may increase dust, runoff, and pollution, potentially impacting neighboring properties.
- While the applicant states the building will be used for storage only, nothing currently prevents future vehicle servicing, painting, or handling of toxic materials.
- There is no clear plan for monitoring or enforcement to prevent industrial activities that could pose health or environmental risks.
- The proposed increase in employees and vehicle activity could place additional demand on the property's well and septic systems, raising concerns about water availability, wastewater capacity, and potential impacts on neighboring properties.

5. Neighborhood Character and Property Values

- The acreage behind the shop is currently undeveloped, and residents wish to maintain it as such. Approval could set a precedent for building structures, altering the rural/residential character of the area.
- A large staging area, industrial activity, and employee traffic are visually inconsistent with surrounding properties and would constitute an eyesore.
- Such changes could negatively affect property values and the overall livability of the neighborhood.

6. Zoning and Procedural Considerations

- The proposed expansion may be incompatible with current zoning and the intended character of the neighborhood.
- The lack of a mitigation plan for traffic, noise, or environmental impacts leaves residents exposed to ongoing risks and nuisances.

Given these concerns, I respectfully urge the Planning & Zoning Commission to **deny the conditional use permit** request. The proposed activity poses substantial risks to public safety, health, and neighborhood character. Additionally, the applicant's current unauthorized use raises serious concerns about their reliability and willingness to comply with permit conditions in the future.

Thank you for your time and careful consideration of this matter. I trust the Commission will prioritize the welfare of residents and the long-term character of our community in its decision.

--

Christine Able
208-484-0997
christineable2@gmail.com

From: HJ Enterprises LLC <hjenterprises@gmail.com>
Sent: Tuesday, December 2, 2025 10:30 PM
To: Arbay Mberwa
Subject: [External] Big Horn Traffic Services CUP application CU2025-0002

I write to voice my concerns regarding traffic and loss of agricultural land in relation to CUP application CU2025-0002.

Traffic in NE Nampa is awful and we have seen many accidents, some of which are fatalities. Until the traffic concerns are taken care of, I strongly oppose any more developments of any kind. Nampa is growing far faster than our infrastructure can support. If someone wants to develop or build, the responsibility should be put on that entity or person rather than the taxpayers for upgrading. We are frustrated and taxed out. Our voices need to be heard and respected, not ignored as has been the case many times over the years; especially in the recent past.

Joy Lewis

North Robinson Rd, Nampa, Idaho

Exhibit E4

Aaron and Jenelle Romine

5208 E. Victory Road
Nampa, ID 83687

Re: Case No. CU2025-002 – Bighorn Traffic Services

To Whom It May Concern,

We are writing in regard to the request submitted by Bighorn Traffic Services to obtain a conditional use permit for the property located at 5023 E. Victory Road, Nampa, Idaho. We live two houses down from this location, and because this area is zoned agricultural, we respectfully request that the permit be denied.

The property at 5023 E. Victory Road sits directly adjacent to a pasture with herds of cattle. We also own a miniature Highland cow on our property. We are concerned about the impact of storing up to 20 company vehicles on-site, as well as the additional vehicles belonging to an estimated 8 to 40 employees. Our road already experiences significant traffic during early morning and evening hours, and adding this volume of vehicles would increase noise, congestion, and the likelihood of traffic accidents. It would also disrupt the normal flow of residential traffic.

This area is primarily residential with large lots, and that is part of what makes it desirable to live here. Allowing commercial operations to purchase or lease parcels in this neighborhood would fundamentally change its character. Outside of commute hours, our road is normally quiet, and the presence of a business operating from 7:00 a.m. to 6:00 p.m. would make it feel much more like a commercial zone than a rural residential area. We intentionally purchased our home for the “country” atmosphere, and we hope to preserve that environment.

We also want to note that workers and equipment have already been present on the property, and the activity has been quite noticeable.

We appreciate your time and consideration in reviewing this matter and ask that you take these concerns seriously when evaluating the conditional use request.

Sincerely,

Aaron and Jenelle Romine

208-210-8589

Arbay Mberwa

From: renee kelley <rlkelley85@gmail.com>
Sent: Monday, December 8, 2025 11:36 AM
To: Arbay Mberwa
Subject: [External] Case # CU2025-0002

To whom it may concern,

I am asking the Canyon County Planning and Zoning Commission to deny the CUP for 5023 E Victory Road. I am a property owner adjacent to the requested CUP property. This area is a residential area of canyon county. It is a neighborhood made up of single family homes and small acreage farms. It is not a commercial area. If you have not been in this area of canyon county before, I encourage you to drive thru before making a decision.

Below are the reasons I am asking you to deny the CUP:

1. Big Horn Traffic is Dishonest-They held a neighborhood meeting summer of 2024. At that time they told neighbors it would be a small amount employees and they would use the shop for sign repair used for road projects. They also stated that they wanted to convert the home to an office building. They informed the neighbors that they had no plans for the empty pasture and that it would sit vacant and undeveloped. They then held another meeting in Winter of 2025. At that point they said that they would have about 20-30 employees and be using the shop for sign repair. At each meeting Big Horns representation was very disrespectful and talked down to the residents that attended. They did not like that we did not agree to there business moving in on our homes. Now in the county letter describing the land use it says 40 employees. In the Canyon County letter it also describes the shop as a "shed". It is not a shed, it is a very large two bay shop that could fit multiple vehicles in it. Since last spring, when Big Horn purchased the property, they have been demolishing and changing the property with no county permits. Canyon County Code Enforcement is aware. This company has shown no respect to the neighbors or the county. They have shown to be very entitled and not listen to laws. They are not who we as residents want as a neighbor. The canyon county code enforcement already struggles having the staff to enforce county ordinance. Please don't allow a commercial business into the county that has already shown such disregard.
2. Traffic- Traffic has already increased significantly on Victory Road in the last 5 years. Allowing a business to operate with 40 employees coming and going through rush hour periods will only add to the already existing problem.
3. Location- The location of the suggested CUP is right off of a blind corner after the roundabout on Victory Road. Having such a large amount of commercial vehicles enter and exit the roadway at that address significantly increases the chance of accidents. There are two dead in residential streets that residents already struggle with entering and existing. In the beginning of November a vehicle rear ended a local resident trying to turn left onto one of the dead ends.
4. Property Values- Local residential property values will be affected if a commercial business is allowed. Resale values would decrease.
5. Well Water- They will be operating on a well. With all the development in the area the aquifer life is a concern to residents. 40 people coming and going for one property and using the facility is a large amount of use compared to the average residential home.
6. Septic- The current septic tank was not built to manage that many people.

7. Current zoning is Residential Ag- The land does not have a current CUP for a nursing home. Neighbors were ok with that because it was one or two employee cars coming and going and a small number of residents. It did not affect our quality of life as residents. Big Horn would.

8. No Benefit to the neighborhood or county by allowing Big Horn to operate at that location. There are plenty of commercial lots in the city that would fit their needs listed.

I have not spoken to one neighbor that is in support of this CUP. This business would negatively affect the residents quality of life.

I appreciate your time in reviewing my email. I am asking you once again to please deny the requested CUP. As neighbors we have already seen a significant change in traffic and growth in our area. I encourage residential growth on a realistic level because that is what this area is, it's a residential neighborhood. All of us value our homes and quality of life. Please protect us as a neighborhood and don't allow a large commercial business, such as Big Horn, to come in and take away the small amount of peace we have left.

Sincerely,
Renee Kelley

EXHIBIT 5

Agency Comments Received by: April 6, 2026

-

Board of County Commissioners

Case# CU2025-0002-APL

Hearing date: April 14, 2026

From: D3 Development Services <D3Development.Services@itd.idaho.gov>
Sent: Tuesday, March 17, 2026 8:48 AM
To: Arbay Mberwa
Subject: [External] RE: Agency Notice CU2025-0002-APL / Bighorn Traffic Services

Hello,

After careful review of the transmittal submitted to ITD on March 10, 2026, regarding, Bighorn Traffic Services, the Department has no comments or concerns to make at this time. This application does not meet thresholds for a Traffic Impact Study, nor does it pose any safety concerns. If you have any questions, please contact Kendra Conder at 208-334-8377 / Kendra.Conder@itd.idaho.gov

Thank you

Mila Kinakh

D3 Planning and Development

From: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>
Sent: Tuesday, March 10, 2026 8:40 AM
To: 'watkinsk@cityofnampa.us' <watkinsk@cityofnampa.us>; 'BadgerD@cityofnampa.us' <BadgerD@cityofnampa.us>; 'addressing@cityofnampa.us' <addressing@cityofnampa.us>; 'critchfieldd@cityofnampa.us' <critchfieldd@cityofnampa.us>; 'clerks@cityofnampa.us' <clerks@cityofnampa.us>; 'timc@cityofnampa.us' <timc@cityofnampa.us>; 'cstauffer@nsd131.org' <cstauffer@nsd131.org>; 'dleon@nsd131.org' <dleon@nsd131.org>; 'eddy@heritagewifi.com' <eddy@heritagewifi.com>; 'effingere@nampafire.org' <effingere@nampafire.org>; 'prevention@nampafire.org' <prevention@nampafire.org>; 'knute.sandahl@doi.idaho.gov' <knute.sandahl@doi.idaho.gov>; 'eddy@nampahighway1.com' <eddy@nampahighway1.com>; 'brandy.walker@ForgedFiber37.com' <brandy.walker@ForgedFiber37.com>; 'e Ingram@idahopower.com' <e Ingram@idahopower.com>; 'easements@idahopower.com' <easements@idahopower.com>; 'arobins@idahopower.com' <arobins@idahopower.com>; 'jessica.mansell@intgas.com' <jessica.mansell@intgas.com>; 'monica.taylor@intgas.com' <monica.taylor@intgas.com>; 'Contract.Administration.Bid.Box@ziplly.com' <Contract.Administration.Bid.Box@ziplly.com>; 'tritthaler@boiseproject.org' <tritthaler@boiseproject.org>; 'gashley@boiseproject.org' <gashley@boiseproject.org>; 'eolvera@nmid.org' <eolvera@nmid.org>; 'nmid@nmid.org' <nmid@nmid.org>; 'mitch.kiester@phd3.idaho.gov' <mitch.kiester@phd3.idaho.gov>; 'anthony.lee@phd3.idaho.gov' <anthony.lee@phd3.idaho.gov>; 'gis@compassidaho.org' <gis@compassidaho.org>; D3 Development Services <D3Development.Services@itd.idaho.gov>; Kendra Conder <Kendra.Conder@itd.idaho.gov>; 'webmaster@valleyregionaltransit.org' <webmaster@valleyregionaltransit.org>; Brian Crawford <Brian.Crawford@canyoncounty.id.gov>; Christine Wendelsdorf <Christine.Wendelsdorf@canyoncounty.id.gov>; Michael Stowell <mstowell@ccparamedics.com>; Curt Shankel <shankelc@cityofnampa.us>; Dalia Alnajjar <Dalia.Alnajjar@canyoncounty.id.gov>; Lucy Ostyn <lucy.ostyn@canyoncounty.id.gov>; Tom Crosby <Tom.Crosby@canyoncounty.id.gov>; Code Enforcement <CodeEnforcement@canyoncounty.id.gov>; GIS and Addressing Division <GISAddressing@canyoncounty.id.gov>; 'makline2@marathonpetroleum.com' <makline2@marathonpetroleum.com>
Subject: Agency Notice CU2025-0002-APL / Bighorn Traffic Services

CAUTION: This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

Dear Agencies,

Please see the attached agency notice regarding the scheduled Board of County Commissioners' hearing on this project. We had previously requested your agency provide comments for the noticed land use application and if any agency comments were received, they were included in the Staff review. A copy of the application can be found on our Land Hearings website at [Land Hearings | Canyon County](#).

No response is required unless there is an update to your original comments. Written testimony is due by **April 4, 2026**. If the comment deadline is on a weekend or holiday, it will move to close of business 5pm the next business day. Please direct your comments or questions to planner **Arbay Mberwa** at arbay.mberwa@canyoncounty.id.gov.

Thank you,



Caitlin Ross

Hearing Specialist

Canyon County Development Services Department
111 N. 11th Ave., #310, Caldwell, ID 83605

Direct Line: 208-454-7463

Email: Caitlin.Ross@canyoncounty.id.gov

Website: www.canyoncounty.id.gov

Development Services Department (DSD)

Public office hours:

Monday, Tuesday, Thursday and Friday

8am – 5pm

Wednesday

1pm – 5pm

**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.

EXHIBIT 6

Public Comments Received by: April 6, 2026

-

Board of County Commissioners

Case# CU2025-0002-APL

Hearing date: April 14, 2026

Arbay Mberwa

From: Christine German Able <christineable2@gmail.com>
Sent: Monday, March 23, 2026 2:08 PM
To: Arbay Mberwa
Subject: [External] Opposition to CUP Appeal – Case No. CU2025-0002 (Big Horn Traffic Service)

3/23/26

Canyon County Board of County Commissioners

Dear Board of County Commissioners,

I am writing as a nearby resident to formally **oppose** the appeal of the Conditional Use Permit (Case No. CU2025-0002) submitted by Big Horn Traffic Service for 5023 E Victory Rd. I support the Planning and Zoning Commission's original decision and respectfully urge the Board to uphold the denial.

The proposed staging area for 20+ work vehicles and 40+ employee vehicles would significantly increase traffic in an already impacted area. Local roads and intersections near Victory Road are not designed for this level of commercial traffic. The site's location near a corner creates serious safety risks for school buses, families, and residential traffic. Furthermore, repeated use by heavy vehicles will accelerate road wear and strain infrastructure not intended for this intensity.

The scale of this operation is inconsistent with the rural residential character of the neighborhood. Increased noise from vehicles coming and going, and ongoing activity will negatively impact the quiet enjoyment of neighboring properties. Additionally, the intensity of use raises concerns regarding dust, runoff, groundwater impact, and the capacity of the property's well and septic systems.

I also have concerns regarding the applicant's reliability. There is ongoing unauthorized activity on the site, including material storage that appears inconsistent with current approved use. During prior neighborhood meetings, the information provided was inconsistent with current proposals, and interactions were often dismissive of neighbor concerns.

It is my understanding that the applicant is based in Brigham City, Utah, and associated with Whitaker Construction. Which leads to further concerns regarding long-term local accountability.

The proposal lacks clearly defined, enforceable limits on operations, leaving the neighborhood exposed to future expansion without safeguards. Granting this appeal would set a concerning precedent for commercial encroachment and negatively impact property values.

For these reasons, I request that the Board **deny** the appeal and uphold the Planning and Zoning Commission's decision.

Thank you for your time and consideration.

Christine Able
208-484-0997
christineable2@gmail.com

Aaron and Jenelle Romine
5208 E. Victory Road
Nampa, ID 83687

April 3, 2026

Re: Case No. CU2025-002 — Appeal by Bighorn Traffic Services

To the Board of County Commissioners,

We are writing in opposition to the request by Bighorn Traffic Services to reverse the denial of their conditional use permit for the property located at 5023 E. Victory Road, Nampa, ID. We live two houses down from this location, and we strongly believe the permit should remain denied.

This property lies within an agricultural zone, surrounded by homes and pastures. Our immediate concern is the plan for the business to store up to 20 vehicles and to have 8–40 employees regularly on-site. This level of activity would bring significant increases in traffic, particularly during early morning and evening hours. Victory Road already experiences heavy traffic during these times, and adding commercial vehicles will increase noise, congestion, and safety risks for residents and animals alike.

The property directly borders a pasture with herds of cattle, and our own family keeps a miniature highland cow also. Frequent movement of large trucks and equipment could cause stress to livestock and negatively impact the rural character of our neighborhood.

We also note that trees have already been removed from the property and that equipment and vehicles have been present despite the permit being denied. This behavior raises concerns about how this business may operate if allowed to stay.

Our neighborhood came together at the first public meeting to voice our opposition, and our concerns were heard however, Bighorn Traffic Service does not seem to care. We ask that the Commission continue to respect the intent of the agricultural zoning in this area and the community's desire to preserve its rural and residential character. Allowing this business would set a concerning precedent for further commercial encroachment into a peaceful neighborhood that was chosen by many of us for its country setting.

For these reasons, we respectfully request that the denial of the conditional use permit be upheld.

Sincerely,
Aaron and Jenelle Romine
(208) 210-8589

Exhibit 6c

April 1, 2026

Canyon County Development Services Dept.
111 North 11th Ave., Suite 310
Caldwell, Idaho 83605

RECEIVED
▶ APR 03 2026 ◀
RECEIVED

Re: Case # CU2025-0002 Bighorn Traffic Services

Attention: County Commissioners

This letter is written in protest against the appeal for a conditional land use permit by Bighorn Traffic Services. Local homeowners have contested this previously and were heard.

As a longtime resident and homeowner of two acres of rural residential property across the street within ¼ mile of the site, I and other neighbors have specific concerns that were addressed and are apparently being dismissed and ignored by this big time for profit entity.

While some changes are expected with growth in the county there are others that are inappropriate and do not benefit its populace. Planning & Zoning heard our concerns and previously ruled correctly.

- Traffic and Safety Issues have been voiced
- Inappropriate land use in a rural residential area
- Detrimental financial impact on nearby homeowners property value
- Disruption & destruction of the rural lifestyle setting that nearby homeowners have invested in physically and financially.

I urgently request that the commissioners deny this conditional land use permit and support the decision of Planning & Zoning. Multiple homeowners are protesting this commercial expansion of what had been an “old folks” home into a large, noise commercial business that does not fit the adjoining neighborhood. It will potentially destroy the rural ambiance that we the homeowners have invested our time and money in long before Bighorn showed up.

This appeal shows Bighorn's dismissal and disregard for it's neighbor's valid concerns in it's pursuit of profit. This is viewed by many of us as an invasive attack on our neighborhood values by an arrogant commercial enterprise. This is not a good neighbor coming into our rural residential area.

Respectfully,



Bonnie J. Clark

Arbay Mberwa

From: Mike Knight <mike.kgwwine@gmail.com>
Sent: Friday, April 3, 2026 2:56 PM
To: Arbay Mberwa
Subject: [External] case # CU2025-0002

I am a property owner and resident near the Victory Rd and Pit Lane intersection. I am writing to affirm that Planning and Zoning made the right decision in denial of the Bighorn company's request for a Conditional Use Permit.

I haven't seen all that went into the P&Z denial decision, but I can affirm that vehicular ingress/egress in this vicinity is already often problematic with the DK Construction company, Bighorn's present activities , daily commuters, and the local residents.

I am sure that both Nampa Police and Sheriffs can attest that Victory road is a popular speed test draw for spirited motorists and motorcyclists. Commuter traffic is often backed up nearly to Pit Lan when the school busses are doing their thing. So traffic concerns are a certain disqualifier for the CUP.

Add to that, if not already considered, is the undesirable 24/7 noise and other impacts to the local residents when Bighorn is sending and receiving equipment, manufacturing/repairing their equipment, and the dust and chemical vapors emitted as they grind, primer, and paint their equipment.

I trust that the Commission will support the P&Z decision, and will consider my and others' observations in doing so. It just isn't a good fit for this area of Canyon County.

Exhibit 6e

Canyon County Commissioners,

Thank you for your time. I am asking the Canyon County Commissioners to DENY the CUP for 5023 E Victory Road, case number CU20205-0002. I am a property owner a few properties down from the requested CUP property. This area is a residential area of canyon county. It is a neighborhood made up of single-family homes and small acreage farms. It is not a commercial area. If you have not been in this area of canyon county before, I encourage you to drive through before deciding.

Below are the reasons I am asking you to deny the CUP case number CU2025-0002:

1. Traffic- Traffic has already increased significantly on Victory Road in the last 5 years to the point that it is difficult to enter and exit properties along Victory, especially during rush hour. One neighbor at the planning and zoning meeting commented that during rush hour traffic backs up to their living room window, which is adjacent to Big Horns property. Entering and exiting Big Horns property with the considerable number of commercial vehicles they have expressed would be coming and going, would be extremely challenging. At the canyon county planning and zoning meeting Big Horn stated they could have 70+ vehicles coming and going depending on the day. At the neighborhood meeting, Big Horn told neighbors it would only be about 20. That is a significant difference. Neighbors were not even okay with 20 vehicles.

2. Location- The location of the requested CUP is right off a blind corner after the roundabout on Victory Road and Happy Valley. Having so many commercial vehicles enter and exit the roadway at that address significantly increases the chance of accidents. There are two dead end residential streets where homeowners already struggle to enter and exit the roadway. In the beginning of November, a vehicle rear ended a local resident trying to turn left onto one of the dead ends. Traffic during peak periods would make it almost impossible for Big Horn to safely turn left out of their property, which will force Big Horn employees to turn right, therefore finding round about ways through even more congested residential areas that do not need increased commercial traffic. The location is also surrounded by residential properties (neighbors live to the north, west, southeast, and southwest of requested CUP property), none are commercial.

3. Noise-Big Horn discussed that they would be operating 24/7, seven days a week, since they are always on call for emergencies. This type of business does not belong in a residential area. The only time the road calms with traffic noise is during the middle of the night. It would be a nuisance and affect neighbors' quality of life to hear backup beepers and have lights shining in residential windows in the middle of the night. Per OSHA law they are required to have backup beepers. Even during the day backup beepers are a nuisance.

4. **Pollution and Air Quality**- At the planning and zoning meeting, Big Horn said they would be painting road signs out of the shop. This was a surprise to neighbors because during the neighborhood meeting, they said they would only be using decals, there would be **NO** painting. As a neighbor, I am concerned about the filtration they would be using, if any at all, and who would regulate that?

5. **Property Values**- Local, residential property values will be affected if a commercial business is allowed. Especially if a commercial business with 70+ employees operating 24/7, seven days a week is allowed. Resale values of homes would be negatively affected.

6. **Septic**- The current septic tank was not built to manage a business the size that Big Horn is stating that they are. Neighbors have expressed that there have already been previous issues with the current septic tank leaching.

7. **Current zoning is Residential Ag**- The land did have CUP for a nursing home. Neighbors were ok with that because it was one or two employee cars coming and going and a small number of residents. It did not affect our quality of life as residents. Big Horn would.

8. **No Benefit to the neighborhood or county**- There is absolutely no benefit to the neighbors or county by allowing Big Horn to operate on this property. In the end, it would have a negative effect on the neighbor's quality of life. The neighbors were here first. We have put a lot of hard work and love into our properties. It is not the neighbors' fault that Big Horn "rolled the dice" on purchasing this property. There are other industrially zoned areas throughout the Treasure Valley that would be better suited for Big Horn's needs. I have not spoken to one neighbor that is in support of this CUP. The only people in support of this CUP at the Planning and Zoning meeting were Big Horn employees who DO NOT live in the area or anywhere nearby.

In my opinion, Big Horn has come off extremely dishonest. They held a neighborhood meeting summer of 2024. At that time, they told neighbors it would be a small number of employees, and they would be using the shop for road sign repair, decals only. They also stated that they wanted to convert the home to an office building. They informed the neighbors that they had no plans for the empty pasture and that it would sit vacant and undeveloped. They then held another meeting in Winter of 2025. At that point they said that they would have about 20-30 employees and be using the shop for sign repair. At each meeting, Big Horns' representatives were very disrespectful and talked down to the residents that attended. They did not like that we did not agree to their business moving in on our homes. Then the first planning and zoning letter said there would be 40 employees. In the Canyon County letter, it also described the shop as a "shed". It is not a shed; it is a very large two-bay shop that could fit multiple vehicles in it. At the planning and zoning meeting, Big Horn changed how many people would be coming and going to potentially 70+ depending on the day. They also dropped on the neighbors that they

would now be operating 24/7, seven days a week due to emergencies they respond to. They also stated that they would now be painting, that it wouldn't just be decals. Big Horn purchased the property last spring fully aware they did not have an approved CUP and fully aware that NO neighbor supported it. They had an open claim with Canyon County code enforcement for operating without the permit. The claim was closed a few months later. This company has shown no respect to the neighbors or the county. They have shown themselves to be very entitled and not listen to laws. They are not who we as residents want as a neighbor. The canyon county code enforcement already struggles having the staff to enforce county ordinances. Please do not allow a commercial business, such as Big Horn, who is not even Idaho owned, they are Utah owned, into the county that has already shown such disregard.

I appreciate your time in reviewing my email. I am asking you once again to please deny the requested CUP. As neighbors we have already seen a significant change in traffic and growth in our area. I encourage residential growth on realistic level because that is what this area is, it is a residential neighborhood. All of us value our homes and quality of life. Please protect us as a neighborhood and do not allow a large commercial business, such as Big Horn, to come in and take away the small amount of peace we have left.

Sincerely,

Shaun and Renee Kelley

5416 E Victory Road

From: Richard Livingston <richinidaho@hotmail.com>
Sent: Friday, April 3, 2026 4:28 PM
To: Arbay Mberwa
Subject: [External] Bighorn Traffic Services, case no. CU2025-0002

Board of County Commissioners,

My name is Richard Livingston; I live with my wife at 19 N Queen Anne Ct. Nampa Idaho. Our home is about 300 yards from the property of concern, we are opposed to the Board granting a conditional use permit to Bighorn Traffic Services.

The previous owners of this property were very good neighbors, they were quiet and respectful of others.

I don't think Bighorn Traffic will be good neighbors, commercial trucks are all required to have backup beepers, the sound they make travels up to one half mile or more. Too have those sounds day and night would turn a very quiet neighborhood into one you wouldn't want to live in.

A conditional permit for a Assisted living home is one thing, going full on commercial is bird of another kind.

To my knowledge Bighorn has offered nothing new as to mitigate the neighbors' concerns, so we would ask you to deny their application. We would very much like to keep this area Ag and Residential. Thank You.

Richard and Bernadette Livingston

From: Yvonne Bogard <ybogard@gmail.com>
Sent: Monday, April 6, 2026 1:13 PM
To: Arbay Mberwa
Subject: Re: [External] Case No. CU2025-0002

I reside at 4917 E Victory Rd, Nampa, ID 83687 and I oppose the Bighorn Traffic conditional use permit (CUP) I attended the first hearing and heard my other neighbors comments and feedback and I plan to attend this next one on April 14 at 1:30 pm. I agree wholeheartedly with my neighbors comments and can not conceive why Bighorn Traffic chose a residential area for this business location. It doesn't make any sense to me. The amount of traffic, noise, pollution, and neighborhood opposition to this CUP seems like a no brainer to me. I believe this is an infringement of our rights as neighbors for this CUP to be considered seriously. We DO NOT want this.

Regards,
Yvonne

On Fri, Apr 3, 2026 at 8:09 AM Arbay Mberwa <Arbay.Mberwa@canyoncounty.id.gov> wrote:

Good Morning,

You can email it to me at this email address and I will include it in the staff report for the Commissioners to review.

Please reach out and let me know if you have questions,



Arbay Mberwa

Associate Planner

Canyon County Development Services Department

Direct Line: 208-455-6039

Email: Arbay.Mberwa@canyoncounty.id.gov

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

Website: www.canyoncounty.id.gov

Public office hours:

Exhibit 6h

Shane Ernest

208-740-9281

Sernest.31@gmail.com

5 N. Queen Victoria Ct,

Nampa ID 83687

Big Horn Traffic Services CU2025-0002

Dear Canyon County,

Thank you for informing the citizens of the surrounding area regarding the new business that is trying to establish themselves in the area. While I value businesses and working with local businesses, their movement into our area raises some concern. Not only for my family but other homeowners as well. We have shared concerns that may be impacted if Big Horn is successful in acquiring this location for the services they provide. Let me just start off by saying that regardless of what happens, I hope they are blessed and successful. Whether they stay located adjacent to our property or end up having to relocate due to the community's wishes.


Our community really looks out for each other around these parts. My wife has lived here for about 6 years and I, 3 years. In that timeframe, we have encountered neighbors who lend a helping hand (although I am capable of much), who watch out for suspicious activity, and who are welcoming to my kids. This is just some broad strokes to paint the picture, but the finer details reside within each household. I can only attest so much on their behalf. However, our family is growing! We are adding a baby girl to the household come May. It is a huge blessing that we are excited for. This relates to Big Horn moving in and causing more concern.

They might not pose a threat, but our biggest concern is the traffic. Victory Rd is already a very busy road that is regulated to an extent. The traffic is almost constant, people go much faster than the posted limit, and there are blind corners that exist. People often get off the roundabout, start heading east along the corner and use it as if they are hitting booster patches on Mario Kart. Addition of BHTS to the area will only create more traffic flowing through our neighborhood as well as causing more noise. Being that they are a 24/7 operation and have backup alarms, etc. Add to a young family with a son who is 5 and a baby girl who will be a newborn soon, this will challenge my family with their sleep schedules. Not only that but children are children. They run, don't listen all the time, make their own decisions and sometimes run off or play in areas they think is safe.

I am not stating that this will happen, but I would hate for something like this happening between my family and BHTS to where both parties are living with regret and saddened hearts. Our understanding is that they would be running an ongoing business, operating at all hours of the day. With emergencies across the state or need to service roads, we are for businesses such as this and are for them. We just do not want it in our neighborhood. Lastly, I am concerned about my home's value. We are about to be on a single income (thank God) and I work very hard to pay for our home. I do not want to see it devalued at the cost of a business operating right across the street from us. Many of us have or are currently working towards paying off these lifelong investments. To see our work and money be minimized would be frustrating to say the least.

If the people's voice and concern is not victorious, we would hope that there are things in place to help make both sides happy. I.e. speed bumps, further police presence, additional stop signs/roundabouts, noise control such as backup lights, cameras, no beeping, just other solutions in general. Thank you for listening to some concerns and doing what you do! I hope I did not sound as if I am complaining or that I am against everyone and everything. I just would like to protect my family as much as possible.

Thank you,



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