

**Conditional Use Permit**

**Applicant**

**CUP-20-2**

 Sherril Tillotson  
 208-251-8267  
 talk2shertill@yahoo.com

Submitted On: Feb 17, 2020

**Conditional Use Permit**

**Zoning**

Recreational

**Please describe your project.**

Convert existing building into a mini-storage building.

**What product or service are you providing?**

Mini-storage

**Proposed hours of operation**

9:00 a.m. - 8:00 p.m.

**Proposed days of the week operation will be in use**

7 days

**Proposed number of employees**

0

**Will there be any emissions, such as smoke, dust, etc.?**

No

**Will**

--

**Method for Handling Waste**

Garbage contract with MR&E

**Equipment and Machinery Use**

--

**Water Supply**

Private

**Sewage Disposal**

--

**Will New Buildings be Required?**

No

**Will Existing Buildings be Utilized?**

Yes

**If yes, describe:**

Existing building remodeled to meet code for mini-storage

**Vehicles Used in Operation:**

Pickup w/plow for snow removal during the winter

**Daily One-Way Vehicle Trips, Including Employees, Deliveries, etc.**

1-3

**Standards for Approval**

**Static Field**

--

**Narrative addressing how your application meets criterion 1**

The proposed use is passive and will not impact the rural character of the area. The building is existing and the exterior of the building will not change. If another building is added in the future, that building will be a new building further north and even further

away from any existing homes or businesses. Agricultural activities are on the west and south of the proposed use. An overnight rental and single family homes on various size acreages are east and south of the proposed use. A campground is south and west of the proposed use. The passive use of a mini-storage building will not adversely affect any of the existing properties and will have far less impact on existing residents than a permitted use such as a boarding house (inn or hotel) or a commercial stable.

**Narrative addressing how your application meets criterion 2**

Mini-storage buildings have minimal daily traffic. The daily traffic impact to the storage building is anticipated to be 1-2 vehicles maximum daily average. Most days there will be no vehicular traffic associated with the mini-storage operation. The existing road is a paved County road maintained year around and the existing access onto the property is paved and was approved when the manufactured home was installed on the property in the 1980's.

**Narrative addressing how your application meets criterion 3**

There will be no impact to the public health, safety or general welfare. There is adequate sight distance at the entrance to the property for ingress and egress and there is a home on site where the individual will live who will oversee the property on a daily basis. The mini storage will not have bathroom facilities so there will be no sewage issue. A garbage can will be provided for small household waste only if someone needs to leave some onsite when they are moving out of a unit. That activity will be closely monitored by rules, guidelines and the on site resident. The structures will meet building codes, set-backs and fire codes and will pose no hazard to any surrounding structure.

**Narrative addressing how your application meets criterion 4**

The proposed use will meet goals of the comprehensive plan designed to promote diversified economic development within areas of city impact. It also meets the goal of encouraging development where road maintenance presently exists. The project meets the goal of encouraging development that is environmentally sensitive because it will have such a minimal physical impact in the area. Furthermore, it meets the goal of promoting diversified economic development that facilitates quality growth appropriately distributed throughout the county.

**Narrative addressing how your application meets criterion 5**

The buildings on the property are currently painted and sided to blend together attractively and remodeling the existing building into a mini-storage will not change that. There will be adequate turn around space on all sides of the buildings and the yard area will be maintained with gravel and weed control.

---

**Acknowledgement**

**Electronic Signature [Typed Name of Applicant]**

**Date**

Sherril Tillotson

02/17/2020