



<b>CUP-23-9</b>	<b>Primary Location</b>	<b>Applicant</b>
Conditional Use Permit	9924 E MAUGHAN	
Status: Active	Rural South , ID 832460000	
Submitted On: 5/31/2023		
<b>Owner</b>		
	TOMMY KOFOED	
	9924 E MAUGHAN RD LAVA HOT	
	SPRINGS, ID 832460000	

## Conditional Use Permit

<b>Parcel #*</b>	<b>Zoning*</b>
RPR4227010801	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.

<b>Proposed hours of operation</b>	<b>Proposed days of the week operation will be in use</b>
7am-10pm	7

<b>Method for Handling Waste</b>	<b>Proposed number of employees</b>
There will not be any restrooms or other facilities of that nature so there is no need for any waste handling.	1

<b>Equipment and Machinery Use</b>	<b>Water Supply</b>
During construction there will be a variety of equipment utilized: a dozer, skid-steer, dump trucks, roller compactors, and possibly a road-grader.	–
<b>Sewage Disposal</b>	<b>Will New Buildings be Required?</b>
–	Yes
<b>If yes, describe:</b>	<b>Will Existing Buildings be Utilized?</b>
Semi-enclosed and fully enclosed storage buildings are to be installed during phase 2 & 3.	No
<b>Vehicles Used in Operation:</b>	<b>Will there be any emissions, such as smoke, dust, etc.?</b>
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.	Not after the site is graded and graveled. There will be some dust during the grading portion which will be controlled via water.
<b>Daily One-Way Vehicle Trips, Including Employees, Deliveries, etc.</b>	
3	

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## 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 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 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.\***

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

**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.\***

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 would be consistent with the goals and policies of the comprehensive plan of the county.\***

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 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.\***

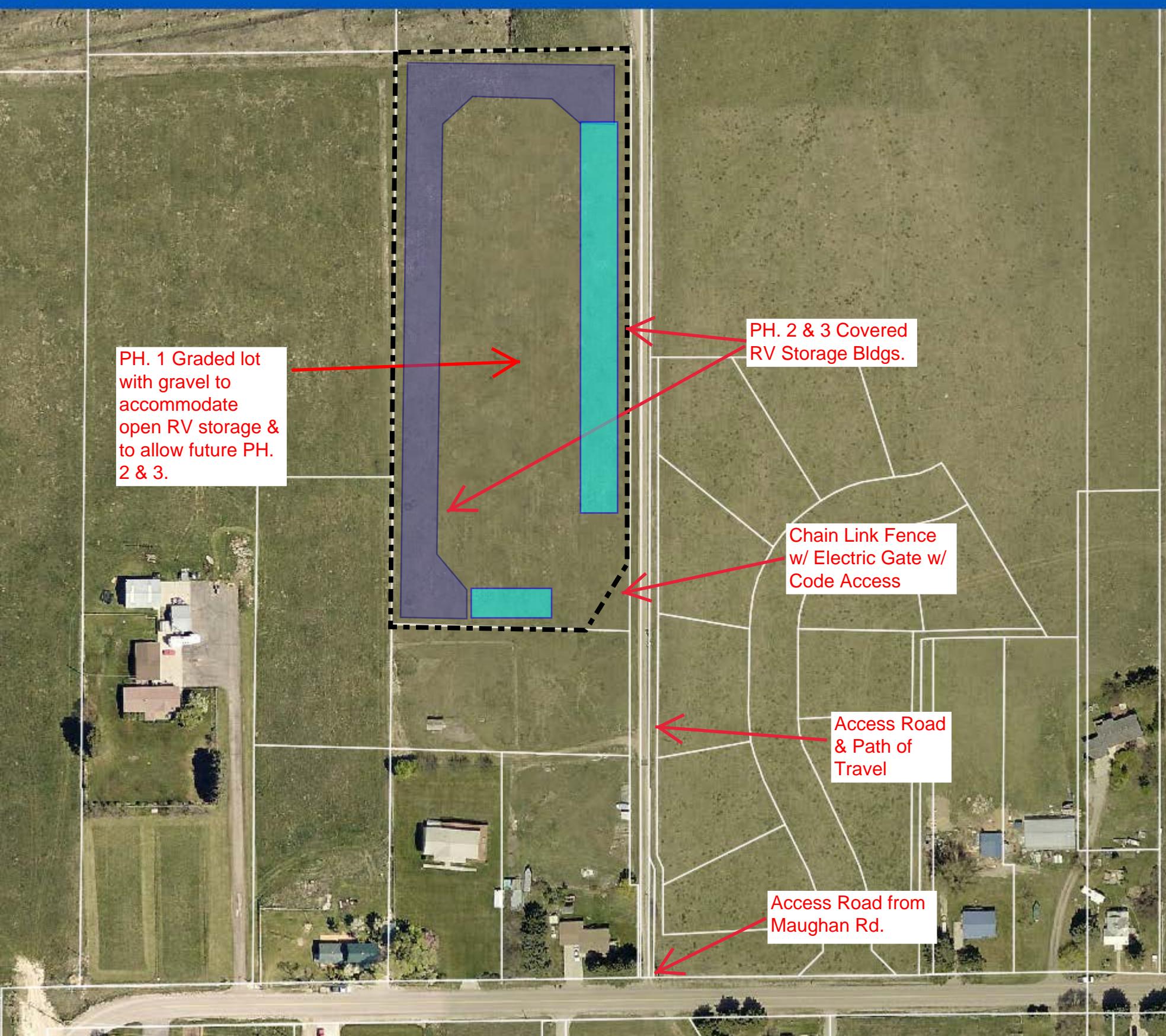
The grading and future buildings will be in compliance all County and State guidelines and code requirements as necessary.

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## Acknowledgement

**Electronic Signature [Typed Name of Applicant]\***      **Date\***

Tommy Kofoed      05/31/2023



KO**Tommy Kofoed**[Remove Comment](#) • Aug 23, 2024 at 4:22 pm

Hi Tristan. It looks like we will need to request an extension for this CUP. With Lava's attorney retiring and then hiring a new one, as well as the back and forth over the easement agreement, it has taken to the end of the normal time allowed for the CUP. We did receive an approval for the easement agreement and are just now getting all of the required signatures to then get it recorded. I'm also currently working with the DEQ on their permit, as this is larger than 1 acre. Unfortunately, this too is going to take us beyond our CUP window. With that being said, I would like to request an extension to allow us to finish all the required paperwork to get our dirt permit. Please let me know if there are any additional questions or if I need to provide other paperwork to request an extension.

Sincerely, Tommy Kofoed.

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