

BANNOCK COUNTY PLANNING & DEVELOPMENT COUNCIL FINDINGS AND ORDER

CONDITIONAL USE PERMIT – RANDY WHEATLEY

MEETING DATE: JANUARY 21, 2026

FILE #: CUP-25-12
LOCATION: RPR4265025310 and is currently unaddressed

APPLICANT

Randy Wheatley
P.O. Box 162
McCammon, ID 83250

OWNER

Meadowbrook Land and Cattle Company, LLC
P.O. Box 162
McCammon, ID 83250

REQUEST & BACKGROUND: Randy Wheatley petitions for a conditional use permit for an event venue on approximately 10.12 acres. The affected property is known as parcel RPR4265025310 and is currently unaddressed. Proposed hours of operation are 6:00 a.m. to Midnight, seven days a week.

FINDINGS:

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

SITE CHARACTERISTICS AND ZONING:

ZONING: Agricultural

PROPERTY SIZE: ~ 10.12 acres

VIEWS: The property is visible from Meadowbrook Ranch Road

EXISTING STRUCTURES: Accessory structures and barn

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 include kennels, golf courses, greenhouses, and hog farms. This event center would not adversely affect surrounding properties greater than these listed uses.
The site improvements are also consistent with the agricultural setting.

- 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.
There will be an increase in traffic but not an undue disruption of travel. The property is in close proximity of I-15 and traffic would not increase any more than seasonal agricultural traffic.
- 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.
Based on condition 10, the venue must comply with all applicable Health District or DEQ requirements for wastewater, septic, and restrooms. Additionally, there were no public comments in opposition to this proposal.
- D. The proposed use **would** be consistent with the goals and policies of the Comprehensive Plan of the county.
Goal 1.2 A balance of urban and rural amenities to attract families.
Goal 3.3 A rural atmosphere with a variety of housing and commercial development.
Goal 4.2 Expanded recreational opportunities.
- 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.
It is an existing building and complies with all requirements for building codes and setbacks.

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

1. Hours of operation shall be from 6:00 a.m. to Midnight, 7 days per week.
 2. If alcohol will be served or sold, the venue must obtain an alcohol or catering permit from the appropriate agencies.
 3. Use shall conform to the approved site plan.
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4. Any changes to the site plan or operations must receive approval from Bannock County Planning and Development.
 5. Structure used for events shall comply with applicable building, fire, and safety codes.
 6. Emergency routes shall remain clear and unobstructed at all times.
 7. Noise shall be maintained at levels that do not create a nuisance for surrounding properties.
 8. No parking along public roadways is allowed.
 9. Access driveway must meet Fire District requirements for width and turning radius.
 10. Venue must comply with all applicable Health District or DEQ requirements for wastewater, septic, and restrooms.
 11. Lighting shall comply with Bannock County Zoning Ordinance 475.10.
 12. All signage must comply with Bannock County sign standards.
 13. Dust control measures must be implemented for parking areas, driveways, and event spaces.
 14. The venue shall have an emergency plan, including weather, evacuation, and medical response.

ORDER: CONCLUSION AND DECISION

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

Motion by Krystal Madsen, seconded by Edward Ulrich 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 21st day of January, 2026.


Signed by (Chairperson) (Vice Chair)

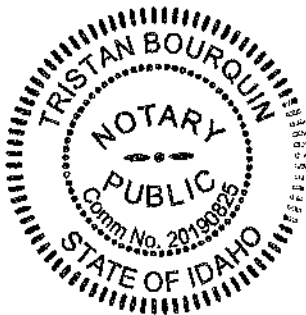
ACKNOWLEDGEMENT CERTIFICATE


State of Idaho)
S.S.

County of Bannock)

On this 21st day of January, in the year of 2026, before me Tristan Bourquin, a notary public, personally appeared Stewart Ward as chair vice-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 5.27 2031