



CASSIA COUNTY PLANNING & ZONING COMMISSION

NOTICE OF MEETING

Thursday – October 16, 2025 at 3:00 PM

Room # 206, Cassia County Commission Chambers,
1459 Overland Ave., Burley, Idaho

AGENDA

3:00 P.M.

Call to Order
Pledge of Allegiance
Roll Call

Business Action Items:

- 1. Action Item:** Approval of Minutes for September 18, 2025.
- 2. Action Item:** Review and sign Resolution for 2025-10 for application 2025-04-CU for Southern Idaho Solid Waste Expansion.
- 3. Action Item:** Review and sign Resolution 2025-11 for application 2025-11-CU Tessengerlo Kerley Expansion.
- 4. Action Item: Hearing on Permit Application 2025-08-CU/CAFO and Variance** for AgProfessionals representing Nature Ridge Holdings LLC, 134 E Hwy 81, Burley Idaho to permit 8,212 total Au's and will provide total acres of 4,106.14 acres, which will meet the two-animal unit per acre requirement. This is all proposed to be located in an area that is zoned Prime Agricultural (AP).
- 5. Action Item: Deliberation and Decision for Recommendation to the Board of County Commissioners on Permit Application 2025-08-CU/CAFO and Variance** for Nature Ridge Holdings LLC.
- 6. Action Item: Hearing on** Zoning Amendment application 2025-11-ZA for Neil Harper, 115 South 950 East, Declo, Idaho. From AP to RA.
- 7. Action Item: Deliberation and Decision for Recommendation to the Board of County Commissioners on Zone** Amendment Application 2025-11-ZA for Neil Harper, for Zone Amendment from Agricultural Prime to Residential Agriculture at 115 South 950 East, Declo, Cassia County Idaho.
- 8. Action Item: Hearing on** Conditional Use Permit Application 2025-13-CU, Kloepper Inc., Aaron Kloepper for a Gravel Pit at 50 South 300 West, Burley Cassia County Idaho, located in the Industrial Commercial Zone.
- 9. Action Item: Deliberation and Decision on** Conditional Use Permit Application 2025-13-CU, Kloepper Inc., Aaron Kloepper for a Gravel Pit at 50 South 300 West, Burley Cassia County Idaho, located in the Industrial Commercial Zone.
- 10. Action Item:** Adjourn.

Next Regularly Scheduled Planning & Zoning Meeting will be held on **November 20, 2025**, at 3:00 p.m., Cassia County Commission Chambers Room 206, 1459 Overland Avenue, Burley, Idaho, **unless otherwise noted.**