

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. Clarify that fabrication, grinding, spray painting, coating, or similar industrial processes are not permitted as part of this CUP.

8. Traffic Mitigation

Require meaningful traffic-calming measures on Victory Road in coordination with Highway District No. 1. The neighbors specifically request installation of flat-topped speed bumps/speed tables, or the closest engineered equivalent approved by the Highway District (along E Victory from Happy Valley to Robinson), to slow traffic through the affected residential area. The traffic-safety review should also address the existing blind area, speeding, passing, and driveway-access concerns. The applicant's stated traffic estimate should be reconciled with the number of employees/visitors and business vehicles contemplated by the operation.

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.

Basis for These Requests

- Big Horn's original application represented weekday hours of 8:00 a.m. to 6:00 p.m., no Saturday or Sunday hours, ten full-time employees, and twenty parking spaces.
- During the later process, the requested business-vehicle allowance increased from twenty to thirty to provide room for future growth. The neighbors request that future growth not be built into the CUP.
- Planning & Zoning denied the CUP after finding concerns regarding injury/change to the essential character of the area and undue interference with existing or future traffic patterns.

- The applicant has argued that annexation into Nampa could allow more intensive industrial uses. The neighbors request that the Board distinguish that applicant argument from verified City of Nampa requirements before relying on annexation as a reason for approval.

Enforcement priority: The CUP should be treated as a privilege conditioned on compliance. A violation should put continued CUP approval at risk, not simply become a cost of doing business through repeated fines.

Requested outcome: Deny the appeal. If the Board does not deny it, consider contractor shop only without the staging area. If both uses are approved, adopt narrow, measurable, enforceable conditions that reflect the operation originally represented and protect the surrounding neighborhood.