

September 20th, 2024

Jay Gibbons

Planning & Zoning Director

Canyon County Planning

111 N. 11<sup>th</sup> Ave Caldwell, ID 83605

**Re: Conditional Use Permit – Contractor Shop & Staging Area**

Dear Mr. Gibbons

## **I. Introduction**

On behalf of Bighorn Traffic Services, LLC, AG Land & Development respectfully submits this amended Letter of Intent in support of a Conditional Use Permit (CUP) for a contractor shop with an associated staging area at 5023 E. Victory Road, Nampa, Idaho (Parcel R30673010). This amendment is provided in response to staff's recommendation that the application explicitly include a staging area consistent with Canyon County Code of Ordinance (CCZO) §07-14-29.

## **II. Site Description**

The subject property is zoned Agricultural (A), located within the City of Nampa Impact Area, with a County designation of Agricultural and a City future land use designation of Industrial. The property has historically been used as an assisted living facility, with existing structures suitable for adaptive reuse.

## **III. Project Overview**

The applicant seeks approval to:

1. Establish a contractor shop within the existing shop building for the maintenance, storage, and preparation of traffic control equipment.
2. Designate an outdoor staging area where equipment and materials may be securely stored for deployment to off-site work locations.

Bighorn Traffic Services provides flagging and traffic management services for public infrastructure projects across Canyon County. All construction and traffic control work will occur off-site. The property itself will be used for equipment storage, employee coordination, administrative office functions, and routine maintenance of signage equipment.

## IV. Staging Area Compliance with CCZO §07-14-29

The proposed staging area has been designed to fully comply with the County's performance standards:

1. **All work shall be conducted off site**
  - All traffic control and flagging operations will continue to occur exclusively at road project locations, not on the subject property.
2. **Business vehicles shall be operable and parked on site, not on a public or private road**
  - A designated parking and circulation area, shown on the attached site plan, ensures all company vehicles and trailers are parked on the property, away from Victory Road.
3. **Persons not employed on the premises may visit the premises to pick up equipment/materials**
  - The staging area is designed to safely accommodate periodic pick-up or offloading of equipment and materials. Such activities will be short in duration and managed to minimize impact on surrounding properties.
4. **Employees may meet on site to share rides to/from job sites**
  - The property includes sufficient employee parking to support carpooling, which will reduce vehicle trips and promote orderly site circulation.
5. **Employees' vehicles shall be parked on site, not on a public or private road**
  - The parking plan provides adequate stalls for employees, ensuring no off-site parking occurs.

**Definition:** As defined by CCZO §07-02-03, a staging area is “an area where equipment and/or materials are stored for use conducted entirely off site.” The proposed use aligns precisely with this definition.

## V. Parking and Circulation Plan

- **Parking:** The site plan provides a dedicated lot for employee and company vehicle parking, with capacity for all anticipated vehicles during business hours.
- **Circulation:** A clear internal circulation route is established for safe ingress/egress, including turn-around space for trucks and trailers.
- **Access:** All site access will occur via the existing driveway connection to Victory Road, with no anticipated modifications.

## VI. Comprehensive Plan Consistency

The amended request remains consistent with Canyon County's Comprehensive Plan:

- **Property Rights (Ch. 1):** Private property rights are respected while ensuring compliance with zoning standards.
- **Economic Development (Ch. 4):** The staging area directly supports critical infrastructure services, strengthens the local economy, and creates jobs.

- **Land Use (Ch. 5):** The project reuses existing facilities in a manner compatible with the agricultural setting, while aligning with Nampa’s future Industrial designation.
- **Public Services (Ch. 8):** Adequate utilities and infrastructure exist to support the use without additional public investment.

## **VII. Compliance with CCZO §07-07-05 Hearing Criteria**

### **1. Is the proposed use permitted in the zone by conditional use permit?**

Yes. Under CCZO §07-02-03, a “Contractor Shop” and associated “Staging Area” are expressly permitted within the Agricultural (A) zone through approval of a CUP.

### **2. What is the nature of the request?**

The applicant requests approval to repurpose an existing shop building and outbuilding into a contractor shop with an associated staging area for equipment and material storage. All work performed by Bighorn Traffic Services occurs off-site; the property is used for equipment storage, employee coordination, administrative office functions, and routine maintenance of signage equipment.

### **3. Is the proposed use consistent with the comprehensive plan?**

Yes. The project aligns with multiple chapters and policies of the Canyon County Comprehensive Plan by:

- Supporting economic development through job creation and infrastructure support.
- Maintaining compatibility with surrounding agricultural uses by limiting intensity, screening operations, and avoiding customer traffic.
- Reinforcing the City of Nampa’s future Industrial designation for this area by reusing existing structures for a low-impact industrial-support use.
- Utilizing existing public services and utilities without additional demand for taxpayer funding.

### **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. The project has been designed with screening, landscaping, and privacy fencing to minimize visual and noise impacts. Hours of operation are limited to standard business hours, with occasional off-hours employee dispatch. The staging area is managed to prevent off-site storage or road encroachment. These measures ensure compatibility with surrounding rural and agricultural properties, while enhancing the site’s aesthetic compared to its former institutional use.

### **5. Will adequate water, sewer, irrigation, drainage and stormwater drainage facilities, and utility systems be provided to accommodate the use?**

Yes. The property is already served by adequate water, sewer/septic, irrigation, and electrical utilities. No new or expanded systems are required. Stormwater management will continue to rely on existing on-site drainage patterns, with no additional runoff impacts expected given the low-intensity nature of operations.

**6. Does legal access to the subject property for the development exist or will it exist at the time of development?**

Yes. Legal access exists via the property's established driveway connection to Victory Road, which has historically served the site. No new access points are necessary.

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

No. The proposed use will not unduly impact traffic. Trips generated are limited to employee arrivals, departures, and equipment dispatch. Compared to the property's historic use as an assisted living facility, traffic volumes will be comparable or reduced, and there is no retail or customer traffic component. Carpooling practices further minimize vehicle trips.

**8. Will essential services be provided to accommodate the use, and will such services be negatively impacted or require additional public funding?**

Yes. Essential services such as police, fire, EMS, and irrigation facilities are currently adequate and will not be negatively impacted by this low-intensity use. No additional public funding is required to serve the property. The use does not impact schools, and its operational risk profile is minimal compared to other land uses.

**VIII. Additional Considerations**

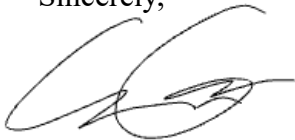
The project has been carefully designed to address neighbors' concerns. Measures such as landscaping, privacy fencing, and paving will minimize dust, noise, and visual impact. Existing utility systems are sufficient, and the applicant will coordinate with regulatory bodies to ensure compliance.

**IX. Conclusion**

The inclusion of a staging area strengthens the project by ensuring all operations comply with CCZO requirements and by providing an orderly plan for vehicle parking, circulation, and equipment storage. The project remains a low-impact, compatible reuse of the subject property that supports Canyon County's goals for economic development, infrastructure support, and responsible growth.

For these reasons, the applicant respectfully requests approval of this amended CUP to establish a contractor shop and staging area at 5023 E. Victory Road.

Sincerely,

A handwritten signature in black ink, appearing to read 'Connor Gray', with a stylized, looping flourish at the end.

Connor Gray

AG Land & Development, LLC