

CONDITIONAL USE PERMIT

CONTRACTOR SHOP & STAGING AREA

CU2025-0002

**BIGHORN TRAFFIC
SERVICES LLC**

PRESENTED BY: AG LAND & DEVELOPMENT

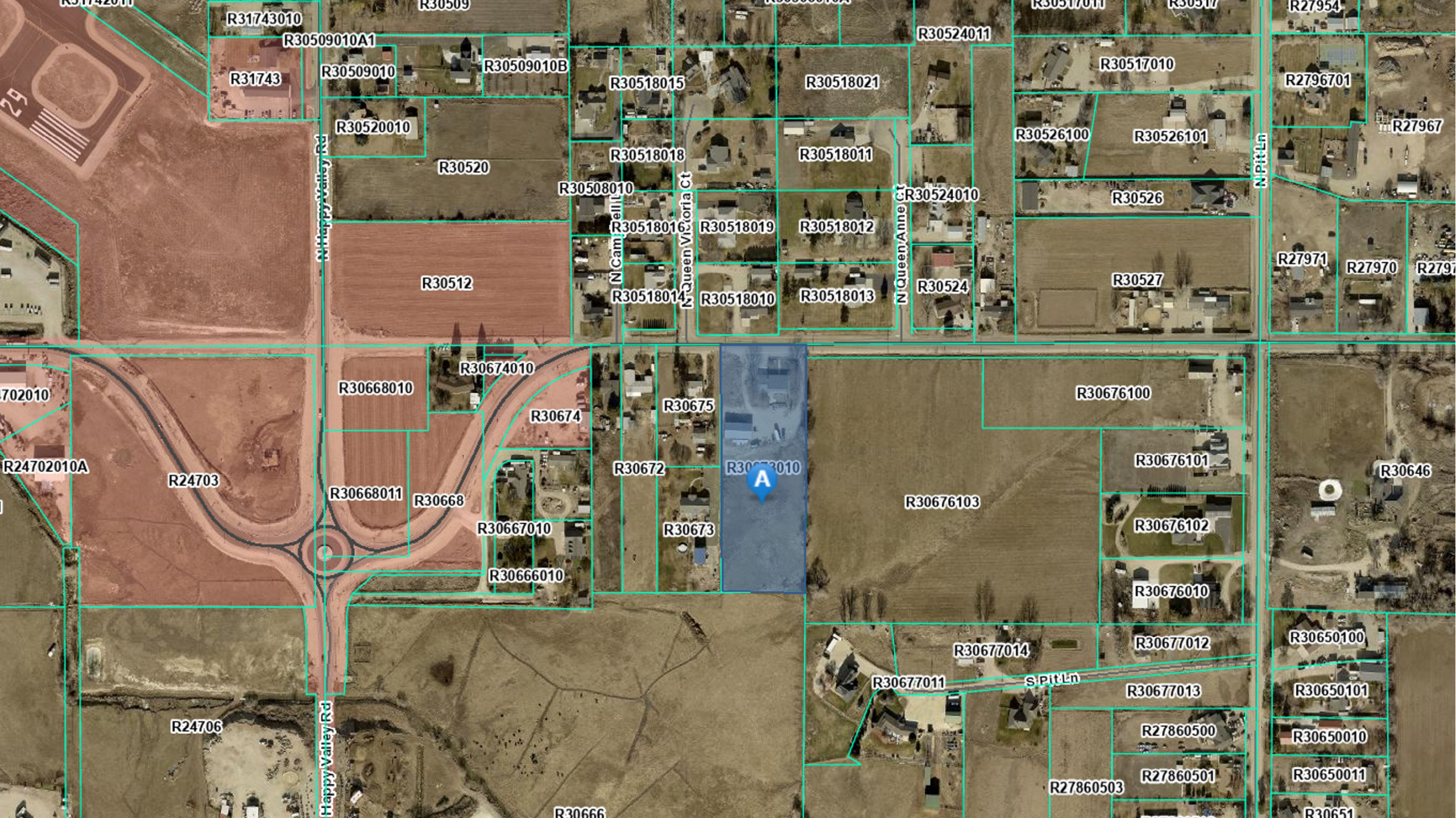
EMPLOYEE-OWNED



**BIGHORN
TRAFFIC
SERVICES**
a whitaker company

Request Emergency Assistance
(208)616-6100





R31743010

R30509010A1

R31743

R30509010

R30509010B

R30518015

R30518021

R30524011

R30517010

R27954

R27967

R30520010

R30520

R30518018

R30518011

R30526100

R30526101

N Spit Ln

R30508010

R30518016

R30518019

R30518012

R30524010

R30526

N Happy Valley Rd

N Cam
Nellie

N Queen Victoria Ct

N Queen Anne Ct

R30512

R30518014

R30518010

R30518013

R30524

R30527

R27971

R27970

R2797

702010

R30668010

R30674010

R30675

R30676100

R24702010A

R24703

R30674

R30672

R30673010

A

R30676101

R30646

R30668011

R30668

R30667010

R30673

R30676103

R30676102

R30666010

R30676010

R24706

Happy Valley Rd

R30666

R30677014

R30677012

R30650100

R30677011

N Spit Ln

R30677013

R30650101

R27860500

R30650010

R27860503

R27860501

R30650011

R30651

Contractor Shop & Staging Area

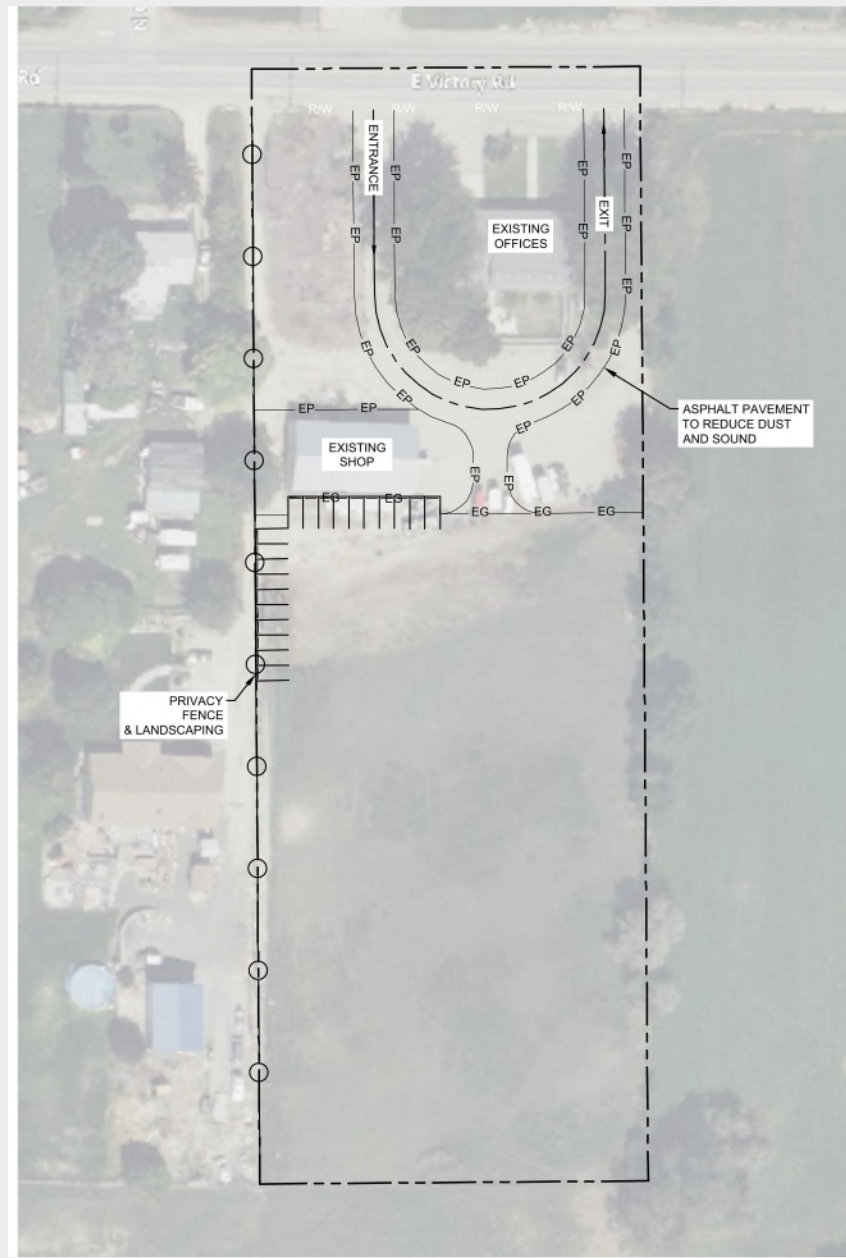
Contractor Shop

- 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

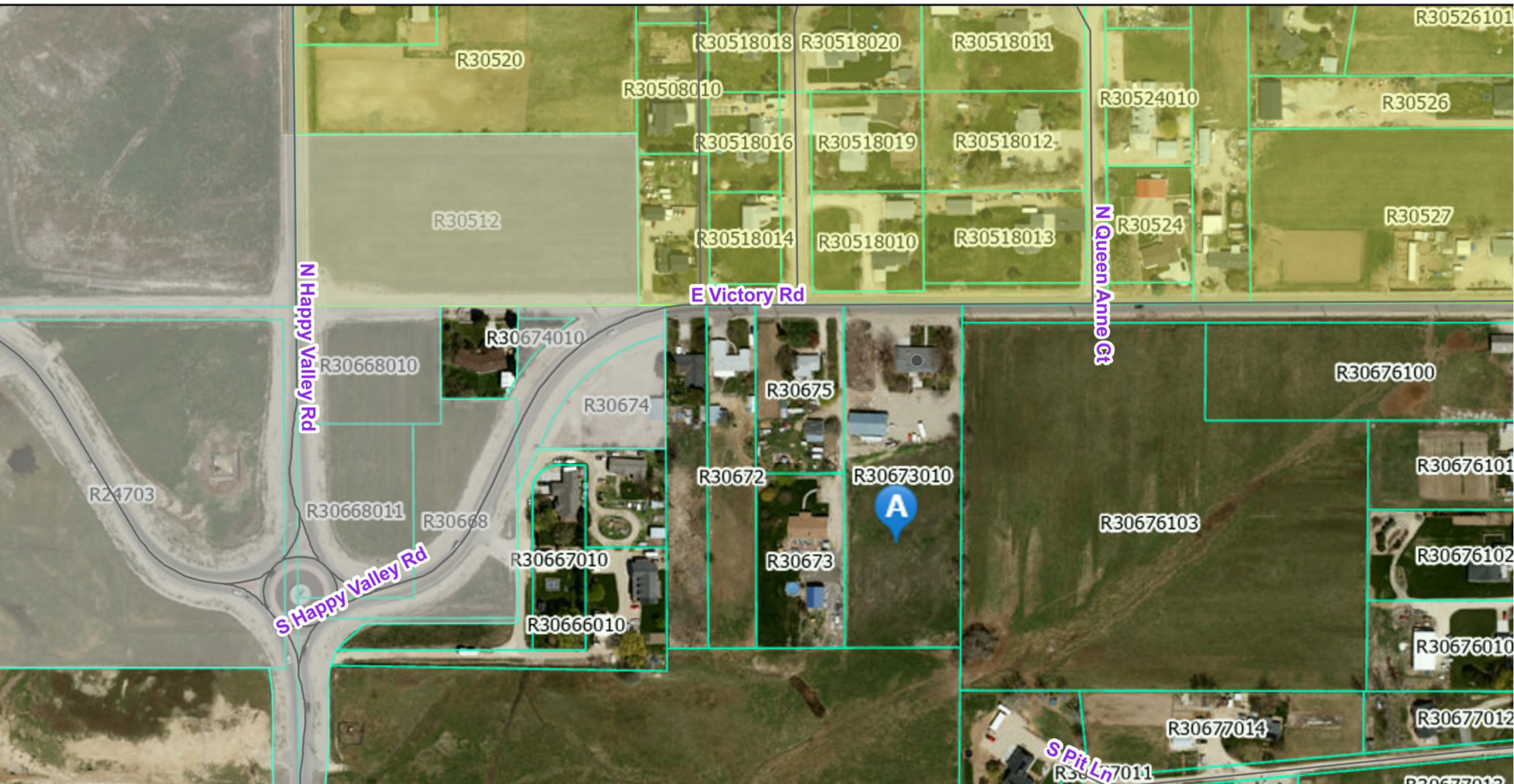
Paving for dust and noise control

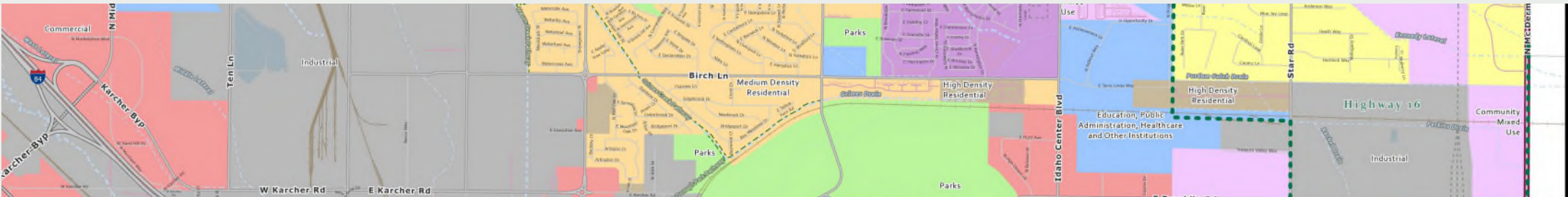
Minimal noise and light pollution activity

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

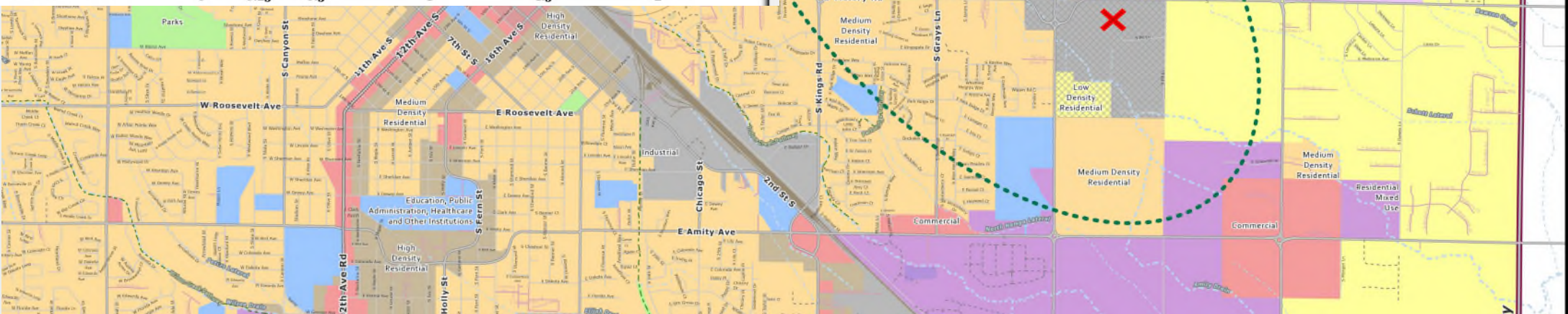
City Limit

- 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