

## BANNOCK COUNTY PLANNING & DEVELOPMENT COUNCIL FINDINGS AND ORDER

### CONDITIONAL USE PERMIT – Christian Kobus MEETING DATE: February 19, 2025

FILE #: CUP-25-1  
LOCATION: RPRRIFL001300, currently unaddressed

#### APPLICANT/OWNER:

Christian Kobus  
9022 W Pocatello Creek Road  
Pocatello, ID 83201

**REQUEST & BACKGROUND:** Christian Kobus petitions for a conditional use permit to create a 30-spot campground, on approximately 5 acres. Proposed hours of operation are 24 hours, seven days a week; a private well and septic are being proposed.

#### FINDINGS:

#### JUSTIFICATION FOR THE DECISION/CRITERIA, STANDARDS AND FACTS RELIED UPON

#### SITE CHARACTERISTICS AND ZONING:

ZONING: Recreation

PROPERTY SIZE: ~ 5 acres

VIEWS: The property is visible from N Grouse Circle

EXISTING STRUCTURES: None

#### REQUIRED FINDINGS FOR CONDITIONAL USE PERMIT, §530:

- A. The proposed use **would** adversely affect surrounding properties to a materially greater extent than would a permitted use in the district.  
Noise from increased traffic, voices, music, potential generator use and recreational vehicles will substantially disrupt the existing residential area and current resident's lifestyle.
- B. The proposed use **would** cause an undue disruption of travel or an extraordinary increase in the volume of traffic in the vicinity of the proposed use.  
The traffic for 30 campsites will create an unusual amount of traffic when compared to the traffic generated by a single-family residence.

C. 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 proposed use would not damage public health, safety, etc, due to the fact that the applicant has stated this camp site will be a dry campsite with no water and septic system available to the general public

D. The proposed use **would** be consistent with the goals and policies of the Comprehensive Plan of the county.

Staff has identified, in the staff report, that the use would be compatible with particular goals and policies of the Comprehensive Plan by protecting private property rights, promoting tourism, economic development. Policy 2.2.3 and Objective 1.5.

E. 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.

Any temporary and/or permanent structures will be smaller in size than a single-family residence and be compatible in terms of height, bulk and scale.

with the following conditions of approval,

1. All fire pits will be installed in accordance with Lava Rural Fire District.
2. Adequate trash collection and disposal for the campground will be provided by the owner.
3. Prior to campground opening, N Grouse Circle must meet private road standards, according to the Bannock County Highway Standards & Roadway Development Procedures.
4. All tiny homes must meet the standards of a recreational vehicle (RV), according to the Idaho Department of Motor Vehicles.
5. Portable restrooms are required while campground is open.
6. Quiet hours will be from 9:00pm -- 6:00am.
7. If public water system and/or sewer system is proposed in the future the applicant will need to apply for a substantial change to this conditional use permit.

## ORDER: CONCLUSION AND DECISION

The Planning and Development Council, pursuant to the aforementioned, finds that the request by Christian Kobus for a Conditional Use Permit for a 30-spot campground shall be **denied**.

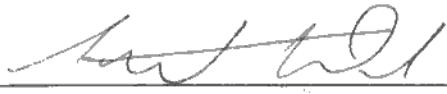
Motion by Madsen, seconded by Selleneit, to adopt the foregoing Findings and Order.

ROLL CALL:

Councilperson Dimick	Voted <b>Recused</b>
Councilperson Madsen	Voted <b>Yes</b>
Councilperson Selleneit	Voted <b>Yes</b>
Councilperson Ulrich	Voted <b>Absent</b>
Councilperson Ward	Voted <b>Yes</b>

Motion carried by a **3** to **0** vote.

Dated this 19<sup>th</sup> day of February, 2025.



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Signed by (Chairperson) (Vice Chair)

## ACKNOWLEDGEMENT CERTIFICATE

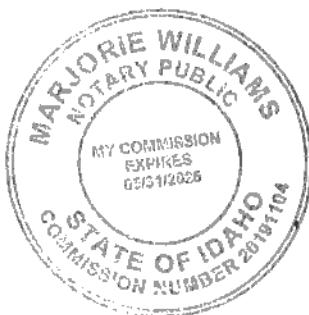
State of Idaho)

S.S.

County of Bannock)

On this 19th day of February, in the year of 2025, before me Marjorie Williams, a notary public, personally appeared Stewart Ward, personally known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that (she) (he) executed the same.

S  
E  
A  
L



Marjorie Williams  
Notary Public  
My Commission Expires on 5/31 20 25