

Bighorn Traffic Services

CU2025-0002-APL

REPRESENTATIVE: CONNOR GRAY

OWNER: WHCP LLC



BACKGROUND



CUP for contractor shop and staging area submitted January 27, 2025



CUP heard and denied by P&Z on December 18, 2025

Due to not meeting criteria 4 and 7 of 07-07-05



Decision appealed by Applicant on January 28, 2026



Case heard and tabled by BOCC on April 14, 2026

To refine conditions of approval



Case heard and tabled by BOCC on April 22, 2026

To discuss conditions between the neighbors and applicant on August 12, 2026
Applicant held neighborhood meeting and concluded without a consensus between the applicant and the neighbors on May 8, 2026



Case heard and tabled by BOCC on August 11 and 12, 2026

To compare and contrast conditions of approval



CONDITIONS PROVIDED BY THE PUBLIC:

ALL CONDITIONS HAVE BEEN ADDRESSED IN EXHIBIT 9

Exhibit 10 provided by Tina Deboer on 8/10/26

NEIGHBORS' REQUESTED CONDITIONS OF APPROVAL

Big Horn Traffic Services - CU2025-0002-APL

5023 E. Victory Road, Nampa, Idaho

IMPORTANT: Submission of these requested conditions does not constitute withdrawal of the neighbors' opposition to the CUP. Denial of the appeal and affirmation of the Planning & Zoning Commission's decision remains the preferred outcome.

Fallback request: If the Board determines that some portion of the requested use should be approved, the neighbors request that the Board first consider approval of the contractor shop without approval of the staging area.

Requested Conditions if the CUP Is Approved

1. Hours of Operation

Limit all contractor-shop and staging-area activity to 8:00 a.m. to 6:00 p.m., Monday through Friday. No routine Saturday, Sunday, holiday, overnight, or 24-hour operations. Do not include a broad emergency-services exception that effectively permits unrestricted site activity. This reflects the hours stated in Big Horn's original application.

2. Employee and Visitor Activity

Condition the use around the scale originally represented by the applicant. Establish a firm, measurable cap on employee vehicles present on the property at any one time, prohibit overflow employee parking on Victory Road or nearby residential roads, and do not allow the CUP to become a vehicle for substantially increased staffing or site activity without further public review.

3. Business Vehicle Cap

Maintain a hard cap of no more than twenty (20) business vehicles associated with the staging operation on the property at any one time. Do not increase the cap to thirty (30) merely to provide room for future growth. No business vehicles may be parked or staged on public roads.

4. No Built-In Expansion

No increase in hours, employee or visitor intensity, business vehicles, staging capacity, outdoor storage, buildings, or operational intensity should occur under this CUP. Any material expansion should require a new public land-use review with notice and opportunity for neighborhood testimony, or annexation if required by the County.

5. Heavy Equipment

Prohibit the use, storage, and staging of heavy equipment on the property, with language sufficiently clear to prevent industrial equipment from later being characterized as merely incidental to the business.

6. Backup Alarms and Outdoor Noise

Retain the prohibition on backup alarms on business vehicles while on the property to the extent legally permissible. Prohibit outdoor loudspeakers, PA systems, amplified dispatching, and routine outdoor repair or maintenance activity that creates noise beyond the property.

7. Manufacturing, Fabrication, Painting and Similar Industrial Activity

Retain the prohibition on manufacturing and on paint, toxic fumes, and equipment used to make traffic-sign decals.

9. Ingress and Egress

Retain a controlled traffic pattern, with consideration given to headlights shining into surrounding neighbors' homes. If two driveways remain, designate the west driveway for ingress and the east driveway for egress, with clear directional signage. Ask Highway District No. 1 to evaluate whether a single controlled access point would provide a safer configuration. Prohibit routine use contrary to the approved access plan.

10. Driveway Improvements

Require the entire approved semicircular driveway and operational access area to be paved before business operations commence and maintained in good condition.

11. Commercial Signage

Limit signage to one small, non-illuminated identification sign, not to exceed 2 ft. x 4 ft. (8 sq. ft.), compatible with the rural/residential surroundings. Prohibit electronic message boards, internally illuminated cabinet signs, flashing signs, billboard-style signage, attention-getting flags, and similar commercial displays. Do not permit additional signage administratively in a manner that defeats the CUP-specific limitation.

12. Screening and Visual Buffering

Require a minimum six-foot sight-obscuring fence around the approved business/staging area, subject only to sight-distance safety requirements. Require screening to be maintained in good repair and replaced if damaged. Where practical, landscaping should supplement the fence.

13. Lighting

All exterior lighting shall be consistent with the rural residential character of the surrounding neighborhood. Lighting shall be limited to the minimum reasonably necessary for safety and security and shall be fully shielded, downward-facing, and directed away from neighboring residences and public roadways.

No floodlighting, high-intensity commercial/industrial lighting, pole-mounted parking-lot lighting, illuminated building facades, flashing lighting, or lighting intended to illuminate outdoor staging or storage areas after approved business hours shall be permitted. Exterior lighting shall not create glare or light trespass onto neighboring properties.

Except for low-level security lighting reasonably necessary for safety, exterior business lighting shall be **turned off outside the approved hours of operation**.

14. Outdoor Storage and Activity

Require all business vehicles, equipment, materials, and permitted outdoor storage to remain within the specifically approved business area and behind required screening. No staging, storage, loading, or overflow activity should occur outside the approved area or on public roads.

15. Violations - CUP Revocation, Not Merely a Fine

Make compliance with every condition of approval an express requirement for retaining the CUP. Any documented violation of the CUP conditions - including hours, vehicle limits, prohibited activities, access requirements, screening, lighting, noise, staging, storage, or other operational restrictions - should constitute grounds for the County to initiate CUP revocation proceedings. Violations should not be handled solely as routine code-enforcement matters where the consequence is simply a citation or fine and the use continues. The neighbors specifically request a condition stating that noncompliance places the CUP itself at risk, with revocation pursued through whatever notice, hearing, and due-process procedures County law requires.



CONDITIONS:

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 Board of County Commission.



CONDITIONS CONT:

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, with no more than ten (10) employee vehicles on site (not on a public road).
 - b. Staging Area Hours of Operation: 7 a.m. to 6 p.m. Monday through Friday.
 - c. Staging Area: No more than twenty (20) business vehicles related to the staging area shall be parked on site (not on a public road) and shall be in operable condition.
 - d. Landscaping shall be installed on the west boundary of the subject property in accordance with **Exhibit A3**.
 - e. The use of back up alarms on business vehicles on the subject property shall be prohibited.
 - f. The use and staging of heavy equipment shall be prohibited on the subject property.
 - g. Manufacturing on site shall be prohibited. The use of paint, toxic fumes and loud equipment to make traffic sign decals shall be prohibited.
 - h. If the applicant wishes to expand and/or modify the proposed use, the applicant shall submit and obtain approval of a conditional use permit modification application or annex into the City of Nampa.



CONDITIONS CONT:

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.
 - b. The applicant shall pave the entirety of the half-circular driveway in accordance with the site plan (**Exhibit A3**)
 - c. The west ingress/egress shall be utilized as an ingress, and the east ingress/egress shall be utilized as an egress.



CONDITIONS CONT:

8. A minimum six (6) foot sight obscuring fence in accordance with CCCO §07-02-03, shall be installed all boundaries of the 2-acre site area as to obscure the business vehicles and storage of materials and equipment within 120-days of the signed decision (**Exhibit 7**).
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**).



CONDITIONS CONT:

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.



Decision Options:

The Board of County Commissioners **may approve the appeal** and **overturn** the Planning & Zoning Commission's denial of the conditional use permit.

The Board of County Commissioners **may deny the appeal** and **uphold** the Planning & Zoning Commission's decision and direct staff to make findings of fact to support this decision.

The Board of County Commissioners **may table the hearing** and request additional information on specific items.







APPROVAL OF THE APPEAL:

“I move to approve the appeal and overturn the Planning and Zoning Commission’s denial of case CU2025-0002-APL, Bighorn Traffic Services, finding the application **does** meet the criteria for approval under Section 07-07-05 and 07-14-19 of Canyon County Code of Ordinances, with the conditions listed in the Planning and Zoning staff report.”



DENIAL OF THE APPEAL:

“I move to deny the appeal and uphold the Planning and Zoning Commission’s decision of case CU2025-0002-APL, Bighorn Traffic Services, finding the application **does not** meet the criteria for approval under Section 07-07-05 and 07-14-19 of Canyon County Code of Ordinances.”



TABLING OF THE APPEAL:

“I move to continue case CU2025-0002-APL, Bighorn Traffic Services, to a [*date certain or uncertain*].”



EVALUATION CRITERIA (07-07-05):

- (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?
- (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?



EVALUATION CRITERIA (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.



EVALUATION CRITERIA (07-14-09): Contractor Shop

- (1) The use shall be contained within a building or behind a sight-obscuring fence.

