



BANNOCK COUNTY

Planning & Development

5500 S. 5th Ave. * Pocatello, ID 83204

(208)236-7230 * Fax (208) 232-2185

CUP230012

Conditional Use Permit

Status: OPEN

Date Created: December 18, 2023

Case Name:

Zachary Dame

Location:

10795 S Dempsey Creek Rd, Lava Hot Springs, Idaho,
83246

People

Applicant

Zachary Dame

Property Owner

Zachary Dame

Application Details

Parcel Number(s)

Parcel Number(s)

RPR4227018711

Parcel Zoning

Please select your parcel zoning

Recreational

Conditional Use Information

Address how your application meets the following: The proposed use would not adversely affect surrounding properties to a materially greater extent than would a permitted use in the district.

The gym is completely enclosed and any music played at the gym is not able to be heard outside of the gym area. Neighbors will not be aware of the activities performed in the gym.

Address how your application meets the following: 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.

There is a 300 ft private lane to the gym. Also plenty of parking area as to not disrupt daily traffic. The hours are spaced out so there will not be a large amount of car traffic at one specific time.

Address how your application meets the following: The proposed use would not damage the public health, safety, or general welfare within its vicinity, or be materially injurious to properties.

The purpose of the gym is to promote general health to the public. I work as a nurse and finding that living in a rural community limits our ability to receive health care in a timely manner compared to living in a city. This makes it all more vital to live a healthy life style. I am a health advocate and would like to open my space to the public to have access to the same exercise equipment that I have access to. This will cause wear and tear on my equipment and so I am asking that I can charge a membership fee for maintenance costs and equipment improvement. I will have this as a business entity so I will have appropriate insurance and waivers in place to protect myself and individuals working out at the gym.

Address how your application meets the following: The proposed use would be consistent with the goals and policies of the comprehensive plan of the county.

I have had multiple people come and see the facility and have started a hiit interval workout class Tuesdays and Thursdays at 9 AM to do core stabilizing exercises where this has started to bring the community together. I would like to keep that class free as this will allow people to see the gym and find if this will help them find a new community to associate with.

Address how your application meets the following: The proposed use would be designed to be as compatible in terms of building height, bulk, scale, setbacks, open spaces and landscaping with adjacent.

All permitting for this building was followed and approved.

Please describe your project

I have gym equipment in my shop and have laid down turf and rubber mats. I am wanting to bring the rural area of Lava together as a place of self improvement, and socialization. I am hoping to be able to charge monthly memberships and also place a sign at top of my lane to advertise my business. I feel that where I live there is not a sufficient area or resources that can accommodate bodybuilding, body maintenance, weight loss, and socialization in the immediate areas of my address.

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

None. The natural gas heater has appropriate venting.

Equipment and Machinery Use

NA

Will existing buildings be required? If Yes, describe below

Yes The 30x50 shop is attached to my living quarters. This has gas heating, spray insulation, and drywall. Ceiling height is 15 ft high so perfect for jumping, running and lifting weights above your head with plenty of clearance.

Method for Handling Waste

We have city garbage that picks up trash weekly.

Proposed hours of operation

7am- 10pm

Will new buildings be required? If Yes, describe below

NoNA

What product or service are you providing?

I am wanting to have a fitness gym in my 30 x 50 pre-existing building giving the public access to cable cross over machines, dumbbell weights ranging from 5 lb- 100 lb, squat rack, bench press, turf for stretching, and pushing weighted sleds, stair master, leg press, trx, hiit interval classes, and cardio areas for the local community in and around the Lava Hot Springs area.

Proposed days of the week operation will be in use

Monday, Tuesday, Wednesday, Thursday, Friday, Saturday.

Proposed Number of Employees

2.00

Sewage Disposal

Private

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

Employees live on site and no deliveries will be needed on a daily basis.

Vehicles Used in Operation:

NoNA

Water Supply

Private

P&Z Council Public Hearing Info**Appeal Window Closes**

No Information

Appeal Window Opens

No Information

Council Decision

No Information

Date of Recorded Findings

No Information

Findings Inst. #

No Information

Hearing Date

No Information

