



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

In the matter of the application of:
Murphy/ Gomez – CU2025-0024

The Canyon County Planning and Zoning Commission considers the following:

The applicant, William Gomez, represented by Mary Murphy, is requesting a Conditional Use Permit for a staging area and contractor shop on approximately 1.67 acres in an "A" (Agricultural) zone. The applicant is proposing the staging of trucks, equipment, and open-top roll-off bins used to collect and remove debris from construction sites. There will be parking for employees on-site. The contractor shop includes 4 offices, 1 breakroom, 2 restrooms, and a storage area. The proposed hours of operation are Monday through Saturday, 7:00 am – 5:00 pm. The subject property is located at 5420 E Lewis Lane, also referenced as Parcel R28912, a portion of the SW quarter of Section 07, T2N, 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 CU2025-0024.
 - 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)), 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, CU2025-0024, 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 Review Criteria Analysis

HEARING CRITERIA (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:					
Compliant			County Ordinance and Staff Review		
Yes	No	N/A	Code Section	Analysis	
			07-07-05(1)	Is the proposed use permitted in the zone by a conditional use permit?	
☒	☐	☐	Staff Analysis	A staging area and contractor shop are permitted in the “A” (Agricultural) zone by conditional use permit, pursuant to Canyon County Code of Ordinances (CCCO) §07-10-27.	
				The applicant submitted a conditional use permit for a staging area and contractor shop on September 9, 2025. See Staff Report Exhibit A for the application and submitted materials.	
				CCCO §07-02-03 defines a staging area as “An area where equipment and/or materials are stored for use conducted entirely off-site.”	

				• CCCO §07-02-03 defines a contractor shop as “May include, but not limited to, a building where a contractor conducts his business, including offices and parking of equipment and employee parking.”
☒	☐	☐	07-07-05(2)	What is the nature of the request? The applicant, Mary Murphy, for William Gomez, requests a conditional use permit to allow a staging area and contractor shop on parcel R28912. • <u>Use:</u> The nature of the request consists of using the subject property to store equipment for the applicant’s construction services company, CCC Field Services LLC, such as bins for construction debris and trucks for transporting the bins to and from construction sites and the landfill. The contractor shop will include four (4) offices, a meeting room, a break room, two (2) restrooms, and a storage area (Staff Report Exhibit A2). • <u>Number of Employees:</u> The applicant is proposing a maximum of eight (8) employees. 4-6 employees will show up at the subject property to gather equipment, have meetings, and carpool to the off-site jobsites (Staff Report Exhibit A2.1). 1-2 employees will stay on-site in the proposed contractor shop to perform administrative duties such as radio dispatching, paperwork, bookkeeping, and other office-related tasks (Staff Report Exhibit A2). • <u>Customers:</u> No customers come onsite (Staff Report Exhibit A2). • <u>Hours of Operation:</u> The proposed hours of operation are Monday through Saturday, 7:00 AM to 5:00 PM per the applicant’s land use worksheet (Staff Report Exhibit A3). • <u>Parking:</u> The proposal includes parking to the south of the contractor shop for employees and a staging area to the north of the property for work trucks (Staff Report Exhibit A4). • <u>Restrooms:</u> The proposal includes two (2) restrooms within the contractor shop served by a proposed individual septic tank (Staff Report Exhibit A4).
			Staff Analysis	
☒	☐	☐	07-07-05(3)	Is the proposed use consistent with the comprehensive plan? As conditioned, the proposed use is consistent with the Comprehensive plan. Provide a review and analysis of the proposed use and whether it is consistent with the Comprehensive Plan. The 2030 Canyon County Comprehensive Plan designates the subject parcel as “Agricultural” (Staff Report Exhibit B1.1). The parcel is located within the City of Nampa’s Area of City Impact. Nampa’s future land use for this parcel is “Residential Mixed Use”. The proposed use would be allowed under the City of Nampa’s current Comprehensive Plan if the property were to be annexed (Staff Report Exhibits B1.4 and B2.13). As conditioned, the proposed use is aligned with but not limited to the following goals and policies of the 2030 Comprehensive Plan. <u>Property Rights Goals and Policies:</u> • Goal No. 1.1: “Protect the integrity of individual property rights while safeguarding public health, safety, and welfare.”
			Staff Analysis	

				○ Action No. 1.1.00a: "Require properties to conform to the zoning code before receiving additional zoning approvals". ○ Action No. 1.1.00b: Canyon County will take appropriate measures to enforce all nuisance ordinances to protect the quality of life and private property rights". ○ Policy No. 1.1.1: <i>"No person shall be deprived of private property without due process of law."</i> ○ Policy No. 1.3: <i>"Ordinances and land-use decisions should avoid imposing unnecessary conditions or procedures in development approvals."</i> ● Goal No. 1.2: <i>"Acknowledge the responsibilities of each applicant as a steward of the land, use their property wisely, maintain it in good condition, and preserve it for future generations without becoming a public nuisance."</i> <u>Population Component Goals:</u> ● Goal No. 2.1 <i>"Incorporate population growth trends & projections when making land-use decisions"</i>. ○ Policy No. 2.1.1: <i>"Plan for anticipated population and households that the community can support with adequate services and amenities."</i> ● Goal No. 2.2: <i>"Promote housing, business, and service types needed to meet the demand of the future and existing population."</i> Canyon County promotes business and service types that the community can support with adequate services and amenities. However, the Planning and Zoning Commission must decide if conditions can be added to this application to mitigate negative impacts on surrounding properties and if this is the best-suited location for this proposed staging area/contractor shop. <u>Economic Development Goal and Policy:</u> ● Goal No. 3.1: <i>"Promote a healthy and sustainable regional economy by retaining, expanding, and recruiting businesses to favorable locations."</i> ○ Policy No. 3.1.1: <i>"Direct business development to locations that can provide necessary services and infrastructure"</i>. ○ Policy No. 3.1.2: <i>"Supportive suitable sites for economic growth and expansion compatible with the surrounding area."</i> ● Goal No. 3.5: <i>"Support a diverse economy in Canyon County and recognize that residential, commercial, and industrial uses are necessary components of overall economic stability"</i>. Canyon County supports retaining, expanding, and recruiting businesses and economic growth and expansion. Economic Development must be accomplished in a way that is compatible with the surrounding area, which may include adding mitigation conditions to this conditional use permit that address the community's concerns (noise, traffic, dust, etc.). <u>Land Use & Community Design Goals:</u> ● Goal No. 4.1: <i>"Support livability and high quality of life as the community changes over time"</i>.
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				○ Policy No. 4.1.2: “Planning, zoning, and land-use decisions should balance the community’s interests and protect private property rights”. ● Goal No. 4.2: “Ensure that growth maintains and enhances the unique character throughout the County”. ○ Policy No. 4.2.1: “Consider site capability and characteristics when determining the appropriate locations and intensities of various land uses. ● Goal No. 4.3: “Develop land in a well-organized and orderly manner while mitigating or avoiding incompatible uses, protecting public health and safety, and creating a vibrant economy through sustainable land use planning.” ○ Policy No. 3.2: “Encourage the development of individual parcels and subdivisions that do not fragment existing land use patterns”. ○ Policy No. 3.3: “Recognize that each land use application is unique and that agricultural and non-agricultural uses may be compatible and co-exist in the same area and in some instances may require conditions of approval to promote compatibility”. ● Goal No. 4.4: “Concentrate future higher density residential growth in appropriate areas in and around existing communities while preserving and enhancing the County’s agricultural and rural character”. ○ Policy No. 4.5: “Encourage buffering and/or transitional uses between residential and more impactful uses to promote the health and well-being of existing and future residents”. ● Goal No. 4.5: “Support a diversity of agricultural uses to sustain the agricultural and agriculturally related economy”. ○ Promote future development and land-use decisions that do not create hardship for farmers and agricultural operators”. ● Goal No. 4.6: “Development design should improve the area’s character and be compatible with the community’s visual appearance and the natural environment”. Canyon County supports growth and development if it is compatible with the surrounding area and appropriate conditions are added to mitigate adverse impacts that affect other land uses and the surrounding community. <u>Natural Resources and Hazards:</u> ● Goal No.5.1: “Protect, enhance, and steward natural resources”. ○ Policy No. 5.1.3: “Encourage the protection of groundwater and surface water quality and quantity in land use through drought-tolerant design and community systems”. ○ Policy No. 5.1.3a: “Coordinate with water supply providers to ensure policies align for successful water management”. ● Goal No. 5.6: “Encourage downward-facing lighting to improve public safety”. ○ Policy No. 5.6.1: “Lighting design should reduce the negative impact of light pollution, including sky glow, glare, impacts on public health and safety, disruption of ecosystems, and hazards to wildlife”.
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				Canyon County supports the development that protects, enhances, and serves as a steward for natural resources as long as it mitigates adverse impacts to groundwater and surface water, as well as limits light pollution. <u>Public Services, Facilities, & Utilities</u> • Goal No. 7.1: “Endeavor to continue providing reliable public services, public safety facilities, & public utilities that support existing developed areas and future growth”. ○ Policy No. 7.1.3: “New developments should not increase stormwater runoff from the site”. Canyon County fosters the development that supports its ability to provide reliable public services, safety facilities, and utilities. <u>Agriculture:</u> • Goal No. 12.4: “Minimize conflicts between agricultural uses and operations and adjacent non-agricultural uses”. ○ Policy 12.4.1: “Encourage new development adjacent to agricultural areas to be designed to minimize conflicts with adjacent agricultural uses”. Canyon County supports development that limits conflict between agricultural uses and operations with adjacent non-agricultural uses.																				
			07-07-05(4)	Will the proposed use be injurious to other property in the immediate vicinity and/or negatively change the essential character of the area? Based upon testimony heard on December 18, 2025, and letters in opposition (Staff Report Exhibit E), the proposed use is anticipated to be injurious to other property in the immediate vicinity and will negatively change the essential character of the area. Summary: The surrounding land uses, as reviewed within a one and two-mile radius, the current zoning and classification map, as well as nearby home occupations, indicate that land uses in the area are a combination of residential and agricultural uses as seen in Staff Report Exhibits B2.1, B2.6, and B2.7. The TAZ Jobs report in Staff Report Exhibit B2.15 indicates the area is not a location for employment. A staging area and contractor shop are allowed in an agricultural zone with a conditional use permit. Adjacent Existing Conditions: <table border="1"> <thead> <tr> <th>Direction</th> <th>Existing Use</th> <th>Primary Zone</th> <th>Other Zone</th> </tr> </thead> <tbody> <tr> <td>N</td> <td>Agricultural with Primary Residence</td> <td>A</td> <td>N/A</td> </tr> <tr> <td>S</td> <td>Agricultural</td> <td>A</td> <td>N/A</td> </tr> <tr> <td>E</td> <td>Agricultural with Primary Residence</td> <td>A</td> <td>N/A</td> </tr> <tr> <td>W</td> <td>Agricultural with Primary Residence</td> <td>A</td> <td>N/A</td> </tr> </tbody> </table> “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) Surrounding Land Use Cases: Within a 1-mile radius of the property, there have been two (2) land use cases approved. The first case was a rezone from “A” (Agricultural) to “R-R” (Rural Residential) in 2021 (Staff Report Exhibit B2.7). The second case was a Short Plat	Direction	Existing Use	Primary Zone	Other Zone	N	Agricultural with Primary Residence	A	N/A	S	Agricultural	A	N/A	E	Agricultural with Primary Residence	A	N/A	W	Agricultural with Primary Residence	A	N/A
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S	Agricultural	A	N/A																					
E	Agricultural with Primary Residence	A	N/A																					
W	Agricultural with Primary Residence	A	N/A																					

			of one (1) lot in 2021(Staff Report Exhibit B2.7). There have been twenty-five (25) subdivisions approved (Staff Report Exhibit B2.8) in a 1-mile radius from the subject property. Within a 1-mile radius of the subject property, there is a small cattle feedlot. Within a 2-mile radius of the subject property, there are four (4) dairies (Staff Report Exhibit B2.9). All approved CUPs surrounding the subject parcel were for divisions of land when the county allowed the use of CUPs for such. Character of the Area: The use is characterized by mostly agricultural, with a few pockets of Rural-Residential (R-R) and Nampa City Limits to the east. The northern half of the subject parcel is currently being used for livestock grazing. It is anticipated that residential growth in this area will happen North and Northeast of the subject property (Staff Report Exhibit B2.15) The closest residence to the subject parcel is on the adjacent parcel (R28913). The current character of the property boundary line between Parcels R28913 and R28912 includes a fence, shrubbery, and sporadic large trees. The addition of a 6-foot privacy fence along this property line will impact the character negatively. Potential Impacts: 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. The applicant is proposed hours of operation to be Monday through Saturday, 7:00 am to 5:00 pm to limit potential noise impacts. The proposed use may increase the dust levels in the immediate vicinity. According to the applicant's site plan (Staff Report Exhibit A4), the proposed staging area will consist of a gravel laydown yard. Staff recommended a condition requiring dust to be controlled per applicable federal, state, county laws, ordinances, rules, and regulations (CCCO Chapter 2 Article 1: Public Nuisances) and shall be consistent with Idaho Department of Environmental Quality (DEQ) requirements. According to the letter of intent (Staff Report Exhibit A2), the applicant planned to apply a gravel cap over the laydown yard, as well as utilize dust suppression methods such as light watering to comply with the federal, state, county laws, ordinances, rules, and regulations. To obscure the staging area, staff recommended that a condition be added to install a sight-obscuring fence in accordance with CCCO §07-14-09 before the commencement of use of the staging area. This is in accordance with the applicant's letter of intent (Staff Report Exhibit 2). This proposed condition will aid in limiting impacts to the surrounding area. After reviewing letters of opposition (Staff Report Exhibit E) and public testimony, the Planning and Zoning Commission found that there will be increased traffic and noise related to the use. Traffic will be increased on Lewis Lane due to the nature of the request. Noise will be increased due to backup alarms on trucks, the loading and unloading of bins, and the shifting of gears as the trucks enter and exit the subject parcel. Therefore, the use will create impacts injurious to the immediate area that cannot be adequately mitigated. <i>See CCCO §07-07-05(7) for potential traffic impact analysis.</i>
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☒	☐	☐	07-07-05(5)	Will adequate water, sewer, irrigation, drainage, and stormwater drainage facilities, and utility systems be provided to accommodate the use?
			Staff Analysis	As proposed, the project will have adequate water, sewer, irrigation, drainage, and stormwater drainage facilities, and utility systems to accommodate the proposed use based on the analysis contained herein. Water: The applicant is proposing one (1) individual domestic well to adequately serve the proposed use (Staff Report Exhibit A4). Sewer: The applicant is proposing one (1) individual septic system to serve the proposed use (Staff Report Exhibit A4). Southwest District Health provided comment on September 17, 2025, and no concerns were raised (Staff Report Exhibit D2). The Pre-Development Notes from Southwest District Health state that the applicant will need to apply for a site evaluation to determine soil suitability for the proposed sanitary system. See Staff Report Exhibit D2. Irrigation: The Nampa & Meridian Irrigation District was noticed on September 17, 2025, and November 13, 2025. No comments were received. However, there appears to be a private irrigation canal that flows through the middle of the property. According to the land use worksheet, the applicant is proposing to pipe the canal as a part of the development of the property (Staff Report Exhibit A3). Stormwater drainage facilities: According to the land use worksheet, stormwater drainage will be retained on site via swales (Staff Report Exhibit A3). In correspondence with Canyon County Development Services Engineering Supervisor, the proposed use will not impact stormwater drainage facilities (Staff Report Exhibit B1.3). Utility Systems: Utility agencies, including Idaho Power, Intermountain Gas, CenturyLink, and Ziply, were notified of the application on September 17, 2025, and November 13, 2025. No agency comments were provided by those services at the time the staff report was written. It is anticipated that the applicant will be able to work with utility providers to gain any additional utilities needed.
☒	☐	☐	07-07-05(6)	Does legal access to the subject property for the development exist, or will it exist at the time of development?
			Staff Analysis	The subject property does have legal access for the development and will exist at the time of the development. The subject parcel takes access by a single asphalt approach to Lewis Lane. According to a comment received by Nampa Highway District No. 1 in Staff Report Exhibit D1, Lewis Lane is classified as a Rural Minor Arterial. Nampa Highway District No. 1's comment provided conditions of approval, such as the applicant installing a paved apron per the ACCHD Standards Manual.
☐	☒	☐	07-07-05(7)	Will there be undue interference with existing or future traffic patterns?
			Staff Analysis	There will be undue interference with the existing or future traffic patterns. It is anticipated that there will be a total of 8 employees, most of whom will be coming to pick up trucks and equipment, then leaving to go to jobsites for the day. There will be no customers who come on site (Staff Report Exhibit A2).

				Nampa Highway District No. 1's comment (Staff Report Exhibit D1) provided conditions of approval, such as the applicant installing a paved apron per the ACCHD Standards Manual. Idaho Transportation Department (ITD) does not have any concerns regarding the request (Staff Report Exhibit D6). After reviewing letters of opposition (Staff Report Exhibit E) and public hearing testimony, the Planning and Zoning Commission found that there will be increased traffic related to the use, such as large diesel trucks that do not match the existing traffic patterns and multiple trips taken per day by employees, which will create undue interference.
			07-07-05(8)	Will essential services be provided to accommodate the use, including, but not limited to, school facilities, police and fire protection, emergency medical services, irrigation facilities, and will the services be negatively impacted by such use or require additional public funding in order to meet the needs created by the requested use?
☒	☐	☐	Staff Analysis	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. All applicable agencies were notified on September 17, 2025, and November 13, 2025. School Facilities: Due to the nature of the request and proposed use, this application will not negatively impact surrounding school facilities. Nampa School District was noticed on September 17, 2025, and November 13, 2025. No comments were received. Police and Fire Protection: The proposed use of this property as a contractor shop and staging area will not negatively impact Police and Fire protection. Canyon County Sheriff's Office (CCSO), Nampa Police Department (NPD), and Nampa Fire Protection District were noticed on September 17, 2025, and November 13, 2025. CCSO and NPD did not provide a comment. The Nampa Fire Protection District provided a comment stating that the property was 4.9 miles from Nampa Fire Station 2 with an approximate response time of 9 minutes (Staff Report Exhibits D5 & D8). All development shall comply with the 2018 International Fire Codes and codes set forth by Canyon County. Emergency Medical Services: The proposed use of this property as a contractor shop and staging area is anticipated not to negatively impact Police and Fire protection. Canyon County's Emergency Management Coordinator and Canyon County Paramedics were noticed on September 17, 2025, and November 13, 2025, and did not provide comment. Irrigation Facilities: The Nampa & Meridian Irrigation District was noticed on September 17, 2025, and November 13, 2025. No comments were received. However, there appears to be a private irrigation canal that flows through the middle of the property. According to the land use worksheet, the applicant is proposing to pipe the canal as a part of the development of the property (Staff Report Exhibit A3).

**Table 2. Article 14 Use Standards Criteria Analysis
- Contractor Shop & Staging Area-**

USE STANDARDS - 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).

Compliant			County Ordinance and Staff Review	
Yes	No	N/A	Code Section	Analysis
☒	☐	☐	07-14-09(1)	Contractor Shop: The use shall be contained within a building or behind a sight-obscuring fence.
			<i>Staff Analysis</i>	The proposed Contractor Shop will be contained within an 80' by 60' shop near the southern boundary of the property (Staff Report Exhibit A4). All equipment needed for the proposed business shall be located behind the Contractor Shop, a landscaped berm, and/or sight-obscuring fence (Staff Report Exhibit A4), and all work is done off-site.
Yes	No	N/A	Code Section	Analysis
☒	☐	☐	07-14-29(1)	All work shall be conducted off-site.
			<i>Staff Analysis</i>	Per the applicant's land use worksheet and letter of intent, all work will be conducted off-site, with the exception of what is allowed with the contractor shop criteria. <i>See Staff Report Exhibit A.</i>
☒	☐	☐	07-14-29(2)	Business vehicles shall be operable and parked on site, not on a public or private road.
			<i>Staff Analysis</i>	Per the applicant's site plan and letter of intent, all business parking will be on site (Staff Report Exhibit A). No parking will take place on a public or private road. .
☒	☐	☐	07-14-29(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.
			<i>Staff Analysis</i>	Per the applicant's letter of intent and email correspondence, the only persons who will be coming and going from the property will be 4-6 employees who perform work off-site and 1-2 employees performing administrative duties on-site within the contractor shop. <i>See Staff Report Exhibit A2.1.</i>
☒	☐	☐	07-14-29(4)	Employees may meet on the premises to share rides to and from job sites.
			<i>Staff Analysis</i>	Per the applicant's letter of intent and email correspondence, the above may happen (Staff Report Exhibit A).
☒	☐	☐	07-14-29(5)	Employees' vehicles shall be parked on site and not on a public or private road.
			<i>Staff Analysis</i>	According to the applicant's site plan and letter of intent, there will be ample parking spaces for employees' vehicles. <i>See Staff Report Exhibit A for the location of the parking spaces.</i> The proposed development shall be in general conformance with the applicant's site plan and letter of intent.

Table 3. Area of City Impact

CCCO §09-11-25: Nampa Area of City Impact (Plans and Ordinances/Map) Ordinance Applicable Ordinances and Standards: APPLICATION PROCEDURES

Compliant			County Ordinance and Staff Review	
Yes	No	N/A	Code Section	Analysis
☒	☐	☐	09-11-25	The following procedures shall be adhered to in processing applications within the Nampa area of city impact: (1) Land Use Applications: 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 09-11-17(3) of this article. §09-11-17(3): 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.
			Staff Analysis	Area of City Impact: The subject parcel is within the City of Nampa's area of impact. An agency notice was sent to the City of Nampa on September 17, 2025, and November 13, 2025. No comment was received by the City of Nampa by the comment deadline. Staff reached out to the City of Nampa on October 29, 2025, with additional questions regarding whether the proposed use would be allowed within the City of Nampa if it were ever annexed. This can be found in Staff Report Exhibit B1.4.

Order

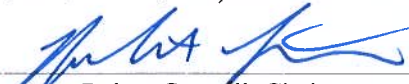
Based upon the Findings of Fact, Conclusions of Law and Order contained herein, the Planning and Zoning Commission **denies** Case #CU2025-0024, a conditional use permit of a Staging Area and Contractor shop.

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

1. The Commission does not find that any action can be taken at this time to mitigate the impacts.

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 2025, 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