



Bannock County, ID

06/06/2023

CUP-23-8

Conditional Use Permit

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

Applicant

Randy Wheatley
bb_livestock@outlook.com
PO Box 162
McCammon, ID 83250
2085898869

Conditional Use Permit

Parcel #

RPR4223009001

Zoning

Residential Rural

Please describe your project.

Build venue to be used for weddings, family gatherings, hunting lodge

What product or service are you providing?

Providing a building that provides another option for catering to gatherings which will accommodate weddings, families, hunting and other community gatherings.

Proposed hours of operation

Wedd

Proposed days of the week operation will be in use

Weekend rentals with hourly rentals during week. Most weddings are on weekends but weekdays may occur.

Method for Handling Waste

PSI Environmental Services, Inc - dumpster

Proposed number of employees

2

Equipment and Machinery Use

NA

Water Supply

Private

Sewage Disposal**Will New Buildings be Required?**

Private

Yes

If yes, describe:

Build Building with barn appearance

Will Existing Buildings be Utilized?

No

Vehicles Used in Operation:

One

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

Venue will be accessed by gravel road.

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

NA

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.

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.

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.

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

1. The proposed use would enhance the surrounding areas and bring to the attention of the public the agricultural production that we are reliant upon in our area
2. The venue would maintain the ranching theme by incorporating a barn structure
3. Surrounded by agricultural land

Narrative addressing how your application meets criterion 2

1. While the traffic would increase in the area it would not be to an extent that would cause disruption or an extraordinary increase
2. The most direct route will be from I-15 exit 47 at the McCammon, west on Merrill Rd 2 miles, left on Marsh Creek Rd 1 mile.

Narrative addressing how your application meets criterion 3

1. There would be no adverse issues

Narrative addressing how your application meets criterion 4

1. The proposed use is in line with the comprehensive plan of the county. It will add to the economic stability of the rural area of the county and provide alternative options for residents in a growing area.

Narrative addressing how your application meets criterion 5

1. The proposed use will meet all compatible practical requirements - see drawings.

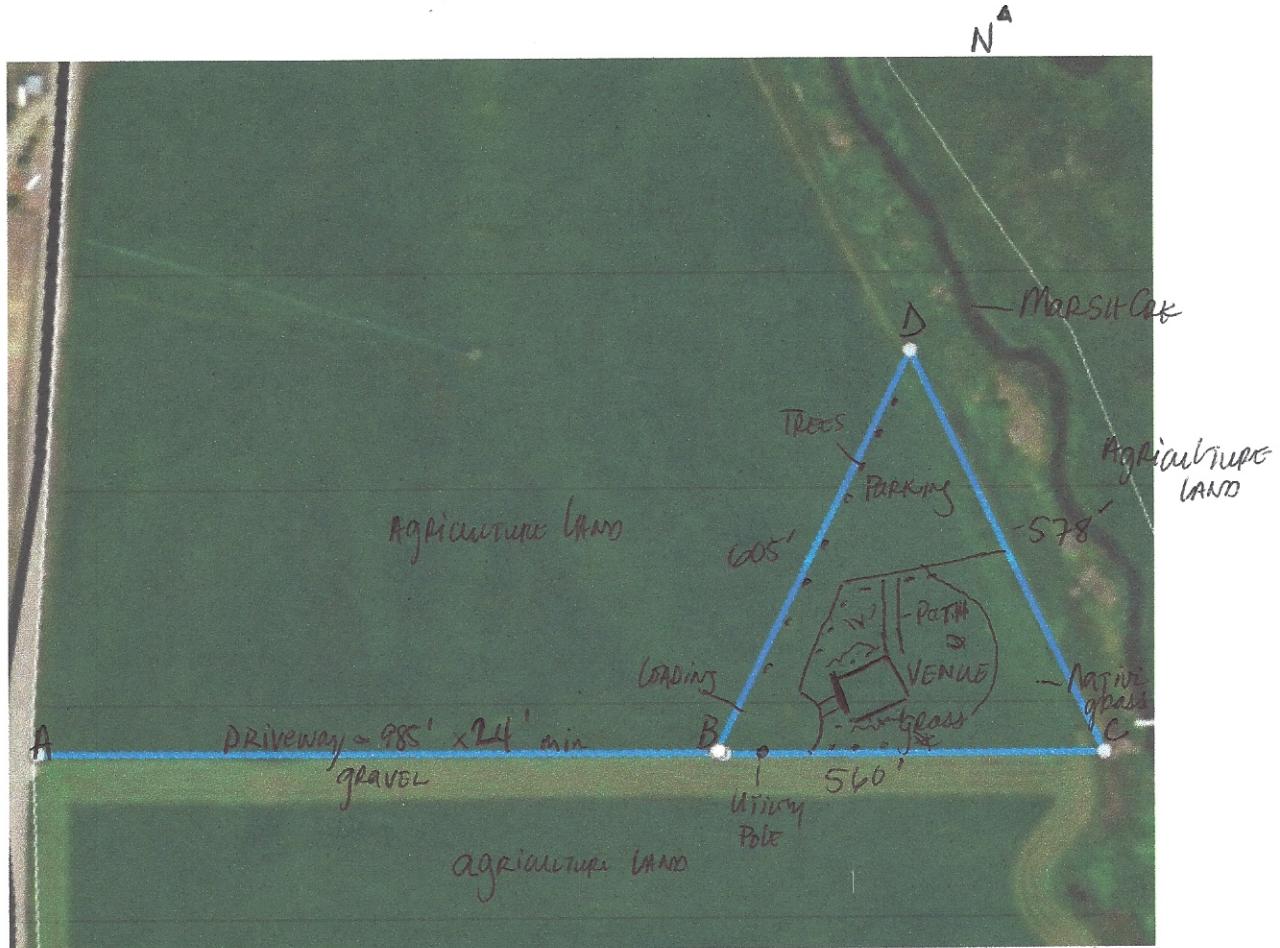
Acknowledgement**Electronic Signature [Typed Name of Applicant]**

Randy Wheatley

Date

05/22/2023

P&Z Council Public Hearing Information



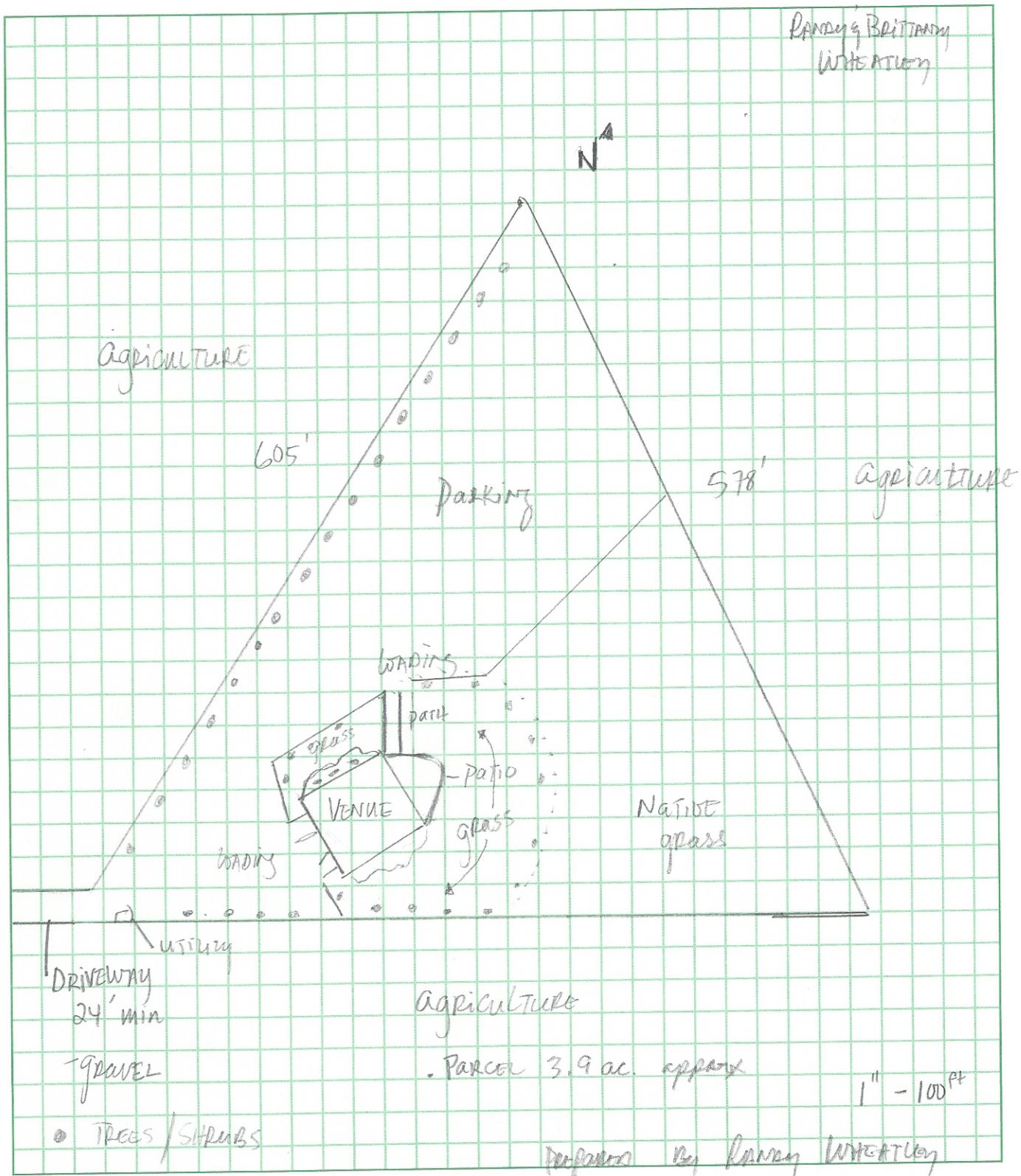
- Blue Triangle - proposed VENUE parcel Boundary
 - app. 3.9 acres
 - FENCED

1/4" - 65'

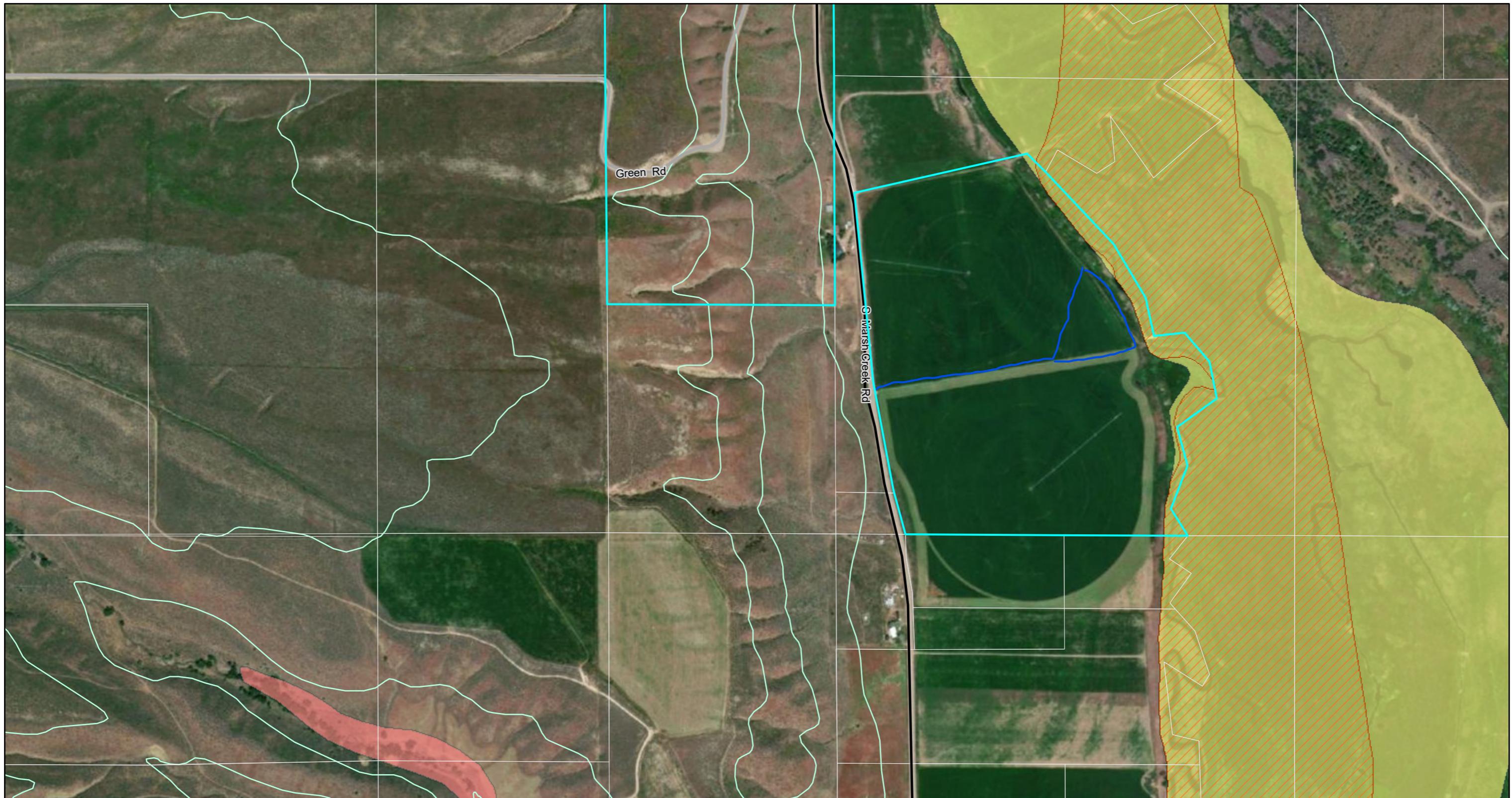
- DRIVE way & PARKING - gravel

- Landscaping
 - TREES/SHRUBS = *
 - grass = *

5/22/23
 WHEATLEY Wedding Venue
 RANDY & BRITTANY WHEATLEY
 - Prepared by:
 Randy WHEATLEY



My Map



5/22/2023, 12:14:18 PM

1:9,028

0 0.07 0.15 0.3 mi
0 0.13 0.25 0.5 km

Maxar

Roads

- Minor Arterial
- Local

Bannock County

Parcels

Contours 100ft

Flood Areas

- AH
- A
- AO
- AE
- Floodways