



Bannock County, ID

July 30, 2024

CUP-23-1**Conditional Use Permit**

Status: Active

Submitted On: 1/6/2023

Primary Location

0 0

Rural South , ID 832410000

Owner

JAY D GEPFORD

1398 HEGSTROM RD GRACE, ID

832410000

Applicant

Jose Nava



208-317-6189



navajos3@isu.edu



1290 Mountain West Dr.

Pocatello, Idaho 83202

Conditional Use Permit

Parcel #*

RPR4433031201

Zoning*

Commercial General

Please describe your project.*

Downey Truck Stop

What product or service are you providing?*

typical goods and services

Proposed hours of operation

24 hours

Proposed days of the week operation will be in use

7

Method for Handling Waste

Third party services

Proposed number of employees

12

Equipment and Machinery Use

Gas and Diesel dispensers

Water Supply

Private

Sewage Disposal

Private

Will New Buildings be Required?

Yes

If yes, describe:

Will Existing Buildings be Utilized?

No

Vehicles Used in Operation:

NA

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

Semi truck, passenger vehicles

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

NA

Standards for Approval

Please address how your request meets each of the following standards for approval:

Narrative addressing how your application meets criterion 1: The proposed use would not adversely affect surrounding properties to a materially greater extent than would a permitted use in the district.*

The parcel is currently zoned Commercial General with an Existing Flags West Travel Center South of the Parcel on the other Side of HWY 40. There are no residential buildings surrounding this area and a proposed truck stop would not adversely affect the surrounding properties.

Narrative addressing how your application meets criterion 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.*

An increase in traffic may be generated to and from the nearby freeway exit. Although, traffic currently flows to and from said freeway to the existing flags west travel center accross the street. I dont believe this would disrupt the current travel way or have an extraordinary increaese in the volume of traffic.

Narrative addressing how your application meets criterion 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.*

The Current zoning for properties north of the highway along here is Commercial General. This area is not being farmed and the nearest residential home is over a half mile east. A proposed truck stop would be up to par with the surrounding area and bannock county's land use plan. A truck stop would not damage the public health, safety, or general welfare within its vacinity but would rather be an improvement to the area.

Narrative addressing how your application meets criterion 4: The proposed use would be consistent with the goals and policies of the comprehensive plan of the county.*

The proposed truck stop would follow bannock county's future land use plan for the area.

Narrative addressing how your application meets criterion 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.*

The parcel is currently zoned commercial general and no open space is required withing this area. A maximum structure height is not shown within the commercial general district as per section 367 of the bannock county zoning ordinance. Structure height may be determined by the planning and development council. The developer will work with the county to follow the Commercial General performance standards.

Acknowledgement

Electronic Signature [Typed Name of Applicant]*

Jose T. Nava

Date*

01/06/2023

July 17, 2024

Jay Gepford
1398 Hegstrom Road
Grace Idaho 83241
208-220-6402


Regards Conditional use permit CUP 23-1

Location RPR4433031201

Original Applicant Jose Nava
1785 Scottsdale Drive
Pocatello Id 83202

We are requesting an extension on this conditional use permit, original buyer was unable to obtain the franchise from Truck Stops of America. We are currently negotiating for another franchise for the location. Nothing in the area has changed since the original application. We have attached a map for your reference.

Thank You

A handwritten signature in black ink that reads "Jay D. Gepford". The signature is written in a cursive style with a large, stylized "J" and "G".

Jay Gepford

Property owner