

7. The proposed use will comply with all applicable County Ordinances.
8. The proposed use will be served adequately by existing essential public facilities and services such as highways, streets, schools, police and fire protection, drainage structures, refuse disposal, water and sewer or the person responsible for the establishment of the proposed conditional use shall adequately provide any such services. Central District Health Department and Idaho Department of Environmental Quality must approve application prior to occupancy. All new roads will comply with Chapter 17 of the Elmore County Zoning and Development Ordinance.
9. The proposed use will have vehicular approaches to the property, which shall be so designed as not to create an interference with traffic on surrounding public streets. Improvements to N. Redfish Lane will be made at owner's expense.
10. The proposed use will be designed, constructed, operated and maintained to be harmonious with the existing or the intended character of the general vicinity and such use will not change the essential character of the same area. The use in the vicinity is mostly residential. There are a number of single family homes in the vicinity.
11. The proposed use will not be hazardous or disturbing to existing or future neighboring uses. Each site will have electrical hook ups there will be no need for the use of generators.
12. The proposed use will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community. The improved and proposed road will be at the property owner's expense and will remain private.
13. The proposed use will not involve uses, activities, processes, materials, equipment or conditions of operation that will be detrimental to any persons, property or the general welfare by reason of the environment, or excessive production of traffic, noise, smoke, fumes, glare, or odors. Each site will have electrical hook ups there will be no need for the use of generators.
14. The proposed use is in the Area of Critical Concern, however, the proposed use will not result in destruction, loss or damage of a natural or scenic feature of major importance.

Based on the foregoing **FINDINGS OF FACT**, the Elmore County Planning and Zoning Commission hereby makes the following:

CONCLUSIONS OF LAW

1. The requirements of Idaho Code Section §67-6509 have been met.
2. The action taken herein does not violate Chapter 80 of Title 67 of the Idaho Code.
3. The applicant has met the requirements of the Zoning and Development Ordinance Chapter 27 for a Conditional Use Permit as shown above in the findings of fact.

Based on the forgoing **CONCLUSIONS OF LAW**, the Elmore County Planning and Zoning Commission hereby enters the following:

ORDER

The application for a Conditional Use Permit for an 18 unit recreational vehicle park located in Section 21, Township 3 North, Range 10 East, B.M., should be and is hereby **APPROVED** with these additional conditions:

ADDITIONAL CONDITIONS

1. Central District Health Department and the Idaho Department of Environmental Quality must approve this application prior to any recreational vehicles using the site.
2. All 18 recreational vehicles sites must be served by electricity.
3. All proposed Boundary Line Adjustments and or re-plats must be filed, approved, and recorded prior to the occupancy of any recreational vehicles.
4. If the applicant intends for the proposed road to remain private. A private road application must be submitted to the Elmore County Land Use and Building Department. All roads must comply with Chapter 17 of the Elmore County Zoning and Development Ordinance.
5. Proposed use will comply with section 6-8-176 of the Elmore County Zoning and Development Ordinance.
6. Failure to comply with any condition may result in the revocation of the conditional use permit.
7. All outstanding taxes and fees must be paid.
8. All conditions and improvements must be met and completed within two (2) years or the Conditional Use Permit will expire.
9. The recreational vehicle park will only be used from April 15 through November 15 annually.

COMMISSION VOTE:

| | |
|------------------------------|-----------|
| CHAIRPERSON PATTI OSBORN | VOTED AYE |
| VICE CHAIRPERSON K.C. DUERIG | VOTED AYE |
| DEBBIE LORD | VOTED AYE |
| SUSAN FISH | ABSENT |
| BETTY VAN GHELUWE | VOTED AYE |
| JIM MARTIN | VOTED AYE |
| ED OPPEDYK | VOTED AYE |
| JEFF BLANKSMA | ABSENT |

Patti Osborn, Chairperson

ATTEST:

Alan Christy, Director

DATED this _____ day of _____ 2013.

*Effective at 12:01 A.M. on the _____ day of _____ 2013

*Note A decision made by the Elmore County Planning and Zoning Commission may be appealed to the Board of Elmore County Commissioners provided the appeal is submitted in writing to said Board within ten (10) calendar days of Commission action. Questions concerning appeals or deadlines should be asked of the Elmore County Land Use and Building Department or the Elmore County Clerk.