

## BANNOCK COUNTY PLANNING & DEVELOPMENT COUNCIL FINDINGS AND ORDER

### CONDITIONAL USE PERMIT – CANDA DIMICK MEETING DATE: May 21, 2025

FILE #: CUP-25-6

LOCATION: RPR4227007300, 9303 S. Sunnyside, Lava Hot Springs, ID 83246

APPLICANT:  
Canda Dimick  
8742 South Sunnyside Road  
Lava Hot Springs, ID 83246

OWNER:  
Canda Dimick  
8742 South Sunnyside Road  
Lava Hot Springs, ID 83246

**REQUEST & BACKGROUND:** Canda Dimick petitions for a conditional use permit to sell portable buildings. There will be a 12x20 portable office building for home business to sell handcrafted outdoor furniture, home items, and farm/garden products. The facility proposes hours of operation from 11 a.m. to 6 p.m., Monday through Saturday. Property owners will be operating the business.

#### FINDINGS:

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

#### SITE CHARACTERISTICS AND ZONING:

ZONING: Recreational

PROPERTY SIZE: ~ 80.15 acres

VIEWS: The property is visible from S. Sunnyside Road

EXISTING STRUCTURES: Single-family residence and outbuildings

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

- A. The proposed use **would not** adversely affect surrounding properties to a materially greater extent than would a permitted use in the district.  
Permitted uses in the district include outdoor recreation, golf courses, skating rinks, parks, pools and the like. This use would not be any different than these permitted uses.

B. 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.  
This is a low impact operation that will be predominately online. There will not be a disruption or extraordinary increase in traffic in the area. The recreational traffic is more than this operation would cause.

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.  
All parking will be on the private property and it's a low traffic operation with most sales occurring online. The applicant is working with Road and Bridge to maintain the culvert on their existing approach.

D. The proposed use **would** be consistent with the goals and policies of the Comprehensive Plan of the county.  
Goal 3.2 - A strong and diverse economy.  
Strategy 3.2.3 - Support the development of economic incentives for business expansion and growth.

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.  
The structures won't exceed the building height and will meet all setback requirements.

**(If adding approval conditions)** with the following conditions of approval,

1. Hours of operation 11:00 a.m. – 6:00 p.m., Monday – Saturday.
2. All signs must adhere to Zoning Ordinance Section 475.14.
3. Outdoor lighting must adhere to Zoning Ordinance Section 475.10.
4. No more than 30 portable structures will be on site at any given time.
5. Any customer parking must be contained on property and no street parking will be permitted.
6. Make necessary improvements to existing culvert as recommended by Bannock County Road and Bridge.

## ORDER: CONCLUSION AND DECISION

The Planning and Development Council, pursuant to the aforementioned, finds that the request by Canda Dimick, for a Conditional Use Permit to sell portable buildings shall be **approved**.

Motion by Chad Selleneit, seconded by Krystal Madsen 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 21st day of May, 2025.

  
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Signed by (Chairperson) (Vice Chair)

## ACKNOWLEDGEMENT CERTIFICATE

State of Idaho)

S.S.

County of Bannock)

On this 21st day of May, in the year of 2025, before me Marjorie Williams, a notary public, personally appeared Stewart Ward as chair on behalf of the Bannock County Planning and Development Council, personally known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that they executed the same.

  
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Notary Public  
My Commission Expires on 5/31/2025

