

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.
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.
 - 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 proposed 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 sight obscuring fence in accordance with CCCO §07-02-03, shall be installed on all boundaries of the proposed 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.



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Exhibit 7

