



Cassia County Planning & Zoning Commission

EXHIBIT LIST

Application Number: 2025-01-CU

Applicant &

Property Owners: Michael and Sharolyn Briggs

Hearing: **May 15, 2025**

1. Conditional Use Permit Application
2. Legal Description
3. Site Plan
4. Narrative Statement
5. Generally Applicable Standards Narrative
6. Burley Irrigation District Letter – Impact Water Statement
7. Weed Plan
8. 1 Mile Property Owners
9. North Cassia Rural Fire Department Shannon Tolman Signature
10. AFFIDAVITS: Notice of Hearing, Certificate of Mailing, Affidavit of Posting, Affidavit of Publication.
11. Aerial Maps, TOPO
12. Cassia County Zoning & Building Department Staff Report
13. Comment Letters if any

JAN 29 2025

Received by: 

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)*

**EXHIBIT
1**

Applicant/Authorized Agent

*(Attach additional pages if Necessary)*Name: Michael Briggs and
Sharolyn BriggsAddress: 346 E. 300 S.City: BurleyState: ID Zip: 83318Contact Phone # 208-312-2667Email: mbriggs@gmail.com

Property Owner of Record

*(Attach additional pages if Necessary)*Name: Michael Briggs
Sharolyn BriggsAddress: 346 E. 300 S.City: BurleyState: ID Zip: 83318Contact Phone # 208-312-2667Email: mbriggs@gmail.com

Property Information:

*Sharolyn 208-312-2679*Location of Property: 346 E. 300 S. Burley, ID 83318Parcel Number(s): Parcel 2 RPIIS23E029580 (3.254-acres)Legal Description of Property: (Attach if Necessary): AttachedExisting Use of Property: alfalfa-grass hay / pastureCurrent Zoning District of the premises: Irrigation / ResidentialDescription of Proposed Conditional Use: Commercial - Storage Bay Facility

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.

Sharolyn Briggs Michael G Briggs 1/29/2025
Signature of Applicant/Authorized Agent Date
(Attach additional signature pages if necessary)

Printed Name: Michael G Briggs Sharolyn Briggs

Michael G Briggs Sharolyn Briggs 1/29/2025
Signature of Property Owner Date

Printed Name: Michael G Briggs

Sharolyn Briggs 1/29/2025
Signature of Property Owner Date
(Attach additional signature pages if necessary)

Printed Name: Sharolyn Briggs

For Office Use Only:

| | |
|--|------------------------|
| Date Application Lodged: <u>1-29-2025</u> | By: <u>Karla Adams</u> |
| Fee <u>\$600.00</u> Paid: \$ <u>600.00</u> Check # <u>1004</u> | Credit Card: _____ |
| Application # <u>2025-01-CU</u> | |

1-29-2025
11:34:25

CASSIA COUNTY ZONING/BUILDING Receipt #: 2-08766
Received by: KARLA

Received From: MICHAEL GEORGE BRIGGS
346 E 300 S
BURLEY, ID 83318

Received On: 1-29-2025 In the form of Check#: 0001004

| <u>Received For</u> | <u>Cost Each</u> | <u>Quantity</u> | <u>Cost</u> |
|---------------------|------------------|-----------------|-------------|
| PLANNING AND ZONING | 600.00 | 1 | 600.00 |
| | | | ===== |
| | Receipt Amount | | \$600.00 |

CONDITIONAL USE PERMIT FOR MICHAEL BRIGGS

Desert West Land Surveys

2020 Overland Ave.
Burley, Idaho 83318

JOB # 15947-23C1

PARCEL 2LEGAL DESCRIPTION

Part of the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 2 in Township 11 South, Range 23 East of the Boise Meridian, Cassia County, State of Idaho.

Commencing at the Southeast Corner of Section 2 in T.11 S., R.23 E., B.M. said corner marked by a $\frac{3}{8}$ " rebar with 3" aluminum cap; Thence North 88 degrees 52 minutes 28 seconds West along the south line of Section 2 for a distance of 372.04 feet to the Point of Beginning;

THENCE North 88 degrees 52 minutes 28 seconds West along said section line for a distance of 670.71 feet to a $\frac{1}{2}$ " rebar;

THENCE North 00 degrees 01 minutes 32 seconds East for a distance of 60.51 feet to a $\frac{1}{2}$ " rebar;

THENCE along a non-tangent curve to the left for a distance of 794.23 feet to a $\frac{1}{2}$ " rebar, said curve having a radius of 1319.64 feet, a delta angle of 34 degrees 29 minutes 01 seconds, and a long chord bearing of North 60 degrees 18 minutes 43 seconds East for a distance of 782.30 feet;

THENCE South 01 degrees 07 minutes 32 seconds West for a distance of 436.23 feet to a $\frac{1}{2}$ " rebar;

THENCE South 01 degrees 07 minutes 32 seconds West for a distance of 25.00 feet to the Point of Beginning.

Said property contains 3.31 acres more or less and is subject to a county road, right of way along the south side and is subject to any other easements or right of ways, existing or of record.

Instrument # 2024000284

BURLEY, CASSIA, IDAHO

1-29-2024 02:37:52 PM No. of Pages: 6

Recorded for : MICHAEL BRIGGS

JOSEPH LARSEN

Fee: 15.00

Ex-Officio Recorder Deputy

Index to: DEED

BV

Quitclaim Deed

For value received,

Michael G Briggs

does hereby convey, release, remise, and forever quit claim unto

Michael G. Briggs

whose current address is: 346 E. 300 S. Burley, ID 83318

the following described premises: Parcels 1, 2, 3, 4

See Attached Legal Description(s)

To have and to hold the said premises, unto the said grantees, heirs and assigns forever.

Date: 1-29-2024

Michael G Briggs
By: Michael G. Briggs

State of Idaho)
County of Cassia)

On this 29th of January, 2024, before me, the undersigned, a notary public personally appeared, Michael Briggs, known to me or proven to me on the basis of satisfactory evidence to be the person (s) whose name(s) are subscribed to the within instrument and acknowledged to me that they executed the same.

Elsa Velasquez
Notary
Residing in: Hayburry ID
Expires: 11-16-2026

Quitclaim Deed Page of



Date: 1/29/2024

Shawlyn Briggs
By: Shawlyn Briggs

State of Idaho)
County of Cassia)

On this 29th of January 2024, before me, the undersigned, a notary public personally appeared,
Shawlyn Briggs, known to me or proven to me
on the basis of satisfactory evidence to be the person (s) whose name(s) are subscribed to the within instrument and
acknowledged to me that they executed the same.

Elsa Velasquez
Notary
Residing in: Hayburn, ID
Expires: 11-12-2026



Desert West Land Surveys

2020 Overland Ave.
Burley, Idaho 83318



JOB # 15947-23C1

PARCEL 1

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

Part of the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 2 in Township 11 South, Range 23 East of the Boise Meridian, Cassia County, State of Idaho.

Commencing at the Southeast Corner of Section 2 in T.11 S., R.23 E., B.M. said corner marked by a $\frac{3}{8}$ " rebar with 3" aluminum cap which shall be the Point of Beginning;

THENCE North 88 degrees 52 minutes 28 seconds West along the south line of Section 2 for a distance of 372.04 feet;

THENCE North 01 degrees 07 minutes 32 seconds East for a distance of 25.00 feet to a $\frac{1}{2}$ " rebar;

THENCE North 01 degrees 07 minutes 32 seconds East for a distance of 357.97 feet to a $\frac{1}{2}$ " rebar;

THENCE South 89 degrees 27 minutes 03 seconds East for a distance of 339.64 feet to a $\frac{1}{2}$ " rebar;

THENCE South 89 degrees 27 minutes 03 seconds East for a distance of 25.00 feet to the east line of Section 2;

THENCE South 00 degrees 01 minutes 32 seconds West along said section line for a distance of 386.71 feet to the Point of Beginning.

Said property contains 3.25 acres more or less and is subject to a right of way for the H16 Irrigation Lateral along the east side, and is subject to a county road right of way along the east and south sides and is subject to any other easements or right of ways, existing or of record.

Desert West Land Surveys

2020 Overland Ave.
Burley, Idaho 83318



JOB # 15947-23C1

PARCEL 2

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

Part of the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 2 in Township 11 South, Range 23 East of the Boise Meridian, Cassia County, State of Idaho.

Commencing at the Southeast Corner of Section 2 in T.11 S., R.23 E., B.M. said corner marked by a $\frac{3}{8}$ " rebar with 3" aluminum cap; Thence North 88 degrees 52 minutes 28 seconds West along the south line of Section 2 for a distance of 372.04 feet to the Point of Beginning;

THENCE North 88 degrees 52 minutes 28 seconds West along said section line for a distance of 670.71 feet to a $\frac{1}{2}$ " rebar;

THENCE North 00 degrees 01 minutes 32 seconds East for a distance of 60.51 feet to a $\frac{1}{2}$ " rebar;

THENCE along a non-tangent curve to the left for a distance of 794.23 feet to a $\frac{1}{2}$ " rebar, said curve having a radius of 1319.64 feet, a delta angle of 34 degrees 29 minutes 01 seconds, and a long chord bearing of North 60 degrees 18 minutes 43 seconds East for a distance of 782.30 feet;

THENCE South 01 degrees 07 minutes 32 seconds West for a distance of 436.23 feet to a $\frac{1}{2}$ " rebar;

THENCE South 01 degrees 07 minutes 32 seconds West for a distance of 25.00 feet to the Point of Beginning.

Said property contains 3.31 acres more or less and is subject to a county road right of way along the south side and is subject to any other easements or right of ways, existing or of record.

Desert West Land Surveys

2020 Overland Ave.
Burley, Idaho 83318

JOB # 15947-23C1

PARCEL 3



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

Part of the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 2 in Township 11 South, Range 23 East of the Boise Meridian, Cassia County, State of Idaho.

Commencing at the Southeast Corner of Section 2 in T.11 S., R.23 E., B.M. said corner marked by a $\frac{3}{8}$ " rebar with 3" aluminum cap; Thence North 00 degrees 01 minutes 32 seconds East along the east line of Section 2 for a distance of 386.71 feet to the Point of Beginning;

THENCE North 89 degrees 27 minutes 03 seconds West for a distance of 25.00 feet to a $\frac{1}{2}$ " rebar;

THENCE North 89 degrees 27 minutes 03 seconds West for a distance of 339.64 feet to a $\frac{1}{2}$ " rebar;

THENCE North 01 degrees 07 minutes 32 seconds East for a distance of 78.26 feet to a $\frac{1}{2}$ " rebar;

THENCE along a non-tangent curve to the left for a distance of 81.53 feet to a $\frac{1}{2}$ " rebar, said curve having a radius of 1319.64 feet, a delta angle of 03 degrees 32 minutes 23 seconds, and a long chord bearing of North 41 degrees 18 minutes 02 seconds East for a distance of 81.51 feet;

THENCE South 89 degrees 27 minutes 03 seconds East for a distance of 284.36 feet to a $\frac{1}{2}$ " rebar;

THENCE South 89 degrees 27 minutes 03 seconds East for a distance of 25.00 feet to the east line of Section 2;

THENCE South 00 degrees 01 minutes 32 seconds West along said section line for a distance of 140.01 feet to the Point of Beginning.

Said property contains 1.13 acres more or less and is subject to a right of way for the H16 Irrigation Lateral along the east side, and is subject to a county road right of way along the east side and is subject to any other easements or right of ways, existing or of record.

Desert West Land Surveys

2020 Overland Ave.
Burley, Idaho 83318

JOB # 15947-23C1

PARCEL 4



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

Part of the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 2 in Township 11 South, Range 23 East of the Boise Meridian, Cassia County, State of Idaho.

Commencing at the Southeast Corner of Section 2 in T.11 S., R.23 E., B.M. said corner marked by a $\frac{3}{8}$ " rebar with 3" aluminum cap; Thence North 00 degrees 01 minutes 32 seconds East along the east line of Section 2 for a distance of 526.72 feet to the Point of Beginning;

THENCE North 89 degrees 27 minutes 03 seconds West for a distance of 25.00 feet to a $\frac{1}{2}$ " rebar;

THENCE North 89 degrees 27 minutes 03 seconds West for a distance of 284.36 feet to a $\frac{1}{2}$ " rebar;

THENCE along a non-tangent curve to the left for a distance of 534.24 feet to a $\frac{1}{2}$ " rebar, said curve having a radius of 1319.64 feet, a delta angle of 23 degrees 11 minutes 44 seconds, and a long chord bearing of North 27 degrees 55 minutes 58 seconds East for a distance of 530.60 feet;

THENCE South 89 degrees 58 minutes 28 seconds East for a distance of 36.01 feet to a $\frac{1}{2}$ " rebar;

THENCE South 89 degrees 58 minutes 28 seconds East for a distance of 25.00 feet to the east line of Section 2;

THENCE South 00 degrees 01 minutes 32 seconds West along said section line for a distance of 471.72 feet to the Point of Beginning.

Said property contains 1.78 acres more or less and is subject to a right of way for the H16 Irrigation Lateral along the east side, and is subject to a county road right of way along the east side and is subject to any other easements or right of ways, existing or of record.

Valuation Summary Sheet

1/29/2025 11:23:50 AM

CASSIA County

Parcel Number: RP11S23E029580 Property Address: 346 E 300 S, BURLEY, ID 83318
Effective Date: 1/23/2025 Tax Code Area: 80-0000
Expiration Date: Legal Description: T15049 (SESE) S 2 T 11 R 23

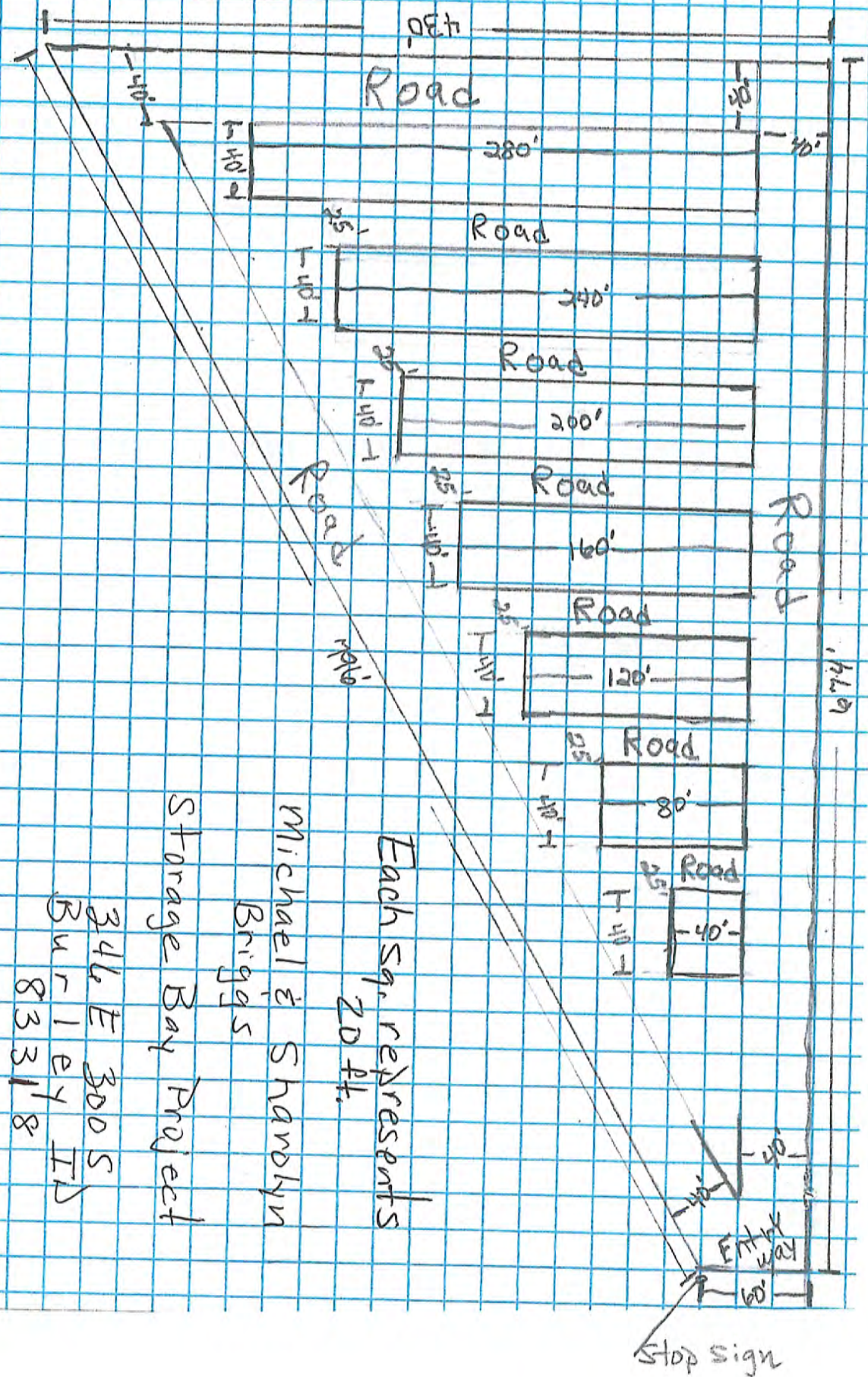
| Legal Party Name | Address | City St Zip | Primary Owner |
|------------------|-------------|------------------|-----------------|
| BRIGGS, MICHAEL | 346 E 300 S | BURLEY, ID 83318 | |
| BRIGGS, SHAROLYN | 346 E 300 S | BURLEY, ID 83318 | Secondary Owner |

| Cat ID | Ext | Rv Year | Unit | Quantity | Value | HO Mkt | HO Exempt | PTR | Other |
|--------|-----|---------|------|----------|-----------|-----------|-----------|-----|-------|
| 02 | L00 | 2023 | AC | 1.290 | \$650 | \$0 | \$0 | \$0 | \$0 |
| 10H | L00 | 2023 | AC | 1.000 | \$40,500 | \$40,500 | \$20,250 | \$0 | \$0 |
| 19 | L00 | 2023 | AC | 0.960 | \$0 | \$0 | \$0 | \$0 | \$0 |
| 31H | R01 | 2023 | | - | \$134,040 | \$134,040 | \$67,020 | \$0 | \$0 |
| | | Totals: | | 3.250 | \$175,190 | \$174,540 | \$87,270 | \$0 | \$0 |

| Deed Date | Deed Reference |
|------------|----------------|
| 3/16/1994 | 229681 |
| 1/29/2024 | 2024-000284 |
| 11/20/2024 | 2024-004276 |

Zone Code:
Parcel Type:
Location Code: 0

Comments:
OREGON TRAIL REC
S894
Split from #RP11S23E029599



Conditional Use Permit Application for:
Michael and Sharolyn Briggs
346 E. 300 S.
Burley, ID 83318
Phone: 208-312-2667 (Michael)
Email: mbriggs1979@gmail.com

Narrative Statement:

Application for Parcel 2 for Commercial Use of 346 E. 300 S. Burley, ID.
Currently, Parcel 2, consisting of 3.31 acres, has been used to grow alfalfa-grass hay/
Pasture.

We would like to change its use for a Storage Bay Facility for public use for paying
customers. This facility will adhere to the zoning regulations for Commercial use.

The only utilities used will be Electrical, as the storage bays will have "Down Lighting",
for security purposes and "Down Lighting" for the name of Storage Bays. When the
project is completed, a fence will be constructed around the facility with a locked
security gate for entrance.

The facility will not create any noise itself, however motor vehicles may be heard
periodically as customers access their rented bay, and for security checks daily by the
owner.

Glare, odor, fumes, and vibration do not apply for this project for Storage Bays.
There will be no water, garbage bins or restrooms.

Ajacent properties of Parcel 2 are:
North West - Irrigated farm ground
South - Dairy and Irrigated farm ground
East - Michael and Sharolyn Briggs residence.

Storage Bays grounds will be kept clean and weed free. Roads around Storage Bays
will be graveled. Their appearance will be harmonious with its surroundings.

There will be no hazards or disturbances to the surrounding neighborhood. The facility
will be safe for the use of customers. There will be a STOP sign for customers entering
the public roadway from the facility for safety reasons.

There are no existing historical features to be removed for the building of this Storage
Bay facility.

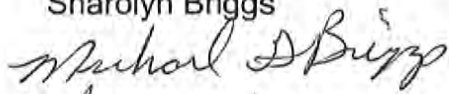
CAFO permit does not apply to this project.

We appreciate your consideration of this Conditional Use Permit.

Sincerely,

Michael Briggs

Sharolyn Briggs

A handwritten signature in cursive script that reads "Michael Briggs".A handwritten signature in cursive script that reads "Sharolyn Briggs".

2-12-25

Conditional Use Permit Application for:
Michael G. Briggs and Sharolyn Briggs
346 E. 300 S.
Burley, ID 83318
Phone: 208-312-2667
Email: mbriggs1979@gmail.com

Narrative Statement

A. Qualify: The Storage Bay Facility will meet the official schedule of zoning regulations for the zone involved. The zone involved is AR/ Agricultural Residential.

AR Agricultural Residential:
Max Height 35'
Min Front Setback 15'
Yard Rear Setback 15'
Interior Side Setback 15'
Max Lot Coverage NR
Min Lot Dwelling 43,560 sq. ft.
Min Lot Width NR

Storage Bay Facility:
Max Height under 15'
Min Front Setback 65'
Yard Rear Setback 40'
Interior Side Setback 40'
Max Lot Coverage NR
Min Lot Dwelling 144,910 sq.ft.
(estimated)

B. Meet General Obligations: The property of the storage bays will meet low density requirements, and are compatible with farm use. The storage bays provide storage only, not intended for residential use at any time.

C. Maintain Character: The design and construction of the Storage Bays will be so that it will match and add to the general vicinity. The Storage Bays will be constructed with steel panels, placed on concrete slabs. Each bay will have one overhead garage door. These doors will be manually operated, without the assistance of electricity. All bays will be no higher than 15'.

Currently this property serves as farm ground. In the summer months it provides alfalfa-grass/pasture. Surrounding the edges of the crop are weeds which looks unkept. This Storage Bay facility will consist of 7 low

profile buildings that will have a clean appearance and will not interfere with the view of surrounding areas or sunsets. The roads of the facility will be groomed gravel roads. The facility will be kept weed free by using a recommended protocol from a weed control professional. The facility will have down lighting through bays, and around premises for security reasons, along with security cameras. We believe this will enhance the appearance of adjoining properties. Adjoining properties are irrigated farm ground, a lighted dairy, and the owner's residence of Michael and Sharolyn Briggs. Upon completion, a fence will be installed around the storage bays, with a locked gate at the entrance that will be locked to customers after 10:00 p.m.

D. Hazards: There are no moving parts of unsupervised equipment. The bays themselves do not require any motorized equipment running at any time. However, periodically the roads will need grooming, and snow removal, which will be operated by property owners, or hired employees. The powered entrance gate will not pose any threat to anyone, because it will be automated to open and close with no assistants from customers. If there is a problem with the automated gate, there will be a cell# to call for assistance.

E. Facilities: There will be no sewer or water on any part of the Storage Bays. There will be power for external lighting only. There will be no powered outlets to any bay. This facility will not have any disposal or garbage waste to address. This facility will be accessible to police and fire department with keypad #'s. We have on site personnel at all times. The owners, Michael and Sharolyn Briggs live next door to the facility.

F. Economic Welfare: The Storage Bays will not require any public cost. This is a personally owned facility. The only cost required is for customers choosing to rent our Storage Bays.

G. Conditions Of Operations: The Storage Bays will not involve uses such as activities, processes, materials, or operation of any equipment that may be harmful to any persons. By not involving these uses there will be

no smoke, fumes, glare, pollution or odors. Traffic will be sporadic as customers access their storage bays.

H. Harmful Conditions: The Storage Bays will not create conditions that are harmful or dangerous to the customers using this facility, nor will it be harmful to the general safety, health or welfare of the community. The only use of the storage bays are for storage.

I. Vehicular Approaches: The Storage Bays 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. We will accomplish this by having adequate room for vehicles, or vehicles with trailers to have adequate room to pull completely off thoroughfare without obstructing oncoming traffic. The specific distance from the road to the Storage Bay entrance will be determined upon construction. As for the traffic leaving the storage bays, there will be a stop sign on the right before entering the public thoroughfare, and there will be no building obstructing the left or right view of the public thoroughfare. The Storage Bays will be 60' from the property line.

J. Scenic And Historical Features: The Storage Bays will not destroy any natural, scenic or historical feature of importance to the public. There are no pre-existing features of any mentioned above. This property's only use was to farm or pasture.



Burley Irrigation District
Water Impact Statement for Michael Briggs

To: Cassia County Planning and Zoning

Re: Conversion of Irrigated Cropland to Gravel Equipment Parking

Property Location: 346 East 300 South

Date: January 21, 2025

1. Purpose of the Statement

This statement is submitted to Cassia County Planning and Zoning to assess the impact of converting irrigated cropland within the Burley Irrigation District to a gravel equipment parking area. The water rights associated with the property will remain tied to the land and must comply with Idaho state water laws and Burley Irrigation District policies.

2. Project Overview

The proposed project involves the conversion of approximately 3.31 of irrigated cropland, historically used for agricultural purposes, to a gravel equipment parking area. The property is serviced by the H 16 Lateral and holds water rights.

3. Water Impact Analysis

a. Retention of Water Rights

The water rights associated with this property will remain with the land despite the cessation of agricultural irrigation. To comply with Idaho water law, the water right must continue to be used beneficially, even if the land use changes. Options for maintaining beneficial use include, but are not limited to:

- Utilizing water for landscaping or dust control.

b. Change in Water Demand

The project will eliminate irrigation for crop production, reducing the historical water use by approximately 2.5-acre ft. The Burley Irrigation District must confirm that this change will not disrupt water delivery to neighboring properties or district operations.

c. Impact on District Infrastructure

- **Delivery Adjustments:** The irrigation infrastructure serving the parcel may require modifications to prevent unintended water usage.
 - **Drainage Implications:** The change in surface material from vegetation to gravel may affect drainage and runoff, requiring measures to manage water flow and protect adjacent properties.
-

4. Landowner Responsibilities

To ensure compliance with district policies and state regulations, the landowner must:

1. Notify the Burley Irrigation District and Cassia County Planning and Zoning of the proposed land use change.
 2. Maintain the water right by demonstrating continued beneficial use.
 3. Manage runoff and drainage to avoid adverse impacts on neighboring properties or district infrastructure.
-

5. Recommendations

a. Coordination with Relevant Authorities

The landowner should work closely with the Burley Irrigation District and the Idaho Department of Water Resources (IDWR) to ensure compliance with state water laws and district policies.

b. Infrastructure Adjustment

The district may need to assist in decommissioning or altering irrigation infrastructure to prevent water waste.

c. Environmental Considerations

The replacement of vegetative cover with gravel may increase surface runoff. Best management practices, such as retention basins or other drainage controls, are recommended to mitigate these impacts.

6. Conclusion

The proposed conversion will permanently alter the use of the property while retaining its associated water rights. Through proper planning, compliance with state and district regulations, and

implementation of best management practices, the project can proceed without adverse impacts on water delivery systems or neighboring properties.

If you have any questions or require additional information, please contact the Burley Irrigation District at 208-678-2511.

Burley Irrigation District Contact Information:

Don Terry

General Manager

246 East 100 South Burley Id. 83318

(208) 678-2511

Manager@burleyirrigation.org



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

Applicant:

Name:

Michael D. Brigg

Address:

346 E 300 S

Phone:

208 - 312 - 2667

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 _____ (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.

Weed Supervisor

Date:

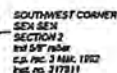
[Signature]
1-22-25

Applicant

Date:

[Signature]
1-21-2025

| Course | Bearing | Distance |
|--------|---------------|----------|
| L1 | N 01°07'32" E | 25.00' |
| L2 | S 89°27'03" E | 25.00' |
| L3 | N 06°01'32" E | 60.51' |
| L4 | N 01°07'32" E | 78.20' |
| L5 | S 89°27'03" E | 25.00' |
| L6 | S 89°50'28" E | 30.01' |
| L7 | S 89°48'28" E | 25.00' |



This sketch is furnished for information purposes only to assist in property location with reference to streets and other parcels. No representation is made as to accuracy.

SOUTHEAST CORNER
SECTION 2
6'4" S/E corner of T
aluminum cap on top
c.s. rec. 11 July 1983
Inv. no. 153289

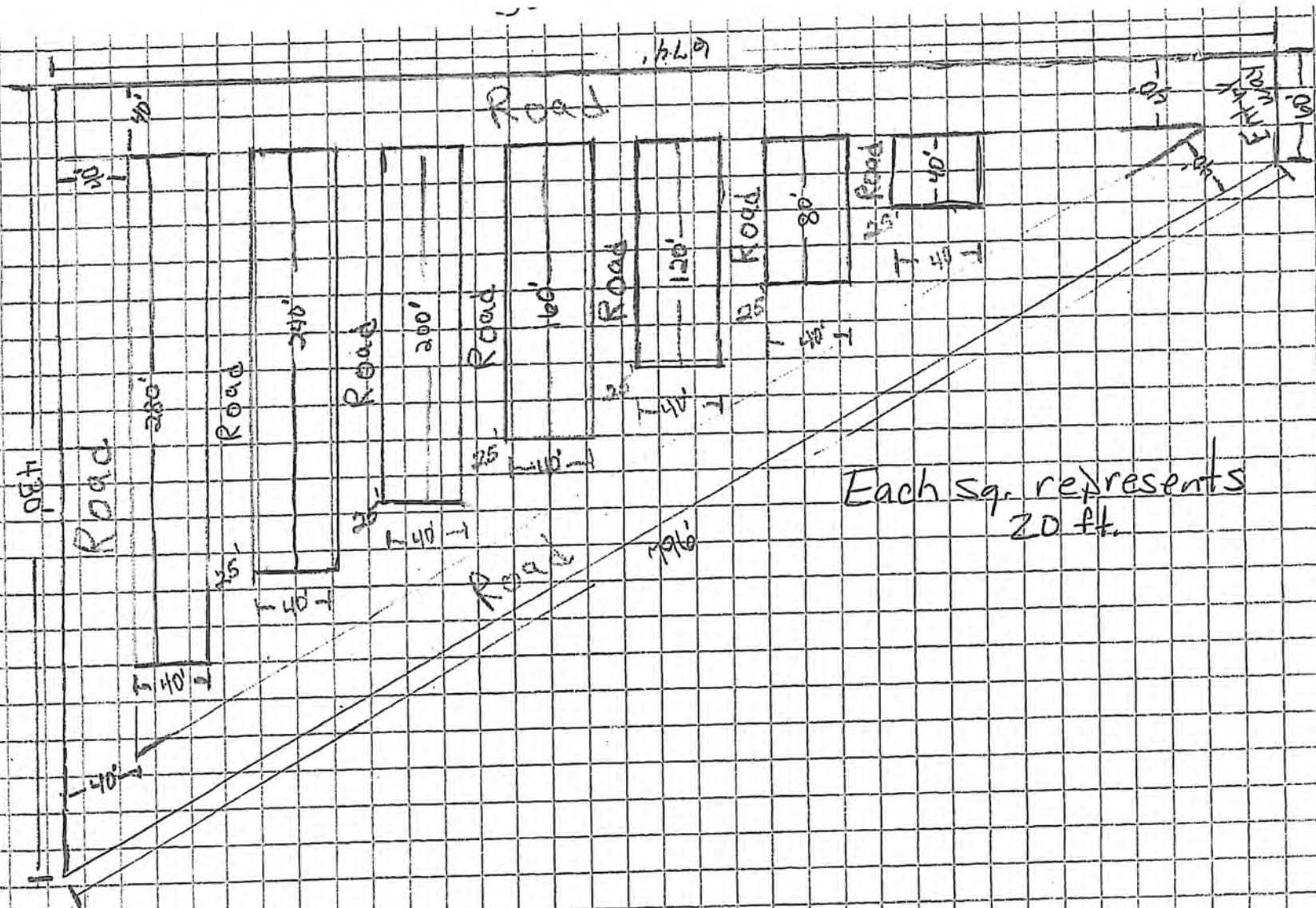
Instrument # 2023002779
DUNLEY, CASSIA, IDAHO
8-20-2023 08:42:51 AM No. of Pages: 1
Recorded for: DESERT WEST LAND SURVEYS
JOSEPH LARSEN Fmc 8.28
Ex-Officio Recorder Deputy _____ CV
Filed by: RECORDS CLERK



| | | | |
|-----------------------|--|-------------------------------|--------------|
| 2020 OVERLAND AVENUE | | BURLEY, IDAHO 83318 | 208-678-7112 |
| JOB NO: 19047-23C1 | | DRAWN BY: T. RENO | |
| DATE: AUGUST 30, 2023 | | © 2020 West Land Survey, P.A. | |



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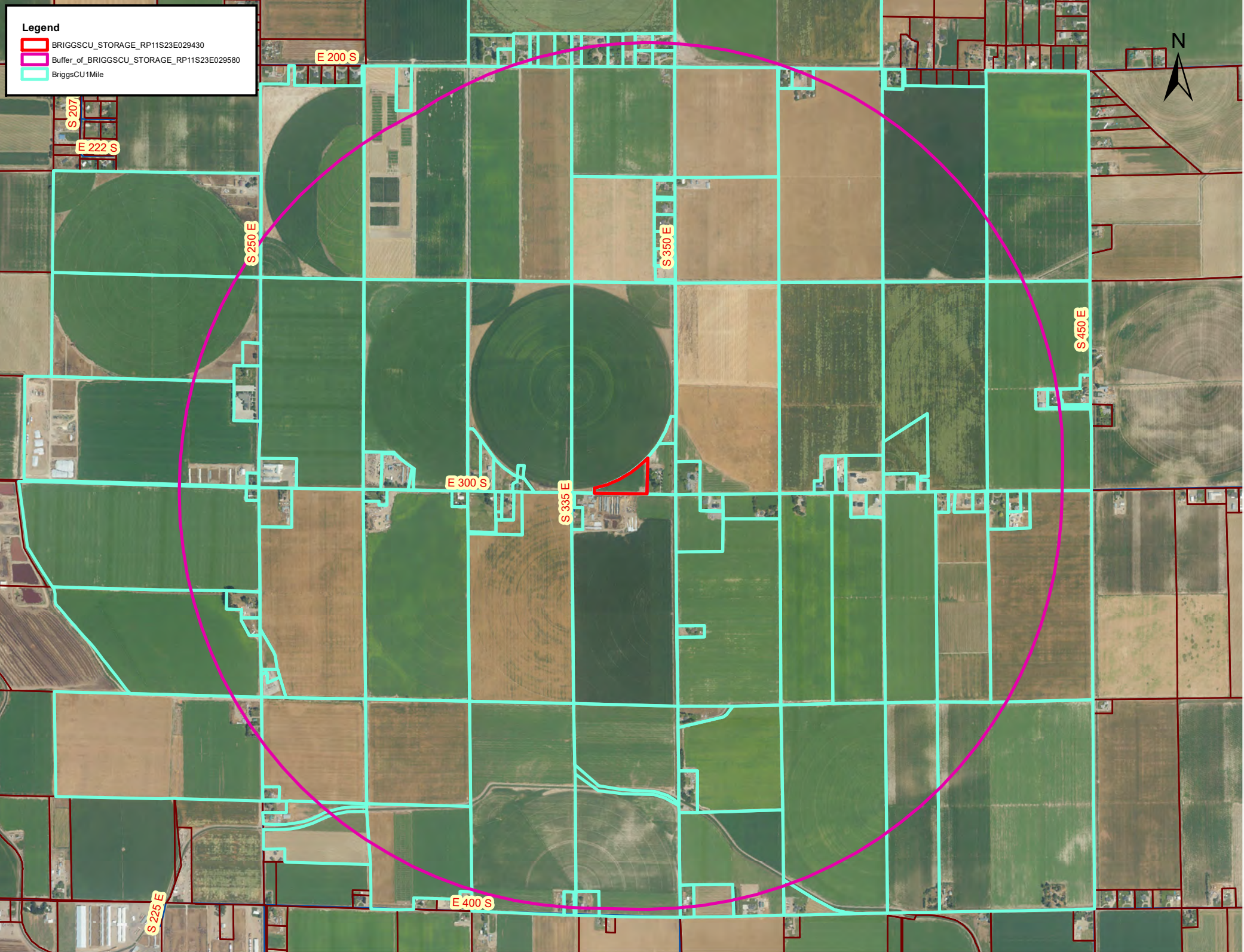


| Parcel_Num | MailToName | MailToAddr | MailToAd_1 | MailToCity | MailToStat | MailToPost |
|----------------|-------------------------------------|---------------------------|-------------------------|----------------|------------|------------|
| RP10S23E358801 | A & T RENTALS LLC | 308 E 200 S | | BURLEY | ID | 83318 |
| RP11S23E101801 | ADDIS, MARCUS | 326 S 250 E | | BURLEY | ID | 83318 |
| RP11S23E036602 | ADT FARMS LLC | 2500 OVERLAND AVE | | BURLEY | ID | 83318 |
| RP11S23E039650 | ADTD FARMS LLC | 2500 OVERLAND AVE | | BURLEY | ID | 83318 |
| RP11S23E123021 | ALLRED, KEVIN | 373 EAST 300 SOUTH | | BURLEY | ID | 83318 |
| RP11S23E122550 | ANDERSON, E KATHLEEN | 720 BACON DR | | BOISE | ID | 83712 |
| RP10S23E359504 | BAKER, DAVID B | 338 E 200 S | | BURLEY | ID | 83318 |
| RP10S23E359550 | BAKER, HENRY LEGRAND | 340 E 200 S | | BURLEY | ID | 83318 |
| RP11S23E017102 | BARNES, DEBRA | 390 E 300 S | | BURLEY | ID | 83318 |
| RP11S23E126400 | BEDKE, TRACY L | 395 S 350 E | | BURLEY | ID | 83318 |
| RP11S23E120185 | BLEAZARD, ANTHONY | 429 E 300 S | | BURLEY | ID | 83318 |
| RP11S23E118999 | BROWN, ANN S | 206 CHURCHILL DR | | BURLEY | ID | 83318 |
| RP11S23E116603 | CARSON, ROBBIN K | 382 S 150 E | | BURLEY | ID | 83318 |
| RP11S23E120606 | CARSON, STEVEN D | 419 E 300 S | | BURLEY | ID | 83318 |
| RP11S23E122490 | CHRISTIENSEN, CHANCEY | 397 E 300 S | | BURLEY | ID | 83318 |
| RP11S23E021935 | COOK, STEVEN REX | 242 S 350 E | | BURLEY | ID | 83318 |
| RP11S23E039001 | CORP OF PRESIDING BISHOP LDS CHURCH | TAX DIVISION 22ND FLOOR | 50 E NORTH TEMPLE STREE | SALT LAKE CITY | UT | 84150-3620 |
| RP11S23E101200 | CRANE CROPS LLC | 4373 COLD WATER ROAD | | AMERICAN FALLS | ID | 83211 |
| RP11S23E025401 | CRANE, DANFORD L, II | 1346 RIVERSIDE DR | | BUHL | ID | 83316 |
| RP11S23E107200 | CRANE, DENNIS D | 360 S 150 E | | BURLEY | ID | 83318 |
| RP11S23E113002 | CRANE, TROY WHITING | 251 E 300 S | | BURLEY | ID | 83318 |
| RP11S23E120602 | D & K PROPERTIES LLC | 227 E 400 S | | BURLEY | ID | 83318 |
| RP11S23E024802 | DARRINGTON, MARK L | 930 EAST 390 NORTH | | DECLO | ID | 83323 |
| RP11S23E116050 | DEL-C FARMS, LLC | 403 S 250 E | | BURLEY | ID | 83318 |
| RP11S23E020600 | DKH IRREVOCABLE TRUST | 285 S 300 E | | BURLEY | ID | 83318 |
| RP11S23E100005 | DOT ELEVEN FARMS LLC | 353 E 700 S | | BURLEY | ID | 83318 |
| RP11S23E125401 | EDGAR, DAVID, ETUX | 59 E 500 S | | BURLEY | ID | 83318 |
| RP11S23E127200 | EDGAR, DEAN | 480 E 400 S | | BURLEY | ID | 83318 |
| RP11S23E127000 | EDGAR, WADE | 378 E 400 S | | BURLEY | ID | 83318 |
| RP11S23E120608 | ERICKSON, BRENDA LYNN | 423 E 300 S | | BURLEY | ID | 83318 |
| RP11S23E127950 | F N N LLC | 1011 BALLARD LN | | KIMBERLY | ID | 83341 |
| RP11S23E028775 | FERNANDEZ, MARIA RIOS | 308 E 300 S | | BURLEY | ID | 83318 |
| RP10S23E359599 | FUELLING, KARL | 346 E 200 S | | BURLEY | ID | 83318 |
| RP11S23E028820 | GERRATT, REX, ETUX | 2500 OVERLAND AVE | | BURLEY | ID | 83318 |
| RP11S23E012570 | HAWKES, SHANNON | 379 E 200 S | | BURLEY | ID | 83318 |
| RP11S23E027001 | HEWARD BROTHERS | 295 E 300 S | | BURLEY | ID | 83318 |
| RP11S23E110600 | HEWARD BROTHERS FAMILY PARTNERSHIP | 295 E 300 S | | BURLEY | ID | 83318 |
| RP10S23E358850 | HEWARD, BLAIR A | 312 EAST 200 SOUTH | | BURLEY | ID | 83318 |
| RP11S23E110781 | HEWARD, G LYNN | 295 E 300 S | | BURLEY | ID | 83318 |
| RP11S23E110770 | HEWARD, GERALD | 295 E 300 S | | BURLEY | ID | 83318 |
| RP11S23E112575 | HEWARD, LORN W | 279 EAST 300 SOUTH | | BURLEY | ID | 83318 |
| RP10S23E359377 | HINES, GENE | 194 SOUTH 350 EAST | | BURLEY | ID | 83318 |
| RP11S23E016400 | HIRSCH, SUSAN ANN | 352 EAST 300 SOUTH | | BURLEY | ID | 83318 |
| RP10S23E364800 | HONDO, JAMES L & DEBORAH A TRUST | 478 E HWY 81 | | BURLEY | ID | 83318 |
| RP11S23E120750 | HURST, SHAWN | 436 S 750 E | | BURLEY | ID | 83318 |
| RP11S23E020000 | JEFFERIES, RUTH ANN | 3730 SOUTH BOUNTIFUL BLVD | | BOUNTIFUL | UT | 84010 |
| RP11S23E120175 | JUAREZ, JOSE JUAREZ | 431 EAST 300 SOUTH | | BURLEY | ID | 83318 |

EXHIBIT
8

| | | | | | |
|----------------|-------------------------------------|--------------------|-----------|----|-------|
| RP11S23E117200 | K & G INC | 327 EAST 300 SOUTH | BURLEY | ID | 83318 |
| RP10S23E359403 | KAY AND JOHN PROPERTIES TRUST | 334 E 200 S | BURLEY | ID | 83318 |
| RP11S23E014803 | KNOPP, DONALD V | 384 E 300 S | BURLEY | ID | 83318 |
| RP11S23E122402 | KNOPP, KORY | PO BOX 567 | BURLEY | ID | 83318 |
| RP11S23E122495 | KNOPP, LOGAN T | 397 E 300 S | BURLEY | ID | 83318 |
| RP11S23E114800 | KNOPP, NELDA K | 196 S 450 E | BURLEY | ID | 83318 |
| RP11S23E017150 | KNOPP, PERRY | 394 E 300 S | BURLEY | ID | 83318 |
| RP11S23E021805 | KOYLE, RAY M | 226 S 350 E | BURLEY | ID | 83318 |
| RP11S23E028750 | KYLES, LESLIE | 304 E 300 S | BURLEY | ID | 83318 |
| RP11S23E120003 | LIND, RODNEY EARL | 279 SOUTH 450 EAST | BURLEY | ID | 83318 |
| RP11S23E123151 | LINDSAY, CLYDE | 355 EAST 300 SOUTH | BURLEY | ID | 83318 |
| RP11S23E010001 | LONE PINE CO INC | P O BOX 430 | FRUITLAND | ID | 83619 |
| RP11S23E013600 | LOVELAND, DON CARLOS | 227 S 350 E | BURLEY | ID | 83318 |
| RP11S23E116000 | LOVELAND, MONTE S | 379 S 250 E | BURLEY | ID | 83318 |
| RP10S23E358881 | MALLORY FAMILY REVOCABLE TRUST, THE | 324 E 200 S | BURLEY | ID | 83318 |
| RP11S23E018850 | MANNING, LYNN R | 404 EAST 300 SOUTH | BURLEY | ID | 83318 |
| RP10S23E358870 | MASINO, SUSAN A | 314 EAST 200 SOUTH | BURLEY | ID | 83318 |
| RP11S23E110765 | MILLSPAUGH, SHAWN | 309 EAST 300 SOUTH | BURLEY | ID | 83318 |
| RP000740010010 | PARKIN, BROGAN | 246 S 350 E | BURLEY | ID | 83318 |
| RP11S23E123800 | PAUL, AARON M | 333 S 350 E | BURLEY | ID | 83318 |
| RP11S23E101806 | PAYTON, KEVIN | 334 S 250 E | BURLEY | ID | 83318 |
| RP10S23E359351 | PICKUP, GEORGE WESTON | 326 E 200 S | BURLEY | ID | 83318 |
| RP11S23E124800 | PINE VIEW LAND LLC | 621 E 600 S | BURLEY | ID | 83318 |
| RP11S23E037661 | RELAR FARMS LLC | 2500 OVERLAND AVE | BURLEY | ID | 83318 |
| RP11S23E100002 | RIVERA, MARIO URQUIZA | 249 E 300 S | BURLEY | ID | 83318 |
| RP11S23E125750 | SCHULTHIES, WADE | 359 S 350 E | BURLEY | ID | 83318 |
| RP11S23E012575 | SHOCKEY, MARK LON | 377 EAST 200 SOUTH | BURLEY | ID | 83318 |
| RP11S23E026335 | SILCOCK ENTERPRISES LLC | 295 SOUTH 250 EAST | BURLEY | ID | 83318 |
| RP11S23E028725 | SOLIS, ANAMARIA | 302 E 300 S | BURLEY | ID | 83318 |
| RP11S23E126002 | STAPELMAN, TREVOR H | 368 E 400 S | BURLEY | ID | 83318 |
| RP11S23E021925 | TAYLOR, DERLIN C | 232 S 350 E | BURLEY | ID | 83318 |
| RP11S23E021915 | TAYLOR, RUSSELL PRICE | 230 S 350 E | BURLEY | ID | 83318 |
| RP11S23E119401 | TRACY, CHARLES R | 377 N 400 E | RUPERT | ID | 83350 |
| RP11S23E019050 | TURPIN, SCOTT B | 280 SOUTH 450 EAST | BURLEY | ID | 83318 |
| RP11S23E114001 | U S A | Govnmt | | | |
| RP11S23E113875 | UNITED ELECTRIC CO-OP, INC | 1330 21ST STREET | HEYBURN | ID | 83336 |
| RP11S23E010602 | WARD LAND & LIVESTOCK LLC | 227 E 400 S | BURLEY | ID | 83318 |
| RP11S23E028836 | WHITTON, STEVEN T | 310 EAST 300 SOUTH | BURLEY | ID | 83318 |
| RP11S23E125600 | WOODBURY, HEATH | 351 SOUTH 350 EAST | BURLEY | ID | 83318 |
| RP11S23E119001 | YOST FARMS LLC | 327 EAST 300 SOUTH | BURLEY | ID | 83318 |
| RP11S23E110175 | YOST, MERLIN K | 315 EAST 300 SOUTH | BURLEY | ID | 83318 |

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.



EXHIBIT# **9**

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

Email: pzoning@cassia.govwww.cassia.gov

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: Michael Briggs and Sharolyn BriggsAddress: 346 E. 300 S.City: BurleyState: ID Zip: 83318Contact Phone # 208-312-2667Email: mbriggs@gmail.com

Property Owner of Record

*(Attach additional pages if Necessary)*Name: Michael Briggs Sharolyn BriggsAddress: 346 E. 300 S.City: BurleyState: ID Zip: 83318Contact Phone # 208-312-2667Email: mbriggs@gmail.com

Property Information:

Location of Property: 346 E. 300 S. Burley, ID 83318Parcel Number(s): Parcel 2Legal Description of Property: (Attach if Necessary): AttachedExisting Use of Property: alfalfa-grass hay / pastureCurrent Zoning District of the premises: Irrigation / ResidentialDescription of Proposed Conditional Use: Commercial - Storage Bay FacilityNorth Cassia Rural Fire Dist John Tol Fire Chief

EXHIBIT

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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 19, 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 19 day of March 20 2025

Shawlyn Briggs
Applicant Signature
Shawlyn Briggs
Applicant Printed Name

State of Idaho)
County of Cassia) ss

Subscribed and sworn to be before me this 19th 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.



Ea Velasquez
Notary Signature
Residing at Cassia County
Commission expires 11-16-2026

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
2025-01-CU**

NOTICE IS HEREBY GIVEN: that a hearing will be held on Thursday, the 15th day of May, 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: Michael and Sharolyn Briggs, regarding an Application for a Conditional Use Permit, which application was received by the County on the 29th day of January, 2025.

The Nature of the Proposed Conditional Use is: Commercial Storage Bay Facility

The property is located on lands at approximately: 346 East 300 South, Burley, ID 83318

Such lands are located within the Agricultural Residential 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. **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 Zoning Commission Secretary, 1459 Overland Avenue, Room 210, Burley, Idaho 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 the 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 Zoning Commission Secretary, 1459 Overland Avenue, Room 210, Burley, Idaho 83318. The body holding the hearing reserves the right to reject any proffered documentation that violates the intent of this regulation.
- B. **Testimony At 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 body holding the hearing 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 17th day of March, 2025

Signature: Michael Briggs
Sharolyn Briggs

Printed Name: Michael Briggs
Sharolyn Briggs

Notice of Hearing



A & T RENTALS LLC
308 E 200 S
BURLEY, ID 83318

ADDIS, MARCUS
326 S 250 E
BURLEY, ID 83318

ADT FARMS LLC
2500 OVERLAND AVE
BURLEY, ID 83318

ADTD FARMS LLC
2500 OVERLAND AVE
BURLEY, ID 83318

ALLRED, KEVIN
373 EAST 300 SOUTH
BURLEY, ID 83318

ANDERSON, E KATHLEEN
720 BACON DR
BOISE, ID 83712

BAKER, DAVID B
338 E 200 S
BURLEY, ID 83318

BAKER, HENRY LEGRAND
340 E 200 S
BURLEY, ID 83318

BARNES, DEBRA
390 E 300 S
BURLEY, ID 83318

BEDKE, TRACY L
395 S 350 E
BURLEY, ID 83318

BLEAZARD, ANTHONY
429 E 300 S
BURLEY, ID 83318

BROWN, ANN S
206 CHURCHILL DR
BURLEY, ID 83318

CARSON, ROBBIN K
382 S 150 E
BURLEY, ID 83318

CARSON, STEVEN D
419 E 300 S
BURLEY, ID 83318

CHRISTIANSSEN, CHANCEY
397 E 300 S
BURLEY, ID 83318

COOK, STEVEN REX
242 S 350 E
BURLEY, ID 83318

CORP OF PRESIDING BISHOP LDS
CHURCH TAX DIVISION 22ND FLOOR
50 E NORTH TEMPLE STREET
SALT LAKE CITY, UT 84150-3620

CRANE CROPS LLC
4373 COLD WATER ROAD
AMERICAN FALLS, ID 83211

CRANE, DANFORD L, II
1346 RIVERSIDE DR
BUHL, ID 83316

CRANE, DENNIS D
360 S 150 E
BURLEY, ID 83318

CRANE, TROY WHITING
251 E 300 S
BURLEY, ID 83318

D & K PROPERTIES LLC
227 E 400 S
BURLEY, ID 83318

DARRINGTON, MARK L
930 EAST 390 NORTH
DECLO, ID 83323

DEL-C FARMS, LLC
403 S 250 E
BURLEY, ID 83318

DKH IRREVOCABLE TRUST
285 S 300 E
BURLEY, ID 83318

DOT ELEVEN FARMS LLC
353 E 700 S
BURLEY, ID 83318

EDGAR, DAVID, ETUX
59 E 500 S
BURLEY, ID 83318

EDGAR, DEAN
480 E 400 S
BURLEY, ID 83318

EDGAR, WADE
378 E 400 S
BURLEY, ID 83318

ERICKSON, BRENDA LYNN
423 E 300 S
BURLEY, ID 83318

F N N LLC
1011 BALLARD LN
KIMBERLY, ID 83341

FERNANDEZ, MARIA RIOS
308 E 300 S
BURLEY, ID 83318

FUELLING, KARL
346 E 200 S
BURLEY, ID 83318

GERRATT, REX, ETUX
2500 OVERLAND AVE
BURLEY, ID 83318

HAWKES, SHANNON
379 E 200 S
BURLEY, ID 83318

HEWARD BROTHERS
295 E 300 S
BURLEY, ID 83318

HEWARD BROTHERS FAMILY
PARTNERSHIP
295 E 300 S
BURLEY, ID 83318

HEWARD, BLAIR A
312 EAST 200 SOUTH
BURLEY, ID 83318

HEWARD, G LYNN
295 E 300 S
BURLEY, ID 83318

HEWARD, GERALD
295 E 300 S
BURLEY, ID 83318

HEWARD, LORN W
279 EAST 300 SOUTH
BURLEY, ID 83318

HINES, GENE
194 SOUTH 350 EAST
BURLEY, ID 83318

HIRSCH, SUSAN ANN
352 EAST 300 SOUTH
BURLEY, ID 83318

HONDO, JAMES L & DEBORAH A
TRUST
478 E HWY 81
BURLEY, ID 83318

HURST, SHAWN
436 S 750 E
BURLEY, ID 83318

JEFFERIES, RUTH ANN
3730 SOUTH BOUNTIFUL BLVD
BOUNTIFUL, UT 84010

JUAREZ, JOSE JUAREZ
431 EAST 300 SOUTH
BURLEY, ID 83318

K & G INC
327 EAST 300 SOUTH
BURLEY, ID 83318

KAY AND JOHN PROPERTIES
TRUST
334 E 200 S
BURLEY, ID 83318

KNOPP, DONALD V
384 E 300 S
BURLEY, ID 83318

KNOPP, KORY
PO BOX 567
BURLEY, ID 83318

KNOPP, LOGAN T
397 E 300 S
BURLEY, ID 83318

KNOPP, NELDA K
196 S 450 E
BURLEY, ID 83318

KNOPP, PERRY
394 E 300 S
BURLEY, ID 83318

KOYLE, RAY M
226 S 350 E
BURLEY, ID 83318

KYLES, LESLIE
304 E 300 S
BURLEY, ID 83318

LIND, RODNEY EARL
279 SOUTH 450 EAST
BURLEY, ID 83318

LINDSAY, CLYDE
355 EAST 300 SOUTH
BURLEY, ID 83318

LONE PINE CO INC
P O BOX 430
FRUITLAND, ID 83619

LOVELAND, DON CARLOS
227 S 350 E
BURLEY, ID 83318

LOVELAND, MONTE S
379 S 250 E
BURLEY, ID 83318

MALLORY FAMILY REVOCABLE
TRUST, THE
324 E 200 S
BURLEY, ID 83318

MANNING, LYNN R
404 EAST 300 SOUTH
BURLEY, ID 83318

MASINO, SUSAN A
314 EAST 200 SOUTH
BURLEY, ID 83318

MILLSPAUGH, SHAWN
309 EAST 300 SOUTH
BURLEY, ID 83318

PARKIN, BROGAN
246 S 350 E
BURLEY, ID 83318

PAUL, AARON M
333 S 350 E
BURLEY, ID 83318

PAYTON, KEVIN
334 S 250 E
BURLEY, ID 83318

PICKUP, GEORGE WESTON
326 E 200 S
BURLEY, ID 83318

PINE VIEW LAND LLC
621 E 600 S
BURLEY, ID 83318

RELAR FARMS LLC
2500 OVERLAND AVE
BURLEY, ID 83318

RIVERA, MARIO URQUIZA
249 E 300 S
BURLEY, ID 83318

SCHULTHIES, WADE
359 S 350 E
BURLEY, ID 83318

SHOCKEY, MARK LON
377 EAST 200 SOUTH
BURLEY, ID 83318

SILCOCK ENTERPRISES LLC
295 SOUTH 250 EAST
BURLEY, ID 83318

SOLIS, ANAMARIA
302 E 300 S
BURLEY, ID 83318

STAPELMAN, TREVOR H
368 E 400 S
BURLEY, ID 83318

TAYLOR, DERLIN C
232 S 350 E
BURLEY, ID 83318

TAYLOR, RUSSELL PRICE
230 S 350 E
BURLEY, ID 83318

TRACY, CHARLES R
377 N 400 E
RUPERT, ID 83350

TURPIN, SCOTT B
280 SOUTH 450 EAST
BURLEY, ID 83318

U S A
Govnmt

UNITED ELECTRIC CO-OP, INC
1330 21ST STREET
HEYBURN, ID 83336

WARD LAND & LIVESTOCK LLC
227 E 400 S
BURLEY, ID 83318

WHITTON, STEVEN T
310 EAST 300 SOUTH
BURLEY, ID 83318

WOODBURY, HEATH
351 SOUTH 350 EAST
BURLEY, ID 83318

YOST FARMS LLC
327 EAST 300 SOUTH
BURLEY, ID 83318

YOST, MERLIN K
315 EAST 300 SOUTH
BURLEY, ID 83318

Public Notice

Published in Magic Valley Times-News on April 15, 2025

Location Twin Falls County, Idaho

Notice Text

**NOTICE OF HEARING
BEFORE CASSIA COUNTY PLANNING AND ZONING COMMISSION
2025-01-CU**

NOTICE IS HEREBY GIVEN: that a hearing will be held on Thursday, the 15th day of May, 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: Michael and Sharolyn Briggs regarding an Application for a Conditional Use Permit, which application was received by the County on the 29th day of January, 2025.

The Nature of the Proposed Conditional Use is: Commercial Storage Bay Facility.

The property is located on lands at approximately: 346 East 300 South, Burley, ID 83318.

Such lands are located within the Agricultural Residential 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.

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2. Written statements shall also set forth either that the party making the statement owns property within one (1) mile of the 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 x 11" sized page, shall file such document(s) at least ten (10) days prior to the hearing, with the Zoning Commission Secretary, 1459 Overland Avenue, Room 210, Burley, Idaho 83318. The body holding the hearing reserves the right to reject any proffered documentation that violates the intent of this regulation.

B. Testimony At 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 body holding the hearing 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 17th day of March 2025

Signature: /s/

AFFIDAVIT OF PUBLICATION

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

State of Florida, County of Broward, ss:

I, Ankit Sachdeva, 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:

- Apr 15, 2025

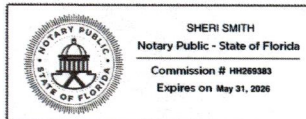
Notice ID: JqleCeNOVgjlfONW1G4M

Notice Name: PUBLIC NOTICE

Publication Fee: \$144.02

Ankit Sachdeva

Agent

**VERIFICATION**

State of Florida
County of Broward

Signed or attested before me on this: 04/16/2025

S. Smith

Notary Public

Notarized remotely online using communication technology via Proof.

Notice of Hearing Planning and Zoning
NOTICE OF HEARING
BEFORE CASSIA COUNTY PLANNING AND ZONING COM-
MISSION
2025-01-CU
NOTICE IS HEREBY GIVEN: that a hearing will be held on Thursday, the 15th day of May, 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: Michael and Sharolyn Briggs regarding an Application for a Conditional Use Permit, which application was received by the County on the 29th day of January, 2025.
The Nature of the Proposed Conditional Use is: Commercial Storage Bay Facility.
The property is located on lands at approximately: 346 East 300 South, Burley, ID 83318.
Such lands are located within the Agricultural Residential 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.
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DATED this 17th day of March 2025
Signature: /s/
Publish: April 15, 2025
COL-NV-1779

Name of Applicant Sharolyn Briggs Application No. 2025-01-CU

AFFIDAVIT OF POSTING

**EXHIBIT
10**

I, Name Sharolyn Briggs, of 346 E. 300 S. Address
Burley City, ID State, hereby state that I personally
posted on the subject property listed below located in the County of Cassia, State of Idaho, a **Notice
of Hearing** as required by Cassia County Code, Procedure for Hearing.

Date of Posting: April 3, 2025 (Photo Posting Attached)

Notice was posted upon the property listed at the address set out below, the date being
not less than seven (7) days **prior** to the date of hearing. (Does not include the date of the hearing.)

Hearing Date: May 15, 2025

Describe where notice was Posted: South side of property

DATED this 4 day of April, 2025.

Signature: Sharolyn Briggs

Printed Name: Sharolyn Briggs

State of Idaho)
County of Cassia) ss

Seal



Subscribed and sworn to or affirmed before me at City Burley,
County Cassia, State Idaho, on the 4th day of
April, 2025,

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my
official seal the day and year first above written.

Elsa Velasquez
Notary Public for Idaho
Residing at Cassia County
Commission Expires: 11-16-2026

Note: This affidavit must be submitted to the Cassia County Zoning & Building Office no later than

**NOTICE OF HEARING
BEFORE CASSIA COUNTY PLANNING AND ZONING COMMISSION
2025-01-CU**

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DATED this 17th day of March, 20 25

Signature: Michael Briggs
Sharolyn Briggs

Printed Name: Michael Briggs
Sharolyn Briggs

Notice of Hearing




Page 1 of 1

EXHIBIT
11



Image © 2025 Airbus

Legend

-  BRIGGSCU_STORAGE_RP11S23E029430
-  Buffer_of_BRIGGSCU_STORAGE_RP11S23E029580
-  BriggsCU1Mile

**EXHIBIT
11**



RP11S23E029430
BRIGGS, MICHAEL
3.31 acres+/-

E 300 S

S 350 E

Legend

- BRIGGSCU_STORAGE_RP11S23E029430
- Buffer_of_BRIGGSCU_STORAGE_RP11S23E029580
- BriggsCU1Mile
- Agricultural Residential

**EXHIBIT
11**



EXHIBIT
11

Legend

- BRIGGSCU_STORAGE_RP11S23E029430
- Buffer_of_BRIGGSCU_STORAGE_RP11S23E029580
- BriggsCU1Mile

