



CUP-21-7

Conditional Use Permit

Status: Active

Date Created: Aug 9, 2021

Applicant

KYLE or KIM JESSEE

Conditional Use Permit

Parcel #

RPR4227018300

Zoning

Recreational

Please describe your project.

We are proposing a 22-unit RV Resort Park on the 5-acre parcel located at 287 S 6th W Street, Lava Hot Springs, ID, Parcel: RPR4227018300. This property is in Bannock County & zoned Recreational. An RV Park is a conditional use in recreational zoning.

- With the Increased DEMAND for nightly rentals in Lava Hot Springs, we feel Cavco RV Cabins & RV/Airstream rentals will be a great addition to the community & for the general public visiting Lava.
- To help preserve the natural beauty of the area & maintain seclusion & privacy between guests, we are doubling the standard RV pad size and keeping a large portion of the land as Open Space. This design will not only help the community with the growing demand, but also keep the outdoor beauty of Bannock County for all to enjoy!
- Based on the location of the property, the RV Resort Park will have a *Minimal Impact* on the neighborhood.
 - There is Open Land to the North, South & West.
 - The Property is located in a valley between steep hills to the South & West.
 - There are only a few homes facing 6th W Street, which is rarely used. Most homes are on side streets & usually enter off 4th & 5th Ave W.
 - We will direct our guests to use Maughan Rd when arriving at the property - This will have Less impact on Downtown Lava & Main Street
- We have tried to take into account what is best for the community & guests alike. We feel like this development will be a welcome addition to the Lava Hot Springs area.

What product or service are you providing?

Overnight housing

Proposed hours of operation

24 hrs

Proposed days of the week operation will be in use

7 days

Method for Handling Waste

City of Lava Hot Springs Garbage removal

Proposed number of employees

3

Equipment and Machinery Use

Tractors during excavation/site improvements

Water Supply

Private

Sewage Disposal

Private

Will New Buildings be Required?

Yes

If yes, describe:

Cavco Cabins - construction completed upon delivery

Will Existing Buildings be Utilized?

Yes

If yes, describe:

Existing House to be used as Office

Vehicles Used in Operation:

1

Will there be any emissions, such as smoke, dust, etc.?

no

Daily One-Way Vehicle Trips, Including Employees, Deliveries, etc.

25 - mostly weekends - not everyday

Standards for Approval

Narrative addressing how your application meets criterion 1

An RV Resort Park would not adversely affect the surrounding properties more than the permitted Recreational uses, such as stables, golf course, water slide, mini golf, skating rink, park, swimming pools, and the like. The PERMITTED Recreational uses would attract guests on an hourly basis, vs an RV Resort Park would attract guests on a daily/weekly basis.

Narrative addressing how your application meets criterion 2

Based on the location of the property, our proposed RV Resort Park would have minimal impact on the neighborhood. 6th W Street is the last street in the City & is rarely used - neighborhood traffic usually enters off 4th & 5th Ave W. We would direct our guests to use Maughan Rd when arriving at the property - this will have less impact on Downtown Lava Main Street. There is Open Land to the North, South & West, which makes it an ideal location for undue disruption to the neighborhood.

Narrative addressing how your application meets criterion 3

The proposed use would not damage the public health, safety, or general welfare within its vicinity, or be materially injurious to properties & improvements in the vicinity. In fact, it will enhance the area and provide a

much needed service to the City of Lava.

Narrative addressing how your application meets criterion 4

We feel like an RV Resort Park is very consistent with the goals & policies of Bannock County. With the increased Demand for nightly rentals in Lava Hot Springs, Cavco RV Cabins & RV rentals would be a Great addition to the Community & General Public visiting Lava.

Narrative addressing how your application meets criterion 5

We have designed our site plan to be compatible with Bannock County's regulation & requirements: building heights, bulk, scale, setbacks, open spaces & landscaping. In fact, we have scaled back on the amount of units allowable to help preserve the natural beauty of the area. This design will not only help the community with the growing Demand, but also keep the outdoor beauty of Bannock County for all to enjoy!

Acknowledgement

Electronic Signature [Typed Name of Applicant]

Kyle Jessee

Date

08/09/2021

P&Z Council Public Hearing Information

History

Date	Activity
Aug 9, 2021 at 11:07 am	Marj Williams started a draft of Record CUP-21-7
Aug 9, 2021 at 1:04 pm	KYLE or KIM JESSEE submitted Record CUP-21-7
Aug 10, 2021 at 10:24 am	completed payment step Conditional Use Permit Fee on Record CUP-21-7
Aug 10, 2021 at 10:24 am	approval step Application Intake Review was assigned to Tristan Bourquin on Record CUP-21-7
Aug 10, 2021 at 10:33 am	Tristan Bourquin approved approval step Application Intake Review on Record CUP-21-7
Aug 10, 2021 at 10:33 am	approval step P&Z Council Hearing Date was assigned to Tristan Bourquin on Record CUP-21-7
Aug 19, 2021 at 2:52 pm	Tristan Bourquin approved approval step P&Z Council Hearing Date on Record CUP-21-7
Aug 19, 2021 at 2:52 pm	approval step Draft Public/Agency Notice was assigned to Jim Bagley on Record CUP-21-7
Aug 19, 2021 at 2:52 pm	approval step Draft Findings was assigned to Hal Jensen on Record CUP-21-7
Aug 19, 2021 at 2:52 pm	approval step Staff Report was assigned to Hal Jensen on Record CUP-21-7
Aug 19, 2021 at 2:52 pm	approval step Post Notice on Property was assigned to Jim Bagley on Record CUP-21-7
Aug 19, 2021 at 2:52 pm	approval step Legal Notice to ISJ was assigned to Jim Bagley on Record CUP-21-7
Aug 19, 2021 at 2:52 pm	approval step Address Checks was assigned to Jim Bagley on Record CUP-21-7
Aug 19, 2021 at 2:52 pm	approval step Mail & Post Public/Agency Notice was assigned to Jim Bagley on Record CUP-21-7

Date**Activity**

Aug 26, 2021 at 9:48 am

Jim Bagley approved approval step Legal Notice to ISJ on Record CUP-21-7