



## Cassia County Planning & Zoning Commission

# EXHIBIT LIST

**Application Number:** **2025-12-CU**

**Applicant:** **Dan Tracy**

**Property Owners:** **Dan Tracy & Ted & Bonnie Tracy**

**Hearing:** **February 19, 2026**

1. Conditional Use Permit Application
2. Site Plan
3. Legal Description
4. Narrative Statement Generally Applicable Standards
5. Weed Plan
6. Property Owners 1 Mile
7. Letter of Authorization Ted & Bonnie Tracy
8. Agency Comments & Water Impact Statement
  - a. WD43-D - Brent Jones
  - b. Cassia County Road & Bridge - Ryan Ward (Approved)
  - c. Ace Fire - Austin Ward (Approved)
  - d. Raft River Flood District #15 - Lucas Spratling (Approved)
  - e. Raft River Electric - Chad Black (Approved)
  - f. Raft River Basin WD 143 - Brian Ragan (Approved)
  - g. Flood Zone Review – Todd Quast
  - h.
9. Notice of Hearing, Affidavits: Certificate of Mailing, Affidavits of Publication & Posting
10. Aerial Maps / TOPO
11. Cassia County Zoning & Building Department Staff Report



# Conditional Use Permit Application

**EXHIBIT**

#

1

## Applicant/Owner Information:

In the event there is more than one property owner for the subject property for which a conditional use permit is being sought, **all owners of the subject property shall sign as applicants**, in order for application to be complete.

If the applicant is a limited liability company, partnership, corporation, or other such entity, then the applicant shall file the appropriate paperwork from the entity-applicant, proving that the application signatory has authority to bind the entity to the terms of the application and any permit, arising therefrom. Any application that does not contain all appropriate signatures, shall be deemed incomplete and will not proceed to hearing before the Commission until appropriately signed and executed. **(Cassia County Code 9-13-2)**

### Applicant/Authorized Agent (Attach additional pages if Necessary)

Name: Dan Tracy  
 Address: 775 E 2800 S  
 City: Almo  
 State: ID Zip: 83312  
 Contact Phone # \_\_\_\_\_  
 Email: scruffybuffaloranch@gmail.com

### Property Owner of Record (Attach additional pages if Necessary)

Name: Dan Tracy  
 Address: 775 E. 2800 S.  
 City: Almo  
 State: ID Zip: 83312  
 Contact Phone # 208 431 5511  
 Email: scruffybuffaloranch@gmail.com

## Property Information:

Location of Property: 775 E 2800 S Almo, IDAHO

Parcel Number(s): RP 15824E 153 000

Legal Description of Property: (Attach if Necessary): 303755 Deed

Ted Tracy  
 RP15824E153050  
 Deed: 176425

Existing Use of Property: Residential / Agriculture

Current Zoning District of the premises: multi use

Description of Proposed Conditional Use: \_\_\_\_\_

Scruffy Buffalo Ranch / Arena

Rodeo, arena events





Email: [pzoning@cassia.gov](mailto:pzoning@cassia.gov)

[www.cassia.gov](http://www.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: Dan Tracy

Address: 775 E 2800 S

City: Almo

State: IP Zip: 83312

Contact Phone  
# 208 431 5511

Email: scruffybuffaloranch@gmail.com

#### Property Owner of Record

**(Attach additional pages if Necessary)**

Name: Ted & Bonnie Tracy

Address: 825 E. 3000 S.

City: Almo

State: IP Zip: 83312

Contact Phone # 208 430 5503

Email: scruffybuffaloranch@gmail.com

### Property Information:

Location of Property:

Parcel Number(s):

Legal Description of Property: (Attach if Necessary):

Existing Use of Property:

Current Zoning District of the premises:

Description of Proposed Conditional Use:

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



**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.*

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

\_\_\_\_\_  
Date

Printed Name: \_\_\_\_\_

Dan J Tracy  
\_\_\_\_\_  
Signature of Property Owner

7/15/25  
\_\_\_\_\_  
Date

Printed Name: DAN J. TRACY

Dan J Tracy  
\_\_\_\_\_  
Signature of Property Owner  
(Attach additional signature pages if necessary)

7/15/25  
\_\_\_\_\_  
Date

Printed Name: DAN J. TRACY

**For Office Use Only:**

Date Application Lodged: 7-15-25

By: STH

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

Application # 2025-12-CU



Email: [pzoning@cassia.gov](mailto:pzoning@cassia.gov)

[www.cassia.gov](http://www.cassia.gov)

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.

Dan J. Tracy

Signature of Applicant/Authorized Agent – Dan J. Tracy  
(Attach additional signature pages if necessary)

July 22 / 25  
Date

Dan J. Tracy

Signature of Property Owner – Dan J. Tracy

7/22/25  
Date

Ted K. Tracy

Signature of Property Owner – Ted K. Tracy

July 22 / 2025  
Date

Bonnie J. Tracy

Signature of Property Owner – Bonnie J. Tracy

July 22 / 2025  
Date

(Attach additional signature pages if necessary)

**For Office Use Only:**

Date Application Lodged: _____	By: _____
Fee <b>\$600.00</b> Paid: \$ _____	Check # _____ Credit Card: _____
Application # _____	



# Valuation Summary Sheet

CASSIA County

7/22/2025 5:40:01 PM

**Parcel Number:** RP15S24E153000

**Property Address:** 775 E 2800 SOUTH , ALMO, ID 83312

**Effective Date:** 1/1/2018

**Tax Code Area:** 93-0000

**Expiration Date:**

**Legal Description:** T 5169 S 15 T 15 R 24

Legal Party Name	Address	City St Zip	
TRACY, DAN J	PO BOX 195	ALMO, ID 83312	Primary Owner

Cat ID	Ext	Rv Year	Unit	Quantity	Value	HO Mkt	HO Exemp	PTR	Other
12H	L00	2023	AC	1.000	\$36,155	\$36,155	\$18,078	\$0	\$0
19	L00	2023	AC	0.060	\$0	\$0	\$0	\$0	\$0
34H	R01	2023		-	\$41,435	\$41,435	\$20,717	\$0	\$0
Totals:				1.060	\$77,590	\$77,590	\$38,795	\$0	\$0

Deed Date	Deed Reference
8/25/2005	303755
8/25/2005	295874

**Zone Code:**

**Parcel Type:**

**Location Code:** 0

**Comments:**



# Valuation Summary Sheet

CASSIA County

7/22/2025 5:39:15 PM

**Parcel Number:** RP15S24E153050

**Property Address:**

**Effective Date:** 1/1/2020

**Tax Code Area:** 93-0000

**Expiration Date:**

**Legal Description:** NWNW LESS T 5169 S 15 T 15 R 24

Legal Party Name	Address	City St Zip	
TRACY, TED K	PO BOX 197	ALMO, ID 83312	Primary Owner
TRACY, BONNIE J H/W	PO BOX 197	ALMO, ID 83312	Secondary Owner

Cat ID	Ext	Rv Year	Unit	Quantity	Value	HO Mkt	HO Exemp	PTR	Other
02	L00	2025	AC	33.050	\$16,657	\$0	\$0	\$0	\$0
05	L00	2025	AC	4.840	\$223	\$0	\$0	\$0	\$0
19	L00	2025	AC	1.050	\$0	\$0	\$0	\$0	\$0
		Totals:		38.940	\$16,880	\$0	\$0	\$0	\$0

Deed Date	Deed Reference
9/25/2020	201002
9/25/2020	176425
9/25/2020	175481
9/25/2020	175207
9/25/2020	102305

**Zone Code:**

**Parcel Type:**

**Location Code:** 0

**Comments:**

NCS388

SPLIT FROM #> RP15S24E150000A



## Property Use Authorization

We, Ted K. Tracy and Bonnie J. Tracy, as the property owners of the Scruffy Buffalo Arena, hereby authorize the use of the arena located at 775 E. 2800 S., Almo, Idaho, for the purpose of hosting a rodeo event. This authorization includes the use of the arena grounds and associated facilities for all related event activities, setup, and takedown.

Furthermore, we designate our son, Daniel Tracy, as the authorized representative for this Conditional Use Application and for all matters pertaining to the use of the arena and property related to this event.

This agreement is granted to Daniel Tracy for the scheduled rodeo event and is intended to formalize our permission for the use of the property for the aforementioned purpose.

Ted K. Tracy

**Ted K. Tracy**

Bonnie J. Tracy

**Bonnie J. Tracy**

Date: July 25, 2025



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

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

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

\_\_\_\_\_  
Date

Printed Name: \_\_\_\_\_

Dan J Tracy  
\_\_\_\_\_  
Signature of Property Owner

7/15/25  
\_\_\_\_\_  
Date

Printed Name: DAN J. TRACY

Dan J Tracy  
\_\_\_\_\_  
Signature of Property Owner  
(Attach additional signature pages if necessary)

7/15/25  
\_\_\_\_\_  
Date

Printed Name: DAN J. TRACY

**For Office Use Only:**

Date Application Lodged: _____	By: _____
Fee <b>\$600.00</b> Paid: \$ _____	Check # _____ Credit Card: _____
Application # _____	



EXHIBIT

#

2

775 E 2800 S

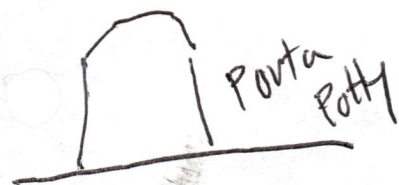
Image © 2025 Airbus





(S)

Portable  
Light



Portable  
light

Buckin Chute<sup>ss</sup>

1 2 3 4

Trash



Garbage

Bleachers

Bleachers

gate  
catch  
pen

PARKING

(W)

Parking

Parking

Yard Light

Rope  
chute

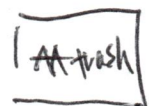
CROWS NEST

40 ft

Portable  
light

Portable  
light

(E)



Entry  
&  
Exit

(N)

↓ 24 ft gate's

County RD



NORTH

WEST

EAST





EXHIBIT

# 3

303755

## QUITCLAIM DEED

For Value Received

TED K. TRACY and BONNIE J. TRACY, husband and wife,

do hereby convey, release, remise and forever quitclaim unto

DAN J. TRACY, a single man,

whose current address is

P. O. Box 197, Almo, Idaho 83312

the following described premises, to-wit:

TOWNSHIP 15 SOUTH, RANGE 24 EAST, BOISE MERIDIAN, CASSIA COUNTY,  
IDAHOSection 15: Part of the NW $\frac{1}{4}$ NW $\frac{1}{4}$  described as follows:  
~~NW $\frac{1}{4}$ NW $\frac{1}{4}$ XXXXXXEESXtheXfollowingX~~Beginning at the Northeast corner of the NW $\frac{1}{4}$ NW $\frac{1}{4}$  of said  
Section 15; Thence running West 13 rods; Thence South 13  
rods; Thence East 13 rods; Thence North 13 rods to the  
Point of Beginning.~~SEXXXXXXXXXXSEXXXX~~~~SEXXXXXXXXXXNEXXXX~~~~SEXXXXXXXXXXNEXXXX~~

ALL IN CASSIA COUNTY, STATE OF IDAHO

together with their appurtenances.

Dated: August 25, 2005

Ted K. Tracy  
Ted K. TracyBonnie J. Tracy  
Bonnie J. TracyRECORDED AT THE REQUEST OF  
CASSIA COUNTY ABSTRACT

2005 AUG 25 PM 3 45

FEE: 20 DEPUTYCASSIA COUNTY, IDAHO  
LARRY A. MICKELSEN  
RECORDER

303755

STATE OF IDAHO, COUNTY OF Cassia  
On this 25th day of August, 2005,  
before me, a Notary Public in and for the said State, personally  
appeared

Ted K. Tracy and Bonnie J. Tracy

known to me to be the persons whose names are  
subscribed to the within instrument, and acknowledged to me that  
they executed the same.Fred C. BellNotary Public,  
IdahoResiding at Burley  
Comm. Expires 8/28/06FRED C. BELL  
NOTARY PUBLIC  
STATE OF IDAHO

INSTRUMENT NO.



11655  
176425

WARRANTY DEED

THIS INDENTURE Made this 31<sup>st</sup> day of January, 1986, between ZENNITH I. TAYLOR, sometimes known as ZENITH I. TAYLOR, and DORA COLLEEN TAYLOR, also known as COLLEEN TAYLOR, husband and wife, of the County of Cassia, State of Idaho, the parties of the first part, hereinafter referred to as the "GRANTORS", and TED K. TRACY and BONNIE J. TRACY, husband and wife, of the County of Cassia, State of Idaho, the parties of the second part, hereinafter referred to as the "GRANTEES", whose current address is P. O. Box 165, Almo, Idaho 83312.

WITNESSETH:


That the Grantors for and in consideration of the sum of Fifteen Thousand and No/100 Dollars (\$15,000.00), lawful money of the United States of America, to the Grantors in hand paid by the Grantees, and other good and valuable consideration, the receipt whereof is hereby acknowledged, have granted, bargained and sold, and by these presents do grant, bargain and sell, convey and confirm unto the Grantees, and to the Grantees' heirs and assigns forever, all of the following described real property situate in the County of Cassia, State of Idaho, to wit:

See Exhibit "A" hereto attached and by this reference made a part hereof as though fully and separately set forth herein at length.

TOGETHER WITH All and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, all improvements, water and water rights appurtenant thereto the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all estate right, title and interest in and to the said property as well in law as in equity of the Grantors.

TO HAVE AND TO HOLD All and singular the above mentioned and described premises, together with apurtenances, unto the Grantees' and to the Grantees' heirs and assigns forever; and the said Grantors and the Grantors' heirs and assigns hereby covenant to and with the Grantees, and with the Grantees' heirs and assigns, that the Grantors are lawfully seized in fee simple of said premises except as herein set forth; that they are free from all encumbrances except as hereinabove provided; and that the Grantors and Grantors' heirs and assigns shall and will warrant and by these presents forever defend title to said premises and the quiet and peaceable possession of the Grantees and the Grantees' heirs and assigns thereto against the Grantors and the Grantors' heirs and assigns, and against all and every person and persons whomsoever and against all lawful claims and demands whatsoever, except as hereinabove provided.

IN WITNESS WHEREOF, The Grantors have hereunto set their hands and subscribed their names the day and year in this instrument first above written.

  
ZENNITH I. TAYLOR

  
DORA COLLEEN TAYLOR

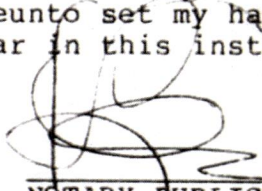
WARRANTY DEED



STATE OF IDAHO       )  
                              ) ss.  
County of Cassia     )

On this 4<sup>th</sup> day of ~~January~~ <sup>FEBRUARY</sup>, 1986, the undersigned, a Notary Public in and for said State, personally appeared ZENNITH I. TAYLOR and DORA COLLEEN TAYLOR, husband and wife, known to me to be the persons whose names are subscribed to the within and foregoing instrument and acknowledged to me that they executed the same.

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

  
\_\_\_\_\_  
NOTARY PUBLIC FOR IDAHO  
RESIDING AT: BURLEY, Idaho  
MY COMMISSION EXPIRES: 1-1-88  
(SEAL)

WARRANTY DEED



176425

RECORDED AT THE REQUEST OF  
CASSIA COUNTY ABSTRACT

FILM 179

MAR 3 3 47 PM '86

CASSIA COUNTY, IDAHO  
FRANK E. KERN  
RECORDED

FEE \$600.00  
K3:CCA

EXHIBIT "A"

TOWNSHIP 15 SOUTH, RANGE 24 EAST, BOISE MERIDIAN

Section 3: S $\frac{1}{2}$ SW $\frac{1}{4}$ ; SW $\frac{1}{4}$ SE $\frac{1}{4}$

Section 10: E $\frac{1}{2}$ NE $\frac{1}{4}$ ; NE $\frac{1}{4}$ SE $\frac{1}{4}$ ; and Tax No. 851, being part of the NE $\frac{1}{4}$ NW $\frac{1}{4}$ , the SE $\frac{1}{4}$ NW $\frac{1}{4}$ , and the SW $\frac{1}{4}$ NE $\frac{1}{4}$ , described as follows:

Beginning at the Southwest corner of the SE $\frac{1}{4}$ NW $\frac{1}{4}$  of said Section 10, running thence North 1,570 feet; thence South-easterly 1,760 feet, to a point 960 feet North of the South line of said quarter section, extended; thence South 960 feet; thence West 1,660 feet to the Point of Beginning.

Section 15: Tax No. 857, being part of the NE $\frac{1}{4}$ NE $\frac{1}{4}$ , described as follows:

Beginning at the Northeast corner of said Section 15; thence West 18 rods; thence South 40 rods; thence 20 rods East of South (along a creek known as Edwards Creek) to join section line 48 rods South of Northeast corner; thence North 48 rods to the Point of Beginning.

Section 15: NW $\frac{1}{4}$ NW $\frac{1}{4}$ , LESS the following:

Beginning at the Northeast corner of the NW $\frac{1}{4}$ NW $\frac{1}{4}$  of said Section 15; thence running West 13 rods; thence South 13 rods; thence East 13 rods; thence North 13 rods to the Point of Beginning.

Section 17: NW $\frac{1}{4}$ SE $\frac{1}{4}$ ; SE $\frac{1}{4}$ SE $\frac{1}{4}$

Section 20: NE $\frac{1}{4}$ NE $\frac{1}{4}$

Section 21: N $\frac{1}{2}$ NE $\frac{1}{4}$ ; N $\frac{1}{2}$ NW $\frac{1}{4}$

ALL IN CASSIA COUNTY, STATE OF IDAHO.

SUBJECT TO: Real property taxes for the year 1986 and subsequent years;  
The interest of John J. Bruesch, as evidenced by Warranty Deed, recorded December 12, 1902 in Book 8 of Deeds, Page 51, records of Cassia County, Idaho - (Part of NE $\frac{1}{4}$ NE $\frac{1}{4}$ , Sec. 20, Twp. 15 S., Rge. 24, E.B.M.);  
The interest of James T. Taylor as evidenced by Patent, recorded June 1, 1909 in Book 12 of Deeds, Page 144, records of Cassia County, Idaho - (NW $\frac{1}{4}$ NW $\frac{1}{4}$ , Section 15, Twp. 15 S., Rge. 24, E.B.M.); and,  
Any and all easements, assessments, restrictions and rights-of-way now of record or apparent.



**Narrative Statement – Conditional Use Permit Application****Scruffy Buffalo Ranch – Rodeo Event Proposal****Almo, Idaho | Cassia County**

We are applying for a Conditional Use Permit to host seasonal rodeo events at Scruffy Buffalo Ranch in Almo, Idaho. These events are designed to foster local community spirit, support youth and family participation, and promote regional agriculture, Western heritage, and tourism.

Below is a point-by-point response to Cassia County Code Section 9-13-3 requirements:

**A. Qualify**

Yes, this proposal qualifies as a conditional use per the zoning regulations in place. The property is zoned as 'Multiple Use' — predominantly agricultural with some residential — which supports event-based agricultural and community activities. The rodeo is compatible with the rural character and zoning of the area.

**B. Meet General Obligations**

The rodeo aligns with Cassia County's comprehensive plan by promoting community engagement, preserving local culture, and encouraging economic activity through tourism. Events are limited to seasonal dates and will not conflict with surrounding land use.

**C. Maintain Character**

The arena and bleachers are permanent structures that have already been built. They are designed to complement the land and serve as long-term community assets. Only temporary elements such as porta-potties and event signage will be brought in for each event and removed afterward. The natural character of the land will be preserved, and the design and appearance will reflect traditional rural Western aesthetics while maintaining the area's scenic integrity.

**D. Hazards**

The rodeo will not pose any unreasonable hazards. We will have certified EMTs or medical staff on-site, follow best practices for livestock and crowd control, and ensure appropriate fencing and safety measures are in place to protect both participants and attendees. All contestants are required to sign liability release waivers prior to participation, ensuring clear acknowledgment of risks and



responsibilities. Ace Fire will be on site during events to provide emergency response support. Volunteers and helpers are covered under a purchased event insurance policy. We have already successfully hosted multiple rodeo events at this location without any incidents. These events have run smoothly, and the response from neighbors and the local community has been overwhelmingly positive.

#### E. Facilities

Adequate access will be provided with signage and traffic support as needed. Parking will be located on-site in designated open areas. Porta-potties and waste services will be provided by licensed vendors. Fire safety and emergency services will be coordinated with the local fire district and EMS teams.

#### F. Economic Welfare

The event will benefit the local economy through vendor participation, lodging, fuel, food services, and tourism. It will not create excessive demands on public resources, and all services (trash, restrooms, traffic control, etc.) will be self-funded by the event host.

#### G. Conditions of Operation

Some events will be held at night, and music will be part of the entertainment. The closest residence is approximately half a mile away, minimizing any impact. We will maintain a respectful atmosphere and ensure that all activities, including music and announcements, are managed in a way that aligns with the rural setting. Dust will be mitigated through water trucks as needed. No industrial activity or hazardous processes will take place.

#### H. Harmful Conditions

All activities are family-friendly, with safety as a top priority. There will be no operations or equipment that pose unreasonable risk to public health or welfare. On-site staff and volunteers will be trained to manage livestock, maintain order, and respond to any incidents.





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

EXHIBIT  
# 5

**Applicant:**

Name: Dan Tracy

Address: 775 E 2800S A/mc IDAHO

Phone: 208 431 5511

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

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

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

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

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

[Signature]  
Weed Supervisor  
Date: 7-15-25

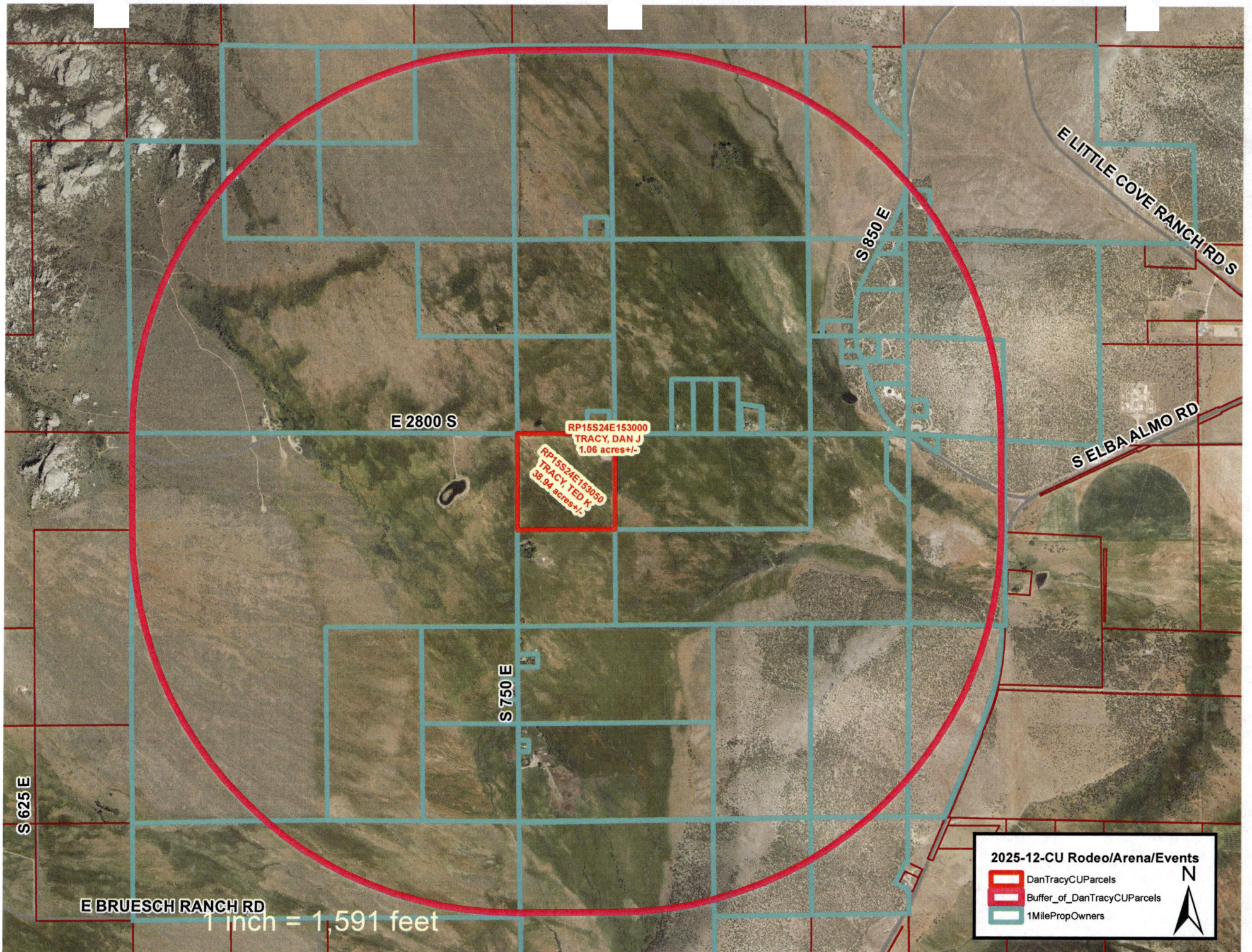
Dan Tracy  
Applicant  
Date: 7/15/25



Parcel_Num	MailToName	MailToAddr	MailToAd_1	MailToCity	MailToStat	MailToPost
RP15S24E119999	BLM					
RP15S24E150001	BRACKENBURY, CRAIG	88 NORTH 950 EAST		DECLO	ID	83323
RP15S24E109170	CHRISTIANSSEN, RYAN	3372 S LA MESA RD		SALT LAKE CITY	UT	84109
RP15S24E104100	CORY AND ANGIE NILSON FAMILY TRUST	2350 CANYON ROAD		SMITHFIELD	UT	84335
RP15S24E153600	DARRINGTON, GEORGE K	1990 S 2350 E		MALTA	ID	83342
RP15S24E167800	DURFEE, E BRUCE	P O BOX 187		ALMO	ID	83312
RP15S24E157800	DURFEE, LORIN	776 EAST 2975 SOUTH		ALMO	ID	83312
RP15S24E167250	DURFEE, TRENTON ELBERT	PO BOX 134	2864 S 750 E	ALMO	ID	83312
RP15S24E155700	DURFEE, WALTER E	PO BOX 114		ALMO	ID	83312
RP15S24E107300	EAMES, NATHAN	145 EAST 800 NORTH		RUPERT	ID	83350
RP15S24E090601	ERICKSON, DENNIS H	P O BOX 172		ALMO	ID	83312
RP15S24E220003	HENSON, RICHARD LARRY	P O BOX 183		ALMO	ID	83312
RP15S24E109152	JONES, MICHAEL GARY	PO BOX 137		ALMO	ID	83312
RP15S24E143001	JONES, R O & SONS INC	P O BOX 137		ALMO	ID	83312
RP15S24E107075	JONES, SHELLEY DON, ETAL	2863 JANIS DR		BURLEY	ID	83318
RP15S24E106000	JONES, TAMMY L	P O BOX 151		ALMO	ID	83312
RP15S24E107210	KECK, WALLACE F	PO BOX 212		ALMO	ID	83312
RP15S24E109002	MILLER, RICHARD KIM	4218 W ALPINE COVE DR		ALPINE	UT	84004
RP15S24E106500	PRICE, CONNIE ANN	2271 SOUTH 2000 WEST		SYRACUSE	UT	84075-9246
RP15S24E109100	RALPHS, DALE	841 MORNINGSIDE		TWIN FALLS	ID	83301
RP15S24E114000	ROSEBOROUGH, TINA	2933 SOUTH 220 EAST		WENDELL	ID	83355
RP15S24E108905	ROWE, SEAN A	777 HUNTER PARK WAY		FALLON	NV	89406
RP15S24E169000	SHERIDAN, CORDELL	P O BOX 184		ALMO	ID	83312
RP15S24E156200	SHERIDAN, MARLON W	PO BOX 184		ALMO	ID	83312
RP15S24E109050	SHILLING, BRAD FOSTER	P O BOX 113		ALMO	ID	83312
RP15S24E093600	STATE OF IDAHO	PO BOX 169		ALMO	ID	83312
RP15S24E160001	STATE OF IDAHO PARKS & RECREATION BOARD	P O BOX 83720		BOISE	ID	83720-0010
RP15S24E100580	STOKER, CURTIS A	298 E HWY 81		BURLEY	ID	83318
RP15S24E108775	TAYLOR , KERRY	9377 W TILLAMOOK DR		BOISE	ID	83709
RP15S24E150600	TAYLOR HEREFORD RANCH LLC	3028 W IRIS MEADOW DR		RIVERTON	UT	84065
RP15S24E116350	TAYLOR, MICHAEL J	PO BOX 152		ALMO	ID	83312
RP15S24E107050	TAYLOR, ROBERT M, FAM TRUST	275 HARVARD AVE		REXBURG	ID	83440
RP000870010010	THATCHER, GORDON BRYCE	1134 E 900 S #53		ST GEORGE	UT	84790
RP15S24E109160	TOUCHSTONE VENTURES LLC	3372 LA MESA ROAD		SALT LAKE CITY	UT	84109
RP15S24E153000	TRACY, DAN J	PO BOX 195		ALMO	ID	83312
RP15S24E210000	TRACY, TED K	PO BOX 197		ALMO	ID	83312
RP15S24E107700	WARD, LEOTA MARION	P O BOX 186		ALMO	ID	83312

#  
6  
EXHIBIT





E 2800 S

RP15S24E153000  
TRACY, DAN J  
1.06 acres+/-

RP15S24E153050  
TRACY, TED K  
38.94 acres+/-

S 750 E

S 850 E

E LITTLE COVE RANCH RD S

SELBA ALMO RD

S 625 E

E BRUESCH RANCH RD

1 inch = 1,591 feet

2025-12-CU Rodeo/Arena/Events

- DanTracyCUParcels
- Buffer\_of\_DanTracyCUParcels
- 1MilePropOwners





**Authorization to Construct and Use Scruffy Buffalo Arena**

To Whom It May Concern,

We, Ted and Bonnie Tracy, as property owners, hereby authorize Dan Tracy to:

1. Construct and utilize an outdoor rodeo arena, referred to as the Scruffy Buffalo Arena, located at 775 E. 2800 S., Almo, ID. This arena partially encroaches on our property adjacent to the Scruffy Buffalo Ranch.
2. Host public rodeo events and related outdoor gatherings at the Scruffy Buffalo Arena, including but not limited to ticketed events, food vendors, livestock exhibitions, and community gatherings.

This authorization pertains specifically to the property identified as:

Parcel #: RP15S24E153050

Deed #: 176425

We, Ted and Bonnie Tracy, authorize Dan Tracy to use the above-described portion of our property for construction and operation of a rodeo arena and for hosting public events associated with it.

Please find our electronic signatures below as confirmation of this authorization.

Ted K Tracy

*Signature: Ted K Tracy*

Date: July 22, 2025



Bonnie J Tracy

*Signature: Bonnie J Tracy*

Date: July 22, 2025



# EXHIBIT

## 8

**From:** Tammy Jones <[tammyalmo@gmail.com](mailto:tammyalmo@gmail.com)>

**Sent:** Tuesday, August 26, 2025 10:26 AM

**To:** [kerrym@cassia.gov](mailto:kerrym@cassia.gov)

**Subject:** Permit for Dan Tracy

Mr. McMurray

My name is Tammy Jones and I am the secretary for Almo Water Company. Lorin Durfee contacted me about sending information that Dan's use of his ground for a rodeo will not impact the water use for Almo Water Company in any way. My husband Brent Jones is the president of Water District 43-D and has contacted members of that board and they also cannot see that it would impact the District in any way.

Thank you

Brent Jones

Tammy Jones



Scruffy Buffalo Ranch/Rodeo Arena

The area associated with this application is in a Flood Zone C, based on FIRM Panel 160041 0550 B.

Todd Quast




✓ Ace Fire

APPROVED

Reviewed By  
Austin Ward

🕒 07/16/2025 12:15 pm

 [Make a change to this review](#)

Review History


🕒 07/16/2025 12:15 pm  
Approved by Austin Ward

✓ Raft River Flood  
District #15

APPROVED

Reviewed By  
Lucas Spratling

🕒 07/16/2025 2:38 pm

 [Make a change to this review](#)

Review History


🕒 07/16/2025 2:38 pm  
Approved by Lucas Spratling

✓ Cassia County Road  
& Bridge

APPROVED

Reviewed By  
Ryan Ward

🕒 07/16/2025 11:34 am

 [Make a change to this review](#)

Review History


🕒 07/16/2025 11:34 am  
Approved by Ryan Ward

✓ Raft River Electric

APPROVED

Reviewed By  
Chad Black

🕒 08/11/2025 11:30 am

 [Make a change to this review](#)

Review History

🕒 08/11/2025 11:30 am  
Approved by Chad Black



Water District 143

(Raft River Basin)

APPROVED

Reviewed By

🕒 08/26/2025 1:51 pm

Brian Ragan

Notes for the Applicant

*No comments or concerns.*

Make a change to this review

Review History

🕒 08/26/2025 1:51 pm

Approved by Brian Ragan

🕒 08/25/2025 9:44 am

Set to **Reviewing** by Brian Ragan

WD1RRB

Brian Ragan

• Aug 25 at 9:43 am

Sara Haynes Does the County need confirm of an on-site source of drinking water to be used during these rodeo events?

Sara Haynes

• Aug 25 at 3:24 pm

Brian Ragan

Brian: One of the County standards that must be met in order to qualify for a conditional use permit is that the CUP will be adequately served "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."

Kerry McMurray

County Zoning Administrator

Cassia County

School District #151

APPROVED

Reviewed By

🕒 10/27/2025 8:05 am

Chester Bradshaw

Notes for the Applicant

*I do not anticipate any impact to the school district from this project*

Make a change to this review

Review History

🕒 10/27/2025 8:05 am

Approved by Chester Bradshaw



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

# 25-12-cu

**NOTICE IS HEREBY GIVEN:** that a hearing will be held on Thursday, the 19<sup>th</sup> day of February, 2026 beginning at the hour of three (3) o'clock P.M., in the Cassia County Courthouse, 1459 Overland Avenue, Room 206, Burley, Idaho 83318, before the Cassia County Planning & Zoning Commission on the application of:

**(Names and Addresses of ALL Applicants)**

Daniel Tracy- 775 E. 2800 S. Almo, Idaho 83312

Ted and Bonnie Tracy- 824 E. 3000 S. Almo, Idaho 83312

regarding an Application for a Conditional Use Permit, which application was received by the County on the 24<sup>th</sup> day of July, 2025.

The Nature of the Proposed Conditional Use is: Rodeo/Arena events

The property is located on lands at approximately: 775 E. 2800 S. Almo, ID 83312

Such lands are located within the Multiple Use Permit 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 17<sup>th</sup> day of October, 2025.

Signature: Dan J. Tracy  
Signature: Ted K. Tracy  
Signature: Bonnie J. Tracy

Applicant Printed Name: Daniel Tracy, Ted Tracy, & Bonnie Tracy



# 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 3rd of January 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 3rd day of Jan 20 26.

Dan J Tracy  
Applicant Signature

DAN TRACY  
Applicant Printed Name

State of Idaho )  
County of Minidoka ) ss

Subscribed and sworn to be before me this 3rd day of January, 2026, 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.



Kallie Carney  
Notary Signature

Residing at 74 Pelican Dr

Commission expires 03/01/2027

Parcel_Num	MailToName	MailToAddr	MailToAd_1	MailToCity	MailToStat	MailToPost
RP15S24E119999	BLM					
RP15S24E150001	BRACKENBURY, CRAIG	88 NORTH 950 EAST		DECLO	ID	83323
RP15S24E109170	CHRISTIANSSEN, RYAN	3372 S LA MESA RD <i>Double</i>		SALT LAKE CITY	UT	84109
RP15S24E104100	CORY AND ANGIE NILSON FAMILY TRUST	2350 CANYON ROAD		SMITHFIELD	UT	84335
RP15S24E153600	DARRINGTON, GEORGE K	1990 S 2350 E		MALTA	ID	83342
RP15S24E167800	DURFEE, E BRUCE	P O BOX 187		ALMO	ID	83312
RP15S24E157800	DURFEE, LORIN	776 EAST 2975 SOUTH		ALMO	ID	83312
RP15S24E167250	DURFEE, TRENTON ELBERT	PO BOX 134	2864 S 750 E	ALMO	ID	83312
RP15S24E155700	DURFEE, WALTER E	PO BOX 114		ALMO	ID	83312
RP15S24E107300	EAMES, NATHAN	145 EAST 800 NORTH		RUPERT	ID	83350
RP15S24E090601	ERICKSON, DENNIS H	P O BOX 172		ALMO	ID	83312
RP15S24E220003	HENSON, RICHARD LARRY	P O BOX 183		ALMO	ID	83312
RP15S24E109152	JONES, MICHAEL GARY	PO BOX 137		ALMO	ID	83312
RP15S24E143001	JONES, R O & SONS INC	P O BOX 137		ALMO	ID	83312
RP15S24E107075	JONES, SHELLEY DON, ETAL	2863 JANIS DR		BURLEY	ID	83318
RP15S24E106000	JONES, TAMMY L	P O BOX 151		ALMO	ID	83312
RP15S24E107210	KECK, WALLACE F	PO BOX 212		ALMO	ID	83312
RP15S24E109002	MILLER, RICHARD KIM	4218 W ALPINE COVE DR		ALPINE	UT	84004
RP15S24E106500	PRICE, CONNIE ANN	2271 SOUTH 2000 WEST		SYRACUSE	UT	84075-9246
RP15S24E109100	RALPHS, DALE	841 MORNINGSIDE		TWIN FALLS	ID	83301
RP15S24E114000	ROSEBOROUGH, TINA	2933 SOUTH 220 EAST		WENDELL	ID	83355
RP15S24E108905	ROWE, SEAN A	777 HUNTER PARK WAY		FALLON	NV	89406
RP15S24E169000	SHERIDAN, CORDELL	P O BOX 184		ALMO	ID	83312
RP15S24E156200	SHERIDAN, MARLON W	PO BOX 184		ALMO	ID	83312
RP15S24E109050	SHILLING, BRAD FOSTER	P O BOX 113		ALMO	ID	83312
RP15S24E093600	STATE OF IDAHO	PO BOX 169		ALMO	ID	83312
RP15S24E160001	STATE OF IDAHO PARKS & RECREATION BOARD	P O BOX 83720		BOISE	ID	83720-0010
RP15S24E100580	STOKER, CURTIS A	298 E HWY 81		BURLEY	ID	83318
RP15S24E108775	TAYLOR, KERRY	9377 W TILLAMOOK DR		BOISE	ID	83709
RP15S24E150600	TAYLOR HEREFORD RANCH LLC	3028 W IRIS MEADOW DR		RIVERTON	UT	84065
RP15S24E116350	TAYLOR, MICHAEL J	PO BOX 152		ALMO	ID	83312
RP15S24E107050	TAYLOR, ROBERT M, FAM TRUST	275 HARVARD AVE		REXBURG	ID	83440
RP000870010010	THATCHER, GORDON BRYCE	1134 E 900 S #53		ST GEORGE	UT	84790
RP15S24E109160	TOUCHSTONE VENTURES LLC	3372 LA MESA ROAD		SALT LAKE CITY	UT	84109
RP15S24E153000	<del>TRACY, DAN J</del>	PO BOX 195		ALMO	ID	83312
RP15S24E210000	<del>TRACY, TED K</del>	PO BOX 197		ALMO	ID	83312
RP15S24E107700	WARD, LEOTA MARION	P O BOX 186		ALMO	ID	83312





## INTERIM AD DRAFT

This is the proof of your ad scheduled to run in **Magic Valley Times-News** on the dates indicated below. If changes are needed, please contact us prior to deadline at [help@column.us](mailto:help@column.us)

Notice ID: ru7MKWtjfbk3driM2zGk | **Proof Updated: Jan. 02, 2026 at 01:39pm MST**  
Notice Name: Application # 2025-12-CU

This is not an invoice. Below is an estimated price, and it is subject to change. You will receive an invoice with the final price upon invoice creation by the publisher.

#### FILER

Dan Tracy  
[scruffybuffaloranch@gmail.com](mailto:scruffybuffaloranch@gmail.com)  
(208) 431-5511

#### FILING FOR

Magic Valley Times-News

Columns Wide: 2

Ad Class: Legals

01/08/2026: General Legal	117.95
Affidavit Fee	9.00

<b>Total</b>	<b>\$126.95</b>
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See Proof on Next Page

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

Application # 2025-12-CU

NOTICE IS HEREBY GIVEN: that a hearing will be held on Thursday, the 19th day of February, 2026, beginning at the hour of three (3) o'clock P.M. or soon thereafter, in the Cassia County Courthouse, 1459 Overland Avenue, Room 206, Burley, Idaho 83318, before the Cassia County Planning & Zoning Commission on the application of: Scruffy Buffalo Ranch, Property Owners: Dan J. Tracy, 775 E 2800 S, Almo, ID 83312 and Ted K. Tracy and Bonnie J. Tracy, PO Box 197, Almo, ID 83312, regarding an Application for a Conditional Use Permit, which application was received by the County on the 15th day of July, 2025.

The Nature of the Proposed Conditional Use is: Seasonal Rodeo events.

The property is located on lands at approximately: 775 E 2800 S, Almo, ID 83312.

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

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

A copy of the Application for Conditional Use Permit, including relevant maps and drawings, and information concerning the hearing process is available for review by the public at the office of the Zoning Administrator, Room 210 of the Cassia County Courthouse, 1459 Overland Ave., Burley, Idaho, prior to the hearing.

All other interested persons are invited to attend the hearing on the question of issuance of the requested conditional use permit. Such other interested persons are advised that in order to participate in the hearing, the following regulations apply:

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

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

2. Written statements shall also set forth either that the party making the statement owns property within: • one (1) mile of any external boundaries of the conditional use permit site described in the application, 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 documents) exceeding one (1) one-sided, 8½" x 11" sized page, shall file such documents) 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 2nd day of Jan, 2026.

Signature: DT

Applicant Printed Name: Dan Tracy

Publish: January 8, 2026

#####





RP15S24E093600  
STATE OF IDAHO  
320 acres+/-  
261463

SESE

T15SR24E010

SWSW

RP15S24E106000  
JONES, TAMMY L  
38 acres+/-  
2019002345

SESW

RP15S24E104802  
SHERIDAN, CORDELL  
142.15 acres+/-  
201716

RP15S24E106500  
PRICE, CONNIE ANN  
2 acres+/-  
2007319403

E 2800 S

RP15S24E160001  
STATE OF IDAHO PARKS &  
RECREATION BOARD  
480 acres+/-  
261463

S 750 E  
NENE

T15SR24E015

RP15S24E153050  
TRACY, TED K  
38.94 acres+/-  
175481

NWNW

RP15S24E153000  
TRACY, DAN J  
1.06 acres+/-  
295674

NENW

RP15S24E150600  
TAYLOR HEREFORD RANCH LLC  
80 acres+/-  
269253

1 inch = 195 feet





RP15S24E093600  
STATE OF IDAHO  
320 acres+/-  
261463  
**SESE**

**T15SR24E010**

**SWSW**

RP15S24E106000  
JONES, TAMMY L  
38 acres+/-  
2019002345

**SESW**

RP15S24E104802  
SHERIDAN, CORDELL  
142.15 acres+/-  
201716

RP15S24E106500  
PRICE, CONNIE ANN  
2 acres+/-  
2007319403

**MU**

**E 2800 S**

RP15S24E153000  
TRACY, DAN J  
1.06 acres+/-  
293674

RP15S24E160001  
STATE OF IDAHO PARKS & RECREATION BOARD  
480 acres+/-  
261463  
**S 750 E**

**NENE**

**T15SR24E015**

RP15S24E153050  
TRACY, TED K  
38.94 acres+/-  
175481

**NWNW**

**NENW**

RP15S24E150600  
TAYLOR HEREFORD RANCH LLC  
80 acres+/-  
269253

1 inch = 195 feet