



## Cassia County Planning & Zoning Commission

# EXHIBIT LIST

**Application Number: 2025-10-CU**

**Applicant &**

**Property Owners: Shane and Katriina Beck**

**Hearing: August 21, 2025**

1. Conditional Use Permit Application
2. Site Plan
3. Legal Description
4. Narrative Statement Generally Applicable Standards
5. Property
6. Weed Plan
7. BID Water Impact Statement
8. 1 Mile Property Owners
9. AFFIDAVITS: Notice of Hearing, Certificate of Mailing, Affidavit of Posting, Affidavit of Publication.
10. Aerial Maps, TOPO
11. Cassia County Zoning & Building Department Staff Report



## 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: Shane & Katriina Beck  
 Address: 47 W. 300 S.  
 City: BURLEY  
 State: IDAHO Zip: 83318  
 Contact Phone # 208-312-2007  
 Email: shanebeck@hotmail.com

#### Property Owner of Record

(Attach additional pages if Necessary)

Name: Shane & Katriina Beck  
 Address: 47 W. 300 S.  
 City: BURLEY  
 State: IDAHO Zip: 83318  
 Contact Phone # 208-312-2007  
 Email: shanebeck@hotmail.com

### Property Information:

Location of Property: 47 W 300 S BURLEY, IDAHO  
 Parcel Number(s): RPIIS23E083175  
 Legal Description of Property: (Attach if Necessary): T 9525 (NWNW) S 8T11 R23

Existing Use of Property: AGRICULTURE

Current Zoning District of the premises: RESIDENTIAL/AGRICULTURE **AR**

Description of Proposed Conditional Use: MUMMO'S FINNISH SAUNA VILLAGE

WE WILL BE BUILDING A WELLNESS FINNISH SAUNA VILLAGE. IT WILL CONSIST OF SIX SAUNAS & ONE OFFICE BUILDING. IT WILL BE FENCED IN INCLUDING

TREES, SHRUBS, FLOWERS... A BOARDWALK & LOCKED GATE.



**Required Submittals:**

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



- \_\_\_\_\_ **I. Vehicular Approaches:** Will have vehicular approaches to the property which are so designed as not to create safety hazards or interference with traffic on surrounding public thoroughfares.
- \_\_\_\_\_ **J. Scenic And Historic Features:** Will not result in the destruction or loss or damage to any natural, scenic or historic feature of importance to the public.
- ☐ 4. **List of Property Owners** within a one-mile radius of the exterior boundaries of the premises.
- ☐ 5. **County Weed Plan:** A plan developed in conjunction with the **Cassia County Weed Department** setting forth suitable methods, managements and practices for controlling weeds on and involved with the proposed development herein. Weeds shall be defined by state of Idaho noxious weed statutes, laws and regulations.
- ☐ 6. **If CUP is for CAFO Permit**, show compliance with **Title 9, Chapter 11**.
- ☐ 7. **Applicant shall obtain an impact statement** from the irrigation district, canal company, groundwater district, surface water district, public water system, or any other such like entity (such entities being referred to hereinafter as "Water System") within which Applicant's proposal will be located.
- ☐ 8. **Certificate of Mailing, Notice of Hearing, Affidavit of Publication & Affidavit of Posting** (to be submitted after hearing date has been scheduled, and in accordance with 9-13-3 of County Code).

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

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



**Applicant / Authorized Agent / Property Owner Certification:**

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

Shane Beck

Signature of Applicant/Authorized Agent

**(Attach additional signature pages if necessary)**

6-23-25

Date

Printed Name: Shane Beck

Shane Beck

Signature of Property Owner

6-23-25

Date

Printed Name: Shane Beck

K Beck

Signature of Property Owner

**(Attach additional signature pages if necessary)**

6-23-25

Date

Printed Name: KATRIINA BECK

**For Office Use Only:**

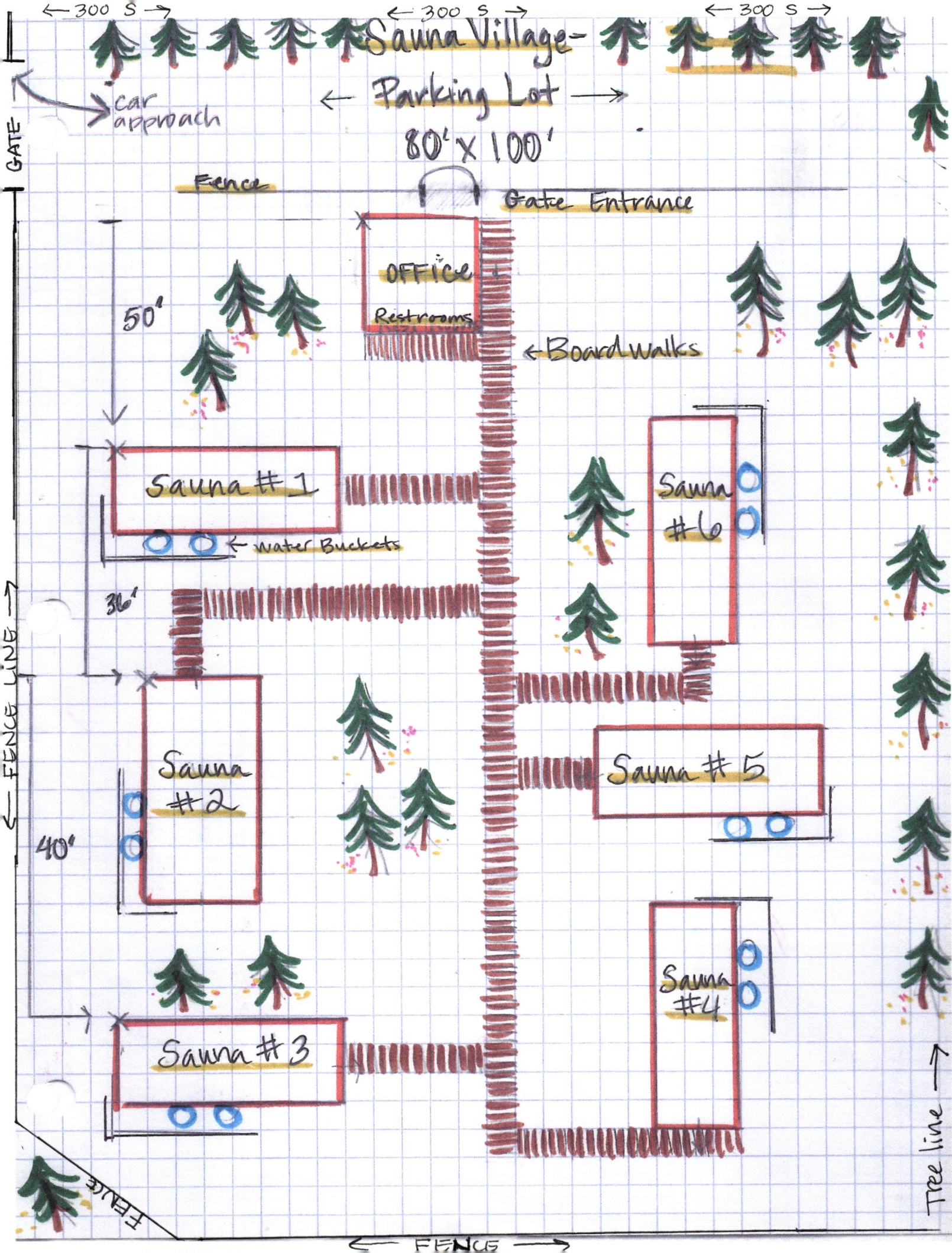
Date Application Lodged: \_\_\_\_\_

By: \_\_\_\_\_

Fee **\$600.00** Paid: \$ \_\_\_\_\_ Check # \_\_\_\_\_ Credit Card: \_\_\_\_\_

Application # \_\_\_\_\_









Vehicle Approach  
(existing)

Gate

Parking  
80' X 100'

TREE LINES

300

FENCE

OFFICE

SAUNA  
VILLAGE

RP11S23E083175  
BECK, D SHANE  
3 Acres +/-

50

1 inch = 100 feet



314836

## GIFT DEED

EXHIBIT

3

For Value Received

David M. Beck, also known as David McKell Beck and David Beck, and Susan K. Beck, also known as Susan Kay Beck and Susan Beck, husband and wife

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

David Shane Beck and Toini Katriina Beck, husband and wife  
Address: 257 West 300 South  
Burley, Idaho 83318

Hereinafter called the Grantee, the following described premises situated in Cassia County, Idaho, to-wit:

Part of the NW¼NW¼ of Section 8 of Township 11 South, Range 23 East of the Boise Meridian, Cassia County, State of Idaho.

Beginning at the NW corner of Section 8 of T.11 S., R.23 E., B. M. said corner marked by a 3 inch Cassia County survey cap which shall be the Point of Beginning;

Thence N 89°09'33" E along section line for 361.50 feet to a P. K. Nail;  
Thence S 0°00'53" W for 361.50 feet to a ½ inch rebar;  
Thence S 89°09'33" W for 361.50 feet to a P. K. Nail on section line;  
Thence N 0°00'53" E along section line for 361.50 feet to the Point of Beginning.

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

## SUBJECT TO:

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

Accruing taxes, levies and assessments; easements and rights of way of record if any.

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

Dated: March 22, 2007

David M. Beck  
David M. Beck, aka David McKell Beck and David Beck

Susan K. Beck  
Susan K. Beck, aka Susan Kay Beck and Susan Beck

STATE OF IDAHO )  
COUNTY OF Cassia ) ss.

On this 30<sup>th</sup> day of March, 2007, before me, the undersigned, a Notary Public in and for said State, personally appeared David M. Beck and Susan K. Beck, known or identified to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.

Nancy Garrett  
Notary Public  
Residing at Burley, ID  
My Commission expires 2-5-08

Nancy Garrett  
Notary Public  
State of Idaho

2007 MAR 30 PM 3 59  
RECORDED AT THE REQUEST OF  
LAND TITLE & ESCROW

CASSIA COUNTY, IDAHO  
LARRY A. MICKELSEN  
RECORDER  
FEE \$300  
DEPUTY CLERK

314836



**Narrative Statement for Conditional Use Permit Application****Conditional Use Permit Application Responses Mummo's Finnish Sauna Village****Property Address:** 47 West 300 South, Burley, Idaho 83318**Zoning:** Agricultural/Residential (A/R)

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**A. Qualify:**

Mummo's Finnish Sauna Village will consist of a 20 by 12-foot office building used for the storage of supplies. The office will eventually include a washer, dryer, and sink to launder towels after sauna use. Drinking water will also be provided for guests. As the business grows, restrooms will be added directly behind this office, supported by a septic system. The village will begin with three outdoor saunas, with plans to expand to six as demand increases.

The first three saunas will include:

- One 10 by 10 sauna inside a 10 by 18-foot cabin.
- Two 9 by 7 saunas inside 8 by 18-foot cabins.

Each sauna cabin will have additional interior space for guests to hang towels and store personal items during their visit. Each will also feature a small front porch with access to cold-water sauna buckets mounted on the exterior for rinsing between sauna rounds. Boardwalks will lead to each sauna, providing clean and accessible walkways for guests throughout the village.

Mummo's Sauna Village will, in fact, constitute a conditional use as established by the official schedule of zoning regulations for the Agricultural/Residential (A/R) zone in Cassia County. The proposed use—a small-scale wellness and recreation facility focused on Finnish sauna experiences—does not fall under typical permitted uses but is allowable as a conditional use. The project promotes health, rural economic development, and low-impact recreation in line with the purpose and intent of conditional use allowances.

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**B. Meet General Obligations:**

Mummo's Finnish Sauna Village is in harmony with the general objectives of the Cassia County Comprehensive Plan and zoning ordinance. It supports responsible rural enterprise, preserves open space, encourages wellness tourism, and maintains low-density development. The proposal is consistent with the county's goals for healthful living and compatible land use. This establishment will also be listed as an experience on Airbnb, expanding its accessibility to wellness travelers seeking peaceful and culturally enriching activities. A dedicated website for Mummo's Finnish Sauna Village will also be created to provide information, accept reservations, and share the vision of the experience with potential visitors.

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### **C. Maintain Character:**

The development will be designed and maintained to reflect and respect the rural character of the area. Structures will be modest, natural in appearance, and integrated into the environment through the use of wood, natural pathways, and landscaping. Lighting, fencing, and signage will be subtle and complementary to surrounding agricultural and residential properties.

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### **D. Hazards:**

The use will not create unreasonable hazards or disturbances to neighboring uses. Sauna operations will be peaceful and regulated. Fire-safe building practices will be used, and all sauna equipment will comply with health and safety standards. Noise, traffic, and lighting will be minimal and non-disruptive.

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### **E. Facilities:**

The property will be served by essential services either directly or through private systems:

- Initially, restroom facilities will consist of **Blue Room porta potties with hand washing stations**, which are commonly used for clean and sanitary temporary use.
  - As the business grows, **permanent restrooms will be constructed directly behind the main office**, supported by a permitted septic system.
  - Visitors will use a newly constructed private road accessed from the resident's existing vehicle approach, approved by the Burley Highway District. This road will lead directly to the entrance of the sauna village.
  - Water via private well.
  - Septic system permitted through South Central Public Health District.
  - Waste managed through private refuse service.
  - Fire protection supported through clear access, address signage, and fire-safe design.
  - Landscaping will be supported through water access provided by the Burley Irrigation District.
- 

### **F. Economic Welfare:**

The project will not place a burden on public infrastructure or services. All utilities will be self-contained, and the project will create a modest positive economic impact through tourism, wellness services, and local spending. There will be no need for new roads, utilities, or school resources.

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### **G. Conditions of Operation:**

Mummo's Sauna Village will not produce excessive traffic, noise, smoke, glare, or odors. Use of the site will be appointment-based with limited daily capacity. Lighting will be shielded and



minimal, and any heating sources for saunas will comply with safety and environmental regulations. The sauna stoves used will be **UL-rated** to ensure compliance with recognized safety standards.

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#### **H. Harmful Conditions:**

There will be no harmful or dangerous conditions to persons on-site or in neighboring areas. The site will be monitored, fenced, and maintained with safety in mind. Structures will meet building codes, and visitor activities will be low-risk and peaceful. Customers will be given clear instruction on how to properly use the saunas and will be required to sign a waiver form for insurance and liability purposes to ensure safety protocols are understood and acknowledged.

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**I. Vehicular Approaches / Scenic and Historic Features:** We initially planned to have a separate vehicle approach for Mummo's Finnish Sauna Village. However, after speaking with the Burley Highway District, we learned that a minimum of 140 feet is required between two vehicle approaches. The property was short by 20 feet. To comply with the regulation, we revised our plan so that visitors will use the existing driveway. This adjustment resolves the issue, ensures compliance, and also enhances the establishment's seclusion and overall quality." The existing approach on 300 South will be designed per Burley Highway District standards to ensure safe vehicle access to the sauna village. We have been in contact with the district and are scheduled to attend the July 11th board meeting to present and finalize the approach plan. They have reviewed our written plan and are scheduled to visit the site in person. The approach will be designed and modified to meet all applicable standards and safety requirements.

**A tree line will be planted between the parking area and 300 South** to provide natural screening and block the sauna village from public view. Visitors will enter through the newly designed **road that connects to the owner's existing vehicle approach**. Directional signage for **Mummo's Finnish Sauna Village** will be well marked so that guests can easily find and use the correct entry. This layout ensures that the **parking and sauna village are both secluded and easily monitored**. A **lockable gate** will be installed at the main entrance to secure the property after hours.

There are no scenic or historic features on-site that would be impacted. Landscaping will enhance the area's natural beauty.

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#### **J. County Weed Plan / Scenic and Historic Features:**

Weed control will be handled using barrier fabric under walkways and landscaped areas, regular herbicide treatment, and mowing or manual removal as needed. These methods reflect existing practices on the property and comply with Cassia County Weed Management requirements. No natural, scenic, or historic features of public significance will be damaged by the project; the site will be beautified with native plantings.

















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

EXHIBIT

6

**Applicant:**

Name: D. Shane & Katriina Beck  
Address: 47 W. 300 S. Burley, Idaho 83318  
Phone: 208-312-2007 or 208-670-0779

**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.

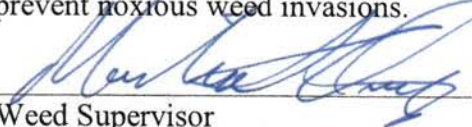
Survey: During the late spring, early summer and/or fall of \_\_\_\_\_ (year) a survey will be conducted to identify any noxious weeds listed below:

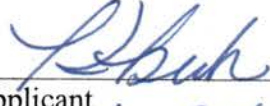
Black Henbane  
Canada Thistle  
Curley Pondweed  
Dalmation Toadflax  
Diffuse Knapweed  
Field Bindweed  
Houndstongue  
Jointed Goatgrass  
Leafy Spurge  
Musk Thistle

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: 6-23-25

  
Applicant  
Date: 6-24-25



# County Noxious Weeds: Plan of Action

## Strategies for Prevention, Control, and Community Engagement

Plan outlines a comprehensive and proactive approach to identifying, preventing, controlling, and eradicating noxious weeds on the property of Mummo's Finnish Sauna Village.

### 1. Identification and Mapping

Property was surveyed by Cassia County Noxious weed control team, by accurate identification and mapping of problem areas. Findings report species of concern needing to be eradicated.

- Species of Concern:

### 2. Prevention Measures

Mummo's Finnish Sauna Village is committed to maintaining effective noxious weed control on the property. Weed barriers will be installed beneath all boardwalks and landscaped areas to prevent weed growth. In addition, the landscape will be routinely monitored and treated with appropriate herbicides as needed. These measures will be consistent with the successful weed control practices currently implemented on the existing property and adjacent farmland, ensuring a comprehensive and responsible approach to vegetation management.

### 3. Integrated Weed Management

*Some approach methods are currently being used on site.*

- Mechanical Control: hand-pulling and chopping/tilling where needed.
- Chemical Control: spraying herbicides, spot treatment.

### 4. Monitoring and Evaluation

With continuous site monitoring and current treatments in use the property will continue to improve the weed reduction on the property.

### Conclusion

The battle against noxious weeds in Cassia County is ongoing, but with vigilance and active community involvement, these threats can be managed and reduced. As landowners of Mummo's Finnish Sauna Village, we can do our part by keeping noxious weeds eradicated from our property.



**Impact Statement****Burley Irrigation District****Regarding Shane and Katrina Beck / Mummo's Finnish Village**

Burley Irrigation District (BID) has reviewed the proposed land use change by Shane and Katrina Beck for their property located at 47 West 300 South, associated with the development of a commercial business known as *Mummo's Finnish Village*. The area in question is approximately 0.5 acres and is currently served by BID surface water.

The planned conversion involves changing the use of water from agricultural irrigation to commercial landscape irrigation. BID understands that the landowners intend to continue utilizing BID water for irrigation purposes in support of their new business. It is the responsibility of the landowner to install and maintain any infrastructure necessary to deliver and apply the irrigation water—including pumps, pipelines, valves, and sprinkler or drip systems.

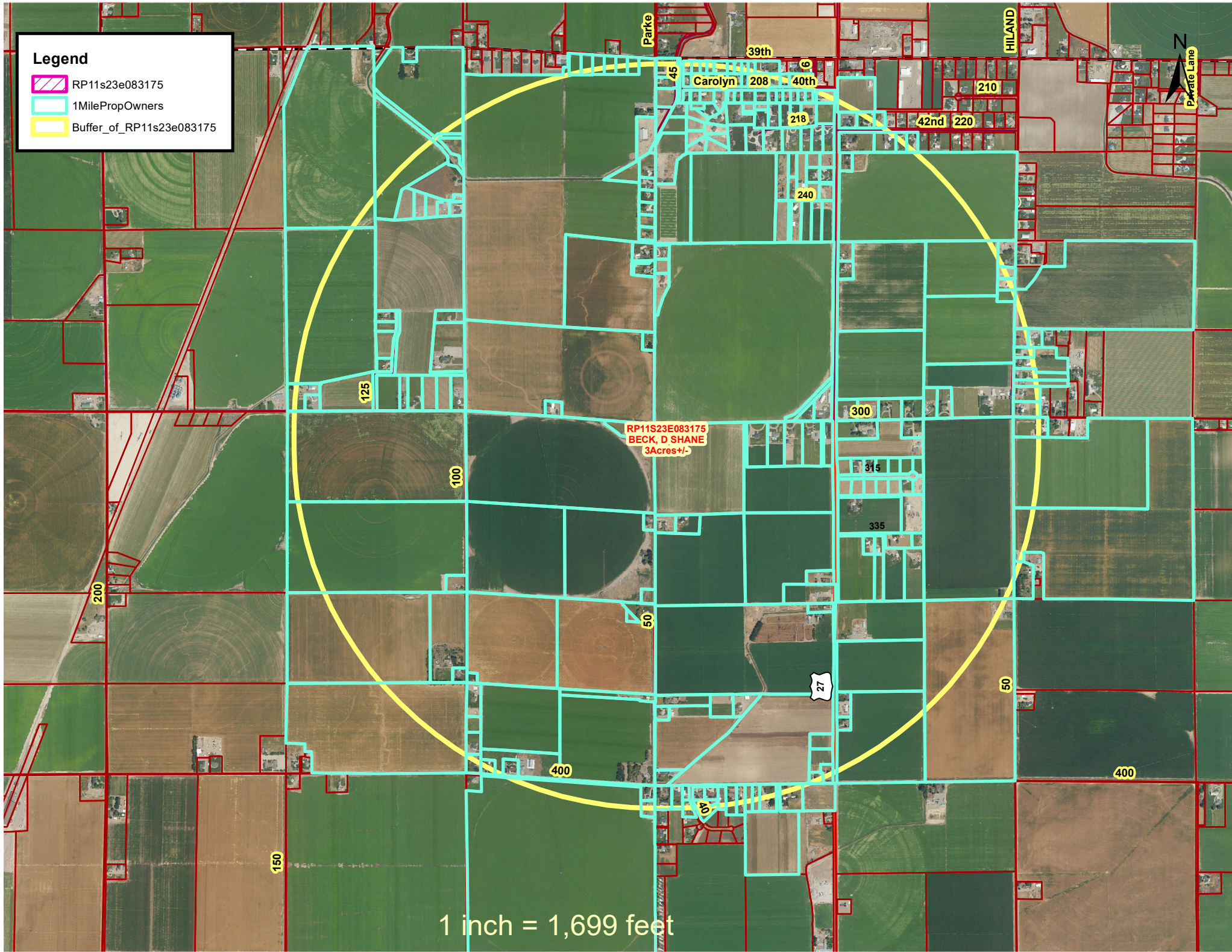
BID foresees **no negative impact** to its operations, water rights, easements, or delivery systems as a result of this conversion. There are no anticipated changes to the district's maintenance practices or infrastructure needs in the area, and the change in use will not interfere with BID's ability to serve other patrons.

This statement serves to acknowledge the proposed land use change and to confirm that, from BID's perspective, the project will have no adverse effect on district operations.




**For questions, please contact:**

Burley Irrigation District  
246 E 100 S  
Burley, ID 83318  
(208) 678-2511





**Legend**

-  RP11s23e083175
-  1MilePropOwners
-  Buffer\_of\_RP11s23e083175

RP11S23E083175  
BECK, D SHANE  
3Acres+/-

1 inch = 1,699 feet



## Conditional Use 1 Mile Mailing List - Katriina Beck

Parcel_Num	MailToName	MailToAddr	MailToAd_1	MailToCity	MailToStat	MailToPost
RP11S23E078201	ADAMS, TYLER	371 S 100 W		BURLEY	ID	83318
RP11S23E052752	ALLEN, GLEN B	3 W 208 S		BURLEY	ID	83318
RP00001002001B	ALLEN, GLEN B	3 W 208 S		BURLEY	ID	83318
RP11S23E057956	ALVAREZ, JORGE R	257 S HWY 27		BURLEY	ID	83318
RP11S23E057965	ALVAREZ, JORGE R	257 S HWY 27		BURLEY	ID	83318
RP11S23E058400	ANDERSEN, DICK R, TRUSTEE	119 RIVER ROAD		GRACE	ID	83241
RP11S23E052990	ANDERSON, ANTHONY JUDD	3 W 218 S		BURLEY	ID	83318
RP11S22E122399	ANDERSON, JADE	346 S 100 W		BURLEY	ID	83318
RP11S23E173000	ARROYO, JOSE V	27 W 400 S		BURLEY	ID	83318
RP11S22E012390	ASHER, KENDEL	246 S 100 W		BURLEY	ID	83318
RP11S23E173156	BAKER, BERNELL	4651 N CONESTOGA WAY		EAGLE MOUNTAIN	UT	84005
RP000390000001	BAKER, DARIN & MICHELLE, FAMILY TRUST, 35.2%	321 S HWY 27		BURLEY	ID	83318
RP0003900000070	BAKER, DARIN & MICHELLE, FAM TR, U/A	321 S HWY 27		BURLEY	ID	83318
RP11S23E080991	BAKER, DARIN D	321 S HWY 27		BURLEY	ID	83318
RP11S23E081000	BAKER, DARIN D & MICHELLE, TRUSTEES	321 S HWY 27		BURLEY	ID	83318
RP000390000100	BAKER, DARIN D & MICHELLE, TRUSTEES	321 S HWY 27		BURLEY	ID	83318
RP000550020010	BAKER, DARIN D, TRUSTEE	321 SOUTH HIGHWAY 27		BURLEY	ID	83318
RP000550020020	BAKER, DARIN D, TRUSTEE	321 SOUTH HIGHWAY 27		BURLEY	ID	83318
RP000390000090	BAKER, DARIN, FAMILY TRUST	321 SOUTH HWY 27		BURLEY	ID	83318
RP000390000080	BAKER, DARIN, FAMILY TRUST	321 SOUTH HWY 27		BURLEY	ID	83318
RP000390000060	BAKER, DARIN, FAMILY TRUST	321 SOUTH HWY 27		BURLEY	ID	83318
RP11S23E080755	BAKER, MARY ELLEN	5 E 300 S		BURLEY	ID	83318
RP00001002003B	BAKER, RONALD C	13 W 208 S		BURLEY	ID	83318
RP11S23E058846	BAKER, SHAWN	4 E 300 S		BURLEY	ID	83318
RP11S23E088601	BALDWIN, JEFF D	385 S HWY 27		BURLEY	ID	83318
RP000020020020	BANTA, TYLER	6 E 220 S		BURLEY	ID	83318
RP11S22E018860	BARENDREGT, ADRIAN K	142 W 300 S		BURLEY	ID	83318
RP11S23E068900	BAUMGARTNER, KENNETH R	74 W 300 S		BURLEY	ID	83318
RP11S22E120000	BECK, BRUCE O	241 S 200 W		BURLEY	ID	83318
RP11S23E083175	BECK, D SHANE	47 W 300 S		BURLEY	ID	83318
RP11S23E071201	BECK, SUSAN KAY, FAMILY LIMITED PARTNERSHIP	255 S 300 W		BURLEY	ID	83318
RP11S23E083001	BECK, SUSAN KAY, FAMILY LIMITED PARTNERSHIP	255 S 300 W		BURLEY	ID	83318
RP11S23E070050	BECK, SUSAN KAY, FAMILY LIMITED PARTNERSHIP	255 S 300 W		BURLEY	ID	83318
RP11S23E071800	BECK, SUSAN KAY, FAMILY LIMITED PARTNERSHIP	255 S 300 W		BURLEY	ID	83318
RP11S23E071820	BECK, SUSAN KAY, FAMILY LIMITED PARTNERSHIP	255 S 300 W		BURLEY	ID	83318
RP000040010030	BECK, TY	37 W 400 S		BURLEY	ID	83318
RP11S23E046400	BENCH, DALE EDWIN	52 E 300 S		BURLEY	ID	83318
RP11S22E012202	BENCH, RONALD J, TRUSTEE	200 DENNIS DR		BURLEY	ID	83318
RP11S23E079006	BENCH, SHEREE	510 S LINCON ST		OAKLEY	ID	83346
RP11S23E054491	BENSON, M KENT	5 WEST 240 SOUTH		BURLEY	ID	83318
RP11S23E054640	BENSON, M KENT	5 WEST 240 SOUTH		BURLEY	ID	83318



## Conditional Use 1 Mile Mailing List - Katriina Beck

Page 2 of 8

RP11S23E054625	BENSON, MARVIN KENT	5 W 240 S	BURLEY	ID	83318
RP11S23E054250	BIG TIMBER CONSTRUCTION INC	167 S 150 E	BURLEY	ID	83318
RP11S23E050800	BIG TIMBER CONSTRUCTION INC	167 S 150 E	BURLEY	ID	83318
RP000850010010	BIG TIMBER CONSTRUCTION INC	167 S 150 E	BURLEY	ID	83318
RP11S23E054278	BIG TIMBER CONSTRUCTION INC	167 S 150 E	BURLEY	ID	83318
RP11S23E077203	BINGHAM, KEN	352 S 50 W	BURLEY	ID	83318
RP11S23E084800	BLACK, KENNETH S	352 S HWY 27	BURLEY	ID	83318
RP11S23E084805	BLACK, KENNETH S	352 S HWY 27	BURLEY	ID	83318
RP11S23E083600	BLACK, KENNETH S	352 SOUTH HIGHWAY 27	BURLEY	ID	83318
RP11S23E084200	BLACK, KENNETH S	352 SOUTH HWY 27	BURLEY	ID	83318
RP11S23E082451	BLACK, KENNETH S	352 SOUTH HWY 27	BURLEY	ID	83318
RP11S23E057801	BLAUER, C LYNN	428 EAST 175 SOUTH	BURLEY	ID	83318
RP00001002011A	BOWCUT, JERRY M	41 W 208 S	BURLEY	ID	83318
RP11S23E052815	BOWEN FAMILY REVOCABLE TRUST	PO BOX 1064	BURLEY	ID	83318
RP11S22E121200	BOWEN, BRUCE R	546 S 50 W	BURLEY	ID	83318
RP11S23E093000	BOWEN, FRANKLIN DAVID	57 E 300 S	BURLEY	ID	83318
RP11S23E052801	BOWEN, KELLY	23 WEST 218 SOUTH	BURLEY	ID	83318
RP11S23E180012	BOWERS, BART	41 W 532 S	BURLEY	ID	83318
RP11S23E077216	BOWERS, BART	41 W 532 S	BURLEY	ID	83318
RP11S23E077216	BOWERS, BART	41 W 532 S	BURLEY	ID	83318
RP11S23E077802	BOWERS, BART	41 W 532 S	BURLEY	ID	83318
RP11S23E078500	BOWERS, BART	41 W 532 S	BURLEY	ID	83318
RP11S22E128401	BOWERS, BART	41 W 532 S	BURLEY	ID	83318
RP11S23E180006	BURLEY FAMILY TRUST	463 N LOAFER CANYON RD	ELK RIDGE	UT	84651
RP11S22E019202	BURLEY HIGHWAY DISTRICT	19 E 200 S	BURLEY	ID	83318
RP11S22E010360	BURLEY IRRIGATION DISTRICT	246 EAST 100 SOUTH	BURLEY	ID	83318
RP11S23E082505	BURTENSHAW, GABRIELLE S	15 W 300 S	BURLEY	ID	83318
RP11S23E052845	CAMPBELL, LANNY FAY JR	3 W 218 S	BURLEY	ID	83318
RP11S23E092553	CAPITAL S INVESTMENTS LLC	707 E 500 S	BURLEY	ID	83318
RP11S23E078830	CASTILLO, STEPHANIE	88 W 400 S	BURLEY	ID	83318
RP000390000010	CHRISTENSEN, MICHAEL V	6 E 315 S	BURLEY	ID	83318
RP11S23E067202	CLARK, CRAIG STEPHEN	250 S 50 W	BURLEY	ID	83318
RP11S23E067212	CLARK, CRAIG STEPHEN	250 SOUTH 50 WEST	BURLEY	ID	83318
RP11S23E067202	CLARK, CRAIG STEPHEN	250 S 50 W	BURLEY	ID	83318
RP11S23E067285	CLARK, STEVE	250 S 50 W	BURLEY	ID	83318
RP00001002004A	CLAUNCH, TYLER	15 W 208 S	BURLEY	ID	83318
RP00001002002B	COATS, SUSAN J	9 W 208 S	BURLEY	ID	83318
RP11S23E046300	COLE, TERRI	289 S 50 E	BURLEY	ID	83318
RP000010010210	COPE, NICOLE ALLEN	10 W 208 S	BURLEY	ID	83318
RP11S22E019450	CRUZES JUAREZ, MIGUEL	114 W 300 S	BURLEY	ID	83318
RP11S23E052720	DARRINGTON, BRANT	16 W 218 S	BURLEY	ID	83318
RP11S23E092403	DARRINGTON, BRIAN PAUL	887 EAST 500 SOUTH	DECLO	ID	83323



## Conditional Use 1 Mile Mailing List - Katriina Beck

Page 3 of 8

RP11S22E017799	DAVIS, J BLAIR	276 S 100 W	BURLEY	ID	83318
RP11S23E059102	DJK CASSIA PROPERTIES LLC	48 E 300 S	BURLEY	ID	83318
RP11S23E076602	DURFEE, BRETT	377 S 100 W	BURLEY	ID	83318
RP000670010010	DURFEE, BRETT	377 S 100 W	BURLEY	ID	83318
RP000710010090	EAMES, DARLA	221 S 30 W	BURLEY	ID	83318
RP11S23E082410	FENSTERMAKER, DAN	3 WEST 300 SOUTH	BURLEY	ID	83318
RP11S23E082400	FENSTERMAKER, DAN	3 W 300 S	BURLEY	ID	83318
RP11S22E018831	FERNAU, GARY AND CAROLENE LIVING TRUST	PO BOX 269	MURTAUGH	ID	83344
RP11S23E084675	FRANKS, KRAIG K	342 S HWY 27	BURLEY	ID	83318
RP11S23E052830	FUNK, GRAYDON R	19 W 218 S	BURLEY	ID	83318
RP11S23E068401	FUNK, LEROY D	185 E 100 S	BURLEY	ID	83318
RP11S23E044802	FUNK, LEROY D	185 E 100 S	BURLEY	ID	83318
RP11S23E051200	FUNK, LEROY D	185 E 100 S	BURLEY	ID	83318
RP11S23E060007	FUNK, LEROY D	185 E 100 S	BURLEY	ID	83318
RP11S23E060590	FUNK, LEROY D	185 E 100 S	BURLEY	ID	83318
RP001020010010	FUNK, LEROY D	185 E 100 S	BURLEY	ID	83318
RP001020010020	FUNK, LEROY D	185 E 100 S	BURLEY	ID	83318
RP001020010030	FUNK, LEROY D	185 E 100 S	BURLEY	ID	83318
RP001020010040	FUNK, LEROY D	185 E 100 S	BURLEY	ID	83318
RP00067001002A	GARRARD, ALAN	PO BOX 1145	BURLEY	ID	83318
RP11S23E078701	GARRARD, KYLE ALAN	96 W 400 S	BURLEY	ID	83318
RP11S23E059000	GEBHART, KEVIN E	18 EAST 300 SOUTH	BURLEY	ID	83318
RP11S23E052765	GERRATT, LARRY	21 W 208 S	BURLEY	ID	83318
RP000010020050	GERRATT, LARRY DEAN	21 WEST 208 SOUTH	BURLEY	ID	83318
RP11S23E079001	GIERISCH, TERRY K	88 S 880 W	PAUL	ID	83347
RP11S22E127251	GIERISCH, WILLIAM GENE	372 S 100 W	BURLEY	ID	83318
RP11S22E127700	GIERISCH, WILLIAM GENE	372 S 100 W	BURLEY	ID	83318
RP000550010010	GILLETTE, THOMAS DEE ZACHARY	21 EAST 300 SOUTH	BURLEY	ID	83318
RP11S23E080621	GILLETTE, THOMAS DEE ZACHARY	21 EAST 300 SOUTH	BURLEY	ID	83318
RP11S23E080606	GILLETTE, THOMAS DEE ZACHARY	21 EAST 300 SOUTH	BURLEY	ID	83318
RP000390000020	GILLETTE, THOMAS DEE ZACKARY	21 EAST 300 SOUTH	BURLEY	ID	83318
RP000390000030	GILLETTE, THOMAS DEE ZACKARY	21 EAST 300 SOUTH	BURLEY	ID	83318
RP000390000040	GILLETTE, THOMAS DEE ZACKARY	21 EAST 300 SOUTH	BURLEY	ID	83318
RP000390000050	GILLETTE, THOMAS DEE ZACKARY	21 EAST 300 SOUTH	BURLEY	ID	83318
RP11S23E046153	GOEDHART, JACOB HENRY	287 S 50 E	BURLEY	ID	83318
RP00001001020A	GREENER, BRENT D	14 WEST 208 SOUTH	BURLEY	ID	83318
RP11S23E053178	GREENWELL, NICHOLAS P	201 S 50 W	BURLEY	ID	83318
RP11S23E060280	GUADARRAMA, JOSE M	73 W 200 S	BURLEY	ID	83318
RP000710010020	GUEVARA, RUBEN	214 S 30 W	BURLEY	ID	83318
RP11S23E086175	GUILES, D RAY	377 SOUTH 50 WEST	BURLEY	ID	83318
RP11S23E086051	GUILES, D RAY	377 SOUTH 50 WEST	BURLEY	ID	83318
RP11S23E086400	GUILES, KIP R	395 SOUTH 50 WEST	BURLEY	ID	83318



## Conditional Use 1 Mile Mailing List - Katriina Beck

Page 4 of 8

RP11S22E019175	HAIRSTON, DAVID B	274 SOUTH 123 WEST	BURLEY	ID	83318
RP11S22E017625	HAIRSTON, DAVID B	274 SOUTH 123 WEST	BURLEY	ID	83318
RP11S23E087191	HAMBY, E JANE	4 W 400 S	BURLEY	ID	83318
RP11S23E087056	HAMBY, E JANE	4 W 400 S	BURLEY	ID	83318
RP11S23E086700	HAMBY, E JANE	4 W 400 S	BURLEY	ID	83318
RP00001001007A	HANKS, MARITA L	27 WEST 200 SOUTH	BURLEY	ID	83318
RP11S23E052850	HANSEN, ADAM	9 WEST 218 SOUTH	BURLEY	ID	83318
RP11S23E052980	HANSEN, KIM S, FAMILY TRUST	P.O. BOX 1287	BURLEY	ID	83318
RP11S23E057502	HANSEN, KRISTA	11337 WEST POPPY STREET	BOISE	ID	83713
RP11S23E057212	HANSEN, KRISTA	11337 WEST POPPY STREET	BOISE	ID	83713
RP11S23E057213	HANSEN, KRISTA	11337 WEST POPPY STREET	BOISE	ID	83713
RP11S23E057220	HANSEN, KRISTA	11337 WEST POPPY STREET	BOISE	ID	83713
RP11S23E057230	HANSEN, KRISTA	11337 WEST POPPY STREET	BOISE	ID	83713
RP11S23E061801	HANSEN, STEVEN J	228 S 50 W	BURLEY	ID	83318
RP00001001019A	HARPER, MATTHEW J	16 W 208 S	BURLEY	ID	83318
RP00001001014A	HEPWORTH, GREGORY	36 WEST 208 SOUTH	BURLEY	ID	83318
RP11S23E087100	HERNANDEZ, ESTEBAN A	2 WEST 400 SOUTH	BURLEY	ID	83318
RP11S23E082416	HEWARD, JAY	7 WEST 300 SOUTH	BURLEY	ID	83318
RP11S23E172550	HEWARD, LAYNE B	19 WEST 400 SOUTH	BURLEY	ID	83318
RP11S23E172600	HF&S LLC	PO BOX 840	PAUL	ID	83347
RP11S23E172400	HF&S LLC	PO BOX 840	PAUL	ID	83347
RP000010010220	HITT, HOWARD	8 WEST 208 SOUTH	BURLEY	ID	83318
RP11S22E127201	HOLDAWAY, RICHARD M	1982 N 500 E	NORTH OGDEN	UT	84414
RP11S22E018987	HOLMES FAMILY FARM LLC	358 S 200 W	BURLEY	ID	83318
RP11S22E019155	HOLMES FAMILY FARM LLC	358 S 200 W	BURLEY	ID	83318
RP11S22E019151	HOLMES FAMILY FARM LLC	358 S 200 W	BURLEY	ID	83318
RP11S22E019200	HOLMES, ALLAN T	288 S 123 W	BURLEY	ID	83318
RP11S23E069000	HOLT, BRENTON L	274 SOUTH 50 WEST	BURLEY	ID	83318
RP11S23E081330	HUME, DANIEL BRIAN	15 EAST 335 SOUTH	BURLEY	ID	83318
RP11S22E019599	HURST, MCKAY	294 S 100 W	BURLEY	ID	83318
RP11S23E052755	IDA GOLD FARMS	2500 OVERLAND AVE	BURLEY	ID	83318
RP11S23E173179	JAMES, DEEANN	47 WEST 400 SOUTH	BURLEY	ID	83318
RP11S22E018821	JENSEN L/E, ANN	142 W 300 S	BURLEY	ID	83318
RP11S23E078403	JENSEN, DARWIN C	90 W 400 S	BURLEY	ID	83318
RP11S23E078800	JENSEN, DARWIN C	90 W 400 S	BURLEY	ID	83318
RP000620010010	JENSEN, LARRY R	45 W 400 S	BURLEY	ID	83318
RP11S23E046301	JOHNSON, OSCAR BEN	291 SOUTH 50 EAST	BURLEY	ID	83318
RP000010020060	JONES, CHASE DENNIS	25 W 208 S	BURLEY	ID	83318
RP11S23E053452	JONES, CHASE DENNIS	25 W 208 S	BURLEY	ID	83318
RP11S23E057202	JONES, CORY C	256 SOUTH 50 EAST	BURLEY	ID	83318
RP00001001018A	JONES, DENNIS	22 W 208 S	BURLEY	ID	83318
RP00001001006B	JONES, RANDY R	25 W 200 S	BURLEY	ID	83318



## Conditional Use 1 Mile Mailing List - Katriina Beck

Page 5 of 8

RP11S23E083776	JONES, TRAVIS	327 S 50 W	BURLEY	ID	83318
RP11S23E058905	JUDD, ELLEN KATHRYN	14 EAST 300 SOUTH	BURLEY	ID	83318
RP11S23E060290	JUDY, JARED	69 W 200 S	BURLEY	ID	83318
RP000710010100	KING, NEIL	217 S 30 W	BURLEY	ID	83318
RP11S23E061945	KNOPP, GORDON RAY	232 S 50 W	BURLEY	ID	83318
RP000710010010	LARA, ALBERTO ESTEBAN	31 W 208 S	BURLEY	ID	83318
RP00001001011A	LARA, MARCO ANTONIO	41 W 200 S	BURLEY	ID	83318
RP000010010160	LARSON FAMILY REVOCABLE TRUST	28 W 208 S	BURLEY	ID	83318
RP11S23E086003	LAUMB, TERRY	PO BOX 473	ALBION	ID	83311
RP11S23E086025	LAUMB, TERRY	PO BOX 473	ALBION	ID	83311
RP00001001017B	LEE, ALLAN	24 W 208 S	BURLEY	ID	83318
RP11S23E052753	LOVELAND, LANCE A	20 W 218 S	BURLEY	ID	83318
RP11S22E017801	LTW ENTERPRISES LLC	C/O WRIGHT, LINDA	11103 LYNFORD DR	SANDY	UT 84092
RP000040010150	LYNCH, TIMOTHY K	406 S 40 W	BURLEY	ID	83318
RP000010010080	MABEY, MARK	31 WEST 200 SOUTH	BURLEY	ID	83318
RP11S23E067292	MADSEN, BRANDON DREW	254 S 50 W	BURLEY	ID	83318
RP00001002003A	MAIN, PENNE Y	P O BOX 777	BURLEY	ID	83318
RP11S23E046181	MARSTON FAMITY TRUST	322 E MAIN ST SP 207	BURLEY	ID	83318
RP11S22E019592	MARTINEZ, ALBERTO	693 S 150 E	BURLEY	ID	83318
RP11S22E019570	MARTINEZ, ALBERTO	693 S 150 E	BURLEY	ID	83318
RP11S23E072370	MARTINEZ, JOEL	346 S 50 W	BURLEY	ID	83318
RP00001001015A	MATTHEWS, ELAINE S	30 WEST 208 SOUTH	BURLEY	ID	83318
RP000020010040	MCALLISTER, TAYLOR	17 EAST 220 SOUTH	BURLEY	ID	83318
RP11S23E086151	MCBRIDE, RAMON WELLS	375 SOUTH 50 WEST	BURLEY	ID	83318
RP00001001012A	MCCRACKEN, IVAN H II	205 SOUTH 45 WEST	BURLEY	ID	83318
RP00001001012A	MCCRACKEN, IVAN H II	205 SOUTH 45 WEST	BURLEY	ID	83318
RP11S22E019425	MCCUISTION, ARTHUR L	118 WEST 300 SOUTH	BURLEY	ID	83318
RP11S22E019420	MCCUISTION, ARTHUR LLOYD, ETUX	118 WEST 300 SOUTH	BURLEY	ID	83318
RP11S23E053297	MCKENZIE, KALEN COY	812 FOXGLOVE RD	FARMINGTON	UT	84025
RP00001001013A	MENDENHALL, JADE	38 W 208 S	BURLEY	ID	83318
RP00001001010A	MEYER, BRIAN J	39 W 200 S	BURLEY	ID	83318
RP11S22E012251	MILLER, DAVID LEE	236 SOUTH 100 WEST	BURLEY	ID	83318
RP00001001006A	MILLER, HEIDI L	23 WEST 200 SOUTH	BURLEY	ID	83318
RP11S23E062390	MONTOYA, AMY MELISSA	244 SOUTH 50 WEST	BURLEY	ID	83318
RP11S23E053293	MORGAN, OREN LYNN	205 S 50 W	BURLEY	ID	83318
RP11S23E173005	MORLEYJR, TIMOTHY SCOTT	29 W 400 S	BURLEY	ID	83318
RP000020020030	MORRIS, STEVEN J	10 EAST 220 SOUTH	BURLEY	ID	83318
RP00001001017A	MORTENSEN, ALEXANDER T	26 W 208 S	BURLEY	ID	83318
RP11S23E060599	MOSS LAND COMPANY LLP	301 SCOTT AVE STE #4	RUPERT	ID	83350
RP11S23E046325	MOULTRIE, JOSETTE	293 SOUTH 50 EAST	BURLEY	ID	83318
RP00001002010B	NEILSON, KJEL	216 S 30 W	BURLEY	ID	83318
RP000710010030	NEILSON, KJEL	216 S 30 W	BURLEY	ID	83318



## Conditional Use 1 Mile Mailing List - Katriina Beck

Page 6 of 8

RP11S23E087200	NEIWERT REVOC TRUST, 25%, L/E	339 S 50 E	BURLEY	ID	83318
RP11S23E093900	NEIWERT REVOCABLE LIV TRUST	339 SOUTH 50 EAST	BURLEY	ID	83318
RP11S22E019006	NELSON, MICHAEL M, TRUSTEE	284 SOUTH 100 WEST	BURLEY	ID	83318
RP11S22E012351	NIELSON, LOGAN	300 DENNIS DR	BURLEY	ID	83318
RP00001002004B	NORIYUKI, GARY H	560 W BASELINE RD	PAUL	ID	83347
RP00001001018B	OLIVER, WILLIAM A	642 EAST 46TH	KANSAS CITY	MO	64110
RP000020020010	OLSEN, ALLEN	217 S HWY 27	BURLEY	ID	83318
RP11S23E052901	OMAN, DELBERT	8 WEST 218 SOUTH	BURLEY	ID	83318
RP11S23E058847	ORTHMAN, JEREMY ADAM	10 E 300 S	BURLEY	ID	83318
RP11S23E051375	ORTON, DENNY J	229 S HWY 27	BURLEY	ID	83318
RP11S23E172425	OWENS, DOUGLAS L	15 W 400 W	BURLEY	ID	83318
RP11S23E180018	PACKER, BRENT	406 S 50 W	BURLEY	ID	83318
RP11S23E059450	PALMER, BILLY L, JR	34 E 300 S	BURLEY	ID	83318
RP00001001009B	POWELL, TAYLOR K	37 WEST 200 SOUTH	BURLEY	ID	83318
RP00001001014B	QUANSTROM, JASON ALAN	34 W 208 S	BURLEY	ID	83318
RP11S23E053453	RAMSEY, JARED W	216 SOUTH 27 WEST	BURLEY	ID	83318
RP11S23E053460	RAMSEY, JARED W	216 SOUTH 27 WEST	BURLEY	ID	83318
RP00001002007B	RAMSEY, MARCUS G	29 W 208 S	BURLEY	ID	83318
RP11S23E053400	RAMSEY, MARCUS G	29 W 208 S	BURLEY	ID	83318
RP11S22E010600	RICKS, MICHAEL DAVID	126 W 200 S	BURLEY	ID	83318
RP11S23E053900	ROBERTS, CONNIE S, TRUSTEE	C/O SAMPLES, RYAN	375 SOUTH HWY 27	BURLEY	ID
RP11S23E070031	ROCHA, ANGEL L	57 W 300 S	BURLEY	ID	83318
RP11S23E070005	ROCHA, CESAR J	309 E GUM AVE	LOVINGTON	NM	88260
RP00001001005C	ROSS, PAUL NORWOOD JONAS	19 W 200 S	BURLEY	ID	83318
RP000710010050	RUTLAND, BRYCE J	306 SOUTH HILLS ST	BURLEY	ID	83318
RP000710010060	RUTLAND, MARISSA ANN	224 S 30 W	BURLEY	ID	83318
RP000040010020	SAGER, LYLE D	35 W 400 S	BURLEY	ID	83318
RP000040010010	SAGER, LYLE D	35 W 400 S	BURLEY	ID	83318
RP000040010050	SAGER, LYLE D	35 W 400 S	BURLEY	ID	83318
RP000040010040	SAGER, LYLE D	35 W 400 S	BURLEY	ID	83318
RP11S23E088248	SAMPLES, FRED, TRUSTEE	361 SOUTH HWY 27	BURLEY	ID	83318
RP11S23E088050	SAMPLES, FRED, TRUSTEE	361 SOUTH HWY 27	BURLEY	ID	83318
RP11S23E087950	SAMPLES, FRED, TRUSTEE L/E	361 S HWY 27	BURLEY	ID	83318
RP11S23E088230	SAMPLES, RYAN	375 S HWY 27	BURLEY	ID	83318
RP11S23E053950	SAMPLES, RYAN D	375 S HWY 27	BURLEY	ID	83318
RP11S23E055650	SANDERS, KEVIN	261 S 50 W	BURLEY	ID	83318
RP11S23E055640	SANDERS, KEVIN	261 S 50 W	BURLEY	ID	83318
RP11S23E172558	SANDMANN, ALICE M	23 WEST 400 SOUTH	BURLEY	ID	83318
RP11S23E172556	SANDMANN, ALICE M	23 W 400 S	BURLEY	ID	83318
RP11S23E061949	SCHOEPP, SHARON	236 S 50 W	BURLEY	ID	83318
RP11S23E062250	SEAMONS, DEE L	238 S 50 W	BURLEY	ID	83318
RP11S23E061900	SEAMONS, DEE L	238 S 50 W	BURLEY	ID	83318



## Conditional Use 1 Mile Mailing List - Katriina Beck

Page 7 of 8

RP11S23E062380	SEAMONS, DEE L	238 S 50 W	BURLEY	ID	83318
RP000710010080	SEAMONS, DEE L	238 S 50 W	BURLEY	ID	83318
RP000550010020	SERR, LANE	4 E 315 S	BURLEY	ID	83318
RP11S23E059400	SHURTZ, REBEL	24 E 300 S	BURLEY	ID	83318
RP00001001009A	SILCOCK, ROBERT DEAN	35 WEST 200 SOUTH	BURLEY	ID	83318
RP11S23E053320	SMITH, KALEN	213 S 45 W	BURLEY	ID	83318
RP11S23E053301	SMITH, TAB	233 S 50 W	BURLEY	ID	83318
RP11S23E053351	SMITH, TAB C	233 S 50 W	BURLEY	ID	83318
RP11S23E082502	SNARR, R JARED	21 W 300 S	BURLEY	ID	83318
RP11S23E053340	SOLARES, HUMBERTO	217 S 50 W	BURLEY	ID	83318
RP11S23E054245	STOKES, STEVE	231 S 4 W	BURLEY	ID	83318
RP11S23E054240	STOKES, STEVEN	231 S 4 W	BURLEY	ID	83318
RP11S23E054271	TAYLOR, GLENN	236 SOUTH HWY 27	BURLEY	ID	83318
RP00001002002A	TEETER, CYNDY	7 WEST 208 SOUTH	BURLEY	ID	83318
RP11S23E054351	TERRY, RUSSELL W	240 SOUTH HWY 27	BURLEY	ID	83318
RP11S23E054280	TERRY, RUSSELL W	240 SOUTH HWY 27	BURLEY	ID	83318
RP11S23E054291	THOMAS, JUSTIN	242 SOUTH HWY 27	BURLEY	ID	83318
RP11S23E081342	THOMPSON, ROBERT K	17 EAST 335 SOUTH	BURLEY	ID	83318
RP00001002007A	THURSTON, CHELSEA	27 WEST 208 SOUTH	BURLEY	ID	83318
RP11S22E012310	TOLAND, DENNIS	300 DENNIS DR	BURLEY	ID	83318
RP11S22E012325	TOLAND, DENNIS A	300 DENNIS DR	BURLEY	ID	83318
RP000710010070	TOLMAN, BRENT	225 S 30 W	BURLEY	ID	83318
RP11S23E086601	TONER, KEVIN B, FAMILY TR	3019 VERA LANE	BLUFFDALE	UT	84065
RP11S23E082510	TREASURE, JESSICA	11 W 300 S	BURLEY	ID	83318
RP11S23E052710	TW INC	PO BOX 936	BURLEY	ID	83318
RP11S23E052701	TW INC	PO BOX 936	BURLEY	ID	83318
RP00002001002B	VEGA, L & D, LLC	15 E 220 S	BURLEY	ID	83318
RP00002001001A	VEGA, MARTIN	223 S HWY 27	BURLEY	ID	83318
RP11S23E083750	WALKER, NATHAN	325 S 50 W	BURLEY	ID	83318
RP11S23E084799	WANKIER, CARTER JOHN	348 S HWY 27	BURLEY	ID	83318
RP11S23E080000	WARD LAND & LIVESTOCK LLC	227 E 400 S	BURLEY	ID	83318
RP11S23E081450	WATTERSON CHAPA, MARY MICHELLE	2175 BLUE LAKE LANE	BOISE	ID	83716
RP11S23E081430	WATTERSON, CLINT L	327 S HWY 27	BURLEY	ID	83318
RP11S23E081376	WATTERSON, CLINT LANDON	327 S HWY 27	BURLEY	ID	83318
RP11S23E081380	WATTERSON, CLINT LANDON	327 S HWY 27	BURLEY	ID	83318
RP11S23E057195	WATTERSON, LYNN	6 W 300 S	BURLEY	ID	83318
RP11S23E057190	WATTERSON, LYNN	6 W 300 S	BURLEY	ID	83318
RP11S23E057185	WATTERSON, LYNN	6 W 300 S	BURLEY	ID	83318
RP11S23E054210	WATTERSON, SHAY	167 S 150 E	BURLEY	ID	83318
RP11S23E054220	WATTERSON, SHAY	167 S 150 E	BURLEY	ID	83318
RP11S23E054652	WEECH, GUY	238 SOUTH HWY 27	BURLEY	ID	83318
RP11S23E054503	WEECH, GUY	238 SOUTH HWY 27	BURLEY	ID	83318



## Conditional Use 1 Mile Mailing List - Katriina Beck

Page 8 of 8

RP11S22E010000	WELLS, WENDELL L JR	115 WEST 200 SOUTH	BURLEY	ID	83318
RP11S22E010000	WELLS, WENDELL L JR	115 WEST 200 SOUTH	BURLEY	ID	83318
RP11S22E010000	WELLS, WENDELL L JR	115 WEST 200 SOUTH	BURLEY	ID	83318
RP000710010040	WHITE, GARY D	1753 KATIE LANE	EMMETT	ID	83617
RP00001002010C	WHITESIDES, GERALD O	39 W 208 S	BURLEY	ID	83318
RP11S23E053430	WHITESIDES, GERALD O	39 W 208 S	BURLEY	ID	83318
RP11S23E054230	WILDING, GREGORY B	232 S 4 W	BURLEY	ID	83318
RP11S23E081301	WILSON, JERRELL P	333 S HWY 27	BURLEY	ID	83318
RP00001001007B	WILSON, RODNEY L	29 W 200 S	BURLEY	ID	83318
RP11S23E081320	WITHERS, ROY	13 EAST 335 SOUTH	BURLEY	ID	83318
RP00002001005B	WOOD, TIM	21 EAST 220 SOUTH	BURLEY	ID	83318
RP11S23E046200	WORTHINGTON, COURTNEY	283 S 50 E	BURLEY	ID	83318
RP11S23E046161	WORTHINGTON, COURTNEY	283 S 50 E	BURLEY	ID	83318
RP11S23E055600	WYATT, CLAY I	251 SOUTH 50 WEST	BURLEY	ID	83318
RP11S23E054806	WYATT, KELLY	413 S 50 W	BURLEY	ID	83318
RP000010020090	YOUNG, SCOTT D	35 W 208 S	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.**



# 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 July 3, 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.

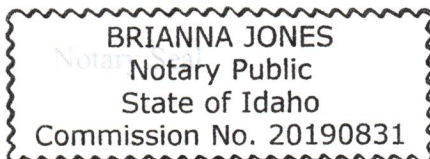
Dated 3 day of JULY 20 25.

Shane Beck Kateiina Beck  
Applicant Signature

Shane Beck Kateiina Beck  
Applicant Printed Name

State of IDAHO )  
 ) ss  
County of CASSIA )

Subscribed and sworn to be before me this 3 day of JULY, 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.



Brianna Jones

Notary Signature

Residing at 110 OVERLAND AVE. BURLEY, ID 83318

Commission expires 04-26-2031

**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**

# 2025-10-CU

**NOTICE IS HEREBY GIVEN:** that a hearing will be held on Thursday, the 21st day of August, 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:

Shane and Katriina Beck

47 W. 300 S. Burley, Idaho 83318

regarding an Application for a Conditional Use Permit, which application was received by the County on the 26<sup>th</sup> day of June, 2025

The Nature of the Proposed Conditional Use is: To build a cluster of small private outdoor saunas which will be called "Mummo's Finnish Sauna Village."

The property is located on lands at approximately: 47 W 300 S Burley, Idaho 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. 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 ½" 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 30<sup>th</sup> day of June, 2025.

Signature: Shane Beck K. Beck

Applicant Printed Name: Shane Beck Katriina Beck



**AFFIDAVIT OF PUBLICATION**

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

State of Florida, County of Orange, ss:

I, Anjana Bhadoriya, 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:**

- Jul 5, 2025
- Jul 12, 2025

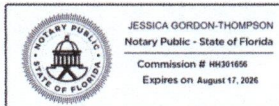
**Notice ID:** 2gsMNWkpoDnrrxHo3qbL

**Notice Name:** Mummo's Finnish Sauna Village

**Publication Fee:** \$270.90

*Anjana Bhadoriya*

\_\_\_\_\_  
Agent

**VERIFICATION**

State of Florida  
County of Orange

Signed or attested before me on this: 07/16/2025

*J. R. A.*  
\_\_\_\_\_

Notary Public

Notarized remotely online using communication technology via Proof.



**Mummo's Finnish Sauna Village**

**NOTICE OF HEARING  
BEFORE CASSIA COUNTY PLANNING AND ZONING COM-  
MISSION**

# 2025-10-CU

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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.

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Notice of Hearing

property within:

Cassia County, Idaho

Page 1 of 2

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.

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DATED this 30th day of June, 2025.

Spature: Shane Beck beh

Applicant Printed Name:

Shane Beck

Katriina Beck

Notice of Hearing

Cassia County, Idaho

Page 2 of 2

Publish: July 5, 12, 2025

COL-NV-2314



Name of Applicant Shane & Katrina Beck Application No. # 2025-10-CU

**AFFIDAVIT OF POSTING**

I, Shane & Katrina Beck, of 41 W 300 S  
Name Address  
Burley, ID, hereby state that I personally  
City State  
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: July 1, 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: August 21, 2025

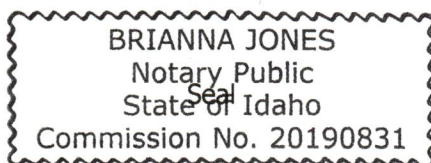
Describe where notice was Posted: Building site - 45 W 300 S  
Burley Idaho

DATED this 3 day of JULY, 2025.

Signature: Shane Beck Katrina Beck

Printed Name: Shane Beck Katrina Beck

State of IDAHO )  
County of CASSIA ) ss



Subscribed and sworn to or affirmed before me at City BURLEY,  
County CASSIA, State IDAHO, on the 3 day of  
JULY, 2025,

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

Brianna Jones

Notary Public for Idaho

Residing at 110 OVERLAND AVE. BURLEY, ID 83318

Commission Expires: 04-26-2031

**Note:** This affidavit must be submitted to the Cassia County Zoning & Building Office no later than seven (7) days prior to the public hearing. It is suggested that the Notice be posted at least ten (10) days prior to the hearing. Please attach photos of the posted signs to this affidavit.



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

# 2025-10-CU

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Notice of Hearing

Cassia County, Idaho



**Legend**

 RP11s23e083175



300


50

RP11S23E083175  
BECK, D SHANE  
3Acres+/-

1 inch = 67 feet



Legend

 RP11s23e083175

EXHIBIT

10



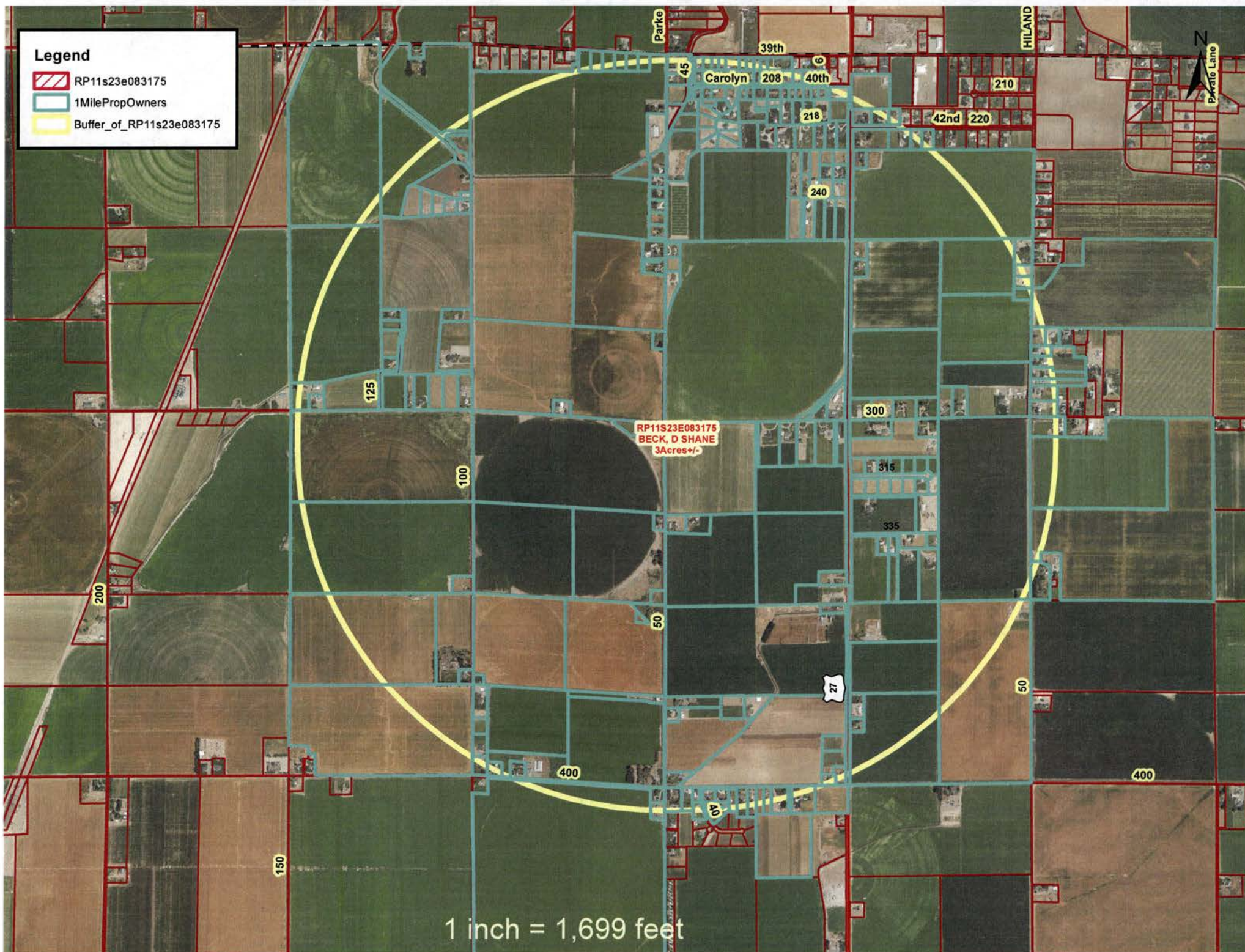
300

50

RP11S23E083175  
BECK, D SHANE  
3Acres+/-

1 inch = 67 feet







**Legend**

-  RP11s23e083175
-  Residential Agricultural
-  Agricultural Residential



50

RA

300

RP11s23e083175  
BECK, D SHANE  
3.4 Acres +/-

AR

1 inch = 344 feet



Legend

RP11s23e083175



4220

300

50

RP11S23E083175  
BECK, D SHANE  
3 Acres +/-

1 inch = 133 feet