



CANYON COUNTY PLANNING & ZONING COMMISSION
MINUTES OF REGULAR MEETING HELD
Thursday, December 18, 2025
6:30 P.M.

1ST FLOOR PUBLIC MEETING ROOM SUITE 130, CANYON COUNTY ADMINISTRATION BUILDING

Commissioners Present : Robert Sturgill, Chairman
 Brian Sheets, Vice Chairman
 Harold Nevill, Commission Secretary
 Holley Werhanowicz, Commissioner
 Anita Johnston, Commissioner
 Geoff Mathews, Commissioner

Staff Members Present: Jay Gibbons, Director of Development Services
 Dan Lister, Planning Supervisor
 Michelle Barron, Principal Planner
 Emily Bunn, Principal Planner
 Arbay Mberwa, Associate Planner
 Dane Adams, Associate Planner
 Caitlin Ross, Hearing Specialist

Chairman Sturgill called the meeting to order at 6:30 p.m.

Commissioner Nevill read the testimony guidelines and proceeded to the first business item on the agenda.

Item 1: Consent Agenda – Action Items

- A. **November 6, 2025 MINUTES**
- B. **November 20, 2025 MINUTES**
- C. **Case No. CU2025-0012 – Barnes: Approve FCO’s**
- D. **Case No. CU2025-0013 – Jimenez-Arredondo: Approve FCO’s**
- E. **Case No. CR2024-0003 – Bruno: Approve FCO’s**
- F. **Case No. CR2024-0004 – Fredericksen: Approve FCO’s**

Commissioner Mathews stated that he was not in attendance at the November 6th meeting and did not hear items C,D,E, and F. His vote will only pertain to the minutes for November 20, 2025.

Motion: Commissioner Nevill moved to approve the Consent Agenda, seconded by Commissioner Sheets Voice vote, motion carried.

Item 2A:

Case No. CU2025-0002 – Bighorn Traffic Services: 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.

Chairman Sturgill affirmed the applicant to testify.

Connor Gray – (Applicant) IN FAVOR – 505 S. 7th Ave., Caldwell, ID 83605

Mr. Gray stated that he is with Ag Land and Development and is presenting the conditional use permit request on behalf of Bighorn Traffic Services. The applicant is requesting approval of the conditional use permit for a contractor shop and staging area. The company is an employee based and employee owned company in Canyon County. As the name suggests, Bighorn specializes in traffic-related services. They are the individuals to respond to emergencies and schedule projects to help facilitate traffic and keep workers safe while they are doing their jobs, which is an essential service. Mr. Gray discussed the proximity of the subject property to Nampa City limits and the Nampa Airport runway. Historically the property was used for an assisted living facility, beginning in 2004. This use was approved through a conditional use permit process and was the use of the property up until just a few years ago, demonstrating the site has a history of CUP use. Mr. Gray discussed the site layout and buildings. The office will be in the existing building on site as noted in the staff report. There will be approximately 8-10 full-time employees working out of the building to help facilitate the contractor shop as well as the employees in the field. The existing shop on the south side of the primary building will be used for sign preparation and maintenance activities, such as printing and cutting decals for traffic signs. The tables and printers are low use and non-hazardous, particularly when compared to other shops in the surrounding area. There will not be large service or manufacturing. The staging area will be utilized for non-office employees to come onsite, gather equipment and vehicles for off-site jobs. The work vehicles will consist almost entirely of standard Ford F150 pick-up trucks, with a few vans for longer-distance travel. There will be no heavy equipment stored or operated on site. Mr. Gray requested that the condition for maximum vehicle count be increased from 20 to 30. Mr. Gray continued to address the 8 criteria for a conditional use permit. The proposed use does not meet the thresholds for a traffic impact study. There is no commercial retail component to the project.

Commissioner Nevill asked about the open space on the south side of the property and what that would be used for. Mr. Gray believed that the southern portion would continue to be pasture but had someone that could address the future plans. Commissioner Nevill noted there was a difference between an assisted care facility and the proposed use. He asked for clarification on traffic coming in and out of the site. Mr. Gray noted that the future land use for Nampa is industrial.

Chairman Sturgill asked about the 30 vehicles and whether that included employee parking. Mr. Gray stated it did not, and employee parking would make up an additional 8-10. Chairman Sturgill referenced the future land use map (Exhibit B 8.3) and noted that the map suggests that the area may be more subdivision/residential in nature rather than industrial. Mr. Gray noted that the map is Canyon County's future land use, not the City of Nampa. They believe this use is lower intensity and is a good balance between County and City future land use designations.

Associate Planner Arbay Mberwa reviewed the Staff Report for the record.

Commissioner Nevill referenced Exhibit D.4.1, in which there were conditions raised on the side setback and asked what the status was of fixing that with this application. Planner Mberwa noted the shop is approximately five feet from the side property line. County Code requires ten feet. The applicants can talk with the City of Nampa to request their setback requirements. If that approval is not given, they would have to move the structure to meet the 10 foot setback. The condition will require that be addressed before they get permits through the building department. Discussion ensued regarding the existing code and agreements with the City of Nampa. Commissioner Nevill asked about the nature of the code violation. Planner Mberwa stated that the violation was due to operating without approval. The applicant stopped operating and the code enforcement case was closed. They applied for a conditional use permit in January 2025.

Chairman Sturgill affirmed the witnesses to testify.

Testimony:

Jeff Dancer – IN FAVOR – 24245 Boise River Rd., Parma, ID 83660

Mr. Dancer started Bighorn Traffic Services in 2019 as a support company for their construction company DASCO. The property was acquired for the location of their shop and office. This location works well for the company as it is near their existing maintenance shop by the sugar beet factory. Mr. Dancer stated that they take a lot of pride in their name, and they want to be a good neighbor. They will listen to the neighbors' concerns and will make sure they take care of any issues.

Commissioner Sheets asked how often they do 24-hour operations. Mr. Dancer replied that it varies. They are on call for Idaho Power and Intermountain Gas. A lot of their TCS's take vehicles home and can respond to emergencies from home; however, there are times when they may have to go on site to pick up a light tower or message board for the particular emergency they are responding to. Commissioner Sheets asked if it could be estimated. Mr. Dancer said it could potentially be 20-30, but it is unknown. Commissioner Sheets asked if he had been to the site very much and asked about the frequency of planes flying over. Mr. Dancer said he doesn't know how many planes there are, but there is a lot of plane noise. Commissioner Sheets asked about the use of the other shops Mr. Dancer referenced in his testimony. Mr. Dancer stated those would be utilized to take vehicles to if they need service work or oil replacements.

Commissioner Nevill asked what the open space to the south would be used for. Mr. Dancer stated the neighbor ran cows on it last year. If the fence doesn't have to be installed all the way down at the south of the property it would allow the green space to remain and the neighbor to use it for grazing. Commissioner Nevill asked staff about the location of the fence and if it had to be on the south property line. Planner Mberwa replied the fence does not have to be on the southern property line, so they can move it up. Commissioner Nevill asked if the vehicles have back up alarms. Mr. Dancer replied no. Only the trucks on their construction sites have back-up beepers.

Commissioner Mathews asked where the employees would park. Mr. Dancer replied that employees would enter on the west side and noted that they have ample space on the site for the operation.

Chairman Sturgill stated that under extenuating circumstances there could potentially be 70 vehicles on site. Mr. Dancer said that could be possible, although that hasn't happened in the six years they've been in operation.

Tim Masters – IN FAVOR– 2015 Delta Dr., Nampa, ID 83699

Mr. Masters runs the day-to-day operations for Bighorn Traffic Services. He wanted to touch on the subject of traffic control. Mr. Masters has worked in this industry in many different states. They are here for their customers, and it is essential to the utility infrastructure. Mr. Masters stated that they do have monthly safety meetings or safety stand down meetings when there's a situation on a job site. He does send trucks home with the traffic control supervisors so they can respond to emergencies throughout the Treasure Valley.

Commissioner Werhanowicz asked where the safety meetings are currently held. Mr. Masters replied that they are held in their Karcher office. Commissioner Werhanowicz asked if the monthly meetings would be moved to the new location. Mr. Masters stated that the meetings would not be moved.

Timothy McLeod – IN FAVOR – 1025 Wyat Erp Dr., Star, ID 83669

Mr. McLeod stated he started working for DASCO in 1999. He worked with another company in 2009 but came back to Mr. Dancer's company. He is now a supervisor for the traffic control division. He has done a lot of work on the subject property. In regard to the airplane traffic/noise he stated that one day there may be 20 flights and the next day there may not be any. Mr. McLeod stated that Bighorn will be a good neighbor. Some of the crews will be at 7 a.m. others will vary until 9 a.m. Times are staggered based on customer needs.

Perry Gillespy – IN FAVOR – 2504 S. McDermott Rd., Nampa, ID 83687

Mr. Gillespy stated he has been in the business for 35 years and has been with DASCO since 1975. He has been a project manager and wanted to reiterate how important this business is to the community. You can't work without traffic services. Mr. Gillespy's personal residence is located across from gravel pits where there are large trucks all day long. The proposed use at the subject property will not have a big impact. Mr. Gillespy stated that they do not have 30 trucks leave at a time. Work is scheduled ahead of time based on permits.

Carl Anderson – IN FAVOR – 505 S. 7th Ave., Caldwell, ID 83605

Mr. Anderson has known Mr. Dancer, his father and grandfather, for 40 years. They are a pillar in the construction industry and have always been highly regarded with their safety and are great neighbors. The vehicles that will be used to and from the site will be F-150 pickups and will not be heavy equipment. They are first responders assisting other first responders such as police, fire, and utility companies. The shop in which they will be printing decals will not be noisy nor will it have an odor. On Happy Valley east of the roundabout there is a commercial building currently under construction.

John McLean – IN OPPOSITION – 5016 E. Victory Rd., Nampa, ID 83687

Mr. McLean stated that he lives directly across the street from the subject property and has lived there for more than 30 years. The house and shop have been there the entire time. A backhoe service was operated on the subject property by a couple who lived there previously; however, what is being proposed by the applicant will be a disaster with 40 vehicles, 70-80 employees, 24 hr. emergency services, etc. There are no streetlights at the location. Mr. Mclean stated the vehicles should have emergency beepers on them which will add noise. He was concerned about the open space and future use. He said that area is supposed to remain open due to the airport and Mason Creek.

Commissioner Nevill asked about the open space/buffer for Mason Creek and where that came from. Mr. McLean stated that he thought it was city and county but had to do with the airport and restricting more homes in that area. He thought that Mason Creek was designated as a type of sanctuary in this area.

Aaron Romine – IN OPPOSITION – 5208 E. Victory Rd., Nampa, ID 83687

Mr. Romine lives approximately 100 yards from the subject property. He stated that if there are businesses in the area, you'd never know it. He stated that 30-40 vehicles coming out on a busy 2 lane road will have an impact. The company should be concerned that they're going to lose 80-man hours a day being stuck in traffic just to get out of the location. He is concerned that they will try and circumvent and try to go down other residential streets. He is concerned about the number of vehicles going from 20 to 30 and the people who received notice previously had no clue of this increase. There are also now 24-hour emergency services which will create light at night. Mr. Romine stated there would be a lot more here tonight if they would have known about the 24 hour services. Approval of this use may also encourage others to try to get a commercial or industrial permit which will impact the entire community. There are properties already zoned for this type of use in closer proximity to the freeway that are available. He understands that what Bighorn does is a necessity, but did not feel this was the best location.

Commissioner Sheets asked about traffic/peak times and how the traffic circle affects getting out onto the road. Mr. Romine stated that he may have to wait 10-40 cars. There is a constant flow of traffic. There are no stop signs except for way down the road.

Commissioner Nevill asked about the topography of Victory Rd and if it is level driving east to west coming up to the traffic circle. Mr. Romine replied that there is a blind corner going east to west. It is a blind corner until it drops down to the roundabout. The Bighorn employees would be coming up and around that blind corner. The big slow down is east to west, right in front of his home. Traffic and property values are his biggest concern.

Rene Kelley – IN OPPOSITION – 5416 E. Victory Rd., Nampa, ID 83687

Ms. Kelley requested that the conditional use permit be denied. She lives on Victory Road to the east of the subject property. The area consists of single family homes and small acreage farms. Traffic has changed significantly over the last five years. Rush hour traffic is a constant flow that makes it difficult to get in and out of driveways. The applicant is requesting to operate during peak traffic times (7 a.m. to 9 a.m.). The traffic during peak times is bumper to bumper and 40 employees coming and going from the site will have a negative impact. Ms. Kelley stated that the 24-hour option was never discussed at the neighborhood meetings. Ms. Kelly noted that the plane noise is random, but traffic noise is constant. She stated that Bighorn has already shown to be dishonest as what they were told had changed multiple times and noted the number of employees changing from 10-20 to now 30-40. It appears that they will be painting, and that could be hazardous. Ms. Kelly testified that there have been a lot of changes/work on the property without permits or approval of a conditional use permit. She was concerned that if granted a CUP they would just do what they want. Ms. Kelly spoke with the City of Nampa and the land would have to be annexed to be light industrial, right now it is residential.

Commissioner Nevill asked what would be the most impactful to the neighbors, industrial or a Conditional Use Permit. Ms. Kelly said the conditional use permit because the land is not in the City's plan right now to bring water and sewer out.

Tina DeBoer – IN OPPOSITION – 5925 E. Victory Rd., Nampa, ID 83687

Ms. DeBoer stated that she lives on the south side, closer to the roundabout near Robinson. She urged the Commission to protect their quality of life. She referenced the Sunrock application that they also fought against. At the neighborhood meeting for the project the neighbors let the applicant know they would fight the CUP "tooth and nail." Ms. DeBoer stated that the traffic is horrific on her street, you can't ride bikes or walk your dogs. Bringing in commercial use is not the answer for this area. The traffic in the area is dangerous, and it is difficult to get in and out of your driveway. The area is residential, not commercial. The project should be located in an area zoned for the type of use. Ms. DeBoer stated that those testifying in favor of the project work for the company. The airport is located in close proximity to the property /flight path. The light industrial that was mentioned previously is in place for the protection of the flight path. There is not a lot of plane noise, but Ms. DeBoer felt that traffic noise was worse. The commercial property referenced in previous testimony is located right on the roundabout where no one would want to build a home anyway.

Connor Gray – (Applicant) REBUTTAL – 505 S. 7th Ave., Caldwell, ID 83605

Mr. Gray referenced the comments regarding dishonesty. He stated that this process has been 18 months from the neighborhood meeting to this evening's hearing. When you start working with staff and regulatory parties, items change consistently. He has talked to the City of Nampa about setback requirements and they have no problem with them utilizing a 5 foot setback and this can be done via email. The city does not force annexing as a city policy; however, the property is only one property away from being able to annex. Mr. Gray referenced Commissioner Nevill's question about which would be more impactful, the proposed use or annexation/light industrial. Mr. Gray stated that this use is the middle ground between county code and the future land use of the City of Nampa. City of Nampa has water that runs through Victory past the subject property. Mr. Gray addressed the traffic in the area. The application was reviewed by ITD and the highway district. It is rare for ITD not to ask for some sort of distribution count; however, in this circumstance they saw that it was not impactful enough to be able to force a traffic impact study or distribution count.

Commissioner Nevill asked if the applicant would be amenable to a condition of approval that would deed land to put in an acceleration lane from the property onto Victory Rd.

Chairman Sturgill asked staff if that type of condition could be imposed.

Planning Supervisor, Dan Lister, noted for the record that they have no jurisdiction over the highway district requirements. Testimony can be received regarding potential impacts, but ultimately, they have the jurisdiction to say if there are improvements or requirements. There is a recommended condition that states that prior to commencement of the use, a permit will need to be obtained from the highway district.

Mr. Gray stated that Highway District 1 did provide a comment requiring a paved apron.

Chairman Sturgill asked staff if there were any additional comments as a result of the testimony provided.

Planner Mberwa stated that the threshold for a traffic impact study is 100 vehicles. Planning Supervisor, Dan Lister stated that a contractor shop and staging area is a use allowed in the agricultural zone, subject to conditions. Nampa does show industrial in this location due to the airport. The property is 1800 ft away from their runway.

Commissioner Sheets asked about Mason Creek and the wildlife sanctuary designation and if that is referenced in County Code. Planner Mberwa indicated she was not aware of this designation.

MOTION: Commissioner Sheets moved to close public testimony on Case No. CU2025-0002, seconded by Commissioner Nevill. Voice vote, motion carried.

Deliberation:

Chairman Sturgill asked if any of the Commissioners felt that this cannot be properly conditioned to meet the county's requirements and conditions for approval.

Commissioner Nevill stated that the conditional use permit should not be approved and noted criteria no. 7 (interference with traffic patterns). Commissioner Nevill noted the testimony provided from individuals in the area that the proposed use would interfere with traffic patterns.

Commissioner Mathews referenced criteria no. 4 and stated the proposed use would be injurious to the properties in the area due to increased traffic. He referenced other staging areas that the Commission has heard and that they always seem to be requested near residential uses. Staging areas need to be in more open areas where traffic and noise would not interfere with people's lives.

Commissioner Sheets felt that the set of conditions provided is quite exhaustive for what actually has to happen. The site is close to the city limits and may become an industrial site at some point in time. With the conditions proposed, it is possible that some of the issues in the area could be mitigated.

Commissioner Johnston referenced the blind corners and traffic issues that would be detrimental to the community.

Commissioner Werhanowicz stated that even if conditioned, the fact remains that this area is not right for this type of use.

MOTION: Commissioner Nevill moved to deny Case No. CU2025-0002 and direct staff to make changes to the findings provided, specifically criteria no. 4 and 7, seconded by Commissioner Mathews.

Chairman Sturgill asked if there was anything the applicant could do to achieve approval in a future application.

Commissioner Nevill stated to wait until the City of Nampa indicates that they are moving in that direction.

Discussion on the Motion:

Chairman Sturgill asked if staff needed further clarification on the FCOS. Planner Mberwa did not need further clarification.

Commissioner Nevill stated that DASCO is a great company providing essential services. However, traffic issues and blind corners exist based on testimony received this evening and the location of the site is of issue.

Roll call vote: 5 in favor, 1 opposed, motion failed.

Item 2B:

Case No. CU2025-0024 – Gomez: The applicant, William Gomez, represented by Mary Murphy, is requesting a Conditional Use Permit for a staging area and contractor shop on approx. 1.67 acres in an “A” (Agricultural) zone. The applicant is proposing the staging of trucks, equipment, and open-top roll-off bins used to collect and remove debris from construction sites. There will be parking for employees on-site. The contractor shop includes 4 offices, 1 breakroom, 2 restrooms, and a storage area. The proposed hours of operation are Monday through Saturday, 7:00 am – 5:00 pm. The subject property is located at 5420 E Lewis Lane, also referenced as Parcel R28912.

Chairman Sturgill affirmed the applicant to testify.

Mary Murphy – (Representative) IN FAVOR – 1511 W. McMillan Rd., Meridian, ID 83646

Ms. Murphy is testifying on behalf of William Gomez and CCC Field Services. The applicant is requesting a conditional use permit for a contractor shop and staging area. The shop will be approximately 4800 square feet which will be located towards the south side of the property. The shop will also contain office space. There will be a landscaped berm and asphalt paving area which will be 80 x 60. The staging area will be located on the north side of the property. There will be semi/grappler trucks on site. The property is kept clean. There will be no trash brought to the site.

Commissioner Nevill asked if the applicant agreed with the 13 recommended conditions of approval. Ms. Murphy indicated she did. Commissioner Nevill asked if the home was part of the application. Ms. Murphy replied that they will be working on a lot split so the overall site will be a bit smaller (1.3 acres). There is a 28-foot easement on the east side of the property that provides access to the home.

Commissioner Sheets asked what CCC Field Services is in the business of doing. Ms. Murphy explained that they have large grapple trucks they use to provide trash services for residential home builders. They will pick up the debris and take it to the dump. Commissioner Sheets asked if the containers would be stored on site once they are dumped. Ms. Murphy replied yes, although the majority of the time the bins are at job sites so there are not a ton of overages.

Commissioner Mathews asked how many grapple trucks are owned by the company and whether they have back up warning beepers. Ms. Murphy stated they have four. She was not 100 percent positive whether they had back up beepers. Ms. Murphy added that employees come to the site about 7 a.m. and take the trucks off site. At the end of the day the trucks would be parked on site and the employees would leave.

Commissioner Werhanowicz asked if the current occupant of the home understands what is being requested. Ms. Murphy replied yes, Mr. Gomez owns the home and leases it out.

Chairman Sturgill asked if there was any other work that would be done on site. Ms. Murphy replied not really. She does anticipate they may have some storage if they need to load materials from time to time. Chairman Sturgill asked for clarification on storage. Ms. Murphy thought it may be a part for a truck or things of that nature. But it is not anticipated that maintenance of vehicles would be conducted on site.

Associate Planner Dane Adams presented the staff report for the record.

Commissioner Nevill was concerned about the access road. If the lot split occurs, the northern part can be sold off. At the time of building permits a road users agreement should be required. Planner Adams said this would be required and is also part of the survey.

Commissioner Sheets asked about irrigation and if there was any record of the surface water rights and how they get to the property. Planner Adams stated that there was no comment letter received from the irrigation district or Boise Project Board of Control. There was discussion regarding exhibit A4 and A5, which displays the acreage.

Chairman Sturgill affirmed the witnesses to testify.

Testimony:

Jeannie Gerwig – IN OPPOSITION – 6406 E. Lewis Ln. Nampa, ID 83686

Ms. Gerwig described the area as being primarily farms and cattle pasture homes. The use being proposed is industrial in nature and is unrelated to agriculture. Her concerns were the impact to the neighbors, and safety on the roads with large semi trucks carrying large metal containers. She was also concerned about lights, noise, and multiple employees coming and going. Ms. Gerwig referenced the website from CCC Field Services which says they can provide up to 15 containers per job site. The website also says they offer same day, 24 hour turnaround and pickup when needed. The proposed hours of operation are stated to be Monday through Sunday from 7 a.m. to 5 p.m. Ms. Murphy questioned who would monitor the hours. There are areas in Nampa zoned for this type of use and she urged the Commissioners to deny the request.

Commissioner Nevill asked if the use would change the character of the area. Ms. Gerwig stated that it would change the character of the area with the heavy semi-trucks coming and going to the site. She also stated there are about 13 containers on the site being stored without having this permit.

Dennis Gerwig – IN OPPOSITION – 6406 E. Lewis Ln. Nampa, ID 83686

Mr. Gerwig stated he was very opposed to the request. The area is residential/farm in nature. The traffic in the area is horrendous and he noted multiple fatalities at Locust & Robinson. He lives east of Robinson on Lewis and the speed limit was increased from 35-45. The trucks being used by the applicant are the size of garbage trucks and are black, which makes it difficult to see them at night. He is concerned about the speed limit in the area, with black trucks driving at night. Mr. Gerwig asked if they planned on having 50 containers on the site. The business just started up within the last couple of years and he is concerned that it will continue to grow. The neighbors are concerned about back up alarms and noise from the business, even on the weekends. He questioned how the containers would be washed out and where the wastewater goes. There is one well on the property that is for domestic use. According to their website they also have a steam cleaning business and wondered where they got the water from.

Myla Dalton – IN OPPOSITION – 411 Creekside Place, Nampa, ID 83686

Ms. Dalton requested that the Commission deny the conditional use permit. Her mother owns the adjacent property to the west. The shed mentioned in previous testimony is the wellhouse. The well is close to the property line not too far from their proposed septic area. They are concerned about traffic and safety. The former resident of the property was killed on his bicycle out near the property. Ms. Dalton is also concerned about the noise and nuisance. Noise from loading and unloading debris bins throughout the day as stated would be 15 trips a day, and maybe more, not to mention air brakes and back up beepers. The visual impact already exists. There are numerous large metal bins and the fields shown in the photos has been scraped. There are giant piles of dirt on top of the irrigation ditch on Lewis Lane that irrigates her mother's property.

They are concerned about the irrigation and she hopes that is addressed. The decision will have a direct financial impact to surrounding property owners and their property values. The proposed use does not fit in the area and is better suited in a light industrial zone.

Commissioner Nevill asked if the property is lower than Lewis Lane. Ms. Dalton stated there have been problems with the Lemmons' (prior owner) field flooding their property due to the slope of the land. The back area that the applicants have stated will be a graving parking lot and has a lot of standing water. Ms. Dalton questioned how the applicant would handle the runoff and where that water would go. Commissioner Nevill asked if there was supposed to be an irrigation supply ditch along Lewis Lane. Ms. Dalton stated yes, along the front of Lewis Lane. The applicant has heaped mounts of dirt all along the ditch. This ditch supplies owners along the whole road.

Emmet Dalton – IN OPPOSITION – 411 Creekside Place, Nampa, ID 83686

Mr. Dalton was a class A CDL driver for 16 years. Even a small amount of trucks can contribute to diesel smell and those trucks will leak oil. If any maintenance at all is done on that property there is a chance of some soil contamination. Mr. Dalton was concerned about noise from air brakes and the sound of diesel trucks. The dumpsters create a lot of noise, especially when they are empty. If they are dropping these multiple times a day, all day long, they will completely destroy land anywhere within 200-500 feet of that whole area. Mr. Dalton stated there is an irrigation ditch on the back of the property also. Mr. Dalton was concerned about the amount of time it takes for a loaded truck to get up to speed when pulling out onto the road.

Steve Hendrickson – IN OPPOSITION – 5101 High Hope Ln., Nampa, ID 83686

Mr. Hendrickson owns 51 acres along the back property line of the parcel. He questioned putting a commercial business amongst residential and agriculture. Farmers are having a hard enough time surviving and getting equipment from point A to point B. Mr. Hendrickson was concerned about the impact a commercial business would have on their property values.

Mary Murphy – (Representative) REBUTTAL – 1511 W. McMillan Rd., Meridian, ID 83646

Ms. Murphy stated the property is 5 acres. When the applicant purchased the property, he thought there were two, 2.5 acre parcels. When he came to the County, he was told that the lot split was not done properly. The applicant intends on completing the lot split application and is proposing a 1.67 acre parcel and the remaining acreage to the north. They intend on tiling the ditches to assist the waterflow to other properties. There have been issues with ditches not being cleaned out, so the applicant completed that during the summer. Ms. Murphy addressed the dark colored trucks and noted they all have standard lighting as required. The company did start in 2018 and has been around for a decent amount of time; they are not a new business. Once an employee comes to the proposed site and leaves with a truck they don't come back during the day. The site will only hold so many bins and a majority are on construction sites daily. There will be a separate well and septic system for the contractors shop once the properties are split.

Commissioner Mathews asked if the empty bins would be brought back to the site after the debris is taken to the dump. Ms. Murphy stated most of the time they take the empty bin to another job site.

Commissioner Nevill asked if there would be any opposition to a condition that would state that no maintenance of vehicles can occur on site. Ms. Murphy stated that absolutely no maintenance may be tough in the event they had to do minor maintenance. Commissioner Nevill asked about the piles of dirt on the irrigation ditch. Ms. Murphy stated that a portion of the ditch is tiled.

Commissioner Sheets asked if there would be a need to use the surface water. Ms. Murphy said there would just be light landscaping in the southern area and there would not be much of a need for irrigation water.

Commissioner Johnston asked about the steam cleaning business and if that would be done on this site. Ms. Murphy replied, no. Commissioner Johnston asked how many trucks would be left on the site. Ms. Murphy stated she believed they have four or five trucks now and the bins. Commissioner Johnston asked if there would be more trucks. Ms. Murphy stated there may be a possibility that they grow but they don't have anything on order right now.

Chairman Sturgill asked for clarification of the proposed hours of operation so the conditions would reflect them accurately. Ms. Murphy stated their hours are 7 a.m. to 6 p.m. They don't work many Saturdays; they just added it just in case. To ensure no violations, perhaps 6:30 would be better but the applicant is not present to ask. Chairman Sturgill asked about a letter which described construction contracting in the shop and what that entailed. Ms. Murphy believed it would just be the trash business and potentially meetings with clients. Chairman Sturgill asked if there will be any fuel, hazardous chemicals or solvents stored on the property. Ms. Murphy did not believe any of those items would be stored on site. Chairman Sturgill asked how many employees will be on site. Ms. Murphy stated that about eight will come in and roughly one to two will stay.

Planning Supervisor Dan Lister stated that the applicant said they will maintain drainage on site. The property must be hard surfaced if there are more than four vehicles on site. They do have to meet the intent of their site plan. If they violate that, the conditional use permit could be removed. As part of the land division application, an irrigation plan is required, and state law also requires them to not impede other's irrigation water. When they apply for a building permit, Southwest District Health also looks at well /septic separation. The property is within Nampa's Impact Area. The application was also reviewed by Nampa Highway District. A conditional use permit is allowed in the Agricultural Zone, subject to conditions. Planning Supervisor Lister reminded the Commission that they can set conditions limiting the amount of trucks/loaders on site.

MOTION: Commissioner Sheets moved to close public testimony on Case No. CU2025-0024, seconded by Commissioner Nevill. Voice vote, motion carried.

Deliberation:

Chairman Sturgill asked if any Commissioners believe that this cannot be properly conditioned to grant approval.

Commissioner Mathews stated that he believes it can't. The early morning noise, dropping bins, beepers, etc. next to a residential property has an impact. When looking property rights, the neighbors also have the right to the quiet enjoyment of their properties. The use will be injurious to other properties and will impact traffic.

Commissioner Nevill agreed with Commissioner Mathews.

Commissioner Sheets was concerned about the type of business at this location. It's not that it couldn't be adequately conditioned, but rather, the nature of the business. The nature of the business is incompatible with the agricultural zone.

Commissioner Mathews added that in an agricultural zone there will be agricultural equipment moving up and down the road. Adding additional trucks can lead to problems and impact the movement of equipment. In that regard, it is also changing the character of the area.

MOTION: Commissioner Nevill moved to deny Case No. CU2025-0024 and direct staff to make changes to the findings provided, specifically criteria no. 4 that this use does change the essential character of the area and 7 regarding testimony received on traffic concerns, seconded by Commissioner Mathews.

Chairman Sturgill asked if there was anything the applicant could do to achieve approval in a future application.

Commissioner Nevill stated the applicant could wait for the character of the area to change to commercial.

Commissioner Mathews stated the applicant needs a larger piece of property to help buffer the noise.

Chairman Sturgill asked if Commissioner Nevill would agree with that and he agreed.

Roll call vote: 5 in favor, 1 opposed, motion passes.

Item 2C:

Case No. SD2021-0061 – Victory Springs Subdivision: Black Summit LLC, represented by Ben Semple, PLA, Rodney Evans & Partners, LLC is requesting approval of a 13-residential lot subdivision with 6 common lots on approximately 10.39 acres. The subject property, R30566 is located adjacent to 7722 E Victory Road, Nampa.

Commissioner Nevill noted for the record that he knows Mr. Tim Jensen in the audience and they have worked together. Commissioner Sheets asked if the relationship would influence any decision on the case. Commissioner Nevill replied no. Commissioner Sheets asked if there had been any discussions with him. Commissioner Nevill replied no.

Chairman Sturgill affirmed the applicant to testify.

Ryan Minert – (Representative) IN FAVOR – 359 E. Palermo Dr., Meridian, ID

Mr. Minert is filling in for Ben Simple. The development is a little over 10 acres. 50 feet of public right of way will be dedicated along Victory. Domestic water will be provided by the City of Nampa. There is a pre-annexation agreement as well as an agreement for hookup to city water to each lot. Each lot will have a septic tank and drain field. Mr. Minert stated that a Level 1 Nutrient Pathogen Study is being reviewed by DEQ. There are surface water rights for irrigation and there are a couple of options. There is a possibility of joining with Belmont Heights pump station or building their own. They have met with Kuna Schools.

Commissioner Nevill asked if Mr. Minert agreed with the recommended conditions. Mr. Minert replied that he agrees with them. Commissioner Nevill asked about the protection of the canal. Mr. Minert stated that the road would give access to Nampa Meridian Irrigation District for maintenance. They will meet all irrigation district requirements. Commissioner Nevill asked about the possibility of fertilizers getting into the canal. Mr. Minert noted that people will need to be responsible to ensure they are not polluting the canal and this could also be added to the CC&R's.

Commissioner Johnston asked if the canal was level or above the subdivision. Mr. Minert stated that it depends on where you are on the property.

Chairman Sturgill asked for additional information regarding the lot size and the location of the primary and secondary drainfields. Mr. Minert stated they have met with Southwest District Health and their Level 1 NP study is currently being reviewed. They may require an upgraded septic dependent on the results.

Principal Planner Michelle Barron reviewed the Staff Report for the record.

Chairman Sturgill affirmed the witnesses to testify.

Testimony:

Tim Jensen – IN FAVOR – 11 E. Porter St., Kuna, ID 83634

Mr. Jensen is the Director of Growth and Development for Kuna School District, and he is here to support the applicant. The applicant was gracious to come and talk with the district about mitigation for the impact. They currently have a drafted MOU with the developer. The bus would pick up students on Victory Road as they typically do not go into subdivisions.

Debbie Grove – IN NEUTRAL – 56 N. Saratoga, Nampa, ID 83686

Ms. Grove lives in the Belmont Heights Subdivision and is on the Board. Many of the residents are opposed to any tie into the Belmont Heights irrigation and pumps. They have struggled with pressure for their residents and adding more lots would exacerbate what they are already dealing with. Ms. Grove wondered about the road going into the subdivision and wanted some assurance that the new development would not utilize Belmont Heights' access. They are currently struggling with road repairs and upkeep and do not want additional use on their private road.

Commissioner Sheets asked if the irrigation concerns would be mitigated if the developer was able to improve capacity & pressure issues. Ms. Grove could not answer that question as the water masters were not present at the hearing. Ms. Grove was concerned about the use of the word "shall" when discussing Nampa & Meridian Irrigation requirements to tie into their irrigation system.

Commissioner Werhanowicz asked Ms. Grove to show where the entrance to Belmont Heights subdivision is located. Ms. Grove said it is located to the west of the new subdivision road. Ms. Grove stated there is a lot of traffic on Victory, especially after 3 p.m.

Susana McReath – IN OPPOSITION – 7327 E. Victory Rd., Nampa, ID 83687

Ms. McReath has owned her home for 38 years. She is concerned about the traffic in the area. Ms. McReath said it's impossible to get out of her driveway at peak hours. She is concerned about the lack of patrols in the area. The road going into the new development is on an incline, and buses won't stop on an incline.

Commissioner Nevill asked where Ms. McReath's home is located. Ms. McReath is south of the Belmont Heights entrance.

James Jardine – IN OPPOSITION – 7585 E. Charismatic St., Nampa, ID 83687

Mr. Jardine lives in Belmont Heights and is part of the HOA. He stated that there are irrigation system concerns in Belmont Heights. Mr. Jardine stated that Victory is a busy road, but he has seen buses stop in the area.

Ryan Minert – (Representative) REBUTTAL – 359 E. Palermo Dr., Meridian, ID

Mr. Minert stated that there are school buses stopping on Victory. Mr. Minert stated they disused the irrigation system in 2021. They are fine doing their own irrigation system; however, it may make more sense to combine systems. Ultimately, the irrigation district may have the final say.

Commissioner Sheets referred to plat note 10 which states that they "shall" connect to Belmont Heights' system. Along with that, there is ongoing maintenance, water sharing agreements, etc.

Planner Barron stated that the plat note could be changed to "may" or "or."

Commissioner Nevill asked Mr. Minert about the entrance into the subdivision and bus stops. Testimony was received regarding "blind spots." Mr. Minert stated they are on top of the hill.

Planner Barron noted that the application has been reviewed by Nampa Highway District and City of Nampa who has jurisdiction over that section of road. The City of Nampa's Engineering Department has signed off and stated they agree with the plat.

Chairman Sturgill asked if there was a way to condition the plat so that there is another review regarding the location of the entrance. Planner Barron stated that the development agreement may have been tied to the concept plan. Planning Supervisor Dan Lister noted that the request is for a preliminary plat and there will still be a final plat which will have all the engineering and construction plans. He also noted that there will be dedication and other improvements. The City of Nampa is a signatory on the final plat.

Mr. Minert stated that if there is something he can do at the engineering stage, he will do; however, he disagreed that there were "blind spots."

MOTION: Commissioner Sheets moved to close public testimony on Case No. SD2021-0061, seconded by Commissioner Mathews. Voice vote, motion carried.

Deliberation:

None.

MOTION: Commissioner Sheets moved to **recommend approval** of Case No. SD2021-0061 to the Board of County Commissioners, adopting the recommended FCOs, with a modification of staff analysis of 07-17-09 (1) (page 3 of 8) to state the pressurized irrigation system shall either connect to adjacent subdivision Belmont Heights HOA with upgrades as necessary to the existing pump or construct a new onsite irrigation pump and have preliminary plat note 10 reflect the system being used. Seconded by Commissioner Mathews.

Discussion on the Motion:

Commissioner Sheets would like this addressed prior to the Board of County Commissioners hearing.

Roll call vote: 6 in favor, 0 opposed, motion passed.

Item 2D:

Case Nos. CR2024-0009 and OR2025-0024 - Torrez: The applicant, Carlos Torrez, is requesting a conditional rezone of approximately 3.54 acres from the "A" (Agriculture) zone to the "CR-MU-A" (Conditional Rezone-Mixed Use-Arterial) zone and a comprehensive plan map amendment from Agriculture to Commercial. The request includes a development agreement restricting the uses on the property. The subject property is located at 246 N Robinson Blvd Nampa, ID 83687, also referenced as Parcel R30590011, a portion of the NW quarter of Section 20, T3N, R1W, BM, Canyon County, Idaho.

Chairman Sturgill affirmed the applicant to testify.

Carlos Torrez – (Applicant) IN FAVOR – 655 E. Kingsford Dr., Meridian, ID 83642

Mr. Torrez owns a landscape construction design business (New Life Landscape) that has been in operation since 2009 on agricultural properties. Mr. Torrez stated that he was not aware he needed a conditional use permit for a staging area. The subject property had initially been owned by Nampa Highway District in order to build a roundabout and used to be a five-acre parcel, but a lot of the frontage was taken during that process. Mr. Torrez has thought about different options for the property, and he does not want to build a house within 200 feet of a roundabout. He stated that they do have reverse beepers on some of their equipment, skid steers, and excavators. The homes in the area are a pretty good distance away (about 450 ft from the property line to their door). There are some concerns about the previous firework stand (which was leased). He has applied for a pre-annexation agreement with the City of Nampa in order to get to this point. One of the items that hadn't been decided was what kind of fencing to install on the back property line and Mr. Torrez would like to get approval before anything is installed. Mr. Torrez would like to operate his landscaping business and he would also like to sell landscape type materials, trees, bushes, and boulders to retail & wholesale clients. He has added a firework stand to his requested uses; however, this is not his top priority.

Commissioner Nevill asked if Mr. Torrez had reviewed the recommended conditions of approval. Mr. Torrez replied he has and added that there may be additional conditions to add based on the City of Nampa. Commissioner Nevill asked if the applicant was in operation on site currently. Mr. Torrez said yes, but in a limited capacity only picking up trucks and equipment and going to job sites.

Chairman Sturgill asked the applicant to address the reasons outlined by staff for denial. Mr. Torrez noted the surrounding area as being residential; however, there is a large excavation operation and gravel pit in the vicinity. There is also a trucking company on Pit Ln and Airport Rd. Mr. Torrez felt his business served agriculture and residential uses.

Principal Planner Emily Bunn reviewed the Staff Report for the record.

Commissioner Sheets asked for clarification as to why a conditional rezone was being requested instead of a conditional use permit. Planner Bunn stated this was something discussed with the applicant who decided to do a rezone. A firework stand is not allowed by conditional use permit. Commissioner Sheets asked if a staging area in a contractor shop in an agricultural zone could be approved via conditional use permit rather than a rezone. Planner Bunn replied yes and also added retail nursery. Firework stands are not allowed in the agricultural zone and are only allowed in commercial and industrial zones.

Carlos Torrez – (Applicant) REBUTTAL – 655 E. Kingsford Dr., Meridian, ID 83642

Mr. Torrez stated that after listening to the two prior conditional use permit requests, he would like to be able to store fuel on site and work on their equipment in the shop they will build. They have done that for years at their prior locations; however, it sounds like those types of uses are not allowed in the agriculture zone. He felt that the rezone would cover what they need to do as a landscaping company. They do high-end landscape construction work and would want customers to be able to come by and see their displays to showcase their work. There is city water adjacent to the subject property but a well and septic system would suffice for what they intend to do at the property. Mr. Torrez sees a lot of opportunity with the property.

Chairman Sturgill asked if Mr. Torrez would be able to make a business within the confines of the nursery activities that are permitted under a CUP in the agricultural zone. Mr. Torrez did not feel that would be a fit for his business.

Commissioner Nevill asked if there would be an office on site. Mr. Torrez replied yes, but the plans have not been finalized.

Planning Supervisor Dan Lister stated that manufacturing or vehicle repair can't be the primary use or a service.

MOTION: Commissioner Sheets moved to close public testimony on Case No. OR2025-0024 & CR2024-0009. Seconded by Commissioner Mathews. Voice vote, motion carried.

Deliberation:

Chairman Sturgill noted that in all prior cases the Commission either adopts the staff's recommendation and their findings or they can move in a different direction and provide evidence for why we think staff should change their findings. The Commission can also adopt their recommendation and change their findings based upon evidence that was presented this evening. There are two cases that need motions, one being the comprehensive plan amendment and the other being the conditional rezone. Staff has recommended denial on both cases.

Commissioner Sheets stated he was not in favor of rezoning the property, but it doesn't mean that he is not in favor of the potential uses on the property. Commissioner Sheets stated he would not have a problem with this as a conditional use permit as a landscaping business due to where it is located. The property is located on a highly traveled road and no one would want to build a home there and it is not going to be farmed. Commissioner Sheets suggested the application be reformatted into a conditional use permit.

Chairman Sturgill agreed with Commissioner Sheets.

Commissioner Nevill also agreed.

Commissioner Johnston also agreed.

Chairman Sturgill stated that the P&Z may not recommend approval on the Comp Plan or Conditional Rezone but may be more in favor of a conditional use permit.

MOTION: Commissioner Sheets moved to reopen public testimony. Seconded by Commissioner Nevill. Voice Vote, motion carried.

Carlos Torrez – (Applicant) – 655 E. Kingsford Dr., Meridian, ID 83642

Mr. Torrez stated his concern would be fuel on site and they do work on their own equipment in the shop. He wanted to be honest with what they are doing and not have a surprise down the road.

Planner Bunn stated that could be handled through a condition.

Planning Supervisor Dan Lister discussed the options. Move forward with the application as is, the applicant can request it be tabled and apply for a conditional use permit.

MOTION: Commissioner Sheets moved to close public testimony. Seconded by Commissioner Nevill. Voice Vote, motion carried.

Planner Bunn and Planning Supervisor Lister suggested that it would be cleaner to decide on the case before the Commission this evening. Once the FCO's are signed, staff can work with the applicant to see if he wants to withdraw or apply for something else. Planning Supervisor Lister also stated that if the Commission tables the case, it is to a date uncertain.

MOTION: Commissioner Sheets moved to table Case No. CR2024-0009 and OR2025-0024 to a date uncertain Seconded by Commissioner Nevill.

Roll call vote: 6 in favor, 0 opposed, motion passed.

3. DIRECTOR, PLANNER, COMMISSION COMMENTS:

Planning Supervisor stated that DSD will be closed on December 26th and January 2nd. The Commission Officer elections for 2026 will take place per the Commission Bylaws. The Board of County Commissioners have completed all Area of City Impact Hearings.

4. ADJOURNMENT:

MOTION: Commissioner Nevill moved to adjourn, seconded by Commissioner Sheets. Voice vote, motion carried. Hearing adjourned at 11:26 P.M.

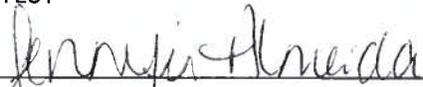
An audio recording is on file in the Development Services Departments' office.

Approved this 19th day of February 2026



Robert Sturgill, Chairman

ATTEST



Jennifer Almeida, Office Manager