



**PLANNING AND ZONING COMMISSION**  
**FINDINGS OF FACT, CONCLUSION OF LAW AND ORDER**

In the matter of the application of:

**Bighorn Traffic Services LLC – CU2025-0002**

The Canyon County Planning and Zoning Commission considers the following:

Case No. CU2025-0002: The applicant, Bighorn Traffic Services, represented by Connor Gray, is requesting a Conditional Use Permit for a contractor shop and staging area in an “A” (Agricultural) zone for traffic management services for public road construction. The applicant is proposing to repurpose the existing structure on-site as an office space and utilize the shop as a storage area. The south half of the property is proposed to be used as a staging area for up to 20 vehicles. The hours of operation are from 7 a.m. to 6 p.m. Monday through Friday with 8-40 employees. The subject property is located at 5023 E Victory Rd. Nampa Idaho, 83687 also referenced as Parcel R30673010, a portion of the NW quarter of Section 30, T3N, R1W, BM, Canyon County, Idaho.

**Summary of the Record**

1. The record is comprised of the following:

- A. The record includes all testimony, the staff report, exhibits, and documents in Case File CU2025-0002.
  - 1. All exhibits are located in the case staff report dated December 18, 2025.

**Applicable Law**

- 1. The following laws and ordinances apply to this decision: Canyon County Code of Ordinances (CCCO) §01-17 (Land Use/Land Division Hearing Procedures), CCCO §07-05 (Notice, Hearing and Appeal Procedures), CCCO §07-07 (Conditional Use Permits), CCCO §07-02-03 (Definitions), CCCO §07-10-27 (Land Use Regulations (Matrix)), CCCO §07-14 (Use Standards), Idaho Code §67-6512 (Special Use Permits, Conditions, and Procedures), and CCCO 09-11-25 (Area of City Impact Agreement).
  - a. Notice of the public hearing was provided pursuant to CCCO §07-05-01, Idaho Code §67-6509 and 67-6512.
  - b. A special use permit may be granted to an applicant if the proposed use is conditionally permitted by the terms of the ordinance, subject to conditions pursuant to specific provisions of the ordinance, subject to the ability of political subdivisions, including school districts, to provide services for the proposed use, and when it is not in conflict with the plan. Idaho Code §67-6512.
  - c. Every use which requires the granting of a conditional use permit is declared to possess characteristics which require review and appraisal by the commission to determine whether or not the use would cause any damage, hazard, nuisance or other detriment to persons or property in the vicinity. See CCCO §07-07-01.
  - d. Upon the granting of a special use permit, conditions may be attached to a special use permit including, but not limited to, those: (1) Minimizing adverse impact on other development; (2) Controlling the sequence and timing of development; (3) Controlling the duration of development; (4) Assuring that development is maintained properly; (5) Designating the exact location and nature of development; (6) Requiring the provision for on-site or off-site public facilities or services; (7) Requiring more restrictive standards than those generally required in an ordinance; (8) Requiring mitigation of effects

of the proposed development upon service delivery by any political subdivision, including school districts, providing services within the planning jurisdiction. *See* Idaho Code §67-6512, CCCO §07-07-17, and 07-07-19.

- e. Use Standards – Contractor’s Shop: The use shall be contained within a building or behind a sight obscuring fence. *See* CCCO §07-14-09.
  - f. Use Standards – Staging Area: (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. *See* CCCO §07-14-29.
2. The commission shall have those powers and perform those duties assigned by the board that are provided for in the local land use planning act, Idaho Code, title 67, chapter 65, and county ordinances. CCCO §07-03-01, 07-07-01.
  3. There are no mandates in the Local Planning Act as to when conditional permits may or may not be granted, aside from non-compliance with the community master plan. I.C. § 67-6512. Chambers v. Kootenai Cnty. Bd. of Comm'rs, 125 Idaho 115, 117, 867 P.2d 989, 991 (1994).
  4. The burden of persuasion is upon the applicant to prove that all criteria are satisfied. CCCO §07-05-03.
  5. Idaho Code §67-6535(2) requires the following: The approval or denial of any application required or authorized pursuant to this chapter shall be in writing and accompanied by a reasoned statement that explains the criteria and standards considered relevant, states the relevant contested facts relied upon, and explains the rationale for the decision based on the applicable provisions of the comprehensive plan, relevant ordinance and statutory provisions, pertinent constitutional principles and factual information contained in the record.
  6. The County’s hearing procedures adopted per Idaho Code §67-6534 require that final decisions be in the form of written findings, conclusions, and orders. CCCO 07-05-03(1)(I).

The application, CU2025-0002, was presented at a public hearing before the Canyon County Planning and Zoning Commission on December 18, 2025. Having considered all the written and documentary evidence, the record, the staff report, oral testimony, and other evidence provided, including the conditions of approval and project plans, the Canyon County Planning and Zoning Commission decide as follows:

**Table 1. Conditional Use Permit Standards of Evaluation Analysis**

| Standards of Evaluation – CCCO §07-07-05: The presiding party shall consider each conditional use permit application by finding adequate evidence to answer the following questions in its FCOs: |              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
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| County Ordinance and Staff Review                                                                                                                                                                |              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Criteria Met?                                                                                                                                                                                    | Code Section | Analysis                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Yes                                                                                                                                                                                              | 1            | <b>Is the proposed use permitted in the zone by conditional use permit?</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Analysis                                                                                                                                                                                         |              | <p>The use is permitted in the “A” (Agricultural) zone by conditional use permit, pursuant to County Ordinance (CCCO §07-10-27). The use consists of a contractor shop within an existing residence and shop on the subject parcel and a staging area on the south half of the property. The applicant submitted a conditional use permit for a contractor shop and staging area on September 25, 2025. <i>See Exhibit A of the Staff Report for the application and submitted materials.</i></p> <p>A contractor shop is defined as “a building where a contractor conducts his business, including offices and parking of equipment and employee parking” per CCCO §07-02-03. <i>A staging area is defined as “an area where equipment and/or materials are stored for use conducted entirely off site” per CCCO §07-02-03. See project description analysis contained in Code Section 2 detailing the nature of the request.</i></p> |
| Criteria Met?                                                                                                                                                                                    | 2            | <b>What is the nature of the request?</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Yes                                                                                                                                                                                              |              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |

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| Analysis             | <p>The nature of the request consists of a conditional use permit to establish a contractor shop and staging area for Bighorn Traffic Services within the existing structures.</p> <ul style="list-style-type: none"> <li>• The contractor shop will take place within the existing residence, including six (6) office spaces. Printing machines in the accessory shop/structure to maintain flagging equipment and signage.</li> <li>• The accessory structure consists of a third (1/3) of the space being utilized for a large printer and tables to build and repair signs. The remainder of the shop is to be utilized as a storage area for signs, materials, and equipment (<b>Exhibit A5.1</b> of the Staff Report).</li> <li>• Hours of operations are to be from 7 a.m. to 6 p.m. Monday through Friday, with extended hours for vehicle arrival and departures from job sites to accommodate “emergency situations that needs support from a Traffic Control Agency” (<b>Exhibit A5</b> of the Staff Report).</li> <li>• There will be eight to ten (8-10) full time employees and approximately thirty (30) employees visiting the property related to Bighorn Traffic Services. A total of up to forty (40) employees for the uses (<b>Exhibit A2 &amp; A5</b> of the Staff Report).</li> <li>• Secondary uses include printing machines for traffic sign decals, that will be made on site in the shop. According to the applicant, manufacturing will not occur on-site as the printing does not reach manufacturing intensities.</li> <li>• The applicant is proposing to use the northern portion of the south half of the subject property as a staging area for no more than twenty (20) vehicles. The remainder of the southern area will remain vacant (<b>Exhibit A3</b> of the Staff Report).</li> <li>• The applicant proposes fencing around the subject property and landscaping on the western boundary (<b>Exhibit A3</b> of the Staff Report).</li> </ul> <p><i>See Exhibit A3 for the site plan and Exhibits A1 &amp; A1.1 for the letter of intent for details.</i></p> |                                                             |
| Criteria Met?<br>Yes | 3                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Is the proposed use consistent with the comprehensive plan? |
| Analysis             | <p>The use is consistent with the 2030 Comprehensive Plan.</p> <p>The 2030 Canyon County Comprehensive Plan designates the subject parcel as “A” (Agricultural) located in Nampa’s area of impact (<b>Exhibit B1</b> of the Staff Report).</p> <p><u>Chapter 1: Property Rights:</u><br/> <b>G1.01.00</b> Protect the integrity of individual property rights while safeguarding public health, safety, and welfare.</p> <p>“The right of control: Is the right to use the property legally (2030 Comprehensive Plan, pg. 10).” The applicant submitted a conditional use permit on September 25, 2025, to establish a staging area and contractor shop on the property legally.</p> <p><u>Chapter 3: Economic Development:</u><br/> <b>G3.01.00</b> Promote a healthy and sustainable regional economy by retaining, expanding, and recruiting businesses to favorable locations.<br/> <b>G3.05.00</b> Support a diverse economy in Canyon County and recognize that residential, commercial, and industrial uses are necessary components of overall economic stability.</p> <p>“Bighorn Traffic Services specializes in providing flagging and traffic management services for public road construction projects around Canyon County” (<b>Exhibit A1 of the Staff Report</b>). Canyon County supports retaining, expanding, and recruiting businesses and economic growth and expansion, but this must be done in a way that is compatible with the surrounding area, which may include adding mitigation conditions to this conditional use permit that addresses the community’s concerns (noise, traffic, dust, etc.).<br/> <i>See Section 07-07-05(4) detailing the character of the area.</i></p> <p><u>Chapter 4: Land Use and Community Design:</u><br/> <b>P4.01.02</b> Planning, zoning, and land-use decisions should balance the community’s interests and protect private property rights.<br/> <b>G4.02.00</b> Ensure that growth maintains and enhances the unique character throughout the County.</p>                                                                               |                                                             |

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| <b>Criteria Met?</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <b>Will the proposed use be injurious to other property in the immediate vicinity and/or negatively change the essential character of the area?</b> |              |                                    |           |              |              |            |   |             |       |     |   |                              |     |     |   |              |     |                                    |   |             |     |                                   |                                                                                                                                                                                                    |  |  |  |
| <b>No</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | <b>4</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                     |              |                                    |           |              |              |            |   |             |       |     |   |                              |     |     |   |              |     |                                    |   |             |     |                                   |                                                                                                                                                                                                    |  |  |  |
| <b>Analysis</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | <p>The use will be injurious to other properties in the immediate vicinity and will negatively change the essential character of the area.</p> <p><b>Adjacent Existing Conditions:</b></p> <table><tr><th>Direction</th><th>Existing Use</th><th>Primary Zone</th><th>Other Zone</th></tr><tr><td>N</td><td>Residential</td><td>“R-R”</td><td>N/A</td></tr><tr><td>E</td><td>Agricultural with residences</td><td>“A”</td><td>N/A</td></tr><tr><td>S</td><td>Agricultural</td><td>“A”</td><td>Nampa City Limit zoned Residential</td></tr><tr><td>W</td><td>Residential</td><td>“A”</td><td>Nampa City Limit zoned Industrial</td></tr><tr><td colspan="4">“A” (Agricultural), “R-R” (Rural Residential), “R-1” (Single-Family Residential), “C-1” (Neighborhood Commercial), “C-2” (Service Commercial), “M-1” (Light Industrial), “CR” (Conditional Rezone)</td></tr></table>                     |                                                                                                                                                     |              |                                    | Direction | Existing Use | Primary Zone | Other Zone | N | Residential | “R-R” | N/A | E | Agricultural with residences | “A” | N/A | S | Agricultural | “A” | Nampa City Limit zoned Residential | W | Residential | “A” | Nampa City Limit zoned Industrial | “A” (Agricultural), “R-R” (Rural Residential), “R-1” (Single-Family Residential), “C-1” (Neighborhood Commercial), “C-2” (Service Commercial), “M-1” (Light Industrial), “CR” (Conditional Rezone) |  |  |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Direction                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Existing Use                                                                                                                                        | Primary Zone | Other Zone                         |           |              |              |            |   |             |       |     |   |                              |     |     |   |              |     |                                    |   |             |     |                                   |                                                                                                                                                                                                    |  |  |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | N                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Residential                                                                                                                                         | “R-R”        | N/A                                |           |              |              |            |   |             |       |     |   |                              |     |     |   |              |     |                                    |   |             |     |                                   |                                                                                                                                                                                                    |  |  |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | E                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Agricultural with residences                                                                                                                        | “A”          | N/A                                |           |              |              |            |   |             |       |     |   |                              |     |     |   |              |     |                                    |   |             |     |                                   |                                                                                                                                                                                                    |  |  |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | S                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Agricultural                                                                                                                                        | “A”          | Nampa City Limit zoned Residential |           |              |              |            |   |             |       |     |   |                              |     |     |   |              |     |                                    |   |             |     |                                   |                                                                                                                                                                                                    |  |  |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | W                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Residential                                                                                                                                         | “A”          | Nampa City Limit zoned Industrial  |           |              |              |            |   |             |       |     |   |                              |     |     |   |              |     |                                    |   |             |     |                                   |                                                                                                                                                                                                    |  |  |  |
| “A” (Agricultural), “R-R” (Rural Residential), “R-1” (Single-Family Residential), “C-1” (Neighborhood Commercial), “C-2” (Service Commercial), “M-1” (Light Industrial), “CR” (Conditional Rezone)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                     |              |                                    |           |              |              |            |   |             |       |     |   |                              |     |     |   |              |     |                                    |   |             |     |                                   |                                                                                                                                                                                                    |  |  |  |
| <p><b>Surrounding Land Use Cases:</b> There are no surrounding land use cases within the County (<b>Exhibit B8.4</b> of the Staff Report). The surrounding area is zoned Agricultural and Rural Residential in the County. Within the City of Nampa’s jurisdiction to the west, the properties are zoned Industrial and Residential to the southwest.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                     |              |                                    |           |              |              |            |   |             |       |     |   |                              |     |     |   |              |     |                                    |   |             |     |                                   |                                                                                                                                                                                                    |  |  |  |
| <p><b>Character of the Area:</b> The character of the area is primarily residential with a few large agricultural parcels to the east and south. Wayne Russell subdivision is a four (4) lot subdivision located to the east of the property within 600 feet of the subject parcel (<b>Exhibit B8.7 &amp; B9</b> of the Staff Report). To the north, the parcels are zoned Rural Residential. The average lot size in the area is approximately 3.05 acres. To the south and northwest of the subject property lies the City of Nampa city limits. Nampa Municipal Airport lies to the northwest of the subject parcel. Per oral public testimony heard on December 18, 2025, the City of Nampa has designated the surrounding area as Industrial in their Comprehensive Plan due to the proximity of the airport. Additionally, the character of the area is residential with agricultural uses, not commercial.</p> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                     |              |                                    |           |              |              |            |   |             |       |     |   |                              |     |     |   |              |     |                                    |   |             |     |                                   |                                                                                                                                                                                                    |  |  |  |
| <p><b>Compatibility Analysis:</b> The use is anticipated to directly or indirectly exclude or diminish another’s use of public and/or private services. The business vehicles coming on and off the site will result in twenty to thirty (20-30) average daily trips (<b>Exhibit A5</b> of the Staff Report). Due to the increase average daily trips on East Victory Road, the use may “disrupt the quiet residential character of the neighborhood” (<b>Exhibit E2</b> of the Staff Report). <i>See CCCO §07-07-05(7) for potential traffic impact analysis.</i></p>                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                     |              |                                    |           |              |              |            |   |             |       |     |   |                              |     |     |   |              |     |                                    |   |             |     |                                   |                                                                                                                                                                                                    |  |  |  |
| <p>Five (5) public comments were received in opposition due to traffic, noise, safety and a change in the character of the area. <i>See Exhibit E of the Staff Report for public comments received.</i> The Commission</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                     |              |                                    |           |              |              |            |   |             |       |     |   |                              |     |     |   |              |     |                                    |   |             |     |                                   |                                                                                                                                                                                                    |  |  |  |

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|                      | <p>feels the use is would be injurious to the surrounding area asoral public testimony heard on December 18, 2025 suggested. The applicant proposes a minimum six (6) foot tall sight obscuring fence be installed along the east, south and west property boundaries in compliance with the site plan (<b>Exhibit A3</b>).</p> <p><b>Potential Impacts:</b> The staging area and contractor shop may impact the surrounding area due to the increase in noise, dust, increased traffic, and lighting related to the use.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                     |
| <b>Criteria Met?</b> | <b>5</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | <b>Will adequate water, sewer, irrigation, drainage and stormwater drainage facilities, and utility systems be provided to accommodate the use?</b> |
| <b>Yes</b>           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                     |
| <b>Analysis</b>      | <p>The project will have adequate water, sewer, irrigation, drainage and stormwater drainage facilities, and utility systems to accommodate the use based on the analysis contained herein.</p> <p><b>Water:</b> The applicant is to use individual domestic well water according to the land use worksheet (<b>Exhibit A2</b> of the Staff Report). Staff reached out to the Department of Environmental Quality (DEQ) on November 20, 2025, to verify if a public water system is required. The applicant proposes that eight to ten (8-10) full-time employees will have access to the well water for drinking purposes. Per Brandon Lowder with DEQ on November 20, 2025, the use does not meet the threshold for a public water system (<b>Exhibit D8</b> of the Staff Report). The use is anticipated to have an adequate water system for the use.</p> <p><b>Sewer:</b> The applicant is proposing to utilize an individual septic system on site. Southwest District Health was notified of the request on May 16, 2025. According to Southwest District Health on May 19, 2025, if the contractor shop generates more than 600 gallons of wastewater, a nutrient pathogen study shall be required. The applicant is not proposing to supply portable restrooms to the employees who drop off and/or pick up vehicles and/or equipment after hours. The use has an adequate sewer system to accommodate the use.</p> <p><b>Irrigation:</b> Irrigation is to be provided via surface irrigation via a ditch (<b>Exhibit A2</b> of the Staff Report). The property will be pressurized irrigated. Nampa &amp; Meridian Irrigation District was notified of the request on May 16, 2025, and has no comments as facilities will not be impacted. All private laterals and wasteways shall be protected, and the drainage shall be retained on site. <i>See <b>Exhibit D6</b> for the full comment letter.</i> It's not anticipated that the irrigation system will be impacted by the use.</p> <p><b>Stormwater drainage facilities:</b> Stormwater is to be retained on site (<b>Exhibit A2</b> of the Staff Report). Landscaping will aid in retaining stormwater on-site. Additionally, the natural slopes of the property will act as a drainage system, collecting stormwater in the southwest corner of the subject property (<b>Exhibit A5</b> of the Staff Report). The applicant proposes to install a "better drainage system along the west property line to ensure drainage is properly controlled" (<b>Exhibit A5</b> of the Staff Report).</p> <p><b>Utility Systems:</b> The use is anticipated to have adequate utilities to operate the proposed use. The applicant may contact utility companies if additional utilities are required.</p> <p><b>Building:</b> The existing residence to be used as a contractor shop was constructed in 1980, and the existing accessory structure to be used as storage was constructed in 1991 (<b>Exhibit B6</b> of the Staff Report). According to the Development Services Building Department on May 23, 2025, a change of occupancy shall be submitted for the primary residence and the accessory structure. On November 13, 2025, the Building Department provided a comment stating the accessory structure does not meet Canyon County setback requirements. The applicant can reach out to the City of Nampa and utilize Nampa's setback requirements to meet setback requirements (<b>Exhibit D4.1</b> of the Staff Report). Per the Nampa Fire District there is no objection to the request as requirements shall be handled during the building permit stage (<b>Exhibit D7</b> of the Staff Report).</p> <p><b>Sign:</b> The applicant is proposing to install a freestanding sign (<b>Exhibit A2</b> of the Staff Report). The sign shall be installed in accordance with CCCO §07-10-13.</p> |                                                                                                                                                     |
| <b>Criteria Met?</b> | <b>6</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | <b>Does legal access to the subject property for the development exist or will it exist at the time of development?</b>                             |
| <b>Yes</b>           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                     |

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|--------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>Analysis</b></p>                     | <p>The subject property does have legal access for the use and access will exist at the time of commencement.</p> <p>The property has frontage along East Victory Road, a minor arterial roadway (<b>Exhibit B7</b> of the Staff Report). There is an existing half-circular driveway on the subject parcel. The west driveway will be used as the entrance, and the east driveway will be used as the exit in accordance with the site plan (<b>Exhibit A3</b> of the Staff Report). Agency notice was provided to Nampa Highway District No. 1 on May 16, 2025. Nampa Highway District No. 1 provided comments on May 19, 2025, requiring the two (2) designated approaches meet commercial approach standards and parking along East Victory Road shall be prohibited (<b>Exhibit D3</b> of the Staff Report).</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                  |
| <p><b>Criteria Met?</b><br/><b>No</b></p>  | <p><b>7</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <p><b>Will there be undue interference with existing or future traffic patterns?</b></p>                                                                                                                                                                                                                                                                         |
| <p><b>Analysis</b></p>                     | <p>There will be undue interference with the existing or future traffic patterns.</p> <p>There will be eight to ten (8-10) full time employees and 30 employees that may access the property within 24 hours of the day, resulting in a maximum of 40 employees. <i>See Exhibit A5.1 of the Staff Report for the types of vehicles that may be parked on-site. See Table 3 for staging area criteria and details.</i> The applicant is anticipating twenty to thirty (20-30) average daily trips which include employees reporting to work and loading and unloading materials and equipment for operations off site (<b>Exhibit A5</b> of the Staff Report). Per oral public testimony in favor, peak times will be from 7 a.m. to 9 a.m. Five (5) public comments were received in opposition due to traffic concerns (<b>Exhibit E</b> of the Staff Report).</p> <p>Idaho Transportation Department (ITD) was notified of the application on May 16, 2025, and comments were received on May 28, 2025, stating the use is not anticipated to meet the threshold for a Traffic Impact Study (<b>Exhibit D5</b> of the Staff Report). East Victory Road is classified as a minor arterial roadway per Canyon County Comprehensive Plan Functional Classification Map (<b>Exhibit B7</b> of the Staff Report).</p> <p>The commission felt that due to the topography of the surrounding area near Happy Valley road and Victory road roundabout there are slopes which create a blind corner for on coming traffic towards East Victory Road (<b>Exhibit E5</b> of the Staff Report). Twenty to thirty (20-30) average daily trips will result in interference of the existing and/or future traffic patterns per oral public testimony heard on December 18, 2025.</p> |                                                                                                                                                                                                                                                                                                                                                                  |
| <p><b>Criteria Met?</b><br/><b>Yes</b></p> | <p><b>8</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <p><b>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?</b></p> |
| <p><b>Analysis</b></p>                     | <p>Essential services will be provided to accommodate the use including, but not limited to, school facilities, police and fire protection, emergency medical services, and irrigation facilities. The services will not be negatively impacted by such use or require additional public funding in order to meet the needs created by the requested use.</p> <p><b>School Facilities:</b> Agency notice was provided to Nampa School District on May 16 and November 13, 2025, no comments were received. The use is not anticipated to impact school facilities.</p> <p><b>Police and Fire protection:</b> Agency notice was provided to Nampa Police Department, Canyon County Sherriff and Nampa Fire District on May 16, 2025, comments were not received from Nampa Police Department nor Canyon County Sherriff. Nampa Fire District provided comments on June 16, and November 25, 2025, stating there are existing fire hydrants that can serve the subject property (<b>Exhibit D7 &amp; D7.1</b> of the Staff Report). The use is not anticipated to negatively impact Nampa Police and Fire.</p> <p><b>Emergency Medical Services:</b> Agency notice was provided to Emergency Management Coordinator and Canyon County Paramedics/ Emergency Medical Technicians on May 16, 2025, no comments were received. The use is not anticipated to impact emergency medical services.</p>                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                  |

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|  | <b>Irrigation Facilities:</b> Nampa & Meridian Irrigation District has no comments as no facilities are impacted. All private laterals and wasteways shall be protected and the drainage shall be retained on site. <i>See Exhibit D6 for the full comment letter.</i> |
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**Table 2. Use Standards – Contractor Shop CCCO §07-14-09**

|                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                        |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------|
| Per CCCO §07-14-03(1): The provisions of this article apply to all properties where a use is listed as an allowed use, a conditional use, or a director's decision in section 07-10-27 of this chapter (land use matrix). |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                        |
| <b>County Ordinance and Staff Review</b>                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                        |
| <b>Criteria Met?</b>                                                                                                                                                                                                      | <b>Code Section</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | <b>Analysis</b>                                                                        |
| <b>Yes</b>                                                                                                                                                                                                                | <b>1</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | <b>The use shall be contained within a building or behind a sight obscuring fence.</b> |
| <b>Analysis</b>                                                                                                                                                                                                           | The applicant proposes using the existing residential structure for office spaces and the accessory shop/structure with printing machines to maintain flagging equipment and signage. The use of a contractor shop is contained within an existing residence and an accessory shop. There will be approximately twenty (20) parking spaces behind the shop, enclosed within a privacy fence ( <b>Exhibit A3</b> of the Staff Report). A sight obscuring fence is defined as “the construction of a solid barrier that blocks the visibility through the fence, and is erected to screen areas from public streets and abutting properties” per CCCO 07-02-03. |                                                                                        |

**Table 3. Use Standards – Staging Area: CCCO §07-14-29**

|                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                          |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Per CCCO §07-14-03(1): The provisions of this article apply to all properties where a use is listed as an allowed use, a conditional use, or a director's decision in section 07-10-27 of this chapter (land use matrix). |                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                          |
| <b>County Ordinance and Staff Review</b>                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                          |
| <b>Criteria Met?</b>                                                                                                                                                                                                      | <b>Code Section</b>                                                                                                                                                                                                                                                                                                                                                                                                                                       | <b>Analysis</b>                                                                                                                                                                                                                          |
| <b>Yes</b>                                                                                                                                                                                                                | <b>1</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <b>All work shall be conducted off site.</b>                                                                                                                                                                                             |
| <b>Analysis</b>                                                                                                                                                                                                           | According to the letter of intent, all work is completed off-site ( <b>Exhibit A1</b> of the Staff Report). Work that does take place on site shall strictly be under the contractor shop criteria such as in a building or behind a sight obscuring fence. The use of the staging area is strictly for parking the business and employee vehicles and storing equipment and materials for the business on-site ( <b>Exhibit A3</b> of the Staff Report). |                                                                                                                                                                                                                                          |
| <b>Criteria Met?</b>                                                                                                                                                                                                      | <b>2</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <b>Business vehicles shall be operable and parked on site, not on a public or private road.</b>                                                                                                                                          |
| <b>Yes</b>                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                          |
| <b>Analysis</b>                                                                                                                                                                                                           | The use consists of twenty (20) parking spaces for business vehicles without a loading area for the staging area ( <b>Exhibit A2</b> of the Staff Report). According to the letter of intent all parking shall be off-street parking, located on the premise and all vehicles shall be operable.                                                                                                                                                          |                                                                                                                                                                                                                                          |
| <b>Criteria Met?</b>                                                                                                                                                                                                      | <b>3</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <b>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.</b> |
| <b>Yes</b>                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                          |
| <b>Analysis</b>                                                                                                                                                                                                           | According to the Land Use Worksheet, the use shall have eight to forty (8-40) employees that may access the property to load and unload the equipment, materials, and business vehicles to be used elsewhere ( <b>Exhibit A2</b> of the Staff Report).                                                                                                                                                                                                    |                                                                                                                                                                                                                                          |
| <b>Criteria Met?</b>                                                                                                                                                                                                      | <b>4</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <b>Employees may meet on the premises to share rides to and from job sites.</b>                                                                                                                                                          |
| <b>Yes</b>                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                          |
| <b>Analysis</b>                                                                                                                                                                                                           | Employees may meet on-site to share rides to and from the job site. The hours of operation are Monday through Friday, 7 a.m. to 6 p.m. ( <b>Exhibit A2</b> of the Staff Report).                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                          |
| <b>Criteria Met?</b>                                                                                                                                                                                                      | <b>5</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <b>Employees' vehicles shall be parked on site and not on a public or private road.</b>                                                                                                                                                  |
| <b>Yes</b>                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                          |
| <b>Analysis</b>                                                                                                                                                                                                           | Employee vehicles, business vehicles, materials, and equipment shall be parked on site and out of East Victory Road. On April 11, 2025, the applicant provided a parking plan for twenty (20) vehicles; all the parking is to be on the premises, off-street ( <b>Exhibit A3</b> of the Staff Report).                                                                                                                                                    |                                                                                                                                                                                                                                          |

**Table 4. Area of City Impact**

| CCCO 09-11-01: Nampa Area of City Impact (Plans and Ordinances/Map) Ordinance Applicable Ordinances and Standards: Within the Nampa area of city impact, the following ordinances apply, but the city of Star ordinances are subject to the waiver provisions in subsection (6) of this section. |                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
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| County Ordinance and Staff Review                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Criteria Met?                                                                                                                                                                                                                                                                                    | Code Section                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Analysis                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Yes                                                                                                                                                                                                                                                                                              | 09-11-25                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <p>The following procedures shall be adhered to in processing applications within the Nampa area of city impact:</p> <p>(1) <b>Land Use Applications:</b> All land use applications submitted to Canyon County including, but not limited to, rezones, conditional rezones, conditional use permits, variances and land divisions requiring notification of a public hearing, shall be referred to the city of Nampa in the manner as provided for in subsection <u>09-11-17(3)</u> of this article.</p> <p><b>§09-11-17(3): Comprehensive Plan Amendment Proposals:</b> All proposals to amend Canyon County's comprehensive plan, which may pertain to the Nampa area of city impact, but which do not originate from the city of Nampa, shall be referred to the city of Nampa's planning and community development director at least thirty (30) calendar days prior to the first county public hearing on the matter and the city of Nampa may make a recommendation before or at said public hearing. After the city receives its initial thirty (30) days' notice, any further notice of proposed changes to the proposal will be provided to the city of Nampa at least seven (7) days prior to the public hearing. If a recommendation is received by the county from the city of Nampa, it shall be given consideration by the county, provided it is factually supported, but such recommendation shall not be binding on the county. If no recommendation is received, Canyon County may proceed without the recommendation of the city of Nampa.</p> |
| Analysis                                                                                                                                                                                                                                                                                         | <p><b>Area of City Impact:</b><br/>The subject parcel is in the City of Nampa's area of impact. Agency notice was sent to the City of Nampa on May 16, 2025, and comments were received on May 16, 2025. The City of Nampa submitted a letter stating that they have no concerns with this request. Nampa stated the parcel is in alignment with their Comprehensive Plan for the "Industrial Land Use Designation" (<b>Exhibit D1</b> of the Staff Report).</p> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |

### Order

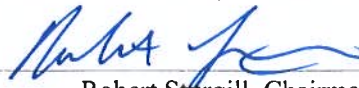
Based upon the Findings of Fact, Conclusions of Law and Order contained herein, the Planning and Zoning Commission **denies** Case # CU2025-0002 a conditional use permit of a contractor shop and staging area with the following recommendation:

Under Idaho Code Section 67-6519, the following actions may be taken to obtain approval:

When the subject parcel (R30673010) is contiguous with Nampa city limits, the applicant may annex into the City of Nampa to establish the use of a contractor shop and staging area as the use aligns with Nampa's Comprehensive Plan.

DATED this 15 day of January, 2026.

**PLANNING AND ZONING COMMISSION  
CANYON COUNTY, IDAHO**

  
Robert Sturgill, Chairman

State of Idaho )

SS

County of Canyon County )

On this 15 day of January, in the year 2026, before me Caitlin Ross, a notary public, personally appeared Robert Sturgill, personally known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he (she) executed the same.



Notary: Caitlin Ross

My Commission Expires: 5/7/2031