



Bannock County, ID

03/30/2023

CUP-23-3

Conditional Use Permit

Status: Active**Date Created:** Feb 22, 2023

Applicant

Cody Redford
crrredford79@gmail.com
2080 West Portneuf Road
PO Box 76
Inkom, ID 83245
2083174804

Conditional Use Permit

Parcel #

RPR4015027906

Zoning

Residential Rural

Please describe your project.

The project will focus on the restoration and rehabilitation of the 'white barn' in Inkom. The barn is estimated to be 100 years old. Restoration will include improvements that will return the barn to its former glory and provide a community gathering location. Improvements will focus on meeting the needs necessary for use by the public.

What product or service are you providing?

Community Event Venue

Proposed hours of operation

By Appointment Only

Proposed days of the week operation will be in use

7 Days a week - by appointment only

Method for Handling Waste

PSI

Proposed number of employees

3

Equipment and Machinery Use

Landscape Maintenance

Water Supply

Private

Sewage Disposal

Private

Will Existing Buildings be Utilized?

Yes

Will New Buildings be Required?

No

If yes, describe:

The project will focus on the restoration and rehabilitation of the 'white barn' in Inkom. The barn is estimated to be 100 years old. Restoration will include improvements that will return the barn to its former glory and provide a community gathering location. Improvements will focus on meeting the needs necessary for use by the public.

Vehicles Used in Operation:

None

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

No

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

Traffic would be limited to appointment only events.

Standards for Approval

1. The proposed use would not adversely affect surrounding properties to a materially greater extent than would a permitted use in the district.
2. The proposed use would not cause an undue disruption of travel or an extraordinary increase in the volume of traffic in the vicinity of the proposed use.
3. The proposed use would not damage the public health, safety, or general welfare within its vicinity, or be materially injurious to properties or improvements in the vicinity.
4. The proposed use would be consistent with the goals and policies of the comprehensive plan of the county.
5. The proposed use would be designed to be as compatible in terms of building height, bulk, scale, setbacks, open spaces and landscaping with adjacent uses as is practical.

Narrative addressing how your application meets criterion 1

Surrounding properties would not be adversely affected. All efforts will be made to minimize any disturbance to the surrounding properties and improvements would add value to the surrounding properties.

Narrative addressing how your application meets criterion 2

The use would not cause and undue disruption of travel or an extraordinary increase in the volume of traffic in the vicinity on a regular basis. Increased traffic would be sporadic and very by the size of the event.

Narrative addressing how your application meets criterion 3

The proposed use will not damage the public health, safety, or general welfare within its vicinity, or be materially injurious to properties or improvements in the vicinity.

Narrative addressing how your application meets criterion 4

The proposed use is consistent with the goals and policies of the Bannock County Comp Plan by meeting the needs of the local growing community of Inkom.

Narrative addressing how your application meets criterion 5

Improvements will be made to the existing 100 year old structure and include improvements to the overall appearance of the structure and area surrounding it. The improvements would be designed to be as compatible in terms of building height, bulk, scale, setbacks, open spaces, and landscaping with adjacent uses as is practical.

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

Cody Redford

Date

02/22/2023

P&Z Council Public Hearing Information

Lisa Woodworth
Residential Drafter

lisa.r.woodworth@gmail.com
208-479-6337

Client:

REDFORD

Project Address:

2080 W. PORTNEUF RD.
INKOM, IDAHO

Project Type:

COMMUNITY
EVENT CENTER

Sheet Title:

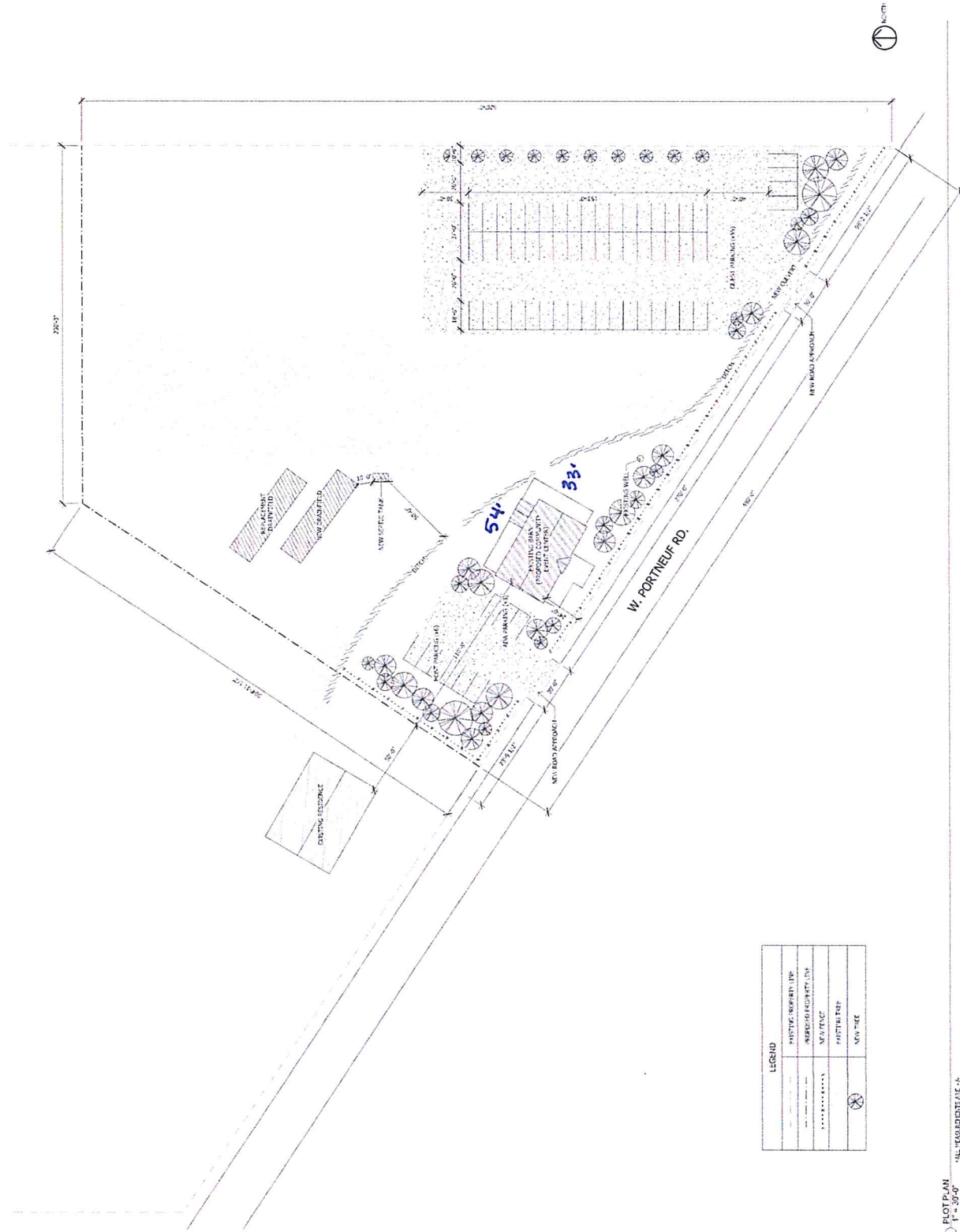
PLOT PLAN

[illegible]

Issue Date	FEB 2023
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1 OF 1

Scale at ANSI D 1" = 30'-0"



① PLOT PLAN
1" = 30'-0"

*ALL MEASUREMENTS ARE $\pm 1\sigma$