

BANNOCK COUNTY PLANNING & DEVELOPMENT COUNCIL FINDINGS AND ORDER

CONDITIONAL USE PERMIT – JANE DAME

MEETING DATE: November 19, 2025

FILE #: CUP-25-9
LOCATION: RPR4227018711 and is currently addressed as 10795 S. Dempsey Creek Road, Lava Hot Springs, ID 83246

APPLICANT:

Jane Dame
10795 S. Dempsey Creek Road
Lava Hot Springs, ID 83246

OWNER:

Mark Paul Dame
10795 S. Dempsey Creek Road
Lava Hot Springs, ID 83246

REQUEST & BACKGROUND: Jane Dame requests a conditional use permit to have four (4) RV sites on her property. Proposed hours of operation are 24 hours, seven days a week, 180 days per year, April 15 – October 31; 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: ~ 39.03 acres

VIEWS: The property is visible from S. Dempsey Creek Road

EXISTING STRUCTURES: Residential dwelling, accessory structure, and tiny homes

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.

Tiny homes have replaced RVs improving the overall appearance, safety, and compatibility with surrounding properties.

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.

Tiny homes have replaced RVs thus reducing traffic to smaller vehicles compared to trucks and trailers.

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.

No public testimony received that supports negative impact to surrounding area from previously issued Conditional Use Permit.

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

Section 530 uses of Recreational Zone, Goal 1.2 – Balance of urban and rural amenities to attract, Goal 3.2 – A strong and diverse economy.

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.

Tiny homes would meet county ordinances, bulk, scale, and height of a residential structure.

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

1. Adequate trash collection and disposal will be provided by the owner.
2. All tiny homes must meet the standards of a recreational vehicle (RV), according to the Idaho Department of Motor Vehicles.
3. Quiet hours will be from 10:00 p.m. – 6:00 a.m.
4. Operation allowed April 15 – October 31, every calendar year.
5. No signage.

ORDER: CONCLUSION AND DECISION

The Planning and Development Council, pursuant to the aforementioned, finds that the request by Jane Dame, for a Conditional Use Permit for four (4) RV sites on her property shall be **approved**.

Motion by Krystal Madsen, 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