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Planning and Zoning Commission
PUBLIC WORKSHOP STAFF REPORT

Workshop Date: November 18, 2026 **Date Report Compiled:** November 13, 2026

Agenda Item: Conditional Use Permit with Master Site Plan and Preliminary Plat for an industrial subdivision. Variance for sign height.

Applicant: Ahlquist Acquisitions LLC, Ahlquist LLC, and CDA Ahlquist LLC

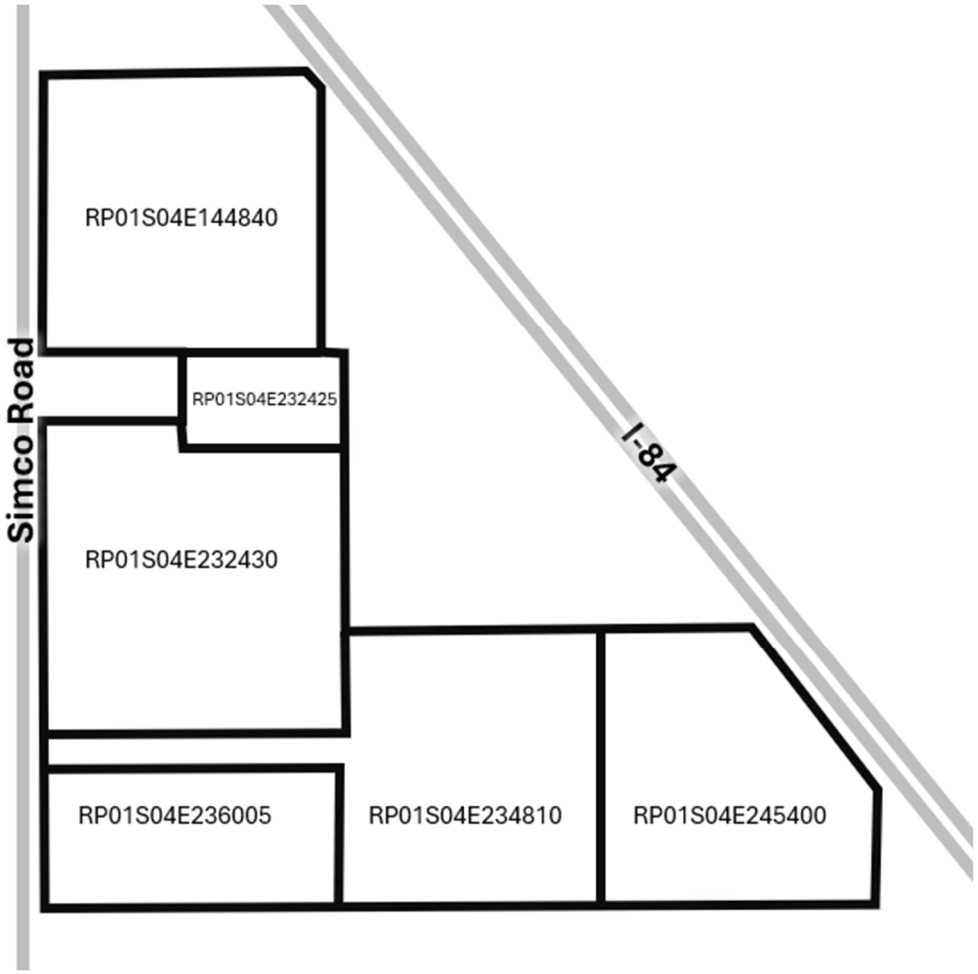
Case Number: CUP-2026-08 with Master Site Plan
PP-2026-11 Preliminary Plat
VAR-2026-04A Sign Variance (height)
VAR-2026-04B Sign Variance (area)
VAR-2026-04C Sign Variance (number of signs)

Associated Case Numbers: DA-2026-07 Development Mitigation Agreement
OTD-2026-03 One-Time Land Division

County Review Team: Daniel Pauly AICP, Contract Planner
Isaac Josifek PE, Contract Engineer

Zoning Designation: Light Industrial/Manufacturing (M1) and Heavy Industrial/Manufacturing (M2) Zone Districts with a Wildland-Urban Interface (WUI) Overlay

Parcel Numbers and Property Information: The industrial subdivision proposal spans six parcels totaling approximately 774 acres in western Elmore County comprising Assessor's Parcel Numbers RP01S04E144840, RP01S04E232425, RP01S04E236005, RP01S04E232430, RP01S04E234810, and RP01S04E245400 (the "Site"). The Applicant states that it holds an ownership interest in all six parcels. However, Staff has requested additional documentation to verify ownership interests and confirm the authority of the individuals executing the application materials, which must be submitted prior to scheduling a public hearing.



Existing Parcel Map

BACKGROUND:

Ahlquist Acquisitions LLC, Ahlquist LLC, and CDA Ahlquist LLC (collectively, the "Applicant") request approval of a Conditional Use Permit with Master Site Plan, a Preliminary Plat, and a Sign Variance (the "Applications") for a proposed industrial subdivision (the "Project") encompassing approximately 774 acres. The Applications seek authorization for development consistent with the Elmore County Zoning and Development Ordinance, particularly Titles 7, 8, and 10.

The Project is located in western unincorporated Elmore County, Idaho, and includes approximately 160 acres within the Light Industrial/Manufacturing (M1) Zone District and approximately 614 acres within the Heavy Industrial/Manufacturing (M2) Zoning District. The entire Site is also subject to the Wildland-Urban Interface (WUI) Overlay. The proposal would create an industrial subdivision consisting of 58 individual lots intended for sale or lease and development with industrial uses and other uses permitted by the Ordinance. The development lots range in size from just over 1 acre to nearly 30 acres. In addition, the preliminary plat includes 11 lots designated for common open space, water and sewer infrastructure, and private roadways.

Section 7-2-208 identifies Industrial Subdivisions as conditional uses within the M1 and M2 Zoning Districts. Accordingly, the Applicant has submitted a request for a Conditional Use Permit with Master Site Plan (CUP-2026-08) to allow the proposed Industrial Subdivision. Concurrent review of the associated Preliminary Plat (PP-2026-11) has also been requested. However, the Applicant understands that approval of the Preliminary Plat is contingent upon prior approval of the Conditional Use Permit with Master Site Plan by the Planning and Zoning Commission (Commission).

In addition to the Industrial Subdivision request, the Applicant seeks Conditional Use Permit approval for several planned or potential uses that are conditionally permitted in the M1 and M2 Zoning Districts. These uses are listed below with their corresponding Specific Use sections. Based on the information provided to date, it is not yet clear which of these uses, if any, can be approved as part of this CUP Application. To approve a conditionally permitted use, sufficient information must be provided to determine the use's feasibility for a site or sites, its independent impacts on and compatibility with existing or planned nearby uses and the allowed uses anticipated within the subdivision, and any conditions of approval needed to mitigate use-specific impacts.

No site layouts have been provided for any of the uses. Regardless of whether a use is decided with this CUP Application, Master Site Plan approval for individual uses on individual lots is not part of the current CUP Application. The only Master Site Plan approval included in the current CUP Application is for the overall subdivision layout and common areas.

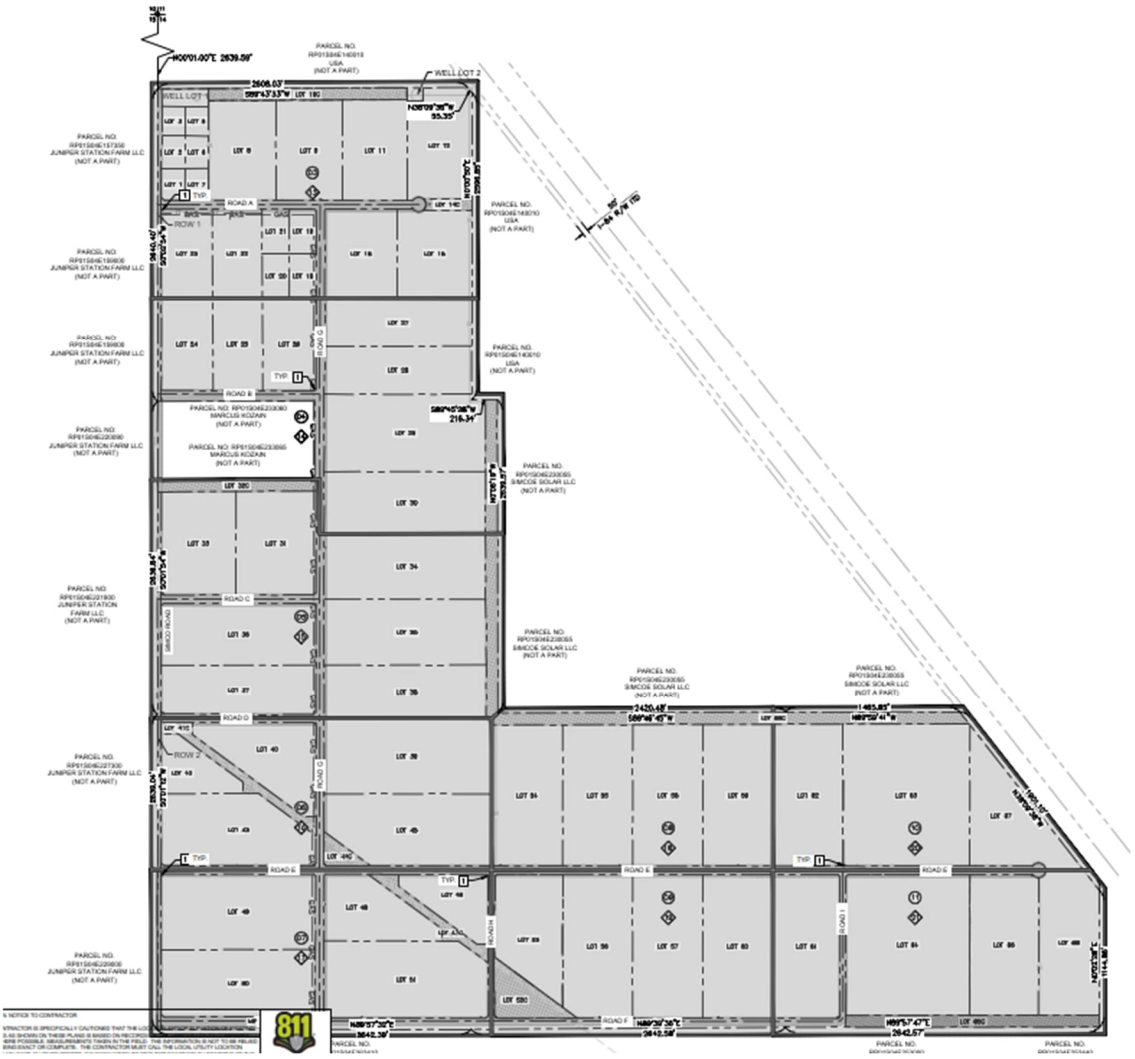
- Accessory Structure Per Section 7-2-42
- Electrical Generating Facilities Per Section 7-2-103
- Energy Production Facilities Per Section 7-2-106
- Parking Lot, Garage or Facility Per Section 7-2-167
- Processing Plant for Agricultural or Dairy Products Per Section 7-2-174
- Public or Quasi Public Use Per Section 7-2-176 (including wastewater treatment facility)
- Public Agency Utility Yard or Shop Per Section 7-2-178Racetrack, Animal or Vehicle Per Section 7-2-179
- Retail, Non-Big Box Per Section 7-2-191
- Service Station Per Section 7-2-195

Additional potential uses that do not require a Conditional Use Permit include:

- Industrial/Manufacturing Facility, Heavy Per Section 7-2-141 (Allowed in M2)
- Industrial/Manufacturing Facility, Light Per Section 7-2-142 (Allowed in M1)
- Lumber Processing Per Section 7-2-151 (Administrative review)
- Lumber Yard - Retail/Wholesale Per Section 7-2-152

Finally, the Applicant seeks to receive approval of several Billboard Signs in their Master Site Plan in compliance with Title 7, Chapter 7 and to exceed certain sign

regulations of Section 7-7-22. Therefore, with the Conditional Use Permit with Master Site Plan, they are seeking three sign variances, one each for sign height (VAR-2026-04A), sign area (VAR-2026-04B), and number of signs (VAR-2026-04C).



Project Overview Map

As required by the Ordinance prior to submitting the Applications, the Applicant completed the following pre-application steps:

- March 3, 2026: The Applicant held a Pre-Application Meeting with the Department Director in compliance with Section 7-3-2(A).
- April 30, 2026: The Applicant sent invitations for the Neighborhood Meeting which was subsequently conducted May 12, 2026.
- May 14, 2026: The Applicant submitted the Application for the CUP to the Department and paid the required fees in compliance with Section 7-3-2 (Exhibit 1).
- July 10, 2026: The Applicant sent invitations for a second neighborhood meeting held on July 21, 2026.

- August 17, 2026: Staff sent an email to the Applicant detailing status of the various Applications (Exhibit 4a).
- September 4, 2026: The Applicant sent invitations for a third neighborhood meeting held on September 14, 2026.
- September 15, 2026: The Applicant transmitted additional application material including an application for a preliminary plat and a modified CUP application that includes variance requests for signs (Exhibit 1).
- September 25, 2026: Outstanding required application fees for the preliminary plat were received by the County in compliance with Section 7-3-2 along with an application and fee for a Development Mitigation Agreement (DA-2026-07). Application fees for one of three sign variances were received as well.
- July 14, August 11, and October 13, 2026: The Department met with affected agencies to discuss the proposal and receive their feedback.
- October 20, 2026: The Department issued a determination that the Applications were not complete (Exhibit 4b).

The Applications remain incomplete, and Staff may request additional information throughout the review process, including during and after the workshop. To raise public awareness of the workshop, the County published notice in the *Mountain Home News* on November 4, 2026, and posted the Site on November 11, 2026. The purpose of this workshop is to review the status of the Applications with the Planning and Zoning Commission, discuss outstanding issues, and obtain feedback before scheduling a public hearing.

KEY POINTS FOR COMMISSION AWARENESS:

Scope of Review

The Conditional Use Permit with Master Site Plan and the related Preliminary Plat are triggered by the proposed industrial subdivision. The Applications do not include the construction of any industrial buildings or review of specific industrial uses or users on specific sites.

Accordingly, the County's review focuses on the subdivision framework needed to support future development, including the provision of infrastructure and services, compliance with technical platting requirements, and the design of common elements such as private roads, utility systems, stormwater facilities, landscaping, and open space. Together, these components establish development-ready industrial lots.

At this stage, review of individual industrial lots is limited to whether the proposed lots can reasonably accommodate future development in compliance with Ordinance standards, including setbacks, access requirements, parking, landscaping, and other site design requirements.

Although this review does not consider development on any specific lot, the Applicant requests consideration of planned or potential uses that are conditionally permitted in the M1 and M2 Zoning Districts. Based on the information provided to

date, it is unknown whether any of these uses can be approved concurrently with the industrial subdivision as part of this CUP Application. To approve a conditionally permitted use, sufficient information must be provided to determine the use's feasibility for a site or sites, its independent impacts on and compatibility with existing or planned nearby uses and the allowed uses anticipated within the subdivision, and any conditions of approval needed to mitigate use-specific impacts.

Because the Applications do not seek approval of specific building designs or site layouts, future development on individual proposed lots will require additional review through zoning permits and master site plans, as applicable, in compliance with the Zoning Ordinance. Compliance with any conditions of approval, variance requirements, or development standards applicable to a particular lot will be evaluated at the time of the future permits.

In many respects, this review is similar to the review of a planned community. The County evaluates the adequacy of infrastructure, services, circulation systems, common areas, and general Project-specific conditions for future development, while detailed review of development on individual lots occurs as those lots are proposed for development in the future.

Application Status and Purpose of Workshop

Typically, applications come before the Planning and Zoning Commission for a workshop after the Applicant and Staff have resolved most major issues. That is not the case with these Applications. Several significant questions remain outstanding, and substantial additional information is still needed to complete Staff's review.

At the Applicant's request, this workshop is occurring earlier in the process. The purpose of this early workshop is to give the Commission, neighboring property owners, and the public an opportunity to become familiar with the overall scope of this Project, ask questions, and identify concerns while there is still ample time for the Applicant to consider and respond to that feedback before a future public hearing.

The Project involves extensive infrastructure planning, utility coordination, transportation improvements, common area design, and long-term development considerations that extend beyond the issues associated with many conditional use permits and preliminary plats the Commission reviews. However, due to the scope and uncertainty of future users of the lots, the Commission would benefit from these critical infrastructure details that are commonly seen in a planned community review.

The sections that follow identify key outstanding questions and issues Staff believes warrant further discussion and information from the Applicant. Staff encourages the Commission to review these issues carefully and to raise any related questions, concerns, or topics that should be addressed as part of the ongoing review process.

Water

The Applicant must demonstrate that an adequate legal water supply is available to serve the Project. This requirement includes identifying the proposed water source and providing documentation establishing the legal right to access and use that supply. The Applicant must also demonstrate compliance with all applicable requirements of the Idaho Department of Water Resources (IDWR), Idaho Department of Environmental Quality (DEQ), Central District Health, and any other agency with jurisdiction over water supply or system operation.

In the Envision Elmore County Comprehensive Plan, the County identifies the West Region as an area where water availability constrains development and recognizes that water availability is “the defining constraint and organizing principle for long-term growth in the West Region.” Consistent with this policy direction, the Commission and Board of County Commissioners expect each development proposal in the West Region to include details to clearly identify both the amount of water being used and the source of that water.

On November 3, 2026, the Applicant submitted a Water System Facility Plan (Exhibit 3c) which Staff is still reviewing, along with partner agencies, to determine if it demonstrates an adequate water supply. Prior to scheduling a public hearing, the Applicant must receive approval of the facility plan from DEQ and address any missing information for water rights and supply that Staff identifies during their review.

Sanitary Sewer

The Applicant proposes a community wastewater collection and treatment system intended to serve the Project and potentially nearby development. The system will need to comply with all applicable requirements of the Idaho Department of Environmental Quality (DEQ), applicable IDAPA regulations, and Central District Health.

The Applicant’s plans (Exhibit 3a) identify a wastewater treatment facility in the southwestern portion of the Site. However, the Applications currently provide limited information regarding the proposed facility's size, treatment capacity, service area, treatment technology, discharge method, and long-term operational requirements. Additional information regarding the proposed wastewater system, its regulatory approvals, and its ability to accommodate projected demand will be important to understanding the feasibility and long-term functionality of the overall Project and must be provided prior to scheduling a public hearing.

Fire Infrastructure

The Applicant's submittal includes an Intent to Serve letter from Rural Metro Fire Department dated August 25, 2026 (see Exhibit 1). The plans (Exhibit 3a) also identify a preliminary standard of no more than 1,000 feet between fire hydrants throughout the development. In addition, the Applications state that future

development on individual lots will be responsible for meeting applicable fire-flow, fire-suppression, and fire-access requirements.

After receiving details on the water system on November 3 (see Exhibit 3c), Staff is still reviewing the proposed water system's ability to provide adequate fire flow and pressure to the hydrant network and to support fire suppression needs for future industrial users and satisfy all applicable requirements of the Wildland-Urban Interface (WUI) Overlay.

Traffic Impacts and Related Improvements

A Traffic Impact Study (TIS), coordinated with the Mountain Home Highway District and Idaho Transportation Department, is required to evaluate the Project and identify improvements necessary to serve the proposed subdivision. Staff understands that the TIS is under development; however, it has not yet been submitted to the County. While the combined traffic impacts of this Project, the nearby Peregrine Commercial (CUP-2026-13) project, and the proposed casino may be evaluated together, it is important that the impacts attributable to this Project are clearly identified and analyzed separately. Doing so will allow decision makers to assess the Project's independent transportation impacts in the event the other projects are delayed, modified, or do not ultimately proceed.

The TIS must evaluate existing roadway capacities, projected traffic generation at five-, ten-, and fifteen-year intervals, and the improvements needed to accommodate Project traffic, including potential improvements to Simco Road and the Simco Road Interchange. The analysis must account for the anticipated mix of land uses and both passenger vehicle and freight traffic associated with those uses.

Because the specific mix of future uses may evolve over time, the Applicant must identify a representative land use program and corresponding traffic generation level that can be established as a trip cap through conditions of approval. While the approved land use mix would not be binding, the trip cap would establish an enforceable limit on development-generated traffic and provide a mechanism for evaluating compliance at five-year intervals.

Impacts on Emergency Services

The Applicant must demonstrate that the proposed development can be adequately served by emergency services, including law enforcement and emergency medical services. In conjunction with the Traffic Impact Study (TIS), the Applicant must evaluate the Project's demands on emergency service providers and coordinate with affected agencies to determine what additional staffing, equipment, access improvements, facilities, or other measures may be necessary to maintain adequate service levels.

The Applicant has indicated that they will coordinate with emergency response agencies and the Board of County Commissioners to identify service needs and establish an appropriate mechanism for mitigating the Project's share of costs for additional services through a Development Mitigation Agreement, consistent with

Section 7-10-3(A) of the Ordinance. A corresponding Development Mitigation Agreement application (DA-2026-07) has been submitted.

Non-Vehicular Access and Circulation Plans

The Applicant's plans (Exhibit 3a) show sidewalks along one side of the internal road network. Exhibit 3b provides the overall pathway and trails plan. However, the Applicant has not demonstrated on how users will safely access destinations on both sides of the private streets without creating unnecessary mid-block crossings or vehicle-pedestrian conflict points. Sidewalks on both sides of private roads would provide complete internal connectivity, improve pedestrian safety, and support efficient circulation throughout the development.

Given the scale of the Project and the potential for multiple employers, visitors, and service providers within the industrial subdivision, the design of the non-vehicular transportation network is an important consideration in providing safe and functional circulation for all users of the Site.

Simco Road Access Approval and Intersection Spacing

The Applicant's plans (Exhibit 3a) show multiple private road connections to Simco Road. However, the location, number, and spacing of these access points have not yet been approved by the Mountain Home Highway District.

Prior to public hearing, the Applicant must demonstrate that the proposed access points and design are acceptable to the Highway District. Given the scale of the Project and the anticipated volume of passenger and freight traffic, access management along Simco Road will be an important consideration in maintaining roadway safety and operations.

Lot Access

Lots 2, 3, 23, 24, 36, 37, 42, 43, 49, and 50 in the proposed subdivision have frontage on Simco Road. However, these lots will not be allowed to have direct access to Simco Road and will instead obtain access through the internal private road network. Lots 2, 3, and 42 do not have private road frontages, so prior to scheduling a public hearing the Applicant will need to address access to these lots. In addition, Lot 1 does not have a feasible private road access point that meets access spacing requirements.

Beyond the Simco Road frontage, the Applicant’s plans (Exhibit 3a) also do not show clear private road access points for Lots 5, 6, and 20, which needs to be addressed prior to scheduling a public hearing.

Open Space and Landscape Plans

According to Section 10-10-3(C) a subdivision over ten acres requires ten percent (10%) open space, or just over 77 acres. The Applicant has indicated a desire to reduce the open space to five percent (5%), or approximately 38.7 acres; however,

the Applicant's materials do not address the process or approval criteria for such a reduction. Aside from the conceptual trail plan (see Exhibit 3b), the Applicant provides no detail on the design of the open space.

Prior to scheduling a public hearing, the Applicant must address the process or criteria for any requested reduction in open space. The Applicant must also submit an open space plan, including a narrative and supporting drawings, demonstrating compliance with all applicable open space standards. The submittal must identify the amount and location of required open space; describe proposed dedication, ownership, and long-term maintenance responsibilities; and demonstrate that the design is integrated with the overall subdivision layout.

The narrative and drawings must also address Project phasing and the timing of open space dedication and improvements. The Applicant must demonstrate that required open space areas and associated improvements will be provided concurrently with development and will not be unduly deferred to later phases of the Project.

Updated submittals from the Applicant must include landscape plans not only for the open spaces, but other common areas such as private roads. Landscaping standard compliance for individual lots will be determined during future permit review for the individual lot.

Drainage Study and Plans

While the Applicant has provided preliminary grading plans (Exhibit 3a) and other drainage information with the Preliminary Plat Application (Exhibit 1), a complete drainage study and grading and drainage plans meeting the requirements of Section 10-1-11(B) and (C) have not yet been submitted. The required drainage study must identify the essential elements, alignments, and functions of the drainage system and analyze site conditions, including existing drainage and irrigation features, soils, topography, upstream drainage basins, nearby surface waters and wells, proposed uses, and potential contaminants. The required grading and drainage plans must depict proposed grading, drainage infrastructure, stormwater routing, onsite and offsite drainage flows, and any necessary approvals related to the modification or rerouting of existing drainage or irrigation facilities.

Staff acknowledges that drainage design for future development of individual lots will occur through subsequent permit review processes. However, Section 10-1-11 requires drainage study and plan information at the Preliminary Plat stage to evaluate drainage conditions associated with the proposed subdivision improvements, including private roads, common lots, and related infrastructure, and to understand how existing drainage patterns may be affected by the proposed development.

Natural Features Analysis

Section 10-6-7 (A)(3) of the Ordinance requires a Natural Features Analysis compliant with Section 10-6-5 for the Project to identify existing natural features and

demonstrate impacts to those resources are avoided or adequately mitigated. While the Applicant has provided the Natural Features Analysis (see Exhibit 2c), it remains under review by Staff and partner agencies. The following are key concerns:

Impact on Pronghorn
The Applicant needs to continue coordination with Idaho Department of Fish and Game (IDFG) regarding impacts to pronghorn and appropriate mitigation measures. According to IDFG staff, the Natural Features Analysis relies primarily on IFWIS data, the U.S. Fish and Wildlife Service IPaC report, and other publicly available sources. However, these databases are not comprehensive and do not include all information available to IDFG.

Impacts on Natural Features
Additional information is needed regarding how the Natural Features Analysis informed the design of the Master Site Plan and Preliminary Plat. This includes demonstrating how site design, grading, road alignments, utility placement, and lot configuration were coordinated with existing hydrology, soils, topography, vegetation, and identified sensitive plant and wildlife species. The Application must also explain how the proposed design avoids, minimizes, or mitigates impacts to these natural features where practicable.

Lighting Details and Analysis of Lighting Impacts

The Applicant's plans (Exhibit 3a) provide preliminary information regarding streetlight types and spacing. However, recent input from agencies and Staff has identified lighting impacts on wildlife and neighboring properties and uses such as Simco Training Area of Idaho National Guard and Mountain Home Airforce Base as a significant concern. Additional information is needed regarding the lighting design and the measures proposed to minimize and mitigate the impacts of artificial lighting.

Project Phasing

The Applicant anticipates phasing development of the industrial subdivision based on market demand, with the possibility that later phases may remain undeveloped if earlier phases fully utilize the planned utility capacity. Prior to scheduling a public hearing, additional detail is needed regarding the phasing plan. All project elements must be coordinated with the phasing plan. This has been the Commission’s expectation for other phased projects. For example, the submitted information must demonstrate that open space improvements will not be unduly deferred to later phases and must provide information regarding temporary landscaping and maintenance of land within future phases that may remain vacant for extended periods.

Protection of Groundwater Resources

The Applicant must identify and map any aquifer recharge areas located on or adjacent to the Project site. Where such areas are present, the Applicant must demonstrate how the Project design addresses and protects aquifer recharge

functions through appropriate site planning, engineering measures, and mitigation strategies.

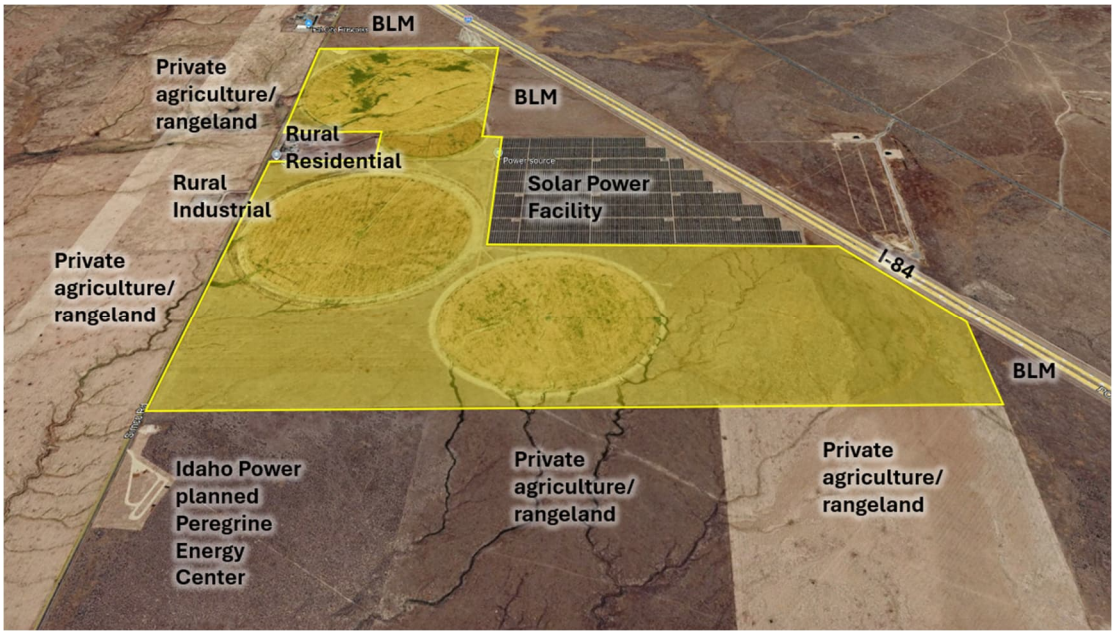
Williams Pipeline Easement

The Master Site Plan identifies the Williams Pipeline corridor within the overall Project site layout. However, the Applicant has not provided documentation from Williams identifying the applicable setback requirements associated with the pipeline facility. Prior to scheduling a public hearing, the Applicant must provide written confirmation from Williams specifying the required pipeline setback. The Applicant shall also demonstrate that all proposed lots, buildings, roadways, utilities, drainage facilities, and other site improvements are located in compliance with the identified setback requirements. Any necessary revisions to the Master Site Plan or Preliminary Plat shall be completed prior to public hearing scheduling.

Neighboring Uses

A key Conditional Use Permit requirement is that the proposed use is not hazardous or disturbing to existing neighboring uses or impede their normal development. Staff will continue to review and consider impacts of the proposal on the neighboring uses. For Commission awareness, as shown on the map below, existing neighboring uses include:

- Rural residential
- Bureau of Land Management rangeland
- Simco Solar solar energy facility
- Idaho Power's Peregrine Energy Center (natural gas power plant)
- Rural industrial/storage
- Private agriculture/rangeland
- Interstate 84



Beyond the immediate neighbors, the impacts to other nearby existing and planned uses in Western Elmore County need to be considered. These include, but not be limited to, the Mayfield residential areas, other residential areas, and the Camp Orchard and Mountain Home Air Force Base military facilities.

Signs and Requested Variances

The Applicant has indicated its intent to install signs for the subdivision. However, the information submitted to date is limited. Additional information is needed, including a revised, scaled sign plan showing the proposed maximum number, location, height, sign area, setbacks, orientation, illumination, and whether each sign will include static or electronic message features. The submittal must also include a narrative describing the proposed signage program and addressing applicable Ordinance standards.

The Applicant has also submitted materials related to a Sign Variance (VAR-2026-04). However, only one variance application was submitted, while the written materials appear to request at least three separate variances (see Variance Application in Exhibit 1). Additional variance applications, associated materials in compliance with (Zoning Regulation Section) and associated fees must be submitted for the additional variance requests.

The County understands the Applicant's stated general intent that larger signs would provide visibility and identification for the business park and future tenants, including visibility from I-84. However, the variance request must focus on the specific variance criteria, including site-specific conditions, the extent to which the proposed signs reasonably address hardships resulting from those conditions, and how the request relates to public safety and the purpose of the sign standards in Section 7-7-1 of the Ordinance. Currently, the responses address the variance requests collectively. Separate findings and supporting responses must be provided for each individual variance request.

Applicable Criteria:

Because this Application is at an earlier stage in the review process than many workshop items, preliminary findings are not provided at this time, and there is not yet sufficient information to evaluate many of the applicable criteria. However, for the Commission's awareness, the Ordinance criteria that Staff understands to apply to the review of the Applications at this point are identified below. The Commission is encouraged to review this list and raise any questions about how the proposal may meet these criteria.

11 Conditional Use Permit Criteria (Section 7-9-7).

1. The proposed use shall, in fact constitute a Conditional Use as determined in Ordinance Table 7-2-26 (B), Elmore County Land Use Table, as contained in this Ordinance;

2. The proposed use shall be in harmony with and in accordance with the Comprehensive Plan and this Ordinance;

3. The proposed use complies with the purpose statement of the applicable base zone of Ordinance Section 7-2-5 and with the specific use standards as set forth in this Chapter; including:

    - Accessory Structure Per Section 7-2-42
    - Electrical Generating Facilities Per Section 7-2-103
    - Energy Production Facilities Per Section 7-2-106
    - Industrial/Manufacturing Facility, Heavy Per Section 7-2-141
    - Industrial/Manufacturing Facility, Light Per Section 7-2-142
    - Lumber Processing Per Section 7-2-151
    - Lumber Yard - Retail/Wholesale Per Section 7-2-152
    - Parking Lot, Garage or Facility Per Section 7-2-167
    - Processing Plant for Agricultural or Dairy Products Per Section 7-2-174
    - Public or Quasi-Public Use Per Section 7-2-176
    - Public Agency Utility Yard or Shop Per Section 7-2-178
    - Racetrack, Animal or Vehicle Per Section 7-2-179
    - Retail, Non-Big Box Per Section 7-2-191
    - Service Station Per Section 7-2-195
    - Lumber Processing Per Section 7-2-151
    - Lumber Yard - Retail/Wholesale Per Section 7-2-15

4. The proposed use shall comply with all applicable County Ordinances;

5. The proposed use shall comply with all applicable State and Federal laws, rules and/or regulations;

6. The proposed use shall be designed, constructed, operated, and maintained in such a way as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity; and that such use shall not change the essential character of said area;

7. The proposed use shall not be hazardous or disturbing to existing neighboring uses or impede their normal development;

8. The proposed use shall be served adequately by available public facilities and services such as highways, streets, police protections, fire protection, drainage structures, refuse disposal, water, sewer, or that the person responsible for the establishment of the proposed conditional use shall be able to provide adequately any such services;

9. The proposed use shall not create excessive additional requirements at public cost for public facilities and services and the proposed use shall not be detrimental to the economic welfare of the County;

10. The proposed use shall not involve uses, activities, processes, materials, equipment, and conditions of operation that will be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors;

11. The proposed use shall not result in the destruction, loss or damage of a natural or scenic feature of major importance.

4 Master Site Plan Criteria (10-6-7(A))

1. The Master Site Plan complies with the applicable Comprehensive Plan; and

2. When applicable, the master site plan complies with Section 10-6-4 General Required Standards; in regard to:

   A. Location of Structures on the Site; and

   B. Non-Vehicular Access and Internal Circulation;

   C. Automobile Access and Internal Circulation:

   D. Additional Off-street Parking Design Standards.

3. The applicant has submitted a natural features analysis compliant with section 10-6-5 indicating that the proposed development and master site plan sufficiently address:

   a. Any natural constraints detected or observed; and

   b. Historical and Cultural Resources; and

   c. Sensitive Plant and Wildlife Species; and

   d. Any impacts on Natural Features

4. The master site plan complies with section 10-6-6 Other required standards; in regard to:

   a. Screening; and

   b. Drainage; and

   c. Water Supply and Sewage Disposal; and

   d. Irrigation Services and Delivery Systems; and

   e. Utilities; and

   f. Maintenance; and

g. Supplemental Information, Modifications (related to existing natural features); and

h. Alternative Master Site Plan

3 Variance Criteria (7-3-13 (C))

1. The variance shall not grant a right or special privilege that is not otherwise allowed in the base zone; and

2. The variance relieves an undue hardship due to characteristics of the site; and

Staff Response:

3. The variance shall not be detrimental to the public health, safety, and welfare.

9 Preliminary Plat Criteria (10-1-20(A))

1. The design conforms to the standards established in this Ordinance; and

   Standards established in the Ordinance applicable to the proposed Preliminary Plat including the following:

   Section 10-1-4 General Design Standards:
   Section 10-1-5 Blocks:
   Section 10-1-6 Lots:
   Section 10-1-7 Property and Access:
   Section 10-1-8 Alleys, Public, and Private:
   Section 10-1-9: Private and Common Driveways:
   Section 10-1-10 Public and Private Roads:
   Section 10-1-11 Grading and Drainage:
   Section 10-1-12 Easements:
   Title 10, Chapter 5 Public and Private Roads
   Title 10, Chapter 7 Landscaping:
   Title 10, Chapter 8 Driveways and Parking:
   Title 10, Chapter 10 Open Space:

2. The design complies with the required improvements established in this Ordinance; and

   Required improvements are established by the following sections:

   Section 10-1-15, Required Improvements and Owner's Responsibility:
   Section 10-1-16, Monument Requirements:
   Section 10-1-17, Streets and Other Improvements:

3. If applicable, the proposed subdivision complies with the standards of an applicable overlay district as set forth in this Ordinance; and

4. The design conforms to the topography and natural landscape features analysis as required by this Chapter and the master site plan, where the design demonstrates consideration for the location and function of land uses and structures to achieve this purpose; and

5. The development would not cause undue damage, hazard, or nuisance to persons or property in the vicinity; and

6. The internal street system is designed for the efficient and safe flow of vehicles and pedestrians without having a disruptive influence upon the activities and functions contained within the proposed subdivision, nor placing an undue burden upon existing transportation and other public services in the surrounding area; and

7. Community facilities such as parks, recreational, and dedicated open space areas are functionally related to all dwelling units and are easily accessible via pedestrian and/or bicycle pathways; and

8. The proposal complies with the dimension standards set forth in this Ordinance for the applicable zoning district; and

9. The overall plan is in conformance with:

    a. The applicable Comprehensive Plan(s); and

    b. The future acquisition maps; and

    c. Any applicable Area of City Impact Ordinances including applicable subdivision regulations; and

    d. Other pertinent Ordinances as applicable.

4904-8417-2000, v. 2