

Bighorn Traffic Services CU2025-0002-APL

REPRESENTATIVE: CONNOR GRAY

OWNER: WHCP LLC

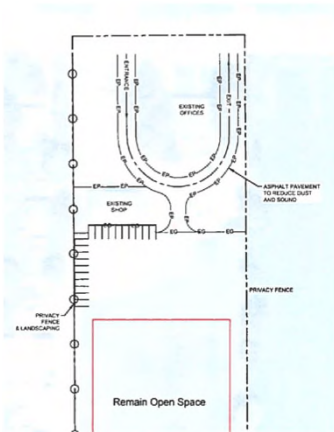
CANYON COUNTY- PLANNING DIVISION, APRIL 14, 2026

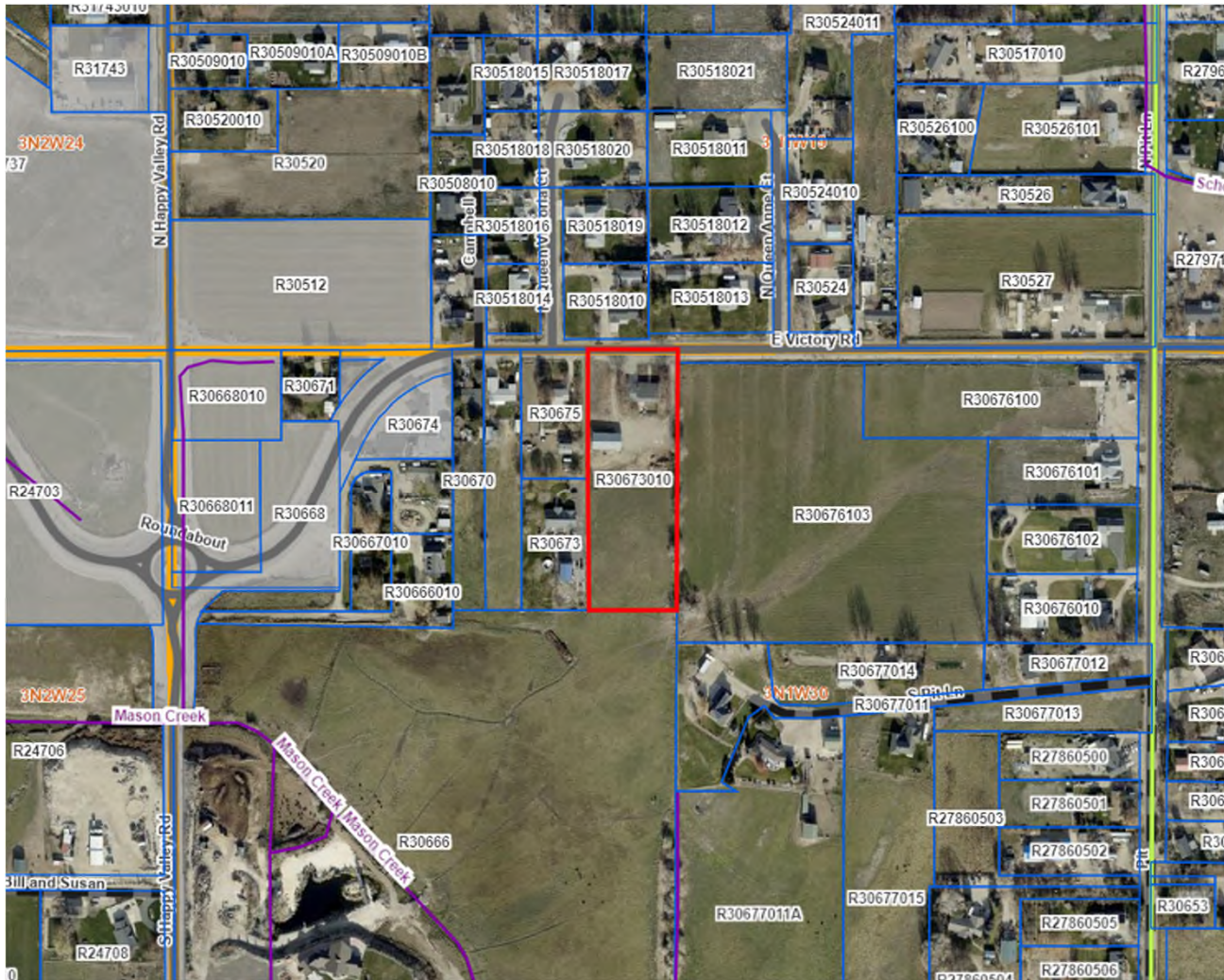


REQUEST

The appellant requests the Board to overturn the denial of case CU2025-0002.

Conditional Use Permit for a **Staging Area and Contractor Shop** for Bighorn Traffic Services.





LOCATION

Parcel R30673010

Located at 5023 E Victory Rd.
Nampa, Idaho, 83687

Approx 3.42 acres

Zoned "A" (Agricultural)



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?



Planning and Zoning Commission's Findings:

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

Yes.

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**).

- 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**).
- Increased traffic will affect the quality of life. The area is residential and needs to be kept that way by keeping commercial operations outside of the residential area.

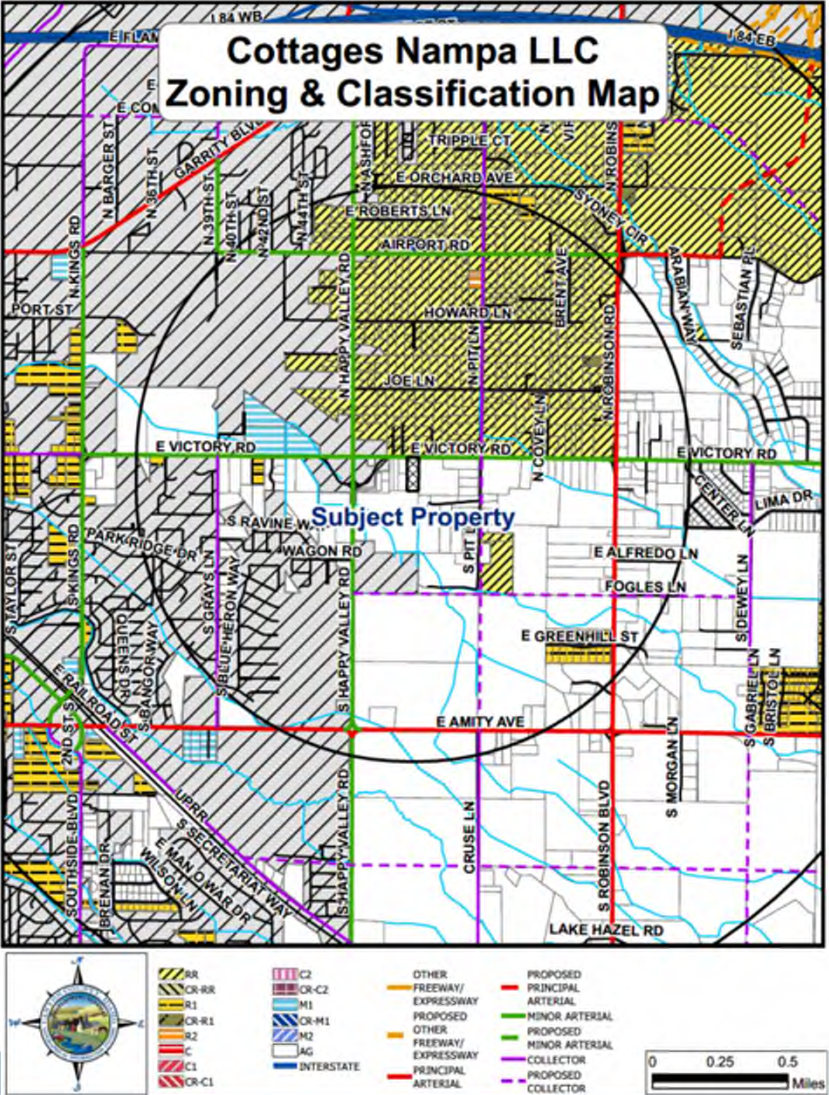


Appellant's Response:

(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.

- Concerns are mitigated with conditions.
- The requested use is compatible with the surrounding area, as there are other contractor-type operations in the area, among the residential or agricultural land use (**Exhibit 1**).
- The denial is not supported by substantial evidence.



Planning and Zoning Commission's Findings:

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

Yes

- 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 roundabout located at Happy Valley and 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.
- Vehicle noise off of Victory is loud and amplified during rush hour.



Appellant's Response:

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

No.

- The use is expected to generate 20-30 average daily trips on E Victory Road, a minor arterial.
- 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.
- “There is no evidence that employee vehicles or equipment will que onto E Victory Road, obstruct sight or interfere with traffic.”



Photo 1
(North)



Photo 2
(East)



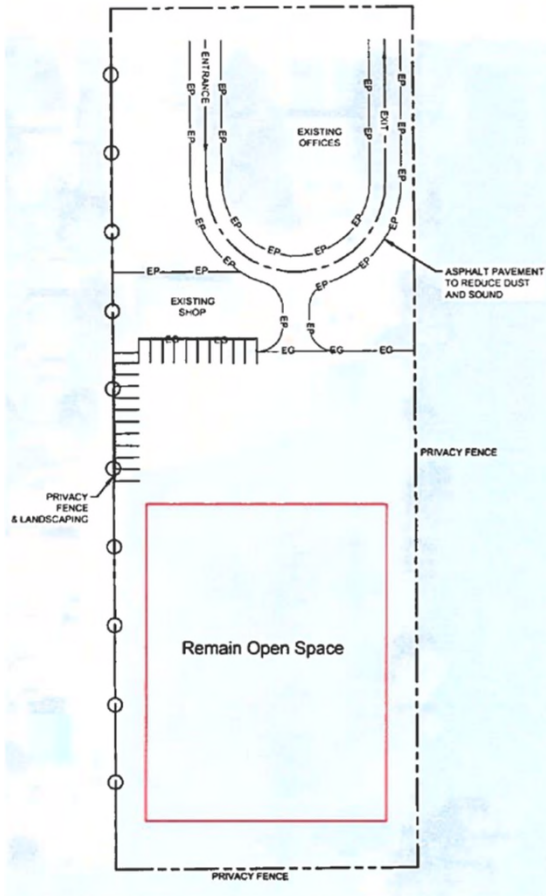
Photo 3
(South)



Photo 4
(West)



Additional Criteria for a Contractor Shop:



EVALUATION CRITERIA (07-14-09):

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

Yes.

- The storage of materials will be within a building.
- A sight-obscuring fence will be along the staging area boundaries.

Additional Criteria for a Staging Area

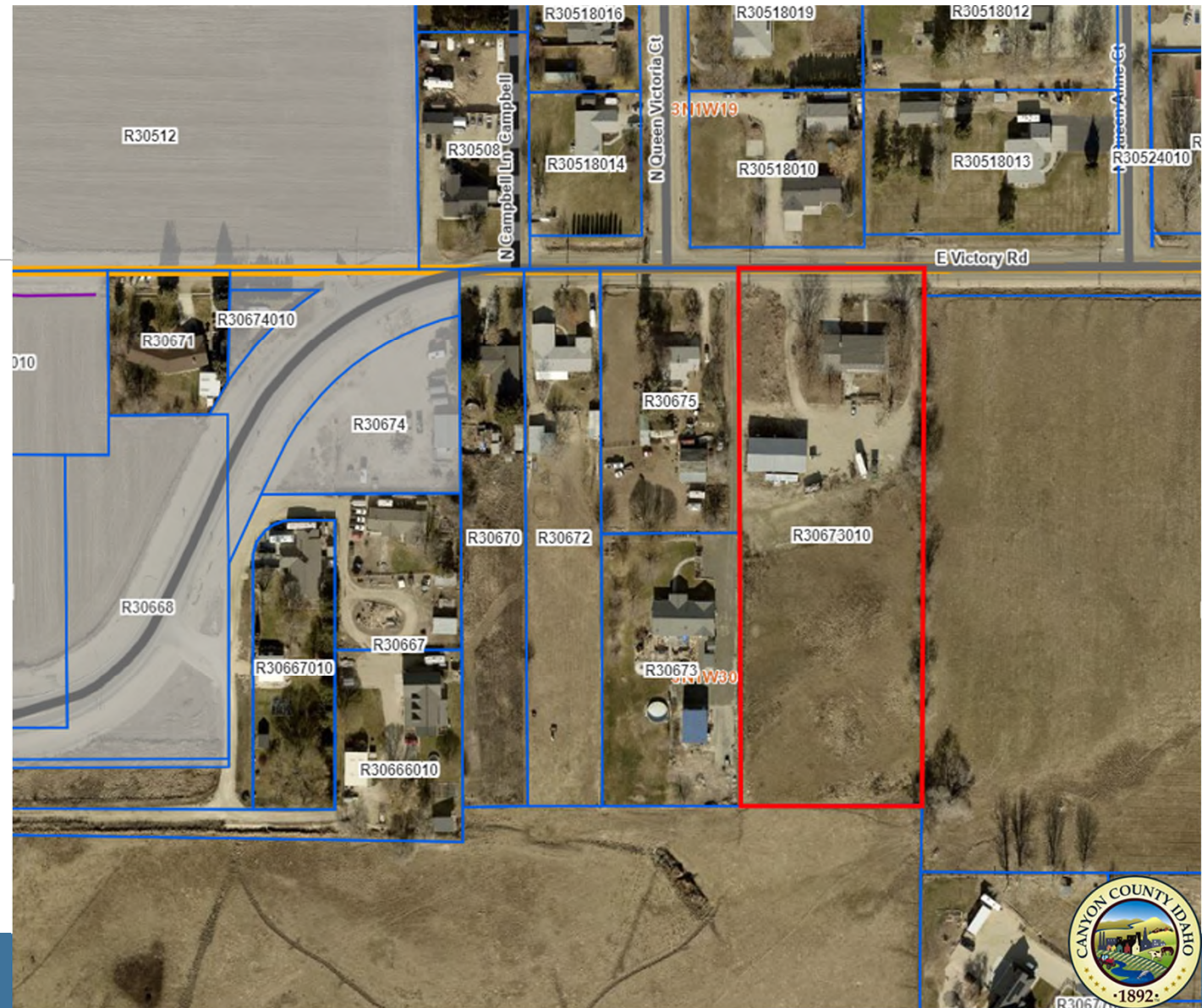
EVALUATION CRITERIA (07-14-29):

- (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.



Nampa Area of Impact (09-01):

- The parcel is approx. 350 ft away from City of Nampa's city limits
- City of Nampa (**Exhibit D1** of the Staff Report)
- Industrial zoning



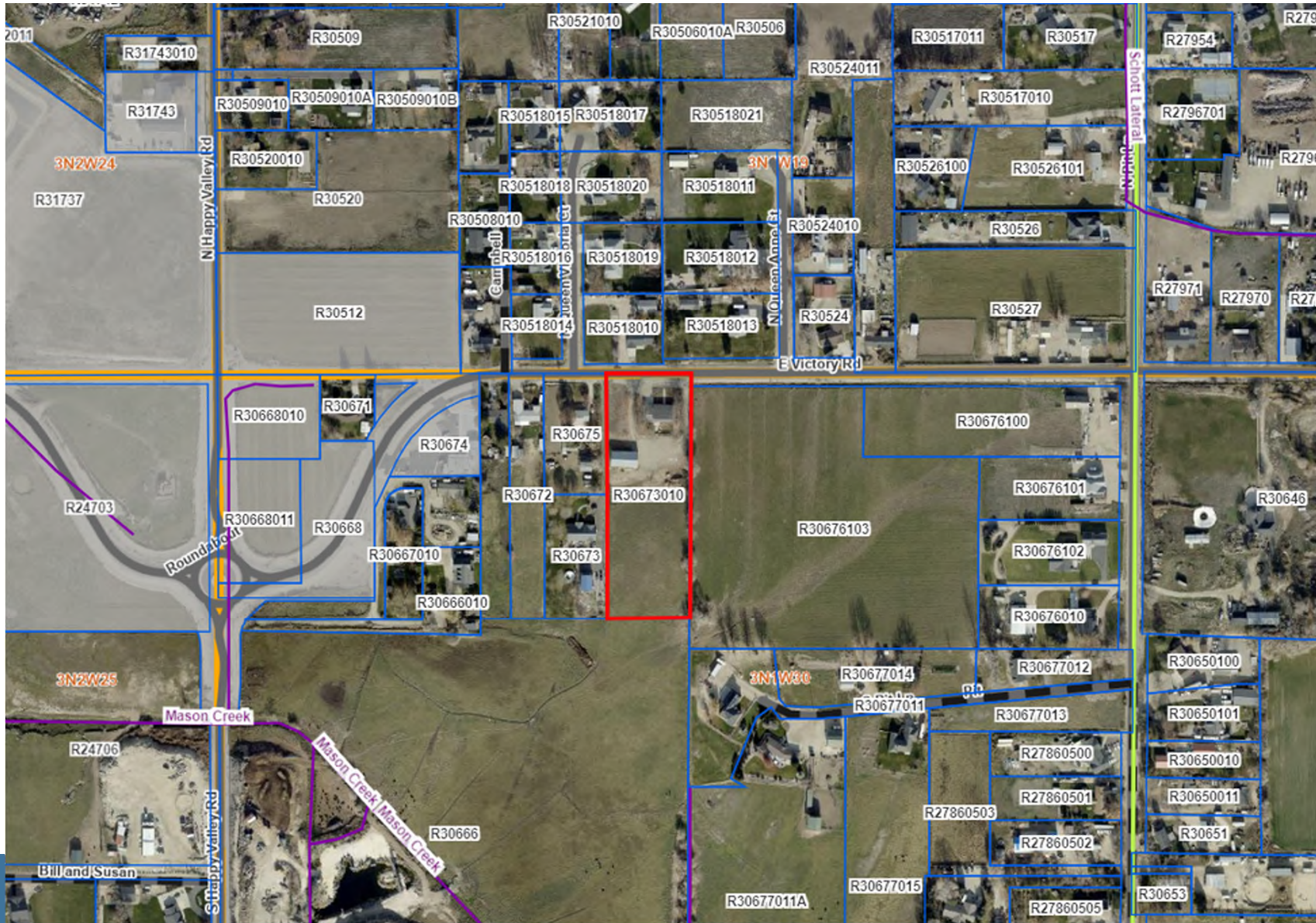
Decision Options:

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.







NOTIFICATION (07-07-05) & COMMENTS:

Agencies were notified on May 16, 2025, November 13, 2025, and March 10, 2026.

The following agencies responded:

- Southwest District Health
- The City of Nampa
- Idaho Transportation Department
- Nampa Highway District No. 1
- Canyon County Building Department
- Nampa Fire District
- Nampa and Meridian Irrigation District
- Department of Environmental Quality

Neighbors within 600' were notified on November 13, 2025, and March 10, 2026.

- Five (5) public comments were received in opposition for the P&Z Hearing.
- Eight (8) public comments were received in opposition for the BOCC Hearing.



RECOMMENDATION & CONDITIONS:

In consideration of the application, staff concludes that the proposed conditional use permit staging area and contractor shop is compliant with Canyon County Ordinance Section 07-07-05, 07-14-29 & 09-01. A full analysis is detailed within this staff report.

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.



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.
 - 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**.



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.



CONDITIONS CONT:

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**).



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.



Additional Conditions that were not proposed but the BOCC may consider:

- Staging area shall be limited to 10 vehicles with hours of operation from 7 a.m. to 6 p.m. Monday through Friday. In cases of emergencies the Nampa location shall be utilized, not the subject parcel.



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*].”

