

Conditional Use Permit

Applicant

CUP-20-5

 Joel Kilpack
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Conditional Use Permit

Zoning

Residential Rural

Please describe your project.

This project is based upon a dream I had in the summer of 2017 prior to purchasing the river property. It has now evolved to Lava Family Sanctuary (A place of refuge and safety for all including animals). Only the best of feelings, zero contention as you cross the gate. This land has changed my life, and I'm ready to open it up to others in hopes that it will change their life. I consider this land to be sacred, so everything I do is well thought out, so that I don't disrupt any of the environment, the neighbors, or any past generations who have lived here. This land is primitive. The only rules here are as you cross the gate, you follow the Indian Ten Commandments.

The ten commandments are to respect the land and others. Come with a open mind to be healed from whatever you might be dealing with in your personal, family, or professional life. I assure you if you put forth the effort....watch the stars at night, listen to the small water falls, silent your electronics, you will receive personal revelation from the Great Spirit, our creator, who loves us all. If you forgot to bring a notebook and pen, don't worry, everyone that comes to this sacred land to visit, receives a notebook and pen. Please find the time to be alone. Find your own little spot....there are several. Too many to mention. This property has changed my life immensely. I assure you if you put forth the right amount of effort it will change your way of life....we always have room to improve. You will seek a better understanding of your purpose in life....why am I truly here. To be a dad, raise kids, or much much more....

This is a carry in carry out location. There is no power, but plenty of sun for solar powered devices.

We encourage hi-tech equipment that are independent of gas, or utility power. We strongly discourage noisy gas generators. We can show you what we use, i.e. solar power to run events like karaoke and pull water from the river etc.

What product or service are you providing?

A place where someone can go and basically unplug from all the things of the world.

Proposed hours of operation

24/7

Proposed days of the week operation will be in use

7 days a week for the month of May 1 to October 31 weather permitting.

Proposed number of employees

1

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

small camp fires/smoke

Method for Handling Waste

This is a carry-in carry-out

Equipment and Machinery Use

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Water Supply

--

Sewage Disposal

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Will New Buildings be Required?

No

Will Existing Buildings be Utilized?

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Vehicles Used in Operation:

Lawn Mower/Truck

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

24 vehicles on weekends. Weekday will average 1-5.

Standards for Approval

1. The proposed use would not adversely affect surrounding properties to a materially greater extent than would a permitted use in the district.

2. 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.

3. 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.

4. The proposed use would be consistent with the goals and policies of the comprehensive plan of the county.

5. 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.

Narrative addressing how your application meets criterion 1

This property is a sanctuary for all. People who enter this property are reminded of the Indian 10 commandments, which basically consists that you believe in the great spirit, that you are responsible for your own actions, that you show respect and provide assistance to others, and that you will respect the land. Those that come here if they don't honor the rules which is the Indian 10 commandments will be asked to leave. All who stay on property sign a waiver which addresses such.

Narrative addressing how your application meets criterion 2

Total number of vehicles at most is approximately 25 cars. There might be times, in the evening where 3 vehicles might be entering the property.

Narrative addressing how your application meets criterion 3

Based on current conditions and the layout of the tips, people can come and practice social distancing if they wish. The property consists of 50 acres. The total number of people visiting the property is approximately 1 pupil per acre. Our goal is to provide venue where people can spend time on river with a note book and pen provided to find their true purpose in life. We feel this, especially now, that it improves the overall health in others.

Narrative addressing how your application meets criterion 4

After much thought the idea of making the property back to what it was hundreds of years ago only makes since for all to enjoy. We teach those that come without them knowing they are being taught. We teach confidence, in throwing a ax, or shooting a primitive bow.

Narrative addressing how your application meets criterion 5

In 2017 when I purchased the property, the land was occupied with over 65 head of cattle, and 6 feet high of 4 different kinds of thistle. It is very apparent that Bannock county has a weed problem. We hope that with the changes we have made in the past 3 years, that it looks much better for all that who drive by and enjoy who stay.

Acknowledgement

9/1/2020

Electronic Signature [Typed Name of Applicant]

Joel Kilpak

Date

07/22/2020