



BANNOCK COUNTY

Planning & Development

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

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

CUP240002

Conditional Use Permit

Status: OPEN

Date Created: January 21, 2024

Case Name:

Cameron Salt

Location:

R4227015203

People

Applicant

Cameron Salt

Property Owner

Cameron Salt

Application Details

Parcel Number(s)

Parcel Number(s)

RPR4227015206, RPR4227015205

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.

Adjacent property is currently used as a campground. Of proposed variance is granted adjacent property would not be affected since it is a similar to adjacent property use. The adjacent property to the east is currently vacant dry ground. The proposed extension is on property that is already being used as a campground.

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.

The property in question is zoned recreational

Currently the road entering the campground is permitted and maintained as other county roads allowing heavy trucks and equipment to go as they please. Our proposed usage will not be more harmful then the already permitted activity on county road.

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.

Our proposed usage will not be more harmful then the already permitted activity on county road.

This proposal will be no excessive cost to public because we will supply our own well, electrical and sewer. Of any cost therein will be obligations to Cameron and Elizabeth Salt.

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.

The core objective is to provide additional space for campers to stay. This addition could provide increase in visitors to Lava Hot Springs and Bannock County.

- The operation of this addition to the campground will not violate other private property rights
- While this is a recreational development this proposal will protect the character of Bannock County. All water, electrical and sewer lines will be congruent with and protect the existing character of the surrounding area.
- All water, electrical and sewer lines will be kept to a concentrated area.

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.

The campground expansion will be adequate facilities at no cost to public. All addition sites will be maintained at our expense, while being compliant with state and local agencies.

- The proposed campground will not affect the March Valley School system
- The proposed addition will have limited effect on the use of Fish Creek Road.
- All areas of historic, archeological, architectural scenic, biological, geological significance will be preserved and protected.
- No existing buildings will be used for the addition of this campground.
- No buildings are planned in floodplains or on unstable slopes
- Proposed campsites will each have their own water and electrical. The proposed septic system and bath house will not be located within the floodplain area

Please describe your project

Lava Campground Expansion

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

No

Equipment and Machinery Use

Lawn Mowers

Will existing buildings be required? If Yes, describe below

NoNone

Method for Handling Waste

MR and E Waste

Proposed hours of operation

9:00am-5:00pm

Will new buildings be required? If Yes, describe below

YesRestroom facilities

What product or service are you providing?

Rv Park Lodging

Proposed days of the week operation will be in use

7 days per week

Proposed Number of Employees

0

Sewage Disposal

Private

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

None

Vehicles Used in Operation:

YesGolf carts and lawn mowers

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

PROPOSED SITES



EXISTING SITES



EXISTING
CLOSING

SEPTIC

EXISTING
POWER SUPPLY

EXISTING CITY WATER LINE

PROPERTY LINE

EXISTING
POWER
SUPPLY AND WELL

EXISTING
CROSSING

PROPOSED
OFFICE
20x30

EXISTING
CROSSING

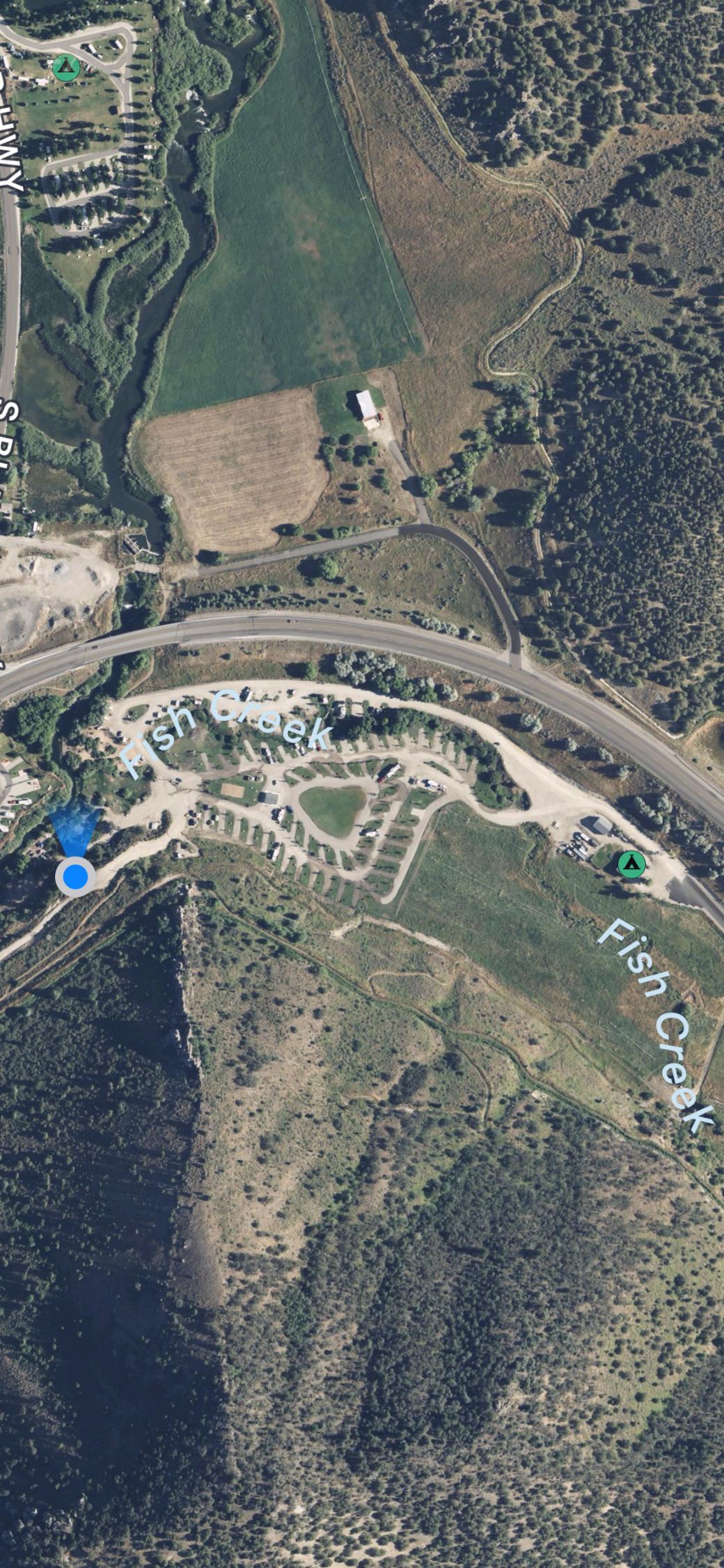
EXTRA
PARKING

FISH CREEK

KOA
PORTNUEF RIVER

HWY 30





Fish Creek

Fish Creek