



BOARD OF COUNTY COMMISSIONERS
FINDINGS OF FACT, CONCLUSION OF LAW AND ORDER

In the matter of the application of:

Bighorn Traffic Services LLC – CU2025-0002-APL

The Canyon County Board of County Commissioners considers the following:

Case No. CU2025-0002-APL: 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-APL.
 - B. The Planning and Zoning Commission heard Case CU2025-0002 on December 18, 2025 and denied the request for a conditional use permit for a staging area and contractor shop. Findings of Fact, Conclusions of Law and Order signed by the Planning and Zoning Commission on January 15, 2026.
 - C. An appeal filed by Bighorn Traffic Services represented by Connor Gray was submitted on January 28, 2026 pursuant to Canyon County Code §07-05-07.
 - D. Notice of the public hearing for CU2054-0002-APL was provided pursuant to CCZO §07-05-01, Idaho Code §67-6509 and 67-6512. Agencies were notified March 10, 2026, Property Owners were notified March 10, 2026, the site was posted March 11, 2026, and newspaper publication was on March 13, 2026. The continued hearing dates (April 22, 2026 and August 11, 12 and 18, 2026) were posted on Canyon County’s Land Use Hearing website.
 - E. The Board of County Commissioners conducted a public hearing on April 14, 2026, which included taking oral testimony, closing public testimony and began deliberation. The Board continued the hearing to April 22, 2026, to revise the conditions of approval. Public testimony was closed.
 - F. The Board of County Commissioners conducted a public hearing on April 22, 2026, which included the revised conditions. The applicant requested the case be tabled to collaborate with neighboring property owners to come to a consensus on the conditions of approval. The Board continued the hearing to August 11, 2026 granting the applicant’s request.
 - G. On August 11, 2026 the case was tabled to August 12, 2026 to allow all Commissioners to be present for the hearing.

- H. On August 12, 2026, the Board heard the case which included taking oral testimony, closing public testimony and began deliberation. A late comment outlining the neighbors proposed conditions was accepted into the record and the case was tabled to August 18, 2026 to allow all parties to review the comment.
- I. At the August 18, 2026 hearing, the Board overturned Planning and Zoning Commission's decision and approved the request for a staging area and contractor shop with conditions. All exhibits can be found in the case staff report dated April 14, 2026. Additional exhibits can be found in Case File CU2025-0002-APL.

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 per CCCO §07-05-01 and Idaho Code §67-6509.
 - b. The decisions of the commission or the hearing examiner may be appealed to the board by filing a written notice of appeal with DSD within fifteen (15) calendar days of the date the FCOs were signed. The notice of appeal should include a statement of the reasons for the appeal and must be accompanied by a filing fee as established by the adopted fee schedule. *See* CCCO §07-05-05.
2. The Board has the authority to exercise powers granted to it by the Idaho Local Land Use and Planning Act ("LLUPA") and can establish its own ordinances regarding land use. *See* I.C. §67-6504, §67-6512.
3. The Board has the authority to hear this case and make its own independent determination. *See* I.C. §67-6519, §67-6504.
4. The Board can sustain, modify or reject the Commission's recommendations. *See* CCCO §07-05-03.
5. 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.
6. 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. Idaho Code § 67-6512.
7. The burden of persuasion is upon the applicant to prove that all criteria are satisfied. CCCO §07-05-03.
8. 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).
9. 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. 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-APL, was presented at a public hearing before the Canyon County Board of County Commissioners on April 14 and 22, August 11, 12 and 18, 2026. Having considered all the written and

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
Met	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. <i>See Exhibit A of CU2025-0002 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. <i>See project description analysis contained in Section 07-07-05(2) detailing the nature of the request.</i>
Criteria Met?	2	What is the nature of the request?
Met		
Analysis		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. • 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 CU2025-0002 Staff Report). • Hours of operations are 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 CU2025-0002 Staff Report). <i>See condition of approval No. 4b.</i> • 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 CU2025-0002 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. <i>See condition of approval No. 4g.</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 of CU2025-0002 Staff Report). <i>See condition of approval No. 4c.</i> • The applicant proposes fencing around the subject property and landscaping on the western boundary (Exhibit A3 of CU2025-0002 Staff Report). <i>See Exhibit A3 for the site plan and Exhibits A1 & A1.1 of CU2025-0002 Staff Report for the letter of intent for details.</i>
Criteria Met?	3	Is the proposed use consistent with the comprehensive plan?
Met		
Analysis		The use is consistent with the 2030 Comprehensive Plan. The 2030 Canyon County Comprehensive Plan designates the subject parcel as “A” (Agricultural) located in Nampa’s area of impact (Exhibit B1 of CU2025-0002 Staff Report). <u>Chapter 1: Property Rights:</u> G1.01.00 <i>Protect the integrity of individual property rights while safeguarding public health, safety, and welfare.</i>

	“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. <u>Chapter 3: Economic Development:</u> G3.01.00 <i>Promote a healthy and sustainable regional economy by retaining, expanding, and recruiting businesses to favorable locations.</i> G3.05.00 <i>Support a diverse economy in Canyon County and recognize that residential, commercial, and industrial uses are necessary components of overall economic stability.</i> “Bighorn Traffic Services specializes in providing flagging and traffic management services for public road construction projects around Canyon County” (Exhibit A1 of CU2025-0002 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 and the conditions of approval on page 11 to mitigate concerns that may arise.</i> <u>Chapter 4: Land Use and Community Design:</u> P4.01.02 <i>Planning, zoning, and land-use decisions should balance the community’s interests and protect private property rights.</i> G4.02.00 <i>Ensure that growth maintains and enhances the unique character throughout the County.</i> P4.02.01 <i>Consider site capability and characteristics when determining the appropriate locations and intensities of various land uses.</i> P4.04.02 <i>Align planning efforts in areas of city impact.</i> “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. <i>See Table 4 for description analysis detailing the Area of City Impact.</i>			
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?		
Met				
Analysis	The 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 conditions of approval mitigating concerns that may arise.			
	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)			

	Surrounding Land Use Cases: There are no surrounding land use cases within the County (Exhibit B8.4 of CU2025-0002 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 CU2025-0002 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. The area is predominantly residential with agricultural use. The subject property is located near Nampa city limits. The City of Nampa has designated the surrounding area as Industrial in their comprehensive plan. There are similar uses in the surrounding area that were approved through a conditional use permit in the agricultural zone. The parcel is located in Canyon County therefore the Board of County Commissioners are the deciding body on the request. On August 18, 2026 the Board concurred with the analysis that the use may impact the surrounding area however the added conditions of approval may mitigate concerns that may arise. <i>See page 9 for the conditions of approval.</i> Compatibility Analysis: The use is not anticipated to directly nor 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 CU2025-0002 Staff Report). <i>See CCCO §07-07-05(7) for potential traffic impact analysis. See conditions of approval No. 8-10 to mitigate noise, dust, and emission concerns that may arise.</i> Five (5) public comments were received in opposition due to traffic, noise, safety and a change in the character of the area. <i>See Exhibit E of CU2025-0002 Staff Report for public comments.</i> The use is not anticipated to be injurious to the surrounding area with the conditions of approval. The applicant proposes a minimum six (6) foot tall vinyl sight obscuring fence be installed along the east, south and west property boundaries in compliance with the site plan (Exhibit A3 of CU2025-0002 Staff Report). <i>See condition of approval No. 8.</i> 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. <i>See the conditions to aid in mitigating these potential impacts.</i>	
Criteria Met? Met	5	Will adequate water, sewer, irrigation, drainage and stormwater drainage facilities, and utility systems be provided to accommodate the use?
Analysis	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. 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 of CU2025-0002 Staff Report). The use is anticipated to have an adequate water system for the use. 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. <i>See condition of approval No. 11.</i> 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.	

	Irrigation: Irrigation is to be provided via surface irrigation via a ditch (Exhibit A2 of CU2025-0002 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 of CU2025-0002 Staff Report for the full comment letter.</i> It’s not anticipated that the irrigation system will be impacted by the use. Stormwater drainage facilities: Stormwater is to be retained on site (Exhibit A2 of CU2025-0002 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 CU2025-0002 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 CU2025-0002 Staff Report). <i>See condition of approval No. 12 to address drainage.</i> Utility Systems: The use is anticipated to have adequate utilities to operate the use. The applicant may contact utility companies if additional utilities are required. 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 CU2025-0002 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. <i>See 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 of CU2025-0002 Staff Report). <i>See 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 of CU2025-0002 Staff Report). Sign: The applicant is proposing to install a freestanding sign (Exhibit A2 of CU2025-0002 Staff Report). The sign shall be installed in accordance with CCCO §07-10-13. <i>See condition of approval No. 13.</i>	
Criteria Met?	6	Does legal access to the subject property for the development exist or will it exist at the time of development?
Met		
Analysis	The subject property does have legal access for the use and will exist at the time of commencement.	
	The property has frontage along East Victory Road, a minor arterial roadway (Exhibit B7 of CU2025-0002 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 CU2025-0002 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 CU2025-0002 Staff Report). The west approach shall be utilized as the ingress and the east approach as the egress to limit headlights disturbing adjacent neighbors. <i>See condition of approval No. 7.</i>	
Criteria Met?	7	Will there be undue interference with existing or future traffic patterns?
Met		
Analysis	There will not be undue interference with the existing or future traffic patterns.	
	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 CU2025-0002 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 CU2025-0002 Staff Report). Five (5) public comments were received in opposition due to traffic concerns (Exhibit E of CU2025-0002 Staff Report).	

	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 CU2025-0002 Staff Report). East Victory Road is classified as a minor arterial roadway per Canyon County Comprehensive Plan Functional Classification Map (Exhibit B7 of CU2025-0002 Staff Report). The Board of County Commissioners heard the case on April 14 during the deliberation it was noted that traffic is caused by many users and could not identify the applicant as the sole generator of all the traffic in the area. Victory Road is a minor arterial roadway that is interconnected with a principal arterial system but serve shorter trips and distributes traffic to smaller areas (2030 Comprehensive Plan, Page 62). The Board concurs with Nampa Highway District No. 1 and Idaho Transportation Department that the use will not interfere with existing or future traffic patterns with the added conditions of approval.	
Criteria Met?	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?
Met		
Analysis	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. 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. 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 CU2025-0002 Staff Report). The use is not anticipated to negatively impact Nampa Police and Fire. 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. 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 of CU2025-0002 Staff Report for the full comment letter and condition of approval No. 12.</i>	

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
Met	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 vinyl privacy fence (Exhibit A3 of CU2025-0002 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. <i>See condition of approval No. 8.</i>	

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
Met	1	All work shall be conducted off site.
Analysis		According to the letter of intent, all work is completed off-site (Exhibit A1 of CU2025-0002 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 CU2025-0002 Staff Report).
Criteria Met?	2	Business vehicles shall be operable and parked on site, not on a public or private road.
Met		
Analysis		The use consists of twenty (20) parking spaces for business vehicles without a loading area for the staging area (Exhibit A2 of CU2025-0002 Staff Report). According to the letter of intent and condition of approval No. 4c, 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.
Met		
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 CU2025-0002 Staff Report).
Criteria Met?	4	Employees may meet on the premises to share rides to and from job sites.
Met		
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 CU2025-0002 Staff Report). <i>See condition of approval No. 4b.</i>
Criteria Met?	5	Employees' vehicles shall be parked on site and not on a public or private road.
Met		
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 located on the premises, off-street (Exhibit A3 of CU2025-0002 Staff Report). <i>See condition of approval No. 4d.</i>

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
Met	09-11-25	The following procedures shall be adhered to in processing applications within the Nampa area of city impact: (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.

		§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.
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 of CU2025-0002 Staff Report).	

Order

Based upon the Findings of Fact, Conclusions of Law and Order contained herein, the Board of County Commissioners **approve** the appeal of Case # CU2025-0002-APL, **approving** the conditional use permit of a staging area and contractor shop on Parcel R30673010 subject to the following conditions as enumerated:

Conditions of Approval:

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 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.
4. The 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.
 - 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 parcel 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 modify and/or expand the use, the applicant shall annex into the City of Nampa.

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 strictly be utilized as an ingress, and the east ingress/egress shall strictly be utilized as an egress.
8. A minimum six (6) foot vinyl sight obscuring fence in accordance with CCCO §07-02-03, shall be installed on all boundaries of the 1.8-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**).
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.

DATED this 3rd day of September, 2026.

CANYON COUNTY BOARD OF COMMISSIONERS

X Motion Carried Unanimously
 _____ Motion Carried/Split Vote Below
 _____ Motion Defeated/Split Vote Below

Yes	No	Did Not Vote
<u> </u>	<u> </u>	<u> </u>
<u> X </u>	<u> </u>	<u> </u>
<u> X </u>	<u> </u>	<u> </u>


 Commissioner Leslie Van Beek


 Commissioner Brad Holton


 Commissioner Zach Brooks

Attest: Jess Urresti, Clerk

By: 
 Deputy

Date: 9/3/26