

BANNOCK COUNTY PLANNING & DEVELOPMENT COUNCIL FINDINGS AND ORDER

CONDITIONAL USE PERMIT – BOB JONES

MEETING DATE: November 19, 2025

FILE #: CUP-25-10
LOCATION: RPR4227019500 and is currently unaddressed

| APPLICANT: | OWNER: |
|----------------------------|--------------------|
| Bob Jones | Richard Cannon |
| P.O. Box 446 | 1161 E. Butte Road |
| Lava Hot Springs, ID 83246 | Menan, ID 83434 |

REQUEST & BACKGROUND: Bob Jones requests a conditional use permit to create a campground, housing, restaurants, gas station, grocery store, laundry facility, waterpark, clubhouse, shower facility, retail, and amphitheater. Proposed hours of operation are 24 hours, seven days a week; private well and septic are being proposed.

FINDINGS:

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

SITE CHARACTERISTICS AND ZONING:

ZONING: Recreational
PROPERTY SIZE: ~ 158.43 acres
VIEWS: The property is visible from Henderson Canyon Road
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.

No mitigation study was provided, no grading and drainage plan provided, no information was provided by the applicant to prove it would not adversely affect adjacent properties.

- 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 proposal would create approximately 185 one-way trips in the area. A traffic study was not provided to show it would not cause an undue disruption.

- C. The proposed use **would** damage the public health, safety, or general welfare within its vicinity, or be materially injurious to properties or improvements in the vicinity.

Without comments from state and federal agencies or fire district or county along with extensive public comments.

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

Goal 4.2 – Expanded recreational opportunities.

- E. The proposed use **would not** be designed to be as compatible in terms of building height, bulk, scale, setbacks, open spaces, and landscaping with adjacent uses as is practical.

Does not provide enough detail to determine if buildings would meet these criteria.

ORDER: CONCLUSION AND DECISION

The Planning and Development Council, pursuant to the aforementioned, finds that the request by Bob Jones, for a Conditional Use Permit, as described in the application, shall be **denied**.

Motion by Edward Ulrich, seconded by Chad Selleneit to adopt the foregoing Findings and Order.

ROLL CALL:

| | |
|-------------------------|------------------|
| Councilperson Dimick | Voted Yes |
| Councilperson Madsen | Voted Yes |
| Councilperson Selleneit | Voted Yes |
| Councilperson Ulrich | Voted Yes |
| Councilperson Ward | Voted Yes |

Motion carried by a 5 to 0 vote.

Dated this 19th day of November, 2025.


Signed by (Chairperson) (Vice Chair)


ACKNOWLEDGEMENT CERTIFICATE

State of Idaho)
S.S.
County of Bannock)

On this 19th day of November, 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 2031