



Cassia County Planning & Zoning Commission

EXHIBIT LIST

Application Number: 2024-14-CU

Applicant: Heidi Cranney

Property Owner: Arden & Heidi

Cranney Hearing: **April 17, 2025**

1. Conditional Use Application
2. Legal Descriptions
3. Narrative
4. Event Venue Narrative / Occupancy Load
5. Vicinity Sketches
Checklist for requirement needed for Special Event Center or Facility
 - a. Property setbacks / Venue Setbacks
 - b. Parking and Loading area
 - c. Traffic Access / Circulation Plan
 - e, f, j. Open spaces and landscaping
 - g. Refuse and Service Area
 - h. k. Utilities, signs, yards and lighting
6. Weed Plan
7. Notice to Political Subdivisions
 - a) Oakley Canal Company ☒ Received
 - b) Oakley Fire and Rescue ☒ Received
 - c) Oakley Highway District
 - d) Electric Company
 - e) Cassia School District
 - f) South Central Health District
8. 1 Mile Property Owners
9. Cassia County Building Official Review
10. AFFIDAVITS: Notice of Hearing, Certificate of Mailing, List of Property Owner mailed to, Affidavit of Posting, Affidavit of Publication.
11. Departmental Report
12. Aerial Maps, TOPO

NOV 12 2024

Cassia County Zoning & Building Department | 1459 Overland Ave. Rm. 210 | P: 208.878.7302

Email: pzoning@cassia.gov

www.cassia.gov

EXHIBIT
1



Conditional Use Permit Application

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: Heidi Cranney
Address: 250 w 1545 s
City: Oakley
State: Idaho Zip: 83346
Contact Phone # 208-300-0069
Email: hcranney91@gmail.com

Property Owner of Record (Attach additional pages if Necessary)

Name: Arden and Heidi Cranney
Address: 250 w 1545 s
City: Oakley
State: Idaho Zip: 83346
Contact Phone # 208-300-0069
Email: hcranney91@gmail.com

Property Information:

Location of Property: 250 w 1545 s Oakley, ID 83346

Parcel Number(s): RRP13S22S114210

Legal Description of Property: (Attach if Necessary): Attached

Existing Use of Property: Personal property and equine center.

Current Zoning District of the premises: Multiple Use

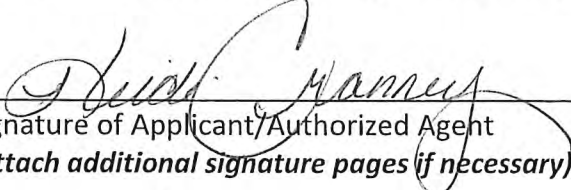
Description of Proposed Conditional Use:

Event Venue for public and private gatherings. I would like to obtain an Event Venue Permit.

If an Event Venue permit has not been established by the county at the present time, I will be asking to obtain an Exhibition Hall permit, by way of the definition: a large hall for holding exhibitions or a large room for gatherings.

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)

11-14-24

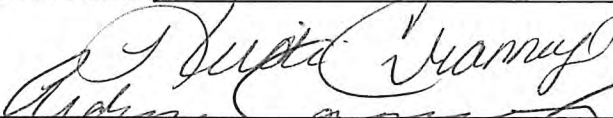
Date

Printed Name: Heidi Cranney


Signature of Property Owner

11-14-24
Date

Printed Name: Arden Cranney


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

11-14-24

11-14-24
Date

Printed Name: Heidi Cranney & Arden Cranney

For Office Use Only:

Date Application Lodged: 11-12-2024 By: Kadams
Fee \$600.00 Paid: \$ 600.00 Check # Credit Card: X
Application # 2024-14-CU

11-12-2024
16:19:29

CASSIA COUNTY ZONING/BUILDING Receipt #: 2-08724
Received by: KARLA

Received From: HEIDI CRANNEY

Received On: 11-12-2024

In the form of Credit Card

| <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 HEIDI CRANNEY

EXHIBIT**2**

June 28, 2021
JOB # 14622-19C1
ARDEN & HEIDI CRANNEY SURVEY

PARCEL 1

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

Part of the S $\frac{1}{2}$ N $\frac{1}{4}$ of Section 11 in Township 13 South, Range 22 East of the Boise Meridian, Cassia County, State of Idaho.

Beginning at the Northwest Corner of the S $\frac{1}{2}$ NW $\frac{1}{4}$ of Section 11 in T.13 S., R.22 E., B.M. said corner marked by a $\frac{3}{8}$ " rebar; Thence South 88 degrees 59 minutes 41 seconds East along the north line of the S $\frac{1}{2}$ NW $\frac{1}{4}$ for a distance of 1748.76 feet to a $\frac{1}{2}$ " rebar which shall be the Point of Beginning;

THENCE South 88 degrees 59 minutes 41 seconds East along said 1/16 section line for a distance of 93.24 feet to a $\frac{1}{2}$ " rebar;

THENCE South 35 degrees 44 minutes 14 seconds East (Southeasterly, Rec.) for a distance of 612.04 feet to a $\frac{1}{2}$ " rebar;

THENCE South 00 degrees 04 minutes 08 seconds West (South, Rec.) for a distance of 560.00 feet to a $\frac{1}{2}$ " rebar on the northerly right of way of Land Ranch Road;

THENCE South 54 degrees 35 minutes 43 seconds West along said right of way for a distance of 372.38 feet to a $\frac{1}{2}$ " rebar;

THENCE North 24 degrees 00 minutes 19 seconds East for a distance of 252.75 feet to a $\frac{1}{2}$ " rebar;

THENCE North 11 degrees 37 minutes 38 seconds East for a distance of 107.76 feet to a $\frac{1}{2}$ " rebar;

THENCE North 01 degrees 38 minutes 30 seconds East for a distance of 392.32 feet to a $\frac{1}{2}$ " rebar;

THENCE North 12 degrees 27 minutes 30 seconds West for a distance of 108.30 feet to a $\frac{1}{2}$ " rebar;

THENCE North 28 degrees 56 minutes 44 seconds West for a distance of 187.23 feet to a $\frac{1}{2}$ " rebar;

THENCE North 35 degrees 35 minutes 39 seconds West for a distance of 287.18 feet to a $\frac{1}{2}$ " rebar;

THENCE North 01 degrees 33 minutes 42 seconds West for a distance of 42.49 feet to the Point of Beginning.

Said property contains 4.28 acres more or less and is subject to any easements or right of ways, existing or of record.

PREPARED BY:

Desert West Land Surveys 2020 Overland Ave. Burley, Idaho 83318

June 28, 2021
JOB # 14622-19C1
ARDEN & HEIDI CRANNEY SURVEY



PARCEL 2 (Includes Parcel 1)

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

Part of the S $\frac{1}{2}$ N $\frac{1}{2}$ of Section 11 in Township 13 South, Range 22 East of the Boise Meridian, Cassia County, State of Idaho.

Beginning at the Northwest Corner of the S $\frac{1}{2}$ NW $\frac{1}{4}$ of Section 11 in T.13 S., R.22 E., B.M. said corner marked by a $\frac{3}{8}$ " rebar; Thence South 88 degrees 59 minutes 41 seconds East along the north line of the S $\frac{1}{2}$ NW $\frac{1}{4}$ for a distance of 1748.76 feet to a $\frac{1}{2}$ " rebar which shall be the Point of Beginning;

THENCE South 88 degrees 59 minutes 41 seconds East along said 1/16 section line for a distance of 892.40 feet to a $\frac{3}{8}$ " rebar at the Northeast Corner of the S $\frac{1}{2}$ NW $\frac{1}{4}$;

THENCE South 89 degrees 00 minutes 29 seconds East along the north line of the S $\frac{1}{2}$ NE $\frac{1}{4}$ for a distance of 44.65 feet to a $\frac{1}{2}$ " rebar;

THENCE South 35 degrees 24 minutes 17 seconds East for a distance of 567.24 feet to a $\frac{1}{2}$ " rebar on the northerly right of way of Land Ranch Road;

THENCE South 54 degrees 35 minutes 43 seconds West along said right of way for a distance of 1372.91 feet to a $\frac{1}{2}$ " rebar;

THENCE North 24 degrees 00 minutes 19 seconds East for a distance of 252.75 feet to a $\frac{1}{2}$ " rebar;

THENCE North 11 degrees 37 minutes 38 seconds East for a distance of 107.76 feet to a $\frac{1}{2}$ " rebar;

THENCE North 01 degrees 38 minutes 30 seconds East for a distance of 392.32 feet to a $\frac{1}{2}$ " rebar;

THENCE North 12 degrees 27 minutes 30 seconds West for a distance of 108.30 feet to a $\frac{1}{2}$ " rebar;

THENCE North 28 degrees 56 minutes 44 seconds West for a distance of 187.23 feet to a $\frac{1}{2}$ " rebar;

THENCE North 35 degrees 35 minutes 39 seconds West for a distance of 287.18 feet to a $\frac{1}{2}$ " rebar;

THENCE North 01 degrees 33 minutes 42 seconds West for a distance of 42.49 feet to the Point of Beginning.

Said property contains 18.67 acres more or less and is subject to any easements or right of ways, existing or of record.

PREPARED BY:

Desert West Land Surveys 2020 Overland Ave. Burley, Idaho 83318

Cassia County Zoning and Planning

November 11, 2024

Heidi Cranney

250 W 1545 S

Oakley, ID 83346

208-300-0069

The following is a submittal for a conditional use permit. The proposed building meets the requirements of 9-13-3 of the county code.

1. **Conditional Use Permit Application:** Conditional use permit attached.
2. **Site Plan:** A map of the proposed building and site requirements is attached.
3. **Legal Description:** Legal description attached.
4. **Zoning District:** Multiple Use
5. **Conditional Use:** The building will be used for fitness classes, sports practices, community gatherings, family gatherings, school events, private and public parties as well as religious gatherings.
6. **Narrative Statement:**
 - A. **Qualify:** The property is zoned for multiple use.
 - B. **Meet General Obligations:** The building will meet the general obligations of multiple-use zoning regulations. The building is per all regulations on distance and county building codes.
 - C. **Maintain Character:** The building will not distract from the essential character of the general vicinity. Pictures of the building are attached for further reference.
 - D. **Hazards:** No hazards are identified with this building.

E. Facilities: All services will be adequate for public use. Restrooms will be constructed according to state guidelines and Idaho Code. Two (2) restrooms are provided for public use.

F. Economic Welfare: No public cost will be asked for or expected with the construction of this building.

G. Conditions of Operations: There will be no operations that will pose any type of harm, traffic, noise, smoke, fumes, glare, pollution, or odors. Traffic will be light and will not be daily, only when events or classes are scheduled.

H. Harmful Conditions: No harmful conditions will be associated with the building. The only environmental impact will be a septic system installed according to the Idaho Code.

I. Vehicular Approaches: There are approximately two acres of land available for parking so that vehicles will not impact roadways or block any field entrances or residence entries.

J. Scenic and Historic Features: No historic or scenic features will be impacted by the building.

7. List of Property Owners: Nick and Melanie Robinson 211 West 1525 South Oakley, ID 83346

8. County Weed Plan: Submitted.

9. N/A – non-CAFO

10. Impact Statement: Attached.

11. N/A

12. Certificate of Mailing: Attached.

Heidi Cranney Conditional Use Permit

| 1004.5 IBC | | | Post Occupant Load (OL) 1004.9 | | |
|--------------------------------|-------------|-------------------|--------------------------------|-------------------------------|--|
| Size | Description | Fixed Obstruction | Sq. Ft. | Occupant Load (OL) | |
| 40x70 | Building | | 2800 | | |
| | | Buildouts | -442 | | |
| | | Hall | -78 | | |
| | | Fireplace | -16 | | |
| | | Bar | -6 | | |
| Less Fixed Obstructions | | Total | 2258 | 150.53 | |
| | | | | (2258 sq.ft. / 15 Net) | |

| | | | |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------|--|-----------------|
| Table 1004.5 | Maximum Floor Area Allowances per Occupant | | Required |
| Assembly without fixed /Seats | | | |
| Unconcentrated (Tables and Chairs) | | | 15 Net |
| 1004.5 Areas without fixed seating. | | | |
| <i>For areas without fixed seating, the occupant load shall be not less than that number determined by dividing the floor area under consideration by the occupant load factor assigned to the function of the space as set forth in table 1004.5.</i> | | | |
| 1004.5.1 The occupant load does not exceed one occupant per 7 sq. ft. (.065 m2) of occupiable floor space. | | | |

| | | | | |
|------------------------------------------------------------|----------------------------------|-----------------------------|------------|---------------------|
| Table 1106.1 | Accessible Parking Spaces | Occupant Load 150.53 | | Required |
| Total Parking Spaces Provided in Parking Facilities | | 51 to 75 | 150 OL / 2 | 75 Spaces |
| Required Minimum Number of Accessible Spaces | | 3 | | 3 Accessible |
| Signage required for accessible spaces per 1111.1 | | | | |

| | | | | | |
|-------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|-----------------|
| [P] Table 2902.1 | Minimum Number of Required Plumbing Fixtures (See Sections 2902.1.1 and 2902.2) | | | | |
| A-2 ^d | Nighclubs, bars, taverns, dance halls and buildings for similar purposes | | | | |
| | Restaurants, banquet halls and food courts | | | | |
| Water Closets (Urinals see Section 424.2 of the International Plumbing Code. | | | | | Required |
| Male | | | | | 1 per 75 |
| Female | | | | | 1 per 75 |
| Lavatories | | | | | 1 per 200 |
| [P] Table 2902.2 | Separate Facilities | | | | |
| Where Plumbing fixtures are required, separate facilities shall be provided for each sex. | | | | | |
| Exceptions: | 2. Separate facilities shall not be required in structures or tenant spaces with a total occupant load, including both employees and customers, of 15 or fewer. | | | | |

Double C Barn

EXHIBIT

4

250 WEST 1545 SOUTH

OAKLEY, ID 83346

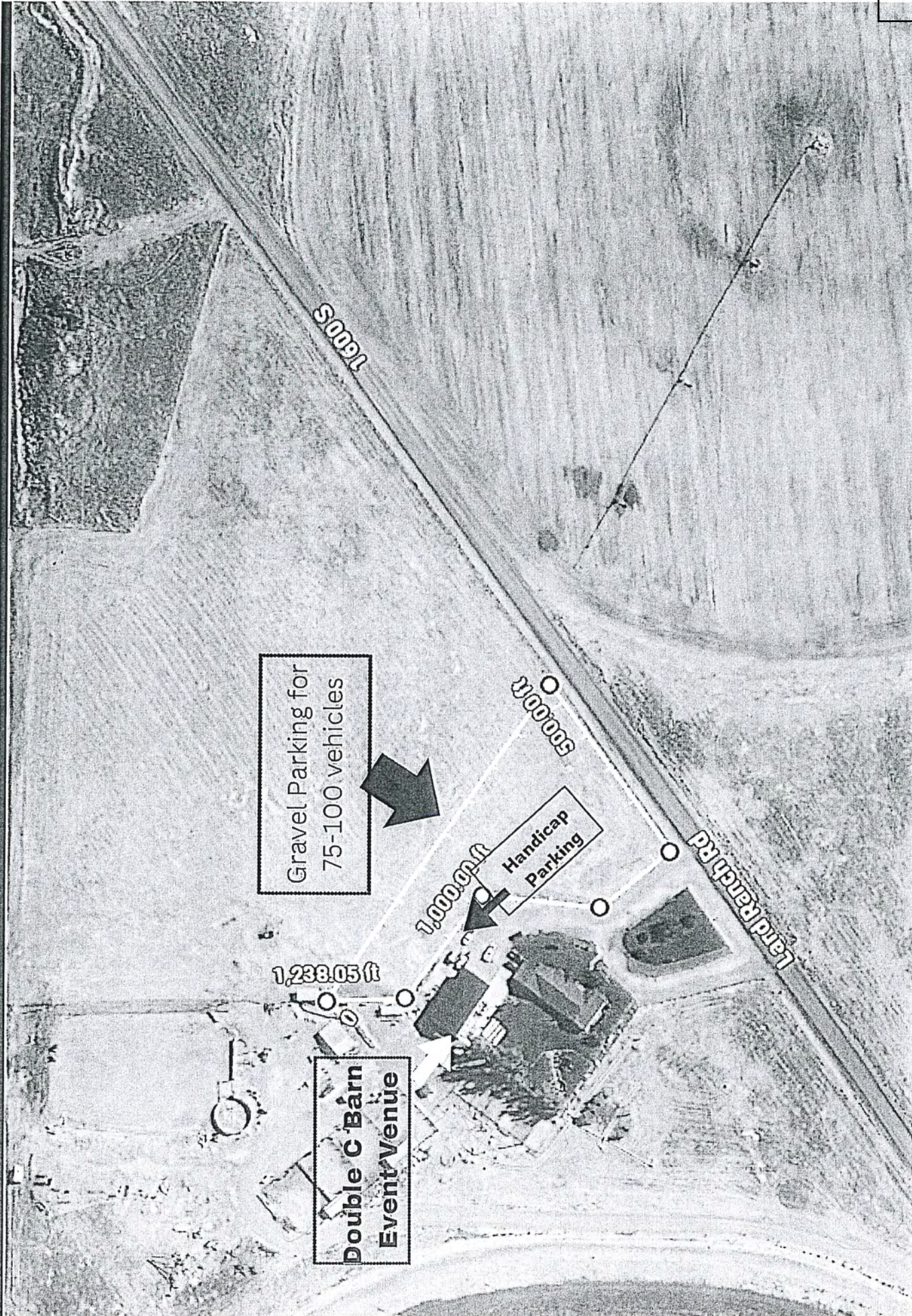
1. The proposed event venue is located on private property at 250 W 1545 S Oakley, ID 83346. It will host weddings, corporate gatherings, private parties, and community functions. This facility will offer indoor and outdoor event spaces designed to cater to a diverse range of occasions while ensuring compliance with county regulations regarding safety, traffic, and environmental standards.

2. All buildings/building: One (40x70ft) metal shed.

3. The occupancy limit has been approved for 150 people.

4. Each parking space is marked with a sign indicating parking. There are 75 parking spaces in compliance with Code 9-9-4 (z).

5. The facility has two family restrooms, one of which will be ADA-compliant to ensure accessibility for individuals with disabilities.



DOUBLE C BARN EVENT VENUE

**EXHIBIT
5B**

THE BUILDING
IS 28.63 FT
FROM THE
PARKING LOT.



**B) SETBACKS FROM
PROPERTY LINES**

BUILDING
IS 400.80
FT FROM
THE WELL.



THE
BUILDING IS
36.05 FT
FROM THE
PRIVATE
RESIDENCE.



THE
BUILDING IS
270.06 FT
FROM THE
SOUTH
PROPERTY
LINE.

THE BUILDING
IS 1,332.44 FT
FROM THE
NORTH
PROPERTY
LINE.



THE PARKING
LOT IS 21.19 FT
FROM THE ROAD.



C) PARKING AND LOADING AREA.

**ALL PARKING STALLS WILL BE
MARKED AROUND THE FENCE LINE
(EXTERIOR) AND INTERIOR
PARKING WITH SIGNS AND
BARRIERS.**



D) TRAFFIC ACCESS AND
CIRCULATION PLAN, INCLUDING
PUBLIC ROADWAYS PROVIDING
ACCESS TO SITE.



BLUE MARKS INDICATE WHERE
THERE IS AN ENTRANCE AND EXIT
AVAILABLE FOR PARKING. THE
PARKING LOT HAS GUARZITE
GRAVEL TO MINIMIZE DUST AND
FIRE ISSUES.

RED MARK INDICATES
HANDICAPPED PARKING (4),

E - F AND J) OPEN SPACES AND
LANDSCAPING.



THE ONLY OPEN SPACES THE
PUBLIC IS ALLOWED ARE THE
PARKING LOT AND THE BACKYARD
AREA, AS INDICATED IN BLUE.
THERE IS A METAL CABLE FENCE
ON THE SOUTH SIDE AND A TREE
LINE AND BOULDERS ON THE
WEST SIDE OF THE YARD TO
CREATE A BARRIER AND
PERIMETER.

G) REFUSE AND SERVICE AREAS



A LARGE DUMPSTER IS PROVIDED
FOR ALL GARBAGE. IT IS MARKED
IN BLUE. THE DUMPSTER IS
SERVICED BY WESTERN WASTE
ONCE A WEEK.

H-K) UTILITIES, SIGNS, YARDS AND
LIGHTING.



THE BARN IS SERVICED BY BOTH
ELECTRIC AND PROPANE
UTILITIES.

THE BLUE LINES INDICATES THE
OUTDOOR LIGHTING. THE
OUTDOOR LIGHTING IS MINIMAL.
SIGNS ARE ATTACHED TO THE
METAL CABLE FENCE INDICATING
WHERE THE PARKING IS AT AND
ALSO INDICATING "NO PARKING
ON THE ROAD."



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

Applicant:

Name: Heidi Cranny

Address: 250 W 1545 S. Oakley

Phone: 208 300 3459

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 2025 (year) a survey will be conducted to identify any noxious weeds listed below:

Black Henbane
 Canada Thistle
 Curley Pondweed
 Dalmation Toadflax
 Diffuse Knapweed
 Field Bindweed
 Houndstongue
 Jointed Goatgrass
 Leafy Spurge
 Musk Thistle

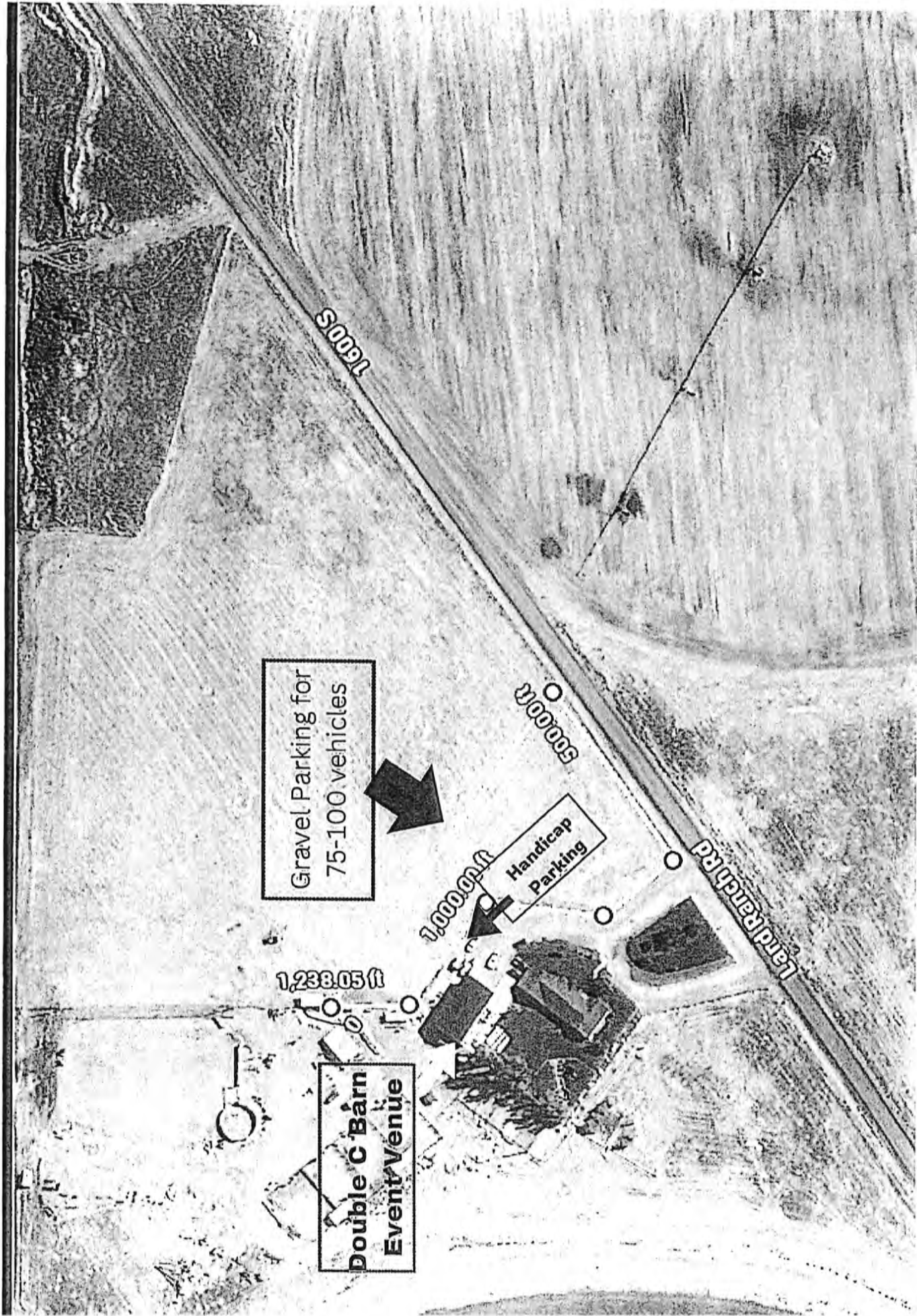
Puncture Vine
 Perennial Pepperweed
 Poison Hemlock
 Rush Skeletonweed
 Russian Knapweed
 Saltcedar
 Scotch Thistle
 Spotted Knapweed
 White Bryony
 Whitetop

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

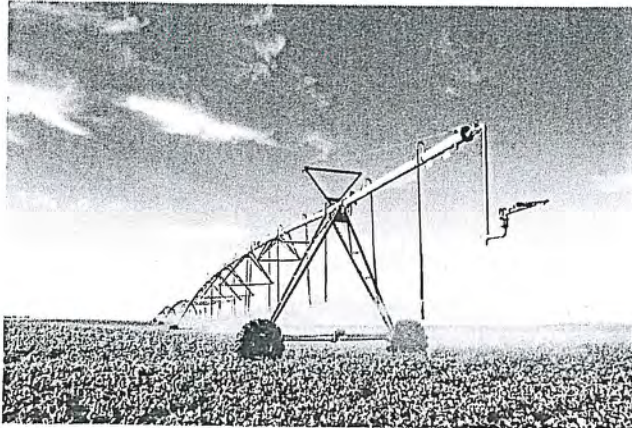
Eradication and Prevention (Applicant/Landowner responsibilities): Any noxious weeds identified during the survey will be physically removed or spot sprayed with herbicides. During the construction of the facilities, invasive weeds will be prevented from establishing by the use of the appropriate herbicides 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.

[Signature]
 Weed Supervisor
 Date: 11-13-24

[Signature]
 Applicant
 Date: 11-12-24



DOUBLE C BARN EVENT VENUE



*Oakley Canal Company
P.O. Box 207 / 100 W. Elm St.
Oakley, ID 83346*

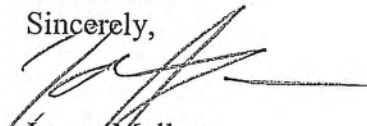
*Phone & fax (208) 862-3356
e-mail: oakcanal@pmt.org*

January 30, 2024

To Whom it may concern,

The Oakley Canal Company would like to acknowledge that the recreational/event center Arden and Heidi Cranney are building will have no impact on water deliveries.

Thank You
Sincerely,


James Mullen
Manager
Oakley Canal Co.

EXHIBIT

#

7b

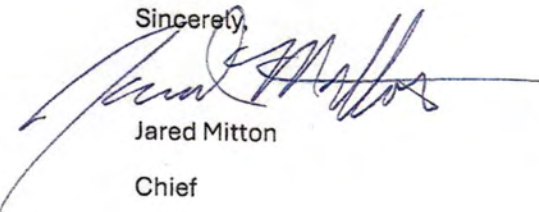
Oakley Fire Protection District

315 E Main St.
PO Box 91
Oakley, ID 83346

To Whom it may Concern:

After reviewing the plan for the Heidi Cranney event center, I have concluded that the occupancy load for the building is 150 people. I have also reviewed the site plan and determined that there is adequate access for fire apparatus and personnel to access the building.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jared Mitton", is written over the printed name and title.

Jared Mitton

Chief

| Parcel_Num | MailToName | MailToAddr | MailToCity | MailToStat | MailToPost |
|----------------|--------------------------------|---------------------|------------|------------|------------|
| RP13S22E150762 | BERLIN, KHALI J | 345 W 1600 S | OAKLEY | ID | 83346 |
| RP13S22E111251 | CRANNEY, ARDEN | 250 WEST 1545 SOUTH | OAKLEY | ID | 83346 |
| RP13S22E114210 | CRANNEY, ARDEN | 250 W 1545 S | OAKLEY | ID | 83346 |
| RP13S22E143000 | CRITCHFIELD, DAVID | 1854 S HWY 27 | OAKLEY | ID | 83346 |
| RP13S22E150003 | CRITCHFIELD, DAVID | 1854 S HWY 27 | OAKLEY | ID | 83346 |
| RP13S22E116600 | CRITCHFIELD, DAVID | 1854 S HWY 27 | OAKLEY | ID | 83346 |
| RP13S22E116000 | CRITCHFIELD, DAVID | 1854 S HWY 27 | OAKLEY | ID | 83346 |
| RP13S22E111275 | CRITCHFIELD, DAVID | 1854 S HWY 27 | OAKLEY | ID | 83346 |
| RP13S22E113751 | CRITCHFIELD, DAVID | 1854 S HWY 27 | OAKLEY | ID | 83346 |
| RP13S22E101203 | CRITCHFIELD, DAVID | 1854 S HWY 27 | OAKLEY | ID | 83346 |
| RP13S22E110001 | CRITCHFIELD, DAVID | 1854 S HWY 27 | OAKLEY | ID | 83346 |
| RP13S22E016750 | CRITCHFIELD, DAVID | 1854 S HWY 27 | OAKLEY | ID | 83346 |
| RP13S22E013001 | CRITCHFIELD, DAVID | 1854 S HWY 27 | OAKLEY | ID | 83346 |
| RP13S22E020001 | CRITCHFIELD, DAVID | 1854 S HWY 27 | OAKLEY | ID | 83346 |
| RP13S22E108400 | H & E HOLDINGS LLC | 1249 S HWY 27 | OAKLEY | ID | 83346 |
| RP13S22E123600 | KARAN LLC | 1496 S 500 W | OAKLEY | ID | 83346 |
| RP13S22E103600 | KARAN LLC | 1496 S 500 W | OAKLEY | ID | 83346 |
| RP13S22E110451 | KARAN LLC | 1496 S 500 W | OAKLEY | ID | 83346 |
| RP13S22E100000 | KARAN LLC | 1496 S 500 W | OAKLEY | ID | 83346 |
| RP13S22E034800 | KARAN LLC | 1496 S 500 W | OAKLEY | ID | 83346 |
| RP13S22E120002 | M&N Land LLC | 211 W 1525 S | OAKLEY | ID | 83346 |
| RP13S22E108990 | NORTH OAKLEY WATER COMPANY INC | 1818 SOUTH 500 WEST | OAKLEY | ID | 83346 |
| RP13S22E140600 | ROBINSON, COLT T | 1927 OCCIDENTAL AVE | BURLEY | ID | 83318 |
| RP13S22E119149 | ROBINSON, COLT T | 1927 OCCIDENTAL AVE | BURLEY | ID | 83318 |
| RP13S22E125400 | ROBINSON, COLT T | 1927 OCCIDENTAL AVE | BURLEY | ID | 83318 |
| RP13S22E017202 | ROBINSON, COLT T | 1927 OCCIDENTAL AVE | BURLEY | ID | 83318 |
| RP13S22E124500 | ROBINSON, COLT T | 1927 OCCIDENTAL AVE | BURLEY | ID | 83318 |
| RP13S22E112200 | ROBINSON, NICHOLAS LEE | 211 W 1525 S | OAKLEY | ID | 83346 |
| RP13S22E016600 | ROBINSON, PAXTON | 1549 S 500 W | OAKLEY | ID | 83346 |
| RP13S22E016453 | ROBINSON, RICK ROBERT | 161 W 1495 S | OAKLEY | ID | 83346 |
| RP13S22E122400 | ROBINSON, RICK ROBERT | 161 W 1495 S | OAKLEY | ID | 83346 |
| RP13S22E030000 | WHITELEY BROTHERS LLC | PO BOX 211 | OAKLEY | ID | 83346 |
| RP13S22E113602 | WYBENGA DAIRY LLC | PO BOX 459 | BURLEY | ID | 83318 |
| RP13S22E110195 | WYBENGA DAIRY LLC | PO BOX 459 | BURLEY | ID | 83318 |
| RP13S22E110600 | WYBENGA DAIRY LLC | PO BOX 459 | BURLEY | ID | 83318 |
| RP13S22E026000 | WYBENGA DAIRY LLC | PO BOX 459 | BURLEY | ID | 83318 |
| RP13S22E020195 | WYBENGA DAIRY LLC | PO BOX 459 | BURLEY | ID | 83318 |
| RP13S22E020600 | WYBENGA DAIRY LLC | PO BOX 459 | BURLEY | ID | 83318 |
| RP13S22E149999 | BLM | | | | |
| RP13S22E149999 | BLM | | | | |
| RP13S22E139999 | BLM | | | | |
| RP13S22E119999 | BLM | | | | |
| RP13S22E129999 | BLM | | | | |
| RP13S22E119999 | BLM | | | | |
| RP13S22E119999 | BLM | | | | |
| RP13S22E119999 | BLM | | | | |
| RP13S22E129999 | BLM | | | | |
| RP13S22E019999 | BLM | | | | |

| Parcel_Num | MailToName | MailToAddr | MailToCity | MailToStat | MailToPost |
|----------------|--------------------------------|---------------------|------------|------------|------------|
| RP13S22E150762 | BERLIN, KHALI J | 345 W 1600 S | OAKLEY | ID | 83346 |
| RP13S22E143000 | CRITCHFIELD, DAVID | 1854 S HWY 27 | OAKLEY | ID | 83346 |
| RP13S22E150003 | CRITCHFIELD, DAVID | 1854 S HWY 27 | OAKLEY | ID | 83346 |
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| RP13S22E139999 | FED STATE LAND | | | | |
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**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.**



EXHIBIT

9

Office of Zoning & Building Department

COUNTY OF CASSIA

COURTHOUSE

MATT SAGERS

Certified Building Official

msagers@cassia.gov

1459 Overland Ave., Rm. 210, Burley, ID 83318

Phone: 208-878-7302

Cell: 208-312-9442

www.cassia.gov

Date: 9 January, 2025

Re: Heidi Cranney Special Event Center CUP

In regards to the property of Heidi Cranney at 250 west 1545 south Oakley, Heidi has expressed a desire to turn an existing shop into a special event center. I have given Heidi the requirements to make this happen. She has 2 unlabeled restrooms, one of which meets ADA requirements. Based on the square footage, I determined the Occupancy Load for that building using the formula in the 2018 International Building Code, (see attachment 1). After figuring the Occupancy Load of 150, I divided that number by 2 as per 9-9-4-2-g of one parking space for every 2 attendees coming up with 75 required spaces. Of that 75 required I used chart 1106.1 of the IBC to determine the number of required Accessible parking spaces which is 3. She is using an existing concrete slab for 2 spaces and has poured an additional slab for the third space, each of which meets the requirement of 9-9-4-2-f-iii as well as a solid surface from the parking space to the entrance as required by the IBC.

The parking area that has been provided for parking and meets the requirement of 9-9-4-f and 9-9-4-g has been covered in clean gravel and meets the setback requirements as well.

There is a garbage bin placed in the back of the building out of site from the front of the building and is dumped weekly.

Sincerely,

Matthew Sagers

Cassia County Building Official

Heidi Cranney Conditional Use Permit

1004.5 IBC Post Occupant Load (OL) 1004.9

| Size | Description | Fixed Obstruction | Sq. Ft. | Occupant Load (OL) | |
|--------------------------------|-------------|-------------------|-------------|-------------------------------|--|
| 40x70 | Building | | 2800 | | |
| | | Buildouts | -442 | | |
| | | Hall | -78 | | |
| | | Fireplace | -16 | | |
| | | Bar | -6 | | |
| Less Fixed Obstructions | | Total | 2258 | 150.53 | |
| | | | | (2258 sq.ft. / 15 Net) | |

Table 1004.5 Maximum Floor Area Allowances per Occupant Required

Assembly without fixed /Seats

| | | | | |
|-------------------------------------------|--|--|--|---------------|
| Unconcentrated (Tables and Chairs) | | | | 15 Net |
|-------------------------------------------|--|--|--|---------------|

1004.5 Areas without fixed seating.

For areas without fixed seating, the occupant load shall be not less than that number determined by dividing the floor area under consideration by the occupant load factor assigned to the function of the space as set forth in table 1004.5.

1004.5.1 The occupant load does not exceed one occupant per 7 sq. ft. (.065 m2) of occupiable floor space.

| | | | | |
|------------------------------------------------------------|----------------------------------|-----------------------------|------------|---------------------|
| Table 1106.1 | Accessible Parking Spaces | Occupant Load 150.53 | | Required |
| Total Parking Spaces Provided in Parking Facilities | | 51 to 75 | 150 OL / 2 | 75 Spaces |
| Required Minimum Number of Accessible Spaces | | 3 | | 3 Accessible |

Signage required for accessible spaces per 1111.1

[P] Table 2902.1 Minimum Number of Required Plumbing Fixtures (See Sections 2902.1.1 and 2902.2)

| | | | | |
|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------|--|--|-----------------|
| A-2 ^d | Nighclubs, bars, taverns, dance halls and buildings for similar purposes | | | |
| | Restaurants, banquet halls and food courts | | | |
| Water Closets (Urinals see Section 424.2 of the International Plumbing Code. | | | | Required |
| Male | | | | 1 per 75 |
| Female | | | | 1 per 75 |
| Lavatories | | | | 1 per 200 |

[P] Table 2902.2 Separate Facilities

Where Plumbing fixtures are required, separate facilities shall be provided for each sex.

Exceptions: 2. Separate facilities shall not be required in structures or tenant spaces with a total occupant load, including both employees and customers, of 15 or fewer.

中 ÷ Chart

1004.4 Multiple occupancies. Where a building contains two or more occupancies, the *means of egress* requirements shall apply to each portion of the building based on the occupancy of that space. Where two or more occupancies utilize portions of the same *means of egress* system, those egress components shall meet the more stringent requirements of all occupancies that are served.

1004.5 Areas without fixed seating. The number of occupants shall be computed at the rate of one occupant per unit of area as prescribed in Table 1004.5. For areas without *fixed seating*, the occupant load shall be not less than that number determined by dividing the floor area under consideration by the *occupant load* factor assigned to the function of the space as set forth in Table 1004.5. Where an intended function is not listed in Table 1004.5, the *building official* shall establish a function based on a listed function that most nearly resembles the intended function.

Exception: Where *approved* by the *building official*, the actual number of occupants for whom each occupied space, floor or building is designed, although less than those determined by calculation, shall be permitted to be used in the determination of the design *occupant load*.

1004.5.1 Increased occupant load. The *occupant load* permitted in any building, or portion thereof, is permitted to be increased from that number established for the occupancies in Table 1004.5, provided that all other requirements of the code are met based on such modified number and the *occupant load* does not exceed one occupant per 7 square feet (0.65 m²) of occupiable floor space. Where required by the *building official*, an *approved aisle*, seating or fixed equipment diagram substantiating any increase in *occupant load* shall be submitted. Where required by the *building official*, such diagram shall be posted.

1004.6 Fixed seating. For areas having *fixed seats* and *aisles*, the *occupant load* shall be determined by the number of *fixed seats* installed therein. The *occupant load* for areas in which *fixed seating* is not installed, such as waiting spaces, shall be determined in accordance with Section 1004.5 and added to the number of *fixed seats*.

The *occupant load* of *wheelchair spaces* and the associated companion seat shall be based on one occupant for each *wheelchair space* and one occupant for the associated companion seat provided in accordance with Section 1108.2.3.

For areas having *fixed seating* without dividing arms, the *occupant load* shall be not less than the number of seats based on one person for each 18 inches (457 mm) of seating length.

The *occupant load* of seating booths shall be based on one person for each 24 inches (610 mm) of booth seat length measured at the backrest of the seating booth.

1004.7 Outdoor areas. Yards, patios, occupied roofs, *courts* and similar outdoor areas accessible to and usable by the building occupants shall be provided with *means of egress* as required by this chapter. The *occupant load* of such outdoor areas shall be assigned by the *building official* in accordance with the anticipated use. Where outdoor areas are to be used by persons in addition to the occupants of the building, and the path of egress travel from the outdoor areas passes through the building, *means of egress* requirements for the

TABLE 1004.5
MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT

| FUNCTION OF SPACE | OCCUPANT LOAD FACTOR* |
|------------------------------------------------------------------------------------------------------|-----------------------|
| Accessory storage areas, mechanical equipment room | 300 gross |
| Agricultural building | 300 gross |
| Aircraft hangars | 500 gross |
| Airport terminal | |
| Baggage claim | 20 gross |
| Baggage handling | 300 gross |
| Concourse | 100 gross |
| Waiting areas | 15 gross |
| Assembly | |
| Gaming floors (keno, slots, etc.) | 11 gross |
| Exhibit gallery and museum | 30 net |
| Assembly with fixed seats | See Section 1004.6 |
| Assembly without fixed seats | |
| Concentrated | 7 net |
| (chairs only—not fixed) | |
| Standing space | 5 net |
| Unconcentrated (tables and chairs) | 15 net |
| Bowling centers, allow 5 persons for each lane including 15 feet of runway, and for additional areas | 7 net |
| Business areas | 150 gross |
| Concentrated business use areas | See Section 1004.8 |
| Courtrooms—other than fixed seating areas | 40 net |
| Day care | 35 net |
| Dormitories | 50 gross |
| Educational | |
| Classroom area | 20 net |
| Shops and other vocational room areas | 50 net |
| Exercise rooms | 50 gross |
| Group H-5 fabrication and manufacturing areas | 200 gross |
| Industrial areas | 100 gross |
| Institutional areas | |
| Inpatient treatment areas | 240 gross |
| Outpatient areas | 100 gross |
| Sleeping areas | 120 gross |
| Kitchens, commercial | 200 gross |
| Library | |
| Reading rooms | 50 net |
| Stack area | 100 gross |
| Locker rooms | 50 gross |
| Mall buildings—covered and open | See Section 402.8.2 |
| Mercantile | 60 gross |
| Storage, stock, shipping areas | 300 gross |
| Parking garages | 200 gross |
| Residential | 200 gross |
| Skating rinks, swimming pools | |
| Rink and pool | 50 gross |
| Decks | 15 gross |
| Stages and platforms | 15 net |
| Warehouses | 500 gross |

For SI: 1 foot = 304.8 mm, 1 square foot = 0.0929 m².

a. Floor area in square feet per occupant.

**TABLE 1106.1
ACCESSIBLE PARKING SPACES**

| TOTAL PARKING SPACES PROVIDED IN PARKING FACILITIES | REQUIRED MINIMUM NUMBER OF ACCESSIBLE SPACES |
|-----------------------------------------------------|------------------------------------------------------------|
| 1 to 25 | 1 |
| 26 to 50 | 2 |
| 51 to 75 | 3 |
| 76 to 100 | 4 |
| 101 to 150 | 5 |
| 151 to 200 | 6 |
| 201 to 300 | 7 |
| 301 to 400 | 8 |
| 401 to 500 | 9 |
| 501 to 1,000 | 2% of total |
| 1,001 and over | 20, plus one for each 100, or fraction thereof, over 1,000 |

1106.2 Groups I-1, R-1, R-2, R-3 and R-4.

Accessible parking spaces shall be provided in Group I-1, R-1, R-2, R-3 and R-4 occupancies in accordance with Items 1 through 4 as applicable.

1. In Group R-2, R-3 and R-4 occupancies that are required to have *Accessible, Type A or Type B dwelling units or sleeping units*, at least 2 percent, but not less than one, of each type of parking space provided shall be *accessible*.
2. In Group I-1 and R-1 occupancies, *accessible* parking shall be provided in accordance with Table 1106.1.
3. Where at least one parking space is provided for each *dwelling unit or sleeping unit*, at least one *accessible* parking space shall be provided for each *Accessible and Type A unit*.
4. Where parking is provided within or beneath a building, *accessible* parking spaces shall ~~also~~ be provided within or beneath the building.

1106.3 Hospital outpatient facilities.

At least 10 percent, but not less than one, of care recipient and visitor parking spaces provided to serve hospital outpatient facilities shall be *accessible*.

1106.4 Rehabilitation facilities and outpatient physical therapy facilities.

At least 20 percent, but not less than one, of the portion of care recipient and visitor parking spaces serving rehabilitation facilities specializing in treating conditions that affect mobility and outpatient physical therapy facilities shall be *accessible*.

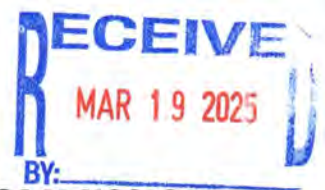
1106.5 Van spaces.

For every six or fraction of six *accessible* parking spaces, at least one shall be a van-accessible parking space.

Exception: In Group I private garages that serve Group R-2 and R-3 occupancies, van-accessible spaces ~~located within private garages~~ shall be permitted to have vehicular routes, entrances, parking spaces and access aisles with a minimum vertical clearance of 7 feet (2134 mm).

**EXHIBIT
10**

**NOTICE OF HEARING
BEFORE CASSIA COUNTY PLANNING AND ZONING COMMISSION**



2024-14-CU

NOTICE IS HEREBY GIVEN: that a hearing will be held on Thursday, the 20th day of March, 20 24 beginning at the hour of three (3) o'clock P.M., in the Cassia County Courthouse, 1459 Overland Avenue, Room 206, Burley, Idaho 83318, before the Cassia County Planning & Zoning Commission on the application of:

(Names and Addresses of ALL Applicants)

(Attached)

regarding an Application for a Conditional Use Permit, which application was received by the County on the 12th day of November, 2024.

The Nature of the Proposed Conditional Use is: for a wedding venue
located on private property

The property is located on lands at approximately: 250 W. 1545 S.
Burley, Id 83316

Such lands are located within the Multiple Use **Zone**. Pursuant to the Cassia County Zoning Ordinance a Conditional Use Permit is required for development in said zone.

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

A copy of the Application for Conditional Use Permit, including relevant maps and drawings, 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 persons are advised that in order to participate in the hearing, the following regulations apply:

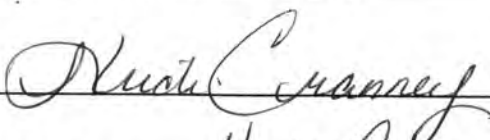
- A. Written Statements of Support Or Objection:** All persons to whom notice is mailed shall be advised in that notice that they and others who can establish that their substantial rights would be affected by the approval or denial of the permit may file written objections or supporting statements with 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 use permit would violate.
2. Written statements shall also set forth either that the party 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 party desiring to file any document(s) exceeding one (1) one-sided, 8 1/2" x 11" sized page, shall file such document(s) at least ten (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 a 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 or objections 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 3rd day of March, 20 25.

Signature: 

Applicant Printed Name: Heidi Cranney

CERTIFICATE OF MAILING



I hereby certify that a true and correct copy of the foregoing document (Notice of Hearing
- Please Attach signed copy) was on this date March 18th 2025 served
upon the persons listed, at the addresses set out below their names, (list of mailing addresses
attached) by mailing to them a true and correct copy of said document in a properly addressed
envelope in the United States mail, postage prepaid.

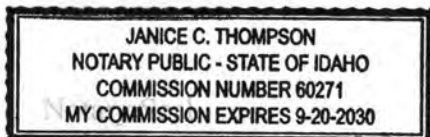
Dated 1st day of March 20 25.

Hiedi Cranney
Applicant Signature

Hiedi Cranney
Applicant Printed Name

State of Idaho)
County of Cassia) ss

Subscribed and sworn to be before me this 1st day of March,
2025, personally appeared before me and proved to me on the basis of satisfactory evidence to
be the person (s) whose name(s) are subscribed to this instrument, and acknowledged that they
executed the same.



Janice C. Thompson
Notary Signature

Residing at 629 E 400 S Burley ID 83318

Commission expires 09-20-2030

NOTE: This form is general in nature. Users are responsible for any form that is used, and must ensure that it is accurate in content and should also ascertain that it meets the requirements of state statutes and county ordinances applicable thereto.

Notice of hearing Sent to all on this list:

| Parcel_Num | MailToName | MailToAddr | MailToCity |
|----------------|--------------------------------|---------------------|------------|
| RP13S22E150762 | BERLIN, KHALI J | 345 W 1600 S | OAKLEY |
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LOCATED WITHIN ONE MILE (OR AS REQUIRED) OF ANY EXTERNAL BOUNDARIES.
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ords request.
OWNING REAL PROPERTY
RY OF SITE LISTED IN APPLICATION.
RS OR OMISSIONS WHEN THE
OSE.

AFFIDAVIT OF POSTINGApplication No. # 2024-14-CUName of Applicant Heidi Cranney**AFFIDAVIT OF POSTING**

I Heidi Cranney, hereby state that I personally posted on the property located at 250 W. 1545 S. Oakley, Id 83346, Cassia County, Idaho, a Notice of Hearing as required by Cassia County Zoning Ordinance:

Indicate the appropriate hearing type below:

- ☐ Chapter 9-10-8 Hearing Process for Poultry CAFO
☐ Chapter 9-11-8 Hearing Process for CAFO
☒ Chapter 9-13-5 Hearing Process for Conditional Use/Subdivision.

Notice was posted upon the property listed at the address set out below, the date being not less than one week prior to the date of hearing.

Dated 28th day of February 20 25.

Heidi Cranney
Applicant

Property location: 250 W. 1545 S.
Oakley, Id
83346

State of Idaho) ss
County of Cassia)

Subscribed and sworn to or affirmed before me at Burley, Cassia County, Idaho on the

28th day of February, 2025.

[Signature]
Notary
Commission expires 09-20-2030
Residing at 629 E 400 S Burley ID 83318



NOTE: This form is general in nature. Users are responsible for any form that is used, and must ensure that it is accurate in content and should also ascertain that it meets the requirements of state statutes and county ordinances applicable thereto.

NOTICE OF HEARING BEFORE CASSIA COUNTY PLANNING AND ZONING COMMISSION

2024-4-CL1

NOTICE IS HEREBY GIVEN: that a hearing will be held on Thursday, the 17th day of April, 2025, beginning at the hour of three (3) o'clock P.M., in the Cassia County Courthouse, 1459 Overland Avenue, Room 206, Burley, Idaho 83318, before the Cassia County Planning & Zoning Commission on the application of:
(Names and Addresses of All Applicants)

regarding an Application for a Conditional Use Permit, which application was received by the County on the 16th day of November, 2024.

The Nature of the Proposed Conditional Use is: Conditional use permit for an Event Venue.

The property is located on lands at approximately: 250 W. 154th S.
Dakota, ID 83340

Such lands are located within the Multiple Use Zone. Pursuant to the Cassia County Zoning Ordinance a Conditional Use Permit is required for development in said zone.

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

A copy of the Application for Conditional Use Permit, including relevant maps and drawings, 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 persons 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.

Notice of Hearing

Cassia County, Idaho

Page 1 of 2

1. Written objections shall set forth each requirement of law (local, state or federal) which the objecting party believes the conditional use permit would violate.
2. Written statements shall also set forth either that the party 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 party desiring to file any document(s) exceeding one (1) one-sided, 8 1/2" x 11" sized page, shall file such document(s) at least ten (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 a 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 or objections 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 12 day of February, 2025

Signature: [Signature]

Applicant Printed Name: [Signature]

Notice of Hearing

Cassia County, Idaho

Page 1 of 2



AFFIDAVIT OF PUBLICATION

Magic Valley Times-News
132 Fairfield ST W, Twin Falls, ID 83301
(208) 735-3253

State of New Jersey, County of Burlington, ss:

I, Deidre Stevens-DiGiovanni, of lawful age, being duly sworn upon oath depose and say that I am an agent of Column Software, PBC, duly appointed and authorized agent of the Publisher of Magic Valley Times-News, a newspaper printed and published at Twin Falls on Tuesday, Thursday and Saturday, 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:

Publication Dates:

- Feb 27, 2025

Notice ID: u71xe6NTrMbrnJ9hN98N

Notice Name: Notice of Hearing #2024-14-CU

Publication Fee: \$133.94

Deidre Stevens-DiGiovanni

Agent

VERIFICATION

State of New Jersey
County of Burlington

LIZA ORTIZ
NOTARY PUBLIC
STATE OF NEW JERSEY
My Commission Expires November 27, 2028

Signed or attested before me on this: 04/02/2025



Notary Public

Notarized remotely online using communication technology via Proof.

**Notice of Hearing
BEFORE CASSIA COUNTY PLANNING AND ZONING
COMMISSION**

#2024-14-CU

NOTICE IS HEREBY GIVEN : that a hearing will be held on Thursday, the 17 day of April, 2025, beginning at the hour of three (3) o'clock P.M., in the Cassia County Courthouse, 1459 Overland Avenue, Room 206, Burley, Idaho 83318, before the Cassia County Planning & Zoning Commission on the application of:

Arden and Heidi Cranney,
regarding an Application for a Conditional Use Permit, which application was received by the County on the 12th day of November, 2024.

The Nature of the Proposed Conditional Use is: an event Venue located on the Cranney's private property which includes a large parking lot also located on the private property.

The property is located on lands at approximately : 250 w 1545 s Oak ley, ID 83346

Such lands are located within the Multiple Use (MU) Zone. Pursuant to the Cassia County Zoning Ordinance a Conditional Use Permit is required for development in said zone.

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

A copy of the Application for Conditional Use Permit, including relevant maps and drawings, 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 persons 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 use permit would violate.

2. Written statements shall also set forth either that the party 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 party desiring to file any document(s) exceeding one (1) one- sided, 8 1/2" x 11" sized page, shall file such document(s) at least ten (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 a 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 or objections 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 13th day of February, 2025.

Signature: Heidi Cranney and Arden Cranney

Applicant Printed Name: Heidi Cranney and Arden Cranney

Publish: February 27, 2025

COL-NV-1428



WYBENGA DAIRY LLC
RP13S22E110195

WYBENGA DAIRY LLC
RP13S22E110600

LAND RANCH RD

RP13S22E119999

CRANNEY, ARDEN
RP13S22E111251

CRANNEY, ARDEN
RP13S22E114210

WYBENGA DAIRY LLC
RP13S22E113602

CRITCHFIELD, DAVID
RP13S22E111275

ROBINSON, NICHOLAS LEE
RP13S22E112200

KARAN LLC
RP13S22E110451

RP13S22E119999

RP13S22E119999

1 in = 0 miles

EXHIBIT

12

W 1400 S

Well 4401

S 300 W

Borrow Pit

S 100 W

W 1425 S

WHITELEY BROTHERS LLC
RP13S22E030000

WYBENGA DAIRY LLC
RP13S22E020600

WYBENGA DAIRY LLC
RP13S22E020195

CRITCHFIELD, DAVID
RP13S22E020001

CRITCHFIELD, DAVID
RP13S22E013001

RP13S22E019999

CRITCHFIELD, DAVID
RP13S22E016750

RP13S22E017202

RP13S22E016600

ROBINSON, RICK ROBERT
RP13S22E016453

ROBINSON, RICK ROBERT
RP13S22E122400

CRITCHFIELD, DAVID
RP13S22E110001

WYBENGA DAIRY LLC
RP13S22E110195

WYBENGA DAIRY LLC
RP13S22E110600

CRANNEY, ARDEN
RP13S22E111251

CRANNEY, ARDEN
RP13S22E114210

WYBENGA DAIRY LLC
RP13S22E113602

CRITCHFIELD, DAVID
RP13S22E113751

CRITCHFIELD, DAVID
RP13S22E111275

KARAN LLC
RP13S22E110451

KARAN LLC
RP13S22E123600

RP13S22E124500

ROBINSON, COLT T
RP13S22E125400

RP13S22E129999

ROBINSON, COLT T
RP13S22E119149

CRITCHFIELD, DAVID
RP13S22E116600

CRITCHFIELD, DAVID
RP13S22E116000

H & E HOLDINGS LLC
RP13S22E108400

NORTH OAKLEY WATER COMPANY INC.
RP13S22E108990

BERLIN, KHALI J
RP13S22E150762

CRITCHFIELD, DAVID
RP13S22E150003

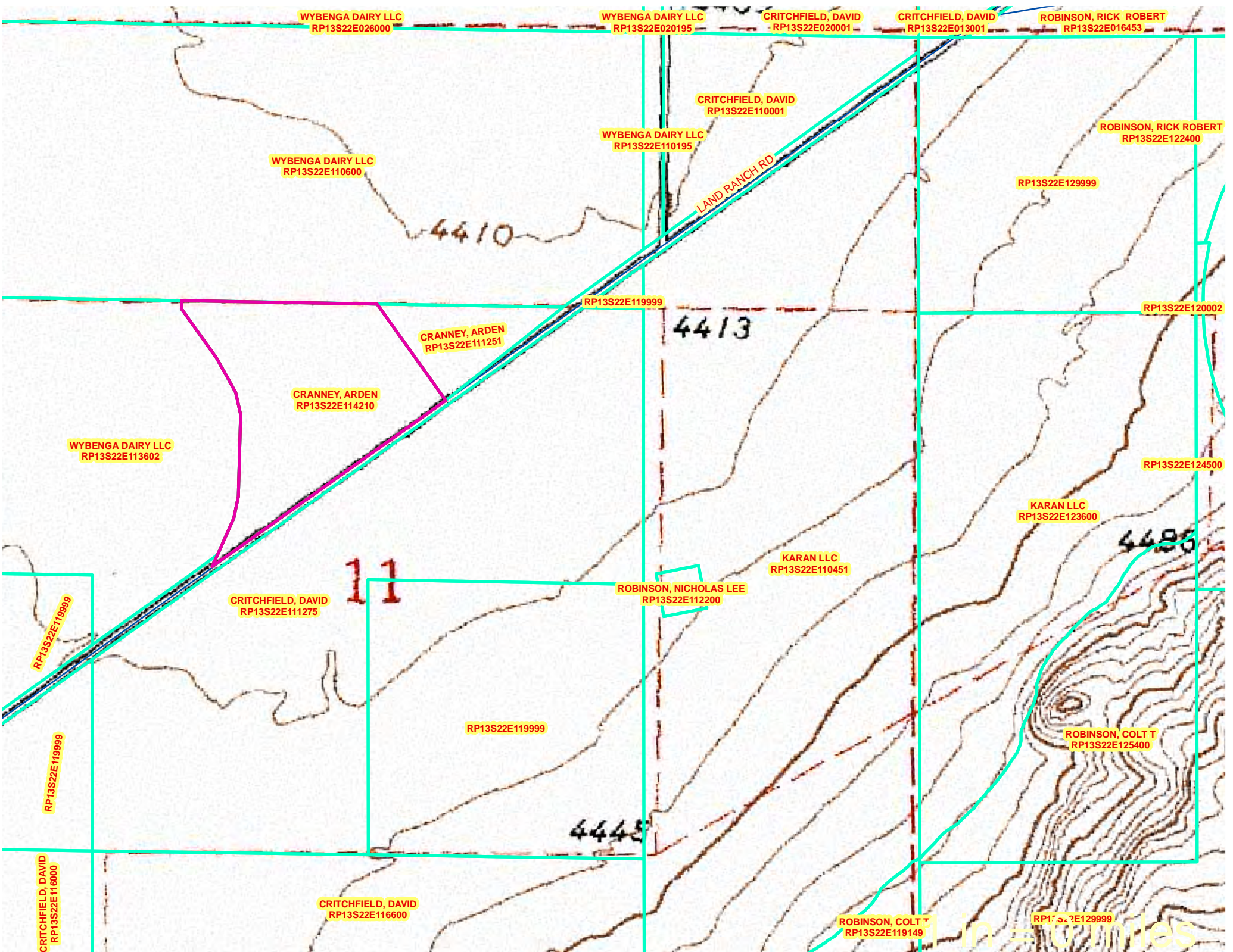
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RP13S22E143000

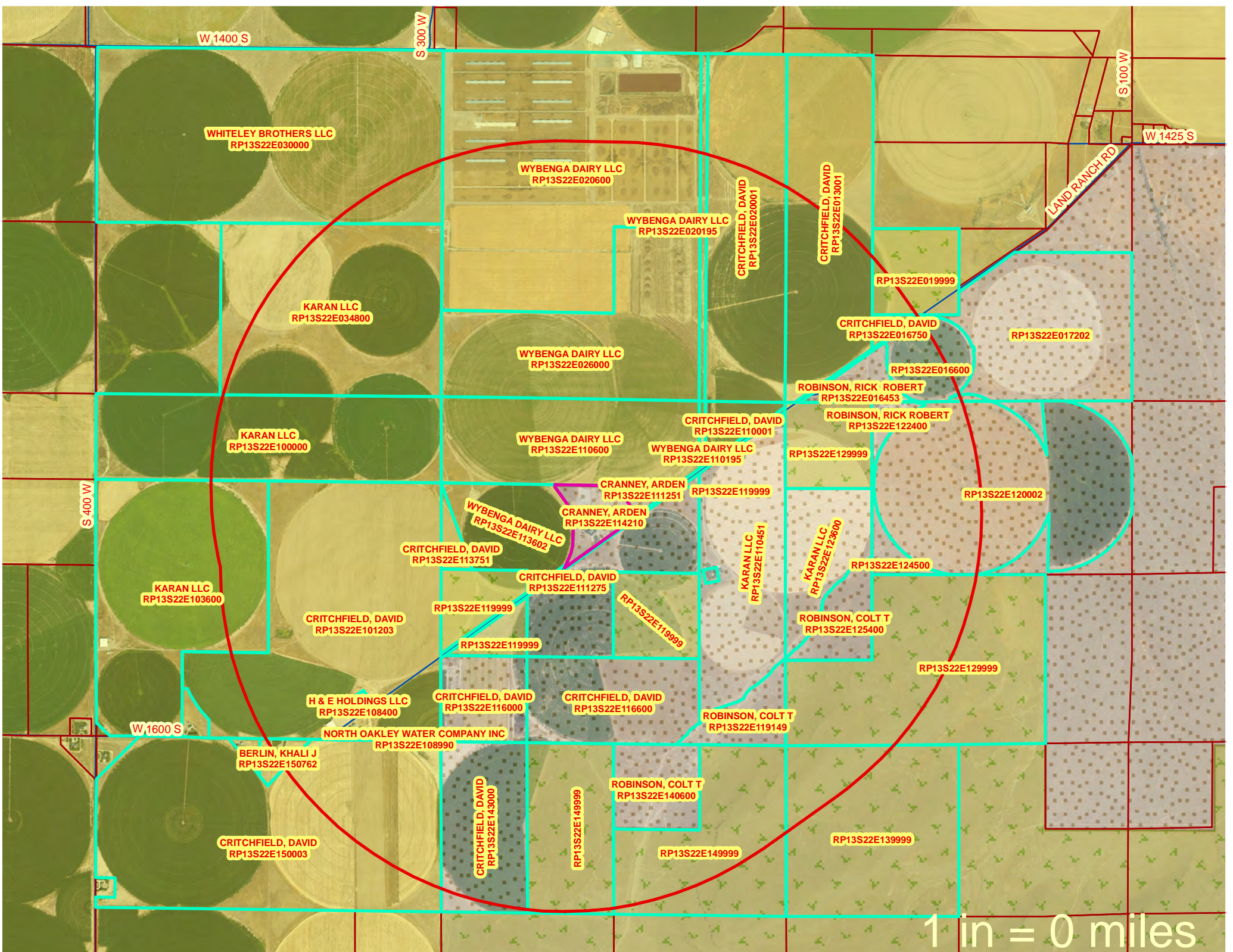
ROBINSON, COLT T
RP13S22E140600

RP13S22E149999

RP13S22E139999

Lin = 0 miles





W 1400 S

S 300 W

S 100 W

W 1425 S

LAND RANCH RD

WHITELEY BROTHERS LLC
RP13S22E030000

WYBENGA DAIRY LLC
RP13S22E020600

WYBENGA DAIRY LLC
RP13S22E020195

CRITCHFIELD, DAVID
RP13S22E020001

CRITCHFIELD, DAVID
RP13S22E013001

RP13S22E019999

CRITCHFIELD, DAVID
RP13S22E016750

RP13S22E017202

KARAN LLC
RP13S22E034800

WYBENGA DAIRY LLC
RP13S22E026000

RP13S22E016600

ROBINSON, RICK ROBERT
RP13S22E016453

ROBINSON, RICK ROBERT
RP13S22E122400

KARAN LLC
RP13S22E100000

WYBENGA DAIRY LLC
RP13S22E110600

CRITCHFIELD, DAVID
RP13S22E110001

WYBENGA DAIRY LLC
RP13S22E110195

RP13S22E129999

RP13S22E120002

CRANNEY, ARDEN
RP13S22E111251

CRANNEY, ARDEN
RP13S22E114210

RP13S22E119999

WYBENGA DAIRY LLC
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RP13S22E113751

CRITCHFIELD, DAVID
RP13S22E111275

KARAN LLC
RP13S22E110451

KARAN LLC
RP13S22E123600

RP13S22E124500

KARAN LLC
RP13S22E103600

CRITCHFIELD, DAVID
RP13S22E101203

RP13S22E119999

RP13S22E119999

RP13S22E119999

ROBINSON, COLT T
RP13S22E125400

RP13S22E129999

W 1600 S

H & E HOLDINGS LLC
RP13S22E108400

CRITCHFIELD, DAVID
RP13S22E116000

CRITCHFIELD, DAVID
RP13S22E116600

ROBINSON, COLT T
RP13S22E119149

NORTH OAKLEY WATER COMPANY INC
RP13S22E108990

BERLIN, KHALI J
RP13S22E150762

CRITCHFIELD, DAVID
RP13S22E150003

CRITCHFIELD, DAVID
RP13S22E143000

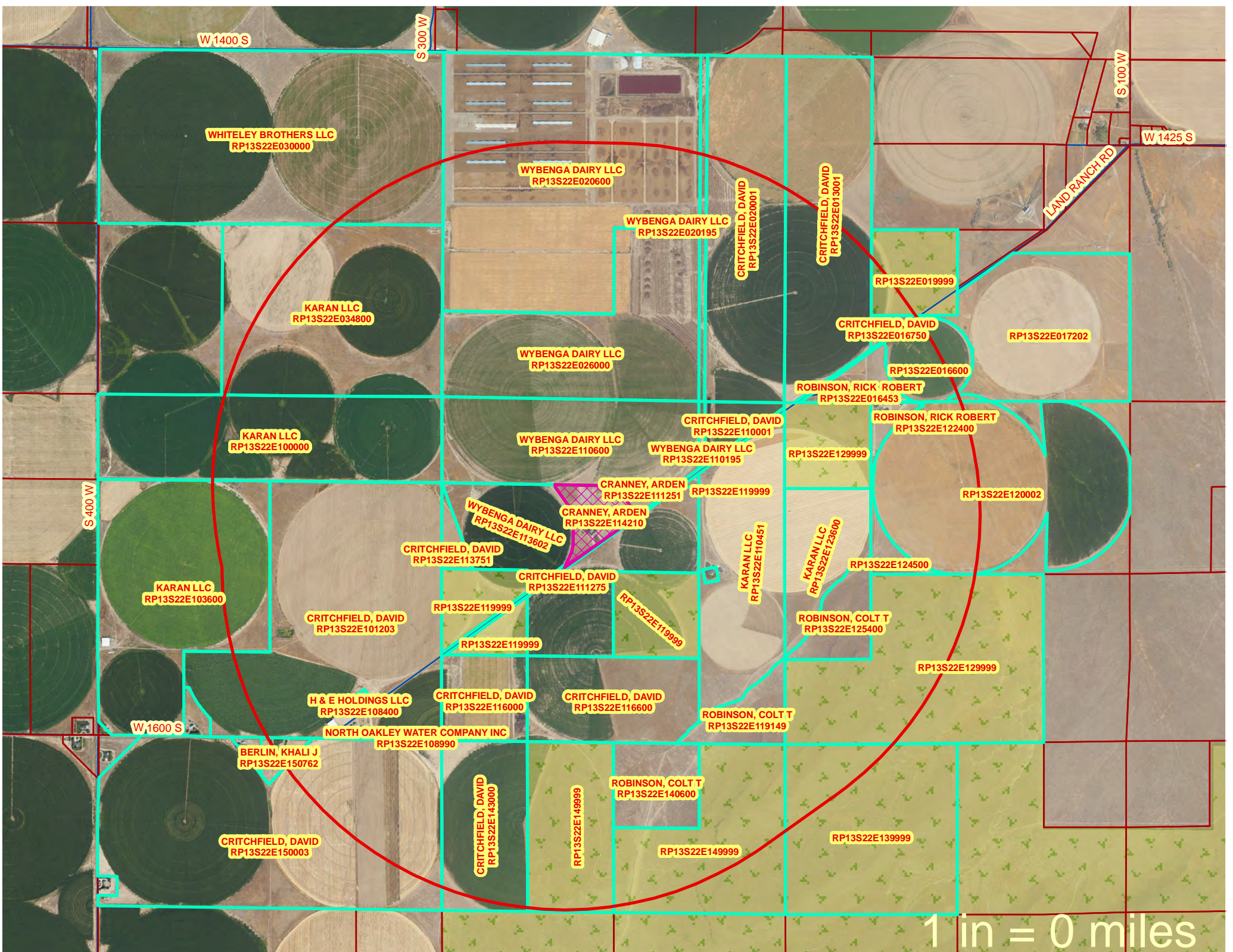
RP13S22E149999

ROBINSON, COLT T
RP13S22E140600

RP13S22E149999

RP13S22E139999

1 in = 0 miles



W 1400 S

S 300 W

S 100 W

W 1425 S

LAND RANCH RD

WHITELEY BROTHERS LLC
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RP13S22E019999

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RP13S22E120002

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RP13S22E123600

RP13S22E124500

ROBINSON, COLT T
RP13S22E125400

RP13S22E129999

KARAN LLC
RP13S22E103600

CRITCHFIELD, DAVID
RP13S22E101203

RP13S22E119999

RP13S22E119999

H & E HOLDINGS LLC
RP13S22E108400

CRITCHFIELD, DAVID
RP13S22E116000

CRITCHFIELD, DAVID
RP13S22E116600

ROBINSON, COLT T
RP13S22E119149

W 1600 S

NORTH OAKLEY WATER COMPANY INC
RP13S22E108990

BERLIN, KHALI J
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RP13S22E150003

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RP13S22E140600

RP13S22E149999

RP13S22E139999

1 in = 0 miles