

Commissioner Minutes

April 14, 2026 – 1:33 p.m. to 3:59 p.m.

PUBLIC HEARING TO CONSIDER A REQUEST BY BIGHORN TRAFFIC SERVICES APPEALING THE DECISION MADE BY THE P&Z COMMISSION DENYING THE REQUEST FOR A CONDITIONAL USE PERMIT FOR A CONTRACTOR SHOP AND STAGING AREA IN AN "A" (AGRICULTURAL) ZONE; CASE NO. CU2025-002-APL

Commissioners Leslie Van Beek, Brad Holton and Zach Brooks

Associate Planner Arbay Mberwa

DSD Planning Supervisor Dan Lister

Associate planner Amber Lewter

John McLean

Jeff Dancer

Renee Kelley

Shaun Kelley

Gary DeBoer

Tina DeBoer

David Eaton

Carl Anderson

Connor Gray

TJ Jones

Aaron Romine

Deputy Clerk Jenen Ross_____

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The Board met today at 1:33 p.m. for a public hearing to consider a request by Bighorn Traffic Services appealing Planning and Zoning's denial of the request for a conditional use permit for a contractor shop and staging area in an "A" (agricultural zone), case no. CU2025-002-APL. Present were: Commissioners Leslie Van Beek, Brad Holton and Zach Brooks, Associate Planner Arbay Mberwa, DSD Planning Supervisor Dan Lister, Associate Planner Amber Lewter, John McLean, Jeff Dancer, Renee Kelley, Shaun Kelley, Gary DeBoer, Tina DeBoer, David Eaton, Carl Anderson, Connor Gray, TJ Jones, Aaron Romine, and Deputy Clerk Jenen Ross.

Connor Gray represents Bighorn Traffic Services and gave testimony in support of the application. He stated that this is a property rights issue and that the denial by P&Z disregarded county code which allows for the proposed use with a CUP. He feels the decision was based on speculation rather than substantial evidence. In regard to the findings that the use would negatively affect the character of the area, he noted the proximity to Nampa city limits and future industrial land use plans. He also disagreed with the finding of undue traffic interference as there were no safety concerns raised by ITD or the highway district.

Ms. Mberwa gave the staff report and reviewed the PowerPoint presentation. The planning and zoning commission could not find in the affirmative for the following criteria points:

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

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

Staff presented 13 conditions for approval which included limited hours of operation, number of employees and vehicles and requirements for fencing and lighting. There was also discussion regarding a previous code enforcement case for operating without a conditional use permit which was closed when the business stopped operations.

Opposition testimony was received from John McLean, Renee Kelley, Shaun Kelley, Gary DeBoer, Tina DeBoer, Aaron Romine, David Eaton, TJ Jones, Paul Flatt, and Bernadette Ellway who expressed concerns about traffic and the dangerous conditions of Victory Rd., the number of vehicles entering and exiting the property, noise from commercial vehicles, light pollution, and generally changing the character of the area. Some neighbors expressed their belief that the company has not been forthcoming about the plans for the business and believe that although it may start somewhat small they intend to grow.

Jeff Dancer offered testimony in favor of the application. He is the president of Bighorn Traffic Services stating that the company is employee owned and that they are just looking to expand from their current location. He addressed the commercial vehicle noise clarifying that most of their vehicles are Ford F-150 trucks, most of which do not have back-up alarms. In regard to the notion that there could be 70 vehicles on the property, he said that was taken out of context and would only happen if there was an emergency standdown meeting. Their intention is to be good neighbors.

Carl Anderson also offered testimony in favor of the application stating that he feels the request is in compliance with zoning regulations with support from area agencies.

Ms. Mberwa spoke more to the code enforcement violation. Bighorn Traffic Services contend that they never knew of the violation, Ms. Mberwa believes that during the sale of the property it is possible Bighorn Traffic Services never received notification. She also reiterated that the violation was closed once the CUP application was submitted.

At 2:31 p.m. Commissioner Van Beek made a motion to recess until 2:45 p.m. The motion was seconded by Commissioner Brooks and carried unanimously.

At the conclusion of additional testimony following the recess, Commissioner Van Beek made a motion to close public testimony. The motion was seconded by Commissioner Brooks and carried unanimously.

Board deliberation and discussion ensued. The Board acknowledged the neighbor's concerns but suggested there could be more impactful effects if the property is annexed into the City of Nampa allowing more intensive industrial development with fewer restrictions. Following deliberation, Commissioner Van Beek made a motion to continue the hearing to April 22, 2026 at 10:00 a.m. to continue deliberation. The motion was seconded by Commissioner Brooks and carried unanimously.

Upon the motion of Commissioner Holton and second by Commissioner Van Beek the Board voted unanimously to adjourn the hearing. The hearing concluded at 3:59 p.m. and an audio recording is on file in the Commissioners' Office.