Wednesday, January 8, 2020  
City Council Chambers, Municipal Building  
911 N. Seventh Avenue  
6:30 p.m.

City Hall is accessible to persons with disabilities. Program access accommodations may be provided with three (3) days’ advance notice by contacting Skyler Beebe at sbeebe@pocatello.us, 208.234.6248 or 5815 South 5th Avenue, Pocatello, ID.

PLANNING & ZONING COMMISSION (P&Z)

The Planning & Zoning Commission is a citizen advisory group to the City Council. They are charged with making recommendations concerning land use plans, planning processes and/or on matters of plan implementation. All regular meetings of the P&Z Commission are recorded for record retention and transcription.

The following is the official agenda of the Planning & Zoning Commission. Discussion and Commission action will be limited to those items on the agenda. Any citizen who wishes to address the Commission shall first be recognized by the Chair, and shall give his/her name and address for the record. If a citizen wishes to read documentation of any sort to the Commission, he/she shall first seek permission from the Chair. Oral testimony may be restricted to no more than 3 minutes per person.

AGENDA ITEM 1: ROLL CALL AND DISCLOSURE OF CONFLICT OF INTEREST, EX-PARTE COMMUNICATION AND SITE VISIT.
Disclose who was talked to, the basic substance of the conversation, and whether the conversation had any influence. Disclose if there is anything personally or professionally that would not allow an impartial or unbiased decision. Disclose if a site visit was done, location(s) of the visit, and what was seen.

AGENDA ITEM 2: APPROVAL OF MINUTES
The Commission may wish to approve the minutes from the clarification and regular meetings on December 11, 2019. (ACTION ITEM)

AGENDA ITEM 3: PUBLIC HEARING – CONDITIONAL USE PERMIT
This time has been set aside for the Commission to hear comments from the public regarding the request by Ryan D. Hancock of Cowboy Oil, represented by Frank Nuding, for a conditional use permit to build storage units at 2806 S. 5 Avenue. The property is located in a Commercial General zoning district, which allows storage units through the Conditional Use Permit process. (ACTION ITEM)

ADJOURN TO A TRAINING SESSION
The Commission will adjourn to a training session on the State’s open meeting laws and general land use/commission training.
Chair Ryan Satterfield called the meeting to order at 6:02 PM.

AGENDA ITEM #1: ROLL CALL

Present: Jared Bernt, Jill Kirkham, Dorothy Ricks, Shin Kue Rye, Ryan Satterfield and Kailey White.
Excused: Jack Moore.
Staff: Carl Anderson, Aceline McCulla, and Merrill Quayle.

AGENDA ITEM #2: DISCUSSION TO CLARIFY ITEMS ON THE DECEMBER 11, 2019, PLANNING AND ZONING COMMISSION MEETING AGENDA

The Commission and staff discussed the agenda items.

AGENDA ITEM #3: ADJOURN

With no further discussion, Chair Satterfield adjourned the clarification meeting at 6:23 P.M.

Submitted by ___________________________ Approved on ___________________________

Aceline McCulla, Secretary
The meeting began at 6:29 PM.

AGENDA ITEM #1: ROLL CALL AND DISCLOSURE OF CONFLICT OF INTEREST, EX-PARTE COMMUNICATION AND SITE VISIT.
Disclose who was talked to, the basic substance of the conversation, and whether the conversation had any influence. Disclose if there is anything personally or professionally that would not allow an impartial or unbiased decision. Disclose if a site visit was done, location(s) of the visit, and what was seen.

Bernt made a site visit for agenda item 3 and had nothing else to report. Kirkham made a site visit for agenda item 3 and had nothing else to report. Ricks made a site visit for agenda item 3 and had nothing else to report. Rye and had nothing to report. Satterfield made a site visit for agenda item 3 and had nothing else to report. White made a site visit for agenda item 3 and had nothing else to report.

Present: Jared Bernt, Jill Kirkham, Dorothy Ricks, Shin Kue Ryu, Ryan Satterfield, and Kailey White.
Excused: Jack Moore.
Staff: Carl Anderson, Aceline McCulla, and Merrill Quayle.

AGENDA ITEM #2: APPROVAL OF MINUTES
The Commission may wish to approve the minutes from the clarification and regular meetings on November 13, 2019.

It was moved and seconded, (J. Kirkham, K. White) to approve the minutes for the clarification and regular meeting on November 13, 2019. Those voting in favor were Bernt, Kirkham, Ricks, Ryu, Satterfield, and White. Those voting against were none. Motion passed unanimously.

AGENDA ITEM #3: PUBLIC HEARING – ANNEXATION
This time has been set aside for the Commission to hear comments from the public regarding the request by Town Center JV, represented by Ken Pape, to annex and zone the Northgate Parkway from the eastern extent of the new interchange to the Northeastern City limit line. The requested zoning is Commercial General, with a comprehensive plan amendment to Commercial.

Chair Satterfield opened the public hearing at 6:33 P.M.

Chris Adams, Creek Hollow & Associates Inc., 611 Wilson Avenue Suite 1A, Pocatello noted the portion of Northgate Parkway and identified the three sections being requested to be annexed into the city of Pocatello, and that annexation is part of the agreement for this project.

Senior Planner Carl Anderson of the City of Pocatello summarized the staff report.

In consideration of the application and proposed development, staff concludes that the annexation request and concurrent Zoning Map and Comprehensive Plan Land Use Map amendment are compliant with Pocatello Municipal Code Section 17.02.110 & 17.02.120. Should the Commission recommend approval of
the subject application, staff recommends the following conditions: 1) The subject property shall be annexed into the corporate boundaries of the City of Pocatello. 2) That, upon annexation, the subject property shall be zoned Commercial General (CG). 3) That, upon annexation, the subject property shall be given a comprehensive plan designation of Commercial (C), amending the existing designation of Mixed-Use. 4) Any standards/regulations not herein noted but applicable to the proposed development shall be strictly adhered to. 5) Any development within the land area east of the intersection with Olympus Road and Northgate Park way shall be required to meet all requirements for new development at the time of construction, whether public access or private development; and 6) Any activity requiring a separate development or building permit shall comply with applicable regulations.

Those in favor or against: none

Those neutral:
Lavelle Rupp, 4869 Independence Avenue, Chubbuck, was concerned with access to his property, power line location and maintenance, and with stormwater drainage coming onto his property from the Northgate Parkway area.

With no other public comments, Chair Satterfield closed the public hearing at 6:44 P.M.

Commission members ensued in discussion. Satterfield mentioned that discussion items must be pertinent to the annexation of the land in this agenda item. Kirkham was concerned that no compensation or revenue would be achieved by annexing the roadway section and the cost of maintaining the roadway.

A motion was made and seconded (D. Ricks, K. White) to approve recommend approval to City Council of the annexation request, with the understanding that Rupp's concerns will be addressed in the future Planning and Zoning meetings.

Discussion ensued between Commission members.

A motion was made and seconded (D. Ricks, K. White) to withdraw the first motion. Those voting in favor were Bernt, Moore, Ricks, Satterfield, and White. Those voting against were none. Motion passed unanimously.

Anderson suggested that Rupp's concerns be forwarded to City Council for consideration.

It was moved and seconded, (J. Bernt, D. Ricks) to recommend approval to City Council of the application from Town Center J.V to annex the subject property, to be Commercial General and a Comprehensive Plan Land Use Map amendment of Commercial (C) as requested, finding the application does meet the standards for approval under Chapter 17.02.110 & 17.02.120 of Pocatello Municipal Code, with the conditions of approval listed in the staff report, and the additional concerns be forwarded to City Council, and to have Chair Satterfield sign the Findings of Fact. Those voting in favor were Bernt, Moore, Ricks, Satterfield, and White. Those voting against were none. Motion passed unanimously.

With no other business, Chair Satterfield closed the meeting at 6:58 P.M.

Submitted by ___________________________  Approved on ________________________
Aceline McCulla, Secretary
POCATELLO PLANNING & ZONING COMMISSION
MEETING JANUARY 8, 2020
STAFF REPORT

PROJECT: 2806 S. 5th Avenue
APPLICANT/OWNER: Ryan D. Hancock – Cowboy Oil Co.
REPRESENTATIVE: Frank Nuding
REQUEST: Conditional Use Permit (CUP)
LOCATION: 2806 S. 5th Avenue
ZONING: Commercial General (CG)
STAFF: Carl Anderson, Senior Planner

SUMMARY & CONDITIONS:
In consideration of the application and proposed development, staff finds that the proposal is compliant with all applicable standards of City Code 17.02.130 Conditional Use Permits assuming the recommended conditions are met:

1. All applicable standards of the City of Pocatello Municipal Code Title 17 Zoning Regulations not herein listed and applicable shall apply;
2. Any activity requiring a separate development or building permit shall comply with applicable regulations;
3. The applicant shall coordinate with the applicable City Departments prior to the submittal of a building permit to address improvements that may be required;
4. Per City Code 17.05.560.A the compacted gravel drives shall receive approval from the Public Works and Fire Departments prior to the approval of a building permit;
5. Consistent with the proposed site plan, the applicant shall maintain a landscaped rear setback of 10’;
6. All outdoor lighting shall meet the requirements as provided under Municipal Code Section 17.05.420; and
7. All signage for the proposed use shall be approved through a separate permit.

A full analysis of the applicable standards are detailed within the staff report in pages 2-5.

GENERAL BACKGROUND:
Applicant and Request: The applicant Ryan D. Hancock, of Cowboy Oil Co., represented by Frank Nuding, is requesting a conditional use permit to allow for new storage units to be developed within the Commercial General (CG) zoning district.

Background: The subject property, including three (3) tax parcels (RPCPP129500, RPCPP115800, and RPCPP115900) totaling 5.49 acres (more or less), is located at 2806 S. 5th Avenue. The zoning for the subject property is Commercial General and the proposed use is self-storage (storage units), which is permitted in the CG zoning district only through the approval of a Conditional Use Permit.

Physical characteristics of the site: The subject site had historically been developed with a gas station. There is currently a single-family residence on a portion of the property, the remainder of which is vacant and flat.

Notification (17.02.300. A.3.b & Idaho Code §67-6512): Notice of public hearing was mailed to political subdivisions and all property owners within three hundred feet (300’) of the external boundaries of the land being considered on December 24, 2019, in order that they may provide comment on the proposed application. Notice was also published in the Idaho State Journal on December 24, 2019, and a sign was posted on the subject property on December 24, 2019. All notices
herein described have been provided at least fifteen (15) days prior to the public hearing or as otherwise required by Idaho State Code. No public comment has been received at the time of completion of this report.

ACTION & AUTHORITY TO GRANT: Per City Code 17.02.130 & 17.02.300 the Planning and Zoning Commission shall hold a public hearing and render a decision on conditional use permit applications over 1.5 acres. The applicant may file an appeal to be heard by the Pocatello City Council, followed by district court as necessary.

The hearing body may approve, approve with conditions, or deny an application for a conditional use permit. The decision may be appealed by the applicant or other affected persons (Idaho Code section 67-6521) to the city council, as outlined in section 17.02.400, "Appeals", of this chapter. The hearing body may impose any conditions necessary to accomplish the following:

1. Minimize potential adverse impacts on other developments and surrounding land use;
2. Control the sequence and timing of development;
3. Control the duration of the construction period;
4. Assure that development is maintained properly;
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 title;
7. Require mitigation of effects of the proposed development upon service delivery by any political subdivision, including school districts, providing services within the planning jurisdiction; and
8. Require that studies addressing demographic, economic, fiscal, traffic, engineering, geologic, and environmental concerns be conducted prior to granting approval.

CONDITIONAL USE PERMITS (CUP): 17.02.130.A DEFINITION: Conditional uses are uses that are allowed within a zoning district provided that certain standards (or “conditions”) are met that will enhance the compatibility of the proposed use with other surrounding uses. Often conditional uses are unique and their effect on the surrounding environment cannot be determined in advance of a specific proposal for a particular location. Application for a conditional use permit affords the city an opportunity to review the location, design, configuration, and potential impact of the proposed use on surrounding land uses.

17.02.130. D CRITERIA FOR REVIEW: The hearing body shall review the facts and circumstances of each proposal in terms of the following standards and determine whether there is adequate evidence showing that the requested use at the proposed location:

1. Is conditionally permitted within the subject land use district and complies with all of the applicable provisions of this code unless modified through the CUP process;

   Applicant’s Response: “The use is conditionally permitted in this area.”

   Staff Analysis: The zoning for the subject property is Commercial General (CG) and the proposed use is self-service storage, which is permitted in the CG district only through the approval of a Conditional Use Permit. Self-service storage is defined as a building or group of buildings under single ownership or management, consisting of individual, self-contained units that are leased, owned, or rented for storage of business goods, household goods, and/or contractor’s supplies. Sometimes referred to as ministorage or mini-warehouse. As proposed, and assuming compliance with the conditions listed, the project will be in conformance with all applicable provisions of this code.
2. Is consistent with the goals and policies of the comprehensive plan of the city;

Applicant’s Response: “This South 5th location is adjacent to the cemetery (SIC) and industrial equipment sales, there currently are several storage sheds in the vicinity and this particular portion of South 5th has not developed in over 20 years, across the street on 4th is the lava rocks, Fort Hall museum. The concrete island put in by I.T.D. has made much of South 5th difficult to develop.”

Staff Analysis: The proposed project is consistent with the goals and policies of the Comprehensive Plan. The 2015 Comprehensive Plan identifies the subject property for Commercial (C). The property is currently zoned Commercial General which is consistent with the 2015 Comprehensive Plan (17.01.130).

The Commercial designation is intended to support zoning districts that allow commercial uses. The “C” designation also allows for second-story residential uses, most community service uses, public and quasi-public uses such as parks or schools, and some public facilities. Chapter 4 Economic Development includes the following applicable goal and objective:

Goal 3 Strengthen the City’s accessibility, convenience, desirability and image as a regional shopping center and place to do business. Objective 3.3 Encourage infill and redevelopment of established industrial, employment and commercial areas.

As stated under criteria #1, the proposed use is defined as self-service storage, which is a conditionally permitted use in the CG zoning district. See Criteria #3 & 5 for further discussion on uses typically permitted within the CG zoning district.

3. Is compatible with existing and permitted land uses within the general area;

Applicant’s Response: “The site will be harmonious with slated fencing and landscaping trees.”

Staff Analysis: As proposed, the use is compatible with existing and permitted land uses within the general area. Existing uses within a 300’ buffer surrounding the proposed development site include the Restlawn Memorial Gardens, Ross Park Climbing Area, K & W Kwik Shop, and the Cowboy RV & Mobile Home Park.

Permitted land uses are determined by the underlying zoning in the general area which is primarily Commercial General (CG) with Public Land Facility (PLF) to the south, as identified within a 300’ buffer area. Per City Code, the CG zoning district is designed to accommodate a full range of retail, office and civic uses with a citywide and/or regional trade area. Residential uses are permitted provided that buildings maintain ground floor commercial storefronts. A wide range of higher intensity uses, including, but not limited to, self-service storage, utilities, heliports, and major event entertainment, are conditionally permitted (17.03.320.B). Regarding the PLF zoning district, City Code states that the public lands/facilities district is to satisfy general public needs by reserving land to accommodate public utilities, facilities, resource protection areas, and/or other public infrastructure deemed to be of local, regional, state, or national importance. Permitted land uses include, but are not limited to, public uses, agriculture/horticulture, cemeteries, detention facilities, heliports, and wireless communication facilities (17.03.520. A & B).
4. Could be adequately served by public facilities and services such as thoroughfares, transportation facilities, police and fire protection, drainage, refuse disposal, water/sewer and schools, to ensure that the proposed use would not be detrimental to public health, safety, and welfare;

**Applicant’s Response:** “The development of this site wouldn (sic) result in a property tax windfall for the county as it will be developed immediately.”

**Staff Analysis:** Adequate public facilities and services are existing and available to the subject property. The proposed use will not be detrimental to the public health, safety, and welfare. The applicant shall coordinate with the necessary City of Pocatello Departments such as Fire, Public Works/Engineering, WPC, Sanitation, Water, and Building Departments, prior to the submittal of a building permit to address improvements that may be required.

5. Would be harmonious in scale, mass, coverage, density, and intensity with all adjacent permitted land uses;

**Applicant’s Response:** “Storage continues to be a mainstay in all communities, easy access to a professionally designed facility will only enhance the area!”

**Staff Analysis:** The proposal will be harmonious in scale, mass, coverage, density, and intensity with the adjacent permitted land uses within the Commercial General and Public Lands Facility (PLF) zoning districts. The adjacent land zoned as PLF includes the cemetery to the south and the Ross Park area across South 5th Avenue and is currently owned by the City of Pocatello. The adjacent property to the north is zoned CG and is not currently occupied by a business operation. The adjacent property to the east is zoned CG and is developed with Cowboy RV & Mobile Home Park, which is which are not permitted in the CG zoning district, however, the subject park was established prior to the current ordinance.

The required setback at the front of the property is ten (10) feet, which shall be landscaped. The project shall be required to comply with all applicable standards of Title 17.05.200 Landscaping Standards including, but not limited to, minimum parking lot landscaping and minimum number of street trees. Municipal Code requires that all areas within the required setbacks from street rights of way in all zoning districts shall be landscaped, and specific to the CG zoning district, include one tree at least one and one-half inches (1 1/2”) in caliper for each thirty five (35) linear feet of frontage, selected from the City’s approved planting list. There is no setback requirement for the side and rear yard as proposed and no transitional buffer is required for this development, however, the submitted site plan shows a minimum setback of ten (10’) feet to be landscaped. In order to remain harmonious with the adjacent residential use, staff recommends this be included as a requirement for the proposed development (17.03.300 & 17.05.200).

The minimum parking required is fourteen (14) parking spaces. As proposed there are two (2) parking spaces adjacent the office and the remaining twelve (12) will be parallel along the road way nearest the adjacent cemetery. The parking requirement is one (1) parking space per employee and one (1) per fifty (50) storage units. As proposed there are six-hundred and thirty (630) storage units and one (1) employee at a time (17.05.500).

Per City Code 17.03.340. E. 6, all refuse and recycling containers shall be screened and meet the requirements of the City’s Sanitation Department.

Additionally, the applicant is proposing that the internal drives be compacted gravel. City Code states that all parking, loading, and vehicular access areas shall be paved, not graveled, to provide a permanent surface capable of being marked and able to withstand the type of vehicular traffic to which such an area is likely to be subjected. Alternative surfacing proposals shall require review and approval by the Public Works and Fire Departments, and may require approval by the City Council (17.05.560. A). Therefore staff recommends that the condition be added.
that the proposed compacted gravel drives shall receive approval from the Public Works and Fire Departments prior to the approval of a building permit.

6. Would not adversely affect the environment to a greater degree than had a use permitted outright by the ordinance been established;

   Applicant’s Response: No Response.

   Staff Analysis: The proposed use will not adversely affect the environment to a greater degree than had a use permitted outright by the ordinance been established. See staff comment under criteria #3 & 5 regarding the permitted uses in the CG zoning district.

7. Would not be detrimental to the public interests, health, safety, or welfare of the city in its proposed location, size, design, and operating characteristics;

   Applicant’s Response: No Response.

   Staff Analysis: The proposed development will not be detrimental to the public interest, health, safety, or welfare of the city in its proposed location, size, design, and operating characteristics. The proposed self-service storage units will generate less impact to traffic patterns and municipal services than many of the uses permitted outright in the Commercial General zoning district such as eating and drinking establishments and retail shops.

   As stated by the applicant in response to criteria #3 the site will be fenced with slatted fencing and landscaping will be provided. Municipal services are available to serve the property and all applicable standards of City Code pertinent to the development shall apply at the time of building permit. All stormwater generated by the development shall be maintained onsite.

OPTIONAL MOTIONS:
1. Denial of the Application: “Motion to deny the application from Ryan D. Hancock, of Cowboy Oil Co., for a Conditional Use Permit allow for new storage units to be developed within the Commercial General (CG) zoning district, finding the application does not meet the standards for approval under Chapter 17.02.130 of Pocatello Municipal Code, for the following reasons: [cite findings for denial].”

2. Approval of the Application: “Motion to approve the application from Ryan D. Hancock, of Cowboy Oil Co., for a Conditional Use Permit allow for new storage units to be developed within the Commercial General (CG) zoning district, finding the application does meet the standards for approval under Chapter 17.02.130 of Pocatello Municipal Code, if the following conditions are met: [insert conditions of approval here]”

ATTACHMENTS:
A. Application & Materials Received
B. Aerial View
ATTACHMENT A
THE FOLLOWING INFORMATION MUST ACCOMPANY EACH APPLICATION TO BE COMPLETE

A. All necessary filing fees and other specified plans and descriptions must be paid and/or filed accompanying your application.

B. A title report, property deed, or other legal documentation of ownership of the site in question, whether freehold, option, or lease.

C. The complete and accurate legal description for the subject property shall be submitted. This can be obtained from the Bannock County Assessor by requesting a copy of the controlling document for the subject site or address. A copy of this document shall be submitted with this application.

D. Two sets of typed, gummed mailing labels with all of the names and addresses of the property owners within a 300 foot radius of the subject property. A charge of $3.00 per property owner is required. A signed Affidavit of Mailing List must also be submitted (attached).

E. Two (2) site plans, one (1) measuring 8-1/2" x 11" and one (1) 18" x 24" (or larger), which describe the proposal and contain the following information:
   1. Drawn to scale.
   2. Building spacing (including setbacks for front yards, side yards and rear yards).
   3. A detailed layout of the parking area and landscaping of that area.
   4. Pattern and dimensions of all sidewalks on the parcel.
5. Proposed containment of on-site storm drainage.
6. Type, quantity and size of proposed landscaping on-site (or separate landscaping plan).
7. Location of curb cuts and access to streets and alleys.
8. Screening or fencing to be provided (type and height).
9. Any easements or restrictions on the property.

F. One (1) set of complete design plans or written description of the proposed structure or additions including elevations and finished details (including material type and color).

G. A written analysis of your request must accompany your application. It should detail the request as well as the reasons a conditional use permit is needed. Studies may be included and all steps being taken to ease the effect of this conditional use should be outlined. The written analysis must fully address each of the following standards (contained in Section 17.02.130 of the Zoning Ordinance):

1. Is conditionally permitted within the subject land use district and complies with all of the applicable provisions of the Zoning Ordinance unless modified through the CUP process.
2. Is consistent with the goals and policies of the Comprehensive Plan of the City.
3. Is compatible with existing and permitted land uses within the general area.
4. Could be adequately served by public facilities and services such as thoroughfares, transportation facilities, police, and fire protection, drainage, refuse disposal, water/sewer and schools, to ensure that the proposed use would not be detrimental to public health, safety, and welfare.
5. Would be harmonious in scale, mass, coverage, density, and intensity with all adjacent permitted land uses.
6. Would not adversely affect the environment to a greater degree than had a use permitted outright by the ordinance been established.
7. Would not be detrimental to the public interests, health, safety, or welfare of the City in its proposed location, size, design, and operating characteristics.

H. If a representative will be submitting the application, an affidavit, power of attorney, or other document evidencing the right of the representative to appear and submit items on behalf of the property owner.

The approval of this application does not permit the violation of any federal or state codes, any section of the Building Code, or other Pocatello Municipal Codes as adopted. Approval of this land use permit does not exempt applicant from the provisions of the federal Fair Housing Act or ADA requirements. Further, other conditions, requirements, etc., may be imposed as part of the building permit process.

A conditional use permit must be established within one (1) year of the granting of the use permit. Actual construction of the permitted building shall constitute such establishment. This period may be extended by Planning and Development Services staff for an additional one (1) year upon request at least 30 days prior to expiration of the initial 1-year period and provided the applicant demonstrates good cause for the delay.

This application shall not be considered complete (nor will a hearing before the Hearing Examiner or Planning and Zoning Commission be scheduled) until all required information has been submitted and verified.

I hereby acknowledge that I have read this application and state that the above information, including all submitted materials, is correct and I agree to the above terms and conditions. I further agree to abide by any and all conditions Hearing Examiner or Planning and Zoning Commission may impose on my use of this site. I also understand that non-conformance with these conditions in a timely manner will result in automatic forfeiture of my permit. I am also aware that the applicant or a representative must be present at the public hearing and that the decision on this request will be recorded in the official records of Bannock County.

Applicant's Signature: ____________________________
Date: 11/4/19

Representative’s Signature: ____________________________
Date: 11-4-19

*A sign giving public notice will be posted at the proposed site during the course of these proceedings.*

Page 2 of 6 Updated 10/1/2019
CONDITIONAL USE APPLICATION

2806 SOUTH 5TH ST

G)

1) USE IS CONDITIONALLY PERMITTED IN THIS AREA

2) THIS SOUTH 5TH LOCATION IS ADJACENT TO THE CEMETARY AND INDUSTRIAL EQUIPMENT SALES, THERE CURRENTLY ARE SEVERAL STORAGE SHEDS IN THE VICINITY AND THIS PARTICULAR PORTION OF SOUTH 5TH HAS NOT DEVELOPED IN OVER 20 YEARS, ACROSS THE STREET ON 4TH IS THE LAVA ROCKS, FORT HALL MUSEUM. THE CONCRETE ISLAND PUT IN BY I.T.D HAS MADE MUCH OF SOUTH 5TH DIFFICULT TO DEVELOP!

3) THE SITE WILL BE HARMONIOUS WITH SLATED FENCING AND LANDSCAPING TREES

4) THE DEVELOPMENT OF THIS SITE WOULD RESULT IN A PROPERTY TAX WINFALL FOR THE COUNTY AS IT WILL BE DEVELOPED IMMEDIATELY.

5) STORAGE CONTINUES TO BE A MAINTAIN IN ALL COMMUNITIES, EASY ACCESS TO A PROFESSIONALLY DESIGNED FACILITY WILL ONLY ENHANCE THE AREA!