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:		
County Ordinance and Staff Review		
Criteria Met?	**Code Section**	**Analysis**
Yes	**1**	**Is the proposed use permitted in the zone by conditional use permit?**
Analysis	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. *See* ***Exhibit A*** *of the Staff Report for the application and submitted materials.* 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. *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.*	
Criteria Met?	**2**	**What is the nature of the request?**
Yes		

Analysis	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. • 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. • 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 (**Exhibit A5.1** of the Staff Report). • 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" (**Exhibit A5** of the Staff Report). • 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 (**Exhibit A2 & A5** of the Staff Report). • 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. • 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 (**Exhibit A3** of the Staff Report). • The applicant proposes fencing around the subject property and landscaping on the western boundary (**Exhibit A3** of the Staff Report). *See **Exhibit A3** for the site plan and **Exhibits A1 & A1.1** for the letter of intent for details.*
Criteria Met? **Yes**	**3** **Is the proposed use consistent with the comprehensive plan?**
Analysis	The use is consistent with the 2030 Comprehensive Plan. The 2030 Canyon County Comprehensive Plan designates the subject parcel as "A" (Agricultural) located in Nampa's area of impact (**Exhibit B1** of the Staff Report). Chapter 1: Property Rights: **G1.01.00** Protect the integrity of individual property rights while safeguarding public health, safety, and welfare. "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. Chapter 3: Economic Development: **G3.01.00** Promote a healthy and sustainable regional economy by retaining, expanding, and recruiting businesses to favorable locations. **G3.05.00** Support a diverse economy in Canyon County and recognize that residential, commercial, and industrial uses are necessary components of overall economic stability. "Bighorn Traffic Services specializes in providing flagging and traffic management services for public road construction projects around Canyon County" (**Exhibit A1 of the Staff Report**). 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.). *See Section 07-07-05(4) detailing the character of the area.* Chapter 4: Land Use and Community Design: **P4.01.02** Planning, zoning, and land-use decisions should balance the community's interests and protect private property rights. **G4.02.00** Ensure that growth maintains and enhances the unique character throughout the County.

	P4.02.01 Consider site capability and characteristics when determining the appropriate locations and intensities of various land uses. **P4.04.02** Align planning efforts in areas of city impact. "Area of City Impact boundaries exist around cities in the County where city limits may grow and annex (2030 Comprehensive Plan, pg. 25)." The parcel is less than 500 feet away from Nampa city limits. "The Comprehensive Plan Future Land Use Map establishes the long-term vision of how and where Canyon County will grow over the next ten years (2030 Comprehensive Plan, pg. 25)." The future land use of the parcel is designated as "A" (Agricultural). The City of Nampa designates the area as Industrial with an Airport overlay in their comprehensive plan. *See Table 4 for description analysis detailing the Area of City Impact.*
Criteria Met? **No**	**4** **Will the proposed use be injurious to other property in the immediate vicinity and/or negatively change the essential character of the area?**
Analysis	The use will be injurious to other properties in the immediate vicinity and will negatively change the essential character of the area. **Adjacent Existing Conditions:**

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)			

Surrounding Land Use Cases: There are no surrounding land use cases within the County (**Exhibit B8.4** 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.

Character of the Area: 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 (**Exhibit B8.7 & B9** 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.

Compatibility Analysis: 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 (**Exhibit A5** 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" (**Exhibit E2** of the Staff Report). *See CCCO §07-07-05(7) for potential traffic impact analysis.*

Five (5) public comments were received in opposition due to traffic, noise, safety and a change in the character of the area. *See **Exhibit E** of the Staff Report for public comments received.* The Commission

	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 (**Exhibit A3**). **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.	
Criteria Met? **Yes**	**5**	**Will adequate water, sewer, irrigation, drainage and stormwater drainage facilities, and utility systems be provided to accommodate the use?**
Analysis	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. **Water:** The applicant is to use individual domestic well water according to the land use worksheet (**Exhibit A2** 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 (**Exhibit D8** of the Staff Report). The use is anticipated to have an adequate water system for the use. **Sewer:** 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. **Irrigation:** Irrigation is to be provided via surface irrigation via a ditch (**Exhibit A2** of the Staff Report). The property will be pressurized irrigated. Nampa & 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. *See **Exhibit D6** for the full comment letter.* It's not anticipated that the irrigation system will be impacted by the use. **Stormwater drainage facilities:** Stormwater is to be retained on site (**Exhibit A2** 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 (**Exhibit A5** of the Staff Report). The applicant proposes to install a "better drainage system along the west property line to ensure drainage is properly controlled" (**Exhibit A5** of the Staff Report). **Utility Systems:** The use is anticipated to have adequate utilities to operate the proposed use. The applicant may contact utility companies if additional utilities are required. **Building:** 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 (**Exhibit B6** 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 (**Exhibit D4.1** 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 (**Exhibit D7** of the Staff Report). **Sign:** The applicant is proposing to install a freestanding sign (**Exhibit A2** of the Staff Report). The sign shall be installed in accordance with CCCO §07-10-13.	
Criteria Met? **Yes**	**6**	**Does legal access to the subject property for the development exist or will it exist at the time of development?**

Analysis	The subject property does have legal access for the use and access will exist at the time of commencement. The property has frontage along East Victory Road, a minor arterial roadway (**Exhibit B7** 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 (**Exhibit A3** 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 (**Exhibit D3** of the Staff Report).	
Criteria Met? **No**	**7**	**Will there be undue interference with existing or future traffic patterns?**
Analysis	There will be undue interference with the existing or future traffic patterns. 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. *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.* 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 (**Exhibit A5** 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 (**Exhibit E** of the Staff Report). 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 (**Exhibit D5** of the Staff Report). East Victory Road is classified as a minor arterial roadway per Canyon County Comprehensive Plan Functional Classification Map (**Exhibit B7** of the Staff Report). 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 (**Exhibit E5** 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.	
Criteria Met? **Yes**	**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?**
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 or require additional public funding in order to meet the needs created by the requested use. **School Facilities:** 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. **Police and Fire protection:** 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 (**Exhibit D7 & D7.1** of the Staff Report). The use is not anticipated to negatively impact Nampa Police and Fire. **Emergency Medical Services:** 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.	

	Irrigation Facilities: 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. *See **Exhibit D6** for the full comment letter.*

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).		
County Ordinance and Staff Review		
Criteria Met?	**Code Section**	**Analysis**
Yes	**1**	**The use shall be contained within a building or behind a sight obscuring fence.**
Analysis	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 (**Exhibit A3** 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).		
County Ordinance and Staff Review		
Criteria Met?	**Code Section**	**Analysis**
Yes	**1**	**All work shall be conducted off site.**
Analysis	According to the letter of intent, all work is completed off-site (**Exhibit A1** 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 (**Exhibit A3** of the Staff Report).	
Criteria Met? **Yes**	**2**	**Business vehicles shall be operable and parked on site, not on a public or private road.**
Analysis	The use consists of twenty (20) parking spaces for business vehicles without a loading area for the staging area (**Exhibit A2** 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.	
Criteria Met? **Yes**	**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.**
Analysis	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 (**Exhibit A2** of the Staff Report).	
Criteria Met? **Yes**	**4**	**Employees may meet on the premises to share rides to and from job sites.**
Analysis	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. (**Exhibit A2** of the Staff Report).	
Criteria Met? **Yes**	**5**	**Employees' vehicles shall be parked on site and not on a public or private road.**
Analysis	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 (**Exhibit A3** 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.		
County Ordinance and Staff Review		
Criteria Met?	**Code Section**	**Analysis**
Yes	**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): Comprehensive Plan Amendment Proposals: 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.**
Analysis	**Area of City Impact:** 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" (**Exhibit D1** of the Staff Report).	

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.

CAITLIN ROSS
COMMISSION #20251885
NOTARY PUBLIC
STATE OF IDAHO
MY COMMISSION EXPIRES 05/07/2031

Notary: Caitlin Ross

My Commission Expires: 5/7/2031

Planning and Zoning Commission
Hearing Date: December 18, 2025
Canyon County Development Services Department

PLANNING DIVISION STAFF REPORT

CASE NUMBER:	**CU2025-0002**
APPLICANT/REPRESENTATIVE:	**Bighorn Traffic Services/Connor Gray**
PROPERTY OWNER:	**WHCP LLC (Mike Whitaker)**
APPLICATION:	**Conditional Use Permit: Contractor Shop and Staging Area**
LOCATION:	**5023 E Victory Road Nampa, Idaho, 83687, also referenced as a portion of the NW¼ of Section 30, T3N, R1W, BM, Canyon County, Idaho. Parcel R30673010 approx. 3.42-acres**
ANALYST:	**Arbay Mberwa, Associate Planner**
REVIEWED BY:	**Amber Lewter, Associate Planner**

REQUEST:

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 residence on-site as an office space and utilize the accessory structure as a work and storage area. The south half of the property is proposed to be used as a staging area for up to twenty (20) business vehicles, and the remainder of the area will remain vacant. 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 Road. Nampa, Idaho, 83687, also referenced as Parcel R30673010, a portion of the NW quarter of Section 30, T3N, R1W, BM, Canyon County, Idaho.

PUBLIC NOTIFICATION:

Neighborhood meeting conducted on:	**January 13, 2025**
JEPA notice sent on:	**May 16, 2025**
Agency and Full Political notice:	**November 13, 2025**
Neighbor notification within 600 feet mailed on:	**November 13, 2025**
Newspaper notice published on:	**November 18, 2025**
Notice posted on site on:	**November 18, 2025**

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1. BACKGROUND:

Parcel R30673010 (the subject parcel) is approximately 3.42-acres located in the "A" (Agricultural) zoning district with a future land use designation of "A" (Agricultural) (**Exhibit B1**). The subject parcel was created via an administrative land division and property boundary adjustment in 1996 (**Exhibit B2 & B3**). In 2002, CU2002-722, a conditional use permit was approved to utilize the property as an assisted living facility for nine (9) residents (**Exhibit B4**). AD2023-0135 was an amendment to CU2002-722, to allow for 32 residents between two (2) buildings, however, this application was withdrawn (**Exhibit B5 & B5.1**). The conditional use permit application for a contractor shop was submitted on January 27, 2025, under Cottages Nampa LLC, which then sold the property to the current owner, WHCP LLC, amending the application on March 25, 2025. A code enforcement violation was placed on the property due to operating the business prior to gaining approval in March of 2025. The violation was closed in May of 2025 (**CDEF2025-0059**). The applicant updated the application on September 25, 2025, to include the request for a staging area (**Exhibit A1.1**).

2. HEARING BODY ACTION:

Pursuant to Canyon County Ordinance Article 07-07-01 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. The commission may require higher standards of site development than those listed specifically in this chapter in order to assure that the proposed use will be compatible with other property and uses in the vicinity. The commission may revoke or modify its approval of a conditional use permit in accordance with the procedures set forth in the hearing and appeals procedures found in article 5 of this chapter.

The Commission may attach special conditions to a conditional use permit including, but not limited to, conditions which**:** (1) Minimize adverse impact, such as damage, hazard, and nuisance, to persons or the subject property or property in the vicinity; (2) Control the sequence and timing of development; (3) Control the duration of development; (4) Designate the exact location and nature of development; (5) Require the provision for on site or off site public facilities or services; (6) Require more restrictive standards than those generally required in this chapter; or (7)Mitigate the negative impacts of the proposed development upon service delivery by any political subdivision, including school districts, providing services within the county(07-07-17).

Prior to making a decision concerning a conditional use permit request, the presiding party may require studies at the applicant's expense of the social, economic, fiscal, and environmental effects of the proposed conditional use (07-07-19).

OPTIONAL MOTIONS:

Approval of the Application: "I move to approve CU2025-0002, Bighorn Traffic Services, finding the application **does** meet the criteria for approval under Article 07.07.05 of Canyon County zoning Regulations, **with the conditions listed in the staff report, finding that**; [*Cite reasons for approval & Insert any additional conditions of approval*].

Denial of the Application: "I move to deny CU2025-0002, Bighorn Traffic Services, finding the application **does not** meet the criteria for approval under Article 07.07.05 of Canyon County zoning Regulations,

finding that [*cite findings for denial based on the express standards outlined in the criteria & the actions, if any, the applicant could take to obtain approval (ref.ID.67-6519(5)*].

Table the Application: "I move to continue CU2025-0002, Bighorn Traffic Services, to a [*date certain or uncertain*]

3. HEARING CRITERIA

Table 1. Conditional Use Permit Review Criteria Analysis

HEARING CRITERIA (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 conditional use permit?**
			Staff Analysis	The proposed use is permitted in the "A" (Agricultural) zone by conditional use permit, pursuant to County Ordinance (CCCO §07-10-27). The proposed 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. *See **Exhibit A** for the application and submitted materials.* 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. 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 Section 07-07-05(2) detailing the nature of the request.*
☒	☐	☐	**07-07-05(2)**	**What is the nature of the request?**
			Staff Analysis	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. • 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. • 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 proposed to be utilized as a storage area for signs, materials, and equipment (**Exhibit A5.1**). • Hours of operations are proposed 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" (**Exhibit A5**). *See proposed condition of approval No. 4b.* • 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 proposed uses (**Exhibit A2 & A5**).

				• 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. *See proposed condition of approval No. 4.* • 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 (**Exhibit A3**). *See proposed condition of approval No. 4.* • The applicant proposes fencing around the subject property and landscaping on the western boundary (**Exhibit A3**). *See **Exhibit A3** for the site plan and **Exhibits A1 & A1.1** for the letter of intent for details.*
☒	☐	☐	**07-07-05(3)**	**Is the proposed use consistent with the comprehensive plan?**
			Staff Analysis	The proposed use is consistent with the 2030 Comprehensive Plan. The 2030 Canyon County Comprehensive Plan designates the subject parcel as "A" (Agricultural) located in Nampa's area of impact (**Exhibit B1**). <u>Chapter 1: Property Rights:</u> **G1.01.00** Protect the integrity of individual property rights while safeguarding public health, safety, and welfare. "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. <u>Chapter 3: Economic Development:</u> **G3.01.00** Promote a healthy and sustainable regional economy by retaining, expanding, and recruiting businesses to favorable locations. **G3.05.00** Support a diverse economy in Canyon County and recognize that residential, commercial, and industrial uses are necessary components of overall economic stability. "Bighorn Traffic Services specializes in providing flagging and traffic management services for public road construction projects around Canyon County" (**Exhibit A1**). 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.). *See Section 07-07-05(4) detailing the character of the area and the proposed conditions of approval on page 11 to mitigate concerns that may arise.* <u>Chapter 4: Land Use and Community Design:</u> **P4.01.02** Planning, zoning, and land-use decisions should balance the community's interests and protect private property rights.

				G4.02.00 Ensure that growth maintains and enhances the unique character throughout the County. **P4.02.01** Consider site capability and characteristics when determining the appropriate locations and intensities of various land uses. **P4.04.02** Align planning efforts in areas of city impact. "Area of City Impact boundaries exist around cities in the County where city limits may grow and annex (2030 Comprehensive Plan, pg. 25)." The parcel is less than 500 feet away from Nampa city limits. "The Comprehensive Plan Future Land Use Map establishes the long-term vision of how and where Canyon County will grow over the next ten years (2030 Comprehensive Plan, pg. 25)." The future land use of the parcel is designated as "A" (Agricultural). The City of Nampa designates the area as Industrial with an Airport overlay in their comprehensive plan. *See Table 4 for description analysis detailing the Area of City Impact.*
☒	☐	☐	**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?**
			Staff Analysis	The proposed use will not be injurious to other properties in the immediate vicinity and will not negatively change the essential character of the area, with the proposed conditions of approval mitigating concerns that may arise. **Adjacent Existing Conditions:**

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)

Surrounding Land Use Cases: There are no surrounding land use cases within the County (**Exhibit B8.4**). 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.

Character of the Area: 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 (**Exhibit B8.7 & B9**). 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.

				Compatibility Analysis: The proposed use is not anticipated to directly nor indirectly exclude or diminish another's use of public and/or private services. The proposed business vehicles coming on and off the site will result in twenty to thirty (20-30) average daily trips (**Exhibit A5**). *See CCCO §07-07-05(7) for potential traffic impact analysis. See the proposed conditions of approval No. 8-10 to mitigate noise, dust, and emission concerns that may arise.* Five (5) public comments were received in opposition due to traffic, noise, safety and a change in the character of the area. *See **Exhibit E** for public comments.* The proposed use is not anticipated to be injurious to the surrounding area with the proposed conditions of approval. 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 (**Exhibit A3**). *See proposed condition of approval No. 8.* **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. *See the proposed conditions to aid in mitigating these potential impacts.*
☒	☐	☐	**07-07-05(5)** ***Staff Analysis***	**Will adequate water, sewer, irrigation, drainage and stormwater drainage facilities, and utility systems be provided to accommodate the use?** 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 to use individual domestic well water according to the land use worksheet (**Exhibit A2**). 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 (**Exhibit D10**). The proposed use is anticipated to have an adequate water system for the proposed use. **Sewer:** 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. *See proposed condition of approval No. 11*. 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 proposed use. **Irrigation:** Irrigation is proposed to be provided via surface irrigation via a ditch (**Exhibit A2**). The property will be pressurized irrigated. Nampa & 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. *See **Exhibit D6** for*

				the full comment letter. It's not anticipated that the irrigation system will be impacted by the proposed use. **Stormwater drainage facilities:** Stormwater is proposed to be retained on site (**Exhibit A2**). 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 (**Exhibit A5**). The applicant proposes to install a "better drainage system along the west property line to ensure drainage is properly controlled" (**Exhibit A5**). *See proposed condition of approval No. 12 to address drainage.* **Utility Systems:** The proposed use is anticipated to have adequate utilities to operate the proposed use. The applicant may contact utility companies if additional utilities are required. **Building:** The existing residence to be used as a contractor shop was constructed in 1980, and the existing accessory structure proposed to be used as storage was constructed in 1991 (**Exhibit B6**). 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. *See proposed condition of approval No. 6.* 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 (**Exhibit D4.1**). *See proposed condition of approval No. 5 to address this concern.* Per the Nampa Fire District there is no objection to the request as requirements shall be handled during the building permit stage (**Exhibit D7**). **Sign:** The applicant is proposing to install a freestanding sign **(Exhibit A2**). The sign shall be installed in accordance with CCCO §07-10-13. *See proposed condition of approval No. 13.*
☒	☐	☐	**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 proposed use and will exist at the time of commencement. The property has frontage along East Victory Road, a minor arterial roadway (**Exhibit B7**). 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 (**Exhibit A3)**. 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 (**Exhibit D3**). *See proposed condition of approval No. 7.*
☒	☐	☐	**07-07-05(7)**	**Will there be undue interference with existing or future traffic patterns?**
			Staff Analysis	There will not be undue interference with the existing or future traffic patterns.

				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. *See **Exhibit A5.1** for the types of vehicles that may be parked on-site. See Table 3 for staging area criteria and details.* 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 (**Exhibit A5**). Five (5) public comments were received in opposition due to traffic concerns (**Exhibit E**). 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 (**Exhibit D5**). East Victory Road is classified as a minor arterial roadway per Canyon County Comprehensive Plan Functional Classification Map (**Exhibit B7**).
☒	☐	☐	**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? (Ord. 16-001, 1-8-2016)**
			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, 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. **School Facilities:** Agency notice was provided to Nampa School District on May 16 and November 13, 2025, no comments were received. The proposed use is not anticipated to impact school facilities. **Police and Fire protection:** 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 **(Exhibit D7 & D7.1).** The proposed use is not anticipated to negatively impact Nampa Police and Fire. **Emergency Medical Services:** Agency notice was provided to Emergency Management Coordinator and Canyon County Paramedics/ Emergency Medical Technicians on May 16, 2025, no comments were received. The proposed use is not anticipated to impact emergency medical services. **Irrigation Facilities:** 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. *See **Exhibit D6** for the full comment letter and proposed condition of approval No. 12.*

Table 2. Article 14 Use Standards Criteria Analysis
- Contractor Shop -

USE STANDARDS 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). (Ord. 16-001, 1-8-2016)				
Compliant			**County Ordinance and Staff Review**	
Yes	**No**	**N/A**	**Code Section**	**Analysis**
☒	☐	☐	**07-14-09(1)**	**Contractor Shop: (1) The use shall be contained within a building or behind a sight obscuring fence. (Ord.16-0001, 1-8-1026)**
			Staff Analysis	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 proposed 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 (**Exhibit A3**). 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. *See proposed condition of approval No. 8.*

Table 3. Article 14 Use Standards Criteria Analysis
- Staging Area -

USE STANDARDS 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). (Ord. 16-001, 1-8-2016)				
Compliant			**County Ordinance and Staff Review**	
Yes	**No**	**N/A**	**Code Section**	**Analysis**
☒	☐	☐	**07-14-29(1)**	**All work shall be conducted off site.**
			Staff Analysis	According to the letter of intent, all work is completed off-site (**Exhibit A1**). 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 proposed use of the staging area is strictly for parking the business and employee vehicles and storing equipment and materials for the business on-site (**Exhibit A3**).
☒	☐	☐	**07-14-29(2)**	**Business vehicles shall be operable and parked on site, not on a public or private road.**
			Staff Analysis	The proposed use consists of twenty (20) parking spaces for business vehicles without a loading area for the staging area (**Exhibit A2**). According to the letter of intent and proposed condition of approval No. 4c, all parking shall be off-street parking, located on the premise and all vehicles shall be operable.
☒	☐	☐	**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.**
			Staff Analysis	According to the Land Use Worksheet, the proposed 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 (**Exhibit A2**).
			07-14-29(4)	**Employees may meet on the premises to share rides to and from job sites.**

☒	☐	☐	***Staff Analysis***	Employees may meet on-site to share rides to and from the job site. The proposed hours of operation are Monday through Friday, 7 a.m. to 6 p.m. (**Exhibit A2**). *See proposed condition of approval No. 4b.*
☒	☐	☐	**07-14-29(5)**	**Employees' vehicles shall be parked on site and not on a public or private road. (Ord. 16-001, 1-8-2016)**
			Staff Analysis	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 proposed to be on the premises, off-street (**Exhibit A3**). *See proposed condition of approval No. 4d.*

Table 4. Article 11 Nampa
- 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.

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): Comprehensive Plan Amendment Proposals: 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 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" (**Exhibit D1**).

4. AGENCY COMMENTS:

Agencies including the Canyon County Sheriff's Office, Canyon County Paramedics/EMT, Nampa Police Department, Nampa Fire District, State Fire Marshall, Black Canyon Irrigation District, Nampa-Meridian Irrigation District, Nampa Highway District No. 1, Nampa School District, Idaho Transportation Department, COMPASS, Valley Regional Transit, Idaho Power, Intermountain Gas, CenturyLink, Ziply, Canyon County Engineering Department, Canyon County GIS Department, Canyon County Building Department, Canyon County Code Enforcement Department, Southwest District Health, and the City of Nampa were notified of the subject application.

Staff received agency comments from Nampa-Meridian Irrigation District, Nampa Highway District No. 1, Nampa Fire District, Idaho Transportation Department, Canyon County Building Department, Southwest District Health, Department of Environmental Quality, and the City of Nampa. All agency comments received by the aforementioned materials deadline are located in **Exhibit D**.

Pursuant to Canyon County Ordinance 01-17-07B Materials deadline, the submission of late documents or other materials does not allow all parties time to address the materials or allow sufficient time for public review. After the materials deadline, any input may be verbally provided at the public hearing to become part of the record.

5. PUBLIC COMMENTS:

Staff received "five" (5) total written public comments by the materials deadline of December 8, 2025. Generally, of the comments received "zero" (0) were in favor, "zero" (0) were neutral, and "five" (5) were opposed. All public comments received by the aforementioned materials deadline are located in **Exhibit E**.

Pursuant to Canyon County Ordinance 01-17-07B Materials deadline, the submission of late documents or other materials does not allow all parties time to address the materials or allow sufficient time for public review. After the materials deadline, any input may be verbally provided at the public hearing to become part of the record.

6. SUMMARY & RECOMMENDED CONDITIONS:

In consideration of the application and supporting materials, staff concludes that the proposed Conditional Use Permit is **compliant** with Canyon County Ordinance 07-07-05, 07-14-09 and 07-14-29. A full analysis is detailed within the staff report.

Should the Commission wish to approve the subject application, staff recommends the following conditions be attached:

1. The development shall comply with all applicable federal, state, and county laws, ordinances, rules, and regulations that pertain to the subject property and the proposed use.
2. This conditional use permit shall follow land use time limitation as stated in CCCO §07-07-23: "When a conditional use permit is granted, the land use or construction of its facility proposed in the application must have commenced within three (3) years of the date of the final decision by the presiding party or a court of appropriate jurisdiction. The improvements for the approved use must be completed within five (5) years of the same date.

a. Commencement shall be the date zoning compliance is issued for a change of occupancy permit for the residence and accessory structure.

3. The contractor shop and staging area conditional use permit shall be limited to parcel R30673010. This permit is not transferable to any other property or individual and is not valid for any business or use other than Bighorn Traffic Services or that specifically approved by the Planning and Zoning Commission.
4. The proposed development shall be in conformance with the applicant's Site Plan and Letter of Intent (**Exhibits A1, A1.1 & A3**).
    a. Contractor Shop Hours of Operation: 7 a.m. to 6 p.m. Monday through Friday.
    b. Staging Area Hours of Operation: 7 a.m. to 6 p.m. Monday through Friday. The applicant may respond to emergencies outside of the proposed hours of operation (**Exhibit A5**). The applicant shall post a sign on the property to notify surrounding property owners in the event of an emergency operation. The applicant shall make a reasonable effort to utilize prepped emergency vehicle(s) with materials rather than loading and unloading after hours.
    c. Number of Employees: No more than forty (40) employees shall access the subject property for the proposed use.
    d. Staging Area: No more than twenty (20) business vehicles shall be parked on site (not on a public road) and shall be in operable condition.
    e. Landscaping shall be installed on the west boundary of the subject property in accordance with **Exhibit A3.**
5. The applicant shall meet City of Nampa setback requirements, evidenced by a letter from the City of Nampa or the applicant shall meet Canyon County setbacks by moving the shop or applying and getting approval for a variance prior to an approved change of occupancy permit **(Exhibit D4.1).**
6. Per Development Services Building Department the applicant shall obtain a change of occupancy permit for the residence and accessory structure, evidenced by a certificate of occupancy provided to DSD within 120 days of the signed decision (**Exhibit D4**).
7. The applicant shall comply with the applicable highway district's access requirements (**Exhibit D3**). The applicant shall obtain a permit prior to commencement of use.
    a. Provided at the time of the change of occupancy permit, the applicant shall coordinate with Highway District No. 1 and obtain the necessary approvals for the intended use. Evidence shall be an approved approach permit from the subject highway district.
8. A minimum six (6) foot sight obscuring fence in accordance with CCCO §07-02-03, shall be installed on the east, south and west boundary of the subject parcel as to obscure the business vehicles and storage of materials and equipment within 120-days of the signed decision (**Exhibit A3**).
9. All exterior lighting, if installed, shall be downward facing and directed away from surrounding properties.
10. A dust mitigation plan shall be submitted within 120 days of the signed decision. Dust shall be controlled per applicable federal, state, and county laws, ordinances, rules, and regulations that pertain to operations including but not limited to nuisance regulations (Canyon County Code of Ordinances Chapter 2 Article 1: Public Nuisances) and shall be consistent with Idaho Department of Environmental Quality (DEQ) and Environmental Protection Agency (EPA) requirements.
11. The applicant shall complete a nutrient pathogen study if 600 gallons or more of wastewater is generated on the subject property Per Southwest District Health (**Exhibit D2**).

12. The applicant shall not impede, disrupt, or otherwise disturb the existing irrigation structures on and adjacent to the subject property and easement without written approval from the irrigation district with jurisdiction.

    a. Per Nampa & Meridian Irrigation District all private laterals and waste ways shall be protected. All municipal surface drainage shall be retained on site. In the case of surface drainage leaving the site, Nampa & Meridian Irrigation District shall review the drainage plan. The applicant shall comply with Idaho code 31-3805 (**Exhibit D6**).

    b. A drainage system shall be installed to retain stormwater on site within 120 days of the signed decision (**Exhibit A5**).

13. Signage shall meet CCCO §07-10-13 requirements and shall not exceed 32 square feet unless an additional sign permit is applied for and approved by the Director.

7. EXHIBITS:

A. **Application Packet & Supporting Materials**
   1. Letter of Intent
      1.1. Revised letter of intent
   2. Land Use Worksheet
   3. Site Plan
   4. Neighborhood Meeting
   5. Email Correspondence
      5.1. Photos
   6. Presentation

B. Supplemental Documents
   1. Parcel Tool
   2. PI2019-0368
   3. LS2002-793
   4. CU2002-722
   5. AD2023-0135
      5.1. AD2023-0135 Withdrawal Letter
   6. Assessors' Public Record Data
   7. Functional Classification Map
   8. Cases Maps/Reports
      8.1. Aerial
      8.2. Zoning
      8.3. Future Land Use Designation
      8.4. Case map & Summary
      8.5. Nampa Future Land Use
      8.6. Nitrate Priority Area
      8.7. Subdivision Map and Lot Report
      8.8. Slopes
   9. CU2004-197

C. Site Visit Photos: November 26, 2025

D. Agency Comments Received by: December 8, 2025
   1. City of Nampa; Received: May 16, 2025
   2. Southwest District Health; Received: May 19, 2025
   3. Nampa Highway District No. 1; Received: May 19, 2025
   4. DSD Building Dept.; Received: May 23, 2025

4.1. Revised response; Received: November 13, 2025
5. Idaho Transportation Department; Received: May 28, 2025
6. Nampa & Meridian Irrigation District; Received: June 12, 2025
7. Nampa Fire District; Received: June 16, 2025
   7.1. Revised response; Received: November 25, 2025
8. Department of Environmental Quality; Received: November 20, 2025

E. Public Comments Received by: December 8, 2025

1. Tina and Gary DeBoer; Received: November 20, 2025
2. Christine Able; Received: November 24, 2025
3. HJ Enterprises LLC (Joy Lewis); Received: December 2, 2025
4. Jennelle and Aaron Romine; Received: December 7, 2025
5. Renee Kelley; Received: December 8, 2025

EXHIBIT A

Application Packet & Supporting Materials

Planning & Zoning Commission

Case# CU2025-0002

Hearing date: December 18, 2025

Canyon County, ID Web Map



1/28/2025, 4:11:15 PM

Multiple Parcel Search _Query result

County Boundary

Current Impact Area

City Limits

Sections

CC_PrivateRoads

ITDFunctionalClassification

Minor Arterial

Urban_2023

Red: Red

Green: Green

Blue: Blue

Imagery_2022

Red: Band_1

Green: Band_2

Blue: Band_3

1:4,514

0 0.03 0.06 0.11 mi

0 0.04 0.09 0.17 km

County of Ada, Bureau of Land Management, State of Oregon, State of Oregon DOT, State of Oregon GEO, Esri Canada, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

Canyon County, ID

County of Ada, Bureau of Land Management, State of Oregon, State of Oregon DOT, State of Oregon GEO, Esri Canada, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA | City of Nampa |

CONDITIONAL USE PERMIT
PUBLIC HEARING - APPLICATION

PROPERTY OWNER	OWNER NAME: Cottages Nampa LLC	
	MAILING ADDRESS: 1079 S Ancona Ave Ste 110 Eagle Id 83616	
	PHONE:	EMAIL: Mark@thecottages.biz

I consent to this application and allow DSD staff / Commissioners to enter the property for site inspections. If the owner(s) is a business entity, please include business documents, including those that indicate the person(s) who are eligible to sign.

Signature: _____ *Date:* 11-21-24

APPLICANT: IF DIFFERING FROM THE PROPERTY OWNER	APPLICANT NAME: Big Horn Traffic Services LLC	
	COMPANY NAME: Big Horn Traffic Services LLC	
	MAILING ADDRESS: 2015 Delta Dr. Nampa, ID 83687	
	PHONE: 208-954-7285	EMAIL:Connor@aglidaho.com (Representative)

SITE INFO	STREET ADDRESS: 5023 E Victory Rd. Nampa ID 83687	
	PARCEL NUMBER: R30673010	
	PARCEL SIZE: 3.42 acres	
	REQUESTED USE: Contractor Shop	
	FLOOD ZONE (YES/NO)	ZONING DISTRICT: AG

FOR DSD STAFF COMPLETION ONLY:

CASE NUMBER	CU2025-0002	DATE RECEIVED:	1-27-25
RECEIVED BY:	dr	APPLICATION FEE: $950	CK MO CC CASH

CONDITIONAL USE PERMIT
PUBLIC HEARING - CHECKLIST

CONDITIONAL USE PERMIT - CCZO Section 07-07-05

THE FOLLOWING ITEMS MUST BE SUBMITTED WITH THIS APPLICATION TO BE DEEMED COMPLETE (PLEASE CHECK OFF THE ITEMS REQUIRED):

Description	Applicant	Staff
Master Application completed and signed	X	dr
Letter of Intent (see standards on next page)	X	dr
Site Plan (see standards on next page) received update 1-27-25	X	More detail req.
Land Use Worksheet	X	Vague on details
Neighborhood Meeting sheet/letter completed and signed	X	Must redo
Proof of application/communication with (varies per application):	X	Not provided for any of these
Southwest District Health		
Irrigation District		
Fire District		
Highway District/ Idaho Transportation Dept.		
Area of City Impact		
Deed or evidence of property interest to the subject property	X	dr
Fee: $950.00 **$600.00 (CUP Modification)**		

Fees are non-refundable

* Agency Acknowledgement form must be completed.

An application that requires additional Use Standards per Chapter 7, Article 14 of the Canyon County Code:

- ☒ Contractor Shop
- ☐ Mineral Extraction (Long Term)
- ☐ Wind Farm
- ☐ Staging Area
- ☐ Manufacturing or processing of hazardous chemicals or gases
- ☐ Ministorage Facility

**If applicable, review the Additional Use Standards Below, if not applicable, please disregard them.*

*DISCLAIMER: The subject property shall be in compliance with the public nuisance ordinance, the building code and the zoning code before the Director can accept the application.

AGENCY ACKNOWLEDGMENT

Date:
Applicant: Connor Gray
Parcel Number: R30673010
Site Address:

OFFICIAL USE ONLY BELOW THIS LINE – ACKNOWLEDGMENT ACTION:

Southwest District Health:
☑ Applicant submitted/met for official review.
Receipt of email
Date: Nov 14, 2024 Signed: _____
Authorized Southwest District Health Representative
(This signature does not guarantee project or permit approval)

Fire District: District: Nampa
☐ Applicant submitted/met for official review.
just an email from Admin
Date: _____ Signed: _____
Authorized Fire District Representative
(This signature does not guarantee project or permit approval)

Highway District: District: Nampa
☑ Applicant submitted/met for official review.
Email from Eddy
Date: _____ Signed: _____
Authorized Highway District Representative
(This signature does not guarantee project or permit approval)

Irrigation District: District: Nampa Meridian
☐ Applicant submitted/met for official review.
Date: _____ Signed: _____
Authorized Irrigation Representative
(This signature does not guarantee project or permit approval)

Area of City Impact: City: Nampa
☑ Applicant submitted/met for official review.
Date: _____ Signed: _____
email/slip Kristi Watkins
Authorized AOCI Representative
(This signature does not guarantee project or permit approval)

Received by Canyon County Development Services:

Date: _____ Signed: _____
Canyon County Development Services Staff

DISCLAIMER: THIS ACKNOWLEDGMENT IS ONLY VALID SIX MONTHS FROM THE DATE ISSUED

0005855864

STATE OF IDAHO
Office of the secretary of state, Phil McGrane
ANNUAL REPORT
Idaho Secretary of State
PO Box 83720
Boise, ID 83720-0080
(208) 334-2301
Filing Fee: $0.00

For Office Use Only
-FILED-
File #: 0005855864
Date Filed: 8/12/2024 3:33:12 PM

Entity Name and Mailing Address:

Entity Name:	COTTAGES NAMPA LLC
The file number of this entity on the records of the Idaho Secretary of State is:	0000617473
Address	1079 S ANCONA AVE STE 110 EAGLE, ID 83616-5539

Entity Details:

Entity Status	Active-Existing
This entity is organized under the laws of:	IDAHO
If applicable, the old file number of this entity on the records of the Idaho Secretary of State was:	W204878

The registered agent on record is:

Registered Agent	MARK MAXFIELD Registered Agent Physical Address 1079 S ANCONA AVE SUITE 110 EAGLE, ID 83616 Mailing Address

Agent or Address Change

☐ Select if you are appointing a new agent.

Limited Liability Company Managers and Members

Name	Title	Business Address
Mark Maxfield	Manager	1079 S ANCONA AVE STE 110 EAGLE, ID 83616

The annual report must be signed by an authorized signer of the entity.

Job Title: Accounting Manager

Travis White — Sign Here

08/12/2024 — Date

B0937-8595 08/12/2024 3:33 PM Received by Office of the Idaho Secretary of State

Page 1 of 1

Exhibit A1

November 14th, 2024

Jay Gibbons

Planning & Zoning Director

Canyon County Planning

111 N. 11th Ave Caldwell, ID 83605

Re: Conditional Use Permit – Contractor Shop

Dear Mr. Gibbons

I. Introduction

On behalf of Bighorn Traffic Services LLC, AG Land & Development submits this application for a Conditional Use Permit (CUP) for a Contractor Shop.

II. Site Description

The subject property is located at 5023 E Victory Rd, Nampa, ID, 83687 (PARCEL ID: R30673010). The property is zoned Agriculture within Canyon County and lies within the City of Nampa Impact Area, with a city future land use designation as Industrial and County designation of Agricultural. Historically, the property has been utilized as an assisted living facility.

III. Project Overview

The proposed project seeks a CUP to establish a contractor shop within an existing shop building located south of the primary structure on the property. Bighorn Traffic Services specializes in providing flagging and traffic management services for public road construction projects across Canyon County.

The contractor shop will primarily be used to maintain flagging equipment and signage. Operations will include the use of a printing machine to create decals for traffic signs, with no use of paint, toxic fumes, or loud equipment. The primary building on the property will serve as office space to support shop operations, consistent with Canyon County zoning regulations.

Conditional Use Permit Hearing Criteria

Is the proposed use permitted in the zone by conditional use permit?

- Under CCZO §07-02-03, a contractor shop is defined as a building where a contractor conducts business, including offices and parking for equipment and employees. The proposed use aligns with this definition, incorporating office space in the primary building, equipment parking, and employee parking as detailed in the attached site plan.
- CCZO §07-02-03 explicitly permits contractor shops through a conditional use permit in the "A" (Agricultural) zone.

What is the nature of the request?
The applicant is requesting a CUP to repurpose an existing building and outbuilding previously used as an assisted living facility. Operations will occur during normal business hours (8 a.m. to 6 p.m.), with off-hours limited to vehicle departures and arrivals for job sites. Ten full-time employees will be stationed on-site during business hours, with approximately 30 employees visiting the property in a 24-hour period.

Comprehensive Plan Consistency

The proposed use is consistent with the Canyon County Comprehensive Plan, aligning with the following goals and policies:

Chapter 1: Property Rights

- **Policy 1:** The application respects private property rights by adhering to due process requirements.
- **Policy 10:** The project minimizes regulatory burdens by repurposing existing structures for a compatible use.

Chapter 2: Population

- **Goal 2:** The project supports economic growth and diversity by creating jobs and contributing to Canyon County's infrastructure development.

Chapter 3: School Facilities

- **Policy 2:** The project does not impact school facilities but ensures transparency in land use changes with relevant stakeholders.

Chapter 4: Economic Development

- **Goal 4 & Policy 2:** The contractor shop directly contributes to the local economy by supporting infrastructure services.
- **Policy 6:** The project enhances the existing property's aesthetic and minimizes environmental impact.
- **Policy 7:** Situated near the Nampa airport, the project complements efforts to develop industrial uses close to key infrastructure.

Chapter 5: Land Use

- **Goals 1 & 2:** The project builds on existing infrastructure, ensuring orderly growth compatible with the surrounding area. Measures such as paving, landscaping, and privacy barriers further reduce visual and environmental impact.
- **Goal 5:** The project respects the agricultural character of the area while allowing for non-agricultural development.

Chapter 8: Public Services, Facilities, and Utilities

- **Policy 2:** Existing utility connections are adequate, and no additional public infrastructure is required.

Additional Considerations

Will the proposed use be injurious to nearby properties or negatively change the character of the area?
The project has been carefully designed to address neighbors' concerns. Measures such as landscaping, privacy fencing, and paving will minimize dust, noise, and visual impact. The project maintains the area's character by preserving existing buildings and improving the site's aesthetic.

Will adequate infrastructure support the use?
Existing water, sewer, irrigation, and utility systems are sufficient for the proposed use. The applicant will coordinate with regulatory bodies to ensure compliance.

Does the property have legal access?
The property is accessible via Victory Road. The applicant will work with the relevant highway district on any additional access considerations.

Will there be undue interference with traffic patterns?
The contractor shop will not significantly affect traffic. Employee travel is consistent with the site's historical use as an assisted living facility, with no retail or customer traffic generated.

Will essential services be negatively impacted or require additional public funding?

- **School Facilities:** No impact as the use is non-residential.
- **Police, Fire, and EMS:** Minimal demand on emergency services due to the low-risk nature of operations.
- **Irrigation Facilities:** No changes to water usage patterns.
- **Public Funding:** No additional public funding is required, as the project uses existing infrastructure.

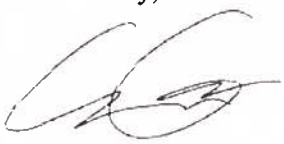
X. Conclusion

The proposed contractor shop is a compatible and low-impact use of the subject property that aligns with Canyon County's Comprehensive Plan and zoning regulations. By repurposing existing structures, maintaining compatibility with surrounding land uses, and contributing to the local economy, the project demonstrates a commitment to responsible and sustainable development.

The applicant has taken proactive measures to address potential concerns, including aesthetic improvements, paving, and privacy enhancements, ensuring minimal impact on neighbors and infrastructure. This project supports Canyon County's long-term goals for orderly growth, economic diversity, and industrial development within designated areas.

We respectfully request approval of this Conditional Use Permit to allow Bighorn Traffic Services to establish its contractor shop on the subject property. Thank you for your consideration.

Sincerely,



Connor Gray

AG Land & Development, LLC

Applicant Representative

Exhibit A1.1

September 20th, 2024

Jay Gibbons

Planning & Zoning Director

Canyon County Planning

111 N. 11th Ave Caldwell, ID 83605

Re: Conditional Use Permit – Contractor Shop & Staging Area

Dear Mr. Gibbons

I. Introduction

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

II. Site Description

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

III. Project Overview

The applicant seeks approval to:

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

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

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

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

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

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

V. Parking and Circulation Plan

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

VI. Comprehensive Plan Consistency

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

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

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

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

1. Is the proposed use permitted in the zone by conditional use permit?
Yes. Under CCZO §07-02-03, a "Contractor Shop" and associated "Staging Area" are expressly permitted within the Agricultural (A) zone through approval of a CUP.

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

3. Is the proposed use consistent with the comprehensive plan?
Yes. The project aligns with multiple chapters and policies of the Canyon County Comprehensive Plan by:

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

4. Will the proposed use be injurious to other property in the immediate vicinity and/or negatively change the essential character of the area?
No. The project has been designed with screening, landscaping, and privacy fencing to minimize visual and noise impacts. Hours of operation are limited to standard business hours, with occasional off-hours employee dispatch. The staging area is managed to prevent off-site storage or road encroachment. These measures ensure compatibility with surrounding rural and agricultural properties, while enhancing the site's aesthetic compared to its former institutional use.

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

6. Does legal access to the subject property for the development exist or will it exist at the time of development?
Yes. Legal access exists via the property's established driveway connection to Victory Road, which has historically served the site. No new access points are necessary.

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

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

VIII. Additional Considerations

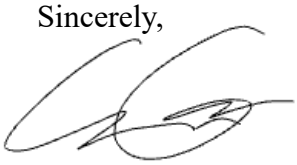
The project has been carefully designed to address neighbors' concerns. Measures such as landscaping, privacy fencing, and paving will minimize dust, noise, and visual impact. Existing utility systems are sufficient, and the applicant will coordinate with regulatory bodies to ensure compliance.

IX. Conclusion

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

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

Sincerely,



Connor Gray

AG Land & Development, LLC

Exhibit A2

LAND USE WORKSHEET

PLEASE CHECK ALL THAT APPLY TO YOUR REQUEST:

GENERAL INFORMATION

1. **DOMESTIC WATER:** ☒ Individual Domestic Well ☐ Centralized Public Water System ☐ City

☐ N/A – Explain why this is not applicable: _____

☐ How many Individual Domestic Wells are proposed? _____

2. **SEWER (Wastewater)** ☒ Individual Septic ☐ Centralized Sewer system

☐ N/A – Explain why this is not applicable: _____

3. **IRRIGATION WATER PROVIDED VIA:**

☒ Surface ☐ Irrigation Well ☐ None

4. **IF IRRIGATED, PROPOSED IRRIGATION:**

☐ Pressurized ☐ Gravity

5. **ACCESS:**

☒ Frontage ☐ Easement Easement width_____Inst. # _____

6. **INTERNAL ROADS:**

☐ Public ☐ Private Road User's Maintenance Agreement Inst #_____

7. **FENCING** ☒ Fencing will be provided (Please show location on site plan)

Type: Privacy Fence on East, West, South border of Property Height: 6 ft.

8. **STORMWATER:** ☒ Retained on site ☐ Swales ☐ Ponds ☐ Borrow Ditches

☐ Other: _____

9. **SOURCES OF SURFACE WATER ON OR NEARBY PROPERTY:** (i.e. creeks, ditches, canals, lake)

Ditch

received
1-24-25
dr

RESIDENTIAL USES

1. **NUMBER OF LOTS REQUESTED:**

☐ Residential _____ ☐ Commercial _____ ☐ Industrial _____

☐ Common _____ ☐ Non-Buildable _____

2. **FIRE SUPPRESSION:**

☐ Water supply source: _____

3. **INCLUDED IN YOUR PROPOSED PLAN?**

☐ Sidewalks ☐ Curbs ☐ Gutters ☐ Street Lights ☒ None

NON-RESIDENTIAL USES

1. **SPECIFIC USE:** Contractor shop within already existing shop on property

2. **DAYS AND HOURS OF OPERATION:**

☒ Monday 8:00 am to 6:00 pm

☒ Tuesday 8:00 am to 6:00 pm

☒ Wednesday 8:00 am to 6:00 pm

☒ Thursday 8:00 am to 6:00 pm

☒ Friday 8:00 am to 6:00 pm

☐ Saturday _____ to _____

☐ Sunday _____ to _____

3. **WILL YOU HAVE EMPLOYEES?** ☒ Yes If so, how many? 10 Full time / 30 - In/Out ☐ No

4. **WILL YOU HAVE A SIGN?** ☒ Yes ☐ No ☐ Lighted ☐ Non-Lighted

Height: _____ ft Width: _____ ft. Height above ground: _____ ft

What type of sign: _____Wall ✕ Freestanding _____ Other

5. **PARKING AND LOADING:**

How many parking spaces? 20

Is there is a loading or unloading area? No

Canyon County Development Services
111 North 11th Avenue, #310
Caldwell, Idaho 83605
www.canyoncounty.id.gov
208-454-7458

AFFIDAVIT OF LEGAL INTEREST

I, Mark Maxfield (name), 5023 E. Victory Rd (address)

Nampa (city), ID (state), 83687 (zip code)

being first duly sworn upon oath, depose and say:

1. That I am the owner of record of the property described on the attached application and I grant my permission to

Big Horn Traffic Service (name), 205 Delta Dr. Nampa ID 83687 (address)

to submit the accompanying application pertaining to the subject property.

2. I agree to indemnify, defend and hold Canyon County and its employees harmless from any claims to liability resulting from any dispute as to the statements contained herein or as to the ownership of the property, which is the subject of the application.

Dated this 21 day of November, 20 24.

Mark Maxfield (signature)

STATE OF IDAHO)
ss
COUNTY OF CANYON)

On this 21st day of November, in the year 20 24, before me Jamie Wilson, a notary public, personally appeared Mark Maxfield, 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.

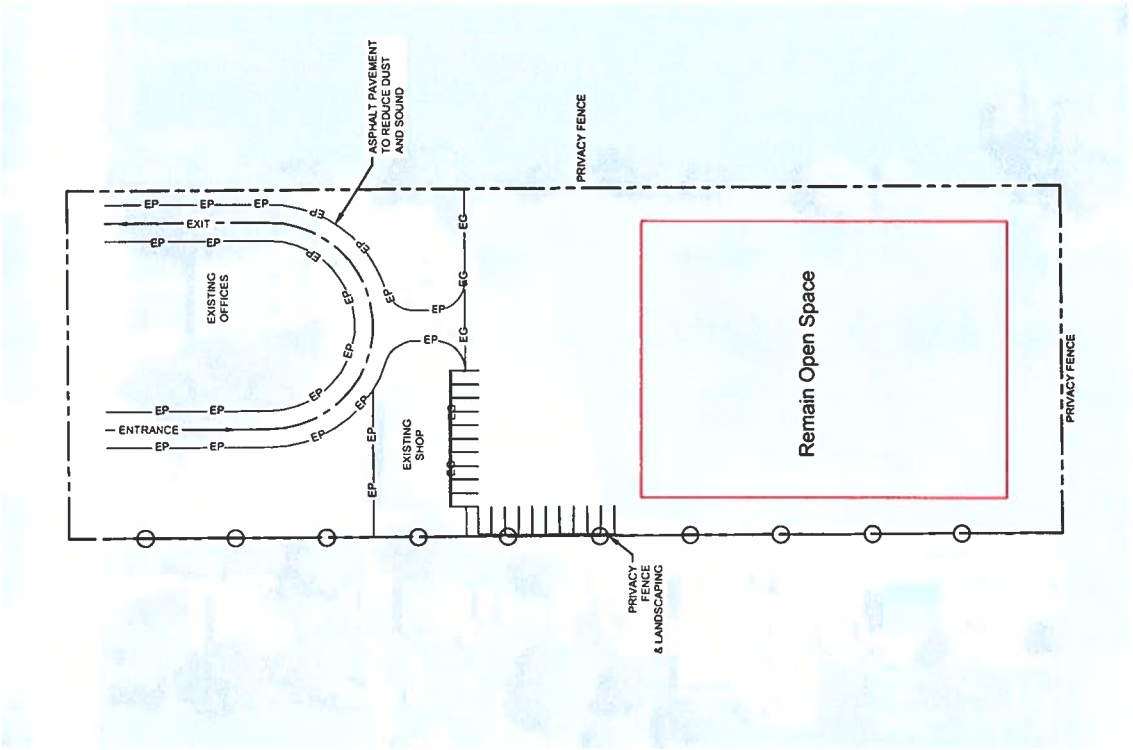
JAMIE WILSON
COMMISSION # 69076
NOTARY PUBLIC
STATE OF IDAHO
MY COMMISSION EXPIRES 12/29/2028

Notary: Jamie Wilson

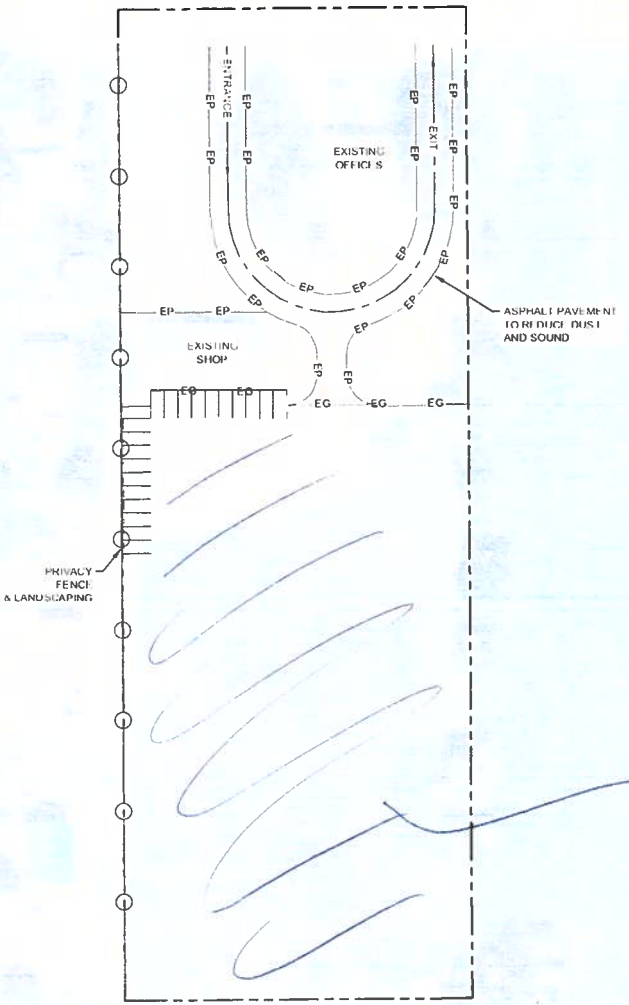
My Commission Expires: 12/29/28

Received
1-24-25
dc

Exhibit A3



PRIVACY FENCE & LANDSCAPING



Access will have to be approved through Nampa Hwy District for Change of Use

What is the proposed use of the open space?

Is the fencing only proposed for the west boundary?

Received some info clarification on 1-24-25 submittals dr

2019-006953
RECORDED
02/20/2019 02:26 PM
CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgs=3 DLSTEPHENS $15.00
TYPE: DEED
TITLEONE BOISE
ELECTRONICALLY RECORDED

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

COTTAGES NAMPA LLC
1079 S. Ancona Ave., Suite 110
Eagle, Idaho 83616

17295842 SD/ST

(Space Above For Recorder's Use)

SPECIAL WARRANTY DEED

For good and valuable consideration, the receipt of which is hereby acknowledged, **COTTAGE INVESTORS III, LLC**, an Idaho limited liability company ("Grantor"), conveys and specially warrants to **COTTAGES NAMPA LLC**, an Idaho limited liability company ("Grantee"), whose address is 1079 S. Ancona Ave., Suite 110, Eagle, Idaho 83616, and its successors and assigns forever the following described real property in Canyon County, Idaho:

> **See *Exhibit A* attached hereto and incorporated by this reference and subject to the attached permitted exceptions.**
>
> AND FURTHER SUBJECT TO taxes and assessments for the year 2019 and all subsequent years, together with any and all existing easements, rights-of-way, reservations, restrictions and encumbrances of record, and to all zoning laws and ordinances.

This conveyance shall include any and all estate, right, title, interest, appurtenances, tenements, hereditaments, reversions, remainders, easements, rents, issues, profits, rights-of-way and water rights in anywise appertaining to the property herein described as well in law as in equity.

The Grantor covenants to the Grantee that Grantor is the owner in fee simple of said property; that the property are free from encumbrances created or suffered by the Grantor, excepting those as may be herein set forth, and excepting those of record, and that Grantor will warrant and defend the same from all lawful claims of or through Grantor, but none other.

IN WITNESS WHEREOF, the Grantor has executed this instrument effective January 1, 2019.

GRANTOR:

COTTAGE INVESTORS III, LLC, an Idaho limited liability company

By: THE COTTAGES, LLC, an Idaho limited liability company
Its: Member

Garold Maxfield
By: Garold Maxfield, Manager/Member

STATE OF IDAHO)
) ss:
County of Ada)

On this 19 day of February, 2019, before me, the undersigned, a notary public in and for said State, personally appeared Garold Maxfield, known or acknowledged to me to be the Manager/Member of The Cottages, LLC, an Idaho limited liability company, and acknowledged to me that said limited liability company executed the same for Cottage Investors III, LLC, an Idaho limited liability company, as reflected above.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year first above written.

LAURA PAGE
NOTARY
PUBLIC
Comm. No. 40468
STATE OF IDAHO

Laura Page
Notary Public for Idaho
My Commission Expires: Residing in Boise, Idaho
Commission Expires 07/30/2021

Exhibit A

The following describes a parcel of real property situate within the Northwest quarter (NW1/4) of Section 30, Township 3 North, Range 1 West, Boise Meridian, Canyon County, Idaho being more particularly described as follows:

Commencing at the North quarter corner of said Section 30; thence, along the Northerly boundary of said Northwest quarter
South 89°34'33" West (formerly South 89°33'54" West), 1204.50 feet to the Point of Beginning; thence, along the Westerly boundary of Lot 4 of Wayne Russell Subdivision
South 00°01'13" East, 660.02 feet to the Southerly boundary of the land described in Grant Deed, Instrument Number 2012024086; thence, along said Southerly boundary and parallel with the Northerly boundary of said Northwest quarter
South 89°34'33" West, 225.11 feet (formerly South 89°33'54" West), to the Southwest corner of said Grant Deed; thence, along the Westerly boundary of said Grant Deed, and perpendicular with the Northerly boundary of said Northwest quarter
North 00°25'27" West, 660.00 feet (formerly North 00°26'06" West), to the Northwest corner of said Grant Deed and said Northerly boundary; thence, along said Northerly boundary
North 89°34'33" East, 229.78 feet (formerly North 89°33'54" East), to the Point of Beginning.

RECEIVED
JAN 21 2025
BY LO

Exhibit A4

NEIGHBORHOOD MEETING SIGN-UP

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT
111 North 11th Avenue, #310, Caldwell, ID 83605
zoninginfo@canyoncounty.id.gov Phone: 208-454-7458 Fax: 208-454-6633

NEIGHBORHOOD MEETING SIGN UP SHEET

CANYON COUNTY ZONING ORDINANCE §07-01-15

Applicants shall conduct a neighborhood meeting for any proposed comprehensive plan amendment, zoning map amendment (rezone), subdivision, variance, conditional use, zoning ordinance map amendment, or other requests requiring a public hearing.

SITE INFORMATION

Site Address: 5023 E. VICTORY	Parcel Number:	
City: NAMPA	State: IDAHO	ZIP Code: 83687
Notices Mailed Date: 1/9/25	Number of Acres:	Current Zoning: CUP

Description of the Request: PRIVATE CUP for Contractor Shop

APPLICANT / REPRESENTATIVE INFORMATION

Contact Name: CONNOR GRAY		
Company Name: AG LAND, LLC		
Current address: 505 S. 7th		
City: ~~NAMPA~~ CALDWELL	State: Idaho	ZIP Code: 83605
Phone: 208.954.7205	Cell:	Fax:
Email: connor@aglidaho.com		

MEETING INFORMATION

DATE OF MEETING: 1/13/25	MEETING LOCATION: NAMPA Public Library
MEETING START TIME: 6:00pm	MEETING END TIME: 6:22 pm

ATTENDEES: 6

NAME (PLEASE PRINT)	SIGNATURE:	ADDRESS:
1. John McLean	John McLean	5016 E Victory Rd
2. TJ Jones	TJ Jones	5011 E Victory Rd
3. Annabelle Jones	Annabelle Jones	5011 E Victory Rd
4. Renee Kelley	Renee Kelley	5416 E Victory Rd
5. Christine Abled	Christine Abled	21 N Pitman
6. Shawn Kelley	S D. Kelley	5416 E. Victory Rd
7.		
8.		
9.		

January 3, 2025

Re: NOTICE TO NEIGHBORS REGARDING PROPOSED CONDITIONAL USE PERMIT

Dear Neighbor,

Bighorn Traffic Services, a local company in the traffic service industry, is planning to update its Conditional Use Permit for the location at 5023 E. Victory Rd, Nampa, ID 83687. The applicant seeks this permit to allow a contractor shop on the property. This meeting is a follow-up to the original neighborhood meeting conducted on July 31, 2024, to provide updates on the concerns previously raised about the proposed contractor shop

Per Canyon County code, the applicant is required to hold a neighborhood meeting to address any issues or questions that surrounding neighbors may have regarding this permit request.

We invite you to participate in the meeting, which will be held on January 13th, 2025 at 6:00 p.m. MT, at the Nampa Public Library, Board Room located at 215 12th Ave S, Nampa, ID 83651. If you have any questions, you can submit them to Connor@aglidaho.com.

Sincerely,

Connor Gray

Applicant Representative

Received
1-24-25 dr

Same size as Avery® 5160®

UNIVERSAL

IAN TWITCHELL
4906 E VICTORY RD
NAMPA ID 83687

STEVEN GREATHOUSE
13 N CAMPBELL LN
NAMPA ID 83687

NAMPA CITY OF
411 3RD ST S
NAMPA ID 83651

JOHN MCLEAN
5016 E VICTORY RD
NAMPA ID 83687

LIVINGSTON FAMILY LIVING TRUST
19 N QUEEN ANNE CT
NAMPA ID 83687

CHAD DICKERSON
13 N QUEEN ANNE CT
NAMPA ID 83687

JERRY DAVIS
5 N QUEEN ANNE CT
NAMPA ID 83687

KASSANDRA BROWN
5 N QUEEN VICTORIA CT
NAMPA ID 83687

JULIANO SFERLE
11 N QUEEN VICTORIA CT
NAMPA ID 83687

DAVID EATON
21 N QUEEN VICTORIA CT
NAMPA ID 83687

PAUL FLATT
12 N QUEEN VICTORIA CT
NAMPA ID 83687

CURTIS WATSON
20 N QUEEN VICTORIA CT
NAMPA ID 83687

ROBERT MUNOZ
22 N HAPPY VALLEY RD
NAMPA ID 83687

BONNIE CLARK
5218 E VICTORY RD
NAMPA ID 83687

AARON ROMINE
5208 E VICTORY RD
NAMPA ID 83687

JULIAN ABERASTURI
16 N QUEEN ANNE CT
NAMPA ID 83687

TIMOTHY STEPANOV
30 N QUEEN ANNE CT
NAMPA ID 83687

SHAUN KELLEY
5416 E VICTORY RD
NAMPA ID 83687

JON WAKELAM
56 S HAPPY VALLEY RD
NAMPA ID 83687

TRUE LIVING TRUST
4721 E VICTORY RD
NAMPA ID 83687

KAREN SNIDER
4729 E VICTORY RD
NAMPA ID 83687

BRIM FAMILY TRUST
4725 E VICTORY RD
NAMPA ID 83687

MICHAEL LEE
4911 E VICTORY RD
NAMPA ID 83687

BOGARD YVONNE REV LIVING TRUST
4917 E VICTORY RD
NAMPA ID 83687

TARRILL JONES
5011 E VICTORY RD
NAMPA ID 83687

AZTEC WELDING SERVICES LLC
2226 E HARBOUR GROVE DR
NAMPA ID 83686

ROBERT CLURE
4802 E VICTORY RD
NAMPA ID 83687

GABINO FRANCO
5003 E VICTORY RD
NAMPA ID 83687

MERLE RUSSELL
5419 E VICTORY RD
NAMPA ID 83687

MERLE RUSSELL
5419 E VICTORY RD
NAMPA ID 83687

Rec.
1-24-25
dr

Laser / Inkjet printer labels

UNV80102

universal

Same size as Avery® 5160®

KRISTIN STONE
35 S PIT LN
NAMPA ID 83687

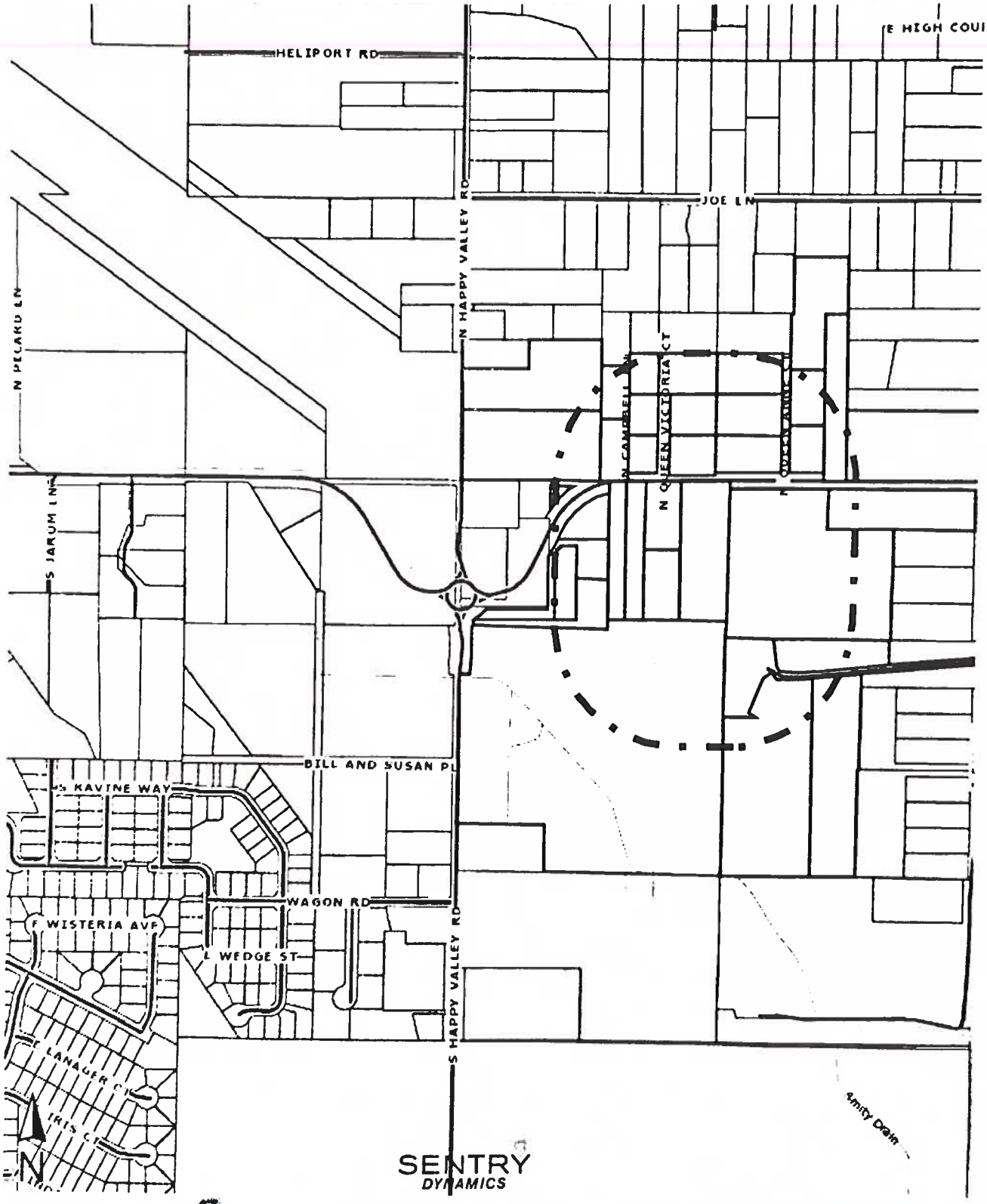
KEVIN BROYLES
33 S PIT LN
NAMPA ID 83687

JULENE DODD
31 S PIT LN
NAMPA ID 83687

KRAGEN RAY
37 S PIT LN
NAMPA ID 83687

Laser / Inkjet printer labels

UNV80102



PioneerTitleCo.
GOING BEYOND

This map/plat is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

July 15, 2024

Re: NOTICE TO NEIGHBORS REGARDING PROPOSED CONDITIONAL USE PERMIT

Dear Neighbor,

Das-Co of Idaho, a local company in the utility business, is planning to update its Conditional Use Permit for the location at 5023 E. Victory Rd, Nampa, ID 83687. The applicant is seeking this permit to allow a contractor shop at the back of the property. This shop will serve as a repair facility for their fleet vehicles in the Nampa area.

Per Canyon County code, the applicant is required to hold a neighborhood meeting to address any issues or questions that surrounding neighbors may have regarding this permit request.

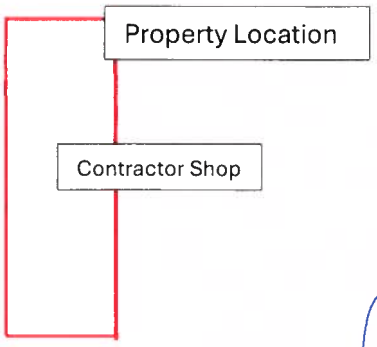
We invite you to participate in the meeting, which will be held on July 31st, 2024 at 6:00 p.m. MT, at the site location, 5023 E. Victory Rd, Nampa, ID 83687. We will discuss the proposed application and answer any questions you may have. If you are unable to attend, you can submit your questions via email to Connor@aglidaho.com.

We look forward to hearing from you.

Sincerely,

Connor Gray

Applicant Representative



Vehicle Repair Shop is not allowed in AG zone

Not the same as landscape worksheet

maintain logging equipment and signage.

Redo Mtg

Done Jan 2025

5023 E Victory Rd Conditional Use Permit

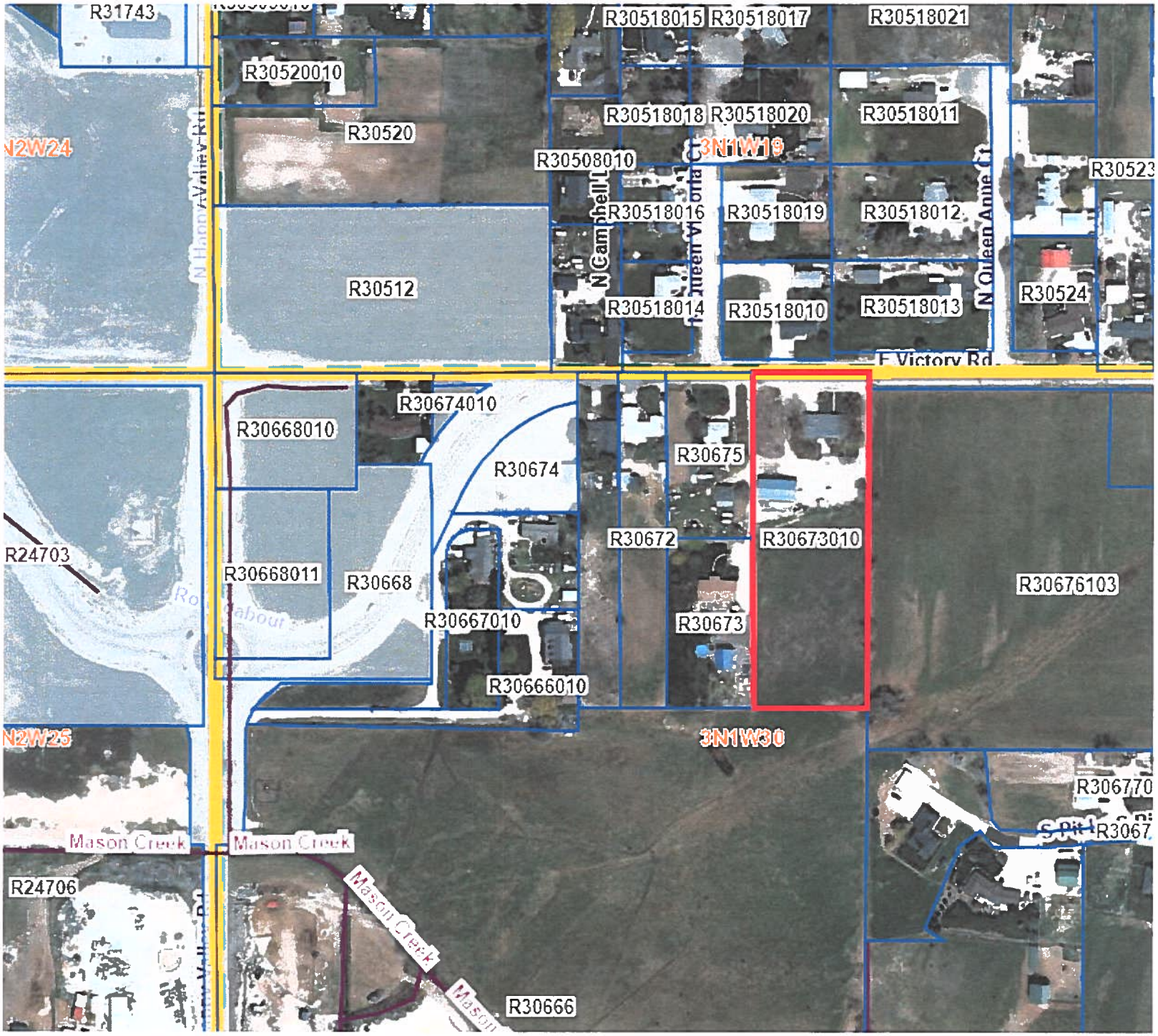
Neighborhood Meeting Notes

Meeting Date: July 31st, 2024

Start Time: 6:00 pm

End Time: 7:00 pm

Note Overview: The neighborhood meeting was conducted on the subject property near the proposed contractor shop. Neighbors had a variety of concerns including but not limited to: noise levels, traffic concerns, toxic smells (painting), property maintenance; and amount of employees on site. In addition, neighbors felt that the property should not allow commercial or industrial use. All neighbors who were in attendance that evening opposed the project.



This is the property that was an assisted living home.

Had an app to really expand it but withdrew.

Not currently utilized for assisted living

CANYON COUNTY DEVELOPMENT SERVICES MAKES NO WARRANTY WITH RESPECT TO THE ACCURACY, COMPLETENESS, OR USEFULNESS OF THIS PARCEL INFORMATION TOOL.

R30673010 PARCEL INFORMATION REPORT

1/22/2025 7:43:35 AM

PARCEL NUMBER: R30673010
OWNER NAME: COTTAGES NAMPA LLC
CO-OWNER:
MAILING ADDRESS: 1079 S ANCONA AVE STE 110 EAGLE ID 83616
SITE ADDRESS: 5023 E VICTORY RD
TAX CODE: 1440000
TWP: 3N **RNG:** 1W **SEC:** 30 **QUARTER:** NW
ACRES: 3.42
HOME OWNERS EXEMPTION: No
AG-EXEMPT: No
DRAIN DISTRICT: NOT In Drain Dist
ZONING DESCRIPTION: AG / AGRICULTURAL
HIGHWAY DISTRICT: NAMPA HWY DIST #1
FIRE DISTRICT: NAMPA FIRE
SCHOOL DISTRICT: NAMPA SCHOOL DIST #131
IMPACT AREA: NAMPA
FUTURE LAND USE 2011-2022 : Res
FLU Overlay Zone Desc 2030:
FLU RR Zone Desc 2030:
FUTURE LAND USE 2030: AG
IRRIGATION DISTRICT: BOISE PROJECT BOARD OF CONTROL \ NAMPA & MERIDIAN IRRIGATION DISTRICT
FEMA FLOOD ZONE: X **FLOODWAY:** NOT In FLOODWAY **FIRM PANEL:** 16027C0384F

WETLAND: NOT In WETLAND
NITRATE PRIORITY: ADA CANYON
FUNCTIONAL Classification: Minor Arterial
INSTRUMENT NO. : 2019006953
SCENIC BYWAY: NOT In Scenic Byway
LEGAL DESCRIPTION: 30-3N-1W NW TX 13301 IN NW NW
PLATTED SUBDIVISION:
SMALL CITY ZONING:
SMALL CITY ZONING TYPE:

DISCLAIMER:

1. FEMA FLOOD ZONE REFERS TO THE DESIGNATED FEMA FLOOD AREAS. POSSIBLY ONE (1) OF SEVERAL ZONES - SEE FIRM PANEL NUMBER.
2. THIS FORM DOES NOT CALCULATE DATA FOR PARCELS INSIDE CITY LIMITS SO WATCH YOURSELVES.
3. WETLANDS CLASSIFICATION WILL POPULATE IF "ANY" PORTION OF SAID PARCEL CONTAINS A DELINEATED WETLAND.
4. COLLECTORS AND ARTERIALS ARE BASED ON THE SHERRIFS CENTERLINE WITH AN ADDITIONAL 100 FOOT BUFFER.

CANYON COUNTY ASSUMES NO LIABILITY FOR DIRECT, INDIRECT, SPECIAL, OR CONSEQUENTIAL DAMAGES RESULTING FROM THE USE OR MISUSE OF THIS PARCEL INFORMATION TOOL OR ANY OF THE INFORMATION CONTAINED HEREIN.

CONDITIONAL USE PERMIT
PUBLIC HEARING - APPLICATION

PROPERTY OWNER	OWNER NAME: Whcp LLC	
	MAILING ADDRESS: 44 S 1050 W Brigham City UT 84302	
	PHONE:	EMAIL:

I consent to this application and allow DSD staff / Commissioners to enter the property for site inspections. If the owner(s) is a business entity, please include business documents, including those that indicate the person(s) who are eligible to sign.

Signature: _____ *Date:* 3-25-2025

APPLICANT: IF DIFFERING FROM THE PROPERTY OWNER	APPLICANT NAME: Bighorn Traffic Services	
	COMPANY NAME:	
	MAILING ADDRESS: 2015 Delta Dr, Nampa, ID 83687	
	PHONE: 208-954-7285	EMAIL: Connor@aglidaho.com (Representative)

SITE INFO	STREET ADDRESS: 5023 E Victory Rd Nampa ID 83687	
	PARCEL NUMBER: R30673010	
	PARCEL SIZE: 3.42 Acres	
	REQUESTED USE: CUP - Contractor Shop	
	FLOOD ZONE (YES NO)	ZONING DISTRICT: Agricultural

FOR DSD STAFF COMPLETION ONLY:

CASE NUMBER	DATE RECEIVED:	
RECEIVED BY:	APPLICATION FEE:	CK MO CC CASH

Canyon County Development Services
111 North 11th Avenue, #310
Caldwell, Idaho 83605
www.canyoncounty.id.gov
208-454-7458

AFFIDAVIT OF LEGAL INTEREST

I, WHCP, LLC. / Mike Whitaker (name), 44 S 1050 W (address)

Brigham City (city), Utah (state), 84302 (zip code)

being first duly sworn upon oath, depose and say:

1. That I am the owner of record of the property described on the attached application and I grant my permission to

AG Land & Development (name), 505 S 7th Ave. Caldwell, Idaho 83605 (address)

to submit the accompanying application pertaining to the subject property.

2. I agree to indemnify, defend and hold Canyon County and its employees harmless from any claims to liability resulting from any dispute as to the statements contained herein or as to the ownership of the property, which is the subject of the application.

Dated this 25 th day of March, 20 2025.

Mike Whitaker
(signature)

STATE OF ~~IDAHO~~ Utah (HG)
COUNTY OF ~~CANYON~~ Box Elder ss

On this 25 day of March, in the year 20 25, before me Holly Gibbons a notary public, personally appeared Mike Whitaker, 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.

HOLLY GIBBONS
Notary Public State of Utah
Commission # 736640
My Commission Expires
04/12/2028

Notary: H. Gibbons

My Commission Expires: 04/12/2028

CANYON COUNTY DEVELOPMENT SERVICES MAKES NO WARRANTY WITH RESPECT TO THE ACCURACY, COMPLETENESS, OR USEFULNESS OF THIS PARCEL INFORMATION TOOL.

LU2025-0002

R30673010 PARCEL INFORMATION REPORT

3/13/2025 2:02:09 PM

PARCEL NUMBER: R30673010
OWNER NAME: WHCP LLC
CO-OWNER:
MAILING ADDRESS: 44 S 1050 W BRIGHAM CITY UT 84302
SITE ADDRESS: 5023 E VICTORY RD
TAX CODE: 1440000
TWP: 3N **RNG:** 1W **SEC:** 30 **QUARTER:** NW
ACRES: 3.42
HOME OWNERS EXEMPTION: No
AG-EXEMPT: No
DRAIN DISTRICT: NOT In Drain Dist
ZONING DESCRIPTION: AG / AGRICULTURAL
HIGHWAY DISTRICT: NAMPA HWY DIST #1
FIRE DISTRICT: NAMPA FIRE
SCHOOL DISTRICT: NAMPA SCHOOL DIST #131
IMPACT AREA: NAMPA
FUTURE LAND USE 2011-2022 : Res
FLU Overlay Zone Desc 2030:
FLU RR Zone Desc 2030:
FUTURE LAND USE 2030: AG
IRRIGATION DISTRICT: BOISE PROJECT BOARD OF CONTROL \ NAMPA & MERIDIAN IRRIGATION DISTRICT
FEMA FLOOD ZONE: X **FLOODWAY:** NOT In FLOODWAY **FIRM PANEL:** 16027C0384F
WETLAND: NOT In WETLAND
NITRATE PRIORITY: ADA CANYON
FUNCTIONAL Classification: Minor Arterial
INSTRUMENT NO. : 2025006776
SCENIC BYWAY: NOT In Scenic Byway
LEGAL DESCRIPTION: 30-3N-1W NW TX 13301 IN NW NW
PLATTED SUBDIVISION:
SMALL CITY ZONING:
SMALL CITY ZONING TYPE:

DISCLAIMER:

1. FEMA FLOOD ZONE REFERS TO THE DESIGNATED FEMA FLOOD AREAS. POSSIBLY ONE (1) OF SEVERAL ZONES - SEE FIRM PANEL NUMBER.
2. THIS FORM DOES NOT CALCULATE DATA FOR PARCELS INSIDE CITY LIMITS SO WATCH YOURSELVES.
3. WETLANDS CLASSIFICATION WILL POPULATE IF "ANY" PORTION OF SAID PARCEL CONTAINS A DELINEATED WETLAND.
4. COLLECTORS AND ARTERIALS ARE BASED ON THE SHERRIFS CENTERLINE WITH AN ADDITIONAL 100 FOOT BUFFER.

CANYON COUNTY ASSUMES NO LIABILITY FOR DIRECT, INDIRECT, SPECIAL, OR CONSEQUENTIAL DAMAGES RESULTING FROM THE USE OR MISUSE OF THIS PARCEL INFORMATION TOOL OR ANY OF THE INFORMATION CONTAINED HEREIN.

ELECTRONICALLY RECORDED - DO NOT REMOVE THE COUNTY STAMPED FIRST PAGE AS IT IS NOW INCORPORATED AS PART OF THE ORIGINAL DOCUMENT.

2025-006776
RECORDED
02/28/2025 12:28 PM
RICK HOGABOAM
CANYON COUNTY RECORDER
Pgs=3 EHOWELL $15.00
TYPE: DEED
FIRST AMERICAN TITLE INSURANCE
ELECTRONICALLY RECORDED

AFTER RECORDING MAIL TO:

WHCP, LLC
44 South 1050 West
Brigham City, UT 84302

WARRANTY DEED

File No.: 4106-4157704 **(WS)** Date: **February 21, 2025**

For Value Received, **Cottages Nampa LLC, an Idaho limited liability company**, hereinafter referred to as Grantor, does hereby grant, bargain, sell and convey unto **WHCP, LLC, a Utah limited liability company**, hereinafter referred to as Grantee, whose current address is **44 South 1050 West, Brigham City, UT 84302**, the following described premises, situated in **Canyon** County, **Idaho**, to wit:

LEGAL DESCRIPTION: Real property in the County of Canyon, State of Idaho, described as follows:

The following describes a parcel of real property situate within the Northwest quarter (NW1/4) of Section 30, Township 3 North, Range 1 West, Boise Meridian, Canyon County, Idaho being more particularly described as follows:

Commencing at the North quarter corner of said Section 30;

thence, along the Northerly boundary of said Northwest quarter South 89°34'33" West (formerly South 89°33'54" West), 1204.50 feet to the Point of Beginning;

thence, along the Westerly boundary of Lot 4 of Wayne Russell Subdivision South 00°01'13" East, 660.02 feet to the Southerly boundary of the land described in Grant Deed, Instrument Number 2012024086;

thence, along said Southerly boundary and parallel with the Northerly boundary of said Northwest quarter South 89°34'33" West, 225.11 feet (formerly South 89°33'54" West), to the Southwest corner of said Grant Deed;

thence, along the Westerly boundary of said Grant Deed, and perpendicular with the Northerly boundary of said Northwest quarter North 00°25'27" West, 660.00 feet (formerly North 00°26'06" West), to the Northwest corner of said Grant Deed and said Northerly boundary;

thence, along said Northerly boundary North 89°34'33" East, 229.78 feet (formerly North 89°33'54" East), to the Point of Beginning.

Cottages Nampa LLC, an Idaho limited liability company

By: _____
Name: Mark Maxfield
Title: Member

STATE OF Idaho)
ss.
COUNTY OF Ada)

This record was acknowledged before me on February 28 2025 by Mark Maxfield as Member of Cottages Nampa LLC, an Idaho limited liability company.

_____
Signature of Notary Public
My Commission Expires: 12/29/29

SARAH HARPER
COMMISSION #5806
NOTARY PUBLIC
STATE OF IDAHO
MY COMMISSION EXPIRES 12/29/2029

Exhibit A5

Arbay Mberwa

From: Connor Gray <connor@aglidaho.com>
Sent: Thursday, August 7, 2025 9:10 AM
To: Arbay Mberwa
Subject: Fwd: [EXTERNAL]:Bighorn CUP Questions
Attachments: IMG_6321.jpg; IMG_6320.jpg; IMG_6316.jpg; IMG_6317.jpg; IMG_6319.jpg

Good morning Arbay,

Please see the answers below straight from the Bighorn team to help provide some clarification. Please let me know any further questions or updates you have.

Thank you!

---------- Forwarded message ---------
From: **Jeff Dancer** <jeff.dancer@dascoidaho.com>
Date: Fri, Aug 1, 2025 at 11:12 AM
Subject: Re: [EXTERNAL]:Bighorn CUP Questions
To: carl anderson <canders54@yahoo.com>, Connor Gray <connor@aglidaho.com>

Please see answers to your questions below. Let me know if you would like to jump on a call to discuss or if you have any other questions.

DAS-CO OF IDAHO
a whitaker company

AN EMPLOYEE-OWNED COMPANY

Jeff Dancer

Business Development Consultant

(208) 919-1446 (Cell)
(208) 463-1080 (Office)

Jeff.Dancer@DascoIdaho.com
www.DascoIdaho.com

411 E Karcher Rd, Nampa, ID 83687

BUILD THE BEST
PEOPLE ▣ COMMUNITIES ▣ FUTURE

From: carl anderson <canders54@yahoo.com>
Sent: Thursday, July 31, 2025 12:35 PM
To: Jeff Dancer <jeff.dancer@dascoidaho.com>; Connor Gray <connor@aglidaho.com>
Subject: [EXTERNAL]:Bighorn CUP Questions

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. Learn to spot a phishing message

From: Connor Gray <connor@aglidaho.com>
To: Carl Anderson <canders54@yahoo.com>
Sent: Thursday, July 31, 2025 at 11:15:59 AM MDT
Subject: Bighorn CUP Questions
Hi Jeff,
We just received this from the planner at Canyon County. We can schedule a call with you to answer the questions. Thank you.
Best regards,
Carl Anderson
Hey Carl,

I have a few more questions regarding the case:

1. How many employees will be making the signs? How often are signs made? **We currently only utilize 1-2 people to build signs in the print shop. If a large Print Project comes up there might be 3 people working on it but that is extremely rare. Right now, we might have 1 or 2 print jobs a week but we are hoping to build that into being more a full-time position for 1-3 people.**
2. What entails of the main office operations (is it just phone calls/emails?) are the full time employees making the signs in the office while the shop will be used as storage? **The shop area will be used to build, repair and store signs. The Main Office Operation will take place in the Existing Building. We currently have 8 office personnel that will be working out of that building to include Manager, Supervisors, Dispatcher, Trainer, AP/AR, Estimator, Safety, etc.**
    1. Can you please verify the manufacturing is a secondary/accessory use to the contractor shop. **The manufacturing of signs is definitely a secondary use and not a primary focus of the business. The Shop on the building will house the printer and large table for laying the signs out which will take up about the back 1/3rd of the existing shop. The remainder of the building will be utilized to store signs, materials, equipment, etc. The sign shop is in no way a major manufacturing business. It is a small operation that we utilize to build signs for daily activities of Bighorn Traffic Services and our customers.**
    2. **All Truck/Equipment Repairs will be taken over to our Main Shop location on Karcher Rd in Nampa.**
3. Are the approx. 30 employees driving to the various jobsites from the subject property or do they immediately go to the jobsite its self (in the case that equipment is not being picked up)?**This varies depending the location of the work. Some of our personnel do drive company vehicles home and several do report directly to the jobsites around the valley.**
    1. STAGING AREA: An area where equipment and/or materials are stored for use conducted entirely off site. Will equipment/trucks/business vehicles be stored on site? If so I recommend amending the application to include for this use §07-14-29.**There will be some Trucks, Message Boards, Traffic**

Control Devices, etc. that are stored on the property. We intend to use some of the property directly south of the existing shop to store some of the vehicles and equipment.

4. How many trips per day (on average) will be taken to and from the property? **If I were to guess as to the volume of vehicles coming and going from the property on any given workday I would say that number would be around 20-30 vehicles per day. That would include employees personal vehicles when they report to work and then their work trucks leaving and coming back. Some days may see less and some days may see a little more.**
5. What's the dimension of the proposed sign? **We are entirely open to suggestion and are willing to put what ever size of sign they will allow. We are not the type of Business that rely's on walk in and customer traffic so a big Advertising sign is not necessary.**
6. What's the drainage plan? **The natural lay of the land has everything sloping back to the south and back of the property. We would intend to keep things sloping back away from the road and draining back to the SW Corner of the property. We do intend to install a better drainage system along the West property line to help insure all storm water and drainage is controlled properly.**
7. What are the potential extended hours of operations? **Traffic Control is a Safety Support System for our Society. Without it our road systems would be in mass chaos. As long as there are cars on our roads there is always the chance of an emergency situation that needs support from a Traffic Control Agency. Our Typical hours of operation is Monday-Friday - 7am-5pm, However on occasion we may have a situation that our services are requested outside of those normal business hours, this may be once to twice a week and sometime not at all.**
8. If Big Horn Traffic Services can please provide photos/details of the printing, printing machine, operations, further details in general will be great. **Please see attached photos of Printer and Print Table as long as pictures of our current yard location and how it is set up.**

Thank you,

--

Connor Gray
Principal
AG Land & Development

208-954-7285
connor@aglidaho.com

Photos provided by Applicant on August 7, 2025

Exhibit A5.1



Photos provided by Applicant on August 7, 2025



Photos provided by Applicant on August 7, 2025



Photos provided by Applicant on August 7, 2025



Photos provided by Applicant on August 7, 2025



Exhibit A6

CONDITIONAL USE PERMIT

CONTRACTOR SHOP & STAGING AREA

CU2025-0002

BIGHORN TRAFFIC SERVICES LLC

PRESENTED BY: AG LAND & DEVELOPMENT

Agenda

- Introduction – About Bighorn Traffic Services LLC
- Site Overview
- Project Description
- Canyon County CUP Code Compliance
- Canyon County & City of Nampa Comprehensive Plan
- Conclusion

BIGHORN TRAFFIC SERVICES
a whitaker company

EMPLOYEE-OWNED

BIGHORN TRAFFIC SERVICES

a whitaker company

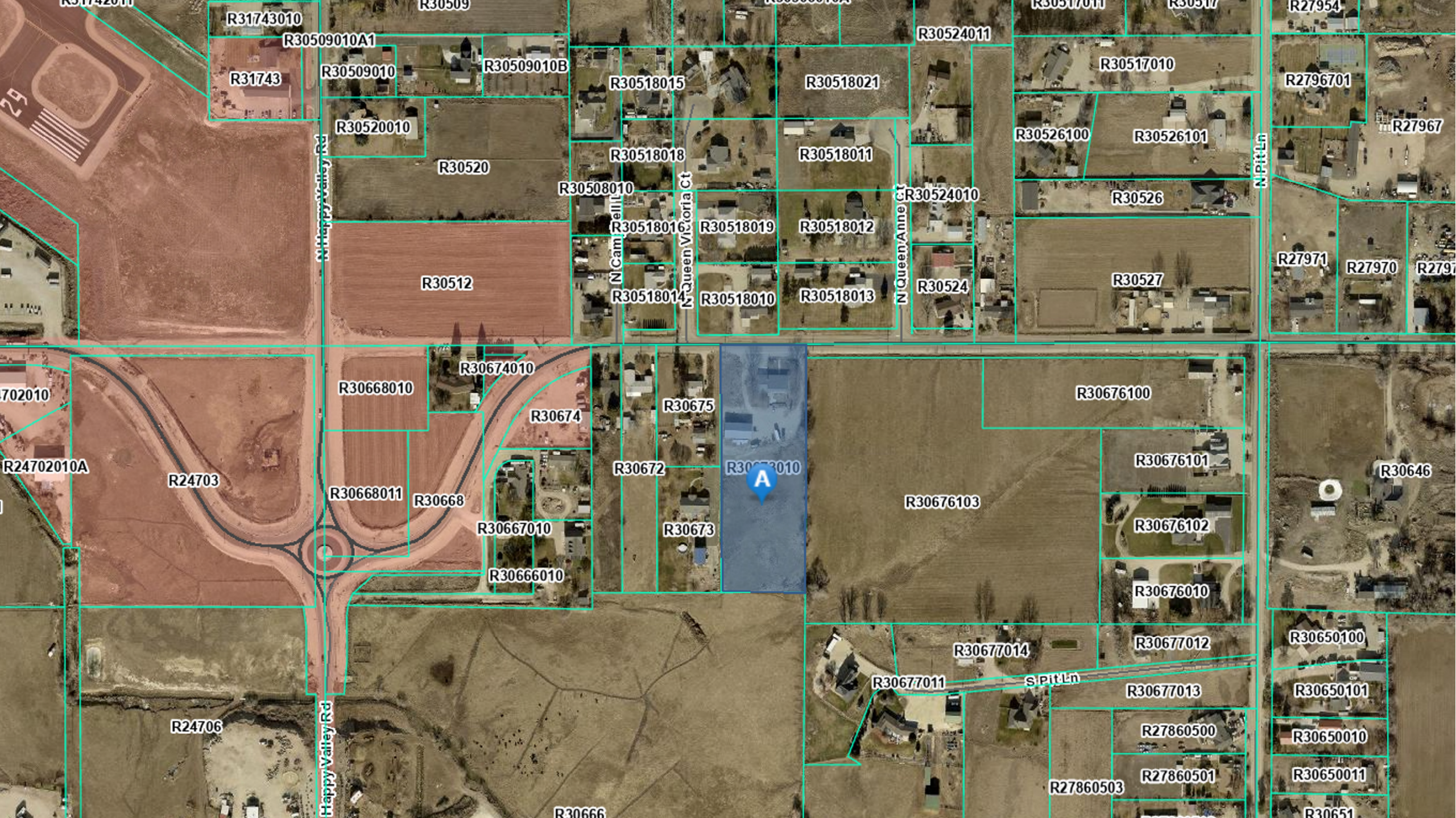
Request Emergency As

(208)616-








R31743010
R30509
R30509010A1
R31743
R30509010
R30509010B
R30518015
R30518021
R30524011
R30517010
R2796701
R27967
R30520010
R30520
R30518018
R30518011
R30526100
R30526101
R30526
R30508010
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R30518013
R30524
R30527
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R27970
R30674010
R30668010
R30674
R30675
R30676100
R24702010A
R24703
R30668011
R30668
R30672
R30676101
R30646
R30676103
R30667010
R30673
R30676102
R30666010
R30676010
R30677014
R30677012
R30650100
R30677011
S Pit Ln
R30677013
R30650101
R27860500
R30650010
R24706
R27860501
R30650011
R27860503
Happy Valley Rd
N Pit Ln
N Queen Victoria Ct
N Queen Anne Ct
A

Contractor Shop & Staging Area

Contractor Shop

- Utilize Existing Shop
- Repair/Print Traffic-related signage i.e., stop/slow signs
- Office space to support the contractor shop by using the former living care facility on-site.

Staging Area

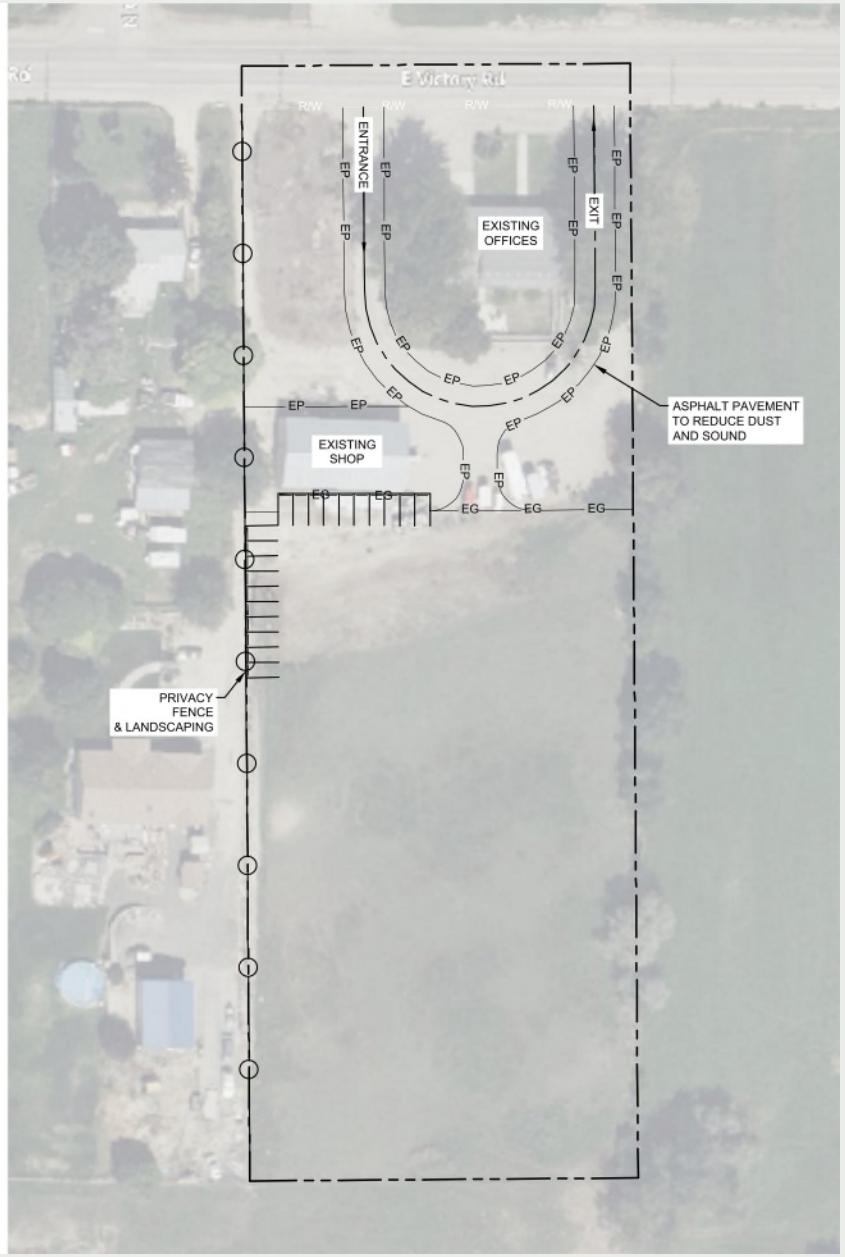
- Employee/ Service truck parking
- No heavy equipment








E Victory Rd
3rd St
5003
5011
Google Maps


E Victory Rd
R/W
ENTRANCE
EXIT
EP
EXISTING OFFICES
EXISTING SHOP
EG
ASPHALT PAVEMENT TO REDUCE DUST AND SOUND
PRIVACY FENCE & LANDSCAPING

Conditional Use Permit Criteria

07-07-05: HEARING CRITERIA:
The presiding party shall consider each conditional use permit application by finding adequate evidence to answer the following questions in its FCOs:

(1) Is the proposed use permitted in the zone by conditional use permit;

(2) What is the nature of the request;

(3) Is the proposed use consistent with the comprehensive plan;

(4) Will the proposed use be injurious to other property in the immediate vicinity and/or negatively change the essential character of the area;

(5) Will adequate water, sewer, irrigation, drainage and stormwater drainage facilities, and utility systems be provided to accommodate the use;

(6) Does legal access to the subject property for the development exist or will it exist at the time of development;

(7) Will there be undue interference with existing or future traffic patterns; and

(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? (Ord. 16-001, 1-8-2016)

Is the proposed use permitted in the zone by conditional use permit

07-10-27: LAND USE REGULATIONS (MATRIX):
This section lists uses within each land use zone: allowed uses (A), permitted uses through a conditional use permit (C), Director administrative decision (D), not applicable because covered by different use/section (n/a), or prohibited (-).

ZONING AND LAND USE MATRIX

Zoning Classification	**A**	**R-R**	**R-1**	**R-2**	**C-1**	**C-2**	**M-1**	**M-2**	**MU-A**
Zoning Classification	**A**	**R-R**	**R-1**	**R-2**	**C-1**	**C-2**	**M-1**	**M-2**	**MU-A**
Contractor shop	C	-	-	-	C	A	A	A	A
Staging area	C	-	-	-	A	A	A	A	A

What is the nature of the request

07-14-09: CONTRACTOR SHOP:

(1) The use shall be contained within a building or behind a sight obscuring fence. (Ord. 16-001, 1-8-2016)

07-14-29: 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. (Ord. 16-001, 1-8-2016)

Is the proposed use consistent with the Comprehensive Plan



Supports economic development through job creation and infrastructure support.



Maintains compatibility with surrounding agricultural uses by limiting intensity, screening operations, and avoiding customer traffic.

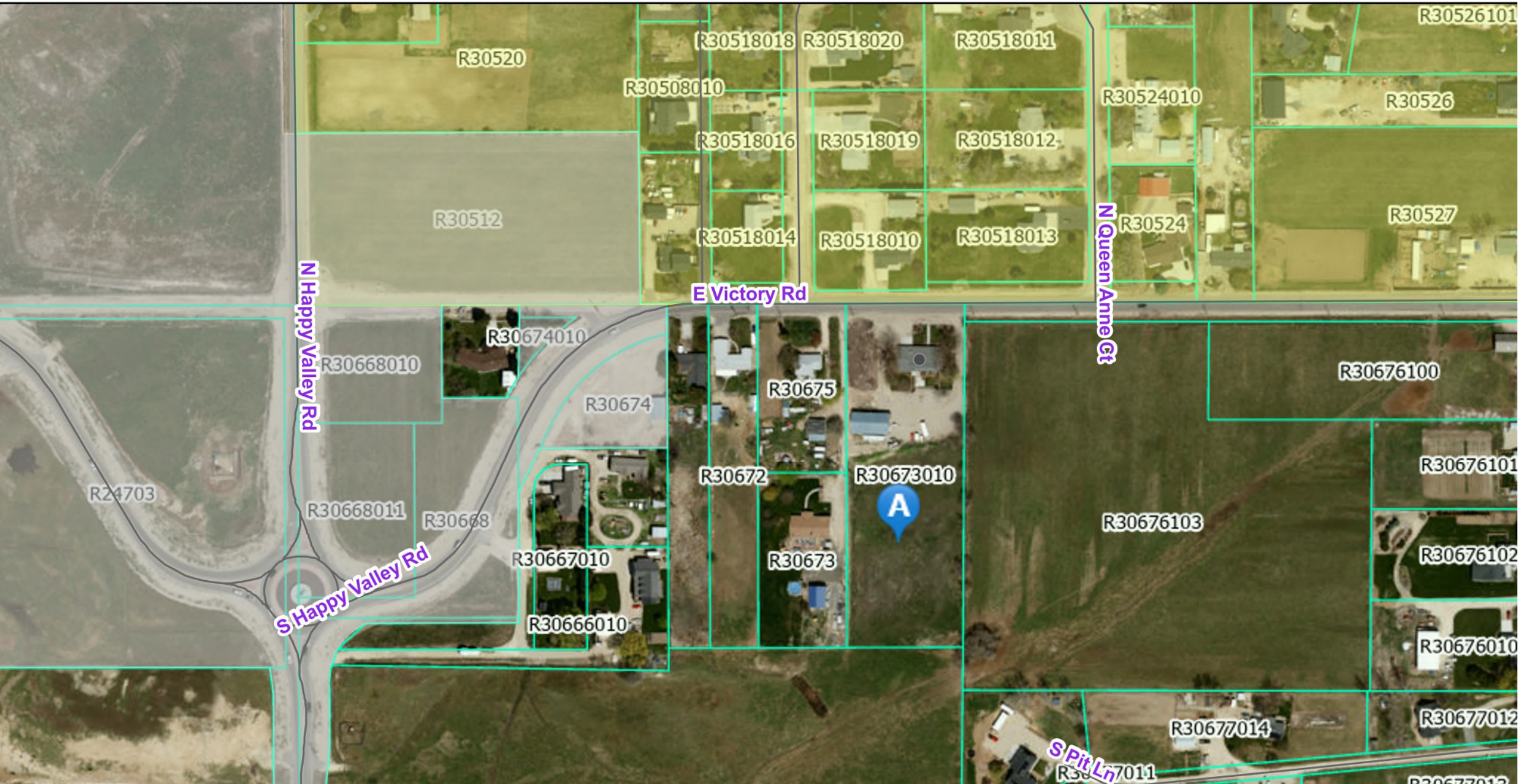


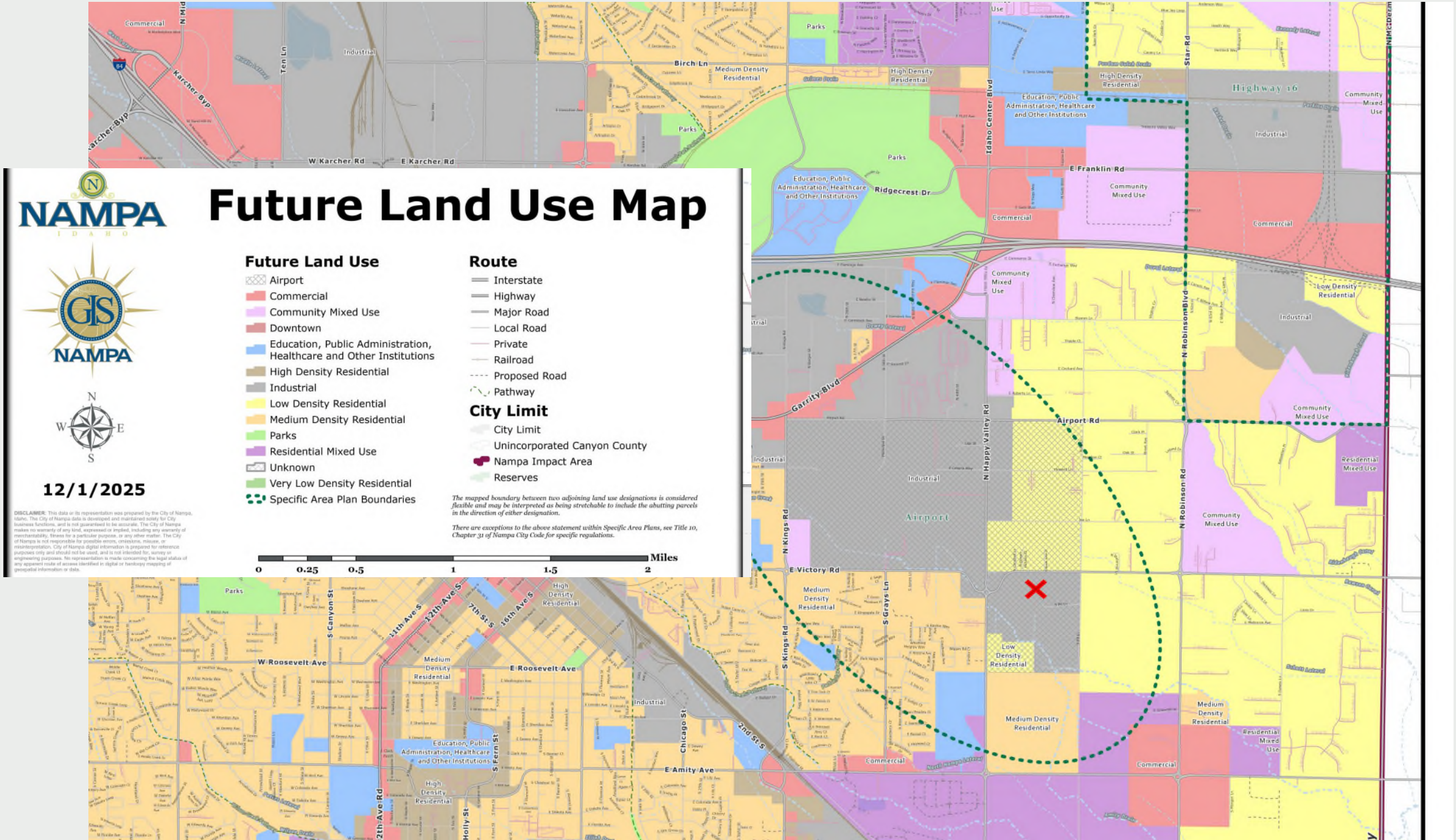
Reinforces the City of Nampa’s future Industrial designation for this area by reusing existing structures for a low-impact industrial-support use.



Maintains approved use through Agricultural zoning designation

Canyon County, ID Zoning & Future Land Use Web Map




NAMPA
IDAHO
GIS
NAMPA
Future Land Use Map
Future Land Use
Airport
Commercial
Community Mixed Use
Downtown
Education, Public Administration, Healthcare and Other Institutions
High Density Residential
Industrial
Low Density Residential
Medium Density Residential
Parks
Residential Mixed Use
Unknown
Very Low Density Residential
Specific Area Plan Boundaries
Route
Interstate
Highway
Major Road
Local Road
Private
Railroad
Proposed Road
Pathway
City Limit
City Limit
Unincorporated Canyon County
Nampa Impact Area
Reserves
The mapped boundary between two adjoining land use designations is considered flexible and may be interpreted as being stretchable to include the abutting parcels in the direction of either designation.
There are exceptions to the above statement within Specific Area Plans, see Title 10, Chapter 31 of Nampa City Code for specific regulations.
Miles
0
0.25
0.5
1
1.5
2
N
W
E
S
12/1/2025
DISCLAIMER: This data or its representation was prepared by the City of Nampa, Idaho. The City of Nampa data is developed and maintained solely for City business functions, and is not guaranteed to be accurate. The City of Nampa makes no warranty of any kind, expressed or implied, including any warranty of merchantability, fitness for a particular purpose, or any other matter. The City of Nampa is not responsible for possible errors, omissions, misuse, or misinterpretation. City of Nampa digital information is prepared for reference purposes only and should not be used, and is not intended for, survey or engineering purposes. No representation is made concerning the legal status of any apparent route of access identified in digital or hardcopy mapping of geospatial information or data.
Commercial
Industrial
Parks
Medium Density Residential
High Density Residential
Education, Public Administration, Healthcare and Other Institutions
Community Mixed Use
Low Density Residential
Residential Mixed Use
Airport
Birch Ln
Ten Ln
Karcher Byp
W Karcher Rd
E Karcher Rd
Idaho Center Blvd
Star Rd
Highway 16
E Franklin Rd
Ridgecrest Dr
Garrity Blvd
N Happy Valley Rd
N Robinson Blvd
Airport Rd
E Victory Rd
S Kings Rd
S Grays Ln
S Canyon St
W Roosevelt Ave
E Roosevelt Ave
11th Ave S
12th Ave S
7th St S
16th Ave S
Chicago St
2nd St S
S Fern St
E Amity Ave
12th Ave Rd
Holly St

Will the proposed use be injurious to other property in the immediate vicinity and/or negatively change the essential character of the area

- Historical non-agricultural use (Previous Conditional Use Permit allowing a living care facility)
- Proper Screening and fencing to minimize visual and noise impacts
- Paving for dust and noise control
- Minimal noise and light pollution activity
- Site proximity to Nampa Airport
- Aligns with other industrial/ small business uses within the immediate vicinity

Criteria 5, 6 & 8

Will adequate water, sewer, irrigation, drainage and stormwater drainage facilities, and utility systems be provided to accommodate the use;

- Property is already served by adequate water and septic systems. No new or expanded systems are anticipated to be required. Continue to rely on existing, on-site drainage patterns.

Does legal access to the subject property for the development exist or will it exist at the time of development;

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

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

- Utilize currently adequate facilities and will not be negatively impacted by this low-intensity use. No additional public funding is required to serve the property.


Municipal Airport
Cessna Way
Howard Ln
Howard Ln
Howard Ln
Howard Ln
N Pier Point Ln
Pit Ln
IDAHO DOOR AND GATE
N Robinson Rd
Nampa Valley Heli-Services
Heliport Rd
Full Throttle Karting
Joe Ln
Joe Ln
Joe Ln
Joe Ln
Joe Ln
Pit Ln
Anything Suspension
N Happy Valley Rd
Boner Ln
The Jun
Heath Specialty Precast
Timmy's Tree Service
Mason Creek
Elite RV Storage - Nampa
Queen Vic's Public Parking
Final Round Prfmnc & Drvtrn
N Covey Ln
N Robinson Rd
E Victory Rd
E Victory Rd
E Victory Rd
E Victory Rd
E Victory Rd
DeBoer Sand & Gravel
S Grays Ln
S Jarom Ln
Pipeline
E Victory Rd
N Happy Valley Rd
E Victory Rd
Bright Blue Skyes Rabbitry Rescue
Schott Lateral
Moreno
Top Wrench Repair
E Kings Gate Dr
S Grays Ln
S Happy Valley Rd
Pit Ln
Bill and Susan Pl
Mason Creek
Tiburon mobile detail
Second Chance Equity Partners
S Ravine Way
Sorrell Ave
Evergreen Ave
Reyna's Repair
Temporarily closed
Wagon Rd
E Park Ridge Dr
E Park Ridge Dr
S Smiley Ct
Horse and Halo
Google Maps

Will there be undue interference with existing or future traffic patterns

- Will not unduly impact traffic patterns
- Trips limited to employee arrivals, departures, and equipment dispatch
- Traffic volumes are comparable to or reduced from the historic use of living facility.
- No retail or customer traffic component
- Traffic regulatory coordination



QUESTIONS

EXHIBIT B

Supplemental Documents

Planning & Zoning Commission

Case# CU2025-0002

Hearing date: December 18, 2025

CANYON COUNTY DEVELOPMENT SERVICES MAKES NO WARRANTY WITH RESPECT TO THE ACCURACY, COMPLETENESS, OR USEFULNESS OF THIS PARCEL INFORMATION TOOL.

Exhibit B1

R30673010 PARCEL INFORMATION REPORT

11/17/2025 4:06:17 PM

PARCEL NUMBER:	R30673010
OWNER NAME:	WHCP LLC
CO-OWNER:	
MAILING ADDRESS:	44 S 1050 W BRIGHAM CITY UT 84302
SITE ADDRESS:	5023 E VICTORY RD
TAX CODE:	1440000
TWP:	3N **RNG:** 1W **SEC:** 30 **QUARTER:** NW
ACRES:	3.42
HOME OWNERS EXEMPTION:	No
AG-EXEMPT:	No
DRAIN DISTRICT:	NOT In Drain Dist
ZONING DESCRIPTION:	AG / AGRICULTURE
HIGHWAY DISTRICT:	NAMPA HWY DIST #1
FIRE DISTRICT:	NAMPA FIRE
SCHOOL DISTRICT:	NAMPA SCHOOL DIST #131
IMPACT AREA:	NAMPA
FUTURE LAND USE 2011-2022 :	RES
FLU Overlay Zone Desc 2030:	
FLU RR Zone Desc 2030:	
FUTURE LAND USE 2030:	AGRICULTURE
IRRIGATION DISTRICT:	BOISE PROJECT BOARD OF CONTROL / NAMPA & MERIDIAN IRRIGATION DISTRICT
FEMA FLOOD ZONE:	X **FLOODWAY:** NOT In FLOODWAY **FIRM PANEL:** 16027C0384F
WETLAND:	NOT In WETLAND
NITRATE PRIORITY:	ADA CANYON
FUNCTIONAL Classification:	MINOR ARTERIAL
INSTRUMENT NO. :	2025006776
SCENIC BYWAY:	NOT In Scenic Byway
LEGAL DESCRIPTION:	30-3N-1W NW TX 13301 IN NW NW
PLATTED SUBDIVISION:	
SMALL CITY ZONING:	
SMALL CITY ZONING TYPE:	

DISCLAIMER:

1. FEMA FLOOD ZONE REFERS TO THE DESIGNATED FEMA FLOOD AREAS. POSSIBLY ONE (1) OF SEVERAL ZONES - SEE FIRM PANEL NUMBER.
2. THIS FORM DOES NOT CALCULATE DATA FOR PARCELS INSIDE CITY LIMITS SO WATCH YOURSELVES.
3. WETLANDS CLASSIFICATION WILL POPULATE IF "ANY" PORTION OF SAID PARCEL CONTAINS A DELINEATED WETLAND.
4. COLLECTORS AND ARTERIALS ARE BASED ON THE SHERRIFS CENTERLINE WITH AN ADDITIONAL 100 FOOT BUFFER.

CANYON COUNTY ASSUMES NO LIABILITY FOR DIRECT, INDIRECT, SPECIAL, OR CONSEQUENTIAL DAMAGES RESULTING FROM THE USE OR MISUSE OF THIS PARCEL INFORMATION TOOL OR ANY OF THE INFORMATION CONTAINED HEREIN.

Exhibit B2

Parcel Inquiry
PI2019-0368

Development Services Department

Case Number:	**PI2019-0338**
Parcel # (s):	**R30673-010**
Requestor(s):	**KM Engineering, LLP. – Donna Wilson**

Information Requested:
1). Zoning Information, setbacks
2). Is sewer & water available in Victory Rd. to this property?
3). Is a land division available to the property?

Analysis:

Question 1: Zoning Information & Setbacks:
Parcel no. R30673-010 is zoned "A" (Agricultural). Building setbacks in the "A" zone are as follows:

30ft. front, 10 ft. side, and 20 ft. rear.

Question 2: Is sewer & water available in Victory Rd. to the property?
For city sewer & water availability, please contact the City of Nampa for proximity of city services to the property. You can reach their Planning & Zoning Department at 208-468-4413.

Question 3: Is there a land division available to the parcel?
The property does not appear to be an original parcel as defined in CCZO *"A parcel of platted or unplatted land as it existed on September 6, 1979 (the effective date of the Zoning Ordinance 79-008)..." the* parcel was part of an administrative land division & property boundary adjustment in 1996, Case no. LS2002-793. There are no further administrative divisions available to the parcel.

The Canyon County Future Land Use Map designates the property as "Residential." Any further divisions would require that the property be rezoned to a residential designation. The application fee for a rezone is $850.00. The property is within Nampa's Area of City Impact and platting may also be required.

Contact me if you have any questions.

Sincerely,

Jennifer Almeida, Planner III, PCED
(208) 455-5957
jalmeida@canyonco.org

9610393

FORM10.PZF_8/25/95

COPY

Exhibit B3

10

CANYON COUNTY PLANNING AND ZONING ADMINISTRATION
BEFORE THE PLANNING AND ZONING ADMINISTRATION

IN THE MATTER OF A PETITION FOR AN ADMINISTRATIVE LOT SPLIT BY:

GENE SMITH THOMPSON

ADMINISTRATIVE LOT SPLIT DECISION

962114 D 30-3N-1W

P & Z CASE NUMBER

6R30673-000-0

ASSESSOR'S ACCT. NO.

APPROVAL OF ADMINISTRATIVE LOT SPLITS
PURSUANT TO CANYON COUNTY ZONING ORDINANCE NO.93-002

[] SECTION 12.3(H)(1) [XX] SECTION 12.3(H)(2) [] SECTION 12.3(H)(3)
[] SECTION 17.2 [] LOT LINE ADJUSTMENT [] CONDITIONAL USE PERMIT

This application is to divide approximately 2.58 +/- acres into 2 parcels as follows:

Parcel 1 - 1.27 +/- acres

Easement Record

Parcel 3 - 1.31 +/- acres

[X] This application is approved pending certification by the Administrator that the record of survey correctly evidences the split as applied for. Authorizing Signature: _____

[X] This application has been reviewed and found to be in compliance with all requirements of the above applicable Section, Canyon County Zoning Ordinance No. 93-002, therefore the application is APPROVED.

[] This application has been reviewed and found not to be in compliance with all requirements of the above applicable Section, Canyon County Zoning Ordinance No. 93-002, therefore the application is DENIED.

Jerry L. Jones by Maria R. Sikes 4-3-96
JERRY L. JONES, ADMINISTRATOR Date

A NOTARY OF THE STATE OF IDAHO ON THIS DATE 4-3-96

Notary: Cathie Johnson
Address: Caldwell
Commission Expires: 6-4-97

[] All copies of recorded documents have been received by the Planning and Zoning office. By: CMJ

REQUEST Maria Sikes
FEE 18.00

'96 APR 3 AM 10 17

CANYON CTY. RECORDER
J Clary

RECORDED

9610393

Exhibit B4

BEFORE THE CANYON COUNTY HEARING EXAMINER

FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER

IN THE MATTER OF AN APPLICATION BY:)
)
ROSE HAVEN) **CASE# 022428L30-3N-1W**
)
FOR CONDITIONAL USE PERMIT)

I. APPLICATION PROCESS (CCCO 07-06-03)

1.1 LEGAL

A request by Pat Aitchison, representing Rose Haven, for a **Conditional Use Permit** for an expansion of an assisted living facility from eight persons to nine persons in an "A" (Agricultural) Zone. The subject property is located at 5023 East Powerline, and is further described as being in a portion of the Northwest Quarter of the Northwest Quarter of Section 30, Township 3 North, Range 1 West, Boise Meridian, Canyon County, Idaho.

1.2 PROCEDURAL HISTORY

On April 15, 2002 the Development Services Department accepted the application and created file no. 022428L30-3N-1W. On May 3, 2002, staff notified other agencies of this application and solicited their comments. On May 3, 2002, persons owning property within the set notification distance of the site were notified of the hearing by mail. On May 6, 2002 notice of the hearing was published in the Idaho Press Tribune. On May 7, 2002 notice of the public hearing was posted on the site.

II. PROPERTY REVIEW

2.1 PROPERTY HISTORY

Rose Haven Residential Assisted Living has been in operation since June of 1995 as an eight bed facility. The facility is licensed by the State of Idaho, Department of Health and Welfare, Bureau of Facility Standards for nine residents. In order to house the ninth resident this facility does require a conditional use permit.

PENGAD-Bayonne, N. J.
EXHIBIT
E1
022428L30

III. PUBLIC HEARING

The Hearing Examiner, M. Jerome Mapp, opened the public testimony.

3.1 The Planner for the Development Services Department, Jamey Ayling, reviewed the Staff Report for the record and entered supplemental exhibit C.3 into the record.

3.2 WITNESSES SIGNED UP IN FAVOR: Pat Aitchison.

3.3 WITNESSES TESTIFYING IN FAVOR: Pat Aitchison.

3.4 NEUTRAL TESTIOMONY: Jim Keesee and Frances Mc Kay.

3.5 NO WITNESSES IN OPPOSITION.

The Hearing Examiner, M. Jerome Mapp closed public testimony.

IV. FINDINGS OF FACT (CCCO 07-06-05 (3))

4.1 Whether this Chapter permits the use by conditional use permit?

Mr. Mapp cited the following from the staff report:

Yes, 07-12-07(3)(V), 07-12-07(3)(AA)

4.2 Reasons for the application.

Mr. Mapp cited the following from the staff report:

The applicant wishes to add one additional bed to the Rose Haven Elderly Care Facility.

4.3 Whether the proposed use is harmonious with and in accordance with the Comprehensive Plan.

Mr. Mapp cited the following from the staff report:

A. Page 75: Guidelines to be used in administering the plan

B. This request is harmonious and in accordance with the following Comprehensive Plan provisions:

Property Rights

In the 1994 Legislative Session, Idaho Code 67-8001, 8002, and 8003 were adopted to establish a process to better provide that land use policies, restrictions, conditions, and fees do not violate private property rights, adversely

impact property values or create unnecessary technical limitations on the use of private property. It is the policy of the County to comply with the requirements of the Idaho Code provisions.

Population Policy: 1

To provide the planning base for an anticipated population of at least 105,000 by the year 2000, and 120,000 by the year 2010. This policy estimates and anticipates an annual increase of approximately 1.2 percent between 1990 and 2000, and could reach 1.5 percent between 2000 and 2010. This policy also recognizes that planning policies combined with past trends can anticipate the location of the expected population reasonably close and that the intent of the plan is to forecast and plan for the needs of population growth areas in terms of future facilities and services.

Economic Development Policy: 1

To encourage development of additional employment opportunities and economic diversity in Canyon County. This policy establishes an estimated employment forecast of approximately 52,000 jobs by the year 2,000, and a forecast to about 63,000 jobs by the year 2010. This increase corresponds to an increase of 2.4 percent per year in the 1990 to 2000 decade to approximately 2.1 percent per year in the 2000 to 2010 decade.

Overall Land Use Policy: 1

To encourage orderly growth throughout Canyon County while avoiding scattered development of land that may result in either or both of the following:

(A) An adverse impact upon water quality, water supply, irrigation ditches, canals and systems, sewage disposal, public safety and emergency services, educational facilities and surroundings, transportation and transportation facilities, and other desired and essential services; and

(B) The unnecessary imposition of an excessive expenditure of public funds for delivery of desired and essential services.

Overall Land Use Policy: 2

To protect agricultural, residential, commercial, industrial and public areas from the unreasonable intrusion of incompatible land uses.

Overall Land Use Policy: 4

To promote the safe efficient movement of people and goods and the provision of adequate off-street parking and loading facilities to support land uses.

Overall Land Use Policy: 5

To encourage liveability, creativity and excellence in the design of all future residential developments as well as to preserve the natural beauty and ecology of Canyon County.

Overall Land Use Policy: 7

To encourage development in those areas of the county which provide the most favorable conditions for future community services.

Areas of City Impact Policy: 1

To recognize and cooperate with the municipalities of the county designating and developing "Areas of City Impact" in harmony with each city's trade area, geographic factors and areas that can reasonably expect to be annexed in the future. This policy recognizes that in many instances cities will enlarge and that annexations will also occur as a result. These logical city expansion areas should be anticipated and developed in close harmony with the affected city's comprehensive plan and related growth and development intents. This policy also assists in establishing the intent to have a greater variety of land use activities and densities in these unincorporated areas that are to be in a more urban condition in the future.

4.4 Whether the proposed use will be injurious to other property in the immediate vicinity and / or will change the essential character of the area?

Mr. Mapp cited the following from the staff report:

The proposed use will not be injurious to other property in the immediate vicinity and will not change the essential character of the area.

4.5 Whether adequate sewer, water and drainage facilities, and utility systems are to be provided to accommodate said use?

Mr. Mapp cited the following from the staff report:

A. Sewer- No changes are proposed.
B. Water- No changes are proposed.
C. Drainage-No changes are proposed.

4.6 Whether measures will be taken to provide adequate access to and from subject property so that there will be no undue interference with existing or future traffic patterns?

Mr. Mapp cited the following from the staff report:

Highway District- Nampa Highway District No. 1 has been notified of this request. As of the date of this staff report the Development Services Department has not received any documentation regarding this request.

4.7 Whether essential public services such as, but not limited to, school facilities, police and fire protection, emergency medical services and irrigation facilities, will be negatively impacted by such use or will require additional public funding in order to meet the needs created by the requested change.

Mr. Mapp cited the following from the staff report:

A. School- The Nampa School District was notified of this request. As of the date of this staff report the Development Services Department has not received any documentation regarding this request.

B. Police (Sheriff)- The Canyon County Sheriff's Department was notified of this request. In a letter received by the Development Services Department they do not indicate any objections.

C. Fire Protection – The Nampa Rural Fire District was notified of this request. As of the date of this staff report the Development Services Department has not received any documentation regarding this request.

D. Emergency Medical Services – The Canyon County Paramedics/Ambulance District was notified of this request. As of the date of this staff report the Development Services Department has not received any documentation regarding this request.

E. Irrigation Facilities – The Nampa- Meridian Irrigation District was notified of this request. As of the date of this staff report the Development Services Department has not received any documentation regarding this request.

F. Idaho Power was notified regarding this proposal. As of the date of this staff report the Development Services Department has not received any documentation regarding this request.

G. Qwest Communications was notified in regards to this proposal. As of the date of this staff report the Development Services Department has not received any documentation regarding this request.

4.8 Whether the proposed use is essential or desirable to the public convenience or welfare?

Mr. Mapp cited the following from the staff report:

The proposed use is essential to the public convenience and welfare, and is desirable to the applicant.

V. CONCLUSIONS OF LAW

The Canyon County Hearing Examiner is authorized to hear this case and to make a decision. Standards noted under Section III of the Staff Report were followed, which allowed for the procedures and processes of this hearing to be conducted.

VI. ORDER OF DECISION

Based on the Findings of Fact, Conclusions of Law and the reasons stated, the Canyon County Hearing Examiner orders Case# **022428L30-3N-1W** a request by Pat Aitchison, representing Rose Haven, for a **Conditional Use Permit** for an expansion of an assisted living facility from eight persons to nine persons in an "A" (Agricultural) Zone **is approved with the following conditions:**

1. **The development shall comply with all applicable federal, state, and county, laws, ordinances, rules and regulations that pertain to the property.**

2. **Applicant shall maintain necessary permits to operate an assisted living facility on this property.**

WRITTEN FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER WAS APPROVED BY THE CANYON COUNTY HEARING EXAMINER AT A SCHEDULED MEETING HELD **JUNE 13, 2002.**

M. Jerome Mapp
Canyon County Hearing Examiner

6/13/02
Dated

ATTEST:

Jennifer Maldonado
Recording Secretary

Exhibit B5

MASTER APPLICATION

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11th Avenue, #140, Caldwell, ID 83605

www.canyonco.org/dsd.aspx Phone: 208-454-7458 Fax: 208-454-6633

PROPERTY OWNER	OWNER NAME: The Cottages Nampa
	MAILING ADDRESS: 1079 Anacona Ave Eagle, Idaho 83616
	PHONE: 208.867.8776 EMAIL: bob@hosac.com

I consent to this application and allow DSD staff / Commissioners to enter the property for site inspections. If owner(s) are a business entity, please include business documents, including those that indicate the person(s) who are eligible to sign.

Signature: Jeff Likes *Date:* 12.20.2023

(AGENT) ARCHITECT ENGINEER BUILDER	CONTACT NAME: Jeff Likes
	COMPANY NAME: ALC Architecture
	MAILING ADDRESS: 1119 E State St #120 Eagle, Idaho 83616
	PHONE: 208.514.2713 EMAIL: jeff@alcarchitecture.com

SITE INFO	STREET ADDRESS: 5023 E Victory Nampa Idaho
	PARCEL #: R30673010 R30673010 LOT SIZE/AREA: 3.42 acres
	LOT: BLOCK: SUBDIVISION:
	QUARTER: SECTION: TOWNSHIP: RANGE:
	ZONING DISTRICT: FLOODZONE (YES/NO): No

HEARING LEVEL APPS	_____CONDITIONAL USE	_____COMP PLAN AMENDMENT	_____CONDITIONAL REZONE
	_____ZONING AMENDMENT (REZONE)	_____DEV. AGREEMENT MODIFICATION	_____VARIANCE > 33%
	_____MINOR REPLAT	_____VACATION	_____APPEAL
	_____SHORT PLAT SUBDIVISION	_____PRELIMINARY PLAT SUBDIVISION	_____FINAL PLAT SUBDIVISION

DIRECTORS DECISION APPS	_____ADMINISTRATIVE LAND DIVISION	_____EASEMENT REDUCTION	_____SIGN PERMIT
	_____PROPERTY BOUNDARY ADJUSTMENT	_____HOME BUSINESS	_____VARIANCE 33% >
	_____PRIVATE ROAD NAME	_____TEMPORARY USE	_____DAY CARE
	X OTHER Design Review		

CASE NUMBER: AD2023-0135 DATE RECEIVED: 12/28/23

RECEIVED BY: Deb Root APPLICATION FEE: $600 CK MO (CC) CASH

Revised 1/3/21

December 20, 2023

Canyon County Planning and Zoning

C/O: Design Review

Re: The Cottages

To Whom It May Concern:

Pursuant to our design review application pertinent to the site located at the 5023 Victory Road Nampa, Idaho, we respectfully request approval to construct two 11,600 square foot assisted living facilities on the same lot.

The proposed project is compliant with design standards set forth by Canyon County.

The site is currently being used as an assisted living facility with septic and a well. The site will continue to be used as an assisted living facility with septic on the south and drainage will also be on the south. We are planning on extending the water down Victory and connect to it.

Pertaining to the architectural character of the project, we are using a combination of hardi board horizontal siding, hardi board cedar shake siding, and a wainscot of premanufactured stone with roof overhangs to provide interest and intrigue to the building. With close adherence to façade material change both vertically and horizontally, we believe the building breaks up the rhythm well with distinct architectural elements throughout.

Pedestrian scale is achieved through ground level windows and doors, and landscaping around the structures along with patio spaces, and a walking path.

The Form of the building is broken up with varying roof heights, dormers, and shed dormers around the structures. At the corners of the buildings, a taller column of stone is used to bring mass to the building.

There are 34 designated parking spots on-site. They are located on the north and east side of the lot in a double loaded drive aisle as soon as one enters in from the street. The vehicle entrance wraps around the front building in a loop which comes back around the other side of the parking lot creating a continuous path for ease of access and navigation. Pedestrian walkways are present, leading to the front entrances.

The facility itself does not use very many parking spaces, as the tenants do not drive. There is a community van that drive the tenants if they need to go anywhere.

The is only one construction phase proposed for this project.

We don't believe the use will affect the surrounding neighbors, as this site is currently being used an assisted living facility, and the patrons are very quiet and very respectful nighbors.

We appreciate your consideration of our design review application.

Should you have any questions or concerns regarding this project please do not hesitate to contact me. We thank you for your time and consideration.

Thank you,

Jeff Likes, President
ALC Architecture
1119 E. State St. Suite 120
Eagle, ID 83616

KEY NOTES

1. CONCRETE DECK/WALK SLAB OVER COMPACTED SAND AND GRAVEL BASE WITH CONTROL JOINTS AT 6'-0" O.C. AND EXPANSION JOINTS AT 20'-0" O.C. MAX. WITH LIGHT BROOM FINISH. SLOPE FOR POSITIVE DRAIN AWAY FROM BUILDING.
2. NEW CONCRETE CURB.
3. PROPERTY LINE.
4. TYPICAL HANDICAP SPACE W/ SYMBOL, RAMP AND SIGN.
5. TYPICAL STANDARD PARKING SPACE. (9'-0" x 21'-0")
6. BICYCLE RACK
7. PEDESTRIAN RAMP, 1:12 SLOPE W/ SCORING AT 6" O.C.
8. TYPICAL PARKING STRIPPING WITH (2) COATS 4" WIDE REFLECTIVE TRAFFIC WHITE PAINT.
9. HANDICAP ACCESS LANE WITH 4" WIDE DIAGONAL PAINTED STRIPPING AT 24" O.C.
10. LANDSCAPING, SEE LANDSCAPING PLANS
11. ASPHALT PAVING, SEE CIVIL.
12. PROPOSED 6'-0" SOLID VINYL FENCE.
13. PROPOSED 4' HIGH BLACK ROD IRON FENCE.
14. BUILDING SETBACK LINE.
15. SEPTIC AREA
16. DRAINAGE AREA
17. TRASH ENCLOSURE.
18. PROPOSED GAZEBO STRUCTURE.
19. PROPOSED MONUMENT SIGN LOCATION
20. VEHICLE TURNING RADIUS
21. PROPOSED CURB CUT

SITE ANALYSIS

ASSESSORS PARCEL NUMBER : R3067301

ADDRESS : 5023 VICTORY
NAMPA, IDAHO

LEGAL DESCRIPTION : 30 3N 1W NW TX 13301 IN NW NW

ZONE :

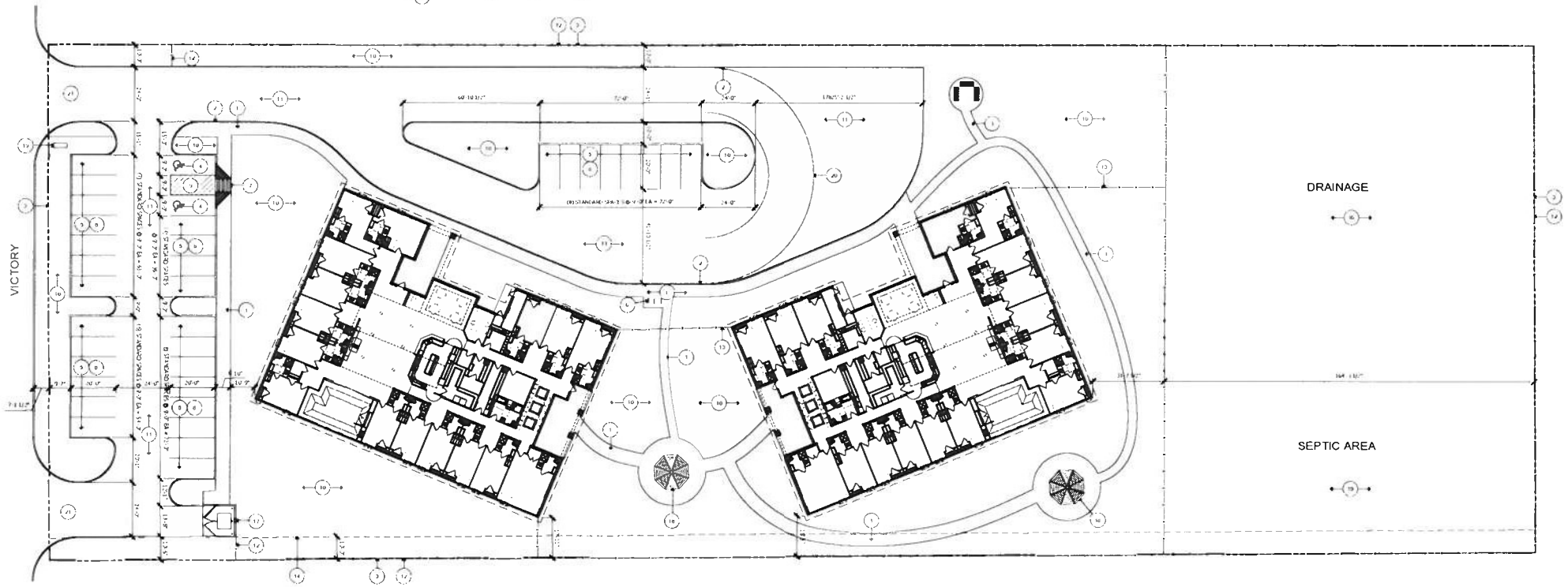
FUTURE LAND USE : RR- RURAL RESIDENTIAL

EXISTING LAND USE : ASSISTED LIVING

LOT AREA :
ACRES = 3.42 ACRES
SQUARE FOOTAGE = 148,975 SQUARE FEET

BUILDING AREA :
BUILDING 1 11,600 SQ. FT.
BUILDING 2 11,600 SQ. FT.
TOTAL 23,200 SQ. FT.

MAXIMUM HEIGHT: PROPOSED 19' 10 1/8"



SITE PLAN
SCALE: 1"=20'-0"

ALC collaborative

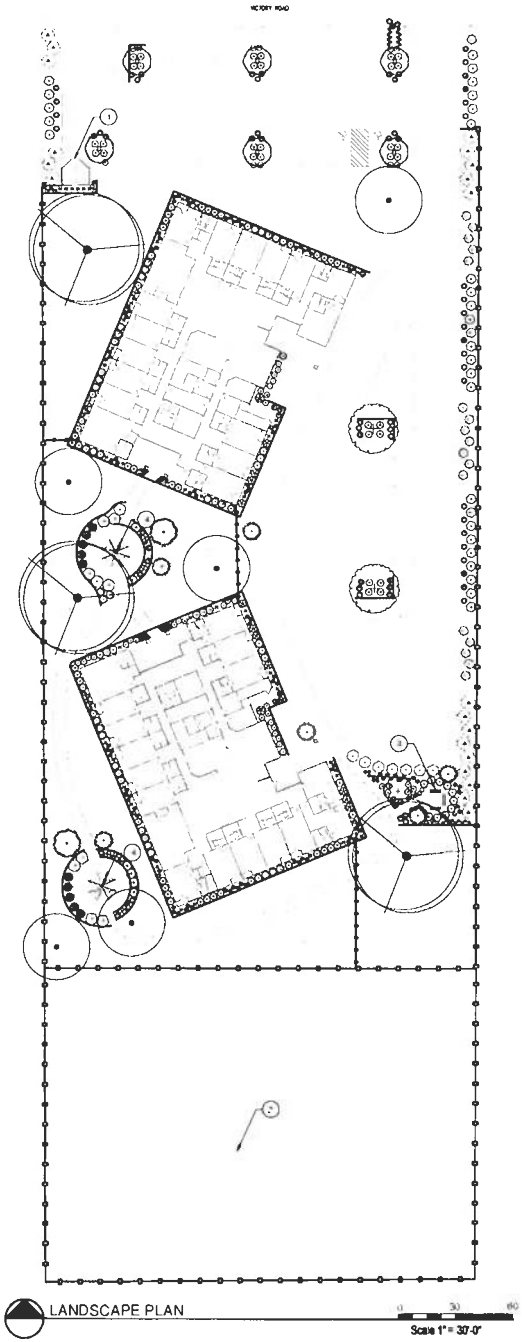
THE COTTAGES
5023 VICTORY
SITE LAYOUT
11 NOVEMBER 2023
alc : 2306.7

GENERAL LANDSCAPE NOTES - AGENCY SUBMITTAL

1. CONTRACTOR SHALL LOCATE AND IDENTIFY EXISTING UNDERGROUND AND OVERHEAD UTILITIES WITHIN CONTRACT WORK AREAS PRIOR TO CONSTRUCTION. CONTACT DIG LINE, INC. @ 1.800.342.1585. PROVIDE ADEQUATE MEANS OF PROTECTION OF UTILITIES AND SERVICES DESIGNATED TO REMAIN. REPAIR UTILITIES DAMAGED DURING SITE WORK OPERATIONS AT CONTRACTOR'S EXPENSE.
2. ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN NURSERYMAN STANDARDS FOR TYPE AND SIZE SHOWN.
3. ALL TOPSOIL TO BE AMENDED AT A RATIO OF 3 CU. YDS OF ORGANIC MATTER PER 1000 SQ. FT. ROTO-TILL ORGANIC MATER INTO THE TOP 6 INCHES OF TOPSOIL.
4. ALL SHRUB BEDS SHALL HAVE A MIN 12 INCHES OF TOPSOIL. ALL PLANTER ISLANDS SHALL HAVE MIN 12" TOPSOIL AND ALL LAWN AREAS SHALL HAVE MIN 6" TOPSOIL. SPREAD, COMPACT AND FINE GRADE SMOOTHLY TO 3 INCHES BELOW THE SURFACE OF WALKWAYS AND CURBS.
5. FINISH GRADES ARE TO BE SMOOTH WITH POSITIVE DRAINAGE IN ACCORDANCE WITH THE GRADING PLAN.
6. TOPSOIL SHALL BE A LOOSE, FRIABLE, SANDY LOAM, CLEAN AND FREE OF ROCKS (LARGER THAN 2 INCHES), WEEDS, ROOTS, GRASS, OR OTHER FOREIGN MATERIAL THAT IS HARMFUL TO PLANT GROWTH. TOPSOIL SHALL HAVE A PH OF 5.5 TO 7.0.
7. WHERE POSSIBLE, RE-USE EXISTING SURFACE TOPSOIL FROM SITE. VERIFY TOPSOIL WILL MEET THE REQUIREMENTS AND AMEND AS NECESSARY. IMPORT WHEN EXISTING TOPSOIL QUANTITIES ARE INSUFFICIENT.
8. IF IMPORTING TOPSOIL FROM OFFSITE, OBTAIN FROM LOCAL SOURCES THAT HAVE SIMILAR SOIL CHARACTERISTICS TO THE PROJECT SITE. NEW TOPSOIL MUST BE FERTILE, FRIABLE, NATURAL LOAM, REASONABLY FREE OF SUBSOIL, CLAY CLUMPS, WEEDS, ROOTS, STONES LARGER THAN 1 INCH. REPRESENTATIVE SAMPLES SHALL BE TESTED FOR ACIDITY, FERTILITY AND GENERAL TEXTURE. COPIES OF THE TESTING AGENCY'S FINDINGS AND RECOMMENDATIONS SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT.
9. ALL PLANTED BEDS TO RECEIVE A MIN. 3" DEPTH OF 3/4" MINUS PERMA BARK MULCH. INSTALL A PERMEABLE FABRIC WEED BARRIER UNDER ROCK MULCH. IMPERMEABLE PLASTIC WEED BARRIERS ARE PROHIBITED. STAPLE ALL EDGES 10' MAX.
10. TREES PLANTED IN PARK STRIPS TO BE CENTERED IN STRIP.
11. NO SUBSTITUTIONS WILL BE ALLOWED WITHOUT CONSENT FROM THE LANDSCAPE ARCHITECT.
12. CONTRACTOR SHALL STAKE ALL TREES NECESSARY TO PREVENT THEM FROM BEING BLOWN OVER.
13. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR ONE YEAR AFTER THE DATE OF ACCEPTANCE BY OWNER. CONTRACTOR SHALL REPLACE ALL PLANT MATERIAL FOUND DEAD OR UNHEALTHY IMMEDIATELY WITH THE SAME SIZE AND SPECIES AT NO COST TO THE OWNER.
14. FERTILIZE ALL TREES WITH "AGRIFORM" PLANTING TABLETS. FOLLOW MANUFACTURER'S RECOMMENDATIONS.
15. CONTRACTOR IS RESPONSIBLE FOR THE IMMEDIATE CLEAN UP OF ANY TOPSOIL OR OTHER DEBRIS ON SITE CREATED FROM LANDSCAPE CONSTRUCTION OPERATIONS.

GENERAL IRRIGATION NOTES - AGENCY SUBMITTAL

1. ALL PLANT MATERIALS TO BE WATERED BY UNDERGROUND AUTOMATIC IRRIGATION SYSTEM.
2. COVERAGE: THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE ONE HUNDRED PERCENT (100%) COVERAGE WITH HEAD TO HEAD SPACING ON TRIANGULAR SPACING AS APPROPRIATE.
3. MATCHED PRECIPITATION RATES: SPRINKLER HEADS SHALL HAVE MATCHED PRECIPITATION RATES WITHIN EACH CONTROL VALVE.
4. IRRIGATION DISTRICTS: SPRINKLER HEADS IRRIGATING LAWN OR OTHER HIGH WATER DEMAND AREAS SHALL BE CIRCUITED SO THAT THEY ARE ON THE SEPARATE ZONE OR DISTRICT FROM THOSE IRRIGATING TREES, SHRUBS, OR OTHER REDUCED WATER DEMAND AREAS.
5. OVERSPRAY: SPRINKLER HEADS SHALL BE ADJUSTED TO REDUCE OVERSPRAY ONTO IMPERVIOUS SURFACES SUCH AS STREETS, SIDEWALKS, DRIVEWAYS, AND PARKING AREAS.



KEYNOTES

1. TRASH ENCLOSURE - SEE ARCHITECTURE
2. SEPTIC AND DRAINAGE AREA - SEE CIVIL
3. BENCHES - SEE DETAIL 5/L1
4. GAZEBO - SEE DETAIL 6/L1

LANDSCAPE LEGEND

- 6' TALL PRIVACY VINYL FENCE
- 8' TALL WROUGHT IRON FENCING

LANDSCAPE PLAN

Scale 1" = 30'-0"

PLANT SCHEDULE

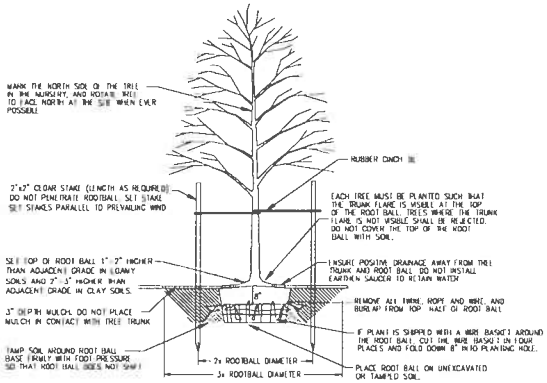
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	MATURE SIZE HXW	CLASS	QTY
TREES						
	Cornus florida 'Cherokee Chief'	Cherokee Chief Dogwood	2" Cal.	15'x20'		1
DECIDUOUS TREES						
	Acer ginnala	Amur Maple	8'-10' B&B	25'x15'	Class I	6
	Acer x freemanii 'Jeffersred'	Autumn Blaze Maple	2" CAL B&B	50'x40'	Class II	3
	Gleditsia triacanthos 'Skyline'	Skyline Honey Locust	2" CAL B&B	45'x35'	Class II	2
	Paulownia x taiwaniana 'Shanbaogood'	Shanbaogood Phoka Tree	2" Cal.	60' x 60'		1
EVERGREEN TREES						
	Cedrus deodara 'Karl Fuchs'	Karl Fuchs Deodar Cedar	10'-12' B&B	15'x4'		7
	Cedrus deodara 'Gold Cone'	Gold Cone Deodar Cedar	8'-8' B&B	25'x15'		7
	Picea abies 'Cupressina'	Hornibey Spruce	10'-12' B&B	20'x8'		10
	Pinus nigra 'Vanderwolf's Pyramid'	Vanderwolf's Pyramid Pine	12'-12' B&B	40'x15'		9
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	MATURE SIZE HXW		QTY
SHRUBS						
	Berberis thunbergii 'Monler 1st'	Sunjoy Gold Pillar Japanese Barberry	2 GAL.	4'x2'		87
	Betula microphylla 'Tauhlar'	Faststar Birchbark	5 GAL.	4'x3'		6
	Caryopteris x clandonensis 'Blue Mist'	Blue Mist Shrub	2 GAL.	3'x3'		80
	Ludgymus fortunei 'Moonshadow 1st'	Moonshadow Ludgymus	2 GAL.	3'x3'		6
	Hauchera x 'Lime Rickey'	Lime Rickey Coral Bells	1 GAL.	1'x1'		8
	Hauchera x 'Sugar Plum'	Sugar Plum Coral Bells	1 GAL.	1.5'x1.5'		6
	Hauchera x 'Paprika'	Paprika Coral Bells	1 GAL.	1'x1'		15
	Hydrangea arborescens 'Abetwo'	Incrediball Hydrangea	5 GAL.	4'x4'		24
	Hydrangea paniculata 'Misty Vanay'	Panicled Hydrangea	5 GAL.	8'x8'		10
	Juniperus scopulorum 'Blue Arrow'	Blue Arrow Juniper	6'-8' B&B	12'x3'		38
	Ligularia dentata 'Othello'	Othello Ligularia	2 GAL.	5'x3'		6
	Ligustrum x vicaryi	Golden Privet	2 GAL.	8'x8'		70
	Mahonia repens	Creeping Mahonia	1 GAL.	2'x3'		23
	Physocarpus opulifolius 'Jefam' TM	Amber Jubilee Ninebark	2 GAL.	5'x4'		28
	Pinus mugo 'Mops'	Mugo Pine	5 GAL.	3'x3'		17
	Pinus mugo 'Pumilio'	Mugo Pine	5 GAL.	5'x5'		18
	Pinus strobus 'Blue Shag'	Blue Shag White Pine	5 GAL.	4'x4'		20
	Rhododendron x 'P.J.M.'	P.J.M. Rhododendron	2 GAL.	5'x5'		11
	Spiraea x vanhouttei 'Renaissance'	Renaissance Vanhoutte Spirea	2 GAL.	5'x8'		7
	Syringa x 'Penda'	Bloomerang Lilac	5 GAL.	4'x4'		36
GRASSES						
	Calamagrostis x acutiflora 'Overdam'	Overdam Feather Reed Grass	1 GAL.	6'x2'		62
	Pennisetum alopecuroides 'Hameln'	Hameln Dwarf Fountain Grass	1 GAL.	2'x2'		74
ANNUALS/PERENNIALS						
	Anemone sylvestris	Snowdrop Anemone	1 GAL.	1.5'x1.5'		7
	Chrysanthemum rubellum 'Shasta Cap'	Shasta Cap Daisy	1 GAL.	1'x1'		8
	Geranium x Johnson's Blue	Johnson's Blue Geranium	1 GAL.	1.5'x1.5'		7
	Hemerocallis x 'Happy Returns'	Happy Returns Daylily	1 GAL.	1.5'x1.5'		28
	Lavandula angustifolia 'Thumbelina Leigh'	Thumbelina Leigh English Lavender	1 GAL.	1'x1.5'		10
	Salvia nemorosa 'May Night'	May Night Sage	1 GAL.	2'x2'		16
SYMBOL	BOTANICAL NAME	COMMON NAME				QTY
GROUND COVERS						
	Turf Sod Rhizomatous	Rhizomatous Tall Fescue				MUSOS of

ALC collaborative
1119 E. State Street, Suite 120 - Eagle, Idaho 83616
p 208.514.7713 www.alccollaborative.com

BAER DESIGN GROUP, LLC
greg@baerdg.com
Ph. 208.859.1980

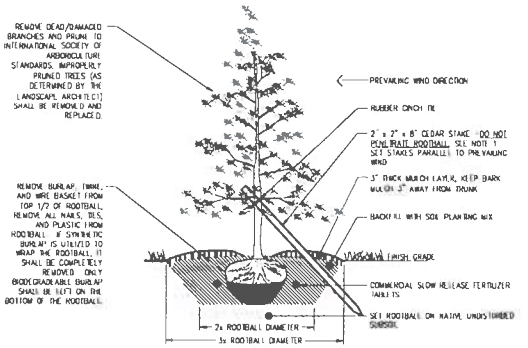
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THE COTTAGES
5023 VICTORY
SITE LAYOUT
11 NOVEMBER 2023
arc 23067



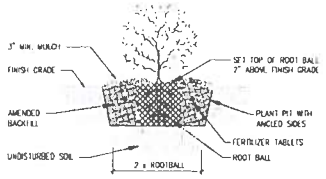
NOTES:
1. DO NOT HEAVILY PRUNE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, AND BROKEN AND DEAD BRANCHES. DO NOT PRUNE TERMINAL BUDS OF BRANCHES EXTENDING TO THE CROWN.
2. WRAP TREE TRUNKS ONLY UPON APPROVAL OF THE LANDSCAPE ARCHITECT.
3. STAKE TREES AS NECESSARY. STAKES MUST BE REMOVED WITHIN 12 MONTHS OF PLANTING.

1 TREE PLANTING DETAIL
NTS

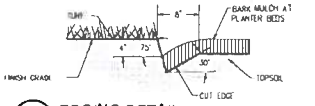


NOTES:
1. THE STAKING OF TREES IS TO BE THE CONTRACTOR'S OPTION. ALL STAKING SHALL BE REMOVED AT THE END OF THE ONE YEAR WARRANTY PERIOD.
2. WRAP RUBBER CINCH TIES AROUND THE TREE TRUNKS AND STAKES USING EITHER THE STANDARD OR FIGURE EIGHT TYING METHOD. SECURE THE TIES TO THE STAKES WITH GALVANIZED NAILS TO PREVENT SLIPPAGE.
3. WATER TREE THREE WITHIN THE FIRST 24 HOURS.

2 CONIFER TREE DETAIL
NTS



3 SHRUB PLANTING DETAIL
NTS



4 EDGING DETAIL
NTS



NOTES:
1. MODEL MBE-1700-00018 MAGUN BACKED BENCH WITHOUT SIDE ARMS
2. HIGH DENSITY PAPER COMPOSITE MATERIAL IN "SANDSTONE" COLOR.
3. 70 INCH LENGTH.
4. MATTE BLACK POWDERCOAT FINISH.

5 TREE PLANTING DETAIL
NTS



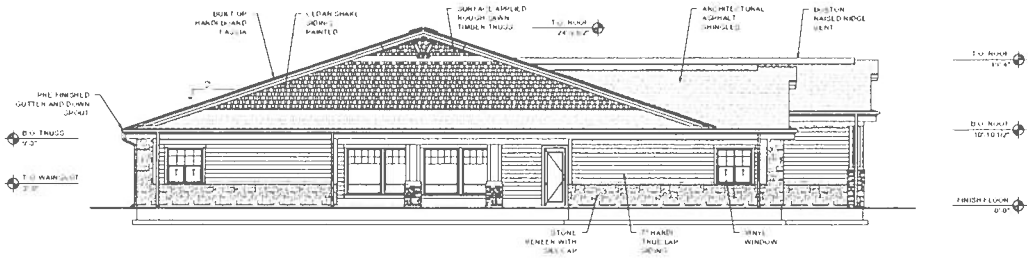
NOTES:
1. BLACK GAZEBO WITH METAL ROOF AND STRUCTURE.

6 Gazebo Concept
NTS

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p 208.514.2713 · www.alcarchitecture.com

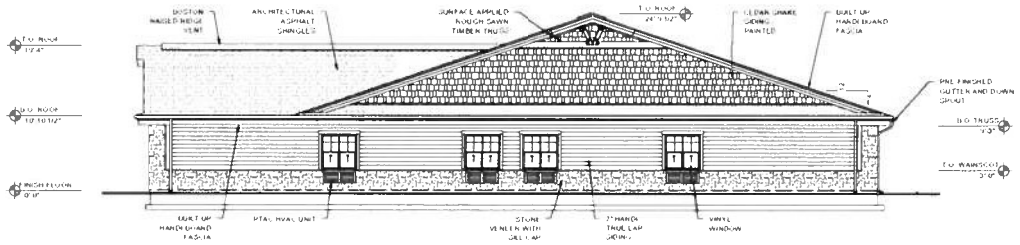
BAER DESIGN GROUP, LLC
greg@baerdg.com
Ph. 208.859.1980

THE COTTAGES
5023 VICTORY
SITE LAYOUT
11 NOVEMBER 2023
BDG 23067



ELEVATION - LEFT

SCALE: 1/8" = 1'-0"



ELEVATION - RIGHT

SCALE: 1/8" = 1'-0"

ALC Collaborative

THE COTTAGES

5x23 VICTORY
ELEVATIONS
11 NOVEMBER 2023
dk 23x07



ELEVATION - FRONT

SCALE: 1/8" = 1'-0"



ELEVATION - REAR

SCALE: 1/8" = 1'-0"

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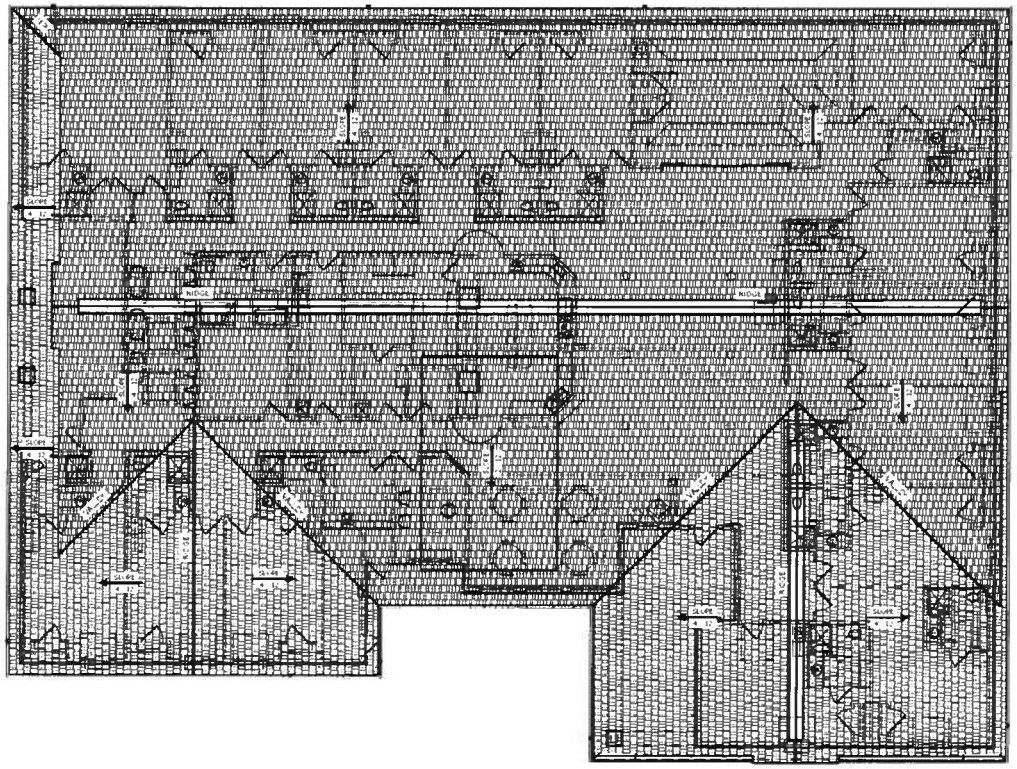
THE COTTAGES

5023 VICTORY

ELEVATIONS

11 NOVEMBER 2023

alc: 23067



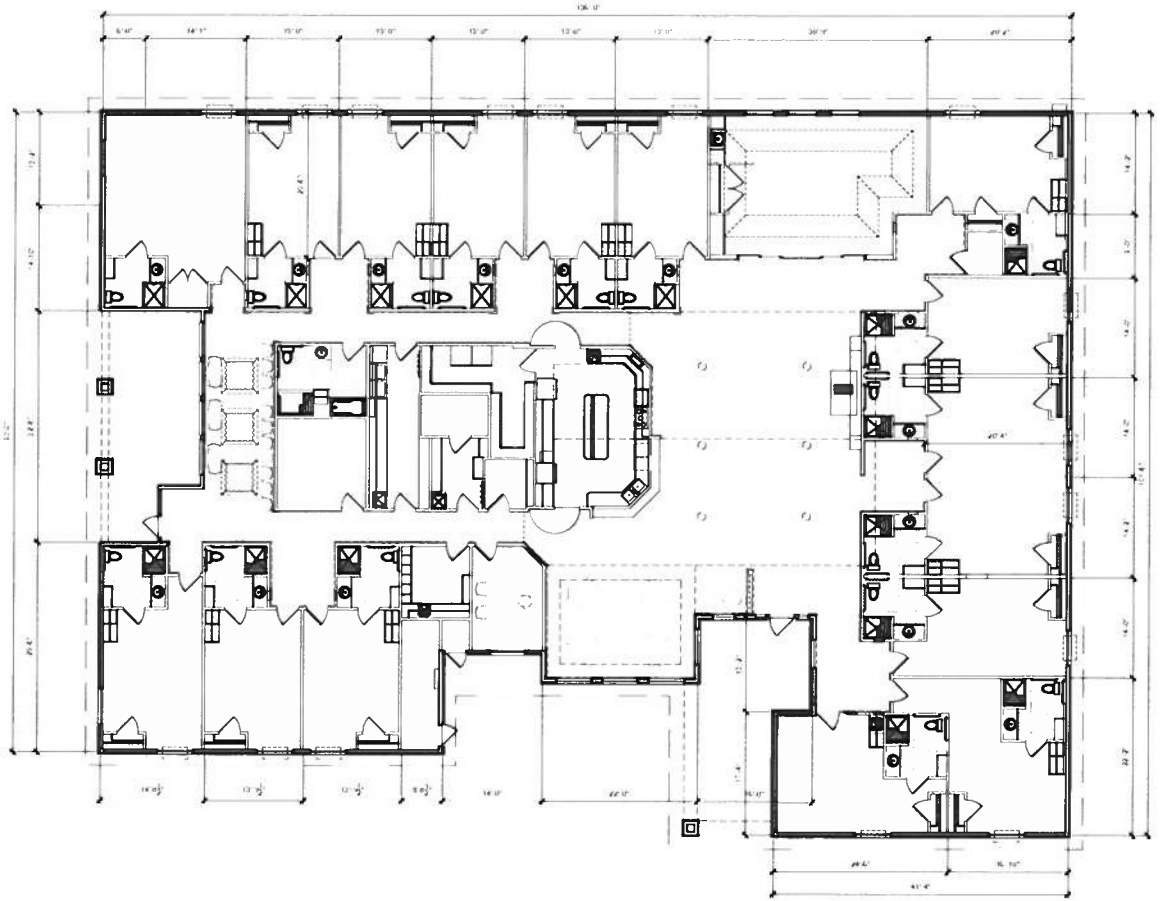
ROOF PLAN

SCALE: 1/8" = 1'-0"

ALC Collaborative

THE COTTAGES

5023 VICTORY
ROOF PLAN
11 NOVEMBER 2023
ALC 2340.7



FLOOR PLAN

SCALE: 1/8" = 1'-0"

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THE COTTAGES

5023 VICTORY
FLOOR PLAN
11 NOVEMBER 2023
ak: 23067













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THE COTTAGES
5023 VICTORY
ELEVATIONS
11 NOVEMBER 2023
ak: 23147

Exhibit B5.1

May 8, 2024

Deb Root, MBA
Canyon County Development Services
Canyon County, Idaho

RE: AD2023-0135 The Cottages-Nampa

Ms. Root,

Please let this letter serve as our Letter of Withdrawal from the above referenced project.

We certainly appreciate the time and effort the county/city helped us on this project and we may hopefully revisit this development in the future.

If you have any questions, please feel free to contact me at your convenience.

Sincerely,

Bob Hosac

Return | New Search | Tax Info | Print

Exhibit B6

General Information

Owner: Whcp Llc
Mailing Address: 44 S 1050 W Brigham City Ut 84302
Property Address: 5023 E Victory Rd
Neighborhood: 520041 Nampa Assisted Living

Parcel ID: 30673010 0
Property Class: 435 Comm Impr on Cat 13
Deeded Acres: 3.4200
District: 144-00

Last updated: 7/07/2025 05:32:14 PM

Map Info

Parcel ID	Link to Interactive Map (Click Below to Navigate to Map)
30673010 0	43233

Legal Descriptions

Description
30-3N-1W NW TX 13301 IN NW NW

Ownership Transfer History

Instrument	Date	Owner	Grantee	Type
2025006776	2/28/25	Cottages Nampa Llc	Whcp Llc	Single
2019006953	2/20/19	Cottage Investors Iii Llc	Cottages Nampa Llc	Single
2012024086	6/12/12	Cottage Investors Ii Llc	Cottage Investors Iii Llc	Single
2008010369	2/26/08	Aitchison Patricia Ann	Cottage Investors Ii Llc	Single
2008010369	2/26/08	Cottage Investors Ii Llc	Cottage Investors Ii Llc	Single

Exemption History

Effective Year	Modifier	Application Date	Exemption Expires	Override Amount	Percent	Total Value	Exemption Amount	Net Taxable Value
No modifier data is available for this record.								

Net Taxable Value

Tax Year	Description	Value
2025	Original	1,040,660
2024	Original	861,860

Value History

Year	Reason	Land Value	Improvement Value	Total Value
2025	02- Assessment Update	382,360	658,300	1,040,660
2024	02- Assessment Update	258,460	603,400	861,860
2023	02- Assessment Update	249,740	580,800	830,540

Year	Reason	Land Value	Improvement Value	Total Value
2022	02- Assessment Update	232,320	602,800	835,120
2021	02- Assessment Update	203,280	523,000	726,280

1 2 3 4 5 6 5 items per page 1 - 5 of 26 items

Values Eligible for State Reimbursement Credits

Tax Year	Value Desc	Value Amount

Land Details

Land Type	Acres	Total Value
EXCESS LAND	2.42	$121,000
22-COMM SQ FT (0.50 to 10.50)	1.00	$261,360

Improvements

Property Record	Improvement ID	Use Code	Description	Year Built	Length (ft.)	Width (ft.)	Area	Area Units
R01	D	DWELL	Dwelling	1980	n/a	n/a	4332	Fin SF
R02	01	DETGAR	Residential Detached Garage	1991	72.00	40.00	2880	SF

Additional Commercial Info.

Property Record	Use Code	Description	Gross Square Footage
No additional commercial improvements data is present.			

Floor Areas

▲ Property Record : R01

Property Record	Construction	Description	Code	Gross sq. ft.	Finished sq. ft.
R01	Wood frame w/sheathing	Floor Level	1.0	2,562	2,562
R01	Concrete block	Basement	B	1,770	1,770
Totals				Gross	Finished
				4332	4332

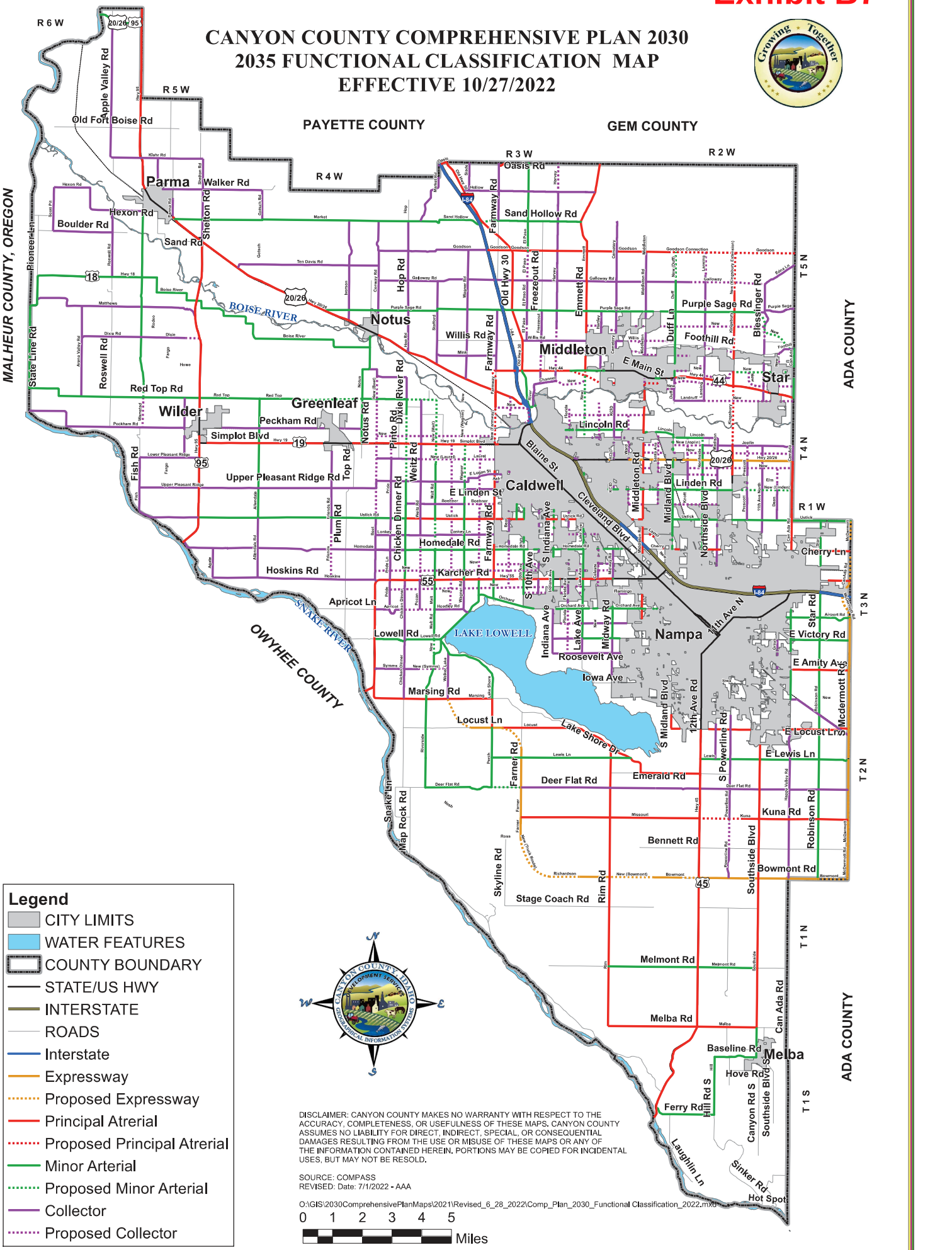
Commercial Floor Area

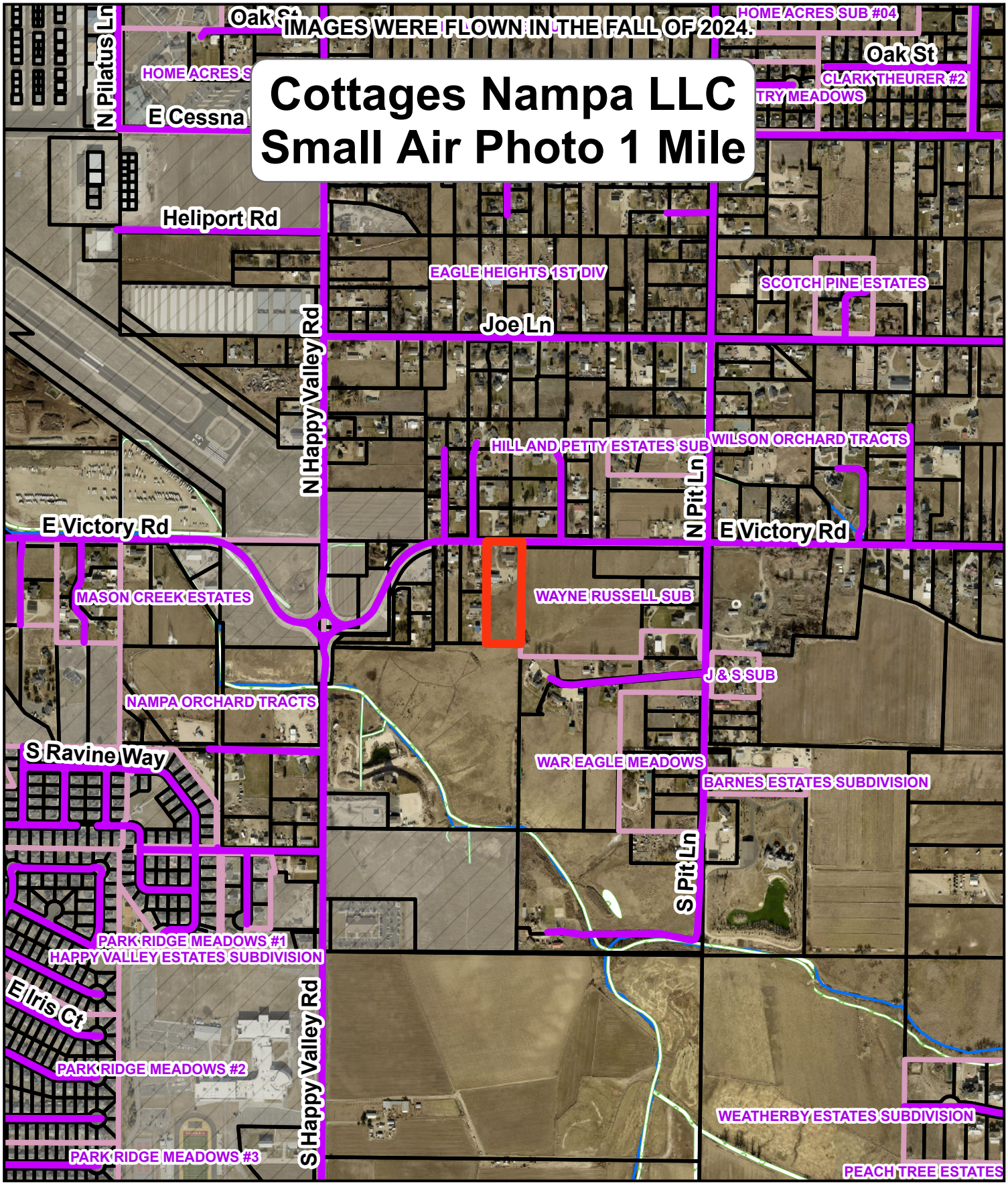
Permits

Filing Date	Inactive Date	Sq Ft	Permit Description
No permits data is available.			

Exhibit B7

CANYON COUNTY COMPREHENSIVE PLAN 2030
2035 FUNCTIONAL CLASSIFICATION MAP
EFFECTIVE 10/27/2022

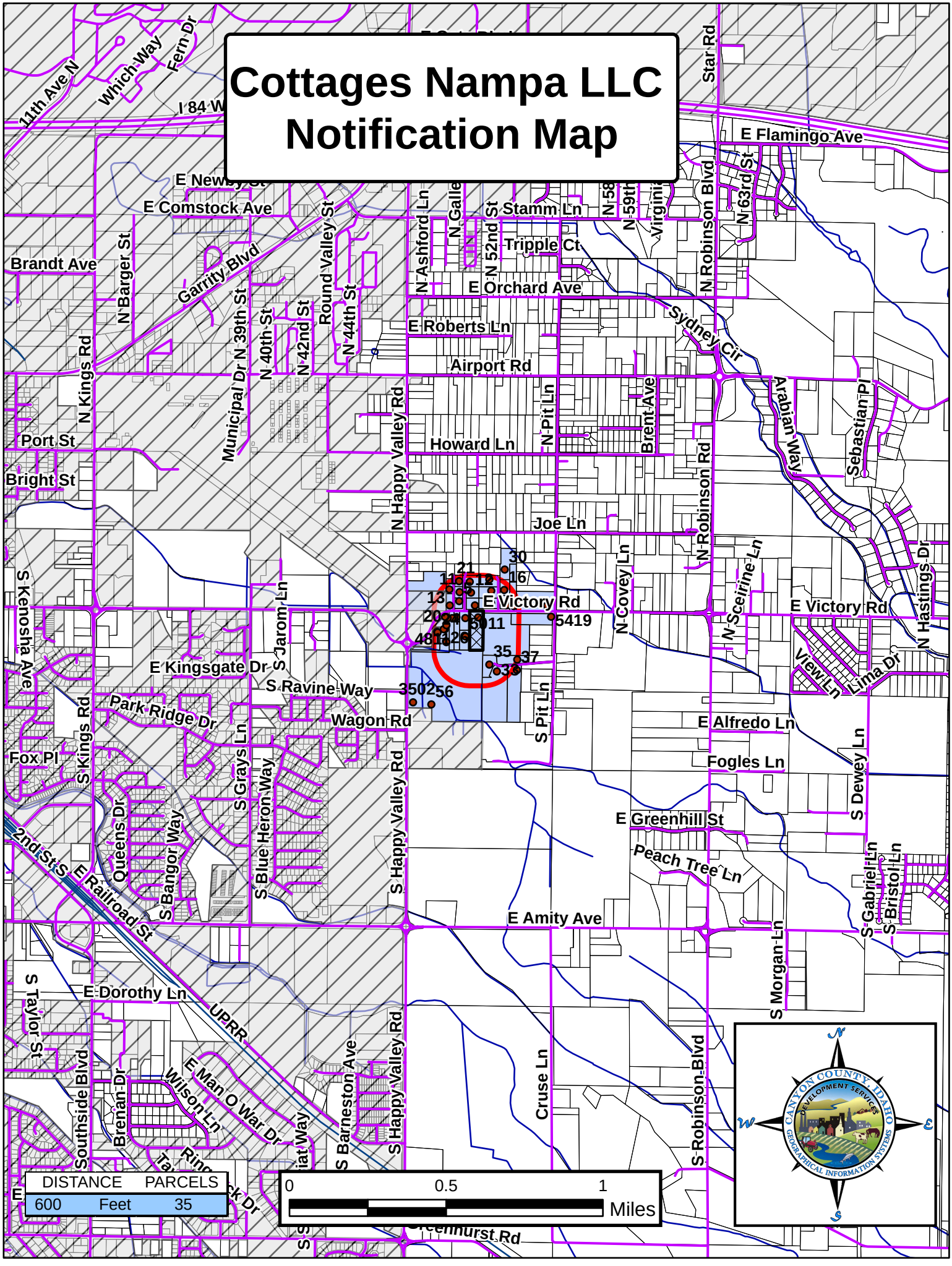




City_Limits
Wetlands

Exhibit B8.1

0 0.25 0.5 Miles

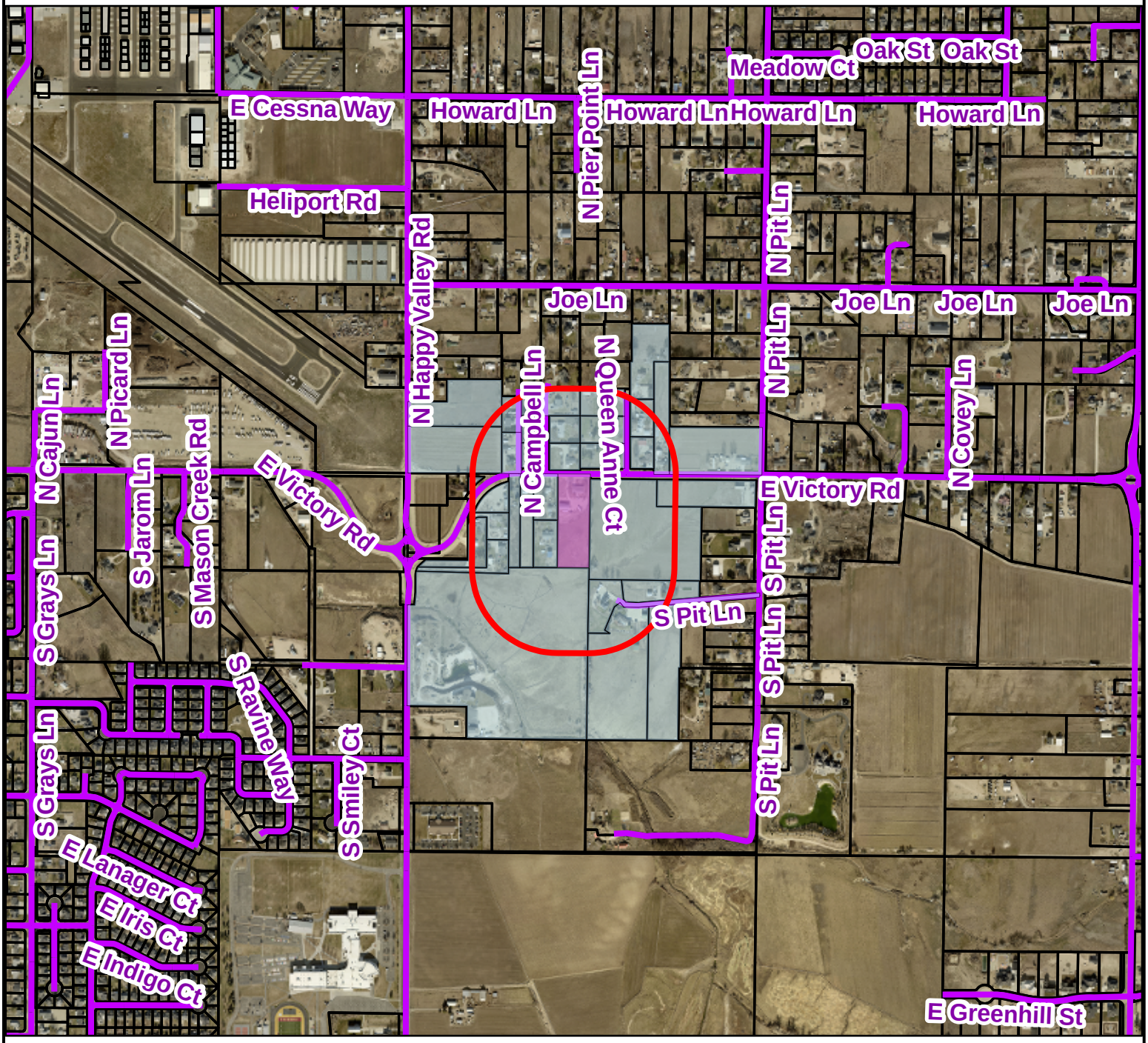

Cottages Nampa LLC
Notification Map
11th Ave N
Which Way
Fern Dr
I 84 W
E Flamingo Ave
Star Rd
E Comstock Ave
Brandt Ave
N Barger St
Garrity Blvd
Round Valley St
N Ashford Ln
N Galle
St Stamm Ln
N 58
N 59th
Virginia
N 63rd St
N Robinson Blvd
Tripple Ct
N 52nd St
E Orchard Ave
Sydney Cir
E Roberts Ln
Airport Rd
N 39th St
N 40th St
N 42nd St
N 44th St
N Kings Rd
Municipal Dr
Port St
Bright St
N Happy Valley Rd
N Pit Ln
Brent Ave
Howard Ln
Arabian Way
Sebastian Pl
N Robinson Rd
Joe Ln
N Covey Ln
N Sceirine Ln
N Hastings Dr
E Victory Rd
5419
S Kenosha Ave
S Jarom Ln
E Kingsgate Dr
S Ravine Way
Park Ridge Dr
Wagon Rd
S Pit Ln
View Ln
Lima Dr
E Alfredo Ln
Fox Pl
S Kings Rd
S Grays Ln
S Blue Heron Way
Fogles Ln
S Dewey Ln
E Greenhill St
Queens Dr
S Bangor Way
2nd St S
E Railroad St
Peach Tree Ln
S Gabriel Ln
S Bristol Ln
E Amity Ave
S Morgan Ln
S Taylor St
E Dorothy Ln
UPRR
Southside Blvd
Brenan Dr
E Man O War Dr
Wilson Ln
S Barneston Ave
S Happy Valley Rd
Cruse Ln
S Robinson Blvd
Greenhurst Rd
DISTANCE PARCELS
600 Feet 35
0 0.5 1 Miles
CANYON COUNTY, IDAHO
DEVELOPMENT SERVICES
GEOGRAPHICAL INFORMATION SYSTEMS

Neighborhood Notification Map
Parcel No. R30673010
Buffer Distance 600 Feet

Canyon County
Development Services
111 N. 11th Ave ROOM 310
Caldwell, ID 83605

This map is for informational purposes only and does not suggest approval of the project.

Date: 11/4/2025
By: TAlmeida



Legend

- NOTIFICATION BUFFER
- SUBJECT_PROPERTY
- NOTIFIED PARCELS
- TAX PARCELS
- Highway
- Interstate
- Local Road

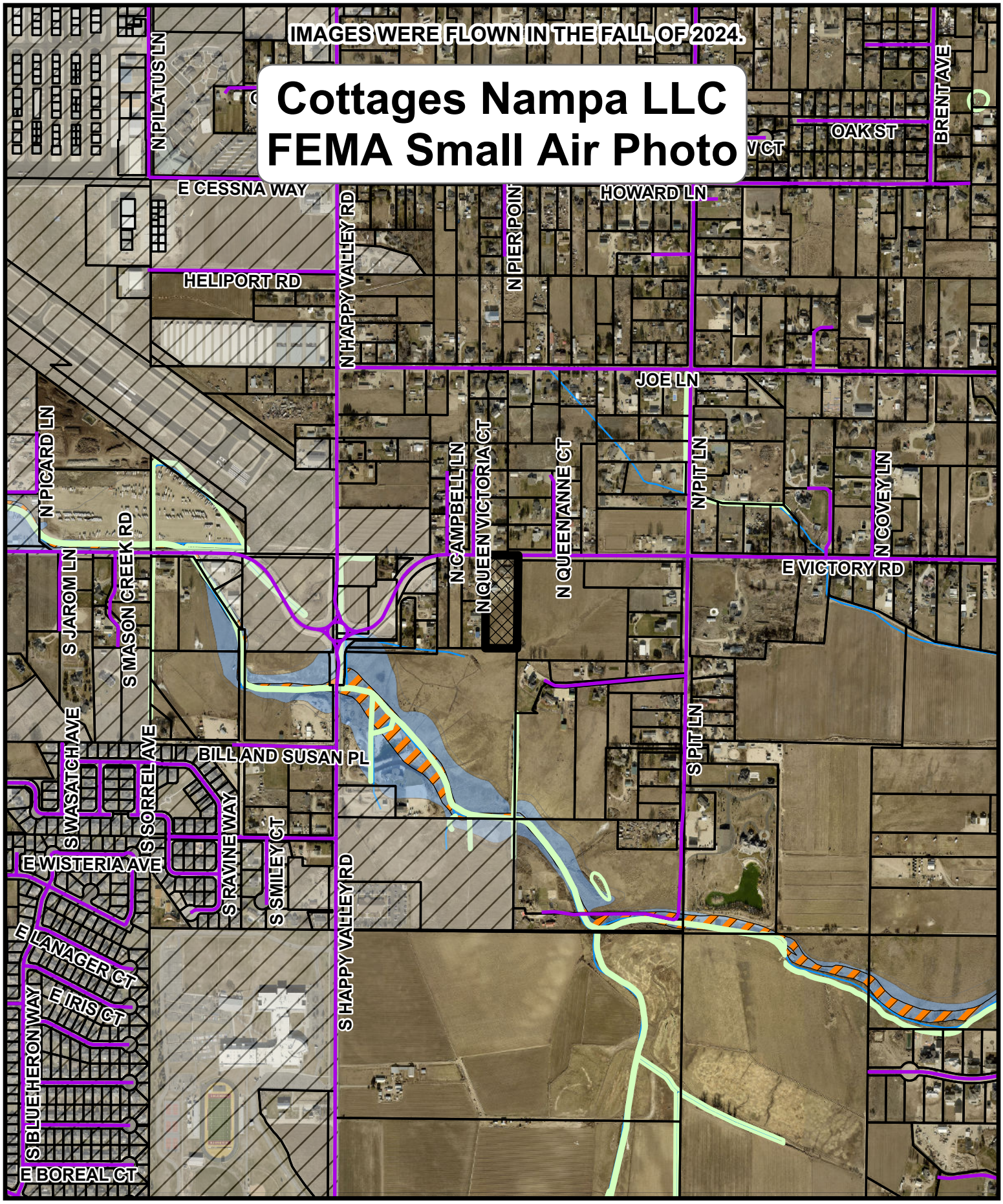
SCALE

0 0.2 0.4 Miles

Neighborhood listings and maps are provided "as-is" without warranties on accuracy, completeness, or timeliness. Users are solely responsible for determining their appropriateness for decision-making. Canyon County, ID makes no guarantees, express or implied, including fitness for any particular use. Maps are dynamic and subject to ongoing revisions; they do not represent a survey. Neither Canyon County nor its employees assume liability for any errors or damages arising from the use of this information.

IMAGES WERE FLOWN IN THE FALL OF 2024.

Cottages Nampa LLC
FEMA Small Air Photo

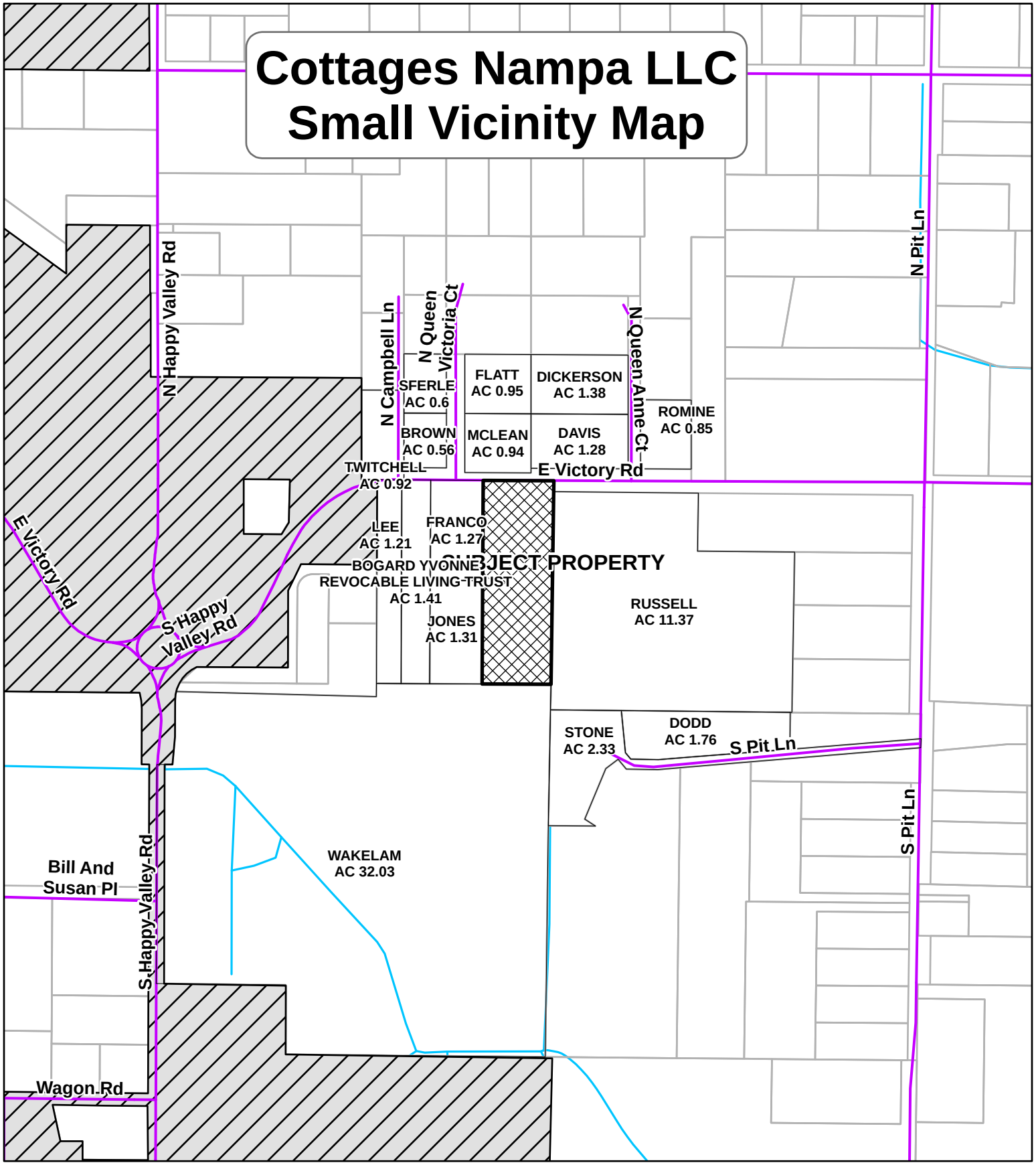


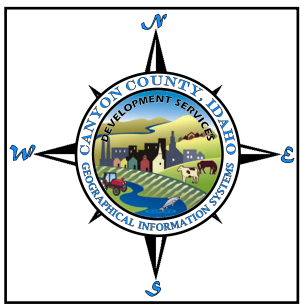
Legend

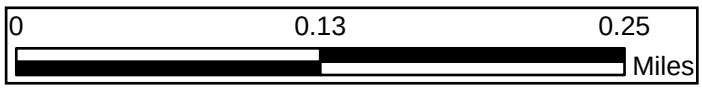
- SUBJECT_PROPERTY
- TAXLOTS
- WETLANDS
- A
- AE
- X

400 0 400 Feet

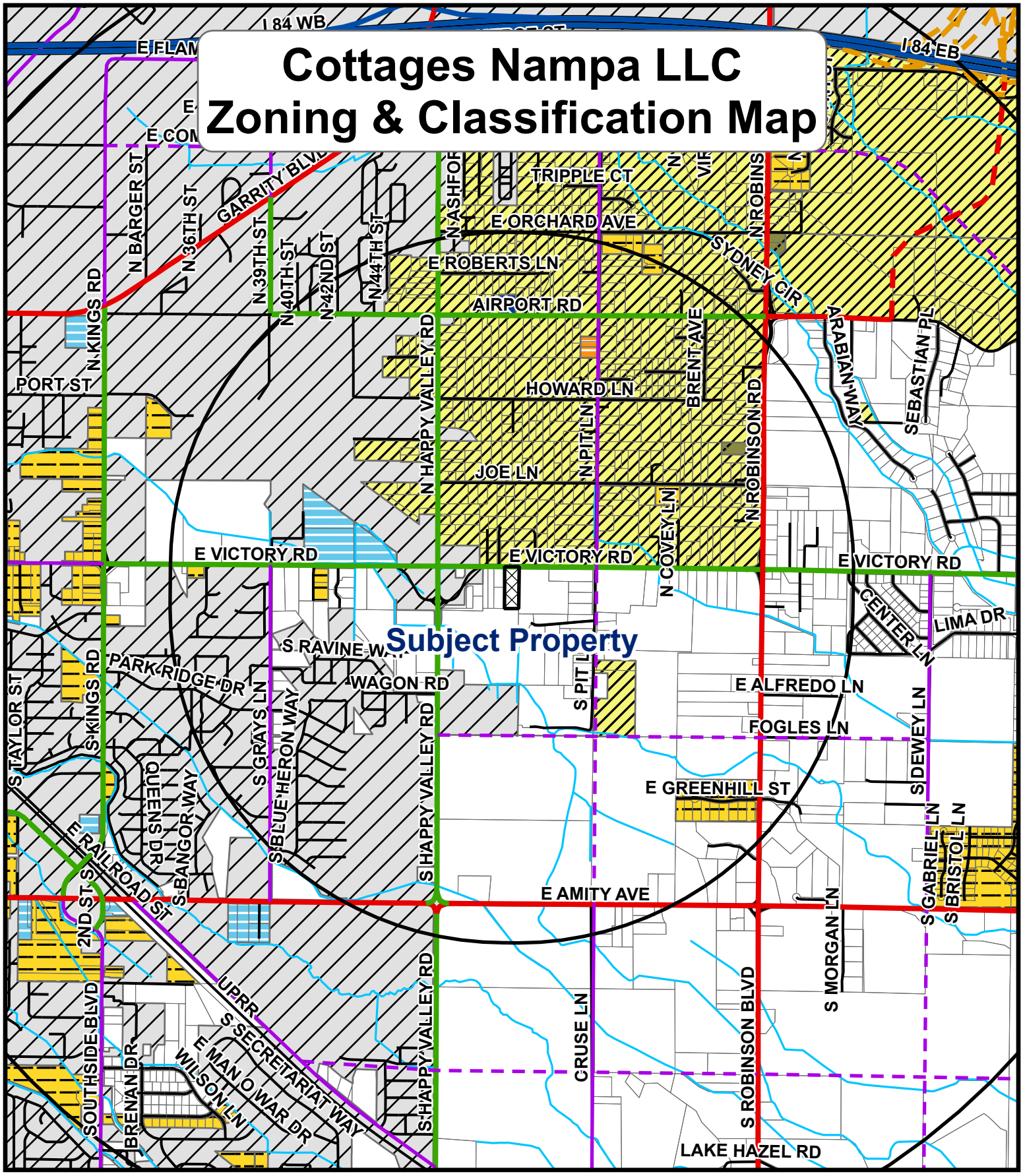
Cottages Nampa LLC
Small Vicinity Map







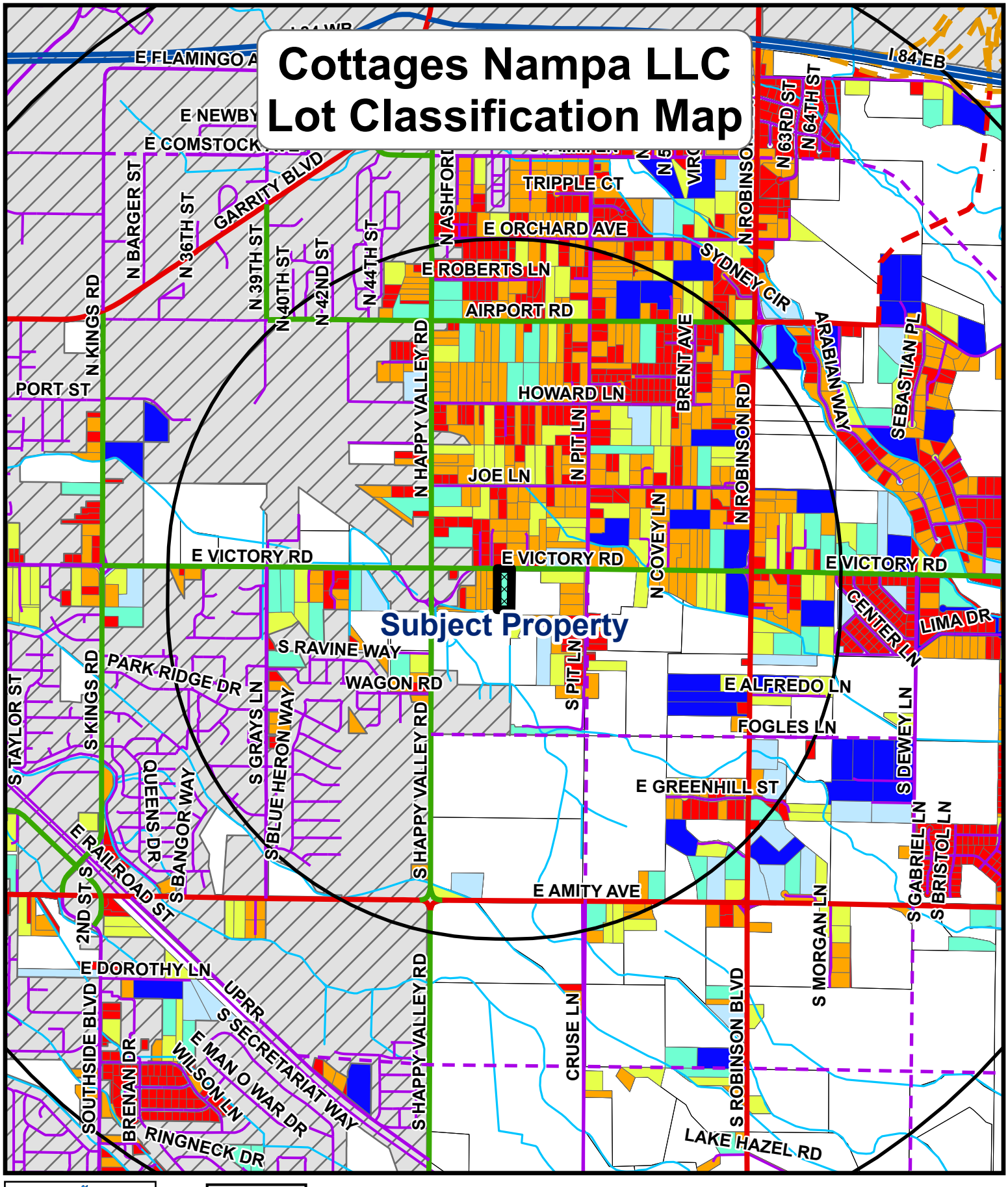
Cottages Nampa LLC
Zoning & Classification Map

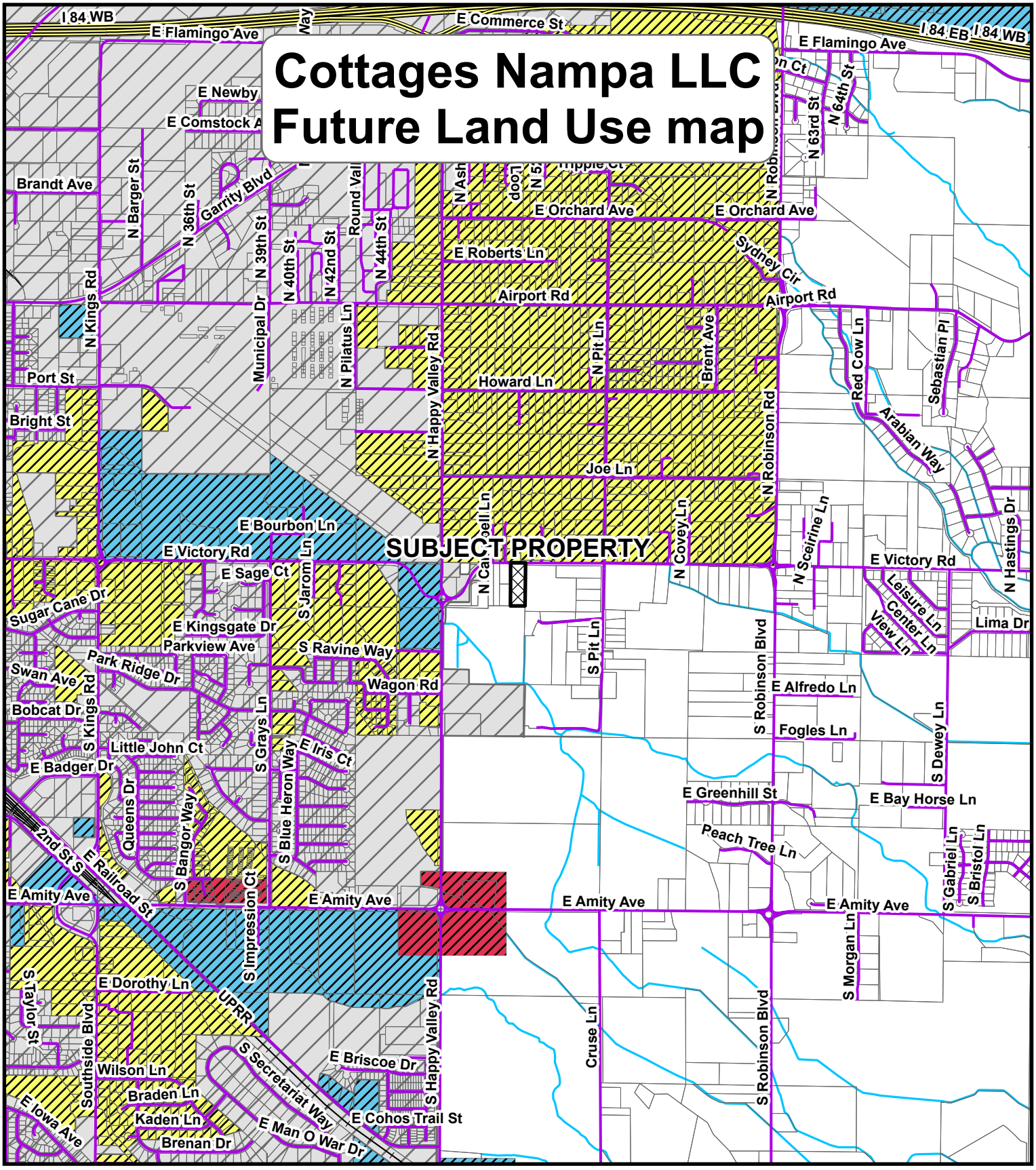


RR
CR-RR
R1
CR-R1
R2
C
C1
CR-C1
C2
CR-C2
M1
CR-M1
M2
AG
INTERSTATE
OTHER FREEWAY/ EXPRESSWAY
PROPOSED OTHER FREEWAY/ EXPRESSWAY
PRINCIPAL ARTERIAL
PROPOSED PRINCIPAL ARTERIAL
MINOR ARTERIAL
PROPOSED MINOR ARTERIAL
COLLECTOR
PROPOSED COLLECTOR

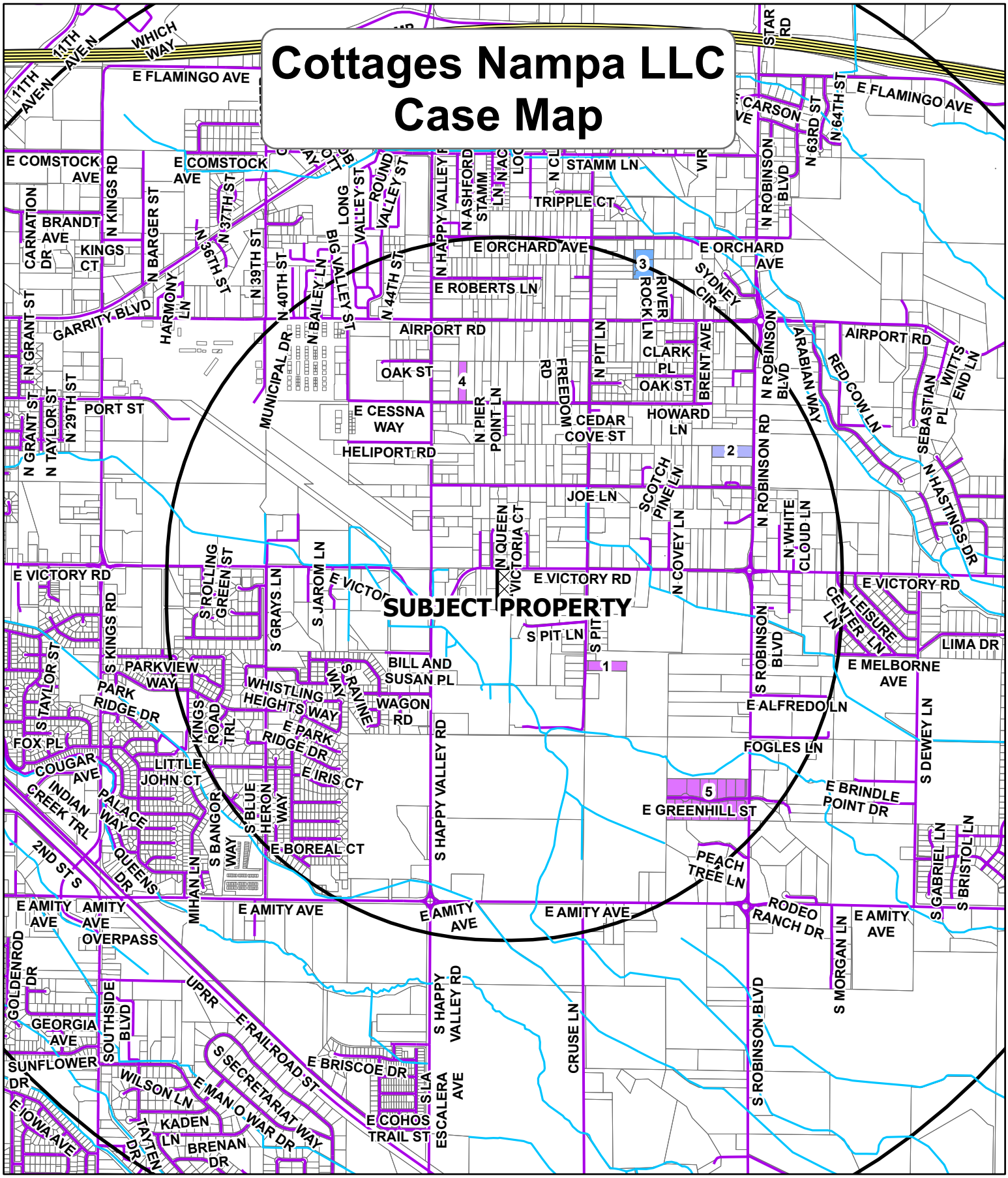
Exhibit B8.2

0 0.25 0.5 Miles


Cottages Nampa LLC
Lot Classification Map
Subject Property
E FLAMINGO A
I 84 EB
E NEWBY
E COMSTOCK
GARRITY BLVD
N BARGER ST
N 36TH ST
N 39TH ST
N 40TH ST
N 42ND ST
N 44TH ST
N ASHFORD
N KINGS RD
PORT ST
TRIPPLE CT
E ORCHARD AVE
E ROBERTS LN
AIRPORT RD
N HAPPY VALLEY RD
HOWARD LN
JOE LN
N PIT LN
BRENT AVE
N ROBINSON RD
SYDNEY CIR
ARABIAN WAY
SEBASTIAN PL
N 63RD ST
N 64TH ST
N COVEY LN
E VICTORY RD
E VICTORY RD
E VICTORY RD
CENTER LN
LIMA DR
S RAVINE WAY
PARK RIDGE DR
WAGON RD
S PIT LN
E ALFREDO LN
FOGLES LN
S DEWEY LN
S TAYLOR ST
S KINGS RD
S GRAYS LN
S BLUE HERON WAY
QUEENS DR
S BANGOR WAY
E GREENHILL ST
S GABRIEL LN
S BRISTOL LN
E RAILROAD ST
2ND ST S
S HAPPY VALLEY RD
E AMITY AVE
S MORGAN LN
E DOROTHY LN
UPRR
SOUTHSIDE BLVD
BRENAN DR
S SECRETARIAT WAY
E MAN O WAR DR
WILSON LN
RINGNECK DR
CRUSE LN
S ROBINSON BLVD
LAKE HAZEL RD
Lot Size
0.0 - 1.0
1.1 - 2.0
2.1 - 3.0
3.1 - 4.0
4.1 - 5.0
5.1 - 6.0
INTERSTATE
OTHER FREEWAY/ EXPRESSWAY
PROPOSED OTHER FREEWAY/ EXPRESSWAY
PRINCIPAL ARTERIAL
PROPOSED PRINCIPAL ARTERIAL
MINOR ARTERIAL
PROPOSED MINOR ARTERIAL
COLLECTOR
PROPOSED COLLECTOR
0 0.17 0.35
Miles


Cottages Nampa LLC
Future Land Use map
SUBJECT PROPERTY
I 84 WB
I 84 EB
E Flamingo Ave
E Commerce St
E Newby
E Comstock A
Brandt Ave
N Barger St
N 36th St
Garrity Blvd
N 39th St
N 40th St
N 42nd St
N 44th St
Round Val
N Ash
E Orchard Ave
N 63rd St
N 64th St
E Roberts Ln
Sydney Cir
Airport Rd
N Kings Rd
Municipal Dr
N Pilatus Ln
N Happy Valley Rd
N Pit Ln
Brent Ave
Howard Ln
Red Cow Ln
Sebastian Pl
Arabian Way
Port St
Bright St
Joe Ln
N Robinson Rd
N Hastings Dr
E Bourbon Ln
E Victory Rd
E Sage Ct
S Jarom Ln
N Covey Ln
N Sceirine Ln
Leisure Ln
Center Ln
View Ln
Lima Dr
Sugar Cane Dr
E Kingsgate Dr
Parkview Ave
S Ravine Way
Park Ridge Dr
Swan Ave
Wagon Rd
S Pit Ln
S Robinson Blvd
E Alfredo Ln
Bobcat Dr
S Kings Rd
Fogles Ln
S Dewey Ln
Little John Ct
E Badger Dr
S Grays Ln
E Iris Ct
S Blue Heron Way
Queens Dr
S Bangor Way
E Greenhill St
E Bay Horse Ln
Peach Tree Ln
2nd St S
E Railroad St
S Gabriel Ln
S Bristol Ln
E Amity Ave
S Impression Ct
S Morgan Ln
S Taylor St
E Dorothy Ln
UPRR
Southside Blvd
Cruse Ln
E Briscoe Dr
S Happy Valley Rd
S Secretariat Way
Wilson Ln
Braden Ln
E Cohos Trail St
E Iowa Ave
Kaden Ln
E Man O War Dr
Brenan Dr
Future Land Use 2030
COMMERCIAL
INDUSTRIAL
RESIDENTIAL
RURAL RESIDENTIAL
0
0.5
1
Miles
Exhibit B8.3

Cottages Nampa LLC Case Map



Year
2020
2021
2022
2023
2024
2025

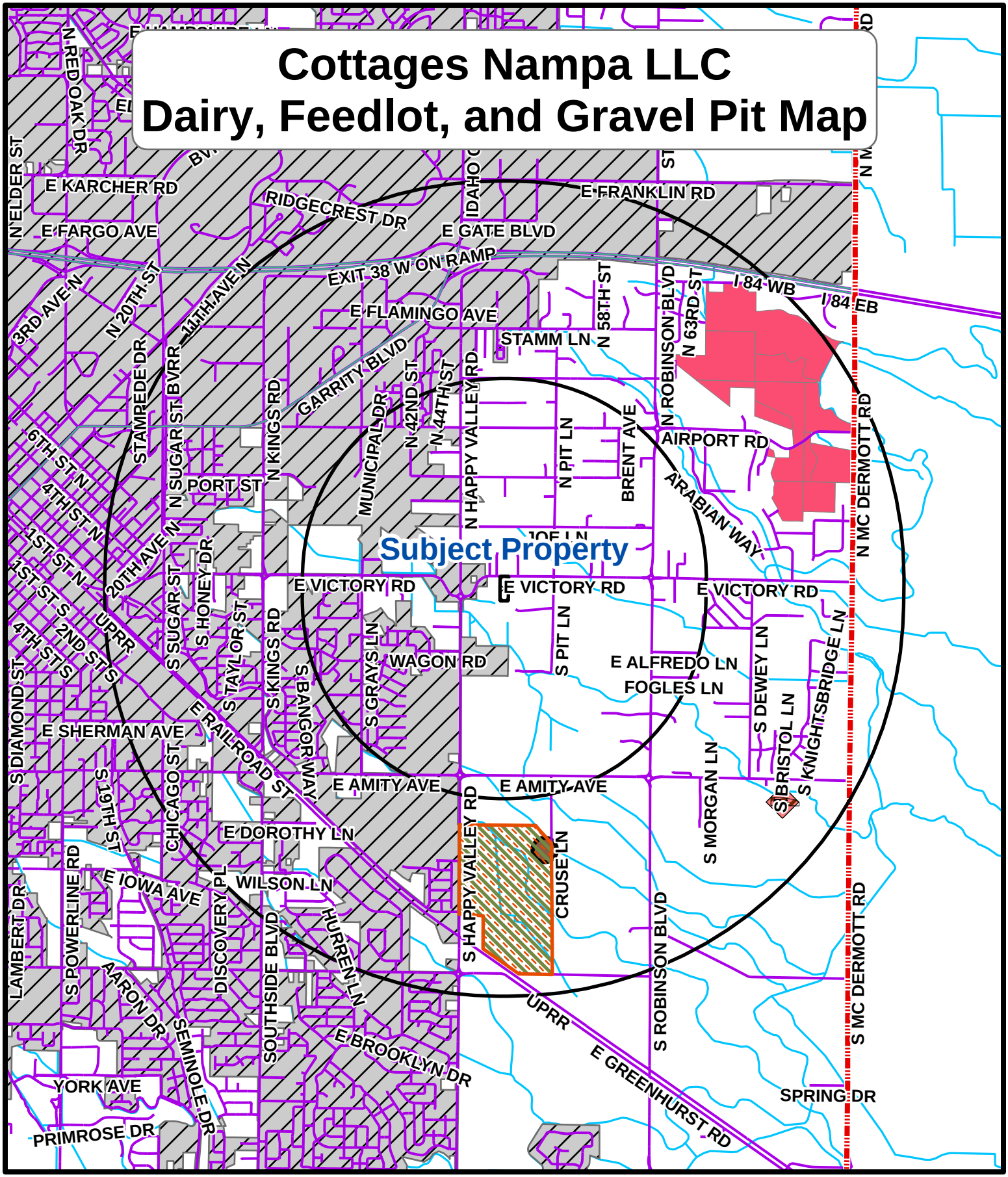
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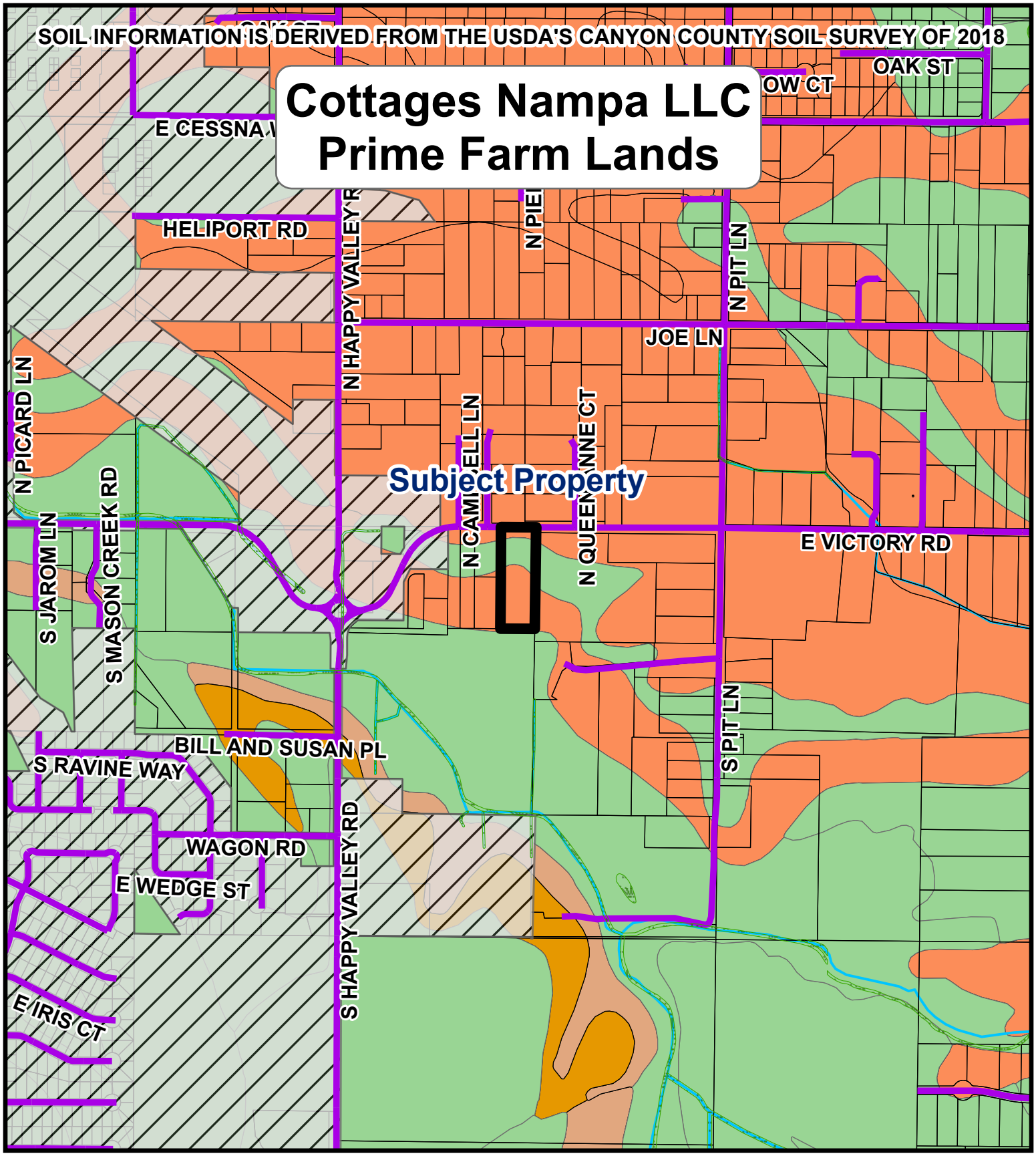
0 0.5 1 Miles

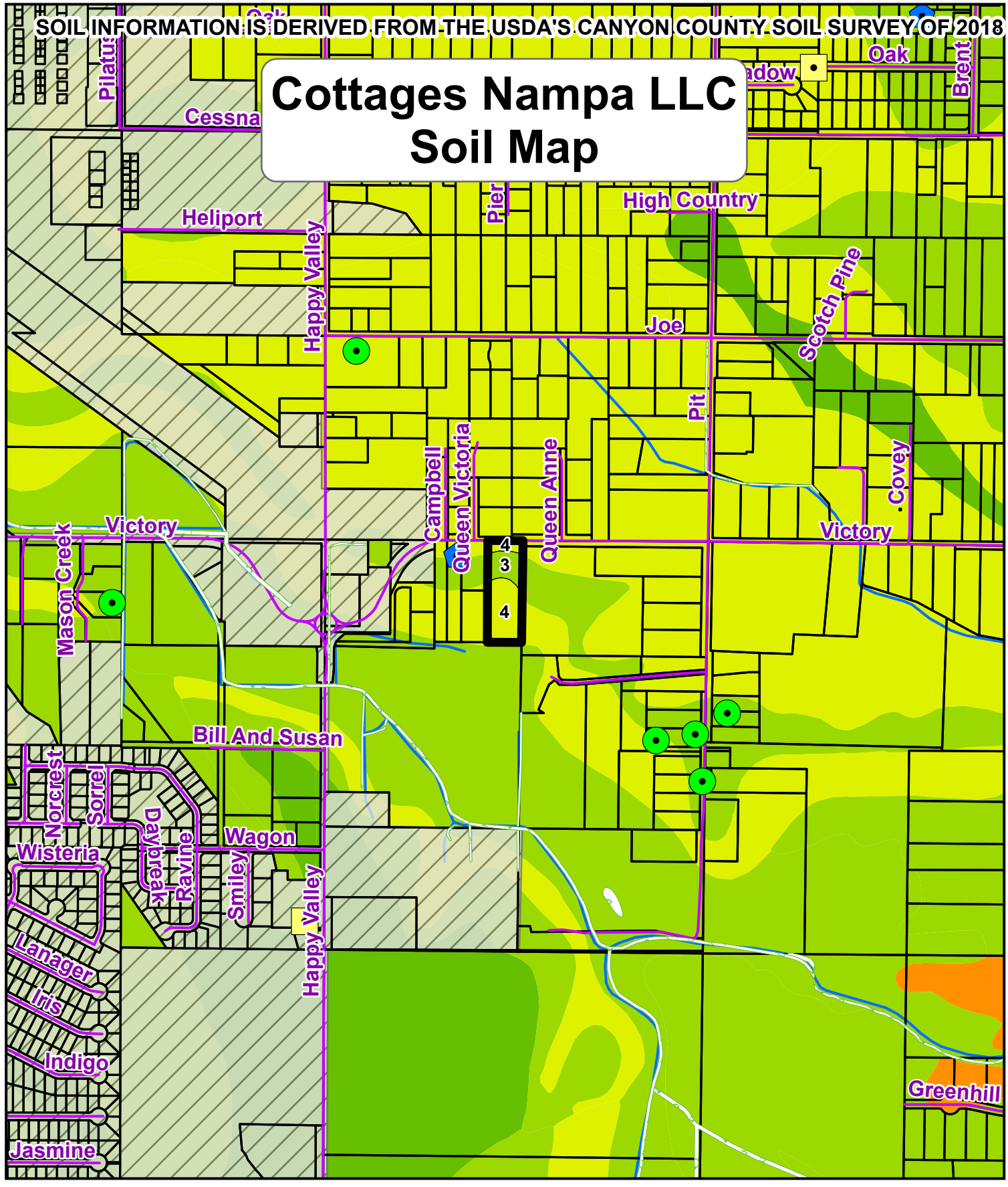
CASE SUMMARY

ID	CASENUM	REQUEST	CASENAME	FINALDECIS
1	SD2020-0012	Plat - Barnes Estates Sub	Barnes Estates Sub	APPROVED
2	CR2022-0013	Rezone RR to CR-R1	Guzman	APPROVED
3	SD2019-0030	Short Plat- 3 lots	Ryslanchik Sub	APPROVED
4	PH2016-51-APL	Temp Public Qasi Religious related events	Wat Idahoophoxaiyaraam Inc.	APPROVED
5	SD2019-0053	Plat - Weatherby Estates	Weatherby Estates	APPROVED

Cottages Nampa LLC
Dairy, Feedlot, and Gravel Pit Map




SOIL INFORMATION IS DERIVED FROM THE USDA'S CANYON COUNTY SOIL SURVEY OF 2018
Cottages Nampa LLC
Prime Farm Lands
OAK ST
E CESSNA
HELIPORT RD
N HAPPY VALLEY R
N PIE
N PIT LN
JOE LN
N PICARD LN
N CAMI ELL LN
N QUEEN NNE CT
Subject Property
E VICTORY RD
S JAROM LN
S MASON CREEK RD
BILL AND SUSAN PL
S RAVINE WAY
S PIT LN
WAGON RD
E WEDGE ST
S HAPPY VALLEY RD
E IRIS CT
TAXLOTS
City_Limits
WETLANDS
2C_Hydro
FARMLAND
Farmland of statewide importance
Farmland of statewide importance, if irrigated
Farmland of statewide importance, if irrigated and reclaimed of excess salts and sodium
Not prime farmland
Water/Gravel Pit/ Rock outcrop/ Riverwash/ Terrace Escarpments
Prime farmland if irrigated
Prime farmland if irrigated and drained
Prime farmland if irrigated and reclaimed of excess salts and sodium
0
0.125
0.25
Miles


SOIL INFORMATION IS DERIVED FROM THE USDA'S CANYON COUNTY SOIL SURVEY OF 2018
Cottages Nampa LLC
Soil Map
Pilatus
Cessna
Oak
Brent
Heliport
Happy Valley
Pier
High Country
Scotch Pine
Joe
Pit
Covey
Campbell
Queen Victoria
Queen Anne
Victory
Victory
Mason Creek
4
3
4
Bill And Susan
Norcrest
Sorrel
Wagon
Wisteria
Ravine
Smiley
Happy Valley
Lanager
Iris
Indigo
Jasmine
Greenhill
Nitrate Priority Wells
0.005000 - 2.000000
2.000001 - 5.000000
5.000001 - 10.000000
10.000001 - 49.800000
IDWR_2C_Geothermal_
Wetlands
0
0.25
0.5
Miles

SOIL REPORT

SOIL CAPABILITY CLASS	SOIL CAPABILITY	SQUARE FOOTAGE	ACREAGE	PERCENTAGE
4	MODERATELY SUITED SOIL	17028.15	0.39	11.42%
4	MODERATELY SUITED SOIL	88291.61	2.03	59.22%
3	MODERATELY SUITED SOIL	43763.86	1.00	29.36%
		149083.62	3.42	100%

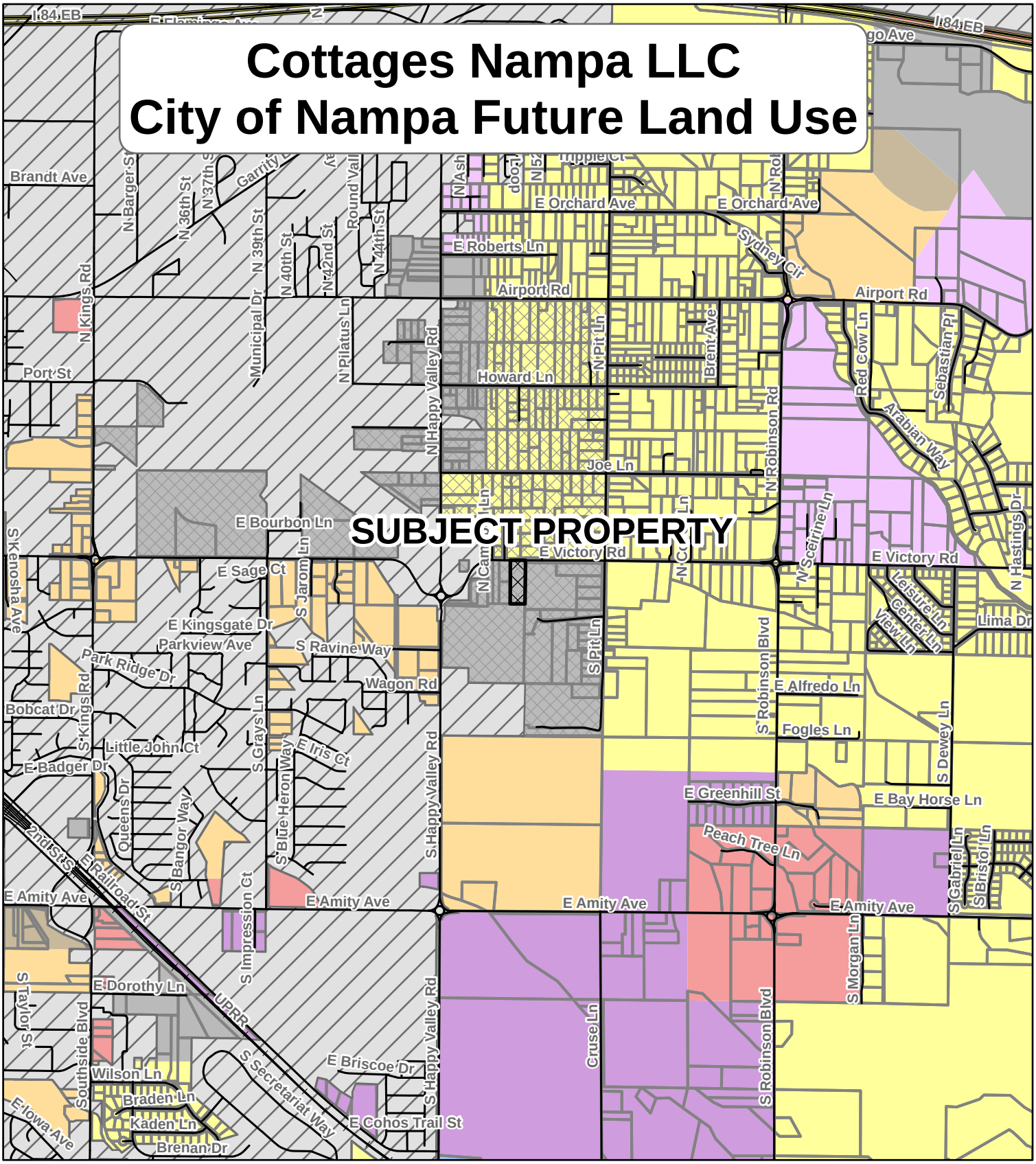
FARMLAND REPORT

SOIL NAME	FARMLAND TYPE	SQUARE FOOTAGE	ACREAGE	PERCENTAGE
ElA	Not prime farmland	17028.15	0.39	11.42%
ElC	Not prime farmland	88291.61	2.03	59.22%
EhB	Prime farmland if irrigated	43763.86	1.00	29.36%
		149083.62	3.42	100%

SOIL INFORMATION IS DERIVED FROM THE USDA's CANYON COUNTY SOIL SURVEY OF 2018

GRADE	SOILTYPE
1	BEST SUITED SOIL
2	BEST SUITED SOIL
3	MODERATELY SUITED SOIL
4	MODERATELY SUITED SOIL
5	LEAST SUITED SOIL
6	LEAST SUITED SOIL
7	LEAST SUITED SOIL
8	LEAST SUITED SOIL
9	LEAST SUITED SOIL

Cottages Nampa LLC
City of Nampa Future Land Use

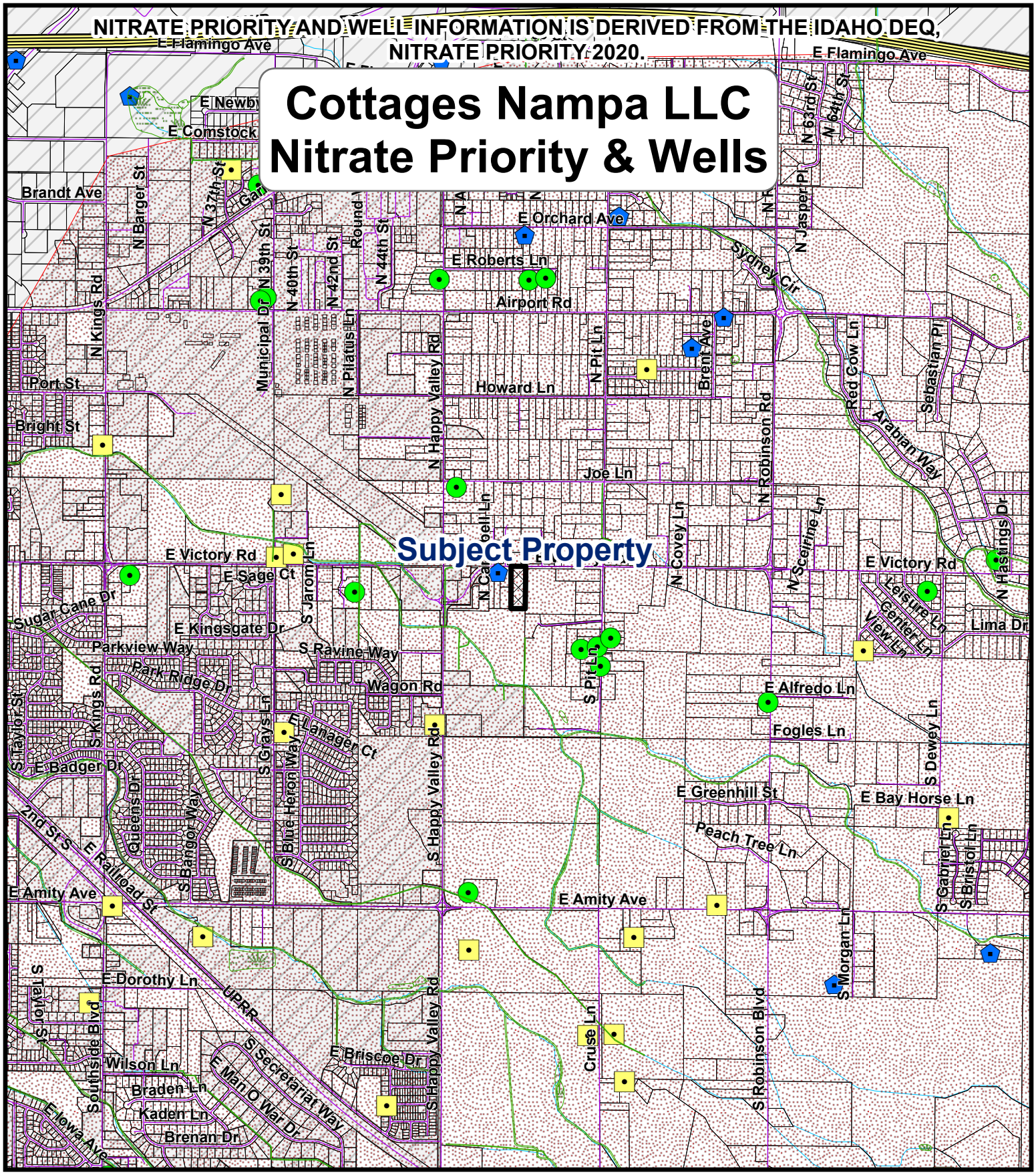


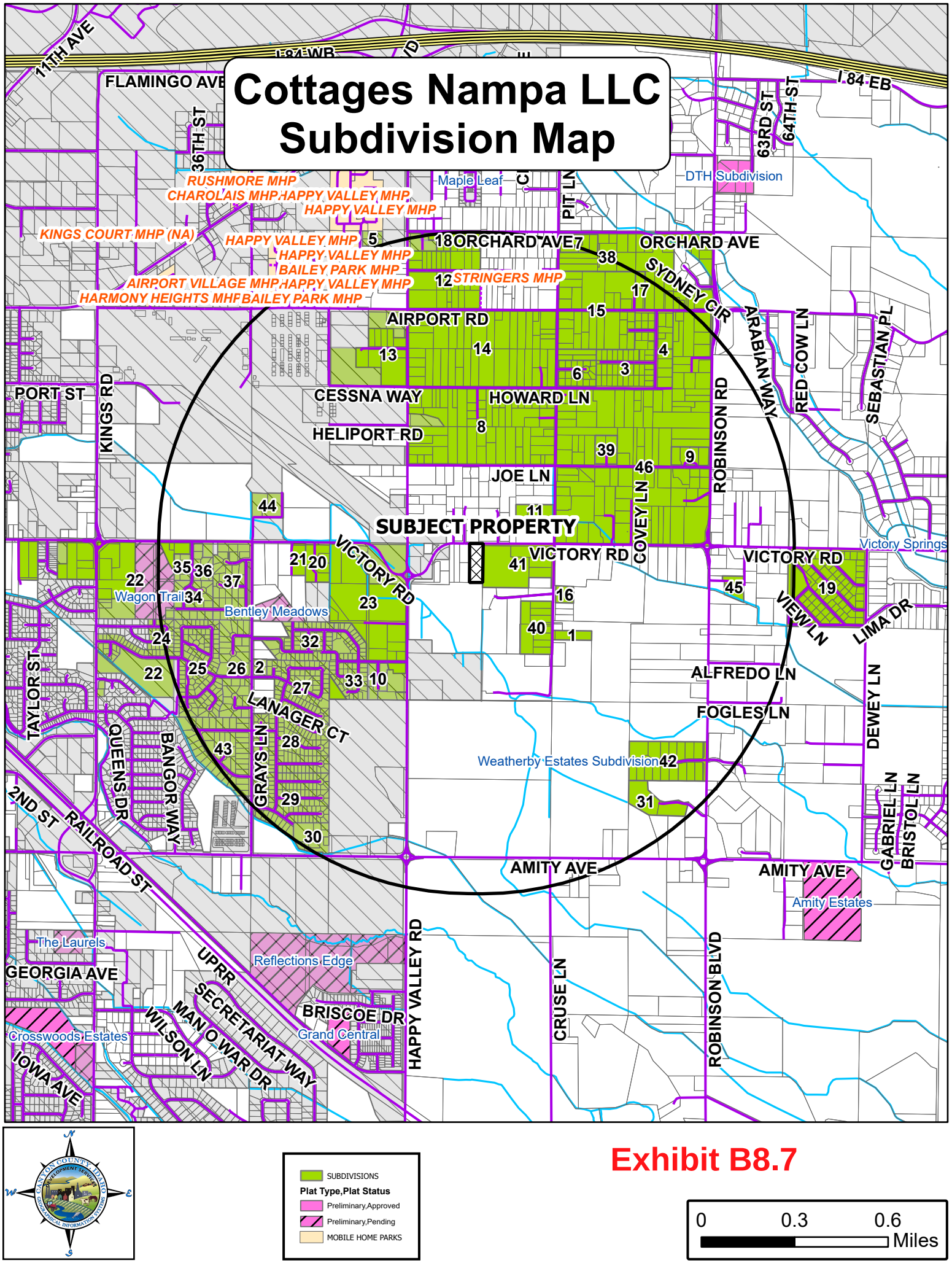
NampaCompPlan

- Airport
- Commercial
- Community Mixed Use
- Downtown
- Education, Public Administration, Healthcare and Other Institutions
- High Density Residential
- Industrial
- Low Density Residential
- Medium Density Residential
- Parks
- Residential Mixed Use
- Unknown
- Very Low Density Residential

Exhibit B8.5

0 0.25 0.5 Miles


NITRATE PRIORITY AND WELL INFORMATION IS DERIVED FROM THE IDAHO DEQ, NITRATE PRIORITY 2020.
Cottages Nampa LLC
Nitrate Priority & Wells
Subject Property
E Flamingo Ave
E Newby
E Comstock
Brandt Ave
N Barger St
N 37th St
N Kings Rd
Port St
Bright St
N 39th St
N 40th St
N 42nd St
N 44th St
Municipal Dr
N Pilatus Ln
N Happy Valley Rd
E Orchard Ave
E Roberts Ln
Airport Rd
Howard Ln
N Pit Ln
Brent Ave
N Jasper Pl
N 63rd St
N 64th St
Sydney Cir
Red Cow Ln
Sebastian Pl
Arabian Way
N Hastings Dr
N Robinson Rd
Joe Ln
N Covey Ln
N Scairne Ln
E Victory Rd
E Sage Ct
S Jarom Ln
Sugar Cane Dr
E Kingsgate Dr
Parkview Way
Park Ridge Dr
S Ravine Way
Wagon Rd
S Pit Ln
Leisure Ln
Center Ln
View Ln
Lima Dr
E Alfredo Ln
Fogles Ln
S Dewey Ln
S Taylor St
S Kings Rd
E Badger Dr
S Grays Ln
E Lanager Ct
S Blue Heron Way
S Happy Valley Rd
E Greenhill St
E Bay Horse Ln
Peach Tree Ln
S Gabriel Ln
S Bristol Ln
2nd St S
E Railroad St
S Bangor Way
Queens Dr
E Amity Ave
S Morgan Ln
S Taylor St
E Dorothy Ln
UPRR
Southside Blvd
Wilson Ln
Braden Ln
Kaden Ln
Brenan Dr
E Iowa Ave
S Secretariat Way
E Man O War Dr
E Briscoe Dr
Cruse Ln
S Robinson Blvd
GEO-THERMAL LOCATIONS
WETLANDS
NITRATE_PRIORITY
DEQ WELLS
N03_MGL
0.005 - 2.00
2.000001 - 5.00
5.0000001 - 10.00
10.000001 - 49.80
0
0.45
0.9
Miles
Exhibit B8.6


Cottages Nampa LLC
Subdivision Map
SUBJECT PROPERTY
I-84 WB
I-84 EB
11TH AVE
FLAMINGO AVE
36TH ST
63RD ST
64TH ST
PIT LN
Maple Leaf
DTH Subdivision
RUSHMORE MHP
CHAROLAIS MHP
HAPPY VALLEY MHP
KINGS COURT MHP (NA)
BAILEY PARK MHP
AIRPORT VILLAGE MHP
HARMONY HEIGHTS MHP
STRINGERS MHP
ORCHARD AVE
SYDNEY CIR
ARABIAN WAY
RED COW LN
SEBASTIAN PL
AIRPORT RD
PORT ST
KINGS RD
CESSNA WAY
HOWARD LN
HELIPORT RD
ROBINSON RD
JOE LN
COVEY LN
VICTORY RD
Victory Springs
VIEW LN
LIMA DR
Wagon Trail
Bentley Meadows
TAYLOR ST
ALFREDO LN
FOGLES LN
DEWEY LN
LANAGER CT
QUEENS DR
BANGOR WAY
GRAYS LN
Weatherby Estates Subdivision
GABRIEL LN
BRISTOL LN
2ND ST
RAILROAD ST
AMITY AVE
Amity Estates
The Laurels
Reflections Edge
GEORGIA AVE
UPRR
HAPPY VALLEY RD
CRUSE LN
ROBINSON BLVD
BRISCOE DR
Grand Central
SECRETARIAT WAY
MAN O WAR DR
WILSON LN
Crosswoods Estates
IOWA AVE
SUBDIVISIONS
Plat Type,Plat Status
Preliminary,Approved
Preliminary,Pending
MOBILE HOME PARKS
Exhibit B8.7
0
0.3
0.6
Miles

SUBDIVISION & LOT REPORT

NUMBER OF SUBS	ACRES IN SUB	NUMBER OF LOTS	AVERAGE LOT SIZE
46	1041.22	1317	0.79

NUMBER OF SUBS IN PLATTING	ACRES IN SUB	NUMBER OF LOTS	AVERAGE LOT SIZE
3	43.63	129	0.34

NUMBER OF LOTS NOTIFIED	AVERAGE	MEDIAN	MINIMUM	MAXIMUM
35	3.08	1.31	0.13	32.03

NUMBER OF MOBILE HOME PARKS	ACRES IN MHP	NUMBER OF SITES	AVG HOMES PER ACRE	MAXIMUM
6	4.01	23.00	6.50	8.00

PLATTED SUBDIVISIONS

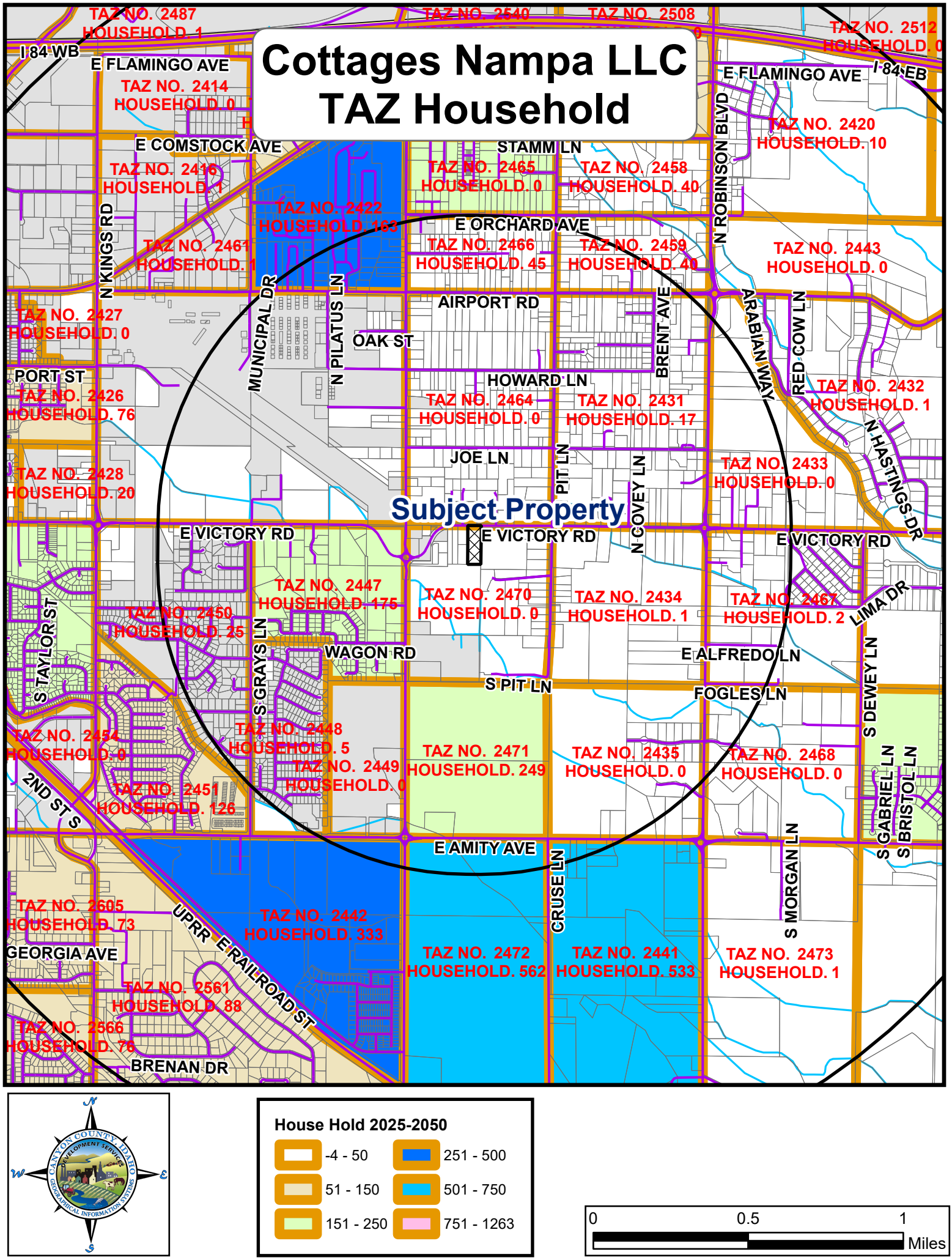
SUBDIVISION NAME	Label	LOCATION	ACRES	NO. OF LOTS	AVERAGE LOT SIZE	CITY OF...	Year
BARNES ESTATES SUBDIVISION	1	3N1W30	2.39	1	2.39	COUNTY (Canyon	2020
CHARLOTTE MEADOWS SUBDIVISIO	2	3N2W25	1.50	4	0.37	NAMPA	2020
CLARK THEURER #2	3	3N1W19	20.03	45	0.45	COUNTY (Canyon	1977
CLARK THEURER REPLAT	4	3N1W19	9.49	11	0.86	COUNTY (Canyon	1972
CLEARWATER HEIGHTS SUBDIVISIO	5	3N2W24	2.02	8	0.25	NAMPA	2021
COUNTRY MEADOWS	6	3N1W19	6.69	19	0.35	COUNTY (Canyon	1992
DUTTON SUBDIVISION	7	3N1W19	4.73	4	1.18	COUNTY (Canyon	2018
EAGLE HEIGHTS 1ST DIV	8	3N1W19	76.42	64	1.19	COUNTY (Canyon	1909
EASTVIEW SUBDIVISION	9	3N1W19	4.76	4	1.19	COUNTY (Canyon	2006
HAPPY VALLEY ESTATES SUBDIVISI	10	3N2W25	4.05	5	0.81	NAMPA	2007
HILL AND PETTY ESTATES SUB	11	3N1W19	3.47	2	1.73	COUNTY (Canyon	2005
HOME ACRES SUB #01	12	3N1W19	35.18	32	1.10	COUNTY (Canyon	1940
HOME ACRES SUB #02	13	3N2W24	30.10	13	2.32	COUNTY (Canyon	1940
HOME ACRES SUB #03	14	3N1W19	76.92	43	1.79	COUNTY (Canyon	1942
HOME ACRES SUB #04	15	3N1W19	40.08	25	1.60	COUNTY (Canyon	1942
J & S SUB	16	3N1W30	1.99	2	1.00	COUNTY (Canyon	2004
JUNELLE ACRES	17	3N1W19	2.37	2	1.18	COUNTY (Canyon	2000
LAST ORCHARD SUB	18	3N1W19	2.40	4	0.60	0	1986
LEISURE HEIGHTS SUB	19	3N1W29	40.70	78	0.52	COUNTY (Canyon	1972
MASON CREEK ESTATES	20	3N2W25	6.37	6	1.06	COUNTY (Canyon	2001
MASON CREEK MEADOWS	21	3N2W25	2.98	2	1.49	COUNTY (Canyon	2008
NAMPA HEIGHTS ADD	22	3N2W26	73.97	29	2.55	NAMPA	1911
NAMPA ORCHARD TRACTS	23	3N2W25	60.51	22	2.75	COUNTY (Canyon	1909
PARK RIDGE #2 SUB	24	3N2W25	11.73	49	0.24	NAMPA	1995
PARK RIDGE #3 SUB	25	3N2W25	27.90	105	0.27	NAMPA	1996
PARK RIDGE ESTATES	26	3N2W25	20.22	32	0.63	NAMPA	1996
PARK RIDGE MEADOWS #1	27	3N2W25	21.62	79	0.27	NAMPA	2001
PARK RIDGE MEADOWS #2	28	3N2W25	29.26	122	0.24	NAMPA	2001
PARK RIDGE MEADOWS #3	29	3N2W25	25.63	104	0.25	NAMPA	2002
PARK RIDGE MEADOWS #4	30	3N2W25	6.45	6	1.07	NAMPA	2002
PEACH TREE ESTATES	31	3N1W30	7.73	2	3.86	COUNTY (Canyon	1998
PHEASANT MEADOWS SUBDIVISION	32	3N2W25	14.82	55	0.27	NAMPA	2018
PHEASANT MEADOWS SUBDIVISION	33	3N2W25	15.30	58	0.26	NAMPA	2019
ROLLING GREEN ESTATES	34	3N2W25	10.88	18	0.60	NAMPA	1999
ROLLING GREEN ESTATES #2	35	3N2W25	2.80	6	0.47	NAMPA	1999
ROLLING GREEN ESTATES #3	36	3N2W25	3.84	8	0.48	NAMPA	1999
ROLLING GREEN ESTATES #4	37	3N2W25	19.67	34	0.58	NAMPA	2000

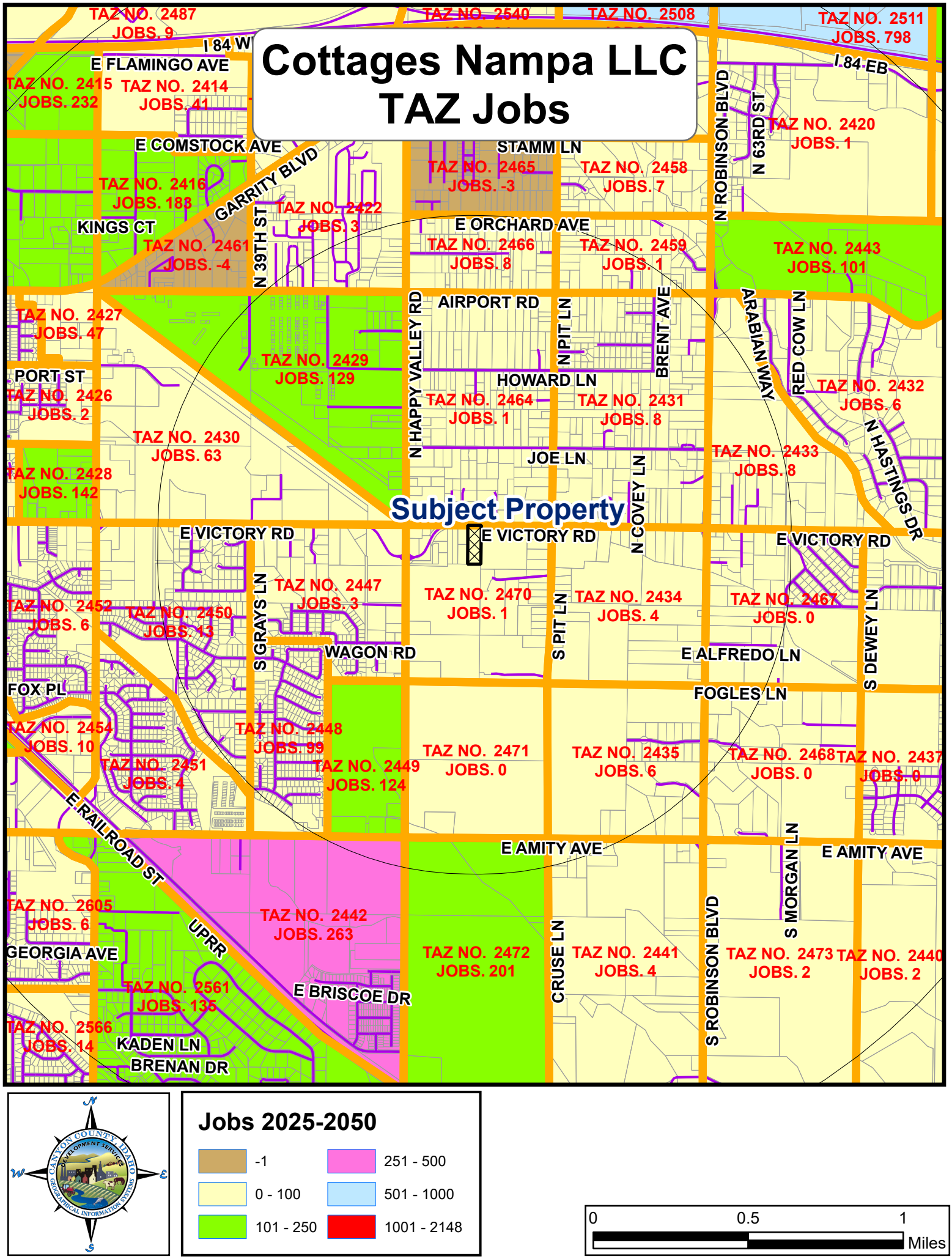
SUBDIVISIONS IN PLATTING

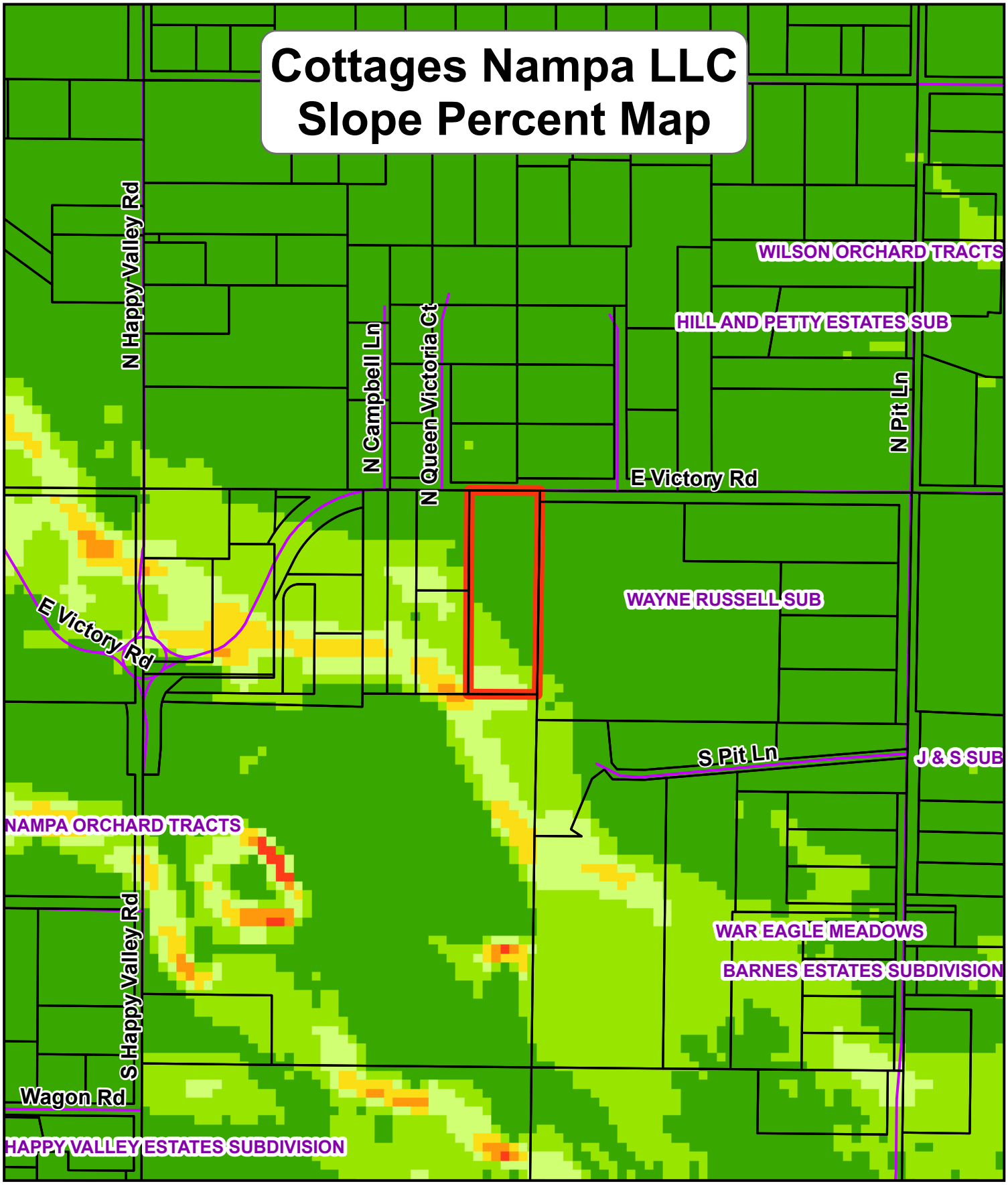
SUBDIVISION NAME	ACRES	NO. OF LOTS	AVERAGE LOT SIZE
Weatherby Estates Subdivision	20.12	18	1.12
Bentley Meadows	5.68	25	0.23
Wagon Trail	17.83	86	0.21

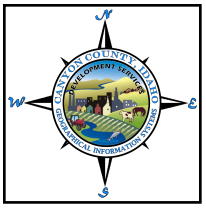
MOBILE HOME & RV PARKS

SUBDIVISION NAME	SITE ADDRESS	ACRES	NO. OF SPACES	UNITS PER ACRE	CITY OF...
Airport Village MHP	4006 Airport Road	5.00	31	0.16	City of Nampa


Cottages Nampa LLC
TAZ Household
Subject Property
TAZ NO. 2487
HOUSEHOLD. 1
TAZ NO. 2540
TAZ NO. 2508
HOUSEHOLD. 0
TAZ NO. 2512
HOUSEHOLD. 0
I-84 WB
I-84 EB
E FLAMINGO AVE
TAZ NO. 2414
HOUSEHOLD. 0
E COMSTOCK AVE
TAZ NO. 2416
HOUSEHOLD. 1
STAMM LN
TAZ NO. 2465
HOUSEHOLD. 0
TAZ NO. 2458
HOUSEHOLD. 40
N ROBINSON BLVD
TAZ NO. 2420
HOUSEHOLD. 10
TAZ NO. 2422
HOUSEHOLD. 163
E ORCHARD AVE
TAZ NO. 2466
HOUSEHOLD. 45
TAZ NO. 2459
HOUSEHOLD. 40
TAZ NO. 2443
HOUSEHOLD. 0
N KINGS RD
TAZ NO. 2461
HOUSEHOLD. 1
MUNICIPAL DR
N PILATUS LN
AIRPORT RD
BRENT AVE
ARABIAN WAY
RED COW LN
TAZ NO. 2427
HOUSEHOLD. 0
OAK ST
PORT ST
TAZ NO. 2426
HOUSEHOLD. 76
HOWARD LN
TAZ NO. 2464
HOUSEHOLD. 0
TAZ NO. 2431
HOUSEHOLD. 17
TAZ NO. 2432
HOUSEHOLD. 1
N HASTINGS DR
TAZ NO. 2428
HOUSEHOLD. 20
JOE LN
PIT LN
N COVEY LN
TAZ NO. 2433
HOUSEHOLD. 0
E VICTORY RD
E VICTORY RD
E VICTORY RD
TAZ NO. 2447
HOUSEHOLD. 175
TAZ NO. 2470
HOUSEHOLD. 0
TAZ NO. 2434
HOUSEHOLD. 1
TAZ NO. 2467
HOUSEHOLD. 2
LIMA DR
TAZ NO. 2450
HOUSEHOLD. 25
S TAYLOR ST
S GRAYS LN
WAGON RD
E ALFREDO LN
S PIT LN
FOGLES LN
S DEWEY LN
TAZ NO. 2454
HOUSEHOLD. 0
TAZ NO. 2448
HOUSEHOLD. 5
TAZ NO. 2449
HOUSEHOLD. 0
TAZ NO. 2471
HOUSEHOLD. 249
TAZ NO. 2435
HOUSEHOLD. 0
TAZ NO. 2468
HOUSEHOLD. 0
S GABRIEL LN
S BRISTOL LN
2ND ST S
TAZ NO. 2451
HOUSEHOLD. 126
E AMITY AVE
S MORGAN LN
CRUSE LN
TAZ NO. 2605
HOUSEHOLD. 73
UPRR E RAILROAD ST
TAZ NO. 2442
HOUSEHOLD. 333
GEORGIA AVE
TAZ NO. 2472
HOUSEHOLD. 562
TAZ NO. 2441
HOUSEHOLD. 533
TAZ NO. 2473
HOUSEHOLD. 1
TAZ NO. 2561
HOUSEHOLD. 88
TAZ NO. 2566
HOUSEHOLD. 76
BRENAN DR
N
W
E
S
CANYON COUNTY, IDAHO
DEVELOPMENT SERVICES
GEOGRAPHICAL INFORMATION SYSTEMS
House Hold 2025-2050
-4 - 50
51 - 150
151 - 250
251 - 500
501 - 750
751 - 1263
0
0.5
1
Miles


Cottages Nampa LLC
TAZ Jobs
TAZ NO. 2487
JOBS. 9
TAZ NO. 2540
TAZ NO. 2508
TAZ NO. 2511
JOBS. 798
I 84 W
I 84 EB
E FLAMINGO AVE
TAZ NO. 2415
JOBS. 232
TAZ NO. 2414
JOBS. 41
E COMSTOCK AVE
GARRITY BLVD
STAMM LN
TAZ NO. 2465
JOBS. -3
TAZ NO. 2458
JOBS. 7
N ROBINSON BLVD
N 63RD ST
TAZ NO. 2420
JOBS. 1
TAZ NO. 2416
JOBS. 188
KINGS CT
TAZ NO. 2461
JOBS. -4
N 39TH ST
TAZ NO. 2422
JOBS. 3
E ORCHARD AVE
TAZ NO. 2466
JOBS. 8
TAZ NO. 2459
JOBS. 1
TAZ NO. 2443
JOBS. 101
AIRPORT RD
N HAPPY VALLEY RD
N PIT LN
BRENT AVE
ARABIAN WAY
RED COW LN
TAZ NO. 2427
JOBS. 47
TAZ NO. 2429
JOBS. 129
PORT ST
TAZ NO. 2426
JOBS. 2
HOWARD LN
TAZ NO. 2464
JOBS. 1
TAZ NO. 2431
JOBS. 8
TAZ NO. 2432
JOBS. 6
N HASTINGS DR
TAZ NO. 2430
JOBS. 63
JOE LN
TAZ NO. 2433
JOBS. 8
TAZ NO. 2428
JOBS. 142
Subject Property
N COVEY LN
E VICTORY RD
E VICTORY RD
E VICTORY RD
S GRAYS LN
TAZ NO. 2447
JOBS. 3
TAZ NO. 2452
JOBS. 6
TAZ NO. 2450
JOBS. 13
TAZ NO. 2470
JOBS. 1
S PIT LN
TAZ NO. 2434
JOBS. 4
TAZ NO. 2467
JOBS. 0
S DEWEY LN
WAGON RD
E ALFREDO LN
FOX PL
FOGLES LN
TAZ NO. 2454
JOBS. 10
TAZ NO. 2448
JOBS. 99
TAZ NO. 2471
JOBS. 0
TAZ NO. 2435
JOBS. 6
TAZ NO. 2468
JOBS. 0
TAZ NO. 2437
JOBS. 0
TAZ NO. 2451
JOBS. 4
TAZ NO. 2449
JOBS. 124
E RAILROAD ST
E AMITY AVE
E AMITY AVE
S MORGAN LN
TAZ NO. 2605
JOBS. 6
TAZ NO. 2442
JOBS. 263
UPRR
GEORGIA AVE
TAZ NO. 2472
JOBS. 201
CRUSE LN
TAZ NO. 2441
JOBS. 4
S ROBINSON BLVD
TAZ NO. 2473
JOBS. 2
TAZ NO. 2440
JOBS. 2
TAZ NO. 2561
JOBS. 135
E BRISCOE DR
TAZ NO. 2566
JOBS. 14
KADEN LN
BRENAN DR
N
W
E
S
CANYON COUNTY, IDAHO
DEVELOPMENT SERVICES
GEOGRAPHICAL INFORMATION SYSTEMS
Jobs 2025-2050
-1
0 - 100
101 - 250
251 - 500
501 - 1000
1001 - 2148
0
0.5
1
Miles





Slope Percent

0.001 - 3	9.001 - 12
3.001 - 6	12.001 - 14.999
6.001 - 9	15 - 202.718

Exhibit B8.8

0 200 400 600 Feet

BEFORE THE CANYON COUNTY HEARING EXAMINER

Exhibit B9

FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER

IN THE MATTER OF AN APPLICATION BY:	)	
	)	
JIM SHERVIK	)	**CASE # CU2004-197**
	)	
FOR A CONDITIONAL USE PERMIT	)	**PARCEL # R30676**

I. APPLICATION PROCESS (CCCO 07-06-03)

1.1 LEGAL

Jim Shervik is requesting a **Conditional Use Permit** to divide approximately 20 acres into four (4) residential lots in an "A" (Agricultural) Zone. The subject property is located at 5419 E. Powerline Rd., Nampa, Idaho in the NW ¼ of Section 30, T3N, R1W, BM.

1.2 PROCEDURAL HISTORY

On June 7, 2004, staff notified other agencies of this application and solicited their comments. On June 7, 2004, persons owning property within the set distance of the site were notified of the hearing by mail. On June 7, 2004, notice of the hearing was published in the Idaho Press Tribune. On June 15, 2004, notice of the public hearing was posted on the subject property.

II. PROPERTY REVIEW

2.1 PROPERTY HISTORY

The subject property is an original parcel. On April 10, 2003, the Board of County Commissioners approved an appeal for Jim Shervik, for a Conditional Use Permit to divide approximately 20.72 acres into 22 parcels (case # CU2003-553) in an "A" (Agricultural) zone. It is the intent of the approval to abandon this approved conditional use permit. If this proposal is approved, this property will need to be platted as governed by the City of Nampa subdivision ordinance.

III. PUBLIC HEARING

The Hearing Examiner, M. Jerome Mapp, opened public testimony.

3.1 Planner for the Development Services Department, Brant Jewett, reviewed the staff report and entered supplemental Exhibit C.4 into the record.

3.2 **WITNESSES SIGNED UP IN FAVOR:** Jim Shervik.

3.3 **WITNESSES TESTIFYING IN FAVOR:** Jim Shervik.

Jim Shervik

- Mr. Shervik stated that the subject property is in the middle of a very high growth area and it is adjacent to the city impact area of Nampa.
- Stated he agrees with the staff report, excluding the staff's request for a bigger right of way.
- Stated the subject property is basically on a dead end road on Pit Ln.
- To move the power and irrigation, if that's what is implied by moving those out of the right of way, it would be a huge undertaking in cost to develop two new building sites.
- Stated that lots three and four are 1.5 acre lots. Lot four is currently being built on. If the proposed use is approved they will start building another home on lot three with a shared well between the two lots.
- Stated that lot two is a 3.5 acre piece that has an existing home on it and a barn. It will use the existing well and septic.
- Stated that lot one is a 14-acre piece. They have no intentions of developing lot one at this time and they are not asking for any other lot splits for the 14-acres at this time. They do not have any intentions of even getting a building permit on this lot at this time.
- Stated Mr. Wayne Russell is the actual property owner, and he is representing him.
- Stated it (did not state what lot he was referring to) is the only piece with the additional right away anywhere in that area.
- Stated they are prepared to place one shared well casing between lots three and four; one well with two individual pumps.

3.4 **NO NEUTRAL WITNESSES.**

3.5 **WITNESSES SIGNED UP IN OPPOSITION:** Fred A. Hallberg.

3.6 **WITNESSES TESTIFYING IN OPPOSITION:** Fred A. Hallberg.

Fred A. Hallberg

- Mr. Hallberg stated the applicant first applied to divide the land into twenty lots.
- Stated that under the first provision, they would have to bring the city water out.
- Stated a correction to the staff report: the drainage is not to the northwest, but it is to the southwest and towards his property.
- Stated that after speaking with Mr. Shervik tonight he doesn't have any objections because it will eventually be developed. There are fourteen acres left.
- Stated the City of Nampa will be in their neighborhood very soon.

The Hearing Examiner, M. Jerome Mapp closed public testimony.

IV. FINDINGS OF FACT (CCCO 07-06-05 (3))

4.1 Whether this Chapter permits the use by conditional use permit?

Yes, 07-12-07(3) (Z) & 07-12-07(8) (E).

4.2 Reasons for the application.

Mr. Mapp cited the following from the staff report:

The applicant proposes to divide approximately 20 acres into four (4) residential lots.

4.3 Whether the proposed use is harmonious with and in accordance with the Comprehensive Plan.

Mr. Mapp cited the following from the staff report:

A. Page 75: Guidelines to be used in administering the plan.

B. This request is harmonious and in accordance with the following Comprehensive Plan provisions:

Property Rights:

> In the 1994 Legislative Session, Idaho Code 67-8001, 8002, and 8003 were adopted to establish a process to better provide that land use policies, restrictions, conditions, and fees do not violate private property rights, adversely impact property values or create unnecessary technical limitations on the use of private property. It is the policy of the County to comply with the requirements of the Idaho Code provisions.

Population Policy 1:

> To provide the planning base for an anticipated population of at least 105,000 by the year 2000, and 120,000 by the year 2010. This policy estimates and anticipates an annual increase of approximately 1.2 percent between 1990 and 2000, and could reach 1.5 percent between 2000 and 2010. This policy also recognizes that planning policies combined with past trends can anticipate the location of the expected population reasonably close and that the intent of the plan is to forecast and plan for the needs of population growth areas in terms of future facilities and services.

Population Policy 3:

To encourage future population to locate within incorporated cities and/or "Areas of City Impact". This policy recognizes that population growth and the resulting development activity should occur where public infrastructure, services and facilities are available or where they are planned and will be provided in the near future.

Overall Land Use Policy 1:

To encourage orderly growth throughout Canyon County while avoiding scattered development of land that may result in either or both of the following:

(A) An adverse impact upon water quality, water supply, irrigation ditches, canals and systems, sewage disposal, public safety and emergency services, educational facilities and surroundings, transportation and transportation facilities, and other desired and essential services; and

(B) The unnecessary imposition of an excessive expenditure of public funds for delivery of desired and essential services.

Overall Land Use Policy 2:

To protect agricultural, residential, commercial, industrial and public areas from the unreasonable intrusion of incompatible land uses.

Overall Land Use Policy 3:

To provide for appropriately located residential areas with an adequate variety of dwelling types and density ranges as needed to meet demands.

Overall Land Use Policy 4:

To promote the safe efficient movement of people and goods and the provision of adequate off-street parking and loading facilities to support land uses.

Overall Land Use Policy 7:

To encourage development in those areas of the county which provide the most favorable conditions for future community services.

Agricultural Land Policy 2:

To permit development on lands where soils are determined to be either "least suited" or "moderately suited" for agriculture only after careful study and review of surrounding land uses that consider the long range impacts of mixed land uses in the area. This policy recognizes that land may be developed for other purposes only, when such developments do not harm or conflict with the agricultural activities

in the immediate area and when adequate public services and facilities are either available or are made available as part of the development. This policy also recognizes that non-agricultural costs of development should not create increased tax burdens to current property owners.

Housing Policy 1:

To encourage opportunities for a diversity of housing choices and availability of affordable housing. This policy recognizes that housing is basic to every person living in the county and that affordable housing opportunities should be a goal which needs constant review. The plan encourages a variety of housing which also seeks to improve the life style of the county's residents.

Public Services, Facilities, and Utilities Policy 1:

To plan for expanded public services, facilities, and utilities which may be needed as the population increases and consequent demand for increases in services also occur. This policy underscores the need to carefully consider both the site and the situation of new developments and their impact on public services, facilities, and infrastructure. This policy further recognizes that agreements may need to be put in place to assure that developers pay their fair share of costs for public services. Sites for schools should be selected in advance of need based upon planned densities and development patterns.

C. This request is not harmonious and in accordance with the following Comprehensive Plan provisions:

Population Policy 4:

To locate future population in areas outside of best suited and moderately suited agricultural areas. This policy recognizes that productive agricultural areas are considered developed and to change the existing land use pattern to another land use or to mixtures of potentially conflicting land uses may cause irreparable damage to both the area and the agricultural industry of the county. This policy underscores other policies of the plan which seek to encourage the protection of prime "best suited" agricultural lands for the production of food and fibre. The county also recognizes that certain "moderately suited" and "least suited" agricultural areas may be considered for residential development through the Conditional Use Permit or Conditional Rezone process. These processes however, require careful consideration of the impact(s) that development may have on existing and surrounding land uses while taking into account both citizen and pertinent agency inputs. Urban and urban-type residential development is encouraged within incorporated cities and their corresponding areas of impact.

Overall Land Use Policy 9:

To use buffer areas and/or screening devices between certain land uses in order to properly address the need to protect all land uses insofar as possible. This policy is intended to forestall land use conflicts that may occur when a variety of land uses are located in relatively close proximity, especially residential uses adjacent to non-residential uses such as agriculture and industry.

Agricultural Lands Policy 1:

To support the fact that the present agricultural activities in "best suited" and "moderately suited" agricultural soil designated areas of Canyon County represent "development" by definition. Careful consideration must be given to any proposal which would permit changes of land use from agriculture to another type of development. Minimizing the potential for conflicting land uses is very important to the ongoing and long term agricultural activities of the county. "Best suited" and "moderately suited" soil areas generally demonstrate that the corresponding farms have a consistent annual production history complete with water delivery system(s).

4.4 Whether the proposed use will be injurious to other property in the immediate vicinity and / or will change the essential character of the area?

Mr. Mapp cited the following from the staff report:

If the project is developed as described in the applicant's Letter of Intent, then the proposed use will not be injurious to land uses on other properties in the immediate vicinity and will not change the essential character of the area as it is within an Area of City Impact.

4.5 Whether adequate sewer, water and drainage facilities, and utility systems are to be provided to accommodate said use?

Mr. Mapp cited the following from the staff report:

If the project is developed and operated as described in the applicant's Letter of Intent, then adequate sewer, drainage facilities, and utility systems will be provided to accommodate said use as described below.

a. Sewer: Individual septic systems.
b. Water: Individual domestic wells.
c. Drainage: No changes are proposed.
d. Utilities: Currently provided to the subject property.
e. Irrigation: Will be provided by a private system.

Southwest District Health (SWDH) has stated several requirements for approval from the district (Exhibit C.2).

The Nampa and Meridian Irrigation District has no comment on this application (Exhibit C.3).

4.6 Whether measures will be taken to provide adequate access to and from subject property so that there will be no undue interference with existing or future traffic patterns?

Mr. Mapp cited the following from the staff report:

Nampa Highway District has stated that the developer will need to submit their access plans along with a "Land Split" application provided by the District, prior to confirming their conditional-use-permit (CUP) and recommends that the CUP be denied by Canyon County Development Services if they do not receive a letter of approval from the district. (Exhibit C.1)

4.7 Whether essential public services such as, but not limited to, school facilities, police and fire protection, emergency medical services and irrigation facilities, will be negatively impacted by such use or will require additional public funding in order to meet the needs created by the requested change.

Mr. Mapp cited the following from the staff report:

No other agencies have responded with any information regarding this request.

4.8 Whether the proposed use is essential or desirable to the public convenience or welfare?

Mr. Mapp cited the following from the staff report:

The proposed use is not essential to the public convenience or welfare, and according to the analysis of the application by the Development Services Department, this proposal is desirable to the public convenience and welfare.

V. CONCLUSIONS OF LAW

The Canyon County Hearing Examiner is authorized to hear this case and to make a decision. Standards noted under Section III of the Staff Report were followed, which allowed for the procedures and processes of this hearing to be conducted.

ORDER OF DECISION

Based on the Findings of Fact, Conclusions of Law and the reasons stated, the Canyon County Hearing Examiner orders Case # **CU2004-197** a request by Jim Shervick for a **Conditional Use Permit** to divide approximately 20 acres into four (4) residential lots in an "A" (Agricultural) Zone, is **approved** with the following **conditions:**

1. **The development complies with all applicable federal, state, and county, laws, ordinances, rules and regulations that pertain to the property.**

2. **The project will commence within two years and be completed within five years.**

3. **Include the following right to farm statement on the final plat.**

   RIGHT TO FARM STATEMENT

   All properties shown on this plat are located in an agricultural zone. This is an area in which agricultural operations are ongoing and may include, but are not limited to, aerial spraying, the production of crops, the operation of feedlots, hog farms, dairies, and/or gravel pits. All of these activities may result in the production of noise and other inconveniences. They may involve lights or the use machinery in the nighttime hours or other inconveniences. All owners of property identified on this plat are prohibited from challenging the aforementioned operations if they are lawfully conducted.

4. **The applicant shall meet all requirements of Nampa Highway District No. 1.**

5. **The applicant shall administer a road user's maintenance agreement.**

6. **Meet the landscape requirements of the City of Nampa.**

7. **Water user's maintenance agreement will be agreed upon for future landowners.**

8. **The applicant will provide a shared well; the well will be shared by lot three (3) and four (4).**

Notice of Appellate Procedure

Pursuant to the provisions of Chapter 7, Article 3 of the Canyon County Code of Ordinances, an affected person aggrieved by this decision may file an appeal with the Development Services Department, together with the filing fee, within fifteen (15) calendar days after the date of the written decision. A certified copy of the file will be delivered to the Canyon County Board of Commissioners, which will schedule and conduct the appeal hearing.

WRITTEN FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER WAS APPROVED BY THE CANYON COUNTY HEARING EXAMINER AT A SCHEDULED MEETING HELD **JULY 8, 2004.**

M. Jerome Mapp
Canyon County Hearing Examiner

7/08/04
Dated

ATTEST:

Keri K. Blankenship
Recording Secretary

EXHIBIT C

Site Visit Photos: November 26, 2025

Planning & Zoning Commission

Case# CU2025-0002

Hearing date: December 18, 2025

Exhibit C



Figure 1 Facing north on E Victory from the western driveway



Figure 2 Facing northeast on E Victory from the western driveway

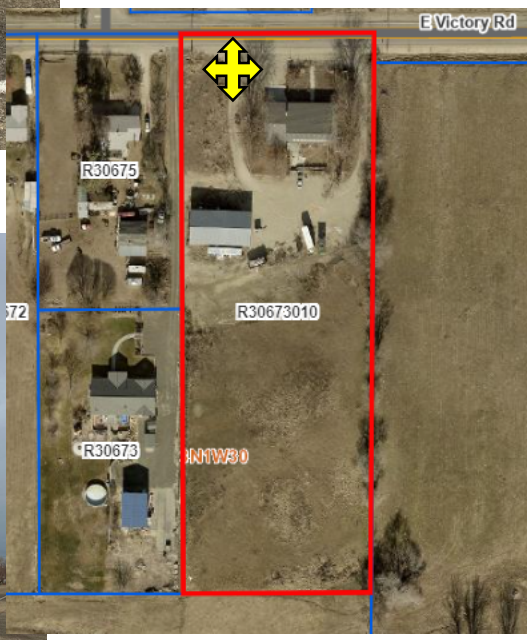




Figure 3 Facing east on E Victory from the western driveway



Figure 4 Facing southeast on E Victory from the western driveway



Figure 5 Facing south on E Victory from the western driveway



Figure 6 Facing southwest on E Victory from the western driveway



Figure 7 Facing west on E Victory from the western driveway



Figure 8 Facing north on E Victory from the eastern driveway



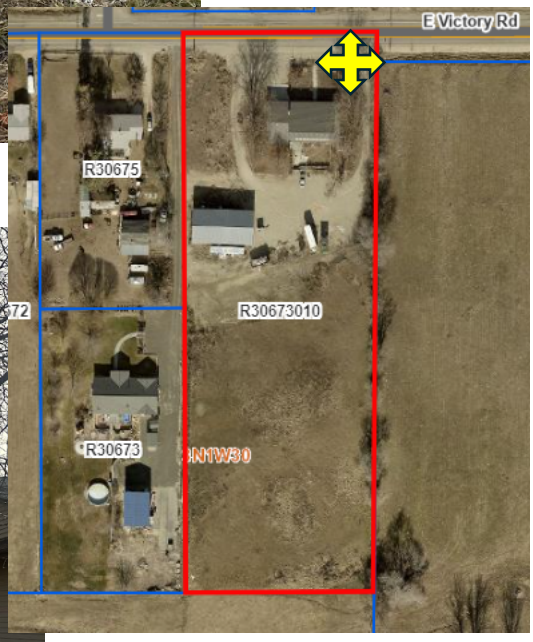


Figure 9 Facing east on E Victory from the eastern driveway



Figure 10 Facing south on E Victory from the eastern driveway



Figure 11 Facing southwest on E Victory from the eastern driveway



Figure 12 Facing west on E Victory from the eastern driveway



Figure 13 Existing residence proposed to be used as contractor shop





Figure 14 Kitchen/break room within the existing contractor shop



Figure 15 Applicant proposes at least six (6) office spaces



Figure 16 Existing shop to be used to maintain flagging equipment and signage





Figure 17 Facing north from proposed staging area location



Figure 18 Facing east from proposed staging area location



Figure 19 Facing south from proposed staging area location



Figure 20 Facing west from proposed staging area location

EXHIBIT D

Agency Comments Received by: December 8, 2025

Planning & Zoning Commission

Case# CU2025-0002

Hearing date: December 18, 2025

Arbay Mberwa

Exhibit D1

From: Doug Critchfield <critchfieldd@cityofnampa.us>
Sent: Friday, May 16, 2025 4:14 PM
To: Arbay Mberwa
Subject: [External] RE: Legal Notice CU2024-0002

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Arbay – CU2025-002 proposes a shop to be located at 5023 E Victory Rd (R30673010). This parcel is in the Nampa Area of Impact, and not adjacent to Nampa City Limits. The Nampa Comprehensive Plan indicates this parcel to be in the "Industrial" Land Use Designation. The applicant proposes a shop on this parcel, which is an appropriate land use in the "Industrial" land use designation. Nampa has no additional comments. Thank you – Doug.

Doug Critchfield, Principal Planner, ASLA
O: 208.468.5442, F: 208.468.5439
500 12th Ave. S., Nampa, ID 83651
Planning and Zoning - Like us on Facebook
Citizen's Guide to Planning – Learn More About Planning!

NAMPA Ready

From: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>
Sent: Friday, May 16, 2025 11:18 AM
To: Kristi Watkins <watkinsk@cityofnampa.us>; Daniel Badger <BadgerD@cityofnampa.us>; Addressing <Addressing@cityofnampa.us>; Doug Critchfield <critchfieldd@cityofnampa.us>; Clerks <clerks@cityofnampa.us>; Char Tim <timc@cityofnampa.us>
Subject: Legal Notice CU2024-0002

CAUTION: This email originated OUTSIDE the City of Nampa domain. DO NOT click on links or open attachments unless you recognize the sender or are sure the content is safe. Highlight the suspect email and send using the Outlook Phish Alert Report button or call the IT Helpdesk at (208) 468-5454.

You are hereby notified, pursuant to the Joint Exercise of Power Agreement between the City of **Nampa** and Canyon County, that the Development Services Department has accepted the following application: **CASE #CU2024-0002.** Attached for your review is a copy of the letter of intent and a site plan.

You are invited to provide written testimony by **June 15, 2025**, although at this point, no hearing date has been set. If the comment deadline is on a weekend or holiday, it will move to close of business 5pm the next business day. The deadline for written testimony or additional exhibits is to ensure planners can consider the information as they develop their staff report and recommended findings. All items received by the deadline will also be placed in the hearing packet, allowing the hearing body adequate time to review the submitted information.

If you would like additional information please contact the Planner **Arbay Mberwa** at arbay.mberwa@canyoncounty.id.gov.

Arbay Mberwa

Exhibit D2

From: Anthony Lee <Anthony.Lee@swdh.id.gov>
Sent: Monday, May 19, 2025 9:23 AM
To: Arbay Mberwa
Subject: [External] RE: Agency Notice CU2025-0002

Hi Arbay,

1.) Will a Nutrient Pathogen Study be required? **If the contractor shop generates 600 gallons or more of wastewater, a Nutrient Pathogen Study is required.**
2.) Will adequate sanitary systems be provided to accommodate the use? **A subsurface sewage disposal system has not been determined.**
3.) Any concerns about the use or request for rezoning? If so, are there any conditions or mitigation measures recommended to ensure the use or requested rezone minimizes potential impacts to the surrounding area and the nearby city? **There are no concerns with the use or request for rezoning if the applicant meets all SWDH requirements.**

According to our records, the applicant applied for an accessory use application on 11/14/2025 and is still pending approval.

Please let me know if you have any questions.

Thank you,

SOUTHWEST DISTRICT HEALTH

Check out our new online self-service portal here! PORTAL

Anthony Lee, RS/BS | Land Development Senior
o 208.455.5384 | c 208.899.1285 | f 208.455.5300
anthony.lee@swdh.id.gov | SWDH.org
13307 Miami Ln., Caldwell, ID 83607

From: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>
Sent: Friday, May 16, 2025 11:21 AM
To: 'cstauffer@nsd131.org' <cstauffer@nsd131.org>; 'dleon@nsd131.org' <dleon@nsd131.org>; 'eddy@heritagewifi.com' <eddy@heritagewifi.com>; 'johnsonrl@nampafire.org' <johnsonrl@nampafire.org>; 'prevention@nampafire.org' <prevention@nampafire.org>; 'knute.sandahl@doi.idaho.gov' <knute.sandahl@doi.idaho.gov>; 'eddy@nampahighway1.com' <eddy@nampahighway1.com>; 'brandy.walker@centurylink.com' <brandy.walker@centurylink.com>; 'eingram@idahopower.com' <eingram@idahopower.com>; 'easements@idahopower.com' <easements@idahopower.com>; 'arobins@idahopower.com' <arobins@idahopower.com>; 'monica.taylor@intgas.com' <monica.taylor@intgas.com>; 'jessica.mansell@intgas.com' <jessica.mansell@intgas.com>; 'Contract.Administration.Bid.Box@ziply.com'

Arbay Mberwa **Exhibit D3**

From: Eddy Thiel <eddy@nampahighway1.com>
Sent: Monday, May 19, 2025 7:13 AM
To: Arbay Mberwa
Subject: [External] FW: Agency Notice CU2025-0002
Attachments: Agency Response Requested Notification Form.pdf; CU2025-0002 Updated Application.pdf

Good Morning Arbay,

Nampa Highway District #1 shall require any approach serving a commercial property install a paved apron per ACCHD Standards Drawing #ACCHD-106. We recommend denial until the paved aprons are completed. No parking along the frontage of E. Victory is allowed, only the 2 designated accesses will be allowed.

Let me know if you have any questions or comments.

Thank you,

Eddy

Eddy Thiel
ROW
eddy@nampahighway1.com
4507 12th Ave. Rd. • Nampa, id 83686
TEL 208.467.6576 • FAX 208.467.9916

From: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>
Sent: Friday, May 16, 2025 11:21 AM
To: 'cstauffer@nsd131.org' <cstauffer@nsd131.org>; 'dleon@nsd131.org' <dleon@nsd131.org>; 'eddy@heritagewifi.com' <eddy@heritagewifi.com>; 'johnsonrl@nampafire.org' <johnsonrl@nampafire.org>; 'prevention@nampafire.org' <prevention@nampafire.org>; 'knute.sandahl@doi.idaho.gov' <knute.sandahl@doi.idaho.gov>; Eddy Thiel <eddy@nampahighway1.com>; 'brandy.walker@centurylink.com' <brandy.walker@centurylink.com>; 'eingram@idahopower.com' <eingram@idahopower.com>; 'easements@idahopower.com' <easements@idahopower.com>; 'arobins@idahopower.com' <arobins@idahopower.com>; 'monica.taylor@intgas.com' <monica.taylor@intgas.com>; 'jessica.mansell@intgas.com' <jessica.mansell@intgas.com>; 'Contract.Administration.Bid.Box@ziply.com' <Contract.Administration.Bid.Box@ziply.com>; 'developmentreview@blackcanyonirrigation.com' <developmentreview@blackcanyonirrigation.com>; 'nmid@nmid.org' <nmid@nmid.org>; 'eolvera@nmid.org' <eolvera@nmid.org>; 'mitch.kiester@phd3.idaho.gov' <mitch.kiester@phd3.idaho.gov>; 'anthony.lee@phd3.idaho.gov' <anthony.lee@phd3.idaho.gov>; 'gis@compassidaho.org' <gis@compassidaho.org>; 'D3Development.services@itd.idaho.gov' <D3Development.services@itd.idaho.gov>; 'niki.benyakhlef@itd.idaho.gov' <niki.benyakhlef@itd.idaho.gov>; 'webmaster@valleyregionaltransit.org' <webmaster@valleyregionaltransit.org>; Brian Crawforth <Brian.Crawforth@canyoncounty.id.gov>; Christine Wendelsdorf <Christine.Wendelsdorf@canyoncounty.id.gov>; Michael Stowell <mstowell@ccparamedics.com>; Curt Shankel <shankelc@cityofnampa.us>; Dalia Alnajjar <Dalia.Alnajjar@canyoncounty.id.gov>; Lucy Ostyn <lucy.ostyn@canyoncounty.id.gov>; Tom Crosby <Tom.Crosby@canyoncounty.id.gov>; Eric Arthur <Eric.Arthur@canyoncounty.id.gov>; Kathy Husted <kathy.husted@canyoncounty.id.gov>; GIS and Addressing Division

Arbay Mberwa

Exhibit D4

From: Tom Crosby
Sent: Friday, May 23, 2025 3:55 PM
To: Arbay Mberwa
Subject: FW: Agency Notice CU2025-0002
Attachments: Agency Response Requested Notification Form.pdf; CU2025-0002 Updated Application.pdf

Arbay,
The Building Dept. will require a change of occupancy permit for the intended new occupancy use of the primary house and its accessory structure if this CUP is approved.

Thank You,
Tom.

From: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>
Sent: Friday, May 16, 2025 11:21 AM
To: 'cstauffer@nsd131.org' <cstauffer@nsd131.org>; 'dleon@nsd131.org' <dleon@nsd131.org>; 'eddy@heritagewifi.com' <eddy@heritagewifi.com>; 'johnsonrl@nampafire.org' <johnsonrl@nampafire.org>; 'prevention@nampafire.org' <prevention@nampafire.org>; 'knute.sandahl@doi.idaho.gov' <knute.sandahl@doi.idaho.gov>; 'eddy@nampahighway1.com' <eddy@nampahighway1.com>; 'brandy.walker@centurylink.com' <brandy.walker@centurylink.com>; 'eingram@idahopower.com' <eingram@idahopower.com>; 'easements@idahopower.com' <easements@idahopower.com>; 'arobins@idahopower.com' <arobins@idahopower.com>; 'monica.taylor@intgas.com' <monica.taylor@intgas.com>; 'jessica.mansell@intgas.com' <jessica.mansell@intgas.com>; 'Contract.Administration.Bid.Box@ziply.com' <Contract.Administration.Bid.Box@ziply.com>; 'developmentreview@blackcanyonirrigation.com' <developmentreview@blackcanyonirrigation.com>; 'nmid@nmid.org' <nmid@nmid.org>; 'eolvera@nmid.org' <eolvera@nmid.org>; 'mitch.kiester@phd3.idaho.gov' <mitch.kiester@phd3.idaho.gov>; 'anthony.lee@phd3.idaho.gov' <anthony.lee@phd3.idaho.gov>; 'gis@compassidaho.org' <gis@compassidaho.org>; 'D3Development.services@itd.idaho.gov' <D3Development.services@itd.idaho.gov>; 'niki.benyakhlef@itd.idaho.gov' <niki.benyakhlef@itd.idaho.gov>; 'webmaster@valleyregionaltransit.org' <webmaster@valleyregionaltransit.org>; Brian Crawforth <Brian.Crawforth@canyoncounty.id.gov>; Christine Wendelsdorf <Christine.Wendelsdorf@canyoncounty.id.gov>; Michael Stowell <mstowell@ccparamedics.com>; Curt Shankel <shankelc@cityofnampa.us>; Dalia Alnajjar <Dalia.Alnajjar@canyoncounty.id.gov>; Lucy Ostyn <lucy.ostyn@canyoncounty.id.gov>; Tom Crosby <Tom.Crosby@canyoncounty.id.gov>; Eric Arthur <Eric.Arthur@canyoncounty.id.gov>; Kathy Husted <kathy.husted@canyoncounty.id.gov>; GIS and Addressing Division <GISAddressing@canyoncounty.id.gov>; 'makline2@marathonpetroleum.com' <makline2@marathonpetroleum.com>
Subject: Agency Notice CU2025-0002

Please see the attached agency notice. You are invited to provide written testimony or comments by **June 15, 2025**, although as of this point, no hearing date has been set. You will receive a separate notification when the hearing date has been set for this case. If the comment deadline is on a weekend or holiday, it will move to close of business 5pm the next business day. The deadline for written testimony or additional exhibits is to ensure planners can consider the information as they develop their staff report and recommended findings. All items received by the deadline will also be placed in the hearing packet, allowing the hearing body adequate time to review the submitted information.

Please direct your comments or questions to Planner **Arbay Mberwa** at arbay.mberwa@canyoncounty.id.gov.

Thank you,

Exhibit D4.1

Arbay Mberwa

From: Lucy Ostyn
Sent: Tuesday, November 18, 2025 8:52 AM
To: Arbay Mberwa
Subject: RE: Agency Notice CU2025-0002 / Bighorn Traffic Services

Arbay,

Thank you for mentioning that. They certainly can reach out to City of Nampa and request to use their setbacks. I think it depends on the area but typically I see a side of 5' from Nampa.

Best,

Lucy Ostyn
Permitting Supervisor
lucy.ostyn@canyoncounty.id.gov
(208)455-5961
Canyon County Development Services Department
111 N. 11th Ave. #310 Caldwell, ID 83605

DSD PUBLIC OFFICE HOURS
Monday, Tuesday, Thursday and Friday
8am – 5pm
Wednesday
1pm – 5pm

From: Arbay Mberwa <Arbay.Mberwa@canyoncounty.id.gov>
Sent: Monday, November 17, 2025 11:58 AM
To: Lucy Ostyn <lucy.ostyn@canyoncounty.id.gov>
Subject: RE: Agency Notice CU2025-0002 / Bighorn Traffic Services

Hey Lucy,

This parcels is located in Nampa's area of impact, could they discuss obtaining Nampa setback with the City of Nampa?

Thanks

Arbay Mberwa

Associate Planner

Canyon County Development Services Department

From: Lucy Ostyn <lucy.ostyn@canyoncounty.id.gov>
Sent: Thursday, November 13, 2025 1:47 PM
To: Arbay Mberwa <Arbay.Mberwa@canyoncounty.id.gov>
Cc: Tom Crosby <Tom.Crosby@canyoncounty.id.gov>
Subject: FW: Agency Notice CU2025-0002 / Bighorn Traffic Services

Arbay,

I see that you already have notes in CAPS about the shop needing the Change of Occupancy permit so that is awesome. 😊

The only other thing I wanted to point out is while the shop is existing (Aumentum shows approx. 1991), it doesn't appear on the aerial view to meet that side setback. Not sure how this can be addressed but if we do the change of occupancy permit and expand the use… I can see that being an issue, since we have to meet today's requirements.

Thank you,

Lucy Ostyn
Permitting Supervisor
lucy.ostyn@canyoncounty.id.gov
(208)455-5961
Canyon County Development Services Department
111 N. 11th Ave. #310 Caldwell, ID 83605

DSD PUBLIC OFFICE HOURS
Monday, Tuesday, Thursday and Friday
8am – 5pm
Wednesday
1pm – 5pm

From: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>
Sent: Thursday, November 13, 2025 9:20 AM
To: 'watkinsk@cityofnampa.us' <watkinsk@cityofnampa.us>; 'BadgerD@cityofnampa.us' <BadgerD@cityofnampa.us>; 'addressing@cityofnampa.us' <addressing@cityofnampa.us>; 'critchfieldd@cityofnampa.us' <critchfieldd@cityofnampa.us>; 'clerks@cityofnampa.us' <clerks@cityofnampa.us>; 'timc@cityofnampa.us' <timc@cityofnampa.us>; 'cstauffer@nsd131.org' <cstauffer@nsd131.org>; 'dleon@nsd131.org' <dleon@nsd131.org>; 'eddy@heritagewifi.com' <eddy@heritagewifi.com>; 'effingere@nampafire.org' <effingere@nampafire.org>; 'prevention@nampafire.org' <prevention@nampafire.org>; 'knute.sandahl@doi.idaho.gov' <knute.sandahl@doi.idaho.gov>; 'eddy@nampahighway1.com' <eddy@nampahighway1.com>; 'brandy.walker@centurylink.com' <brandy.walker@centurylink.com>; 'eingram@idahopower.com' <eingram@idahopower.com>; 'easements@idahopower.com' <easements@idahopower.com>; 'arobins@idahopower.com' <arobins@idahopower.com>; 'jessica.mansell@intgas.com' <jessica.mansell@intgas.com>; 'monica.taylor@intgas.com' <monica.taylor@intgas.com>; 'Contract.Administration.Bid.Box@ziply.com' <Contract.Administration.Bid.Box@ziply.com>; 'developmentreview@blackcanyonirrigation.com' <developmentreview@blackcanyonirrigation.com>; 'eolvera@nmid.org' <eolvera@nmid.org>; 'nmid@nmid.org' <nmid@nmid.org>; 'mitch.kiester@phd3.idaho.gov' <mitch.kiester@phd3.idaho.gov>; 'anthony.lee@phd3.idaho.gov' <anthony.lee@phd3.idaho.gov>; 'gis@compassidaho.org' <gis@compassidaho.org>;

Arbay Mberwa

Exhibit D5

From: Caitlin Ross
Sent: Wednesday, May 28, 2025 8:51 AM
To: Arbay Mberwa
Subject: FW: [External] RE: Agency Notice CU2025-0002

FYI – thanks!
-Caitlin

From: D3 Development Services <D3Development.Services@itd.idaho.gov>
Sent: Wednesday, May 28, 2025 8:47 AM
To: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>
Subject: [External] RE: Agency Notice CU2025-0002

Hello,

After careful review of the transmittal submitted to ITD on May 16, 2025 regarding, CU2025-0002/Bighorn Traffic Services, the Department has no comments or concerns to make at this time. This application does not meet thresholds for a Traffic Impact Study nor does it pose any safety concern. If you have any questions please contact Niki Benyakhlef at (208) 334-8337/ Niki.Benyakhlef@itd.idaho.gov.

Thank you
Mila Kinakh
D3 Planning and Development
Administrative Assistant



From: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>
Sent: Friday, May 16, 2025 11:21 AM
To: 'cstauffer@nsd131.org' <cstauffer@nsd131.org>; 'dleon@nsd131.org' <dleon@nsd131.org>; 'eddy@heritagewifi.com' <eddy@heritagewifi.com>; 'johnsonrl@nampafire.org' <johnsonrl@nampafire.org>; 'prevention@nampafire.org' <prevention@nampafire.org>; 'knute.sandahl@doi.idaho.gov' <knute.sandahl@doi.idaho.gov>; 'eddy@nampahighway1.com' <eddy@nampahighway1.com>; 'brandy.walker@centurylink.com' <brandy.walker@centurylink.com>; 'eingram@idahopower.com' <eingram@idahopower.com>; 'easements@idahopower.com' <easements@idahopower.com>; 'arobins@idahopower.com' <arobins@idahopower.com>; 'monica.taylor@intgas.com' <monica.taylor@intgas.com>; 'jessica.mansell@intgas.com' <jessica.mansell@intgas.com>; 'Contract.Administration.Bid.Box@ziply.com' <Contract.Administration.Bid.Box@ziply.com>; 'developmentreview@blackcanyonirrigation.com' <developmentreview@blackcanyonirrigation.com>; 'nmid@nmid.org' <nmid@nmid.org>; 'eolvera@nmid.org' <eolvera@nmid.org>; 'mitch.kiester@phd3.idaho.gov' <mitch.kiester@phd3.idaho.gov>; 'anthony.lee@phd3.idaho.gov' <anthony.lee@phd3.idaho.gov>; 'gis@compassidaho.org' <gis@compassidaho.org>; D3 Development Services

Exhibit D6

Arbay Mberwa

From: Caitlin Ross
Sent: Thursday, June 12, 2025 8:06 AM
To: Arbay Mberwa
Subject: FW: [External] RE: Agency Notice CU2025-0002

FYI – thanks!
-Caitlin

From: Erika Olvera <EOlvera@nmid.org>
Sent: Tuesday, June 10, 2025 2:52 PM
To: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>; Arbay Mberwa <Arbay.Mberwa@canyoncounty.id.gov>
Subject: [External] RE: Agency Notice CU2025-0002

Nampa & Meridian Irrigation District (NMID) has no comment on the above-referenced application as no facilities are impacted and plans show storm water is retained on site.

All private laterals and waste ways must be protected. All municipal surface drainage must be retained on-site. If any surface drainage leaves the site, NMID will need to review drainage plans. The developer must comply with Idaho Code 31-3805.

From: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>
Sent: Friday, May 16, 2025 11:21 AM
To: 'cstauffer@nsd131.org' <cstauffer@nsd131.org>; 'dleon@nsd131.org' <dleon@nsd131.org>; 'eddy@heritagewifi.com' <eddy@heritagewifi.com>; 'johnsonrl@nampafire.org' <johnsonrl@nampafire.org>; 'prevention@nampafire.org' <prevention@nampafire.org>; 'knute.sandahl@doi.idaho.gov' <knute.sandahl@doi.idaho.gov>; 'eddy@nampahighway1.com' <eddy@nampahighway1.com>; 'brandy.walker@centurylink.com' <brandy.walker@centurylink.com>; 'eingram@idahopower.com' <eingram@idahopower.com>; 'easements@idahopower.com' <easements@idahopower.com>; 'arobins@idahopower.com' <arobins@idahopower.com>; 'monica.taylor@intgas.com' <monica.taylor@intgas.com>; 'jessica.mansell@intgas.com' <jessica.mansell@intgas.com>; 'Contract.Administration.Bid.Box@ziply.com' <Contract.Administration.Bid.Box@ziply.com>; 'developmentreview@blackcanyonirrigation.com' <developmentreview@blackcanyonirrigation.com>; NMID <NMID@nmid.org>; Erika Olvera <EOlvera@nmid.org>; 'mitch.kiester@phd3.idaho.gov' <mitch.kiester@phd3.idaho.gov>; 'anthony.lee@phd3.idaho.gov' <anthony.lee@phd3.idaho.gov>; 'gis@compassidaho.org' <gis@compassidaho.org>; 'D3Development.services@itd.idaho.gov' <D3Development.services@itd.idaho.gov>; 'niki.benyakhlef@itd.idaho.gov' <niki.benyakhlef@itd.idaho.gov>; 'webmaster@valleyregionaltransit.org' <webmaster@valleyregionaltransit.org>; Brian Crawforth <Brian.Crawforth@canyoncounty.id.gov>; Christine Wendelsdorf <Christine.Wendelsdorf@canyoncounty.id.gov>; Michael Stowell <mstowell@ccparamedics.com>; Curt Shankel <shankelc@cityofnampa.us>; Dalia Alnajjar <Dalia.Alnajjar@canyoncounty.id.gov>; Lucy Ostyn <lucy.ostyn@canyoncounty.id.gov>; Tom Crosby <Tom.Crosby@canyoncounty.id.gov>; Eric Arthur <Eric.Arthur@canyoncounty.id.gov>; Kathy Husted <kathy.husted@canyoncounty.id.gov>; GIS and Addressing Division <GISAddressing@canyoncounty.id.gov>; 'makline2@marathonpetroleum.com' <makline2@marathonpetroleum.com>
Subject: Agency Notice CU2025-0002

Please see the attached agency notice. You are invited to provide written testimony or comments by **June 15, 2025**, although as of this point, no hearing date has been set. You will receive a separate notification when the hearing date

Arbay Mberwa

Exhibit D7

From: Ron Johnson <johnsonrl@nampafire.org>
Sent: Monday, June 16, 2025 6:08 PM
To: Arbay Mberwa
Subject: [External] RE: [EXTERNAL]Agency Notice CU2025-0002

Good evening,

Nampa Fire District does not have any objections to this application. Any code requirements would be handled during the building permit process to change the use of the occupancies. There are existing fire hydrants that can serve the property. This project would have no negative impact to NFPD response levels.

Best regards,

Ron Johnson - IAAI-CFI, CFM
Deputy Chief - Fire Marshal
9 12th Ave South, Nampa, ID
O: 208.468.5760
C: 208.250.7005
Nampa Fire Website - Facebook

From: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>
Sent: Friday, May 16, 2025 11:21 AM
To: 'cstauffer@nsd131.org' <cstauffer@nsd131.org>; 'dleon@nsd131.org' <dleon@nsd131.org>; 'eddy@heritagewifi.com' <eddy@heritagewifi.com>; Ron Johnson <johnsonrl@nampafire.org>; Prevention <prevention@nampafire.org>; 'knute.sandahl@doi.idaho.gov' <knute.sandahl@doi.idaho.gov>; 'eddy@nampahighway1.com' <eddy@nampahighway1.com>; 'brandy.walker@centurylink.com' <brandy.walker@centurylink.com>; 'eingram@idahopower.com' <eingram@idahopower.com>; 'easements@idahopower.com' <easements@idahopower.com>; 'arobins@idahopower.com' <arobins@idahopower.com>; 'monica.taylor@intgas.com' <monica.taylor@intgas.com>; 'jessica.mansell@intgas.com' <jessica.mansell@intgas.com>; 'Contract.Administration.Bid.Box@ziply.com' <Contract.Administration.Bid.Box@ziply.com>; 'developmentreview@blackcanyonirrigation.com' <developmentreview@blackcanyonirrigation.com>; 'nmid@nmid.org' <nmid@nmid.org>; 'eolvera@nmid.org' <eolvera@nmid.org>; 'mitch.kiester@phd3.idaho.gov' <mitch.kiester@phd3.idaho.gov>; 'anthony.lee@phd3.idaho.gov' <anthony.lee@phd3.idaho.gov>; 'gis@compassidaho.org' <gis@compassidaho.org>; 'D3Development.services@itd.idaho.gov' <D3Development.services@itd.idaho.gov>; 'niki.benyakhlef@itd.idaho.gov' <niki.benyakhlef@itd.idaho.gov>; 'webmaster@valleyregionaltransit.org' <webmaster@valleyregionaltransit.org>; Brian Crawforth <Brian.Crawforth@canyoncounty.id.gov>; Christine Wendelsdorf <Christine.Wendelsdorf@canyoncounty.id.gov>; Michael Stowell <mstowell@ccparamedics.com>; Curt Shankel <shankelc@cityofnampa.us>; Dalia Alnajjar <Dalia.Alnajjar@canyoncounty.id.gov>; Lucy Ostyn <lucy.ostyn@canyoncounty.id.gov>; Tom Crosby <Tom.Crosby@canyoncounty.id.gov>; Eric Arthur <Eric.Arthur@canyoncounty.id.gov>; Kathy Husted <kathy.husted@canyoncounty.id.gov>; GIS and Addressing Division <GISAddressing@canyoncounty.id.gov>; 'makline2@marathonpetroleum.com' <makline2@marathonpetroleum.com>
Subject: [EXTERNAL]Agency Notice CU2025-0002

NAMPA FIRE 1891 DIST

EXCELLENCE
SERVICE
STRENGTH IN UNITY

Exhibit D7.1

ADMINISTRATIVE OFFICE
9 – 12th Avenue South Nampa, ID 83651

208.468.5770

DATE: November 24, 2025

TO: Canyon County Development Services Department

FROM: Elijah Effinger, Nampa Fire Protection District, Fire Marshal

APPLICANT: Bighorn Traffic Services

OWNER: Connor Gray

PROJECT ADDRESS: 5023 E. Victory Rd.

RE: Case No. 2025-0002

This application is for Case No. 2025-0002: 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 shed 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.

The Nampa Fire District does not oppose the application subject to compliance with all the following code requirements and conditions of approval.

Access Roads

Dead-end fire apparatus access roads exceeding 150 feet (45 720 mm) in length shall be provided with an approved area for turning around fire apparatus. (IFC 503.2.5)

Fire apparatus access roads shall extend to within 150 feet of all portions of the exterior walls of the first story of a building measured by an approved route around the exterior of the building or facility. (IFC 503.1.1)

ADMINISTRATIVE OFFICE
9 – 12th Avenue South Nampa, ID 83651

208.468.5770

Fire apparatus access roads shall have an unobstructed width of not less than 20 feet and an unobstructed vertical clearance of not less than 13 feet 6 inches. (IFC 503.2.1)

The minimum outside turning radius of a fire apparatus access road shall be 48 feet. The minimum inside turning radius shall be 28 feet. (IFC 503.2.4)

Fire apparatus access roads shall have an approved driving surface of asphalt, concrete or other approved driving surface and can support the imposed load of fire apparatus weighing at least 75,000 pounds. (IFC D102.1)

Fire apparatus access roads shall not exceed 10 percent in grade. (IFC D103.2)

Gates and Bollards shall comply with requirements of the IFC with designs being submitted to the Fire Code Official for approval. If gates are electronically operated, they shall be equipped with an automatic opening mechanism activated by the Opticom system. Manual gates shall be secured with a Knox brand padlock. See exhibit below for acceptable Bollard models manufactured by Maxiforce. (IFC 503.6, D103.5).

General Conditions

Specific building construction requirements of the International Building Code, International Fire Code and City of Nampa Code will apply. However, these provisions are best addressed by a licensed Architect at time of building permit application.

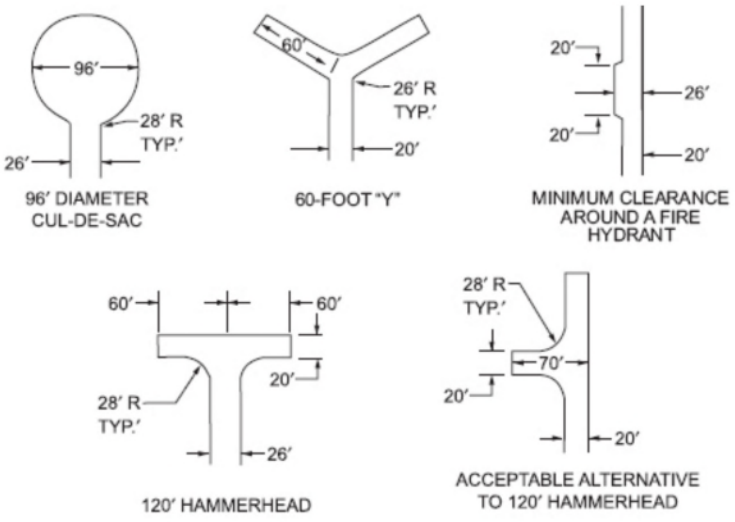
Emergency Response Time Analysis and Service Impact:

The Nampa Fire District Strategic Plan states the response objective for Nampa Fire District is to arrive to 90% of emergency medical incidents within 5 minutes of the alarm time, and within 5 minutes and 20 seconds to fire incidents. To accomplish these response time objectives requires that travel distances be approximately 1 ½ miles from the nearest fire station. This development is located approximately .9 miles from Nampa Fire Station 5 with an approximate response time of 1 minute.

NAMPA FIRE 1891 DIST
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ADMINISTRATIVE OFFICE
9 – 12th Avenue South Nampa, ID 83651

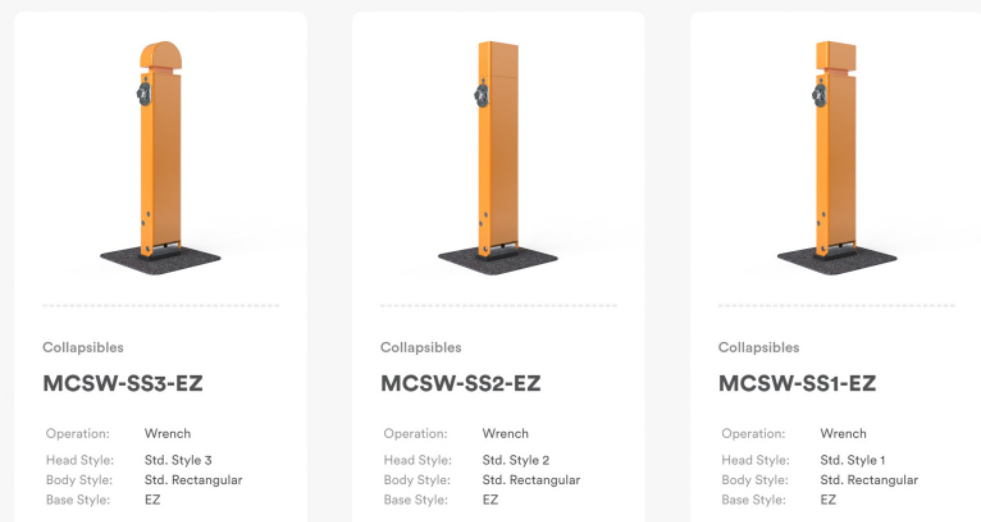
208.468.5770



For SI: 1 foot = 304.8 mm.

FIGURE D103.1 DEAD-END FIRE APPARATUS ACCESS ROAD TURNAROUND

Approved Bollards by Maxiforce



Collapsibles

MCSW-SS3-EZ

Operation:	Wrench
Head Style:	Std. Style 3
Body Style:	Std. Rectangular
Base Style:	EZ

Collapsibles

MCSW-SS2-EZ

Operation:	Wrench
Head Style:	Std. Style 2
Body Style:	Std. Rectangular
Base Style:	EZ

Collapsibles

MCSW-SS1-EZ

Operation:	Wrench
Head Style:	Std. Style 1
Body Style:	Std. Rectangular
Base Style:	EZ

Arbay Mberwa

Exhibit D8

From: Arbay Mberwa
Sent: Tuesday, November 18, 2025 3:40 PM
To: 'Brandon Lowder'
Subject: FW: [External] Re: Public Water System (CU2025-0002)
Attachments: CU2025-0002 Updated Application_.pdf

Hello,

I'm working on a conditional use permit for a contractor shop and staging area on parcel R30673010 (application attached). The applicant is proposing 10 full time employees working on site and 30 employees who may come on site to pick up and drop off material for the business operation- a total of up to 40 employees. I discussed with Southwest District Health and was directed to DEQ, will this business need a public water system?

Thank you,

Arbay Mberwa

Associate Planner

Canyon County Development Services Department

111 N. 11th Ave., #310, Caldwell, ID 83605

Direct Line: 208-455-6039

Email: Arbay.Mberwa@canyoncounty.id.gov

Website: www.canyoncounty.id.gov

Public office hours:

Monday, Tuesday, Thursday and Friday

From: Chris Ababon <Chris.Ababon@swdh.id.gov>
Sent: Tuesday, November 18, 2025 3:18 PM
To: Arbay Mberwa <Arbay.Mberwa@canyoncounty.id.gov>
Subject: [External] Re: Public Water System (CU2025-0002)

Hi Arbay,

Thank you for reaching out with a great question! I think it would definitely be something to look into. Depending on how often the 30 employees visit the site, it could very well be considered as a public water system. They will have to reach out to the Department of Environmental Quality to run through their population and business operation details before we can determine if they meet the definition or not.

I would be happy to reach out to them and discuss further, so feel free and pass my information along to them and we can get it sorted! I will say I have two public water systems going up in Canyon County called "Farmway Generator Assembly Facility" and "Pinto Lane Industrial Park" that are already in the process of getting their water system approved. If this property is either of these facilities, let me know!

Chris Ababon, REHS/RS | Environmental Health Specialist, Senior
o 208.455.5409 | c 208.606.2132 | f 208.454.7722
christopher.ababon@swdh.id.gov | SWDH.org
13307 Miami Ln., Caldwell, ID 83607
Healthier Together

From: Arbay Mberwa <Arbay.Mberwa@canyoncounty.id.gov>
Sent: Tuesday, November 18, 2025 3:12 PM
To: Chris Ababon <Chris.Ababon@swdh.id.gov>
Subject: Public Water System (CU2025-0002)

CAUTION: This email originated outside Southwest District Health's network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact IT with any concerns.

Hello,

I'm working on a conditional use permit for a contractor shop and staging area on parcel R30673010 (application attached). The applicant is proposing 10 full time employees working on site and 30 employees who may come on site to pick up and drop off material for the business operation- a total of up to 40 employees. Will the applicant need to have a public water system?
Please reach out and let me know if you have questions,

Arbay Mberwa
Associate Planner
Canyon County Development Services Department
111 N. 11th Ave., #310, Caldwell, ID 83605
Direct Line: 208-455-6039
Email: Arbay.Mberwa@canyoncounty.id.gov
Website: www.canyoncounty.id.gov
Public office hours:
Monday, Tuesday, Thursday and Friday

EXHIBIT E

Public Comments Received by: December 8, 2025

Planning & Zoning Commission

Case# CU2025-0002

Hearing date: December 18, 2025

Exhibit E1

11-20-2025

Hello,

I am writing in response to the request for a conditional use permit by Bighorn Traffic Services. My husband and I live on East Victory between Happy Valley and Robinson. We are a part of the community here that fought SunCor's conditional use permit down by Graye's Lane.

We have lived here for a very long time. We've created our dream home with landscaping, remodeling in this sweet residential ag neighborhood. I will never forget one of the SunCor representatives said at one of the public meetings "you all don't understand, we are trying to bring resources closer so we can save you money to build your dream homes." I felt like he had gut-punched me. He absolutely did not understand we already have our dream homes, and we are fighting, clawing and shouting at the rooftops to get our local government to help us protect our way of life.

We begged and pleaded with the Highway District for a long time regarding the safety issues we have been facing out here. Finally, our speed limit has been dropped to 35 and flashing signs have been installed. Now, we all call the police regularly asking them to come out and write speeding tickets. It still hasn't fixed the safety and quality of life issues we are facing.

When people drive at the speed limit, the noise is drastically reduced and more importantly, we can get in and out of our driveways safely during rush hour traffic. Is it ideal, NO. Do people drive the speed limit, NO. Do we constantly have close calls, YES. We can't ride our bikes or walk our dogs anymore with people speeding excessively, people passing (even on solid lines), people passing on the wrong side - you name it, we've seen it.

The subdivision out here (E victory, Pit lane, Joe lane etc) was once a beautiful place to live. We are desperately needing our local government to address traffic here, so people stop using E Victory as a bypass road. I wish decision-makers would come sit in a chair in our driveway for a week at all hours and witness what we live with on a daily basis. People are using our road to avoid Garrity and the freeway area which never should have happened; we are a residential area. I know drivers are coming from the West and going all the way to downtown Meridian; using our road to avoid the freeway area. Our residential street has been turned into a super-highway. Most of us will retire here, cannot replace what we have built, and are now at the mercy of decision-makers on issues impacting our once lovely neighborhood. There have to be options to get people to stop driving through our neighborhood roads, and we desperately need our local officials and agencies to help us. If they don't, it will get to a point where we won't be able to exit our driveways.

I share all of this because we don't need MORE traffic.

The home that Bighorn purchased was given a conditional-use permit years ago for the small, assisted living. Many now believe that never should have been granted because once you give an inch, a mile is eventually taken. The owner then listed the property as a "possible" commercial site when he/she never should have. None of the neighbors here ever intended to see commercial businesses enter into our residential neighborhood. We don't want it. We are begging you to help us preserve what way of life we still have left here. Once it starts, where does it end? Please, we are pleading with you to protect the integrity of our residential neighborhood and deny any type of commercial conditional use. We already have a major traffic issue and are planning to work with officials and agencies to see what can be done to slow people down or prevent E Victory between Happy Valley and Robinson from being used as a major thoroughfare. It needs speed bumps or dips or something similar to what Boise has done on some of their streets to slow traffic by constructing aesthetically pleasing center obstacles that force cars to slow down. There is no reason all of the commercial trucks traveling on our road should be using it when they have other options that don't take them through a residential rural subdivision. I know there are ways to manage growth in cities and still maintain its beauty and aesthetics and protect its long-time citizens' way of life.

Bighorn's request for the number of vehicles and number of employees is simply NOT what our neighborhood needs. The use would drastically and negatively impact our safety and welfare in this area due to the already serious traffic issues we are facing. Would this business, with an increase of cars, noise, and change in zoning impact our way of life - YES! We are already facing a daily level of stress with the noise, reckless drivers, speed racing, illegal passing, non-stop speeding, no longer being able to walk dogs or ride bikes safely and an inability to exit and enter our driveways safely. I don't leave any windows open on the front of my home to mitigate noise. If this permit is granted, you will be adding to the problems we are already dealing with that are impacting our health, quality of life, safety around our home and welfare. I believe strongly that our local officials and agencies have a duty to serve and protect the quality of life of its constituents. Bighorn Traffic services made a bad decision on purchasing property that is not zoned for their desired use. There was a meeting at the property and many of us showed up and expressed our concerns. We kindly and respectfully told them we would not support any type of commercial use in our neighborhood. They knew this but have chosen to move forward and pursue it anyway.

Thank you for your time and for your service to our community.

Respectfully,
Gary and Tina DeBoer
5925 E Victory Road
Nampa ID 83687
208-880-3639

Exhibit E2

Arbay Mberwa

From: Christine Able <christineable2@gmail.com>
Sent: Monday, November 24, 2025 4:28 PM
To: Arbay Mberwa
Subject: [External] Case 2025-0002

CUP Big Horn Traffic Service for 5023 E Victory Rd
Case 2025-0002

11/24/25

Dear Planning & Zoning Commissioners,

I am writing as a nearby resident to formally **oppose** the conditional use permit request submitted by Big Horn Traffic Service for 5023 E Victory Rd. The proposed CUP raises significant concerns regarding traffic, safety, environmental impacts, neighborhood character, and compliance.

1. Increased Traffic and Safety Risks

- The request includes a staging area for 20 work vehicles and up to 40 employee vehicles. This will substantially increase daily traffic in an already busy area.

- Local roads and intersections near Victory Rd are not designed for this volume of commercial traffic, posing a hazard to residents, pedestrians, and children.

- School buses and children frequently use these streets; additional trucks and vehicles increase the risk of accidents.

- Heavy trucks entering and leaving a residential area will accelerate road wear and may damage infrastructure not built for commercial use.

2. Noise and Quality of Life Impacts

- Daily vehicle movement, truck engines, and potential deliveries will significantly increase noise, disrupting the quiet residential character of our neighborhood.

- Noise and activity outside standard business hours could further reduce residents' quality of life.

3. Current Unauthorized Use Raises Compliance Concerns

- Since the original application, Big Horn Traffic Service has been using the shop building to store items. Many neighbors have observed trucks backing up and unloading without proper approval.

- This indicates a willingness to operate outside approved guidelines and raises legitimate concerns about future compliance and enforcement.

4. Environmental and Safety Concerns

- The use of a large staging area for trucks may increase dust, runoff, and pollution, potentially impacting neighboring properties.

- While the applicant states the building will be used for storage only, nothing currently prevents future vehicle servicing, painting, or handling of toxic materials.

- There is no clear plan for monitoring or enforcement to prevent industrial activities that could pose health or environmental risks.

- The proposed increase in employees and vehicle activity could place additional demand on the property's well and septic systems, raising concerns about water availability, wastewater capacity, and potential impacts on neighboring properties.

5. Neighborhood Character and Property Values

- The acreage behind the shop is currently undeveloped, and residents wish to maintain it as such. Approval could set a precedent for building structures, altering the rural/residential character of the area.

- A large staging area, industrial activity, and employee traffic are visually inconsistent with surrounding properties and would constitute an eyesore.

- Such changes could negatively affect property values and the overall livability of the neighborhood.

6. Zoning and Procedural Considerations

- The proposed expansion may be incompatible with current zoning and the intended character of the neighborhood.

- The lack of a mitigation plan for traffic, noise, or environmental impacts leaves residents exposed to ongoing risks and nuisances.

Given these concerns, I respectfully urge the Planning & Zoning Commission to **deny the conditional use permit** request. The proposed activity poses substantial risks to public safety, health, and neighborhood character. Additionally, the applicant's current unauthorized use raises serious concerns about their reliability and willingness to comply with permit conditions in the future.

Thank you for your time and careful consideration of this matter. I trust the Commission will prioritize the welfare of residents and the long-term character of our community in its decision.

--
Christine Able
208-484-0997
christineable2@gmail.com

Arbay Mberwa **Exhibit E3**

From: HJ Enterprises LLC <hjenterprises@gmail.com>
Sent: Tuesday, December 2, 2025 10:30 PM
To: Arbay Mberwa
Subject: [External] Big Horn Traffic Services CUP application CU2025-0002

I write to voice my concerns regarding traffic and loss of agricultural land in relation to CUP application CU2025-0002.
Traffic in NE Nampa is awful and we have seen many accidents, some of which are fatalities. Until the traffic concerns are taken care of, I strongly oppose any more developments of any kind. Nampa is growing far faster than our infrastructure can support. If someone wants to develop or build, the responsibility should be put on that entity or person rather than the taxpayers for upgrading. We are frustrated and taxed out. Our voices need to be heard and respected, not ignored as has been the case many times over the years; especially in the recent past.

Joy Lewis
North Robinson Rd, Nampa, Idaho

Exhibit E4

Aaron and Jenelle Romine
5208 E. Victory Road
Nampa, ID 83687

Re: Case No. CU2025-002 – Bighorn Traffic Services

To Whom It May Concern,

We are writing in regard to the request submitted by Bighorn Traffic Services to obtain a conditional use permit for the property located at 5023 E. Victory Road, Nampa, Idaho. We live two houses down from this location, and because this area is zoned agricultural, we respectfully request that the permit be denied.

The property at 5023 E. Victory Road sits directly adjacent to a pasture with herds of cattle. We also own a miniature Highland cow on our property. We are concerned about the impact of storing up to 20 company vehicles on-site, as well as the additional vehicles belonging to an estimated 8 to 40 employees. Our road already experiences significant traffic during early morning and evening hours, and adding this volume of vehicles would increase noise, congestion, and the likelihood of traffic accidents. It would also disrupt the normal flow of residential traffic.

This area is primarily residential with large lots, and that is part of what makes it desirable to live here. Allowing commercial operations to purchase or lease parcels in this neighborhood would fundamentally change its character. Outside of commute hours, our road is normally quiet, and the presence of a business operating from 7:00 a.m. to 6:00 p.m. would make it feel much more like a commercial zone than a rural residential area. We intentionally purchased our home for the “country” atmosphere, and we hope to preserve that environment.

We also want to note that workers and equipment have already been present on the property, and the activity has been quite noticeable.

We appreciate your time and consideration in reviewing this matter and ask that you take these concerns seriously when evaluating the conditional use request.

Sincerely,
Aaron and Jenelle Romine
208-210-8589

Exhibit E5

Arbay Mberwa

From: renee kelley <rlkelley85@gmail.com>
Sent: Monday, December 8, 2025 11:36 AM
To: Arbay Mberwa
Subject: [External] Case # CU2025-0002

To whom it may concern,

I am asking the Canyon County Planning and Zoning Commission to deny the CUP for 5023 E Victory Road. I am a property owner adjacent to the requested CUP property. This area is a residential area of canyon county. It is a neighborhood made up of single family homes and small acreage farms. It is not a commercial area. If you have not been in this area of canyon county before, I encourage you to drive thru before making a decision.
Below are the reasons I am asking you to deny the CUP:

1.Big Horn Traffic is Dishonest-They held a neighborhood meeting summer of 2024. At that time they told neighbors it would be a small amount employees and they would use the shop for sign repair used for road projects. They also stated that they wanted to convert the home to an office building. They informed the neighbors that they had no plans for the empty pasture and that it would sit vacant and undeveloped. They then held another meeting in Winter of 2025. At that point they said that they would have about 20-30 employees and be using the shop for sign repair. At each meeting Big Horns representation was very disrespectful and talked down to the residents that attended. They did not like that we did not agree to there business moving in on our homes. Now in the county letter describing the land use it says 40 employees. In the Canyon County letter it also describes the shop as a "shed". It is not a shed, it is a very large two bay shop that could fit multiple vehicles in it. Since last spring, when Big Horn purchased the property, they have been demolishing and changing the property with no county permits. Canyon County Code Enforcement is aware. This company has shown no respect to the neighbors or the county. They have shown to be very entitled and not listen to laws. They are not who we as residents want as a neighbor. The canyon county code enforcement already struggles having the staff to enforce county ordinance. Please don't allow a commercial business into the county that has already shown such disregard.
2.Traffic- Traffic has already increased significantly on Victory Road in the last 5 years. Allowing a business to operate with 40 employees coming and going through rush hour periods will only add to the already existing problem.
3.Location- The location of the suggested CUP is right off of a blind corner after the roundabout on Victory Road. Having such a large amount of commercial vehicles enter and exit the roadway at that address significantly increases the chance of accidents. There are two dead in residential streets that residents already struggle with entering and existing. In the beginning of November a vehicle rear ended a local resident trying to turn left onto one of the dead ends.
4..Property Values- Local residential property values will be affected if a commercial business is allowed. Resale values would decrease.
5.Well Water- They will be operating on a well. With all the development in the area the aquifer life is a concern to residents. 40 people coming and going for one property and using the facility is a large amount of use compared to the average residential home.
6.Septic- The current septic tank was not built to manage that many people.

7.Current zoning is Residential Ag- The land does have a current CUP for a nursing home. Neighbors were ok with that because it was one or two employee cars coming and going and a small number of residents. It did not affect our quality of life as residents. Big Horn would.
8.No Benefit to the neighborhood or county by allowing Big Horn to operate at that location. There are plenty of commercial lots in the city that would fit their needs listed.
I have not spoken to one neighbor that is in support of this CUP. This business would negatively affect the residents quality of life.

I appreciate your time in reviewing my email. I am asking you once again to please deny the requested CUP. As neighbors we have already seen a significant change in traffic and growth in our area. I encourage residential growth on realistic level because that is what this area is, it's a residential neighborhood. All of us value our homes and quality of life. Please protect us as a neighborhood and don't allow a large commercial business, such as Big Horn, to come in and take away the small amount of peace we have left.

Sincerely,
Renee Kelley