



Cassia County Planning & Zoning Commission

EXHIBIT LIST

Application Number: **2025-15-CU**

Applicant: **Jaclyn Child & Ila Tendick**

Property Owners: **David & Jaclyn Child**

Hearing: **November 20, 2025**

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
 - a. Cassia County
7. Water Impact Statement – Southwest Irrigation District
8. Agency Comment Letters
 - a. Burley Highway District
 - b. Idaho Power
 - c. Cassia County School District 151
 - d. North Cassia Rural Fire
 - e. South Central Public Health District
 - f. Flood Plain Review Todd Quast
9. Cassia County Building Official Occupancy Review Letter
10. Notice of Hearing, Affidavits: Certificate of Mailing, Affidavits of Publication & Posting
11. Cassia County Zoning & Building Department Staff Report
12. Flood and TOPO
13. Aerial Maps
14. Comment Letters if any

Email:



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 form 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: Jaclyn Child & Ila Tendick
 Address: 459 S 400 W
 City: Burley
 State: ID Zip: 83318
 Contact Phone # (509) 607-1419
 Email: brickandblossomfarm@gmail.com

Property Owner of Record (Attach additional pages if Necessary)

Name: David & Jaclyn Child
 Address: 459 S 400 W
 City: Burley
 State: ID Zip: 83318
 Contact Phone # (509) 607-1419
 Email: brickandblossomfarm@gmail.com

Property Information:

Location of Property: 459 S 400 W Burley, ID 83318

Parcel Number(s): RP1S22E155550

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

Existing Use of Property: private residence

Current Zoning District of the premises: AP

Description of Proposed Conditional Use: At Brick and Blossom Farm we will host weddings, corporate gatherings, private parties, dinners, vendor events, and community functions.

Email:

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.

Email:

- ____ 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:**

, **other forms** as well can be found at: . (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.

Jaclyn Child
Signature of Applicant/Authorized Agent

(Attach additional signature pages if necessary)

8/13/2025

Date

Printed Name: Jaclyn Child

Jaclyn Child
Signature of Property Owner

8/13/2025

Date

Printed Name: Jaclyn Child

Signature of Property Owner

(Attach additional signature pages if necessary)

Date

Printed Name: _____

For Office Use Only:

Date Application Lodged: _____

By: _____

Fee **\$600.00** Paid: \$ _____

Check # _____

Credit Card: _____

Application # _____

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.

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

9/3/2025
Date

Printed Name: Jaclyn Child

Jaclyn Child
Signature of Property Owner

9/3/2025
Date

Printed Name: Jaclyn Child

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

9/3/2025
Date

Printed Name: David B. Child

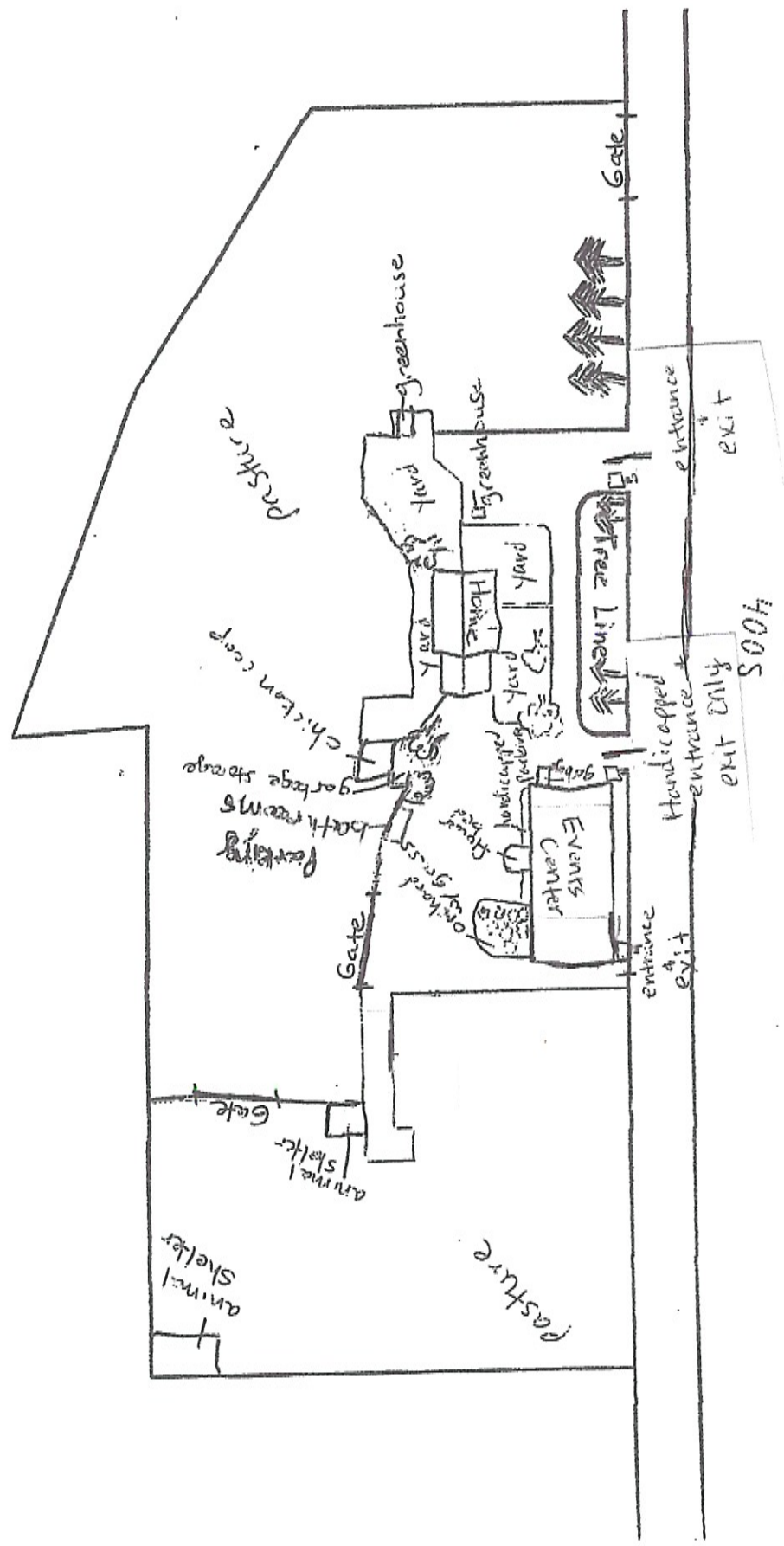
For Office Use Only:

Date Application Lodged: _____ By: _____

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

Application # _____

#2 Site plan



KEY

Property Outline

Routes to General Parking

General Parking

Handicapped Parking &
Routes

Exterior Lighting

Bathrooms

Waste Disposal

Outdoor Areas



Pursuant to proposed Ordinance for a Special Events Center or Facility

Checklist of Requirements needed for a special event center or facility, in addition to the general requirements for a Conditional Use Permit application:

1. Description of proposed event center or facility:
2. Site Plan and description of the following:
 - a) All buildings
 - b) Setbacks from property lines
 - c) Parking and loading area show area of accessible parking and parking barriers
 - d) Traffic Access and Traffic circulation plan, including public roadways providing access to the site
 - e) Open Spaces
 - f) Landscaping / Barrier Plan for perimeter of event center from adjoining properties
 - g) Refuse and Service areas
 - h) Utilities
 - i) Signs
 - j) Yards
 - k) Lighting – Exterior and Yard
 - l) Temporary Lodging Plan if any
 - m) Other information as may be required by the Zoning Administrator.
3. Occupancy Limit (include review and approval by applicable Fire Department and Cassia County Building Official)
4. Evidence of the number of Parking Spaces required and parking plan for the facility, as specified in all of the performance requirements of Cassia Code 9-9-4 (Z) (include review and approval by applicable Fire Department and Cassia County Building Official)
5. Evidence of restroom facilities for the proposed events center of appropriate size and quantity. (include review and approval by Cassia County Building Official)

MEASUREMENTS OF PROPERTY

Measurement from building to general parking lot: 116 feet

Measurement of backyard space: 156 feet perimeter 142.7 square feet area

Measurement of Outdoor space by Events Center: 330 feet perimeter 6,684 square feet area

Measurement of well to building: 10 feet

Measurement of general parking area: 891 feet perimeter 2490.71 square feet area

Events center to home: 55 feet

Events Center to South property line: 393 feet

Events Center to North property line: 235 feet

Events Center to East property line: 219 feet

Events Center to West property line: 12.5 feet

The general parking lot to the north driveway entrance: 163 feet

The handicapped parking lot to the middle driveway entrance: 50 feet

The general parking lot to south driveway entrance: 366 feet

Handicapped parking: 24 feet long

LEGAL DESCRIPTION OF PROPERTY

TOWNSHIP 11 SOUTH, RANGE 22 EAST OF THE BOISE MERIDIAN,
CASSIA COUNTY, STATE OF IDAHO

Section 15: Part of the NW¼ SW¼ , more particularly described as follows:

Beginning at the West¼ Section Corner of Section 15, said corner marked by an Iron pipe with brass cap which shall be the POINT OF BEGINNING;

Thence North 89°51'51" East along the north line of SW¼ for a distance of 292.37 feet to a ½ inch rebar;

Thence South 00°35'08" West for a distance of 376.15 feet to a ½ inch rebar;

Thence South 01°45'56" East for a distance of 354.77 feet to a ½ inch rebar;

Thence South 89°26'33" West for a distance of 277.78 to a ½ inch rebar;

Thence South 89°26'33" West for a distance of 22.65 feet to the westt line of Section 15;

Thence North 00°04'31" East along the wet line of Section 15 for a distance of 732.96 feet to the POINT OF BEGINNING.

1. CONDITIONAL USE PERMIT APPLICATION: Conditional Use Permit Attached

2. SITE PLAN

Picture Attached

Buildings:

Home

Events Center Space

2 Animal Shelters

2 Greenhouses

Outdoor Bathrooms

Parking & Loading:

Parking in the pasture across from the Events Center

Handicapped parking on cement pad south side of the Events Center.

Traffic Access and Traffic Circulation:

Entrance and Exit on North side of Events Center leading to general parking

Entrance and Exit on South driveway entrance of property to general parking

Handicapped Entrance & Exit Only on South side of Events Center middle driveway

Open Spaces:

Pasture



Order Number: 23472678

Warranty Deed

For value received,

Randell Cox, a widow

the grantor, does hereby grant, bargain, sell, and convey unto

David Brent Child and Jaclyn Risenmay Child, husband and wife, as community property with right of survivorship

whose current address is 459 South 400 West Burley, ID 83318

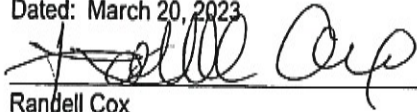
the grantee, the following described premises, in Cassia County, Idaho, to wit:

See Exhibit A, attached hereto and incorporated herein.

To have and to hold the said premises, with their appurtenances unto the said Grantee, its heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that Grantor is the owner in fee simple of said premises; that they are free from all encumbrances except those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee; and subject to all existing patent reservations, easements, right(s) of way, protective covenants, zoning ordinances, and applicable building codes, laws and regulations, general taxes and assessments, including irrigation and utility assessments (if any) for the current year, which are not due and payable, and that Grantor will warrant and defend the same from all lawful claims whatsoever. Whenever the context so requires, the singular number includes the plural.

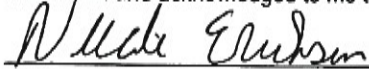
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Dated: March 20, 2023


Randell Cox

State of Idaho, County of Cassia, ss.

On this 21st day of March in the year of 2023, before me, the undersigned, a Notary Public in and for said State, personally appeared Randell Cox, known or identified to me to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same.



Notary Public

Residing In: *Malden, MA*

My Commission Expires: *7-14-24*
(seal)

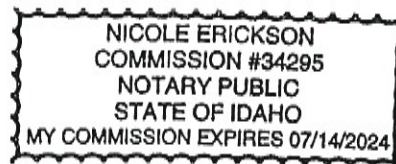


EXHIBIT A
LEGAL DESCRIPTION OF THE PREMISES

TOWNSHIP 11 SOUTH, RANGE 22 EAST OF THE BOISE MERIDIAN,
CASSIA COUNTY, STATE OF IDAHO

Section 15: Part of the NW¼SW¼, more particularly described as follows:

Beginning at the West ¼ Section Corner of Section 15, said corner marked by an Iron pipe with brass cap which shall be the POINT OF BEGINNING;

Thence North 89°51'51" East along the north line of the SW¼ for a distance of 292.37 feet to a ½ inch rebar;

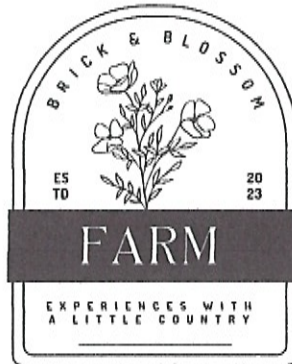
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Thence South 89°26'33" West for a distance of 277.78 feet to a ½ inch rebar;

Thence South 89°26'33" West for a distance of 22.65 feet to the west line of Section 15;

Thence North 00°04'31" East along the west line of Section 15 for a distance of 732.96 feet to the POINT OF BEGINNING.



To Whom it May Concern,

Brick and Blossom Farm is a proposed event venue on private property located at 459 S 400 W Burley, ID 83318. At the farm we will host weddings, corporate gatherings, private parties, dinners, vendor events, and community functions. Brick and Blossom Farm is surrounded by farmland and will celebrate farm culture, by bringing a little country to people's experiences. The farm is located in the Pella area. We will offer indoor space in a large brick shop that measures approximately 40' x 70'. It has brick walls which we painted white, large wooden beams at the ceiling, a metal roof, and black windows. There is also outdoor space for events when the weather is nice. There will be ample parking in the pasture area next to the brick shop. All county regulations and codes regarding traffic, safety, and environmental standards will be met. We are confident that it will be an asset to the neighborhood and surrounding community.

Sincerely,
Jaclyn and Ila Child

Landscaping:

Flower bed on East side of gathering space
Flower beds by outdoor gathering space

Refuse and Service Areas:

Garbage bin will be on south side of building around the corner. After events it will be moved to covey behind sagebrush out of sight.
Bathrooms against fence by outdoor space of Events Center

Utilities:

Water
Power

Signs:

Handicapped Parking
Driveways "Entrance & Exit" "Handicapped Parking Entrance & Exit Only"
Brick and Blossom Farm Sign will be hanging on the Gathering Space West Wall

Yards:

Backyard of house, with limited use
Orchard area

3. NARRATIVE STATEMENT

- A. **Qualify:** *Will, in fact, constitute a conditional use as established by the official schedule of zoning regulations for the zone involved.*

Brick and Blossom Farm is zoned as AP (Prime Agricultural). Thereby, AP zone requires a conditional use permit for a Special Events Venue. According to the Cassia County Municipal Code 09-08-09 "Conditional Use Permit in AR and AP Zones will only be granted for use of an existing structure that is already built and is proposed to be retrofitted as a special event center or facility." The shop on our property has occupied this land since the 1960's, and is what we are turning into an events center. It was once used for a farming operation of the farmer who owned the property we currently own (~ 5 acres), and they also owned the surrounding farmland. The shop is no longer needed for farm operations, so we have been working on turning 2/3rds of the shop into a special events center. We have already used the shop for private family gatherings and a family wedding, and it worked well for those private events.

- B. **Meet General Objective:** *Will be harmonious with and in accordance with the general objectives or with any specific objective of the zoning ordinance.*

Conditional Use Municipal Code 9-13-1 says "It is recognized that an increasing number

of new kinds of uses are appearing daily, and that many of these and some other conventional uses possess characteristics of such unique and special nature relative to location, design, size, method of operation, circulation and public facilities and impact on surrounding uses that each specific use must be considered individually. The circumstance of our facility fits well into the 09-08-09 because it is an existing building that is not in use, and as a result of being an event's center it will be well maintained and beautified.

- 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.*

Brick and Blossom Farm will not distract from the essential character of the general vicinity. It will be harmonious with the surrounding farmland using farmhouse style decor. The buildings will be kept simple and clean in design reflecting the farm style, utilizing galvanized metal, wood, green, white and black paint. Flowers, shrubbery, and trees will be the main exterior decoration, as well as white lights. It will be an asset to the neighborhood and community. The property will continue to be kept clean and free of garbage and clutter of any kind. We love the farming atmosphere that surrounds the farm. Our theme is "Experiences with a Little Country" so we will celebrate farm culture and welcome the hustle and bustle of farm activity that goes on around the farm. We grew up on farms and around farms and are proud to celebrate farming culture and atmosphere.

- D. **Hazards:** *Will not be unreasonably hazardous or disturbing to existing or future neighboring uses.*

There will be several safety measures in place to ensure that Brick and Blossom Farm is not unreasonably hazardous or disturbing to existing or future neighboring uses. There are requirements found in Municipal Code 09-09-Z that will all be met. As required there will be an owner or site manager present when guests are present to make sure proper safety measures are being met. Parking is required to be at least 20 feet from the property line, and our parking is at the least 163 feet away from the property line. Handicapped parking with solid surface will also be available for those requiring accessibility parking. As required by the highway commission we will put "No Parking" signs on the right-of-way located adjacent to the Event Center property. We will ensure that all trees are trimmed that are next to right-of-way so as not to encroach upon the right-of way which will ensure a clear zone of 25 feet from the center of the roadway. We will obtain the required approach permit from Burley Highway District, and if required, we will put an eight-foot asphalt apron at the entrances on the property. As required by the fire department we will be installing a firewall between the shop and the events center, and we will have building occupancy of 100 until/if we deem it appropriate to install a sprinkler system and an additional egress door to allow a higher occupancy.

- 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.*

All facilities will be served adequately by essential public facilities and services as required in Municipal Code 09-09-Z. The highway district maintains the road the venue is located on. We are located in a place where police and fire protection are available as needed. For drainage there are gutters installed on the events center, as well as a drain that removes excess water from the gravel area outside the venue. We will have a dumpster that is hidden behind an obstruction which is behind sagebrush; on site we will have garbage cans that will be emptied into the dumpster. We will construct two restrooms according to state guidelines and Idaho Code, ensuring adequate handicapped bathroom facilities as indicated by the county building inspector. The bathrooms will be in a separate building than the main event venue building, so it will be built within 100 feet of the any property lines. Parking will be in the pasture area and will have plenty of room for the necessary parking spaces that are required for the maximum occupancy of the building. The parking area will be maintained in a way that will ensure safety for those using the area and there will be parking barriers put in place as required.

- 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.*

Brick and Blossom Farm will be self-sustaining and no public costs will be asked for or expected as to not create excessive additional requirements at public cost for public facilities and services. We will not be unreasonably detrimental to the economic welfare of the community because it will be a revenue producer and an asset to the community and surroundings because the building and grounds will be beautiful and well-maintained. We own the farm and do not have a loan of any kind on the property so will not become an economic burden if our growth as a business is slower than we would like.

- 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.*

Brick and Blossom Farm will not involve uses, activities, processes, materials, equipment or conditions of operation that will be detrimental to any person, property or the general welfare. There will not be an excess of traffic because the venue's maximum occupancy will not require large amounts of traffic. As per Municipal County code 09-09-Z there will not be amplified sound outside of the time allowed, which is 10:00 am

to 9:00 pm. We will also ensure that no smoke, fumes, glare, pollution, or odor is produced, which is contrary to the atmosphere we are trying to create at an events center. For safety we will have exterior lighting that will minimize any infiltration or impact light on the neighborhood. There will be yard lighting for safety, security, and clean up and closing operations, but it will be minimal for such functions and shielded in a way that will minimize its visibility at the site's boundaries and does not create a glare on public roadways and neighboring properties.

- 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.*

There will not be harmful conditions that are unreasonably harmful or dangerous to those visiting the farm, the neighborhood, or those living within the community. The required vehicular approaches, signs that tell where entrances are, signs that tell where parking is not permitted, and trimming of trees along the roadway as required by the highway district will ensure safety for those coming to the venue and those driving on the road by the venue. The safety for those attending the venue will further be ensured by gutters and a drain for water maintenance in the case of inclement weather, adequate lighting inside and outside of venue, handicapped parking and bathroom facilities, parking barriers and maintenance of parking area, as well as the required two-hour fire wall between the shop and the venue as required by the fire department. The use of the venue will comply with all applicable health, fire, building, and life safety requirements. We will also have liability insurance for any possible emergencies or emergency medical care for those using the venue.

- I. **Vehicular Approaches:** *Will have vehicular approaches to the property which are so designed as not to create safety hazards or interfere with traffic on surrounding public thoroughfares.*

Brick and Blossom Farm has a minimum of three vehicular approaches to the property which will ensure that there will not be safety hazards or interference with traffic or surrounding public thoroughfares. There will be clearly marked signs indicating entrances, exits, and parking, including handicapped parking. There will be two entrances that can be used as an entrance and exit for general parking, another will be a handicapped parking entrance & exit only; we feel confident that this will keep the traffic in and out of the property flowing in a way to ensure the safety of everyone. For parking there will be maintained pasture with parking barriers and will not impact roadways or block field or residence entrances.

- J. **Scenic and Historic Features:** *Will not result in the destruction of loss or damage to any natural, scenic or historic feature of importance to the public.*

Brick and Blossom Farm will not result in the destruction or loss or damage to any natural, scenic, or historic feature of importance to the public because it is an existing building that will be improved and maintained and become a beautiful feature that will only improve natural and scenic features of the land around it.

4. LIST OF PROPERTY OWNERS

FLF Sawtooth LLC
Daniel G Ward & Karla H Ward
Empty LLC
Chapco Group Inc
Alliance Land & Livestock LLC
Bret Robins Farms
Jaxon B Higgs & Brittany A Higgs
Brian Higgs & Barbara Higgs
Fred Hawker
Shalee Mary Garner & Steven Kent Garner
Hondo Farms LLC

5. COUNTY WEED PLAN

We have filled out the appropriate paperwork and submitted the map of the property that was required by the Cassia County Noxious Weed Control board to have a plan in place setting forth suitable methods, managements and practices for controlling weeds on and involved with the proposed venue of Brick and Blossom Farm. Weeds as defined by state of Idaho noxious weed statutes, laws and regulations.

6. IF CUP IS FOR CAFO PERMIT

N/A as Brick and Blossom Farm is not a confined animal feeding operation.

7. APPLICANT SHALL OBTAIN AN IMPACT STATEMENT FROM WATER SYSTEMS

We have a domestic well that will be used & we have contacted Southwest Irrigation District's representative Bill Parson (208) 878-8382

8. CERTIFICATE OF MAILING, NOTICE OF HEARING, AFFIDAVIT OF PUBLICATION, AND AFFIDAVIT OF POSTING.

Attached

Highway District Letter

Rob Carson 208-312-1516

South Central Public Health

Scott Arnell (208) 678-8221

Fire District

Shannon Tolman 208-431-6150

Electric Company

Idaho Power : 1-800-488-6151

Cassia County School District

Chris James (extension 109) Director of Fiscal Affairs

EVENT VENUE NARRATIVE

Brick and Blossom Farm is a proposed event venue on private property located at 459 S 400 W Burley, ID 83318. At the farm we will host weddings, corporate gatherings, private parties, dinners, vendor events, and community functions. Brick and Blossom Farm is surrounded by farmland and will celebrate farm culture, by bringing a little country to people's experiences. We are located in the Pella area. We will offer indoor space in a large brick shop that measures approximately 40' x 70'. It has brick walls which we painted white, large wooden beams at the ceiling, a metal roof, and black windows. There is also some outdoor space for events when the weather is nice. There will be ample parking in the pasture area next to the brick shop. All county regulations and codes regarding traffic, safety, and environmental standards will be met. We are confident that it will be an asset to the neighborhood and surrounding community.



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

#5

County
Weed
plan**EXHIBIT****5****Applicant:**

Name: Jaclyn Child Brick and Blossom Farm
Address: 459 S 400 W Burley, ID 83318
Phone: (509) 607-1419

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.

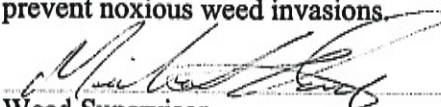
Survey: During the late spring, early summer and/or fall of _____ (year) a survey will be conducted to identify any noxious weeds listed below:

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.

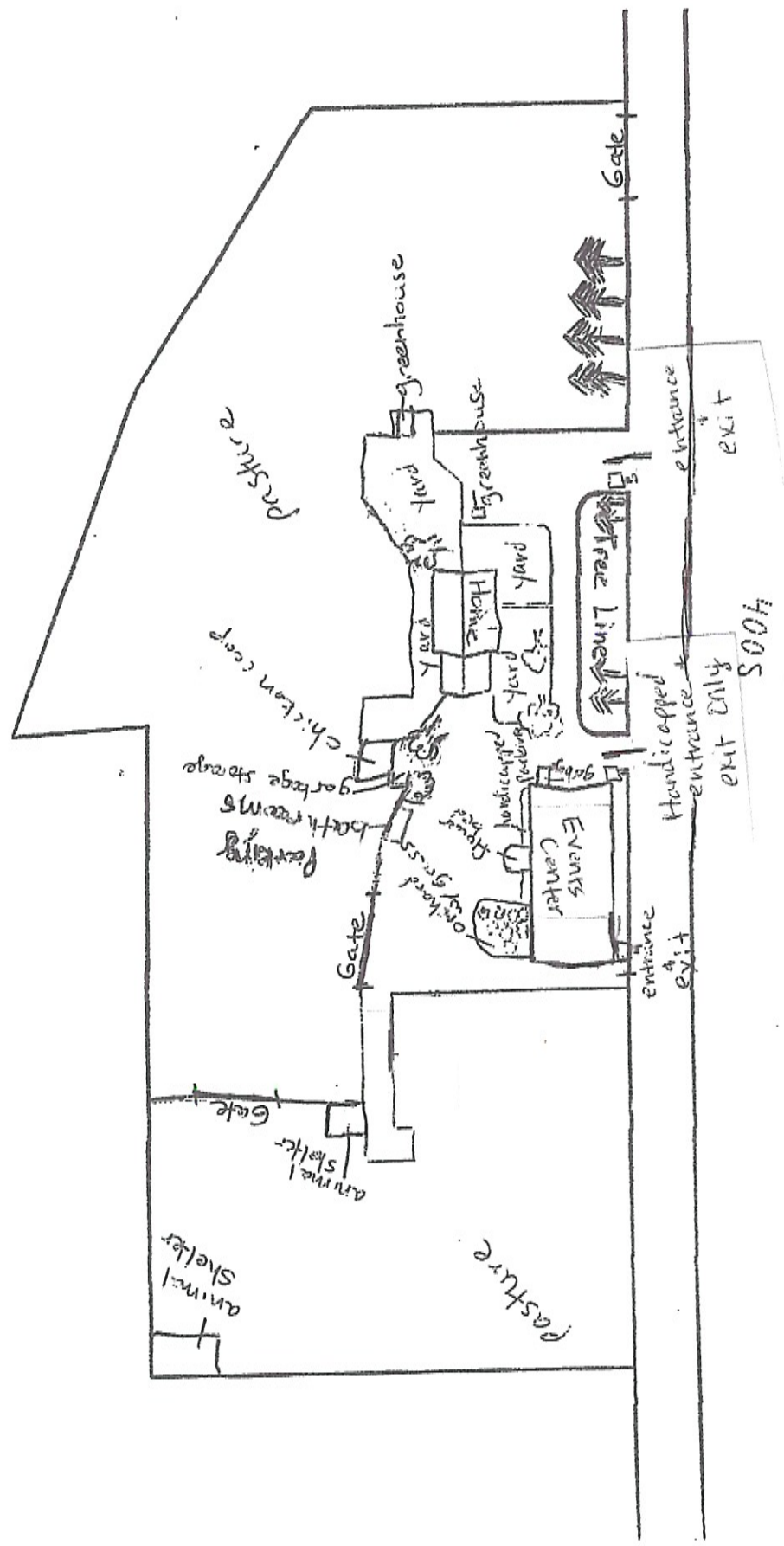

Weed Supervisor

Date: 2-5-25

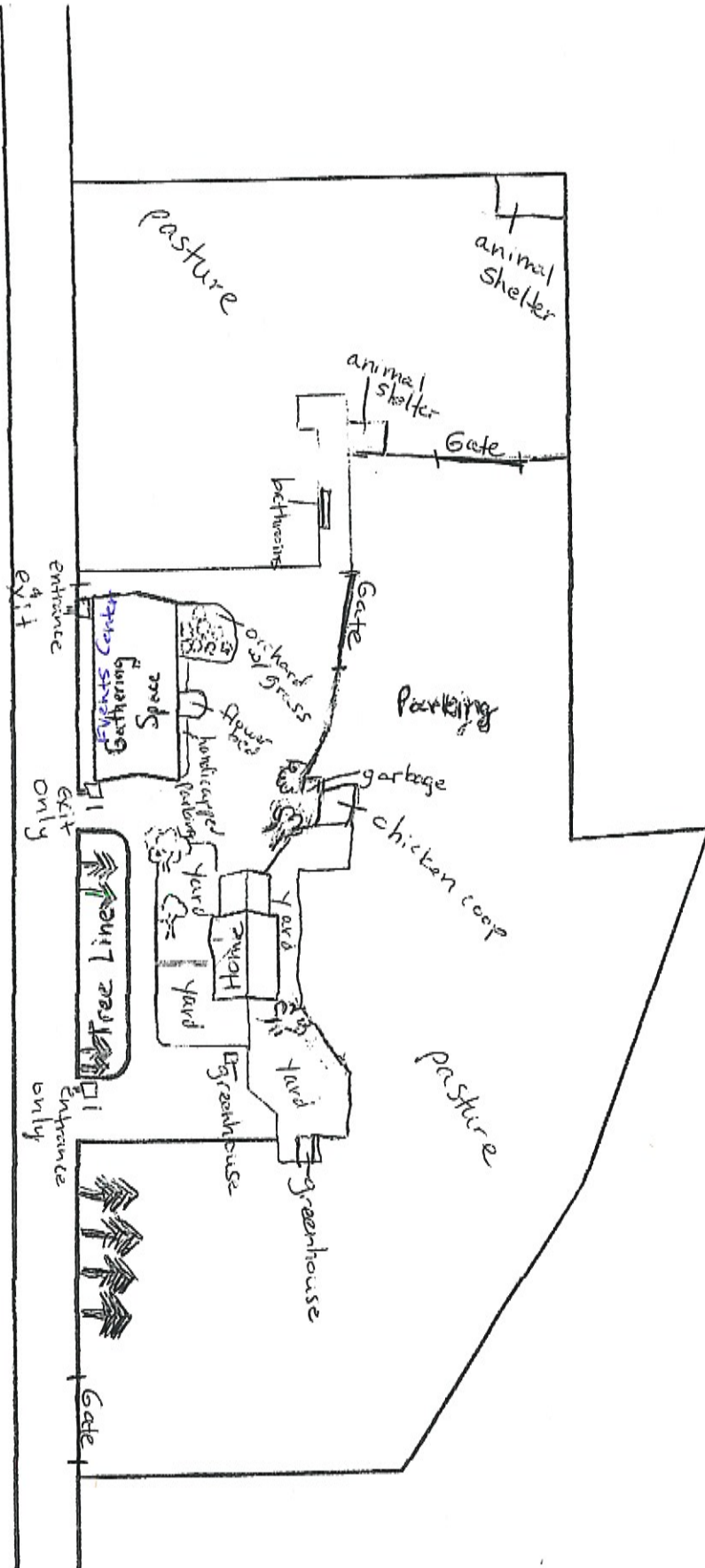

Applicant

Date: 2-5-25

#2 Site plan



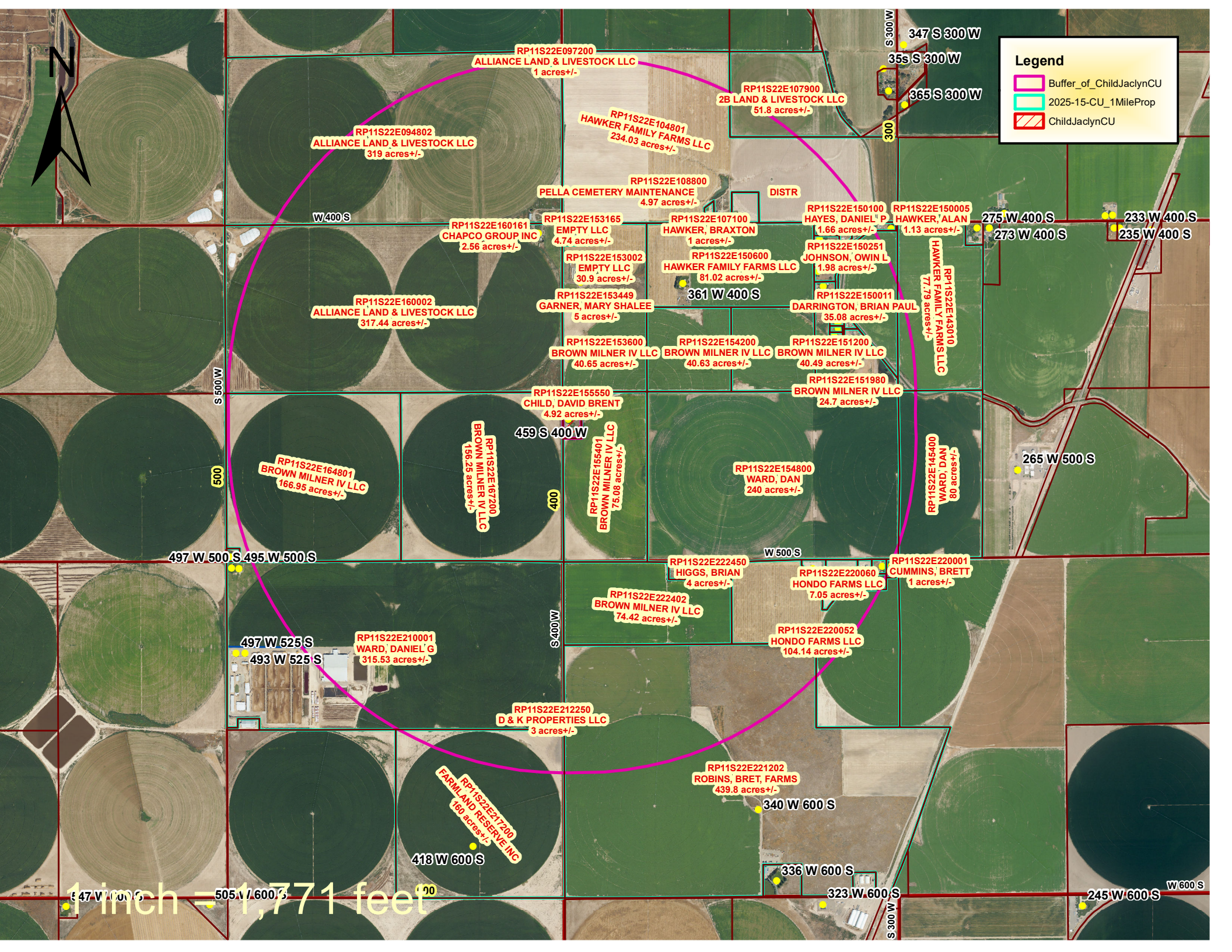
400S



Parcel_Num	MailToName	MailToAddr	MailToCity	MailToStat	MailToPost
RP11S22E107900	2B LAND & LIVESTOCK LLC	37 W 400 S	BURLEY	ID	83318
RP11S22E160002	ALLIANCE LAND & LIVESTOCK LLC	726 E 500 S	BURLEY	ID	83318
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RP11S22E164801	BROWN MILNER IV LLC	1 EMBARCADERO CENTER SUITE 3860	SAN FRANCISCO CA		94111
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RP11S22E221202	ROBINS, BRET, FARMS	273 WEST 400 SOUTH	BURLEY	ID	83318
RP11S22E150426	STROUD, SHANE LEONARD	425 S 326 W	BURLEY	ID	83318
RP11S22E220045	WARD, DAN	227 E 400 S	BURLEY	ID	83318
RP11S22E220025	WARD, DAN	227 E 400 S	BURLEY	ID	83318
RP11S22E154800	WARD, DAN	227 E 400 S	BURLEY	ID	83318
RP11S22E145400	WARD, DAN	227 E 400 S	BURLEY	ID	83318
RP11S22E210001	WARD, DANIEL G	227 E 400 S	BURLEY	ID	83318
RP11S22E150062	WESTMORELAND, MICHAEL F	393 W 400 S	BURLEY	ID	83318
RP11S22E150325	WRIGLEY, WILFORD G	415 SOUTH 326 WEST	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.



SOUTHWEST IRRIGATION DISTRICT

Box 668
Burley, ID 83318
(208) 878-8382

EXHIBIT

7

Directors: Randy Brown (208) 308-7711

Craig Searle (208) 312-1595

Don Pickett (208) 300-3327

Water Well Consultants- Jaxon Higgs (208) 604-1281

Brian Higgs (208) 604-1280

Jacqueline and Ila Child
459 S 400 W.
Burley, Idaho 83318

Dear Jacqueline and Ila,

Southwest irrigation District has no objection to your moving ahead with your permit as your water system is not adversely affecting Southwest Irrigation District.

If you need any further information or letters from us, please feel free to call me.

SOUTHWEST IRRIGATION DISTRICT



William A Parsons

#7 Water Impact
Statement



PARSONS, LOVELAND,
SHIRLEY & LINDSTROM

LLP

ATTORNEYS AT LAW
137 WEST 13TH STREET
P.O. BOX 910
BURLEY, IDAHO 83318
TELEPHONE (208) 878-8382
www.pssslaw.com

WILLIAM A. PARSONS
LANCE A. LOVELAND
DAVID F. SHIRLEY

SCOTT B. LINDSTROM
RHETT M. MILLER
GRAEME GIBLETTE

EXHIBIT

8a

October 23, 2024

Cassia County Planning and Zoning
ATTN: Kerry McMurray
1459 Overland Avenue
Burley, Idaho 83318

RE: Application for Conditional Use Permit for an Event Center located at 400 W. 459 S. by
Jaclyn Child

Dear Cassia County Planning & Zoning:

This law firm represents the Burley Highway District. The Board of Commissioners of the Burley Highway District have directed me to inform you that plans for the proposed Event Center to be located at 400 W. 459 S., Cassia County, Idaho, were presented to the Burley Highway District Board of Commissioners at their meeting on October 10, 2024. Following review and discussion, the Burley Highway District has no objection to the approval of the conditional use permit, provided that the following conditions are imposed:

1. *There will be no parking on the right-of-way located adjacent to the Event Center property.*
2. The applicant must obtain an approach permit from the Burley Highway District, if required, which may require an eight-foot asphalt apron.
3. The applicant must trim the trees located near the right-of-way so that they do not encroach upon the right-of-way. This requires a clear zone of 25 feet from the center of the road.

If you have any questions or comments concerning this matter, please contact me.

Sincerely,

PARSONS, LOVELAND, SHIRLEY &
MILLER, LLP

David Shirley
Attorney for the Burley Highway District
dshirley@magicvalley.law

Highway District



EXHIBIT
8b

Jaclyn and Ila Child <brickandblossomfarm@gmail.com>

459 S 400 W BURLEY, ID

3 messages

Stewart, Kelly <KStewart@idahopower.com>

Wed, Jan 29, 2025 at 8:18 AM

To: "brickandblossomfarm@gmail.com" <brickandblossomfarm@gmail.com>

Good Morning Jaclyn – thank you for reaching out to Idaho Power! Per our phone conversation, we do not sign or provide any kind of letter of intent for service locations. The above mentioned address is being served by Idaho Power Company at this time. Best of luck on your business endeavors!

Thanks,

Kelly Stewart

Service Specialist

Idaho Power | Customer Operations

Call Center 208-388-2323

idahopower.com

IDAHO POWER LEGAL DISCLAIMER

This transmission may contain information that is privileged, confidential and/or exempt from disclosure under applicable law. If you are not the intended recipient, you are hereby notified that any disclosure, copying, distribution, or use of the information contained herein (including any reliance thereon) is STRICTLY PROHIBITED. If you received this transmission in error, please immediately contact the sender and destroy the material in its entirety, whether in electronic or hard copy format. Thank you.

Jaclyn and Ila Child <brickandblossomfarm@gmail.com>

Wed, Jan 29, 2025 at 8:26 AM

To: Kerry McMurray <kerrym@cassia.gov>

Hi,

This is the letter that I was able to receive from the power company. So they are aware of our business, but said they would not sign my business narrative/letter of intent. Will this email suffice?

Thank you for your help,

Jaclyn Child

[Quoted text hidden]

Kerry McMurray <kerrym@cassia.gov>

Wed, Jan 29, 2025 at 9:56 AM

To: Jaclyn and Ila Child <brickandblossomfarm@gmail.com>

Yes. kdm

[Quoted text hidden]

Power



Jaclyn and Ila Child <brickandblossomfarm@gmail.com>

Letter from Jaclyn Child for Event Center

Chris James <jamchris@cassiaschools.org>

Fri, Jan 31, 2025 at 10:06 AM

To: Jaclyn and Ila Child <brickandblossomfarm@gmail.com>

Hello Jaclyn,

No problem. I do not see any concerns or issues from the school district related to your proposed Event Center.

Chris James
Director of Fiscal Affairs
Cassia Jt School Dist #151
3650 Overland Ave.
Burley, ID 83318
208-878-6600 Ext. 109
208-878-4231 (Fax)

[Quoted text hidden]

School District



District

North Cassia Rural Fire

Shannon Tolman Fire Chief

1235 Miller Ave. Burley, ID 83318

Phone: 1-208-878-7371 Cell: 208-431-6150

January 28th, 2025

North Cassia Rural Fire District, has inspected the Brick and Blossom Farm Event Center at 459 S 400 W.

1. Our Finds found that a two-hour firewall between the shop and the event center will be required.
2. An occupancy load up to 100 is allowed until the building is installed with a sprinkler and fire alarm system, and a second egress door is installed. Once the sprinkler/ fire alarm systems and second egress door are installed the occupancy load shall be as listed:
Chairs only: 285 with approved exit paths.
Tables and chairs: 133 with approved exit paths.
Standing only: 400
3. Fire apparatus access is adequate and meets the international fire code requirements.

A handwritten signature in dark ink, appearing to read "Sh Tolman".

Shannon Tolman
Fire Chief

Fire Chief

Brick and Blossom

Scott Arnell <SARNELL@phd5.id.gov>

Tue, Feb 4, 2025 at 3:07 PM

To: Kerry McMurray <kerrym@cassiacounty.org>

Cc: Jaclyn and Ila Child <brickandblossomfarm@gmail.com>

Good Afternoon Kerry... I've been in contact with the Childs concerning their proposed event center. I've outlined the requirements that they would need from the health department to be in compliance with waste water disposal. I've offered several options and at this point they are contemplating which way they would like to go. I foresee no issues with this project going forward. Please contact me if you have any questions. Thanks, Scott.

IMPORTANT: The information contained in this email may be privileged, confidential or otherwise protected from disclosure. All persons are advised that they may face penalties under state and federal law for sharing this information with unauthorized individuals. If you received this email in error, please reply to the sender that you have received this information in error. Also, please delete this email after replying to the sender.

In addition, be advised that any message addressed to this agency's domain is subject to archiving and review by persons other than the intended recipient.

✓ Flood Zone Review

APPROVED

Reviewed By ⌚ 08/18/2025 8:39 am

Todd Quast

Notes for the Applicant

*Flood Zone C - Panel 160041 0100 B
- TFQ*

Review History

⌚ 08/18/2025 8:39 am

Approved by Todd Quast

County Building
Inspector



EXHIBIT

9

MATT SAGERS
Certified Building Official
msagers@cassia.gov

Office of Zoning & Building Department
COUNTY OF CASSIA
COURTHOUSE
1459 Overland Ave., Rm. 210, Burley, ID 83318

Phone: 208-878-7302
Cell: 208-312-9442
www.cassia.gov

Date: February 24, 2025

Brick and Blossom Farm
Attn; Jaclyn Child
459 South 400 West
Burley, Idaho 83318

Re; Special Event Center

Dear Jaclyn,

Based on the chart 1004.5 of the International Building Code 2018, of which the State of Idaho has adopted, and 903.2.1.2 I have determined that the Occupancy Load for your proposed venue is 100 people.

Based on this Occupancy you will need at least 50 parking spots, 2 of which will need to meet A.D.A. requirements. You will need to have 2 unlabeled restrooms and 1 of those will need to meet A.D.A. standards. If you choose to have a Mens and Womens separated restroom, they both will need to meet A.D.A. requirements.

Sincerely,

Matthew Sagers
Cassia County Building Official

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

2025-15-CU

NOTICE IS HEREBY GIVEN: that a hearing will be held on Thursday, the 20th day of November, 2025, beginning at the hour of three (3) o'clock P.M., in the Cassia County Courthouse, 1459 Overland Avenue, Room 206, Burley, Idaho 83318, before the Cassia County Planning & Zoning Commission on the application of:

(Names and Addresses of ALL Applicants)

Jacyln Child 459 S 400 W Burley, ID 83318
Fla Child 397 Thomson farm RD #5201 Rexburg, ID 83440
regarding an Application for a Conditional Use Permit, which application was received by the County on the 14th day of August, 2025.

The Nature of the Proposed Conditional Use is: conditional use permit
Special events center

The property is located on lands at approximately: 495 South 400 West, Burley, Cassia County, Idaho 83318.

Such lands are located within the Agricultural Prime (AP) Zone. Pursuant to the Cassia County Zoning

Ordinance a Conditional Use Permit is required for development in said zone.

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

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

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

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

1. Written objections shall set forth each requirement of law (local, state or federal) which the objecting party believes the conditional use permit would violate.
2. Written statements shall also set forth either that the party making the statement owns property within:
 - one (1) mile of any external boundaries of the conditional use permit site described in the application, or
 - in the designated Areas of City Impact only, within three hundred feet (300') of any external boundaries of the conditional use permit site described in the application and/or otherwise setting forth the substantial rights that would be affected by the approval or denial of the permit.
3. Additionally, any party desiring to file any document(s) exceeding one (1) one-sided, 8 1/2" x 11" sized page, shall file such document(s) at least ten (10) days prior to the hearing, with the

planning and zoning commission secretary. The planning and zoning commission reserves the right to reject any proffered documentation that violates the intent of this regulation.

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

1. Prior to the hearing the planning and zoning commission shall determine which of those persons who desire to testify will be permitted to testify at the hearing.
2. All statements of support or objections shall be made a part of the record at the hearing, but no person except the applicant shall be permitted to testify at the hearing unless they have previously filed a written statement of support for or objection to the issuance of the permit.

□

DATED this 24 day of October, 2025.

Signature: Jaclyn Child

Applicant Printed Name: Jaclyn Child

Notice of Hearing

Cassia County, Idaho
Page 2 of 2

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 9/24/2025 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.

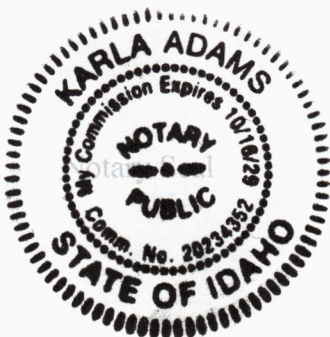
Dated 14 day of October 20 25.

Jaclyn Child
Authorized Signature

Jaclyn Child
Printed Name

State of Idaho)
County of Cassia) ss

Subscribed and sworn to be before me this 14 day of October, 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.



Karla Adams
Notary Signature
Residing at Cassia
Commission expires 10/16/2029

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.

Parcel_Num	MailToName	MailToAddr	MailToCity	MailToStat	MailToPost
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RP11S22E220011	REYES-LOPEZ, JOSE ANTONIO	305 W 500 S	BURLEY	ID	83318
RP11S22E221202	ROBINS, BRET, FARMS	273 WEST 400 SOUTH	BURLEY	ID	83318
RP11S22E150426	STROUD, SHANE LEONARD	425 S 326 W	BURLEY	ID	83318
RP11S22E220045	WARD, DAN	227 E 400 S	BURLEY	ID	83318
RP11S22E220025	WARD, DAN	227 E 400 S	BURLEY	ID	83318
RP11S22E154800	WARD, DAN	227 E 400 S	BURLEY	ID	83318
RP11S22E145400	WARD, DAN	227 E 400 S	BURLEY	ID	83318
RP11S22E210001	WARD, DANIEL G	227 E 400 S	BURLEY	ID	83318
RP11S22E150062	WESTMORELAND, MICHAEL F	393 W 400 S	BURLEY	ID	83318
RP11S22E150325	WRIGLEY, WILFORD G	415 SOUTH 326 WEST	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.

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:

- Oct 18, 2025

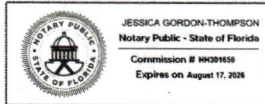
Notice ID: T1LQS0xxIWqzRU7hgGIA

Notice Name: Notice of Hearing Cassia County

Publication Fee: \$134.71

Anjana Bhadoriya

Agent

**VERIFICATION**

State of Florida
County of Orange

Signed or attested before me on this: **10/22/2025**

J. Ra

Notary Public

Notarized remotely online using communication technology via Proof.

Notice of Hearing
NOTICE OF HEARING BEFORE CASSIA COUNTY PLAN-
NING AND ZONING COMMISSION

#_2025-15-CU

NOTICE IS HEREBY GIVEN: that a hearing will be held on **Thursday**, the 20th day of November, 2025, beginning at the hour of three (3) o'clock P.M., in the Cassia County Courthouse, 1459 Overland Avenue, Room 206, Burley, Idaho 83318, before the Cassia County Planning & Zoning Commission on the application of: **(Names and Addresses of ALL Applicants)**

Jaclyn Child 459 S 400 W Burley, ID 83318 & Ila Child 397 Thomson Farm Road #5201 Rexburg, ID 83440 regarding an Application for a Conditional Use Permit, which application was received by the County on the 14th day of August, 2025. The Nature of the Proposed Conditional Use is: Conditional Use Permit The property is located on lands at approximately: 495 South 400 West, Burley, Cassia County, Idaho 83318. Such lands are located within the Agricultural Prime (AP) **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:

1. 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.

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

3. 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.

4. 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.

5. 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.

6. 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.

7. 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 14 day of October, 2025

Publish: October 18, 2025

COL-NV-3052

AFFIDAVIT OF POSTING

Application No. _____

Name of Applicant Jaclyn Child**AFFIDAVIT OF POSTING**

I Jaclyn Child, hereby state that I personally posted on the property located at 459 S 400 W Burley, ID 83318, Cassia County, Idaho, a Notice of Hearing as required by Cassia County Zoning Ordinance:

Indicate the appropriate hearing type below:

☒ Chapter 9-13-5 Hearing Process for Conditional Use.

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

Dated 24 day of October 2025.

Jaclyn Child
Applicant

Property location:

459 S 400 W
Burley, ID 83318



County of Idaho) ss
County of Cassia)

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

24 day of October, 2025.

Karla Adams
Notary
Commission expires 10/16/29
Residing at Cassia



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.



**Cassia County Zoning and Building Department
Staff Report**

**In Consideration of the Matter of:
Application of Jaclyn Child & Ila Tendick,
Brick and Blossom Farm
for a Conditional Use Permit
To Construct and operate a
Special Events Center in the Agricultural Prime Zone.**

(Application No. 2025-15-CU).

Hearing Date: November 20, 2025

1. Background/Proposal

Applicants seek a Conditional Use Permit to develop and operate a Special Event Center. The property is currently an existing shop building located next to Applicant's house.

2. Zoning. The ground at issue herein is zoned Agricultural Prime (AP). Cassia County Code, Title 9, Chapter 7 defines the purpose and regulations that apply to the AP zone, as follows:

9-7-3: AGRICULTURAL PRIME ZONE (AP):

- A. Purpose: The purpose of this zone or district is to retain the economic base of Cassia County by preserving the irrigated productive lands for agricultural purposes and by identifying and protecting the farmlands lying in those portions of the county not likely to undergo intensive urban development.
- B. Lands Included: The prime agricultural zone is characterized by farms, dairies and ranches devoted to the production of food, fiber, and animal products.
- C. Right To Farm: Individuals desiring to obtain a permit to build a residence in this zone shall, as a condition of obtaining such a permit, sign and file with the county building inspector an acknowledgment and waiver statement, in which they acknowledge that they are seeking to establish a residence in a predominately agricultural area, and that they recognize that certain conditions are prevalent in such areas, i.e., dust, noise, odors, spraying, etc., and waiving their right to complain against such conditions as a nuisance when the conditions are created in the ordinary course of agricultural and livestock confinement operations.

3. CUP PERMIT:

At Section 9-8-2 of the Cassia County Code, under Public Assembly, "Special Events Center or Facility" uses in the Agricultural Prime Zone require a

conditional use permit. Additionally, in the AP zone, a conditional use permit will only be granted for the use of an existing structure that is already built and is proposed to be retrofitted as a special event facility. This proposal is to retrofit an existing shop to become a special event facility. Therefore, this is an appropriate matter for the Planning and Zoning Commission to consider as a conditional use permit application.

The Commission's duty and obligation is to review the facts and evidence presented in the application and in the hearing of this matter as applied to the conditional use permit standards set forth in Cassia County code Chapter 13, Title 9. The Commission should make findings as to each standard, and in such finding determine if the standard is met, or if it is not met, that it could be satisfied by imposing a reasonable condition.

The generally applicable standards of Title 9, Chapter 13 are found at 9- 11-3, which are as follows:

GENERALLY APPLICABLE STANDARDS: The commission shall review the particular facts and circumstances of each proposed conditional use in terms of the following standards and shall determine if adequate evidence has been presented showing that such use at the proposed location:

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 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 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 of loss or damage to any natural, scenic or historic feature of importance to the public.

If all of the standards are met, or through imposition of reasonable conditions can be met, then the matter should be approved, if conditions are imposed, then such reasonable conditions should be clearly stated.

If the standards have not been, or cannot be, met even with the imposition of reasonable conditions, then the matter should be denied. The Commission is then obligated under state law and county regulation to provide the applicant with guidance, if any there be, so that the applicant could obtain approval of the sought-after permit.

Additionally, specific performance standards set forth Chapter 9, Title 9 at Section 9-9-9-4 (Z) regarding Special Events Center or Facility apply to this application. Checklist of Requirements needed for a special event center or facility, in addition to the general requirements for a Conditional Use Permit application, a special event facility application must also provide the following:

1. Description of proposed event center or facility:
2. Site Plan and description of the following:
 - a) All buildings
 - b) Setbacks from property lines
 - c) Parking and loading area show area of accessible parking and parking barriers
 - d) Traffic Access and Traffic circulation plan, including public roadways providing access to the site
 - e) Open Spaces
 - f) Landscaping / Barrier Plan for perimeter of event center from adjoining properties
 - g) Refuse and Service areas
 - h) Utilities
 - i) Signs
 - j) Yards
 - k) Lighting – Exterior and Yard
 - l) Temporary Lodging Plan if any
 - m) Other information as may be required by the Zoning Administrator.

3. Occupancy Limit (include review and approval by applicable Fire Department and Cassia County Building Official)
4. Evidence of the number of Parking Spaces required and parking plan for the facility, as specified in all of the performance requirements of Cassia Code 9-9-4 (Z) (include review and approval by applicable Fire Department and Cassia County Building Official)
5. Evidence of restroom facilities for the proposed events center of appropriate size and quantity. (include review and approval by Cassia County Building Official)

4. Conclusion.

In the event that the permit is granted, and conditions are imposed, the Commission should clarify the conditions it will attach to the permit. There may be some conditions that arise out of the hearing process that the Commission would desire to implement. Staff recommends that at least the following conditions be imposed or considered, in the event of approval:

1. That the proposed use be constructed, developed and maintained in accordance with, and as presented by, the application, accompanying materials and presentation to the Commission, and as set forth in the foregoing Findings of Fact, and including self-imposed conditions in the application and presentation though such may not be indicated otherwise herein.
2. That the hours of operation may be reviewed and considered as a possible condition of granting the permit.
3. That prior to building any structures on the site, Permittee shall obtain the approval, and appropriate permit(s) from the Cassia County Building Inspector for the structure(s) to be built or modified upon the site, as well as approval and appropriate permit(s) from any other applicable agencies, if any.
4. That the Applicant comply with the reasonable conditions requested by Burley Highway District, namely:
 - a. That there be no parking on the right-of-way located adjacent to the event center property.
 - b. That the applicant must obtain an approach permit from the BHD, if required, which may require an eight-foot asphalt apron to be installed.
 - c. That the applicant must trim the trees located near the right-of-way so that they do not encroach upon the right-of-way. This requires a clear zone of 25 feet from the center of the road.

5. That the applicant, in its development and operation of the special events facility, meet the requirements of North Cassia Rural Fire District, as set out in its letter dated January 28, 2025, namely:
 - a. That a two-hour firewall be constructed between the shop and event center before event center operations can commence.
 - b. That an occupancy load of up to 100 persons is allowed. If sprinkler and fire alarm system and second egress door are installed, then occupancy load shall be listed as: Chairs only: 285 persons with approved exit paths; Tables and chairs: 133 persons with approved exit paths; Standing only: 400 persons.
 - c. That Fire Apparatus as presented to North Cassia Rural Fire District in January 2025 be maintained in operation of the facility, inasmuch as that meets International Fire Code and is found to be adequate.
6. That the permittee shall follow letter submitted by Cassia County Building Official, dated February 24, 2025, which provides that based on chart 1004.5 of the International Building code and 903.2.1.2 for occupancy load of 100 people:
 - a. That there will need to be at least 50 parking spaces, two (2) of which must meet A.D.A. requirements.
 - b. That there must be at least two(2) unlabeled restrooms and 1 of those will need to meet A.D.A. Standards. If restrooms are separated into "Mens" and "Womens" labelled restrooms, then both restrooms must meet A.D.A. requirements.
7. That Permittee will implement and follow the County Weed Plan, as set forth in Application Exhibit #5 in the development, operation, and maintenance of this use.
8. That Permittee will allow any authorized County officer or employee to enter upon private property identified with this permit to enforce the provisions of this permit, ensure issues of compliance are suitably met, and to review or seek to remedy any other applicable provisions of state or local law.



16

WES

400

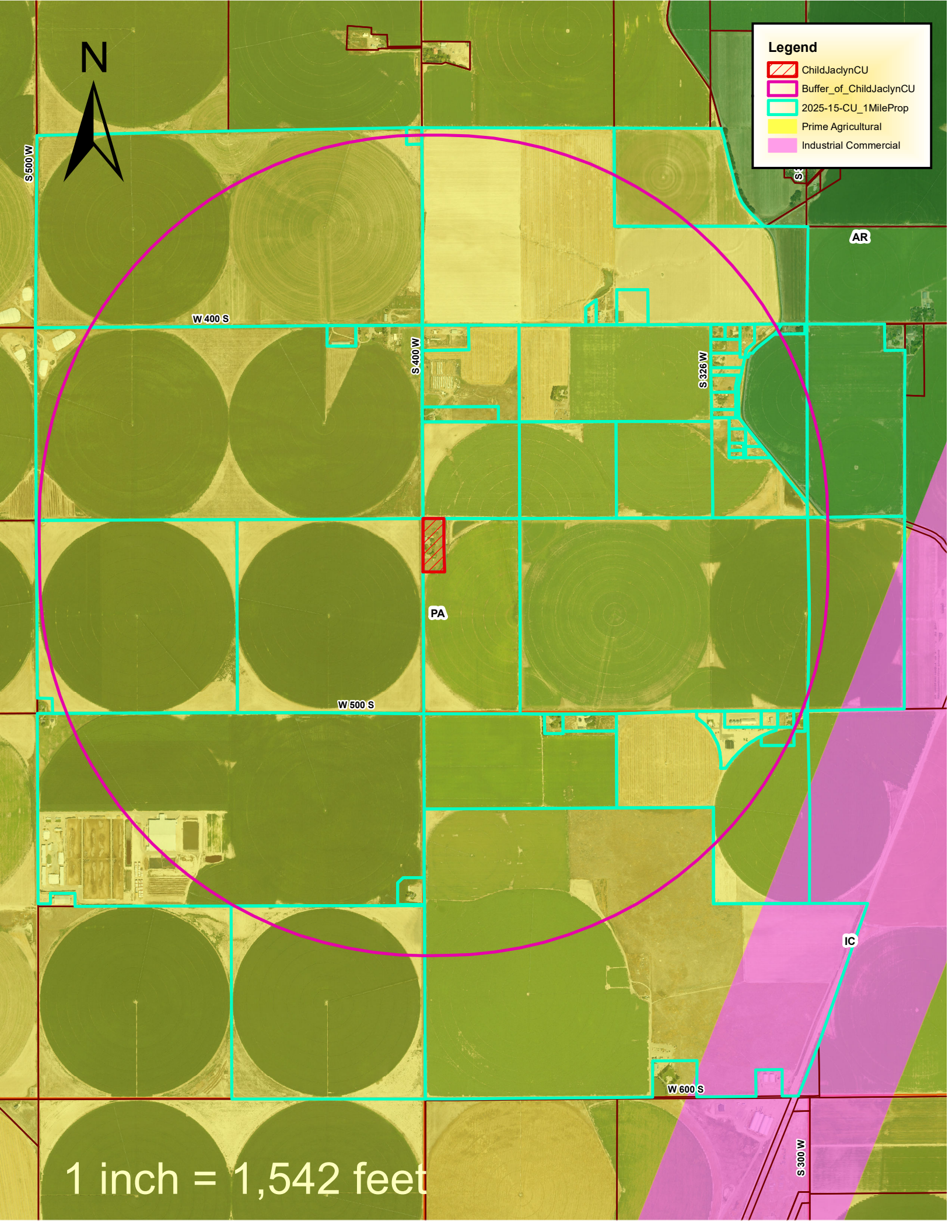
S 400 W

459 S 400 W

Legend

 ChildJaclynCU

1 inch = 221 feet



S 500 W

W 400 S

S 400 W

S 326 W

W 500 S

W 600 S

S 300 W

Legend

-  ChildJaclynCU
-  Buffer_of_ChildJaclynCU
-  2025-15-CU_1MileProp
-  Prime Agricultural
-  Industrial Commercial



PA

AR

IC

1 inch = 1,542 feet



Legend

 ChildJaclynCU

400

S 400 W

459 S 400 W

1 inch = 221 feet

