



Bannock County, ID

05/31/2023

CUP-23-6

Conditional Use Permit

Status: Active**Date Created:** May 5, 2023

Applicant

Robert Perkins
dpgrassrootsbison@gmail.com
5801 S. Old Hwy 91
McCammon, ID 83250
2082521906

Conditional Use Permit

Parcel #

RPR4057029508

Zoning

Agricultural

Please describe your project.

Campsite

What product or service are you providing?

Overnight Camping, less than 24 hours

Proposed hours of operation

12:30pm- 12:00pm

Proposed days of the week operation will be in use

Mon-Sat

Method for Handling Waste

Dumpster

Proposed number of employees

0

Equipment and Machinery Use

None

Water Supply

Private

Sewage Disposal

Private

Will New Buildings be Required?

No

Will Existing Buildings be Utilized?

No

Vehicles Used in Operation:

0

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

car exhaust

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

0

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

The campsite is located where there will be no adverse affect on surrounding properties beyond what a permitted use would affect. Please see addendum to applicaton for details.

Narrative addressing how your application meets criterion 2

The access to the campsite is our private access off of Old Hwy 91. The small number of campsites and the low traffic volume on Old Hwy 91 would allow this with no undue disruption of travel or an extraordinary increase in the volume of traffic. Please see addendum to applicaton for details.

Narrative addressing how your application meets criterion 3

The camping sites are on private property, well within any setback requirements. We placed a 7 foot fence between the campsites and our nearest neighbor. The campsite would not present any damage to the public health, safety or general welfare to any properties in the vicinity. It would also present nothing that would be materially injurious to or improvements to properties in the vicinity. Please see addendum to applicaton for details.

Narrative addressing how your application meets criterion 4

The campsite would be very consistent with the goals and policies of the Comprehensive Plan of the County. The vision statement of the plan clearly lines up ideals that we will be consistent with.

Several objectives in Chapters 1, 2, and 4 line up with the goals of our campsite. Please see addendum to application for details.

Narrative addressing how your application meets criterion 5

There will be no fixed buildings and our campsite will be in accordance with all setbacks, open spaces, and landscaping ordinances that apply from the County. Please see addendum to application for details.

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

Robert Perkins

Date

05/05/2023

P&Z Council Public Hearing Information

Bannock County Parcel Map





Robert Perkins
5801 S. Old Hwy 91
McLannan, ID 83250

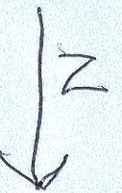




Robert Perkins
5801 S. 44 Hwy 91
McLennan, ID



Robert Perkins
5801 S. Old Hwy 91
Orem, UT



Robert Perkins
5801 S. Old Hwy 91
McLennan, ID





ADDENDUM TO APPLICATION

Robert Perkins



MAY 19, 2023

DIAMOND P GRASSROOTS BISON
5801 South Old Highway 91, McCammon Idaho

Bannock County has established 5 criterion for granting a conditional use permit each will be addressed in turn below:

Criterion 1: The proposed use would not adversely affect surrounding properties to a materially greater extent than would a permitted use in the district.

There are 11 permitted uses for Agriculture

1. Detached single-family dwellings including mobile homes defined by this Ordinance, Section 420.

There will be no single-family dwelling

2. Accessory uses which are customarily incidental to residential uses.

There will be no adverse affect on residential uses

3. Agricultural uses and buildings and structures customarily incidental to such uses.

There will be no greater extent of noise, dust, fixed structures, smells, etc.

4. There would be no affect on surrounding properties in excess of a home occupation, ie. Increased visitors, noise, etc.

5. Outdoor for-pay recreation uses.

There will be no greater extent of increased visitors, noise, etc.

6. Agricultural support.

There will be no affect on surrounding properties in excess to any agricultural support

7. State licensed day care homes up to six client children.

There will be no affect on surrounding properties greater than day care children exploring and creating noise

8. Public utility installations not including business offices.

The use will respect all setbacks and easements and will be substantially placed within those

9. Commercial Stables.

There will be no greater affect to surrounding properties greater than the noises, smells, increased visitors, ect

10. Kennels.

There will be no greater affect to surrounding properties greater than the noises, smells, increased visitors, ect

11. Public service facilities (Amendment No. 30 Ordinance #2015-5)

There will be no adverse effects greater than those allowed by this use, ie. Recreational facility

Criterion 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.

We are accessed off of S Old Hwy 91. This is a very rural county road. I spoke with the Bannock County Road and Bridge department to gather traffic count data. According to Road Director Kiel Burmester there is no current data due to the lack of traffic on this road. We will be allowing up to 3-5 RVs per day to turn into our property from this road at various times. This will not impact the volume of traffic in the vicinity of the proposed use.

Criterion 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.

There will be no damage to the health, safety or general welfare within the vicinity of the use space. We are 88 feet from our nearest neighbor's property line. We placed a 7' tall fence along that property line to ease any concerns. This also supports that there will be no property or improvement damage in the vicinity.

Criterion 4: The proposed use would be consistent with the goals and policies of the comprehensive plan of the county.

We will be directly consistent with the goals and policies of the comprehensive plan. The following vision statement and objectives/key points from the plan support this:

"Vision Statement Bannock County will... Scouting the Future: Bannock County 2040

Be an economically diverse and economically vibrant county providing services to encourage sustainable, sensible development while enhancing the rural, recreational and agricultural character of the county;

Protect and enhance residents' quality of life;

Responsibly promote development while encouraging conservation and enhancement of natural resources; and

Operate a responsive, proactive and transparent government that works in partnership with cities, tribes and other jurisdictions within the County for mutual benefit and shared goals.”

§ 1.3.4 Encourage beneficial agricultural activities (i.e. producing fresh produce/food, animal farms, and agricultural education) within rural areas

Our campsite is centered around our ranch. It will provide opportunities for tourist to engage in activities related to the above encouragements.

Objective 1.5 Ensure that the County’s land use policies and regulations do not violate private property rights.

The issuance of this land use policy would not violate anyone's rights that are involved.

2.1.2 Evaluate opportunities for the County to improve access to and develop new public or private recreational facilities and programs.

This is an opportunity presented to the county as a private recreational opportunity.

Objective 2.2 Support efforts to increase economic benefits from recreation.

Economic benefits from this opportunity involves surrounding areas as our visitors will financially support other county businesses.

§ 2.2.1 Inform residents and visitors of Bannock County’s outdoor recreation opportunities.

As this becomes a recreation opportunity the county will have the ability to notify residents and visitors of the opportunity. In turn our guests will be informed of other recreational opportunities in the area via pamphlet board and distribution.

§ 2.2.2 Work with local organizations and businesses to build regional understanding of the opportunities for outdoor recreation and ways to promote it.

This recreation opportunity will work positively with local businesses and organizations.

§ 2.2.3 Actively promote recreation and tourism to ensure long-term growth of the industry for the benefit of County residents, visitors and taxpayers.

This is the goal and ideal of our proposal, to enable visitors to enjoy our entire community.

Objective 4.4 Support promotion of tourism, outdoor recreation and responsible natural resource management as economic drivers in the County.

This is exactly what our recreation opportunity would drive for.

§ 4.4.1 Promote Bannock County as a visitor destination.

We would like our opportunity to be a part of this.

§ 4.4.2 Work to attract industry and business opportunities as well as outdoor recreation to help promote tourism and establish economic resiliency.

As stated above, this fits well with our goals.

§ 4.3.3 Ensure County zoning and policy encourages small-scale agri-based businesses including agritourism, agricultural education and farm stands.

Our ranch offers this small-scale agri-based business opportunities for local residents and tourists.

Criterion 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.

We will be in compliance with all of the county ordinances in relation to the above referenced terms. We will not have a fixed structure. Our designated RV sites will be well within any setback requirements. The designated area is 87 feet by 68 feet and is a well-maintained gravel surface. The site will be compatible with open spaces and landscaping.