

## Bannock County, ID

06/22/2023

**CUP-23-9****Conditional Use Permit****Status:** Active**Date Created:** May 31, 2023**Applicant**

Tommy Kofoed  
kofotomm@msn.com  
9924 E. Maughan Rd  
Lava Hot Springs , Idaho 83246  
2082218333

**Primary Location**

9924 E MAUGHAN  
Rural South , ID 832460000

**Owner:**

TOMMY KOFOED  
9924 E MAUGHAN RD LAVA HOT SPRINGS, ID  
832460000

**Conditional Use Permit****Parcel #**

RPR4227010801

**Zoning**

Recreational

**Please describe your project.**

An RV storage site that is 300' x 700' with future partial & fully enclosed buildings to allow short & long term recreational vehicle storage. The storage facility would operate from approximately 7am to 10pm. The project will have a security fence and gate surrounding the property to prevent theft &/or vandalizim.

**What product or service are you providing?**

Short & long term RV storage.

**Proposed hours of operation**

7am-10pm

**Proposed days of the week operation will be in use**

7

**Method for Handling Waste**

There will not be any restrooms or other facilities of that nature so there is no need for any waste handling.

**Proposed number of employees**

1

**Equipment and Machinery Use**

During construction there will be a variety of equipment utilized: a dozer, skid-steer, dump trucks, roller compactors, and possibly a road-grader.

**Water Supply**

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**Sewage Disposal**

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**Will New Buildings be Required?**

Yes

**If yes, describe:**

Semi-enclosed and fully enclosed storage buildings are to be installed during phase 2 & 3.

**Will Existing Buildings be Utilized?**

No

**Vehicles Used in Operation:**

Personal vehicles used for delivery/retrieval of stored recreational vehicles. There will also be a variety of vehicles/equipment for snow removal & to complete any needed repairs.

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

Not after the site is graded and graveled. There will be some dust during the grading portion which will be controlled via water.

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

3

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**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 project will not adversely affect the surrounding properties any more than what is already in use in the area as there are other storage units on the neighboring property. Any and all materials will be of a quality material so as to require only minimal maintenance. This project was previously approved by the Bannock County P&D Council (record #22017161), but was delayed due to COVID

complications and thus we are re-submitting for the Conditional Use Permit as we are now able to proceed with the project.

**Narrative addressing how your application meets criterion 2**

The daily travel would be minimal and wouldn't likely exceed 3-5 vehicles per day.

**Narrative addressing how your application meets criterion 3**

As the proposed use is for RV storage only, there will be no impact to public health and safety nothing is being produce or sold on site.

**Narrative addressing how your application meets criterion 4**

The proposed use falls in line with the comprehensive plan for the county and the nearby Lava Hot Springs community. As Lava Hot Springs grows, there will be an increasing demand for this service.

**Narrative addressing how your application meets criterion 5**

The grading and future buildings will be in compliance all County and State guidelines and code requirements as necessary.

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

Tommy Kofoed

**Date**

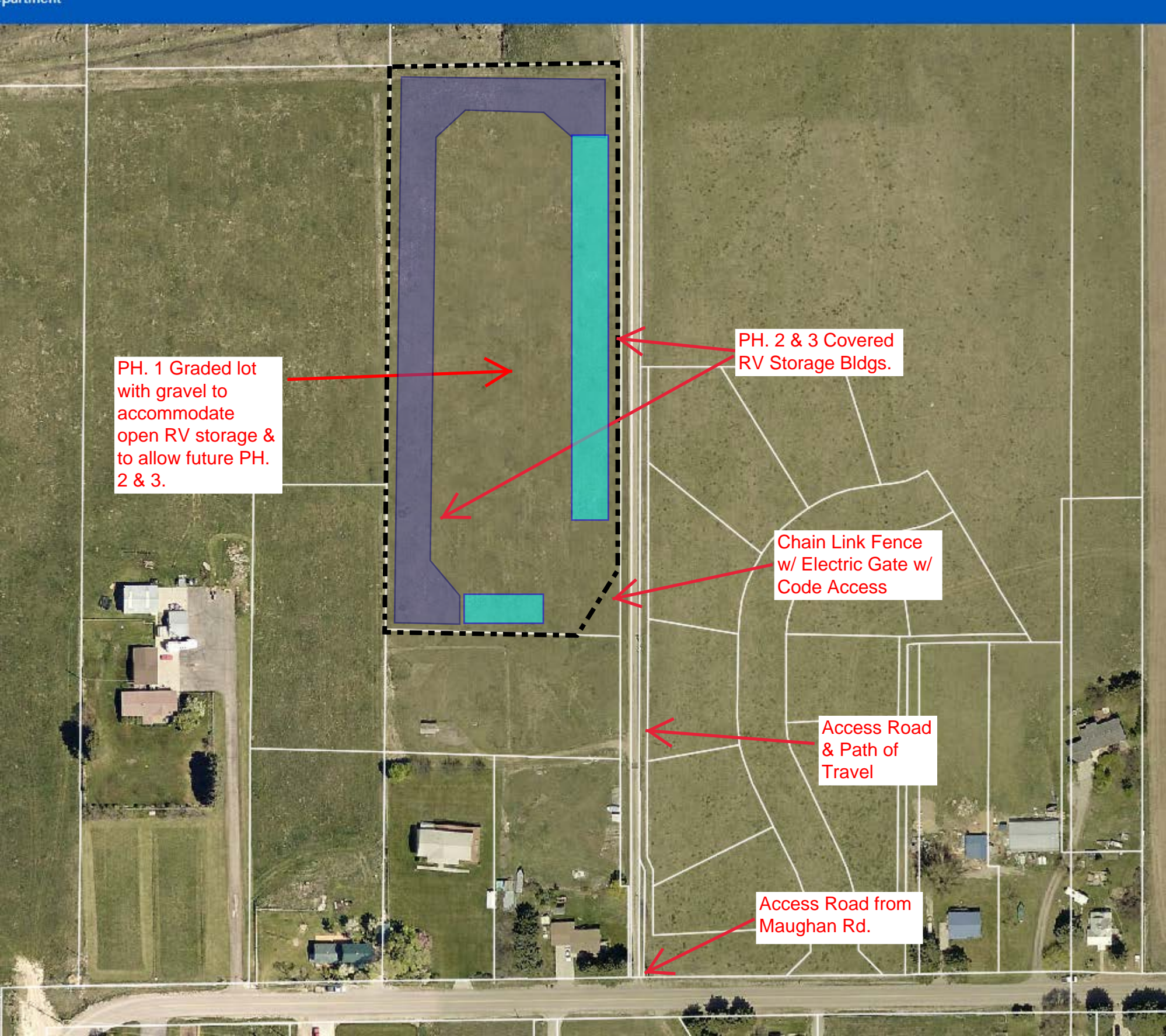
05/31/2023

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**P&Z Council Public Hearing Information**

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PH. 1 Graded lot with gravel to accommodate open RV storage & to allow future PH. 2 & 3.

PH. 2 & 3 Covered RV Storage Bldgs.

Chain Link Fence w/ Electric Gate w/ Code Access

Access Road & Path of Travel

Access Road from Maughan Rd.