



Cassia County Planning & Zoning Commission

EXHIBIT LIST

Application Number: **2024-06-CU**

**Applicant &
Property Owner:** **John Thain**

Hearing Date: **June 20, 2024**

1. Conditional Use Application
2. Site Aerial Layout
3. Site Plan
4. Legal
5. Narrative
6. Weed Plan
7. Letter from MID 4-17-2024
8. 1 Mile Property Owners – Map
 - a. Minidoka County
 - b. Cassia County
9. LOMC Application 4-23-2024
10. Affidavits: Notice of Hearing, Certificate of Mailing, Affidavit of Publication, Affidavit of Posting.
11. Departmental Report
12. Aerials



Conditional Use Permit Application

EXHIBIT
1

Applicant/Owner Information:

In the event there is more than one property owner for the subject property for which a conditional use permit is being sought, all owners of the subject property shall sign as applicants, in order for application to be complete. If the applicant is a limited liability company, partnership, corporation, or other such entity, then the applicant shall file the appropriate paperwork from the entity-applicant, proving that the application signatory has authority to bind the entity to the terms of the application and any permit, arising therefrom. Any application that does not contain all appropriate signatures, shall be deemed incomplete and will not proceed to hearing before the Commission until appropriately signed and executed. (Cassia County Code 9-13-2)

Applicant/Authorized Agent
(Attach additional pages if Necessary)

Name: John M. Thain
 Address: 948 East 400 North
 City: Declo
 State: IDAHO Zip: 83323
 Contact Phone # 208-484-7704
 Email: jstabg@gmail.com

Property Owner of Record
(Attach additional pages if Necessary)

Name: John M. Thain
 Address: 948 East 400 North
 City: Declo
 State: Idaho Zip: 83323
 Contact Phone # 208-484-7704
 Email: jstabg@gmail.com

Property Information:

Location of Property: 948 East 400 North Declo, ID 83323

Parcel Number(s) RP 09 S 24 E 359 450 A

Legal Description of Property: (Attach if Necessary) Attached

Existing Use of Property: Residential

Current Zoning District of the premises: RA

Description of Proposed Conditional Use: Addition to house

Required Submittals:

- 1. **Conditional Use Permit Application** with name, address and phone number of applicant, and non-refundable application fee.
- 2. **Site Plan:** A plan of the proposed site for the conditional use showing the location of all buildings, parking and loading area, traffic access and traffic circulation, open spaces, landscaping, refuse and service areas, utilities, signs, yards and such other information as the commission may require to determine if the proposed special use meets the intent and requirements of this title;
- 3. **Legal Description:** of property.
- 4. **Zoning District:** of the premises.
- 5. **Conditional Use:** Description of proposed conditional use.
- 6. **Narrative Statement:** Attach a narrative statement discussing the potential effects of the use on adjoining property; the potential for such elements as noise, glare, odor, fumes and vibration on adjoining property; a discussion of the general compatibility of the proposal with adjacent and other properties in the district; the relationship of the proposed use to the comprehensive plan **and a discussion that explains how this proposal will meet each of the following standards, as listed in 9-13-3 of County Code:**
 - A. **Qualify:** Will, in fact, constitute a conditional use as established by the official schedule of zoning regulations for the zone involved.
 - B. **Meet General Obligations:** Will be harmonious with and in accordance with the general objectives or with any specific objective of the comprehensive plan and/or the zoning ordinance.
 - C. **Maintain Character:** Will be designed, constructed, operated and maintained to be reasonably harmonious and appropriate in appearance with the existing or intended character of the general vicinity; and that such use will not change the essential character of the general vicinity.
 - D. **Hazards:** Will not be unreasonably hazardous or disturbing to the existing or future neighboring uses.
 - E. **Facilities:** Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer and schools; or that the persons or agencies responsible for the establishment of the proposed use will provide adequately for any such services.
 - F. **Economic Welfare:** Will not create excessive additional requirements at public cost for public facilities and services and will not be unreasonably detrimental to the economic welfare of the community.
 - G. **Conditions of Operation:** 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 excessive production of traffic, noise, smoke, fumes, glare, pollution or odors.
 - H. **Harmful Conditions:** Will not be or create conditions that are unreasonably harmful or dangerous to the individual safety or welfare of persons on the premises of the use or living or working in the vicinity of the use; or will not be or create conditions that could be unreasonably harmful to the general safety, health or welfare of the community.
 - I. **Vehicular Approaches:** Will have vehicular approaches to the property which are so designed as not to create safety hazards or interference with traffic on surrounding public thoroughfares.


- J. **Scenic And Historic Features:** Will not result in the destruction or loss or damage to any natural, scenic or historic feature of importance to the public.
- 7. **List of Property Owners** owning land located within a one-mile radius of the exterior boundaries of the premises upon which the proposed conditional use is to be conducted.
 - 8. **County Weed Plan:** A plan developed in conjunction with the **Cassia County Weed Department** setting forth suitable methods, managements and practices for controlling weeds on and involved with the proposed development herein. Weeds shall be defined by state of Idaho noxious weed statutes, laws and regulations.
 - 9. **If CUP is for CAFO Permit,** show compliance with *Title 9, Chapter 11.*
 - 10. **Applicant shall obtain an impact statement** from the irrigation district, canal company, groundwater district, surface water district, public water system, or any other such like entity (such entities being referred to hereinafter as "Water System") within which Applicant's proposal will be located. Such impact statement is required before the Application can be deemed complete, so as to proceed to hearing before the Commission. Applicant shall provide the appropriate Water System with a copy of its proposed change of use and a copy of the Applicant's proposal that was filed with the Zoning and Building Department for Cassia County. The affected Water System shall then provide a report detailing the impact of the proposed change of use on the Water System and shall set forth any concerns or information that the Water System has, relative to the proposed use, that would negatively impact the Water System's stabilization or conservation actions. The Water System may also propose reasonable conditions to be considered for imposition upon the Applicant related to mitigating or minimizing such negative impacts on the Water System. Water System shall provide Applicant with an estimate of the cost of preparation of such impact statement before beginning its preparation. Applicant shall pay reasonable costs of the preparation of an impact statement to the affected Water System.
 - 12. **Certificate of Mailing, Notice of Hearing, Affidavit of Publication & Affidavit of Posting** (to be submitted after hearing date has been scheduled, and in accordance with 9-13-3 of County Code).

Upon departmental review for completeness of the application and accompanying documentation, the application will be scheduled for hearing and placed on the next available Planning and Zoning agenda. Applicant will be notified of the scheduled hearing information, or if additional information is needed to process the application. The County Code for the Conditional Use requirements and application is found in Cassia County Code 9-13. Please review and follow **all** code requirements when submitting applications. A sample notice of hearing protocol for the applicant's review and reference and is also viewable or downloadable online at: **Cassia County Code:** <https://www.cassia.gov/county-code>, **other forms** as well can be found at: <https://www.cassia.gov/county-forms-applications>. *(Most of the Applications are fillable)*

Until all items listed herein are submitted to the satisfaction of the zoning administrator, any application made with the zoning department is deemed only to be lodged, but not to be filed. Applications shall be considered and determined based upon the regulations existing as of the date of filing of the application, unless otherwise provided for by action of the Board of County Commissioners.

Applicant / Authorized Agent / Property Owner Certification:

I hereby certify that all information submitted for this application is true and accurate, is prepared to the best of my ability and knowledge, and request that this application be processed for consideration as a conditional use permit. Additionally, I hereby authorize agents of the county to enter upon this subject property for purposes of review concerning the pending application and for determining compliance with applicable county regulations.



Signature of Applicant/Authorized Agent
(Attach additional signature pages if necessary)

4/22/2024

Date

Printed Name: John Thain

Signature of Property Owner
(Attach additional signature pages if necessary)

Date

Printed Name: _____

For Office Use Only:

Date Application Lodged: <u>4-22-2024</u>	By: <u>Kadams</u>
Fee <u>\$600.00</u> Paid: <u>\$600.00</u> Check # <u>5323</u>	Credit Card: _____
Application # _____	

4-22-2024
9:21:26

CASSIA COUNTY ZONING/BUILDING Receipt #: 2-08455
Received by: KARLA

Received From: JOHN THAIN
PO BOX 767
HEYBURN, ID 83336

Received On: 4-22-2024 In the form of Check#: 0005323

<u>Received For</u>	<u>Cost Each</u>	<u>Quantity</u>	<u>Cost</u>
Planning & Zoning Fees	600.00	1	600.00
			=====
	Receipt Amount		\$600.00

CONDITIONAL USE PERMIT FOR JOHN THAIN

Untitled Map

John and Sherie Thain
Residence

Legend 2

948 E 400 N



Google Earth

Image © 2024 Airbus

200 ft

THAIN

948 E 400 N, DECLO, IDAHO
 CODE COMPLIANCE: 2018 IRC
 NEW CONSTRUCTION
 SINGLE FAMILY DWELLING
 ADDITION AREA = 104 SF
 GARAGE ADDITION = 1664 SF

EXHIBIT
 3

SITE PLAN

SCALE: 1" = 20'-0"

- GENERAL NOTES:**
1. FLOOR HEIGHT 15" MIN. ABOVE CURB HEIGHT.
 2. ALL WORK PERFORMED SHALL MEET CURRENT ADOPTED CODES OF BUILDING DIST. (IN CASE OF CONFLICTING NOTES, THE MORE STRINGENT REQUIREMENT SHALL APPLY.)
 3. VERIFY ALL UTILITIES BEFORE DIGGING. (DIG LINE DIAL 811 OR 1-800-242-1525)
 4. SITE AND STRUCTURE SHALL BE KEPT CLEAN. SUBCONTRACTOR TO VERIFY ALL DIMENSIONS IN CASE OF ERRORS OR DISCREPANCIES CONTACT OWNER OR OWNER'S REPRESENTATIVE BEFORE PROCEEDING. DO NOT SCALE.
 5. DO NOT DRAIN STORM WATER ONTO ADJACENT LOTS.
 6. STRING LINES SHALL BE PROVIDED OVER PROPERTY LINES AT TIME OF INSPECTIONS.
 7. FINAL SIZE AND LOCATION OF SEPTIC SYSTEM TO BE DETERMINED BY SOUTH CENTRAL HEALTH DISTRICT UPON INSPECTION OF TEST HOLES PROVIDED BY OWNER.

ENERGY NOTE:

FOR ENERGY COMPLIANCE USE PRESCRIPTIVE METHODS FOR VENTED CRAWL SPACES:

1. R-30 MIN IN FLOORS
2. R-20 MIN IN WALLS
3. R-38 MIN IN ATTIC SPACES OVER LIVING AREAS
4. 35 MIN LOW-E WINDOWS

FOR CONDITIONED CRAWL SPACES:

1. R-19 MIN AT FOUNDATION PERIMETER
2. R-20 MIN IN WALLS
3. R-38 MIN IN ATTIC SPACES OVER LIVING AREAS
4. 35 MIN LOW-E WINDOWS

FOR BASEMENTS R-13 MIN @ BASEMENT WALLS

SHEET SCHEDULE:

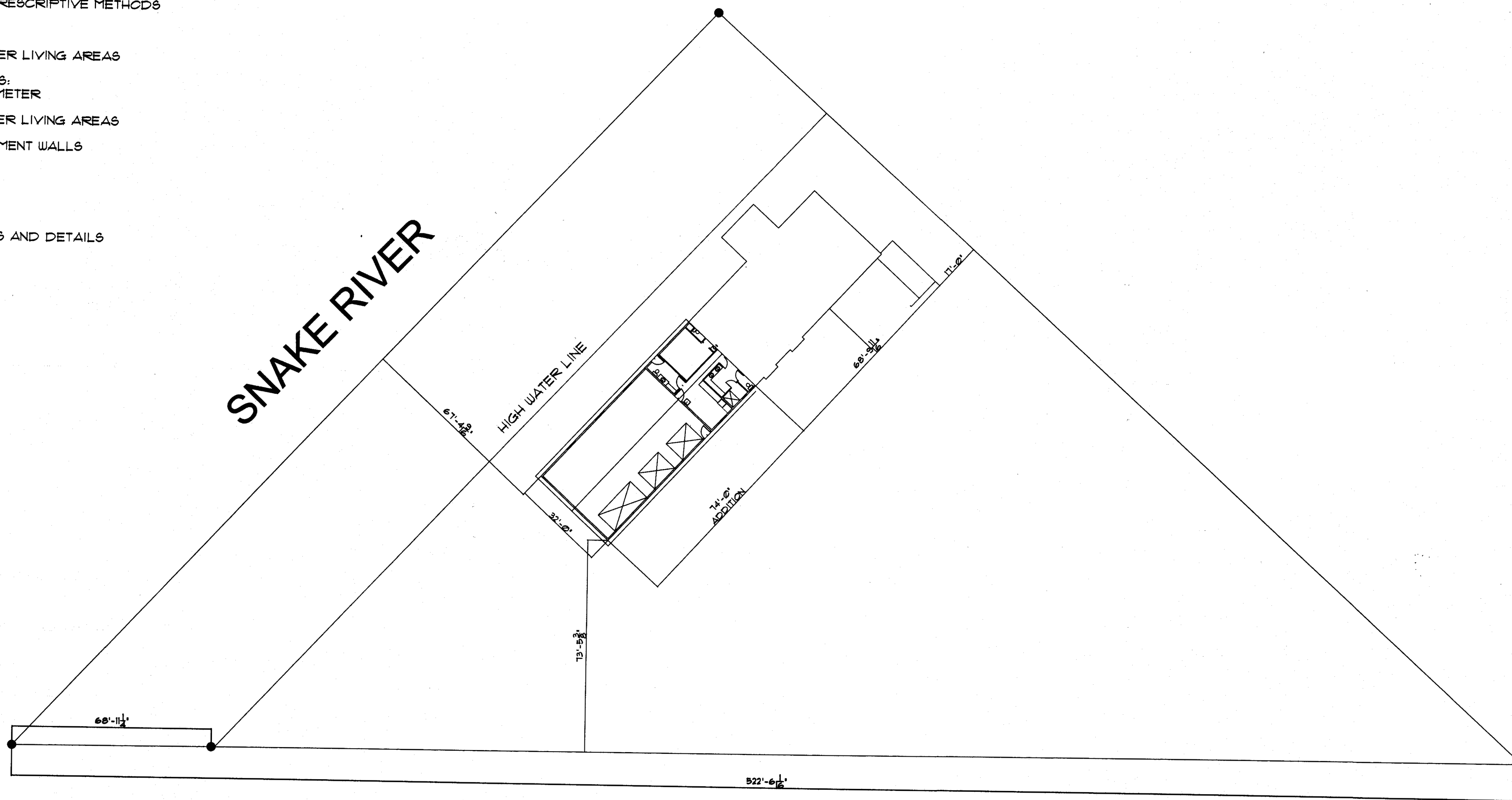
- A1 - COVER SHEET, SITE PLAN
- A2 - EXISTING / DEMO
- A3 - FOUNDATION PLAN
- A4 - FLOOR PLAN, FRAMING NOTES AND DETAILS
- A5 - BRACED WALL PLAN
- A6 - RCCF PLAN
- A7 - ELEVATIONS

SLOPE GRADE AWAY FROM FND. 6" IN 10' MIN.
 FINAL GRADING TO BE MAINTAINED AFTER LANDSCAPING

DRAINAGE WATER RETENTION AREA AS NECESSARY

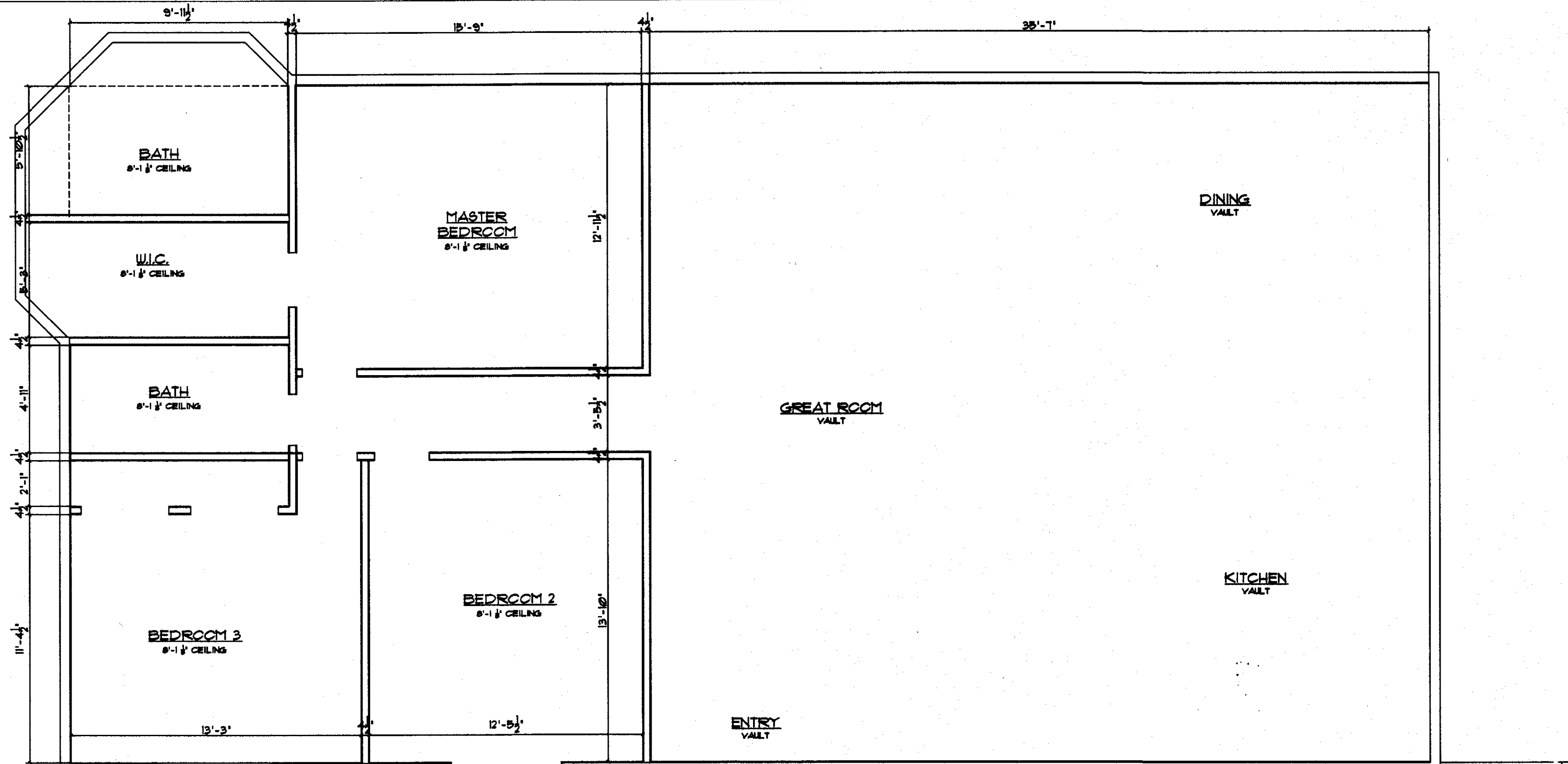
DO NOT RAIN STORM WATER INTO ADJACENT LOTS
 BERMS / SWALE TO BE MAINTAINED AFTER FINAL INSPECTION

USE BEST MANAGEMENT PRACTICE TO RETAIN CF OF STORM WATER ON PROPERTY



CONTRACTOR: HOMEOWNER: THAIN	SCALE: 1" = 20'-0"
ADDRESS: 948 E 400 N	DATE: 4-06-24
CITY: DECLO	
SUBDIVISIONS:	
SHEET TITLE: SITE PLAN	

RYAN
 STEEL DRAFTING
 CUSTOM DESIGN YOUR DREAM HOME
 PH: 208-539-6650
 Email: draft@ryandesign.com

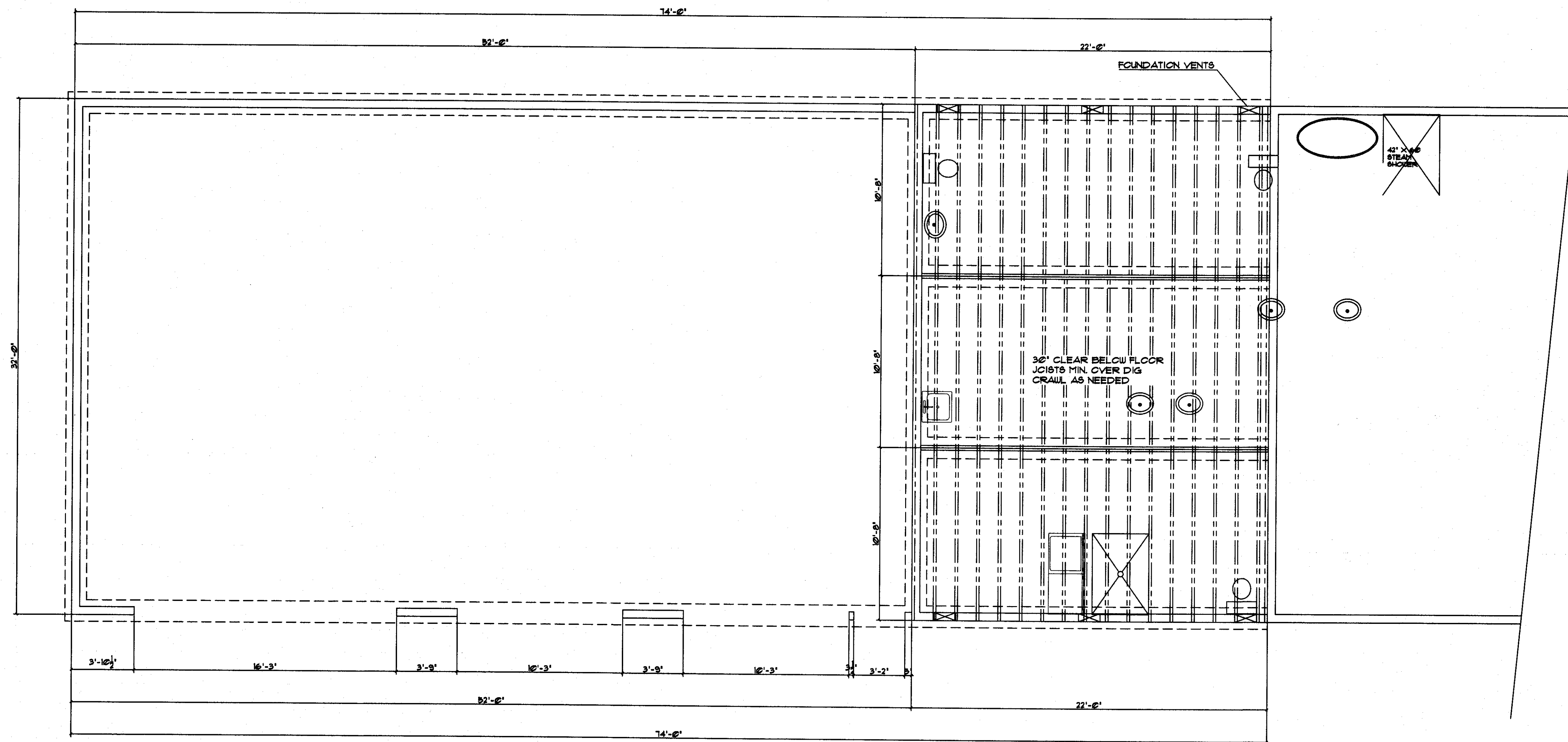


CONTRACTOR:	THAN
HOMEOWNER:	THAN
ADDRESS:	948 E 400 N
CITY:	DELO
SUBDIVISIONS:	
SCALE:	1/4" = 1'-0"
DATE:	4-06-24
SHEET TITLE:	EXISTING DEMO

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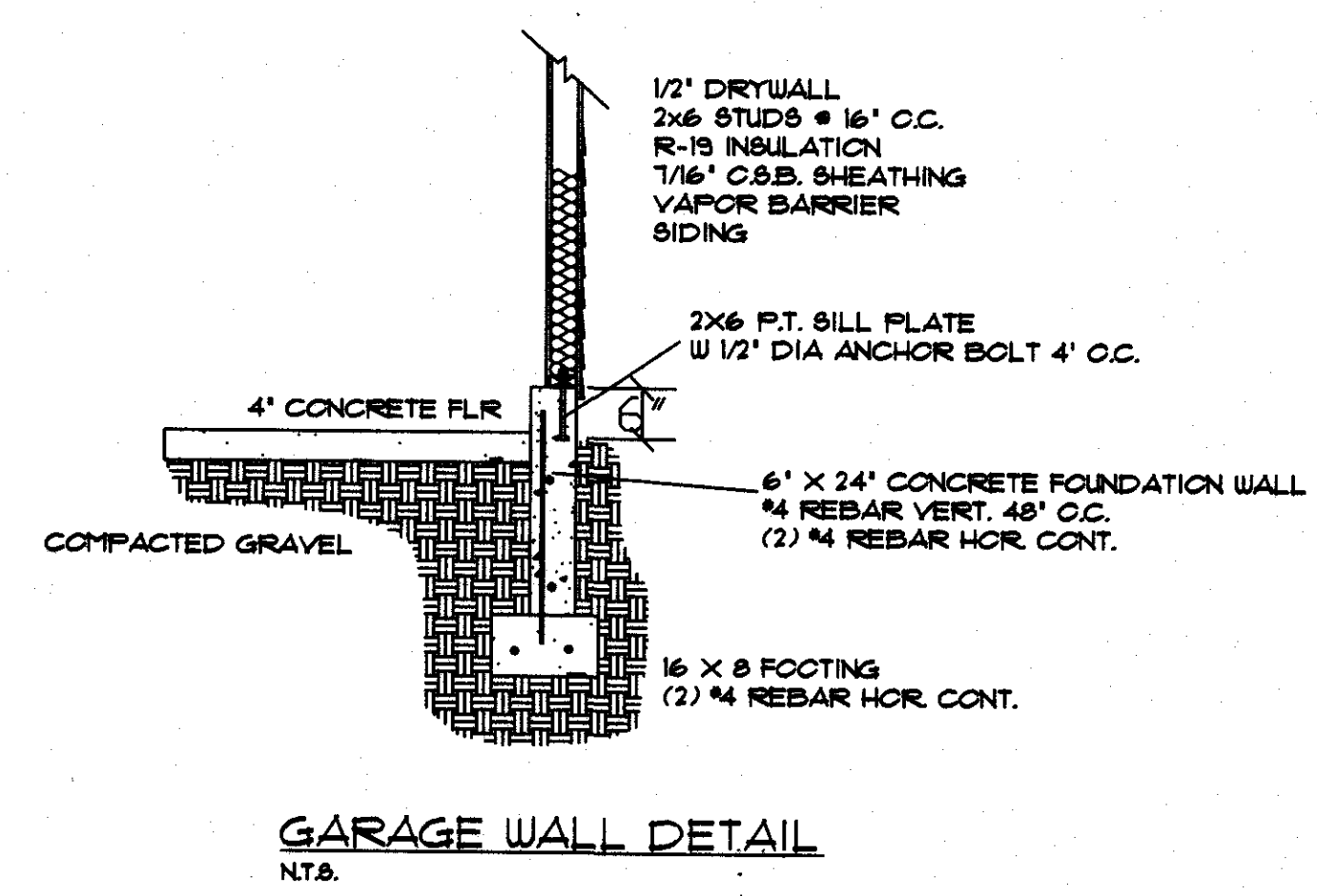
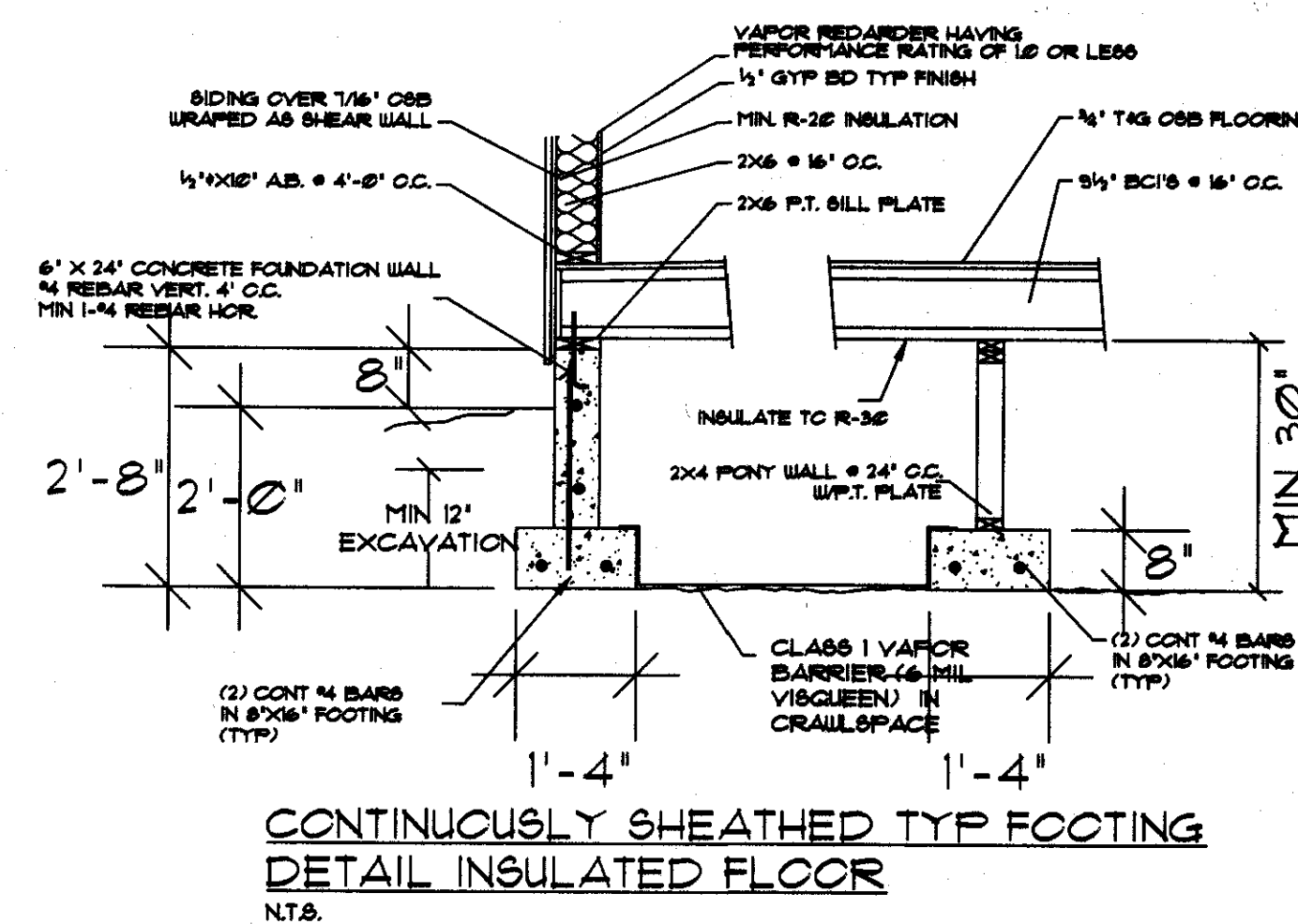
PH: 208-539-6656
Email: cherryl@ryansteel.com

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SHEET #:	2 OF 7



FOUNDATION NOTES:

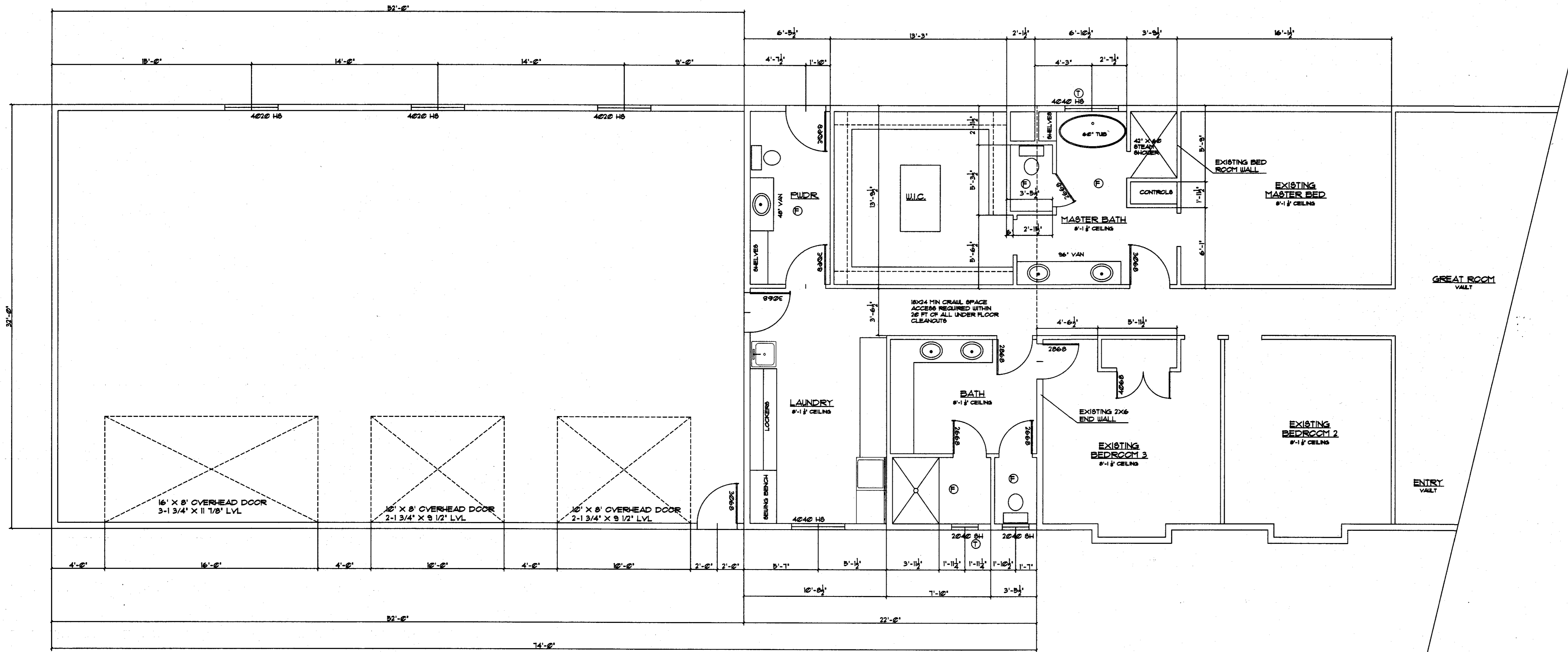
1. VERIFY BOTH GARAGE DOOR BLOCK OUT SIZE WITH MANUFACTURER / SUPPLIER.
2. PROVIDE EXPANSION JOINTS IN ALL FLATWORK AS NECESSARY.
3. ALL FLAT WORK TO BE 4" +/- ABOVE COMPACTED GRAVEL SLOPE 1/4" PER 12" TO GARAGE DOORS OR AWAY FROM FOUNDATION WALLS.
4. ALL SINGLE STORY FOUNDATION WALLS TO BE MIN. 6" X 24" W/ (2) #4 BARS SPACED EQUALLY, RUNNING CONTINUOUS. FOOTINGS ARE 16" X 8" W/ (2) #4 BARS RUNNING CONTINUOUS.
5. VERTICAL #4 BARS @ 4'-0" O.C. IN STEM WALL AS SHOWN IN DETAIL.
6. ALL FOUNDATION WALLS SHALL BE MIN 3000 PSI IN COMPRESSIVE STRENGTH @ 28 DAYS. ANY PORCHES, PARKING SLABS, STEPS AND GARAGE FLOOR SLABS SHALL BE MIN. 3000 PSI IN COMPRESSIVE STRENGTH @ 28 DAYS.
7. 1/2" X 12" A.B. @ 4' O.C. MAX. EACH SECTION OF SILL PLATE MUST HAVE MIN. (2) ANCHOR BOLTS. MAX DISTANCE FROM END OF ANY SILL PLATE SECTION TO ANCHOR BOLT SHALL BE 12".
8. PONY WALLS TO BE 2X4 @ 16" O.C. WITH PRESSURE TREATED SILL PLATE, AND DOUBLE TOP PLATE.
9. ROOF / SECOND FLOOR BEARING PONY WALLS TO BE SOLID BLOCKED IF RUNNING PERPENDICULAR TO JOISTS, AND FRAMED TO SUB FLOOR WHEN RUNNING PARALLEL TO JOISTS.
10. ANY NAILS THAT PENETRATE CONCRETE OR PRESSURE TREAT LUMBER TO BE HOT DIPPED GALVANIZED OR EQUAL.
11. FOUNDATION VENTING, 1 SQFT / 150 SQFT OF CRAWL SPACE WITH VAPOR BARRIER. VENTS MAX 36" FROM EACH CORNER.
 12. PROVIDE CONTINUOUS CRAWLSPACE VAPOR BARRIER OF 6 MIL VISQUEEN.
 13. COORDINATE EXACT LOCATION OF SIDEWALKS AND CONCRETE PADS WITH OWNER.
 14. RA28.11 VENTILATION REQUIREMENTS:
 - A. 1 sqft. OF VENTING PER 150 sqft. OF CRAWL SPACE WITH CUT VAPOR BARRIER
 - B. 1 sqft. OF VENTING PER 1500 sqft. OF CRAWL SPACE WHEN CLASS 1 VAPOR BARRIER IS USED WITH A MIN OF 4 VENTS AROUND THE PERIMETER OF THE STRUCTURE, 1 WITHIN 3 FT. ON EITHER SIDE OF EACH CORNER OF THE BUILDING



CONTRACTOR: HOMEQUINER, THAIN	SCALE: 1/4" = 1'-0"
ADDRESS: 948 E 400 N	DATE: 4-06-24
CITY: DECLEO	SUBDIVISION:
SHEET TITLE: 1ST FLOOR PLAN	

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ADDITON LIVING AREA 704 sqft
 ADDITON GARAGE AREA 1664 sqft

GENERAL NOTES:

- DESIGNER ASSUMES NO RESPONSIBILITY FOR STRUCTURAL INTEGRITY, VERIFY ALL STRUCTURAL SPECIFICATIONS W/ MANUFACTURER TRUSS VENDOR OR ENGINEER.
- WINDOWS MARKED AS EGRESS SHALL MEET REQUIREMENTS OF THE 2018 IRC. MIN. SIZES: (48" X 48" SINGLE VENT OR SLIDER) (36" X 60" SINGLE HUNG) (30" X 48" CASEMENT).
- COORDINATE ALL INTERIOR AND EXTERIOR FINISH, MATERIALS, COLORS, AND QUALITY WITH OWNER.
- COORDINATE KITCHEN DESIGN AND LAYOUT WITH OWNER.
- BATH AND RANGE HOOD FANS INDICATED SHALL VENT TO OUTSIDE AND MEET ALL REQUIREMENTS OF THE 2018 IRC. AND BE SMOOTH PIPING WITH MIN 5/8" CFM.
- VENT DRYER EXHAUST TO DUCT IN WALL AND VENT OUTSIDE.
- THE UPC REQUIRES A CRAWL SPACE ACCESS WITHIN 20 FEET OF ALL UNDER FLOOR CLEANOUTS.
- 5/8" TYP 'X' SHEETROCK ON CEILINGS AND WALLS BETWEEN GARAGE AND LIVING SPACES INCLUDING BONUS ROOMS.
- ALL WINDOW AND EXTERIOR DOOR HEADER ARE (2) 2X12'S OR EQUIVALENT UNLESS OTHERWISE NOTED.
- ALL EXTERIOR AND BEARING WALLS STUDS, HEADERS, RAFTERS AND POSTS TO BE DOUGLAS FIR LARCH 2 OR BETTER UNC.
- WALL HEIGHTS:
 - 8'-1 1/8"

ENERGY NOTE:

- FOR ENERGY COMPLIANCE USE PRESCRIPTIVE METHODS
- FOR VENTED CRAWL SPACES:
- R-30 MIN IN FLOORS
 - R-20 MIN IN WALLS
 - R-30 MIN IN ATTIC SPACES OVER LIVING AREAS
 - U-FACTOR 30 MIN LOW-E WINDOWS
- FOR CONDITIONED CRAWL SPACES:
- R-15 MIN AT FOUNDATION PERIMETER
 - R-20 MIN IN WALLS
 - R-30 MIN IN ATTIC SPACES OVER LIVING AREAS
 - U-FACTOR 30 MIN LOW-E WINDOWS
- FOR BASEMENTS R-13 MIN • BASEMENT WALLS

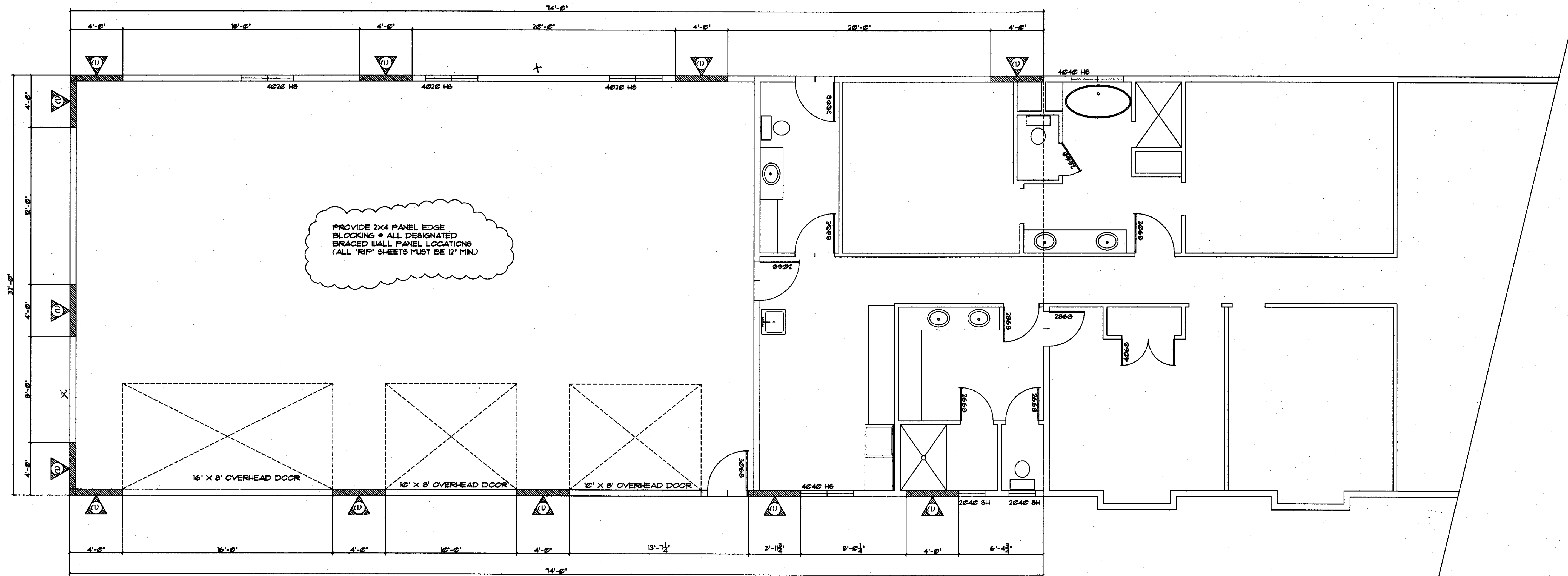
LEGEND

- (E) EGRESS WINDOW SYMBOL
- (S) SMOKE DETECTOR CARBON
- (CO) MONOXIDE DETECTOR
- (F) FAN UNIT
- (T) TEMPERED GLASS INTERIOR
- ▬ BEARING WALL

CONTRACTOR: THAIN
 HOMEOWNER: THAIN
 ADDRESS: 348 E 400 N
 CITY: DECATUR
 SUBDIVISION:
 SCALE: 1/4" = 1'-0"
 DATE: 4-06-24
 SHEET TITLE: 2ND FLOOR PLAN

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PROVIDE 2X4 PANEL EDGE BLOCKING * ALL DESIGNATED BRACED WALL PANEL LOCATIONS (ALL 'RIP' SHEETS MUST BE 12' MIN.)

16' X 8' OVERHEAD DOOR

16' X 8' OVERHEAD DOOR

16' X 8' OVERHEAD DOOR

CONTRACTOR: THAIN
 HOMEOWNER: THAIN
 ADDRESS: 348 E 400 N
 CITY: DELO
 SUBDIVISION:
 SCALE: 1/4" = 1'-0"
 DATE: 4-06-24
 SHEET TITLE: BRACED WALL PLAN



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TABLE R602.10.4
BRACING METHODS

METHOD	MATERIAL	MINIMUM THICKNESS	CONNECTION CRITERIA
(1) CS-WSP	WOOD STRUCTURAL PANEL	1/2"	8d COMMON (25' X @ 31" @ 6' SPACING EDGES) AND AT 12' SPACING (INTERMEDIATE SUPPORTS) STAPLE (16 ga. 1/8" @ 3' SPACING EDGES) AND AT 6' SPACING (INTERMEDIATE SUPPORTS)
(2) PFH	CONTINUOUS PORTAL FRAME WITH HOLD DOWNS	PER SECTION R602.10.6.2	SEE FIGURE R602.10.6.2
(3) CS-PF	CONTINUOUS PORTAL FRAME	PER SECTION R602.10.6.4	SEE FIGURE R602.10.6.4

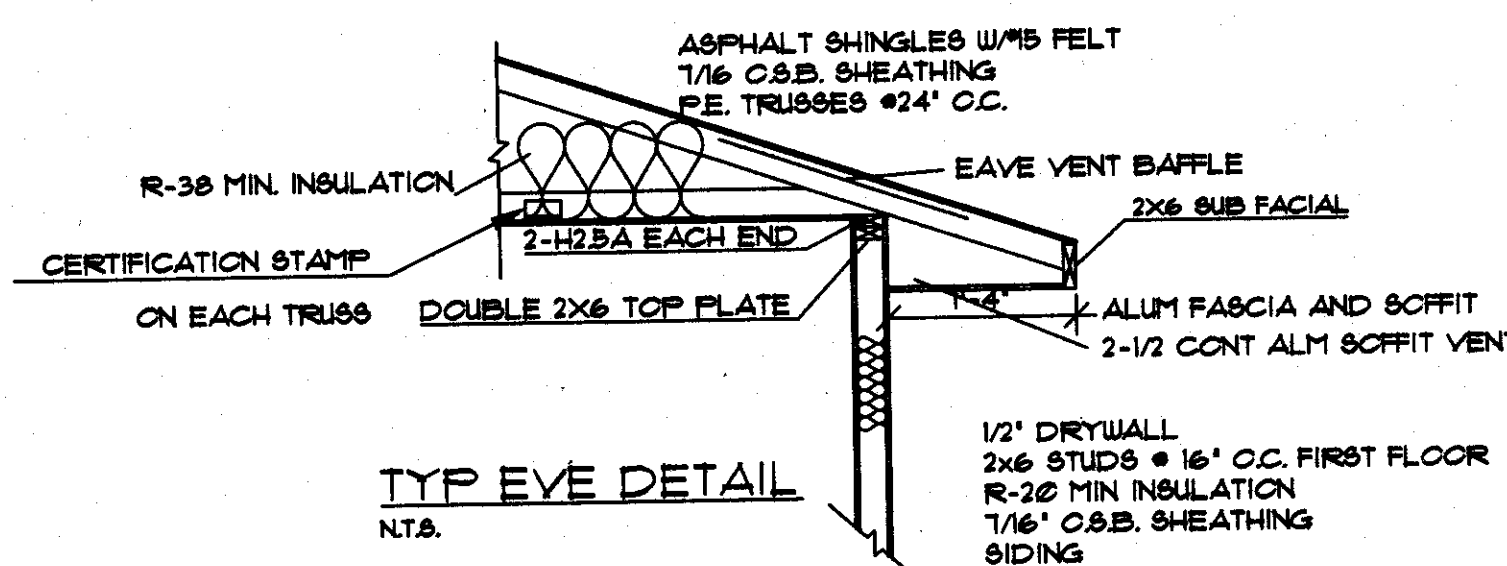
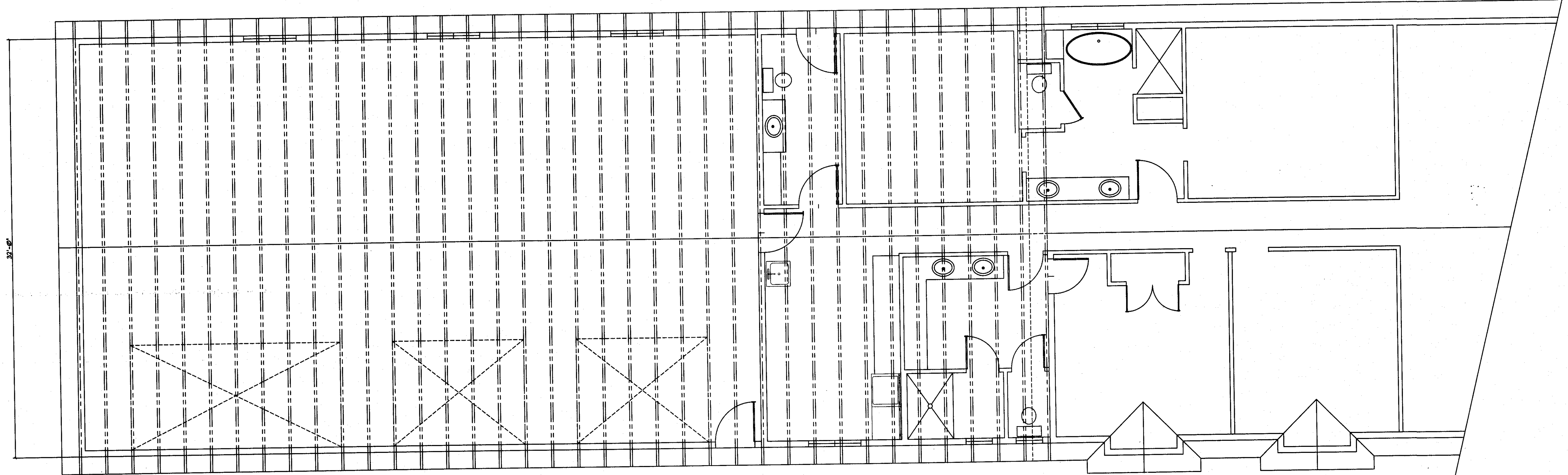
TABLE R602.10.3(1)
BRACING REQUIREMENTS BASED ON WIND SPEED (EXPOSURE CATEGORY B)

BASIC WIND SPEED (MPH)	STORY LOCATION	BRACED WALL LINE SPACING (FEET)	MIN. TOTAL LENGTH (FEET) OF BRACED WALL PANELS REQ'D	
			METHOD GB	METHODS CS-WSP, CS-G CS-PF
≤ 115		12	3.5	1.5
		20	6.2	3.2
		30	8.5	4.5
		40	11.5	5.5
		50	14.2	7.2
		60	16.5	8.2

TABLE R602.10.5
MIN LENGTH OF BRACED WALL PANELS

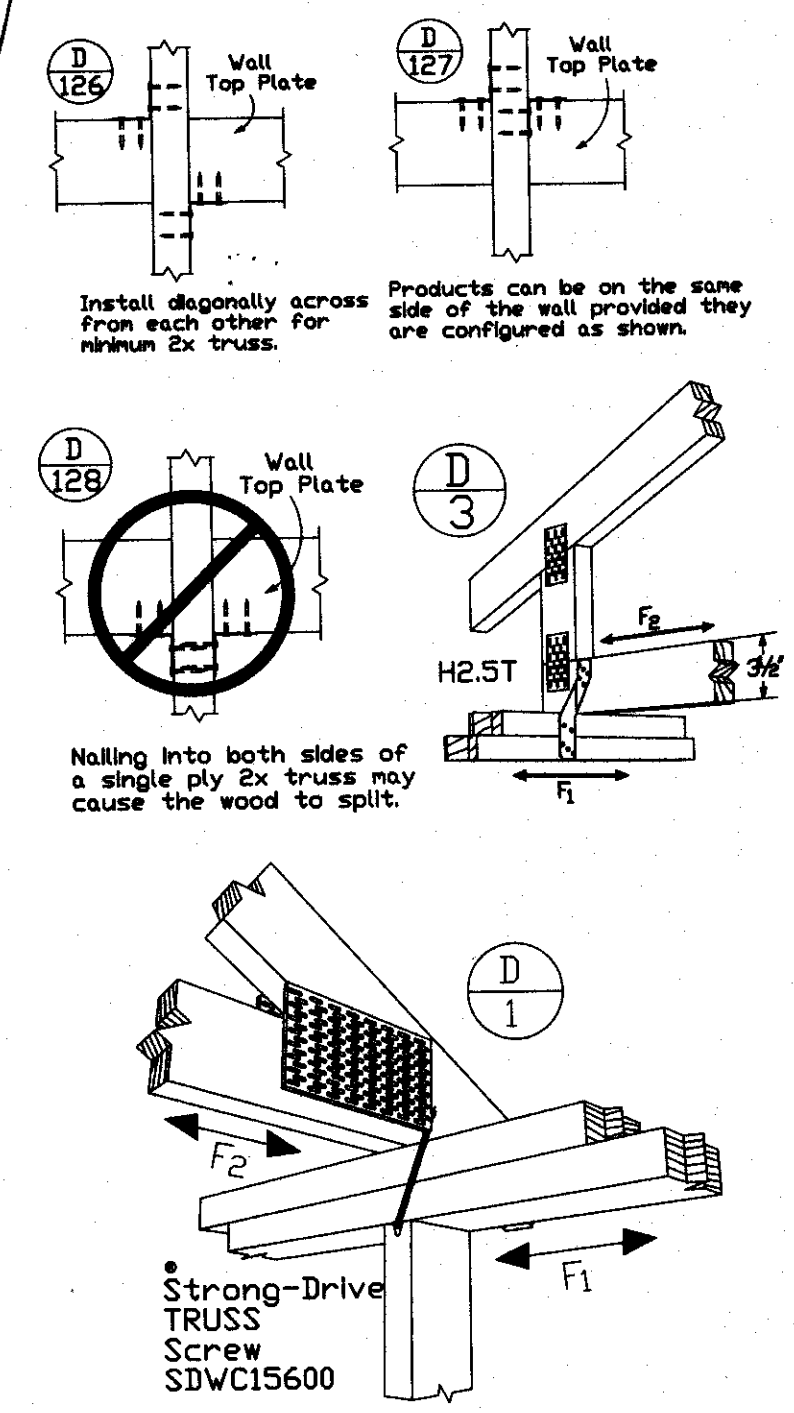
METHOD SEE TABLE R602.10.4	ADJACENT CEILING OPENING HEIGHT (INCHES)	MIN LENGTH (INCHES) WALL HEIGHT					CONTRIBUTING LENGTH (INCHES)
		0 FEET	2 FEET	4 FEET	6 FEET	8 FEET	
CS-WSP CS-SFB	≤ 64	24	21	20	33	26	ACTUAL
	68	26	21	20	33	26	
	72	27	21	20	33	26	
	16	32	23	22	33	26	
	80	32	22	22	33	26	
	84	33	22	22	33	26	
	88	33	22	22	33	26	
	32	43	31	25	35	26	
	36	43	31	25	35	26	
	40	44	32	25	35	26	
	124	-	49	43	42	39	
	128	-	54	46	43	41	
	132	-	59	48	43	43	
	136	-	64	48	43	45	
140	-	69	52	48	48		
ABW	SDC A, B AND C, ULTIMATE WIND SPEED < 140 MPH	28	32	34	38	42	48
	SDC D, D AND D, ULTIMATE WIND SPEED < 140 MPH	28	32	34	NP	NP	
CS-PF	SUPPORTING ROOF ONLY	16	18	20	NOTE	NOTE	15 X ACTUAL
	SUPPORTING ONE STORY AND ROOF	16	18	20	NOTE	NOTE	ACTUAL

A. LINEAR INTERPOLATION SHALL BE PERMITTED.
 B. USE THE LENGTH WHERE IT IS GREATER THAN OR EQUAL TO MIN. LENGTH.
 C. MAX HEADER HEIGHT FOR PFH IS 12 FEET IN ACCORDANCE WITH FIGURE R602.10.6.2, BUT WALL HEIGHT SHALL BE PERMITTED TO INCREASE TO 12 FEET WITH PONY WALL.
 D. MAX HEADER HEIGHT FOR PFH IS 12 FEET IN ACCORDANCE WITH FIGURE R602.10.6.3, BUT WALL HEIGHT SHALL BE PERMITTED TO INCREASE TO 12 FEET WITH PONY WALL.
 E. MAX HEADER HEIGHT FOR CS-PF IS 12 FEET IN ACCORDANCE WITH FIGURE R602.10.6.4, BUT WALL HEIGHT SHALL BE PERMITTED TO INCREASE TO 12 FEET WITH PONY WALL.



ROOF FRAMING NOTES:

1. TRUSS DESIGN AND LAYOUT SHALL BE PROVIDED AT FRAMING INSPECTION.
2. PROVIDE MEANS TO RESIST UPLIFT AT EACH LOCATION SHOWN ON TRUSS DESIGN DETAILS.
3. PROVIDE COLLAR TIES FOR HAND FRAMED ROOF RAFTERS.
4. COORDINATE EXACT LOCATION OF ATTIC ACCESS WITH AVAILABLE HEADROOM IN ATTIC ABOVE HATCH. PROVIDE MIN 30" HEADROOM ABOVE HATCH PER 2018 IRC.
5. TRUSSES TO BE DESIGNED TO:
 - 30° TOP CHORD LIVE LOAD
 - 1° TOP CHORD DEAD LOAD
 - 10° BOTTOM CHORD DEAD LOAD
 - 115 MPH WIND
6. 16" OVER HANG TYP
7. GIRDER TRUSS:
8. ASSUMED FIELD VERIFY $\frac{1}{8}$ PITCH = 4 $\frac{1}{2}$ " HEEL
9. ROOF VENTING
 - 1 sqft VENTING PER 300 sqft OF ATTIC $\frac{1}{2}$ FROM UPPER ROOF AND $\frac{1}{2}$ FROM SOFFIT OR INTAKE VENTS.

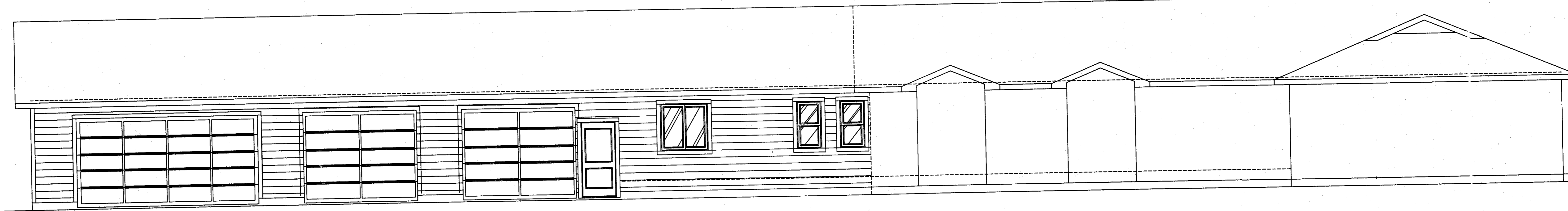


CONTRACTOR: THAIN
 HOMEOWNER: THAIN
 ADDRESS: 948 E 4000 N
 CITY: DECLEO
 SUBDIVISIONS:
 SCALE: 1/4" = 1'-0"
 DATE: 4-20-24

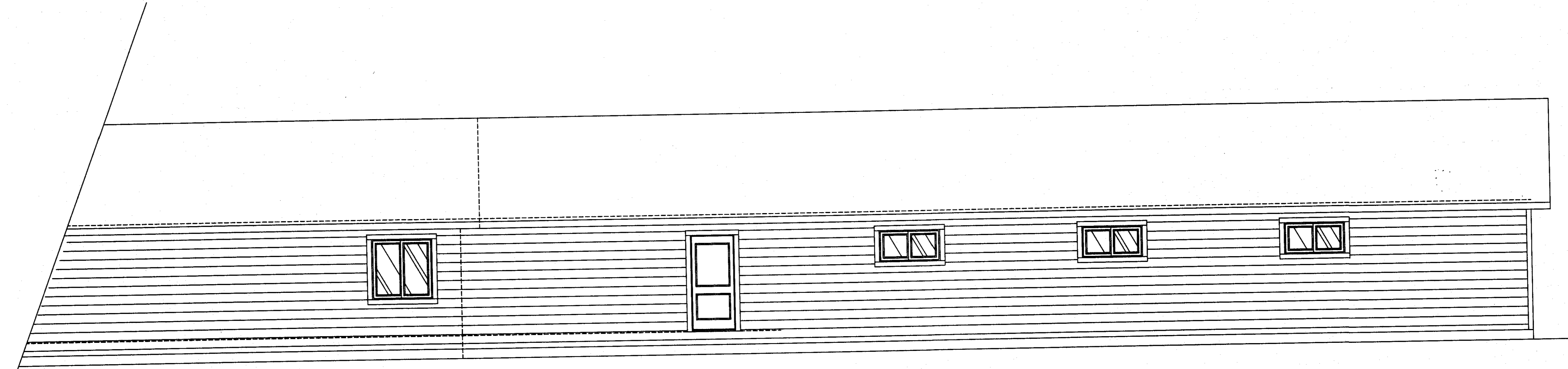
RYAN
 STEEL DRAFTING
 CUSTOM DESIGN YOUR DREAM HOME
 PH: 208-539-6650
 Email: draft@ryandesign.com

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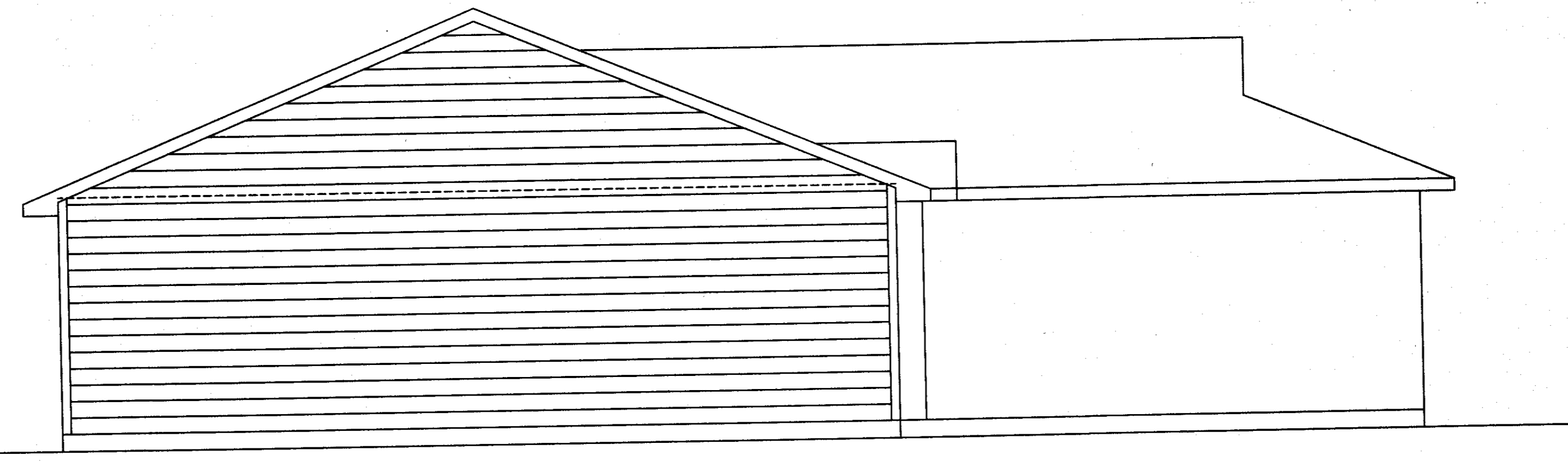
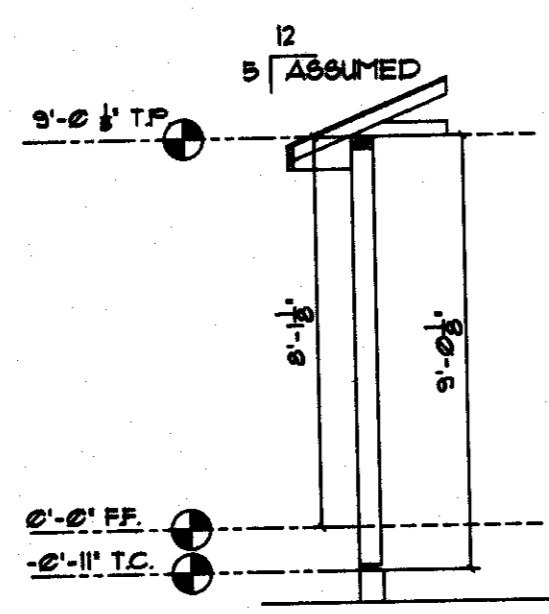
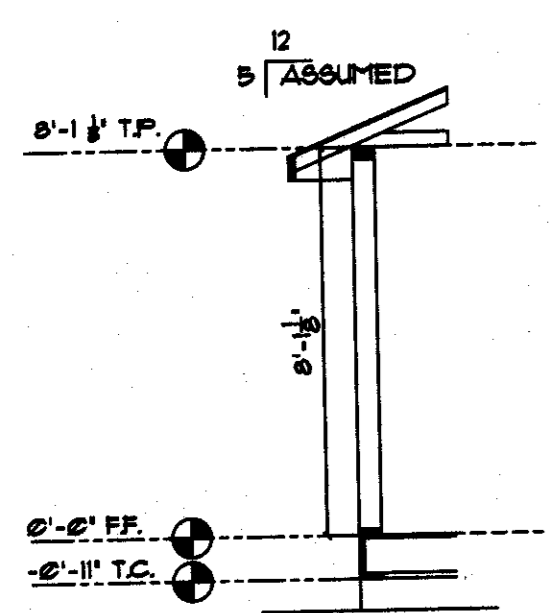
SHEET TITLE: ROOF PLAN



FRONT ELEVATION



REAR ELEVATION



LEFT SIDE ELEVATION

CONTRACTOR:
 HOMEOWNER: THAN
 ADDRESS: 948 E 400 N
 CITY: DELO
 SUBDIVISION:
 SCALE: 1/4" = 1'-0"
 DATE: 4-06-24



PAGE #
 SHEET # OF

PARCEL NO. 1:

TOWNSHIP 9 SOUTH, RANGE 24 EAST OF THE BOISE MERIDIAN,
CASSIA COUNTY, IDAHO

Section 35: Part of Lot 1, more particularly described as follows:

Beginning at the Southeast corner of said Section 35, said corner marked by a 3 inch Cassia County survey cap; Thence North 43°44'35" West for 34.38 feet to a ½ inch rebar; Thence North 0°03'27" West for 404.20 feet to a ½ inch rebar which shall be the Point of Beginning;

Thence South 89°56'33" West for 347.39 feet to a ½ inch rebar;

Thence South 89°56'33" West for 45.00 feet to the high water line of the Snake River;

Thence North 38°04'01" East along said high water line for 318.08 feet to a point;

Thence South 38°07'54" East for 30.00 feet to a ½ inch rebar;

Thence South 38°07'54" East for 287.86 feet to the Point of Beginning.

PARCEL NO. 2:

An Easement for ingress and egress over and across the following described property lying in part of Section 35, Township 9 South, Range 24 East of the Boise Meridian, and in part of Section 2 of Township 10 South, Range 24 East of the Boise Meridian, Cassia County, Idaho, to-wit:

Beginning at the Southeast corner of Section 35, Township 9 South, Range 24 East of the Boise Meridian, said corner marked by a 3 inch Cassia County survey cap which shall be the Point of Beginning;

Thence South 0°00'00" West along section line for 21.69 feet to a point;

Thence North 43°44'35" West for 56.07 feet to a point;

Thence North 0°03'27" West for 410.12 feet to a point;

Thence North 89°56'33" East for 15.00 feet to a ½ inch rebar;

Thence South 0°03'27" East for 404.20 feet to a ½ inch rebar;

Thence South 43°44'35" East for 34.38 feet to the Point of Beginning.

April 26, 2024

John & Sherie Thain
948 East 400 North
Declo, ID 83323

Narrative Statement for the potential effects of the use on adjoining property, the potential for such elements as noise, glare, odor fumes and vibration of adjoining property; a discussion of the general compatibility of the proposal with adjacent and other properties in the district, the relationship of the proposed use to the comprehensive plans and a discussion that explains how this proposal will meet each of the following standards, as listed in 9-13-3 of county code.

Narrative A

John and I are proposing an addition to our existing home. We have lived in this home for 12 Years and have developed great relationships with our neighbors and friends in our one-mile radius and beyond. We both grew up in this area and we are committed to being honest and sincere in our relationships and value the community in which we live and work. We enjoy the quality of our community and appreciate the friendly and cooperative nature of this community. Having farmed for 50 years in this county and Minidoka County we know the value of keeping the land and water safe and clean, we have always used good farming practices and left any area we used better than it was before we used it. Many of the landowners who we rented from always told us that their farm was much better after we farmed it than before, taking out all weeds and leaving the soil much more nutrient rich, updating sprinkler systems to be more efficient and in better repair than before we rented it.

John and I do not like junk laying around or weeds on our property. We clean up all unsightly garbage and keep our lane and yard always maintained to a clean and pleasant condition.

We believe in obeying county regulations and will in fact submit a conditional use regulation for the zone involved, answering any questions or filling out any form required for this permit as in accordance with conditional use permit requirements.

B. Meet General Obligation

We believe that the general objective or any specific objective of the comprehensive plan and or the zoning ordinance will be met with the additional footage we are building because we are sensitive to the nature of the comprehensive plan and zoning ordinance that is in place and will not in any way interfere with or disagree with such plans. We will be harmonious and in accordance with the general objectives which we deem to be using safe and established building practices, keeping area clean while building, keeping building noise only during normal working hours, making sure that workers are hydrated and not hungry, dust to be kept to a minimum, watching out for wildlife, all garbage disposal clean and safe, no unsafe ladders or equipment used and the general vicinity safe for all persons who may come into contact with the building area

C. Maintain Character

We are building an addition to our home that will replace the ugly pink siding that is on our home with a beautiful new siding consisting of Hardy Board, a much prettier roof, landscaping that will be much more pleasing to the eye, This addition will bring the home up to the surrounding area to be

more harmonious and appropriate in appearance with the existing neighborhood and not the small and unsightly building that it is. This addition will bring the character of our home to be in more character with the surrounding homes and properties that have been built in recent years.

D. Hazards

As to hazards that may occur during construction and after construction for the construction of this addition, we have hired electrical experts and south Side Electric to build and wire all of the necessary electrical components that may be needed for this addition. We are building a new lane into our home for ease of trucks, excavation equipment, building subs, framers, plumbers, roofers, dry Wallers, tilers, painters, roofers, siding installers, garage door people. We do not have any overhead wires to contend with for hazardous situations. We have removed all trees that may have been considered hazardous. As to disturbing neighbors or future neighbors with any hazards we will not install any hazardous things that might cause something to electrocute or fall on them or drown them or cause a situation that could cause damage to our property or property of anyone that may build next to us or has buildings next to us now or in the future. We will not install electric fences; we have no bulls or dogs to endanger anyone. We do not smoke or do drugs so we will not be doing parties with people coming to our property that might have hazardous chemicals to pollute the air. We only have fires in a safe fire pit that is on concrete and away from any building. We only use the weed eater with appropriate clothing and eye wear, and do not let anyone use any equipment that may be hazardous on our property. We have contacted PMT to provide markings for any lines they have buried and have our septic and drain field well marked so as to not dig it up by mistake. We paid \$10,000 to have 25 trees that were spewing branches all over every time the wind blows, which is every day, removed so that there is not hazard with the possibility of them blowing over either on our home or our neighbor's home or across any public road or waterway or power pole.

E. Facilities

As we have lived here for 12 years and the home has been here for 30 years, the public facilities and services are already available and in use. We talked to the fire chief in Declo, had him sign and submit the required form. We have our own well and it is well maintained and serviced. The roads are not maintained very well but they do come to our property, and we use them every day. We have no runoff of water as we sprinkle our lawn. We have not had to use the police, but I am sure if we have an incident that requires the police, they will be more than efficient to help us. We have our own sewer and drain field and have it regularly pumped and checked using Deno's this very spring. We have not children at home, so we are not involved with taking children to school at this time but if we do have children in the future there are sufficient schools to take them to. Of any agencies responsible for the establishment of the addition on our home I am reasonably sure they will provide adequately for and services or we will fire them and find someone who will provide adequate services for our addition. We have TWM collect garbage weekly with two bins and if we need more during the construction of this project, we will have that service provided. We do not have a drainage structure and do not plan on building any.

F. Economic Welfare

Both John and I are in our 70s and realize that we may at some point need to go to a nursing home but have provided for that with Long Term Care Insurance. We may go to the Senior Citizen Center for lunch at some point, but that would be in Minidoka County, and I think that they do have a small donation or charge for that so that would not create excessive additional requirements at public cost. We both exercise everyday and eat as well as possible so we are doing everything in our ability to not do anything that would create a situation where the economic welfare of the

community would have to take care of us or build a facility or use services that would be especially used just for us to use and be detrimental to the economic welfare of the community.

G. Conditions of Operation

In the building and use of our addition we will not use any equipment that is not in compliance with all health and safety rules and regulations. Will not engage in any activity that might harm someone else, like jumping off the roof or blocking the road for long periods of time, will not hire a diesel generator to run for hours polluting the air, will not use mirrors or windows that are not installed to produce glare into neighboring homes, will not have lots of workmen on site at one time that might make a traffic jam or block neighbors to use the road. Will not use chemicals that would produce odors that would cause harm to us or neighbors. Will not leave any noisy equipment running excessively just to irritate the neighbors. Will not play loud music or inappropriate music that might irritate the neighbors or us or workmen. Will keep the general welfare of any person on our property during and after the construction that would be detrimental or harmful to them firmly in mind and be aware of operation of equipment or conditions of operation that will accomplish this conditional use requirement

H. Harmful Conditions

We will not create any condition that would be harmful or dangerous to the individual safety or welfare of persons on the premises of the use or living or working the vicinity of the use, making sure that all people coming on the premises know for example that we are in construction and not to fall in any holes and break their leg. Let all people coming on the premises know that we are in construction and workmen are around. Will not leave garbage or logs or water or anything lying around that someone could potentially hurt themselves or others by not being made aware of any such conditions. Will not create anything that will hurt someone but will be diligent to make sure that the general safety, health or welfare of the community is utmost in our mind and will not create anything that would hurt or injure any person on our property.

I. Vehicular Approaches

We have a lane that comes into our property that we share with neighbors on both sides of our home. This lane is very well used and is designed to be always used by all three of us. We all have entry ways into our homes that are separate from the others. This lane will not be blocked or torn up or interfere with any traffic that may be on the public thoroughfare. No one else uses this lane except us three and we are all very good at keeping it open and usable. The public does not use this lane because it is a dead end and not a thoroughfare. The county does not maintain this lane, we all three are responsible for the maintenance of this lane, and all three of us are very considerate and friendly towards each other and help each other out during snowstorms or any other possible thing that might come up, we work together to make sure we all have access to the road any other thing that we might need.

J. Scenic and Historic Features

The reason we live in this home is because of the scenic feature of living on the river. We enjoy the wildlife, the sunsets, the recreational use, the quiet, the general flow of the river for peace, tranquility, stabilization, relaxation, happiness, seeing that we have sufficient water for the coming farming year, the fishing season, the gathering of neighbors on the waterway to socialize and enjoy their company, and would never do anything to lose or destroy that feature for us or the public. As to the historic features of this property, the people who settled this property and the surrounding area were amazing pioneers, and we are thankful for their foresight and hard work to make this

county what it is. The history of the river, the Minidoka Dam that controls the river, the people that work hard and have worked hard do not go unnoticed and we are very grateful and thankful for the opportunity we have to live and enjoy this great community. We will not do anything like polluting the river by throwing in trash or wastewater. We will not do anything to damage anything to our property that would also damage anything of importance to the public. We are committed to being good stewards of the land and any history that may be inherently connected to that property.

April 21, 2024

John Thain
948 East 400 North
Declo, ID 83323
208-484-7704

Narrative Statement for an addition on existing home

Request permission to build an additional 704 square feet of living space and a 1664 square foot garage.

- A. **Qualify:** This will, in fact, constitute a conditional use as established by the official schedule of zoning regulations for the zone involved.
- B. **Meet General Obligations:** This addition to our home is with and in accordance with the general objectives of being harmonious with the existing building and specific objectives of the comprehensive plan and /or the zoning ordinance.
- C. **Maintain Character:** This addition will be designed, constructed, operated and maintained to match with the existing house with siding and roof materials and will enhance the essential character of the general vicinity and neighborhood, and will not change the essential character of the general vicinity.
- D. **Hazards:** Will not be unreasonably hazardous or disturbing to the existing or future neighboring uses.
- E. **Facilities:** Will be served adequately for essential public facilities and services using existing drainage, water, highways, streets, police, and fire, refuse disposal, sewer, drainage structures, schools, and that the persons or agencies responsible for the establishment of the proposed use will provide adequately for any such services.
- F. **Economic Welfare:** Will not create excessive additional requirements at public cost of public facilities and services and will not be unreasonably detrimental to the economic welfare of the community.
- G. **Conditions of Operations:** 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 excessive production of traffic, noise, smoke, fumes, glare, pollution or odors.
- H. **Harmful Conditions:** Will not be or create conditions that are unreasonably harmful or dangerous to the individual safety or welfare of persons on the premises of the use or living or working in the vicinity of the use or will not be or create conditions that could be unreasonably harmful to the general safety, health or welfare of the community.
- I. **Vehicular Approaches:** Will have vehicular approaches to the property which are so designed as not to create safety hazards or interference with traffic on surrounding public thoroughfares.
- J. **Scenic and Historic Features:** Will not result in the destruction or loss or damage to any natural, scenic or historic feature of importance to the public.



Cassia County Noxious Weed Control
1459 Overland Ave., Room 4
Burley, ID 83318
Phone: 208-878-4043
Fax: 208-878-7862

EXHIBIT

6

Applicant:

Name: John Thain
Address: 948 East 400 North, Declo, ID 83323
Phone: 208-484-7704

Map of property must be attached or drawn on back; include address of property, all existing buildings and ect. and all proposed changes. If all of the above items are not attached the Noxious Weed Superintendent will not sign off.

County Weed Plan:

This noxious weed control plan is developed IAW with Idaho State Law Title 22 Chapter 24, IDAPA 02.06.22, and the Cassia County Weed Plan requiring all land owners to control noxious weeds on their properties.

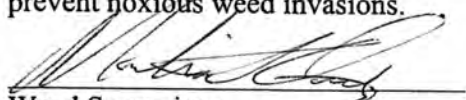
Goals: The goal for this facility is to prevent the establishment of noxious weeds on the property. A secondary goal is to eradicate weeds that do establish on the property.


Survey: During the late spring, early summer and/or fall of 2024 (year) a survey will be conducted to identify any noxious weeds listed below:

Black Henbane	Puncture Vine
Canada Thistle	Perennial Pepperweed
Curley Pondweed	Poison Hemlock
Dalmation Toadflax	Rush Skeletonweed
Diffuse Knapweed	Russian Knapweed
Field Bindweed	Saltcedar
Houndstongue	Scotch Thistle
Jointed Goatgrass	Spotted Knapweed
Leafy Spurge	White Bryony
Musk Thistle	Whitetop

If there are any questions in the identification of weeds, the county weed agent will be contacted to assist in identification.

Eradication and Prevention (Applicant/Landowner responsibilities): **Any noxious weeds identified during the survey will be physically removed or spot sprayed with herbicides.** During the construction of the facilities, invasive weeds will be prevented from establishing by the use of the appropriate herbicides and mechanical tillage. Post construction, any disturbed soil that was not developed and is non-high traffic will be seeded to native grass species. During the operation of the facilities, any areas susceptible to invasive weeds such as barrow pits, drainage ditches, and fences-lines will be regularly surveyed and sprayed with appropriate herbicides to prevent noxious weed invasions.


Weed Supervisor
Date: 4-18-24


Applicant
Date: 4-17-24

Red Triangle

Untitled Map

Write a description for your map.



Addition on South Side of Home

garage	Living space
--------	--------------



MINIDOKA IRRIGATION DISTRICT
98 WEST 50 SOUTH
RUPERT, ID 83350
"M.I.D. is an equal opportunity provider and employer."

Wednesday, April 17, 2024

Minidoka Irrigation District (MID) has no facilities on John Thain's property at 948 East 400 North Declo, ID. MID has no opposition to the conditional use of adding a shop or garage on this parcel.

Sincerely,

Dan Davidson

Manager
Minidoka Irrigation District

Conditional Use Permit Application

Scale: 12,000



- Serial #s
- Headgate
- Canal
- Lateral
- Drain
- Wasteway
- Private_Wasteway
- Pipeline

John Thain
Home Addition
948 E. 400 N. Declo

Serial:
679-03
PECK

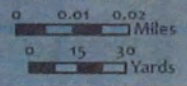
Serial:
679-02
THAIN

Serial:
0011-00
HIEB

Serial:
679-08
WILLIAMS

Serial:
679-04
GOLDARAZ

Esri, TomTom, Garmin, SafeGraph, FAO, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, USFWS, Source: Esri, Maxar, TerraStar Geographics, and the GIS User Community, Esri Community Maps Contributors, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc., METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA, USFWS



Designed and processed by Kevin Young
GIS Specialist, Minidoka Irrigation District



Minidoka Irrigation District

Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere Center: 113°36'34"W 42°35'32"N

Date: 4/17/2024

Minidoka Irrigation District GIS Disclaimer: Maps display GIS data that is subject to continual updating, change and is subject to adjustment. The information contained within this document is not intended to be used for the preparation of construction documents and under no circumstance shall this product or representations from this product be used for final design purposes. MINIDOKA IRRIGATION DISTRICT MAKES NO WARRANTIES OR GUARANTEES, EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS, ACCURACY, OR CORRECTNESS OF THE DATA PORTRAYED IN THIS PRODUCT NOR ACCEPTS ANY LIABILITY, ARISING FROM ANY INCORRECT, INCOMPLETE OR MISLEADING INFORMATION CONTAINED THEREIN. ALL INFORMATION IS PROVIDED AS IS WITH NO WARRANTY, EXPRESSED OR IMPLIED, INCLUDING BUT NOT LIMITED TO, FITNESS FOR A PARTICULAR PURPOSE. By accessing this data, you hereby release Minidoka Irrigation District from any and all responsibility and liability associated with its use. In no event shall Minidoka Irrigation District be liable for any damages arising in any way out of the use of the Map product.

SITE PLAN

SCALE: 1/4" = 1'-0"

- ### GENERAL NOTES
1. FLOOR HEIGHTS
 2. HEIGHTS PERKINS ENGINEERING CONSULTANTS ARCHITECTS BUILDING INFORMATION SYSTEMS (PERKINS) STRONGHOLD REGION
 3. APPLY TO ALL UTILITIES
 4. SITE AND ADJACENT VERTICALLY ALL DIMENSIONS VERIFY ALL DIMENSIONS OR DIMENSIONS REPRESENTATIVE OF PROCEEDINGS
 5. ADJACENT LOTS
 6. STRING LINES SHOWN AT THE CENTERLINE OF THE
 7. FINAL SIZE AND LOCATION SHALL BE DETERMINED BY THE

1. DECL. IDAHO
UNIFORM CODE
2018 IRC
2. DWELLING
AREA TOTAL SF
DITTON = 1664 SF

NOTE:

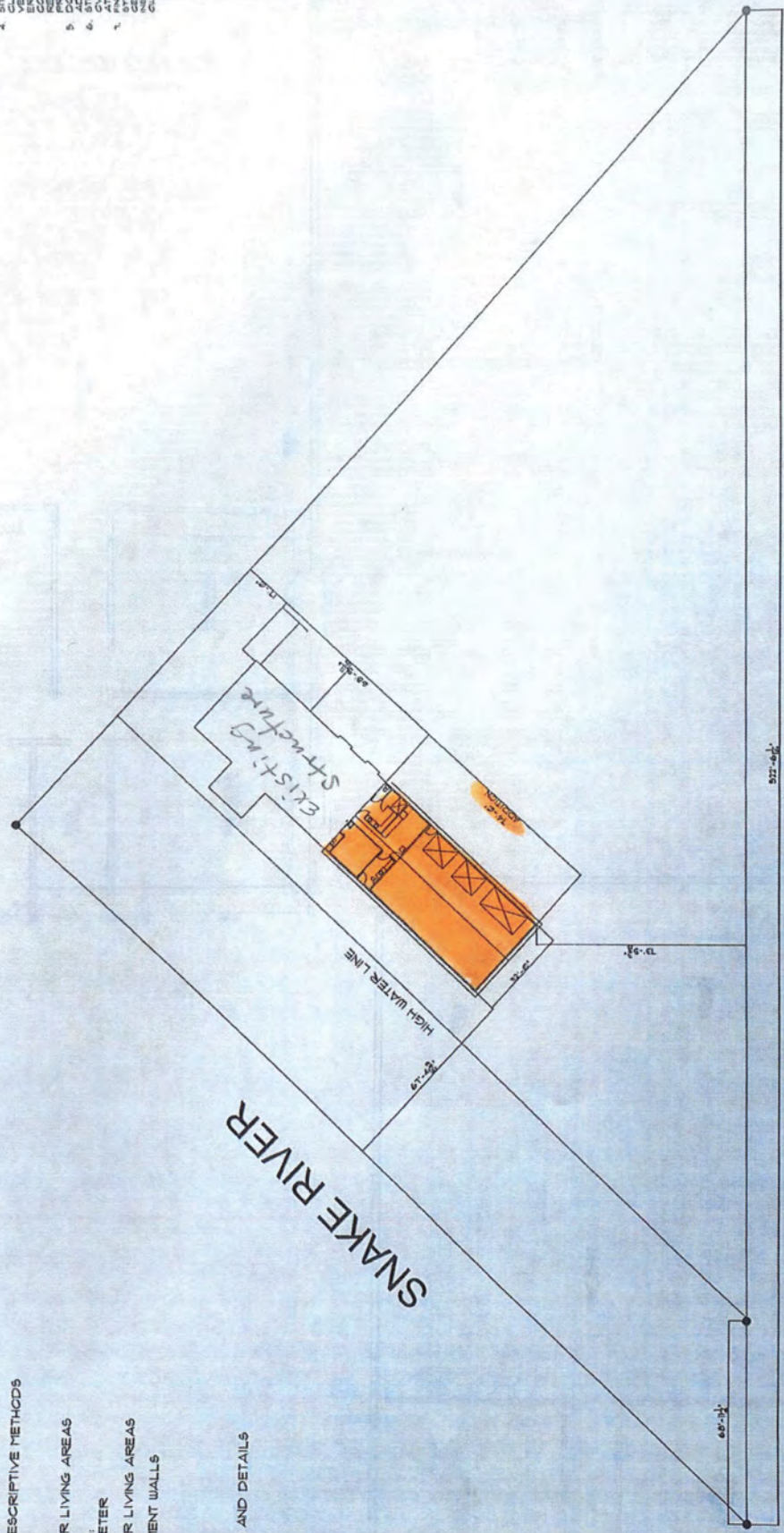
- COMPLIANCE USE PRESCRIPTIVE METHODS
- CRAWL SPACES:
- IN FLOORS
- IN WALLS
- IN ATTIC SPACES OVER LIVING AREAS
- OVER WINDOWS
- UNFINISHED CRAWL SPACES:
- AT FOUNDATION PERIMETER
- IN WALLS
- OVER SPACES OVER LIVING AREAS
- OVER WINDOWS
- MINIMUM 18" MIN. BASEMENT WALLS

LEGEND:
SHEET, SITE PLAN
FOUNDATION PLAN
FOUNDATION PLAN
FOUNDATION PLAN
FOUNDATION PLAN

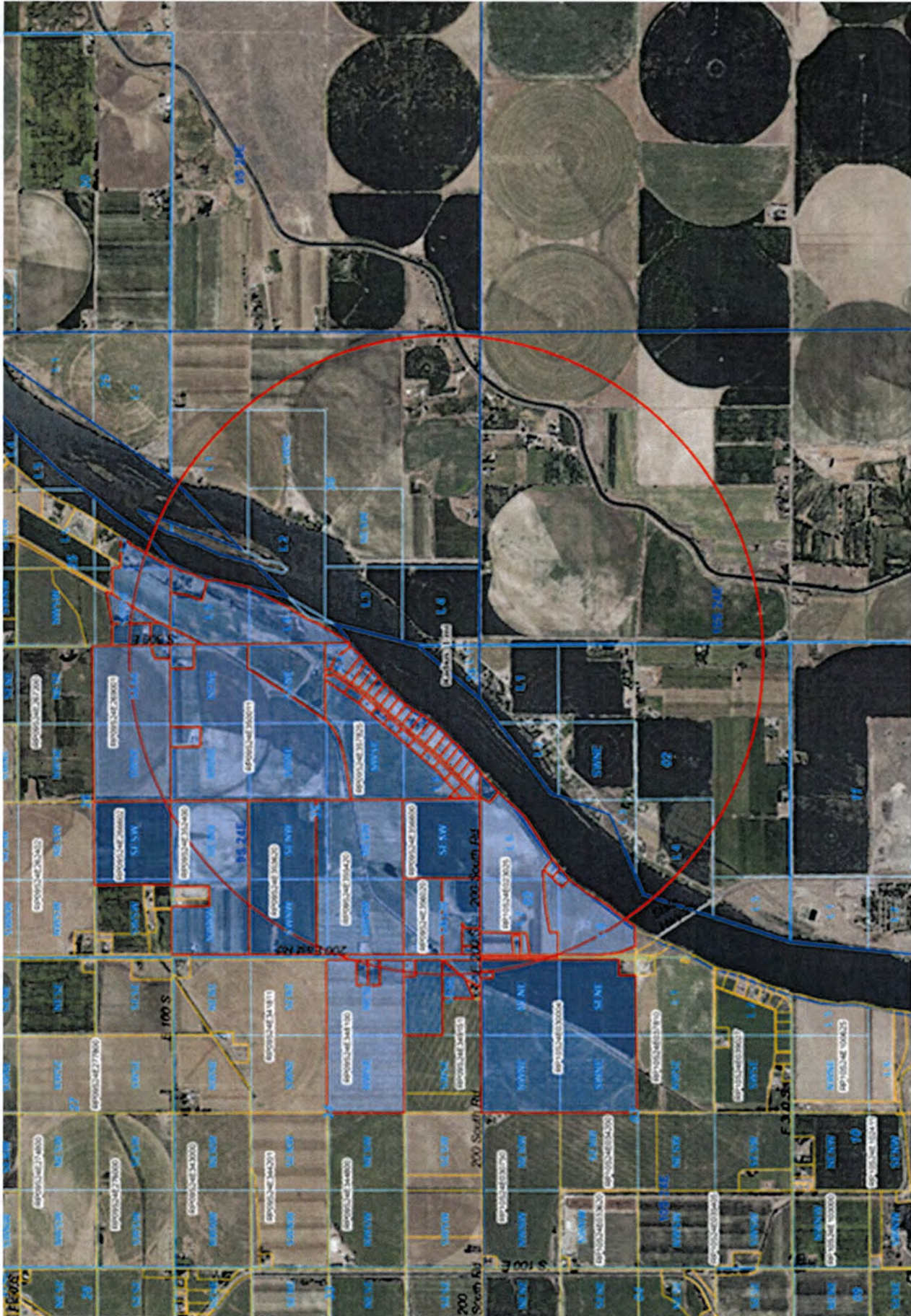
6" AWAY
6" MIN
2" AFTER
ING

WATER
N AREA
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IN STORM
JACENT LOTS
ALE TO BE
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INSPECTION
NAGEMENT
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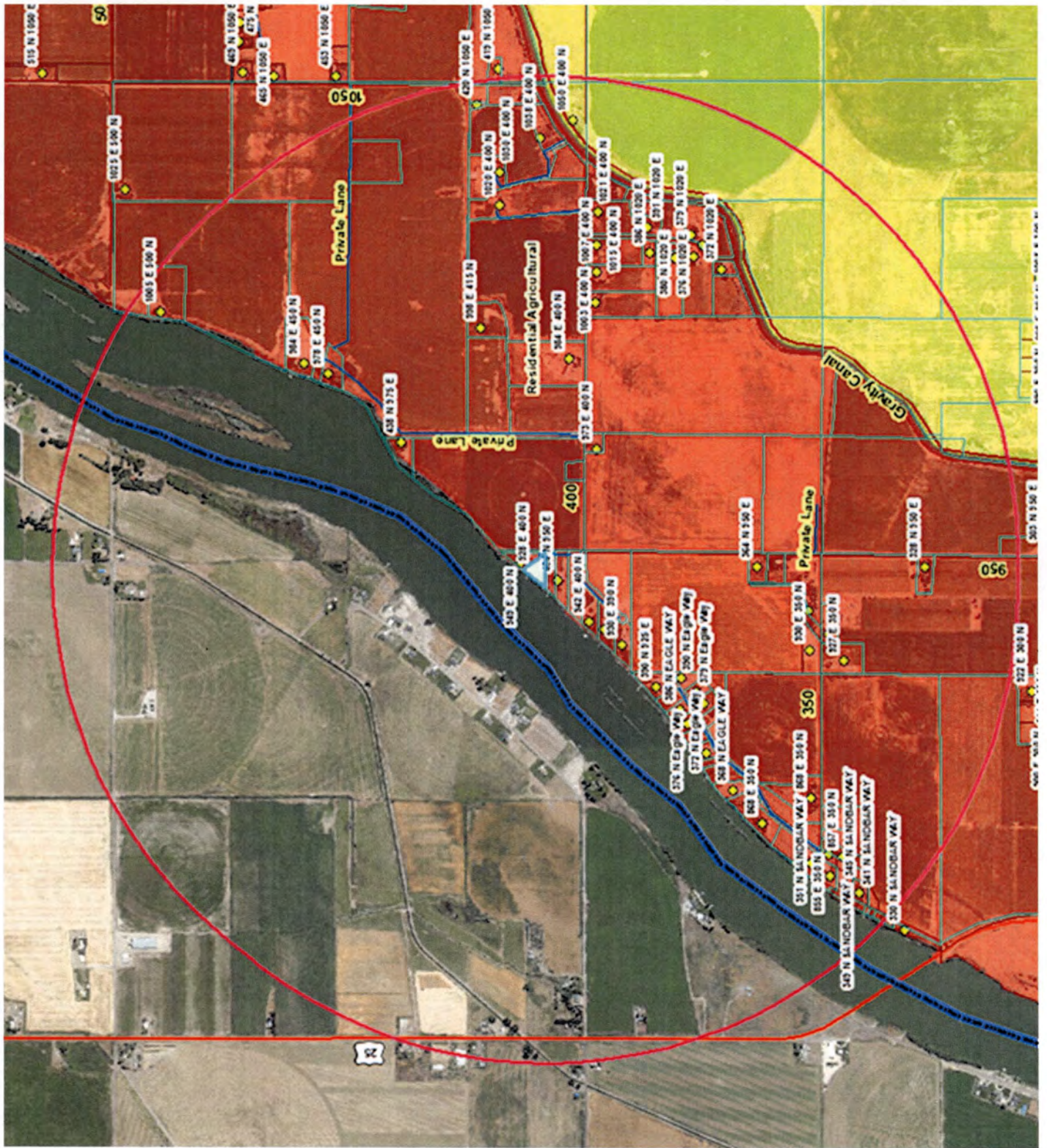
**EXHIBIT
8a 2M**



Parcel	Mail to	Owner 2	Address	City	State	Zip
RP09S24E256065	ALLEN MARK D	ALLEN TERESA	82 S 302 LN E	RUPERT	ID	83350
RP09S24E349026	ANDONI FARMS LLC		2266 HIGHLAND WOODS DR	DUNEDIN	FL	34698
RP09S24E348100	ANDONI FARMS LLC		2266 HIGHLAND WOODS DR	DUNEDIN	FL	34698
RP092430020060	BAUSCHER WILLIAM	BAUSCHER BRANDI	513 W CLARK ST	PAUL	ID	83347
RP09S24E269560	BELLEM DUSTIN F		296 E 100 S	RUPERT	ID	83350
RP09S24E349571	BENDELE WAYNE THOMAS		196 E 200 S	RUPERT	ID	83350
RP092430010060	BEUTLER JORDAN		13 S 150 E	BURLEY	ID	83318
RP09S24E363170	BURNS LEMUEL WILSON	BURNS ANNIE E	301 E 100 S	RUPERT	ID	83350
RP092430030040	CAMPBELL RONALD BRET	CAMPBELL JENNIFER LEE	482 RIVERSIDE DR	BURLEY	ID	83318
RP09S24E350642	CLARK JEFFREY B	CLARK LAURA T	275 E 100 S	RUPERT	ID	83350
RP092430010040	COGGINS KEVIN	COGGINS ALISON	179 S 250 LN E	RUPERT	ID	83350
RP092430010100	CONLEY JARED	CONLEY STACY	4707 EMMA MINE DR	HERRIMAN	UT	84096
RP092430020040	COOPER JAMES ALAN	COOPER TAMMY LYNN	158 S 250 LN E	RUPERT	ID	83350
RP092430020050	CURTIS CARY	CURTIS STEPHANIE	160 S 250 LN E	RUPERT	ID	83350
RP10S24E030004	DARRINGTON SHANE R	DARRINGTON GINA RAE	1102 E 100 S	DECLO	ID	83323
RP09S24E350005	DETHOMAS EDWARD		PO BOX 46	RUPERT	ID	83350
RP09S24E357220	DETHOMAS JOHN V LIVING TRUST		2472 S STARLITE LN	BOISE	ID	83712
RP09S24E269001	EAGLE CREEK NORTHWEST LLC		10 STATE HOUSE SQUARE 15TH FLOOR	HARTFORD	CT	6103
RP09S24E356400	EGUILIOR TINA MARIE		198 S 200 E	RUPERT	ID	83350
RP09S24E256415	FELT DAVID D	FELT KELLY A	96 S 300 E	RUPERT	ID	83350
RP09S24E347320	FREIBURGER SHIRLEY		163 S 200 E	RUPERT	ID	83350
RP092430020010	GALLOWAY CYNTHIA	GALLOWAY DAVID	152 S 250 LN E	RUPERT	ID	83350
RP09S24E349004	GILES ROBERT		177 S 200 E	RUPERT	ID	83350
RP09243003008A	GOOSE HAVEN HOME OWNERS ASSOCIATION INC		PO BOX 693	RUPERT	ID	83350
RP09S24E357825	GOOSE HAVEN PROPERTIES LLC		PO BOX 123	RUPERT	ID	83350
RP092430020110	HANSEN RICHARD	HANSEN JODY	160 W 400 N	RUPERT	ID	83350
RP092430020100	HANSEN RICHARD	HANSEN JODY	160 W 400 N	RUPERT	ID	83350
RP092430010050	HARPER GARRETT	HARPER KATELYN	175 S 250 LN E	RUPERT	ID	83350
RP092430020080	HAYNES THOMAS RAYMOND		163 W 200 S	RUPERT	ID	83350
RP09S24E356600	HONSINGER DEANNA L FAMILY TRUST		212 E 200 S	RUPERT	ID	83350
RP09S24E356460	HONSINGER DEANNA L FAMILY TRUST		212 E 200 S	RUPERT	ID	83350
RP09S24E350011	J SQUARE FARMS LLC		275 E 100 S	RUPERT	ID	83350
RP10S24E023176	JOHNSON TAMMY		212 S 200 E	RUPERT	ID	83350
RP09S24E353620	KOWITZ DAVID	KOWITZ HELEN	43 S HWY 77	DECLO	ID	83323
RP09S24E256125	LING ROBERT	LING TIMOTHY	7455 ALYSHEBA CT	NAMPA	ID	83686
RP09S24E356420	LLOYD LARRY J		208 E 200 S	RUPERT	ID	83350
RP092430010090	LOWE GREG	LOWE TERESE	163 S 250 LN E	RUPERT	ID	83350
RP10S24E022830	MANNING MICHAEL	MANNING NICOLE A	225 E 225 LN S	RUPERT	ID	83350-5080
RP092430020090	MATA ROLANDO	MATA YENY	168 S 250 LN E	RUPERT	ID	83350
RP10S24E022835	MELEHES MARK		PO BOX 381	RUPERT	ID	83350
RP09S24E347660	MOULTRIE TRISHA M	MOULTRIE BART J	165 S 200 E	HEYBURN	ID	83336
RP092430010010	NCK HOLDINGS LLC		PO BOX 490	RUPERT	ID	83350
RP09S24E357949	NCK HOLDINGS LLC		PO BOX 490	RUPERT	ID	83350
RP092430030030	NELSON GUSTAVE A	NELSON DONNA	180 S 250 LN E	RUPERT	ID	83350
RP092430030020	NESBIT JORDAN SCOTT	NESBIT KATHRYN ANN	178 S 250 LN E	RUPERT	ID	83350

RP10S24E023180	NEWCOMB FAMILY TRUST	251 E 200 S	RUPERT	ID	83350
RP10S24E023025	NEWCOMB FAMILY TRUST	251 E 200 S	RUPERT	ID	83350
RP10S24E020750	NEWCOMB MARK	251 E 200 S	RUPERT	ID	83350
RP09S24E352400	NORBY JOAN LIFE EST	CLARK LAURA	RUPERT	ID	83350
RP09S24E266602	NORBY NATHAN	ROSE TIFFANY	POCATELLO	ID	83201
RP092430010110	ONEIL BENTLEY	ONEIL TARA	BOISE	ID	83705
RP092430020020	ONEIL BROCK B		2050 E RIBBON LN	HOLLADAY	UT 84117
RP09S24E357242	ORR PERRY	ORR JENNIFER	174 S 250 LN E	RUPERT	ID 83350
RP092430020030	PAPA HOLLY	PAPA JARED	5043 S BITTERCREEK AVE	MERIDIAN	ID 83642
RP092430030060	RIVER'S EDGE LAND HOLDINGS LLC		PO BOX 840	PAUL	ID 83347
RP092430010030	RODRIGUEZ JORGE	RODRIGUEZ SANDRA	530 BIRCH DR	BURLEY	ID 83318
RP09S24E355420	ROLLHEISER GABRIEL L	ROLLHEISER COURTNEY	180 S 200 E	RUPERT	ID 83350
RP09S24E356020	ROLLHEISER GABRIEL L	ROLLHEISER COURTNEY	180 S 200 E	RUPERT	ID 83350
RP092430010020	SCHARER STEVEN E	SCHARER KRISTINE L	187 S 250 LN E	RUPERT	ID 83350
RP10S24E023605	SHUTT DONALD L & ROGIE L FAMILY TRUST		891 W 3270 S	HURRICANE	UT 84737
RP092430030070	SMITH BRENT	SMITH JAMIE	439 W 200 S	HEYBURN	ID 83336-7629
RP092430020070	SMITH BRENT		439 W 200 S	HEYBURN	ID 83336-7629
RP09S24E363020	SOUZA DIXIE LEE	SOUZA RICHARD GEORGE	325 E 100 S	RUPERT	ID 83350
RP10S24E030002	STATE OF IDAHO		PO BOX 7129	BOISE	ID 83707
RP10S24E025705	STATE OF IDAHO		PO BOX 7129	BOISE	ID 83707
RP09S24E349454	STUDER STEVE L	STUDER LINDA L	149 E 200 S	RUPERT	ID 83350
RP092430030010	TAKAS RICHARD N	TAKAS ASHLEY	162 S 450 E	BURLEY	ID 83318
RP09S24E363150	TAYLOR PAUL A		7765 W PALOMA ST	BOISE	ID 83704
RP10S24E030050	WALKER BRITTNEY LIN		195 E 200 S	RUPERT	ID 83350
RP092430010080	WEIKLE ALISON	WEIKLE CHRISTOPHER	167 S 250 LN E	RUPERT	ID 83350
RP092430010070	WILTSIE DON	SEARLE MEGHAN E	169 S 250 LN E	RUPERT	ID 83350
RP092430030050	WODSKOW MICHAEL J		576 W 200 N	PAUL	ID 83347
RP09S24E256150	ZAMPEDRI MARK S	ZAMPEDRI SHAYLA M	94 S 300 E	RUPERT	ID 83350

EXHIBIT
8b 4C



JOHN THAIN CONDITIONAL USE APPLICATION -- 1 MILE RADIUS PROPERTY OWNERS CASSIA

This information is provided in regards to a public records request.

THIS INFORMATION IS LISTED BY THE COUNTY TAX ASSESSOR AS OWNING REAL PROPERTY LOCATED WITHIN ONE MILE (OR AS REQUIRED) OF ANY EXTERNAL BOUNDARY OF SITE LISTED IN APPLICATION. CASSIA COUNTY ASSUMES NO LIABILITY OR RESPONSIBILITY FOR ERRORS OR OMISSIONS WHEN THE INFORMATION IS USED FOR ANY OTHER PURPOSE.

Parcel_Num	MailToName	MailToAddr	MailToAd_1	MailToCity	MailToStat	MailToPost
RP09S24E369128	AMEN, CLAUDIA	1038 E 400 N		DECLO	ID	83323
RP09S24E367001	ANDERSON, DAVID E	984 E 400 N		DECLO	ID	83323
RP10S24E025490	BARRIE, TAD M	349 N SANDBAR WAY		DECLO	ID	83323
RP09S24E369599	CAMPFIELD, CARY E	1050 E 400 N		DECLO	ID	83323
RP000860010030	CHEESMAN, KYLER	345 N SANDBAR WAY		DECLO	ID	83323
RP10S24E024700	CLARK, GARY O, JR	867 E 350 N		DECLO	ID	83323
RP10S24E025481	COLE, SIDNEY	341 N SANDBAR WAY		DECLO	ID	83323
RP10S24E025501	COLE, SIDNEY CHARLES	341 N SANDBAR WAY		DECLO	ID	83323
RP10S24E022250	CRESTVIEW FARMS INC	936 E 350 N		DECLO	ID	83323
RP10S24E010651	CROWDER, PAUL	1015 E 400 N		DECLO	ID	83323
RP10S24E012400	DARRINGTON, BRANT	16 WEST 218 SOUTH		BURLEY	ID	83318
RP10S24E013900	DARRINGTON, BROGAN	930 E 350 N		DECLO	ID	83323
RP10S24E013010	DARRINGTON, BROGAN	930 E 350 N		DECLO	ID	83323
RP10S24E021700	DARRINGTON, BROGAN	870 E HWY 81		DECLO	ID	83323
RP10S24E020452	DARRINGTON, MARK L	930 EAST 390 NORTH		DECLO	ID	83323
RP10S24E021850	DARRINGTON, MARK L	930 EAST 390 NORTH		DECLO	ID	83323
RP000380000050	DARRINGTON, MARK L	930 E 390 N		DECLO	ID	83323-5132
RP09S25E315402	DIAZ, DANIEL	1007 E 300 N		DECLO	ID	83323
	EQUITY TRUST COMPANY CUSTODIAN FBO					
RP000860010020	ARNOLD PATTERSON IRA	351 N SANDBAR WAY		DECLO	ID	83323
	EQUITY TRUST COMPANY CUSTODIAN FBO					
RP000860010010	ARNOLD PATTERSON IRA	351 N SANDBAR WAY		DECLO	ID	83323
RP09S24E369000	FAIRCHILD, JOSEPH LYNN SR	420 N 1050 E		JACKSON	ID	83350
RP09S24E369005	FAIRCHILD, JOSEPH LYNN SR	420 NORTH 1050 EAST		JACKSON	ID	83350
RP10S24E011075	FIFE, THEO	391 N 1020 E		DECLO	ID	83323
RP10S24E011351	FIFE, WALKER F	372 N 1020 E		DECLO	ID	83323
RP000380000040	FLETCHER, RICHARD	944 E 400 N		DECLO	ID	83323
RP10S24E010600	GILCHRIST, DAVID P	1021 EAST 400 NORTH		DECLO	ID	83323
RP10S24E020002	GOLDARAZ, JOE	942 E 400 N		DECLO	ID	83323
RP000380000030	GOLDARAZ, JOE	942 E 400 N		DECLO	ID	83323
RP000380000020	GOLDARAZ, JOE	942 E 400 N		DECLO	ID	83323
RP10S24E021300	HANSEN, LYNN ARVIN	376 N 916 E		DECLO	ID	83323-5126
RP10S24E021250	HANSEN, LYNN ARVIN	376 N 916 E		DECLO	ID	83323-5126
RP000440000050	HANSEN, LYNN ARVIN	376 N 916 E		DECLO	ID	83323-5126
RP000440000090	HANSEN, SHERRILL	PO BOX 812		RUPERT	ID	83350
RP09S24E366500	HIEB, VIRGIL	971 E 400 N		DECLO	ID	83323
RP09S24E365875	HIEB, VIRGIL	971 E 400 N		DECLO	ID	83323
RP09S24E365901	HIEB, VIRGIL	971 E 400 N		DECLO	ID	83323

JOHN THAIN CONDITIONAL USE APPLICATION -- 1 MILE RADIUS PROPERTY OWNERS CASSIA

This information is provided in regards to a public records request.

RP10S24E026003	JUS ENOUGH ACRES LLC	900 E 300 N		DECLO	ID	83323
RP10S24E027950	KIDD, CHAD	927 E 350 N		DECLO	ID	83323
RP10S24E021357	KIDD, KENT A	871 E 350 N		DECLO	ID	83323
RP10S24E016300	KIDD, ORLLO J	1000 E HWY 81		DECLO	ID	83323
RP10S24E014950	KIDD, ORLLO J	1000 E HWY 81		DECLO	ID	83323
RP10S24E015400	KIDD, ORLLO J	1000 EAST HWY 81		DECLO	ID	83323
RP10S24E010180	KUTA, COLE	400 N 1029 E		DECLO	ID	83323
RP09S24E369010	LAUMB, RONALD A	410 N 1050 E		DECLO	ID	83323
RP10S24E024602	LYMAN, MATTHEW H	366 N EAGLE WAY		DECLO	ID	83323
RP10S24E013001	MATLOCK, CECIL W	973 EAST 400 NORTH		DECLO	ID	83323
		UBS FARMLAND				
		INVESTORS LLC ATTN:	10 STATE HOUSE			
RP10S24E016001	MIDNIGHT SUN INC	DAN MURRAY	SQUARE, 15TH FLOOR	HARTFORD	CT	06103
RP10S24E011502	MITCHELL, DELL N	999 E 300 N		DECLO	ID	83323
RP10S24E018401	MITCHELL, DELL N	999 E 300 N		DECLO	ID	83323
RP10S24E016777	MITCHELL, DELL N	999 E 300 N		DECLO	ID	83323
RP10S24E014951	MITCHELL, DELL N	999 E 300 N		DECLO	ID	83323
RP10S24E016200	MITCHELL, LYNN N	75 PELICAN DR		RUPERT	ID	83350
RP000440000030	MOSS, DANIEL D	390 N 925 E		DECLO	ID	83323
RP000440000080	MOSS, DANIEL D	390 N 925 E		DECLO	ID	83323
RP00044000001A	MOSS, DANIEL D	390 N 925 E		DECLO	ID	83323
RP10S24E017200	NEWCOMB, MARK	251 E 200 S		RUPERT	ID	83350
RP10S24E025510	OLSON, KIRT	202 E 400 S		BURLEY	ID	83318
RP10S24E021352	OSTERHOUT, GREGORY L	372 N 910 E		DECLO	ID	83323-5125
RP000440000070	OSTERHOUT, GREGORY L	372 N 910 E		DECLO	ID	83323
RP09S25E316250	OSTERHOUT, JAMIE D	419 N 1050 E		JACKSON	ID	83350
RP09S25E316200	OSTERHOUT, JAMIE DEAN	419 N 1050 E		JACKSON	ID	83350
RP10S24E024490	PATTERSON, ARNOLD F	351 NORTH SANDBAR		DECLO	ID	83323
RP09S24E359140	PECK, DUANE A	2200 GREENSBURG CIR		RENO	NV	89509-6842
RP10S24E010775	PERLEY, JACQUE	1003 EAST 400 NORTH		DECLO	ID	83323
RP09S24E369129	PERLEY, RUSSELL W, TRUSTEE	379 N 1020 E		DECLO	ID	83323
RP10S24E011000	PERLEY, RUSSELL W	379 N 1020 E		DECLO	ID	83323
RP10S24E011200	PERLEY, RUSSELL W	379 NO 1020 EAST		DECLO	ID	83323
RP10S24E010675	PERLEY, RUSSELL W FAMILY TRUST	379 N 1020 E		DECLO	ID	83323
RP10S24E010176	PERLEY, RUSSELL W, TRSTEE	379 N 1020 E		DECLO	ID	83323
RP10S24E011080	PERLEY, RUSSELL W, TRUSTEE	379 N 1020 E		DECLO	ID	83323
RP09S24E366980	PERLEY, RUSSELL W, TRUSTEE	379 N 1020 E		DECLO	ID	83323
RP09S24E368425	PERLEY, RUSSELL W, TRUSTEE	379 N 1020 E		DECLO	ID	83323
RP10S24E011375	PERLEY, RUSSELL W, TRUSTEE	379 N 1020 E		DECLO	ID	83323
RP10S25E060600	PKD PROPERTIES LC	1404 E 500 N		JACKSON	ID	83350
RP10S24E010000	PKD PROPERTIES LC	1404 E 500 N		JACKSON	ID	83350
RP09S24E369150	PRIDE, JAMIE	1020 EAST 400 NORTH		DECLO	ID	83323

JOHN THAIN CONDITIONAL USE APPLICATION -- 1 MILE RADIUS PROPERTY OWNERS CASSIA

This information is provided in regards to a public records request.

RP09S24E368412	PRIDE, JAMIE L	1020 E 400 N	DECLO	ID	83323
RP09S24E369102	PRIDE, JAMIE LYNN	1038 E 400 N	DECLO	ID	83323
RP10S24E021200	RASMUSSEN, JEFFREY R	377 NORTH 916 EAST	DECLO	ID	83323
RP000440000100	RASMUSSEN, JEFFREY R	377 N 916 E	DECLO	ID	83323
RP10S24E010951	RODGERS, PATRICK A	382 N 1020 E	DECLO	ID	83323
RP10S24E010960	RODGERS, PATRICK A	382 N 1020 E	DECLO	ID	83323
RP10S24E027700	SAMUELSON, LARRY W	328 N 950 E	DECLO	ID	83323
RP10S24E027202	SAMUELSON, LARRY W	328 N 950 E	DECLO	ID	83323
RP10S24E021500	SIMPSON, JOYE T	868 E 350 N	DECLO	ID	83323
RP10S24E024350	SIMPSON, JOYE T	868 E 350 N	DECLO	ID	83323
RP10S24E024402	SIMPSON, JOYE T	868 E 350 N	DECLO	ID	83323
RP10S24E024302	SIMPSON, JOYE T	868 E 350 N	DECLO	ID	83323
RP000440000003	SIMPSON, JOYE T	868 E 350 N	DECLO	ID	83323
RP000440000003	SIMPSON, JOYE T	868 E 350 N	DECLO	ID	83323
RP000440000040	SNEDAKER, JUSTIN R	386 N EAGLE WAY	DECLO	ID	83323
RP09S24E360000	T.L.D PROPERTIES LLC	1404 E 500 N	JACKSON	ID	83350
RP09S24E359104	THAIN, JOHN	948 EAST 400 NORTH	DECLO	ID	83323
RP09S24E359450	THAIN, JOHN	P.O. BOX 767	HEYBURN	ID	83336
RP10S24E027350	THOMPSON, KIMBERLY ELIZABETH	933 E 350 N	DECLO	ID	83323
	TLD PROPERTIES LLC & TALL TUCANO				
RP09S24E360800	PROPERTIES LLC 50%	1404 E 500 N	JACKSON	ID	83350
	TLD PROPERTIES LLC & TALL TUCANO				
RP09S24E360601	PROPERTIES LLC 50%	1404 E 500 N	JACKSON	ID	83350
RP10S24E010750	TORREZ, LYDIA	1007 EAST 400 NORTH	DECLO	ID	83323
RP10S24E025413	TURNER, BRIAN J	863 E 350 N	DECLO	ID	83323
RP10S24E025414	TURNER, BRIAN J	863 EAST 374 NORTH	DECLO	ID	83323
RP09S24E367355	TURNER, COLLEEN, L/E	978 E 450 N	JACKSON	ID	83350
RP09S24E364700	TURNER, COLLEEN, L/E	978 E 450 N	JACKSON	ID	83350
RP09S24E361502	TURNER, COLLEEN, L/E	978 E 450 N	JACKSON	ID	83350
RP09S24E366750	TURNER, COLLEEN, L/E	978 E 450 N	JACKSON	ID	83350
RP10S24E025660	TURNER, GARY L	3417 HILAND AVE	BURLEY	ID	83318
RP10S24E025456	TURNER, GARY L	3417 HILAND AVE	BURLEY	ID	83318
RP10S24E025485	TURNER, GARY L	3417 HILAND AVE	BURLEY	ID	83318
RP09S24E366608	TURNER, MICHAEL DALE	990 EAST 415 NORTH	DECLO	ID	83323
RP09S24E366610	TURNER, MICHAEL DALE	990 EAST 415 NORTH	DECLO	ID	83323
RP09S24E361800	TURNER, MITCHELL DALE	984 E 450 N	JACKSON	ID	83350
RP09S24E364600	TURNER, MITCHELL DALE	984 E 450 N	JACKSON	ID	83350
RP0004400000060	TURNER, RONALD J	374 N EAGLE WAY	DECLO	ID	83323
RP0004400000001	TURNER, RONALD J	374 N EAGLE WAY	DECLO	ID	83323
RP10S24E021364	WEBB, TODD BROWN	111 S YALE RD	DECLO	ID	83323
RP0004400000009	WEBB, TODD BROWN	111 S YALE RD	DECLO	ID	83323
RP09S25E314650	WICKEL LAND COMPANY LLP	PO BOX 219	DECLO	ID	83323

JOHN THAIN CONDITIONAL USE APPLICATION -- 1 MILE RADIUS PROPERTY OWNERS CASSIA

This information is provided in regards to a public records request.

RP000380000010	WILLIAMS, BRANDON	404 N 950 E	DECLO	ID	83323
RP09S24E359500	WILLIAMS, BRANDON	404 N 950 E	DECLO	ID	83323
RP10S24E021052	WRIGLEY, TYSON	353 E 700 S	BURLEY	ID	83318
RP10S24E024803	WRIGLEY, TYSON	353 E 700 S	BURLEY	ID	83318
RP000440000011	WRIGLEY, TYSON	353 E 700 S	BURLEY	ID	83318
RP10S24E021380	WRIGLEY, TYSON	353 E 700 S	BURLEY	ID	83318
RP10S24E021901	ZOLLINGER, CLAYNE S JR	364 NORTH 950 EAST	DECLO	ID	83323
RP10S24E022000	ZOLLINGER, CLAYNE S JR	364 N 950 E	DECLO	ID	83323



LOMC Application

Application ID: 5002711310728	Amendment
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Summary of Supporting Documents

Please use the back button on your browser or select the 'Close' button at the bottom of this screen to return to the Online LOMC home page.

General Information

LOMC Type	FEMA Case Number	Projected Due Date/Completion Date	Date Submitted	Information Submitted
LOMA	24-10-0445A	06/22/2024	04/23/2024	View Details

Community Information

Community ID	Community Name	County Name	State	Region
160041	CASSIA COUNTY *	Cassia County	ID	10

Documentation

File Name	Description	Date Uploaded
16286 LOMA Application.pdf	LOMA Application from land surveyor	04/23/2024 3:00:10 PM
16286simple.docx	Metes and Bounds description of property to be removed	04/23/2024 3:00:37 PM

Showing 1 to 2 of 2 entries [Previous](#) [Next](#)

Close

Online Letter of Map Change

LOMC Application

Application ID: 5002711310728	Amendment
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Summary of Supporting Documents

Please use the back button on your browser or select the 'Close' button at the bottom of this screen to return to the Online LOMC home page.

General Information

LOMC Type	FEMA Case Number	Projected Due Date/Completion Date	Date Submitted	Information Submitted
LOMA	24-10-0445A	06/22/2024	04/23/2024	View Details

Community Information

Community ID	Community Name	County Name	State	Region
160041	CASSIA COUNTY *	Cassia County	ID	10

Documentation

File Name	Description	Date Uploaded
16286 LOMA Application.pdf	LOMA Application from land surveyor	04/23/2024 3:00:10 PM
16286simple.docx	Metes and Bounds description of property to be removed	04/23/2024 3:00:37 PM

Showing 1 to 2 of 2 entries

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FEMA

NATIONAL FLOOD INSURANCE PROGRAM

LOMA APPLICATION

FOR

JOHN THAIN

**948 EAST 400 NORTH
DECLO, IDAHO 83323**

Desert West Land Surveys Job # 16286-24A1

April 23, 2024

DEPARTMENT OF HOMELAND SECURITY - FEDERAL EMERGENCY MANAGEMENT AGENCY
PROPERTY INFORMATION FORM

O.M.B. NO. 1660-0015
 Expires February 28, 2014

PAPERWORK BURDEN DISCLOSURE NOTICE

Public reporting burden for this data collection is estimated to average 1.63 hours per response. The burden estimate includes the time for reviewing instructions, searching existing data sources, gathering and maintaining the needed data, and completing and submitting the form. This collection is required to obtain or retain benefits. You are not required to respond to this collection of information unless a valid OMB control number is displayed on this form. Send comments regarding the accuracy of the burden estimate and any suggestions for reducing this burden to: Information Collections Management, Department of Homeland Security, Federal Emergency Management Agency, 1800 South Bell Street, Arlington, VA 20598-3005, Paperwork Reduction Project (1660-0015). **NOTE: Do not send your completed form to this address.**

This form may be completed by the property owner, property owner's agent, licensed land surveyor, or registered professional engineer to support a request for a Letter of Map Amendment (LOMA), Conditional Letter of Map Amendment (CLOMA), Letter of Map Revision Based on Fill (LOMR-F), or Conditional Letter of Map Revision Based on Fill (CLOMR-F) for existing or proposed, single or multiple lots/structures. In order to process your request, all information on this form must be completed *in its entirety*, unless stated as optional. **Incomplete submissions will result in processing delays.** Please check the item below that describes your request:

<input checked="" type="checkbox"/> LOMA	A letter from DHS-FEMA stating that an existing structure or parcel of land that has not been elevated by fill (natural grade) would not be inundated by the base flood.
<input type="checkbox"/> CLOMA	A letter from DHS-FEMA stating that a proposed structure that is not to be elevated by fill (natural grade) would not be inundated by the base flood if built as proposed.
<input type="checkbox"/> LOMR-F	A letter from DHS-FEMA stating that an existing structure or parcel of land that has been elevated by fill would not be inundated by the base flood.
<input type="checkbox"/> CLOMR-F	A letter from DHS-FEMA stating that a parcel of land or proposed structure that will be elevated by fill would not be inundated by the base flood if fill is placed on the parcel as proposed or the structure is built as proposed.

Fill is defined as material from any source (including the subject property) placed that raises the ground to or above the Base Flood Elevation (BFE). The common construction practice of removing unsuitable existing material (topsoil) and backfilling with select structural material is not considered the placement of fill if the practice does not alter the existing (natural grade) elevation, which is at or above the BFE. **Fill that is placed before the date of the first National Flood Insurance Program (NFIP) map showing the area in a Special Flood Hazard Area (SFHA) is considered natural grade.**

Has fill been placed on your property to raise ground that was previously below the BFE? Yes No If yes, when was fill placed? /
 month/year

Will fill be placed on your property to raise ground that is below the BFE? Yes* No If yes, when will fill be placed? /
 month/year

* If yes, Endangered Species Act (ESA) compliance must be documented to FEMA prior to issuance of the CLOMR-F determination (please refer page 4 to the MT-1 instructions).

1. Street Address of the Property (if request is for multiple structures or units, please attach additional sheet referencing each address and enter street names below): **948 E 400 N**

Declar ID 83323

2. Legal description of Property (Lot, Block, Subdivision or abbreviated description from the Deed):

***See Attached Warranty Deed Instrument No. 2012-001778**

3. Are you requesting that a flood zone determination be completed for (check one):

- Structures on the property? What are the dates of construction? _____ (MM/YYYY)
- A portion of land within the bounds of the property? (A certified metes and bounds description and map of the area to be removed, certified by a licensed land surveyor or registered professional engineer, are required. For the preferred format of metes and bounds descriptions, please refer to the MT-1 Form 1 Instructions.)
- The entire legally recorded property?

4. Is this request for a (check one):

- Single structure
- Single lot
- Multiple structures (How many structures are involved in your request? List the number: _____)
- Multiple lots (How many lots are involved in your request? List the number: _____)

In addition to this form (MT-1 Form 1), please complete the checklist below. ALL requests must include one copy of the following:

- Copy of the effective FIRM panel on which the structure and/or property location has been accurately plotted (property inadvertently located in the NFIP regulatory floodway will require Section B of MT-1 Form 3)
- Copy of the Subdivision Plat Map for the property (with recordation data and stamp of the Recorder's Office)
OR
- Copy of the Property Deed (with recordation data and stamp of the Recorder's Office), accompanied by a tax assessor's map or other certified map showing the surveyed location of the property relative to local streets and watercourses. The map should include at least one street intersection that is shown on the FIRM panel.
- Form 2 – Elevation Form. If the request is to remove the structure, and an Elevation Certificate has already been completed for this property, it may be submitted in lieu of Form 2. If the request is to remove the entire legally recorded property, or a portion thereof, the lowest lot elevation must be provided on Form 2.
- Please include a map scale and North arrow on all maps submitted.

For LOMR-Fs and CLOMR-Fs, the following must be submitted in addition to the items listed above:

- Form 3 – Community Acknowledgment Form

For CLOMR-Fs, the following must be submitted in addition to the items listed above:

- Documented ESA compliance, which may include a copy of an Incidental Take Permit, an Incidental Take Statement, a "not likely to adversely affect" determination from the National Marine Fisheries Service (NMFS) or the U.S. Fish and Wildlife Service (USFWS), or an official letter from NMFS or USFWS concurring that the project has "No Effect" on proposed or listed species or designated critical habitat. Please refer to the MT-1 instructions for additional information.

Please do not submit original documents. Please retain a copy of all submitted documents for your records.

DHS-FEMA encourages the submission of all required data in a digital format (e.g. scanned documents and images on Compact Disc [CD]). Digital submissions help to further DHS-FEMA's Digital Vision and also may facilitate the processing of your request.

Incomplete submissions will result in processing delays. For additional information regarding this form, including where to obtain the supporting documents listed above, please refer to the MT-1 Form Instructions located at http://www.fema.gov/plan/prevent/fhm/dl_mt-1.shtm.

Processing Fee (see instructions for appropriate mailing address; or visit http://www.fema.gov/fhm/frm_fees.shtm for the most current fee schedule)

Revised fee schedules are published periodically, but no more than once annually, as noted in the **Federal Register**. Please note: single/multiple lot(s)/structure(s) LOMAs are fee exempt. The current review and processing fees are listed below:

Check the fee that applies to your request:

- \$325 (single lot/structure LOMR-F following a CLOMR-F)
- \$425 (single lot/structure LOMR-F)
- \$500 (single lot/structure CLOMA or CLOMR-F)
- \$700 (multiple lot/structure LOMR-F following a CLOMR-F, or multiple lot/structure CLOMA)
- \$800 (multiple lot/structure LOMR-F or CLOMR-F)

Please submit the Payment Information Form for remittance of applicable fees. Please make your check or money order payable to:

National Flood Insurance Program.

All documents submitted in support of this request are correct to the best of my knowledge. I understand that any false statement may be punishable by fine or imprisonment under Title 18 of the United States Code, Section 1001.

Applicant's Name (required): John Thain

Mailing Address (required): PO Box 767
Heyburn, ID 83336

E-Mail Address (optional): By checking here you may receive correspondence electronically at the email address provided:

Company (if applicable):

Daytime Telephone No. (required): 208-484-7704

Fax No. (optional):

Date (required)

4-23-2024


Signature of Applicant (required)

DEPARTMENT OF HOMELAND SECURITY - FEDERAL EMERGENCY MANAGEMENT AGENCY
ELEVATION FORM

O.M.B. NO. 1660-0015
Expires February 28, 2014

PAPERWORK BURDEN DISCLOSURE NOTICE

Public reporting burden for this data collection is estimated to average 1.25 hours per response. The burden estimate includes the time for reviewing instructions, searching existing data sources, gathering and maintaining the needed data, and completing and submitting the form. This collection is required to obtain or retain benefits. You are not required to respond to this collection of information unless a valid OMB control number is displayed on this form. Send comments regarding the accuracy of the burden estimate and any suggestions for reducing this burden to: Information Collections Management, Department of Homeland Security, Federal Emergency Management Agency, 1800 South Bell Street, Arlington, VA 20598-3005, Paperwork Reduction Project (1660-0015). **NOTE: Do not send your completed form to this address.**

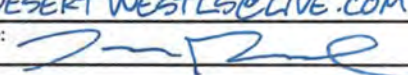
This form must be completed for requests and must be completed and signed by a registered professional engineer or licensed land surveyor. A DHS - FEMA National Flood Insurance Program (NFIP) Elevation Certificate may be submitted in lieu of this form for single structure requests.

For requests to remove a structure on natural grade OR on engineered fill from the Special Flood Hazard Area (SFHA), submit the lowest adjacent grade (the lowest ground touching the structure), **including an attached deck or garage**. For requests to remove an entire parcel of land from the SFHA, provide the lowest lot elevation; or, if the request involves an area described by metes and bounds, provide the lowest elevation within the metes and bounds description. All measurements are to be rounded to nearest tenth of a foot. In order to process your request, all information on this form must be completed **in its entirety**. **Incomplete submissions will result in processing delays.**

1. NFIP Community Number: **160041 0125 B** Property Name or Address: **948 E 400 N**
Decla, ID 83323
2. Are the elevations listed below based on existing or proposed conditions? (Check one)
3. For the existing or proposed structures listed below, what are the types of construction? (check all that apply)
 crawl space slab on grade basement/enclosure other (explain) **N/A**
4. Has DHS - FEMA identified this area as subject to land subsidence or uplift? (see instructions) Yes No
If yes, what is the date of the current re-leveling? / (month/year)
5. What is the elevation datum? NGVD 29 NAVD 88 Other (explain)
If any of the elevations listed below were computed using a datum different than the datum used for the effective Flood Insurance Rate Map (FIRM) (e.g., NGVD 29 or NAVD 88), what was the conversion factor?
Local Elevation +/- ft. = FIRM Datum
6. Please provide the Latitude and Longitude of the most upstream edge of the **structure** (in decimal degrees to the nearest fifth decimal place):
Indicate Datum: WGS84 NAD83 NAD27 Lat. **N/A** Long. **N/A**
Please provide the Latitude and Longitude of the most upstream edge of the **property** (in decimal degrees to the nearest fifth decimal place):
Indicate Datum: WGS84 NAD83 NAD27 Lat. **42.592483°** Long. **-113.609249°**

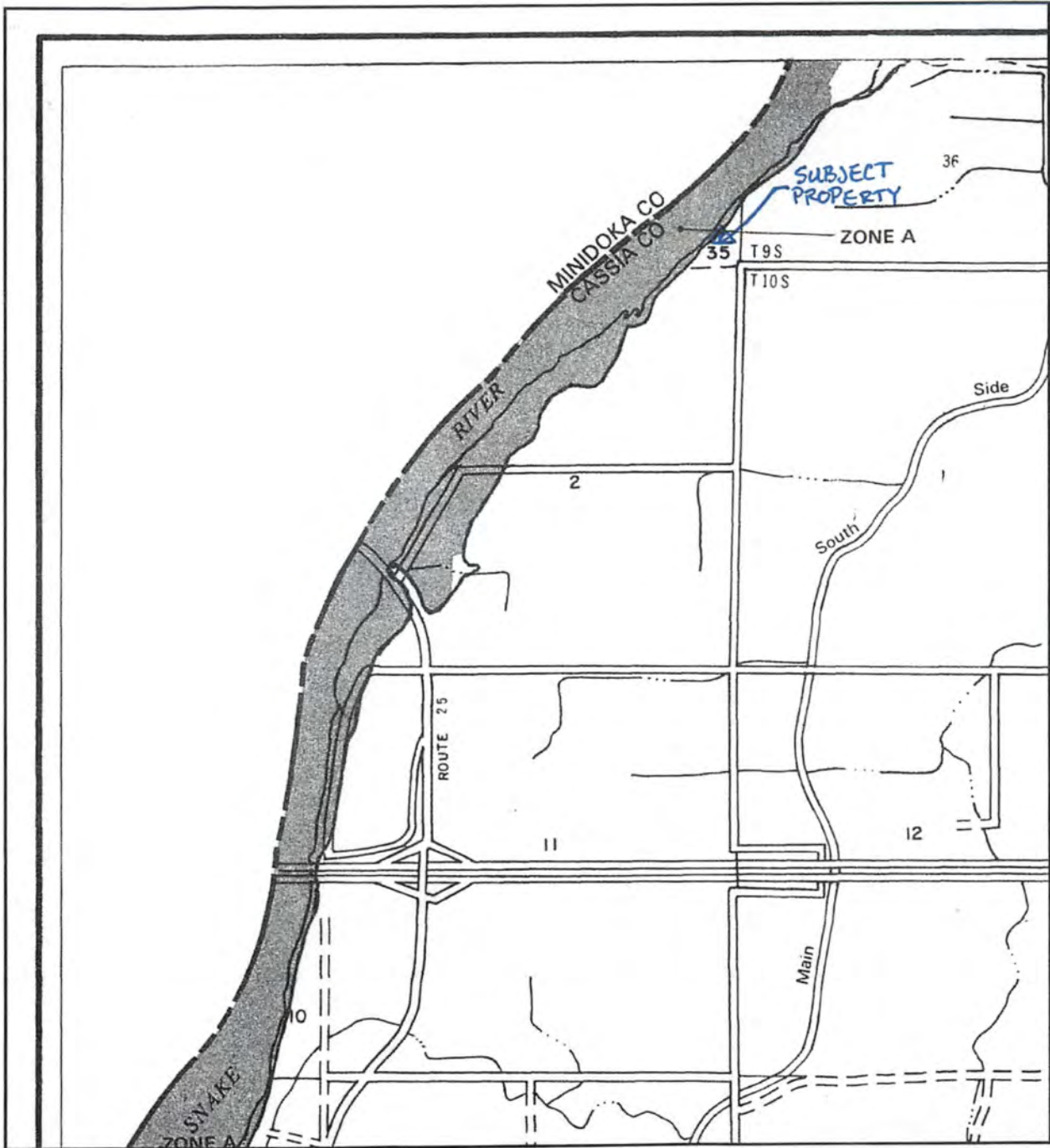
Address	Lot Number	Block Number	Lowest Lot Elevation*	Lowest Adjacent Grade To Structure	Base Flood Elevation	BFE Source
948 E 400 N	N/A	N/A		N/A	NONE	N/A

This certification is to be signed and sealed by a licensed land surveyor, registered professional engineer, or architect authorized by law to certify elevation information. All documents submitted in support of this request are correct to the best of my knowledge. I understand that any false statement may be punishable by fine or imprisonment under Title 18 of the United States Code, Section 1001.

Certifier's Name: Trevor Reno	License No.: 15351	Expiration Date: 02/28/2025
Company Name: Desert West Land Surveys	Telephone No.: 208-678-7112	
Email: DESERTWESTLS@LIVE.COM	Fax No. N/A	
Signature: 	Date: 04/23/2024	



* For requests involving a portion of property, include the lowest ground elevation within the metes and bounds description.
Please note: If the Lowest Adjacent Grade to Structure is the only elevation provided, a determination will be issued for the structure only.



2000 APPROXIMATE SCALE 0 2000 FEET



NATIONAL FLOOD INSURANCE PROGRAM

FIRM
FLOOD INSURANCE RATE MAP

CASSIA COUNTY,
IDAHO
(UNINCORPORATED AREAS)

PANEL 125 OF 775
(SEE MAP INDEX FOR PANELS NOT PRINTED)

COMMUNITY-PANEL NUMBER
160041 0125 B

EFFECTIVE DATE:
AUGUST 15, 1983



Federal Emergency Management Agency

This is an official FIRMette showing a portion of the above-referenced flood map created from the MSC FIRMette Web tool. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For additional information about how to make sure the map is current, please see the Flood Hazard Mapping Updates Overview Fact Sheet available on the FEMA Flood Map Service Center home page at <http://msc.fema.gov>.

RECORD TO THE OFFICE OF THE
DESERT WEST LAND SURVEYS
 FILE # **280**
 Oct 2 4 14 P^M 1990
 CASSIA COUNTY, IDAHO
 FRANKS & CHENNS
 FEE \$100

PROPERTY DESCRIPTION - PARCEL 2

Part of Lot 1 of Section 35 of Township 9 South, Range 24 East of the Boise Meridian, Cassia County, State of Idaho.
 Beginning at the SE corner of Section 35 of T.9 S., R.24 E., B.M. said corner marked by a 3" CASSIA COUNTY survey cap; Thence N 43°44'35" W for 34.38 feet to a 1/2" rebar; Thence N 0°03'27" E for 404.20 feet to a 1/2" rebar which shall be the Point of Beginning;

Thence S 89°56'12" W for 347.39 feet to a 1/2" rebar;
 Thence S 89°56'13" W for 45.00 feet to the high water line of the Snake River;
 Thence N 38°04'01" E along said high water line for 635.39 feet to a point;
 Thence S 36°07'52" E for 30.00 feet to a 1/2" rebar;
 Thence S 38°07'54" E for 259.59 feet to the Point of Beginning.

Contains 1.125 acre more or less and is subject to an access easement described as follows:
 Beginning at the SE corner of Section 35 of T.9 S., R.24 E., B.M. said corner marked by a 3" CASSIA COUNTY survey cap; Thence N 43°44'35" W for 34.38 feet to a 1/2" rebar; Thence N 0°03'27" E for 404.20 feet to a 1/2" rebar which shall be the Point of Beginning;
 Thence S 89°56'13" W for 15.00 feet to a point;
 Thence S 0°03'27" W for 19.15 feet to a point;
 Thence S 38°07'54" E for 74.12 feet to the Point of Beginning.

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE FOLLOWING DESCRIBED PROPERTY lying in part of Section 35 of T.9 S., R.24 E. and in part of Section 2 of T.10 S., R.24 E.;
 Beginning at the SE corner of Section 35 of T.9 S., R.24 E., B.M. said corner marked by a 3" CASSIA COUNTY survey cap which shall be the Point of Beginning;
 Thence S 0°00'00" W along section line for 21.69 feet to a point;
 Thence N 43°44'35" W for 56.07 feet to a point;
 Thence N 0°03'27" W for 429.16 feet to a point;
 Thence S 30°07'54" E for 24.32 feet to a 1/2" rebar;
 Thence S 0°03'27" E for 404.20 feet to a 1/2" rebar;
 Thence S 43°44'35" E for 34.38 feet to the Point of Beginning.

PROPERTY DESCRIPTION - PARCEL 1

Part of Lot 1 of Section 35 of Township 9 South, Range 24 East of the Boise Meridian, Cassia County, State of Idaho.

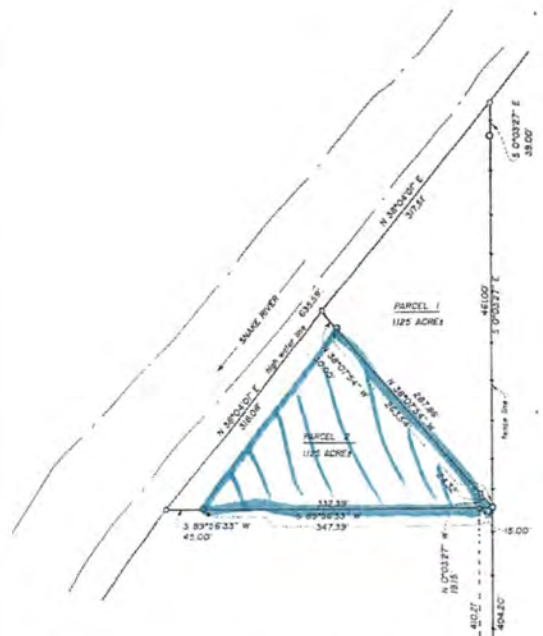
Beginning at the SE corner of Section 35 of T.9 S., R.24 E., B.M. said corner marked by a 3" CASSIA COUNTY survey cap; Thence N 43°44'35" W for 34.38 feet to a 1/2" rebar; Thence N 0°03'27" W for 404.20 feet to a 1/2" rebar which shall be the Point of Beginning;

Thence N 38°07'54" W for 259.59 feet to a 1/2" rebar;
 Thence N 30°07'54" W for 30.90 feet to the high water line of the Snake River;
 Thence N 38°04'01" E along said high water line for 317.51 feet to a point;
 Thence S 0°03'27" E for 39.00 feet to a 1/2" rebar;
 Thence S 0°03'27" E for 461.90 feet to the Point of Beginning.

Contains 1.125 acre more or less TOGETHER WITH an access easement over and across the following described property lying in part of Section 35 of T.9 S., R.24 E. and in part of Section 2 of T.10 S., R.24 E.:

Beginning at the SE corner of Section 35 of T.9 S., R.24 E., B.M. said corner marked by a 3" CASSIA COUNTY survey cap which shall be the Point of Beginning;

Thence S 0°00'00" W along section line for 21.69 feet to a point;
 Thence N 43°44'35" W for 56.07 feet to a point;
 Thence N 0°03'27" W for 429.16 feet to a point;
 Thence S 30°07'54" E for 24.32 feet to a 1/2" rebar;
 Thence S 0°03'27" E for 404.20 feet to a 1/2" rebar;
 Thence S 43°44'35" E for 34.38 feet to the Point of Beginning.



PROPERTY DESCRIPTION - PARCEL 1 & 2 COMBINED

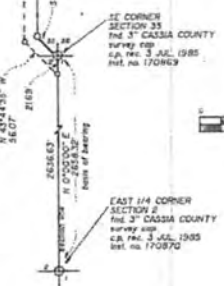
Part of Lot 1 of Section 35 of Township 9 South, Range 24 East of the Boise Meridian, Cassia County, State of Idaho.

Beginning at the SE corner of Section 35 of T.9 S., R.24 E., B.M. said corner marked by a 3" CASSIA COUNTY survey cap; Thence N 43°44'35" W for 34.38 feet to a 1/2" rebar; Thence N 0°03'27" W for 404.20 feet to a 1/2" rebar which shall be the Point of Beginning;

Thence S 89°56'13" W for 347.39 feet to a 1/2" rebar;
 Thence S 89°56'13" W for 45.00 feet to the high water line of the Snake River;
 Thence N 38°04'01" E along said high water line for 635.39 feet to a point;
 Thence S 0°03'27" E for 39.00 feet to a 1/2" rebar;
 Thence S 0°03'27" E for 461.90 feet to the Point of Beginning.

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE FOLLOWING DESCRIBED PROPERTY lying in part of Section 35 of T.9 S., R.24 E. and in part of Section 2 of T.10 S., R.24 E.:

Beginning at the SE corner of Section 35 of T.9 S., R.24 E., B.M. said corner marked by a 3" CASSIA COUNTY survey cap which shall be the Point of Beginning;
 Thence S 0°00'00" W along section line for 21.69 feet to a point;
 Thence N 43°44'35" W for 56.07 feet to a point;
 Thence N 0°03'27" W for 429.16 feet to a point;
 Thence S 30°07'54" E for 24.32 feet to a 1/2" rebar;
 Thence S 0°03'27" E for 404.20 feet to a 1/2" rebar;
 Thence S 43°44'35" E for 34.38 feet to the Point of Beginning.



NOTE
 O - SET IRON PIN (1/2" x 24" rebar) with 1.5 in. attached
 X - NO CORNER SET
 OTHER SURVEY CONTROL FOUND OR SET AS NOTED

T.9 S., R.24 E., B.M.
 CASSIA COUNTY, IDAHO

CERTIFICATE OF SURVEY

I, Steven C. Pearson, a Registered Professional Land Surveyor, Idaho License No. 3625, do hereby certify that this Record of Survey map has been prepared from a survey made on the ground under my supervision and that this map is an accurate representation of said survey.

PROPERTY SURVEY
 for
LEE LESLIE & DON DUFFIN

DESERT WEST LAND SURVEYS	
1751 Overland Ave.	Burley Idaho 83318
REG. NO: 2004-0081	EXPIRES: 1/1/98
DATE: 13 SEPT 1990	CHECKED BY:
© 1990 DESERT WEST LAND SURVEYS	PHONE: 200-670-7118



Re-Recorded to Correct County

CASSIA COUNTY

Recorded for:
LAND TITLE AND ESCROW
3:18:56 pm 04-25-2012
2012-001778

No. Pages: 3 Fee: \$16.00
JOSEPH W. LARSEN
County Clerk
Deputy: THERESA

For Value Received

WARRANTY DEED

CASSIA COUNTY

Recorded for:
LAND TITLE AND ESCROW
4:29:03 pm 03-20-2012
2012-001182

No. Pages: Fee: \$16.00
JOSEPH W. LARSEN
County Clerk
Deputy: THERESA

#49064

DALE LEE LESLIE, a married man contracting with his sole and separate property

Hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto

JOHN THAIN and SHERIE THAIN, husband and wife as community property with right of survivorship

Mailing Address: 948 East 400N Declo, ID 83323

Hereinafter called the Grantee, the following described premises situated in ~~83323~~ ^{CASSIA} County, Idaho, to-wit:

See Attached Exhibit "A"

TOGETHER WITH all water and water rights, ditches and ditch rights used thereon or appurtenant thereto.

SUBJECT TO:

All reservations in patents or deeds in the chain of title.

Taxes for 2012 and subsequent years.

Assessments of the Minidoka Irrigation District and the rights and powers of said District as by law provided.

Access Easement contained in Warranty Deed from Bruce B. Turner and Lila H. Turner, husband and wife, to Lee Leslie, a single man, dated April 11, 1991 and recorded April 15, 1991 as Instrument No. 212917 on Film No. 224, records of Cassia County, Idaho.

Effects of Joint Use And Maintenance Agreement, dated February 23, 1994 and recorded February 23, 1994 as Instrument No. 229381 on Film No. 253, records of Cassia County, Idaho.

TO HAVE AND TO HOLD, the said premises, with their appurtenances unto the said Grantee and to the successors heirs and assigns of the Grantee forever. The Grantor does hereby covenant to and with the said Grantee, that the Grantor is the owner in fee simple of said premises; that they are free from all incumbrances except as above described and that Grantor will warrant and defend the same from all lawful claims whatsoever.

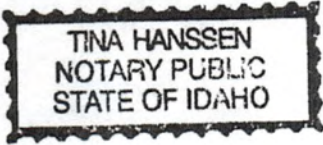
Dated: March 20, 2012



DALE LEE LESLIE

STATE OF IDAHO)
) ss.
COUNTY OF CASSIA)

On this 20 day of March, 2012, before me, the undersigned, a Notary Public in and for said State, personally appeared DALE LEE LESLIE, known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.



Tina Hansen
Notary Public
Residing at: *Rupert, ID*
My Commission expires *05/07/15*

EXHIBIT "A"

PARCEL NO. 1:
TOWNSHIP 9 SOUTH, RANGE 24 EAST OF THE BOISE MERIDIAN,
CASSIA COUNTY, IDAHO

Section 35: Part of Lot 1, more particularly described as follows:

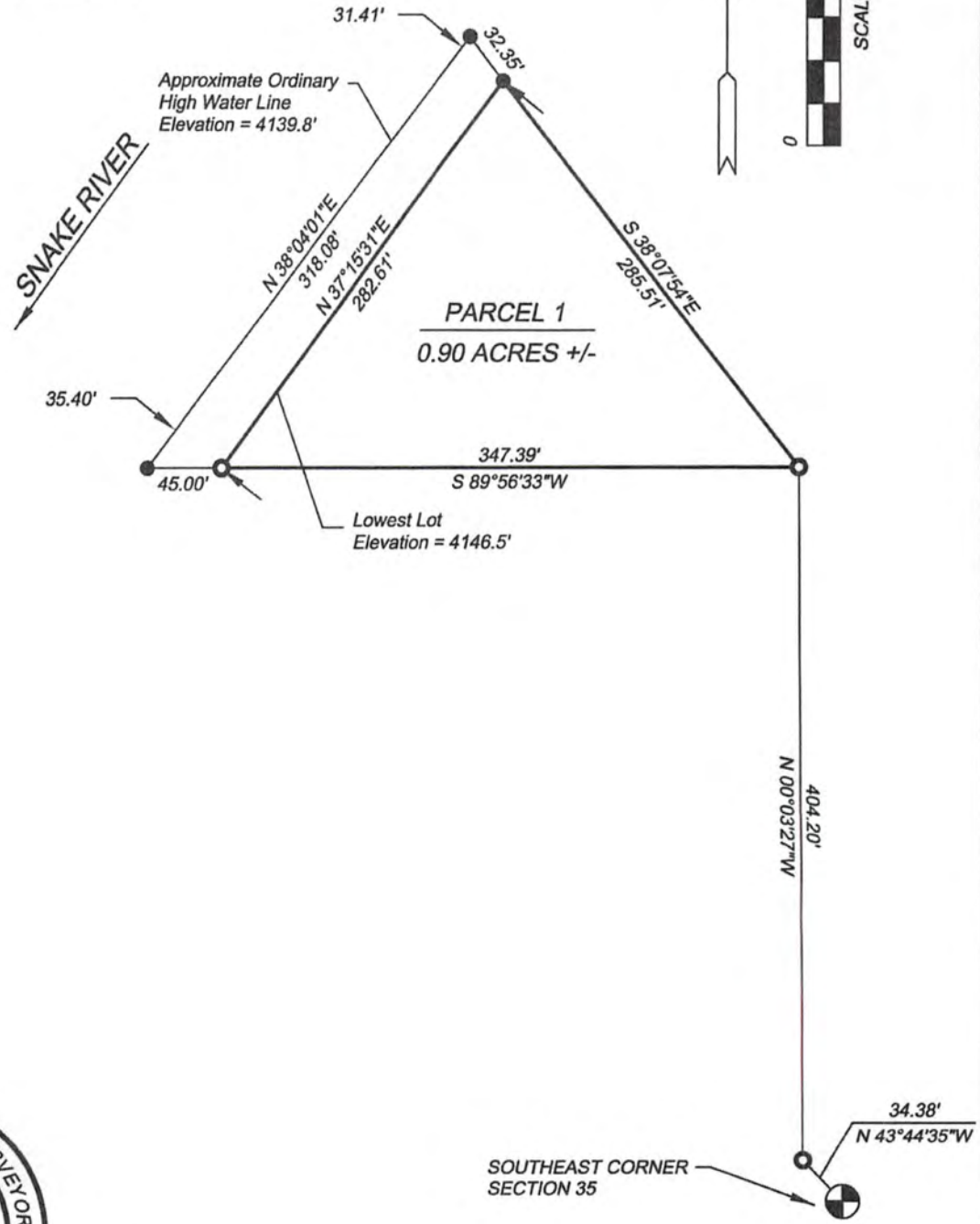
Beginning at the Southeast corner of said Section 35, said corner marked by a 3 inch Cassia County survey cap; Thence North 43°44'35" West for 34.38 feet to a ½ inch rebar; Thence North 0°03'27" West for 404.20 feet to a ½ inch rebar which shall be the Point of Beginning;
Thence South 89°56'33" West for 347.39 feet to a ½ inch rebar;
Thence South 89°56'33" West for 45.00 feet to the high water line of the Snake River;
Thence North 38°04'01" East along said high water line for 318.08 feet to a point;
Thence South 38°07'54" East for 30.00 feet to a ½ inch rebar;
Thence South 38°07'54" East for 287.86 feet to the Point of Beginning.

PARCEL NO. 2:
An Easement for ingress and egress over and across the following described property lying in part of Section 35, Township 9 South, Range 24 East of the Boise Meridian, and in part of Section 2 of Township 10 South, Range 24 East of the Boise Meridian, Cassia County, Idaho, to-wit:

Beginning at the Southeast corner of Section 35, Township 9 South, Range 24 East of the Boise Meridian, said corner marked by a 3 inch Cassia County survey cap which shall be the Point of Beginning;
Thence South 0°00'00" West along section line for 21.69 feet to a point;
Thence North 43°44'35" West for 56.07 feet to a point;
Thence North 0°03'27" West for 410.12 feet to a point;
Thence North 89°56'33" East for 15.00 feet to a ½ inch rebar;
Thence South 0°03'27" East for 404.20 feet to a ½ inch rebar;
Thence South 43°44'35" East for 34.38 feet to the Point of Beginning.

**LOMA EXHIBIT FOR
JOHN THAIN**

SECTION 35
T. 9 S., R. 24 E., B.M.
CASSIA COUNTY, IDAHO



DESERT WEST LAND SURVEYS, P.C.

JOB NO: 16286-24A1 DATE: APRIL 23, 2024
2020 OVERLAND AVENUE BURLEY, IDAHO 83318

Desert West Land Surveys

2020 Overland Ave.
Burley, Idaho 83318



JOB # 16286-24A1

PARCEL 1

L E G A L D E S C R I P T I O N

Part of Gov't Lot 1 of Section 35 in Township 9 South, Range 24 East of the Boise Meridian, Cassia County, State of Idaho.

Commencing at the Southeast Corner of Section 35 in T.9 S., R.24 E., B.M.; Thence North 43 degrees 44 minutes 35 seconds West for a distance of 34.38 feet; Thence North 00 degrees 03 minutes 27 seconds West for a distance of 404.20 feet to the Point of Beginning;

THENCE South 89 degrees 56 minutes 33 seconds West for a distance of 347.39 feet;

THENCE North 37 degrees 15 minutes 31 seconds East for a distance of 282.61 feet;

THENCE South 38 degrees 07 minutes 54 seconds East for a distance of 285.51 feet to the Point of Beginning.

Said property contains 0.90 acres more or less.



RP09S24E359140
949 E 400 NORTH, DECLD, ID 83323

RP09S24E359104

FP09S24E359130

948 E 400 NORTH, DECLD, ID 83323

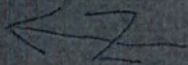
RP08S24E359500

RP000380000010

404 N 950 E, DECLD, ID 83323

RP000380000020

SUBJECT
PROPERTY



*** Proof of Publication

Twin Falls Times-News
132 Fairfield St W, Twin Falls, Idaho 83301

SHERRI DAVIS, being duly sworn, deposes and says: That she is the Principal Clerk of the Times-News, a daily newspaper printed and published at Twin Falls, Twin Falls County, State of Idaho, and having a general circulation therein, and which said newspaper has been continuously and uninterruptedly published in said County during a period of twelve consecutive months prior to the first publication of the notice, a copy of which is attached hereto: that said notice was published in the Times-News, in conformity with Section 60-108, Idaho Code, as amended, for:

1 Insertions

JOHN THAIN

948 EAST 400 NORTH
DECLO ID 83323

ORDER NUMBER 150989

Sherrri Davis

(Legals Clerk)

STATE OF IDAHO)
) SS
COUNTY OF TWIN FALLS)

On this 6 day of May in the year of 2024 before me, a Notary Public, personally appeared before me Sherri Davis known or identified to me to be the person whose name subscribed to the within instrument, and being by first duly sworn, declared that the statements therein are true, and acknowledged to me that she executed the same.

Morgan Shindle
Notary Public FOR Idaho
Residing at: Twin Falls, Idaho
My Commission expires: 11/20/2029



Section: Legals
Category: 50 Legal
PUBLISHED ON: 05/04/2024

TOTAL AD COST: 191.87
FILED ON: 5/6/2024

NOTICE OF HEARING
BEFORE CASSIA COUNTY PLANNING AND ZONING
COMMISSION
#2024-06-CU

NOTICE IS HEREBY GIVEN: that a hearing will be held on Thursday, the 20th day of June, 2024, beginning at the hour of three (3) o'clock P.M., in the Cassia County Courthouse, 1459 Overland Avenue, Room 206, (See note at the end of this notice regarding room accessibility) Burley, Idaho 83318, before the Cassia County Planning & Zoning Commission on the application of:

Applicant and Property Owner: John and Sherie Thain, 948 E 400 N, Declo, Idaho 83323 regarding an application for a Conditional Use Permit, which application was received by the County on the 22nd day of April, 2024. The Nature of the Proposed Conditional Use is: Residential.

The property is located on lands at: 948 E 400 N, Declo, Idaho 83323
Such lands are located within the Residential Agricultural Zone. Pursuant to the Cassia County Zoning Ordinance a Conditional Use Permit is required for development in said zone.

The applicant/representative will appear at this hearing to provide to the Cassia County Planning & Zoning Commission all the information required for issuance of an amendment to their conditional use permit for the proposed use under the Cassia County Zoning Ordinance, before such permit can be issued.

A copy of the Conditional Use Permit and information concerning the hearing process is available for review by the public at the office of the Zoning Administrator, Room 210 of the Cassia County Courthouse, 1459 Overland Ave., Burley, Idaho, prior to the hearing. All other interested persons are invited to attend the hearing on the question of issuance of the requested conditional use permit. Such other interested person are advised that in order to participate in the hearing, the following regulations apply:

A. Written Statements of Support or Objection: All persons to whom notice is mailed shall be advised in that notice that they and others who can establish that their substantial rights would be affected by the approval or denial of the permit may file written objections or supporting statements with the planning and zoning commission secretary, 1459 Overland Ave. Rm. 210, Burley, ID 83318, no later than ten (10) days prior to the hearing setting forth in that writing that person's support or objection to the issuance of the new conditional use permit.

1. Written objections shall set forth each requirement of law (local, state or federal) which the objecting party believes the conditional permit would violate.

2. Written statements shall also set forth either that the part making the statement owns property within:

- one (1) mile of any external boundaries of the conditional use permit site described in the application, or
- in the designated Areas of City Impact only, within three hundred feet (300') of any external boundaries of the conditional use permit site described in the application and/or otherwise setting forth the substantial rights that would be affected by the approval or denial of the permit.

3. Additionally, any part desiring to file any documents(s) exceeding one (1) one-sided, 8 1/2" x 11" sized page, shall file such document(s) at least 10 days prior to the hearing, with the planning and zoning commission secretary. The planning and zoning commission reserves the right to reject any proffered documentation that violates the intent of this regulation.

B. Providing Testimony at the Public Hearing: Any person who files a statement in support or objection to the issuance of the new conditional use permit shall indicate in such statement whether or not such person desires to testify at the hearing.

1. Prior to the hearing the planning and zoning commission shall determine which of those persons who desire to testify will be permitted to testify at the hearing.

2. All statements of support of objection shall be made a part of the record at the hearing, but no person except the applicant shall be permitted to testify at the hearing unless they have previously filed a written statement of support for or objection to the issuance of the permit.

DATED this 29th day of April, 2024.

Applicant Signature:
Notice of Hearing Cassia County Idaho
Applicant Printed Name: John Thain
NOTICE REGARDING ACCESSIBILITY TO HEARING ROOM: Cassia County Courthouse is undergoing a renovation project on the elevator. Renovation is scheduled to begin on or about May 28, 2024 and will extend six (6) weeks or longer. This may impact accessibility to the hearing room for this matter. To provide accessibility accommodation, the hearing will be presented on a Zoom format.

Zoom Link to join the June 20, 2024 Planning & Zoning Meeting:
<https://us02web.zoom.us/j/8670185703?pwd=MzBHTVQxYVRvOGtZakxzOFU4d0crZz09&omn=88432415591>
Meeting ID: 867 018 5703 Passcode: PZ06202024
The Zoom link will also be published on the Planning and Zoning Commission Agenda for this matter in the event that the elevator is still not operable for this hearing. If you have any questions in this regard, please call the Zoning Office at 1-208-878-7302 or email the Zoning Office at pzoning@cassia.gov
Publish: May 4, 2024