

Special Use Permit Application for Teton Island Properties (Ancient Grains)

- Teton Island Properties desires to build a Light Manufacturing Facility for grain related products on the former Moody Creek Produce Site. The property is located at 545 N. 7th E., parcel # RPS6N40E041813. The property is 12.61 Acres.

Project Description

- Historically the property has been used for agriculture and food manufacturing and was zoned for heavy to light industrial use.

At the time of purchase by Teton Island Properties, the property was zoned for industrial use, however, after the time of purchase, the property was subsequently rezoned for regional commercial necessitating application for a Special Use Permit. This use of the property proposed in the application is in conformance with the historical land use at the property and requires a special use permit.

Teton Island Properties plans to build a facility which will be leased to Ancient Grains. The property will be used for the receiving, storage, cleaning, processing, milling, manufacturing, packaging, selling and distribution of grains, flower, and foods. Products will include consumer, packaged goods and baked goods; purchased by wholesale customers and by consumers directly. In addition to food-based products, they will also produce and sell animal feed products, including alfalfa and grains.

The facilities on the property will initially include industrial processing facilities, grain elevators, grain storage bins, food production facilities, warehouses, animal feed buildings, along with business offices. Plans also include the development of a retail storefront, bakery, and educational kitchen. The shop on the property will continue to be used for the farm as well as facility equipment, maintenance and repairs. The future use of the property will provide jobs to the community and will raise the value of agricultural products produced in the area as well as the property value, bringing value to the residents of Sugar City and the State of Idaho.