

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.

Will New Buildings be Required?

Yes

Will Existing Buildings be Utilized?

No

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

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

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

Water Supply

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Sewage Disposal

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If yes, describe:

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

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.

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 produced 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 with all County and State guidelines and code requirements as necessary.

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

Tommy Kofoed

Date

05/31/2023

P&Z Council Public Hearing Information

