



Cassia County Planning & Zoning Commission

EXHIBIT LIST

Application Number: 2025-18-CU

Applicant: Cordell & Patty Sheridan

Property Owners: Cordell & Patty Sheridan

Hearing: February 19, 2026

1. Conditional Use Permit Application
2. Site Plan – Historic Features – Existing Buildings
 - a. Historic Site and History
 - b. Historic Smoke House
 - c, d, e Historical Buildings
 - f. Road access
 - g. Nearest Neighbor
 - h. Overview Property Owned by Cordell & Patty Sheridan
 - i. Parking area map
 - j. Restroom and Dumpster location map
3. Legal Description
4. Narrative Statement Generally Applicable Standards
5. Granite Cove Event Center Rules and Regulations
6. Weed Plan
7. Property Owners 1 Mile Cassia County
8. Water Impact Statement – Cassia Creek 43C- Corey King 9-30-25
9. Agency Comment Letters
 - a. Cassia County Road & Bridge Letter dated 9-20-25
 - b. Ace Fire District
 - c. Flood Plain Review – Todd Quast
 - d. Raft River Electric
 - e. Cassia County School District 151
 - f. Raft River Flood District #15
 - g. South Central Public Health District
10. Comment Letters
 - a. Tom Harper – Neighbor to Event Center
11. Cassia County Building Official Occupancy Review Letter
12. Notice of Hearing, Affidavits: Certificate of Mailing, Affidavits of Publication & Posting
13. Cassia County Zoning & Building Department Staff Report
14. TOPO Aerial Maps Zone Map



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: Cordell & Patty Sheridan
 Address: 2887 S 750 E Box 184
 City: Almo
 State: Id Zip: 83312
 Contact Phone #: 208-430-5532
 Email: cordell5532@gmail.com
Patty 208-431-1893

Property Owner of Record

(Attach additional pages if Necessary)

Name: Same
 Address: _____
 City: _____
 State: _____ Zip: _____
 Contact Phone #: _____
 Email: _____

Property Information:

Location of Property: 2950 S 607 E

Parcel Number(s): RP15524E2001000

Legal Description of Property: (Attach if Necessary): IV 1/2 NE 1/4 Sec 20, T15 S R24 E

Existing Use of Property: _____

Current Zoning District of the premises: MU

Description of Proposed Conditional Use: We Plan to have Wedding Receptions and Small family gatherings

Required Submittals:

1. **Conditional Use Permit Application** and non-refundable application fee. *\$600.00*

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.

Cordell Sheridan

Patty Sheridan

10-2-25

Signature of Applicant/Authorized Agent

Date

(Attach additional signature pages if necessary)

Printed Name: _____

Patty Sheridan

Cordell Sheridan

10-2-25

Signature of Property Owner

Date

Printed Name: Cordell Sheridan

Patty Sheridan

10-2-25

Signature of Property Owner

Date

(Attach additional signature pages if necessary)

Printed Name: _____

Patty Sheridan

For Office Use Only:

Date Application Lodged: _____

By: _____

Fee \$600.00 Paid: \$ _____

Check # _____

Credit Card: _____

Application # _____

EXHIBIT
2

7.8 acres

70.6 yd

114.4 yd

131.1 yd

170.0 yd

208.0 yd

E Bruesch Ranch Rd

E Bruesch Ranch Rd

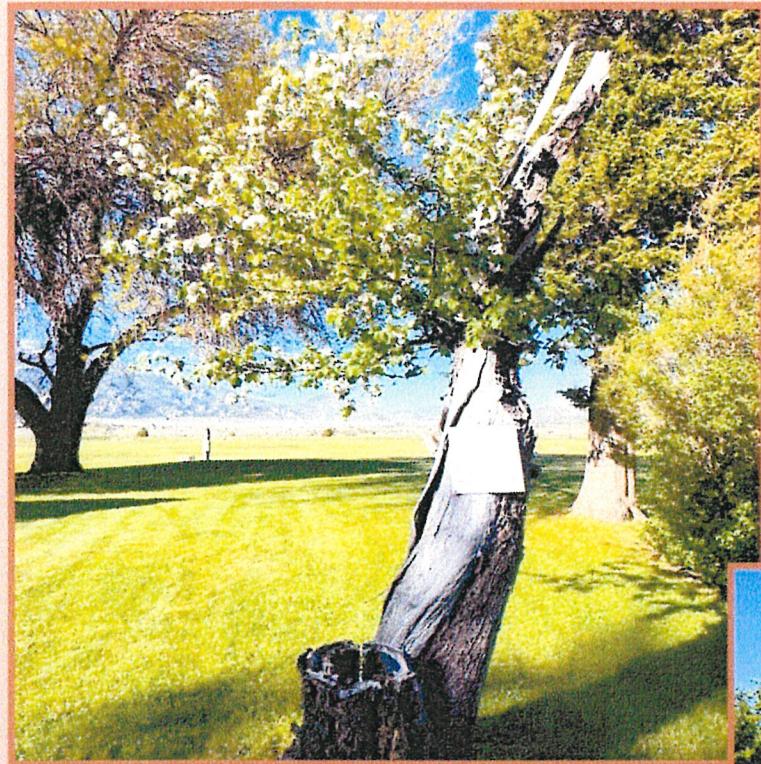
2950.S

E Bruesch Ranch Rd

EXHIBIT

2a

APPLE ORCHARD



*THE OLDEST TREE
STILL STANDING
DATES BACK TO
1890'S*

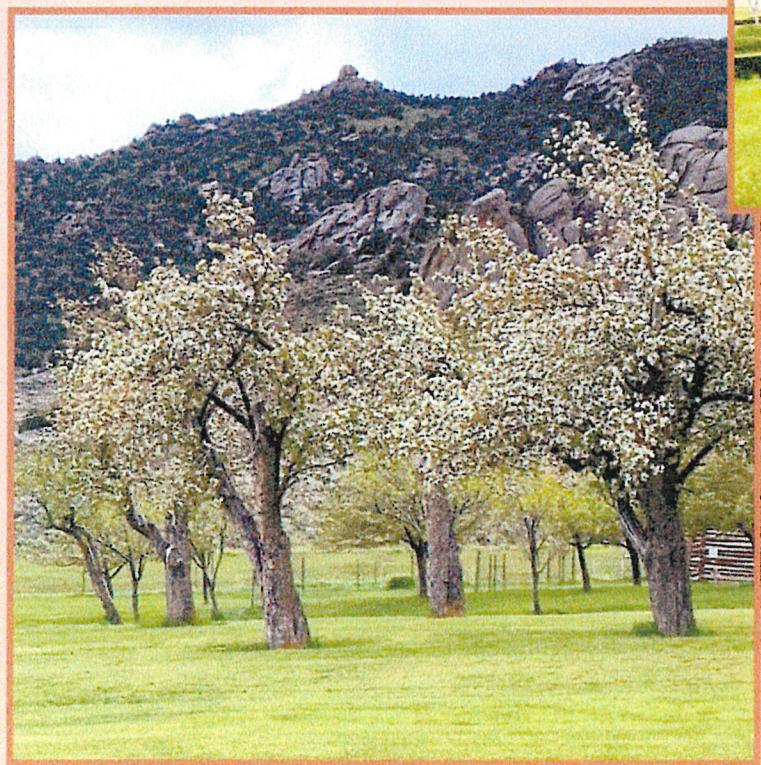
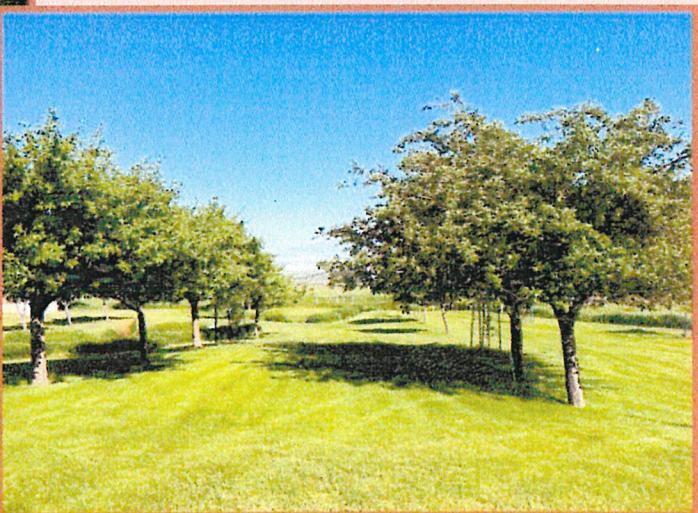


Exhibit A.

SMOKE HOUSE

EXHIBIT
2b

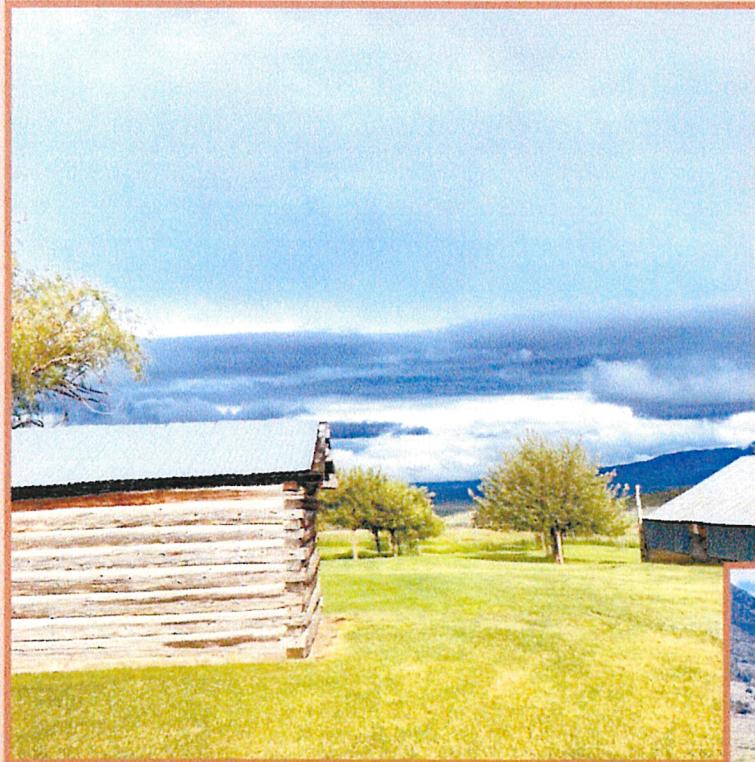
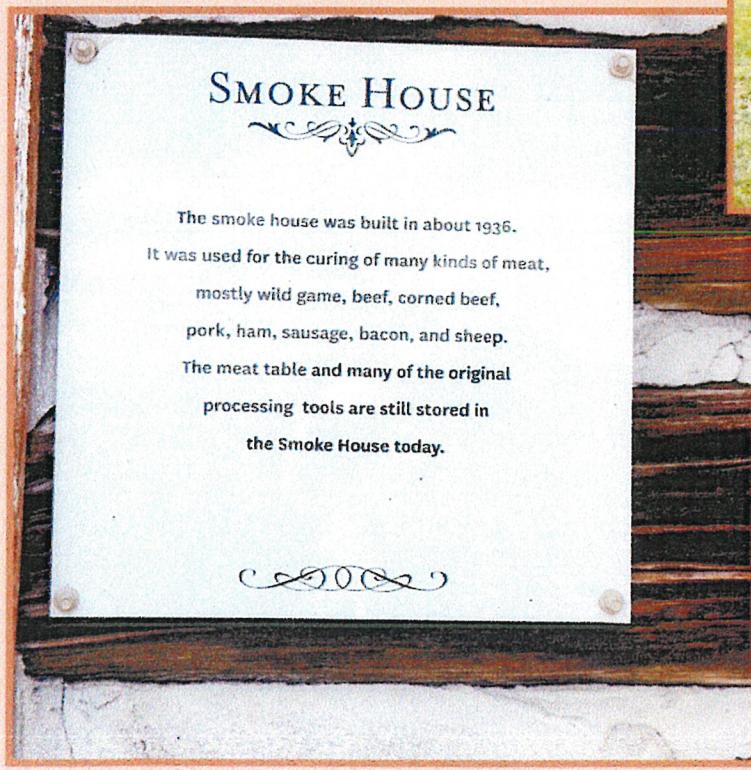
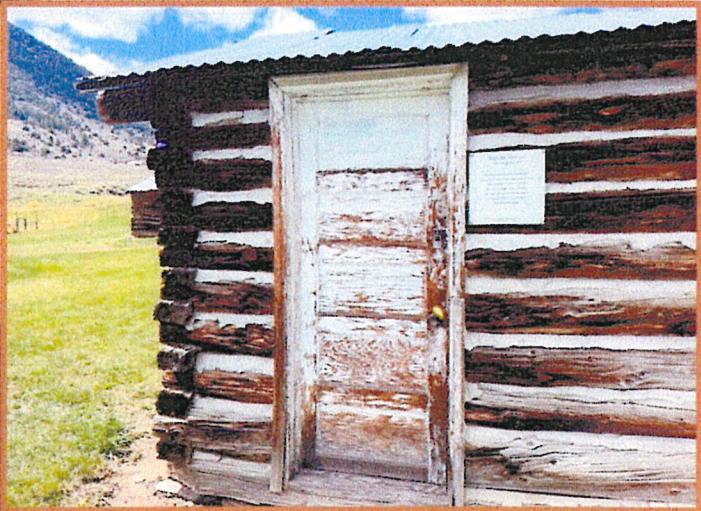


EXHIBIT B



**EXHIBIT
2c 2d 2e**

HISTORICAL BUILDINGS

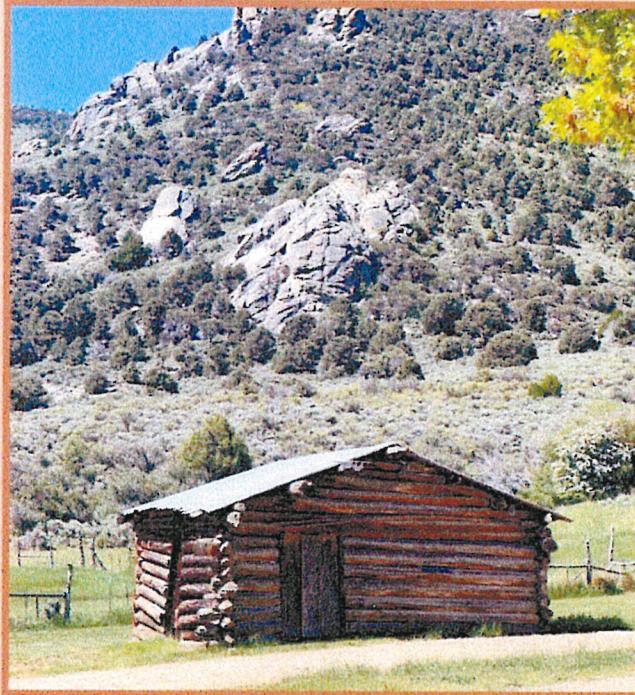


EXHIBIT E-WOODSHED/HORSE BARN

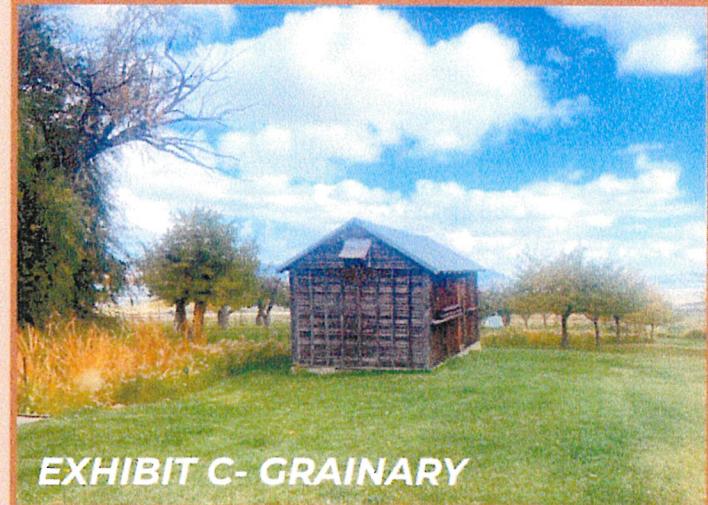
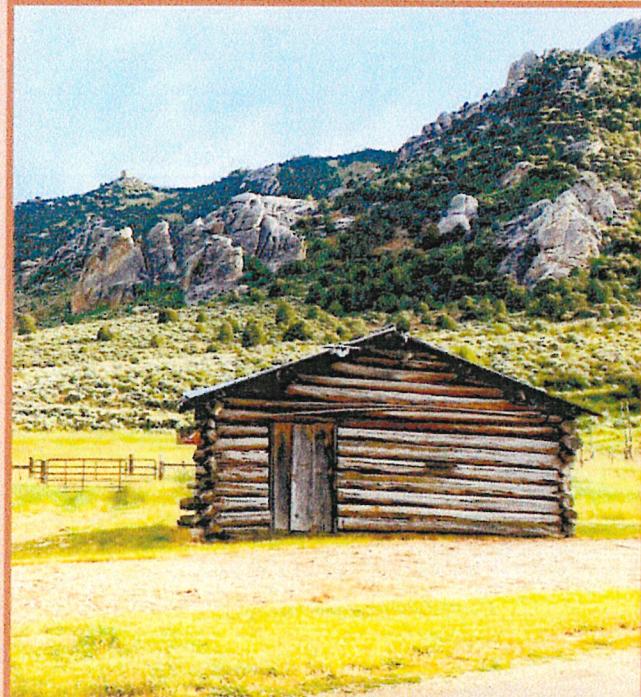
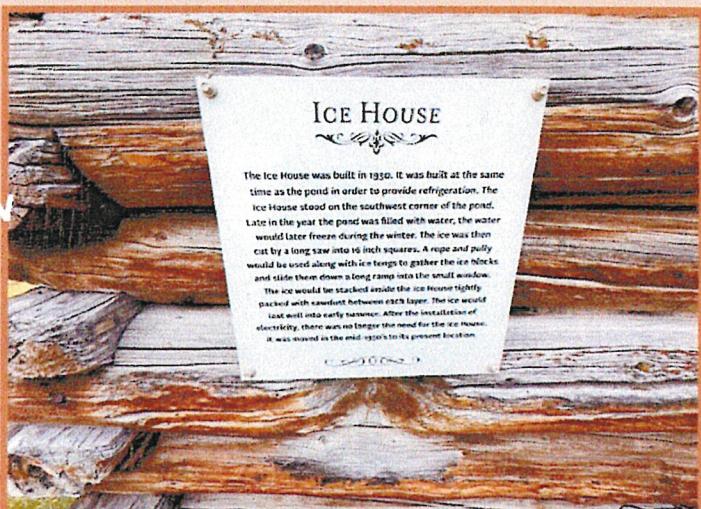


EXHIBIT C- GRAINARY



ICE HOUSE

The Ice House was built in 1930. It was built at the same time as the pond in order to provide refrigeration. The Ice House stood on the southwest corner of the pond. Late in the year the pond was filled with water, the water would later freeze during the winter. The ice was then cut by a long saw into 16 inch squares. The ice blocks would be used along with salt to gather the ice blocks and store them along plans into the small window. The ice blocks stacked inside the ice house tightly packed with salt between each layer. The ice would last well into early summer. After the installation of electricity, there was no longer the need for the ice house. It was moved in the mid-1950's to its present location.

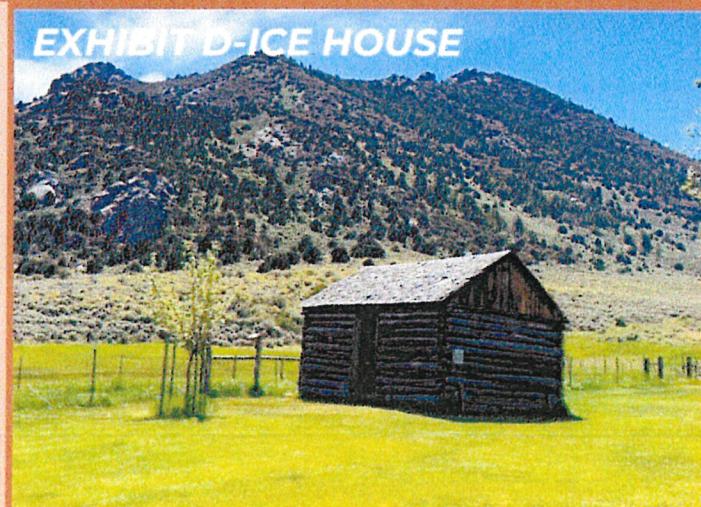
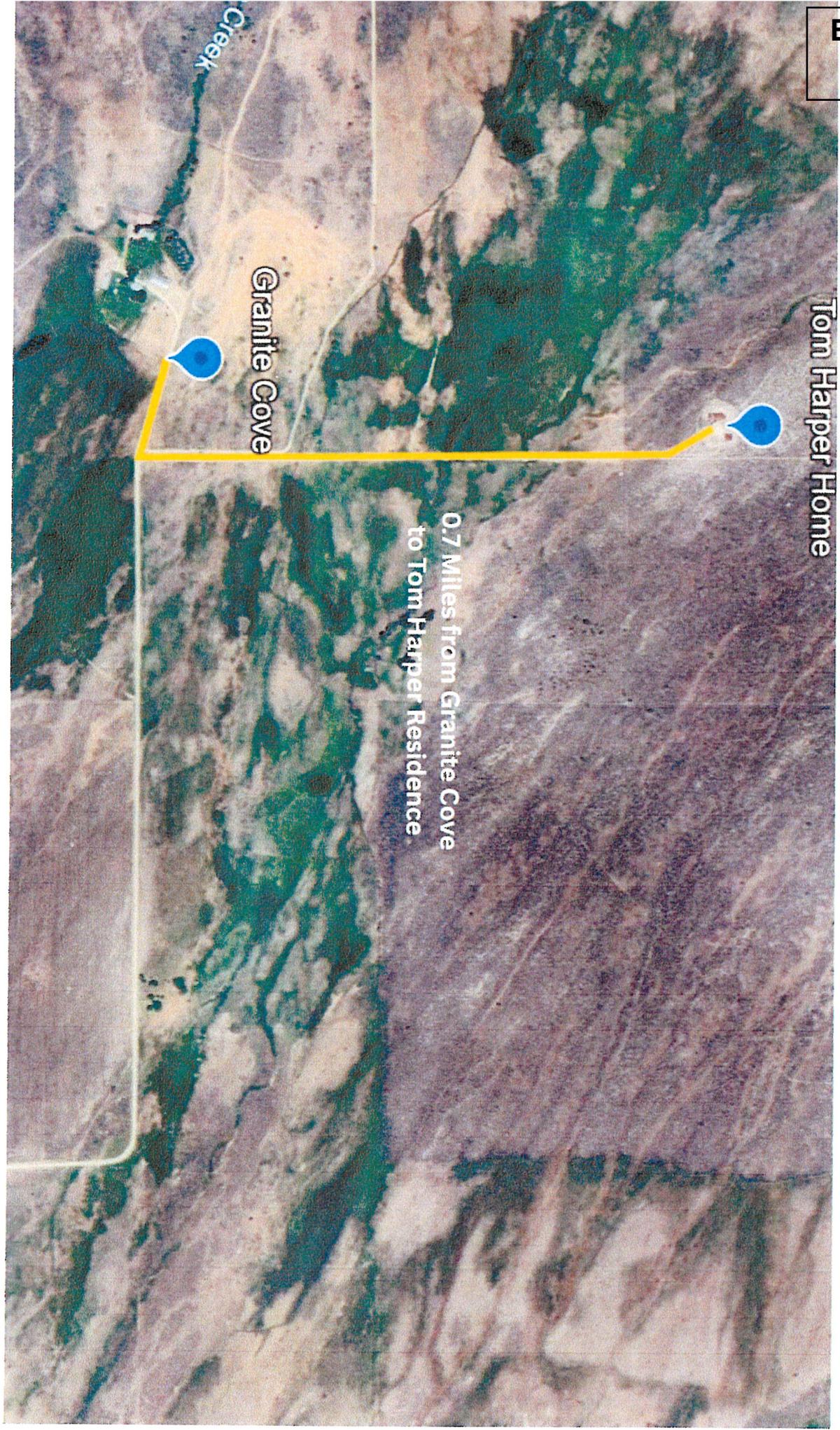
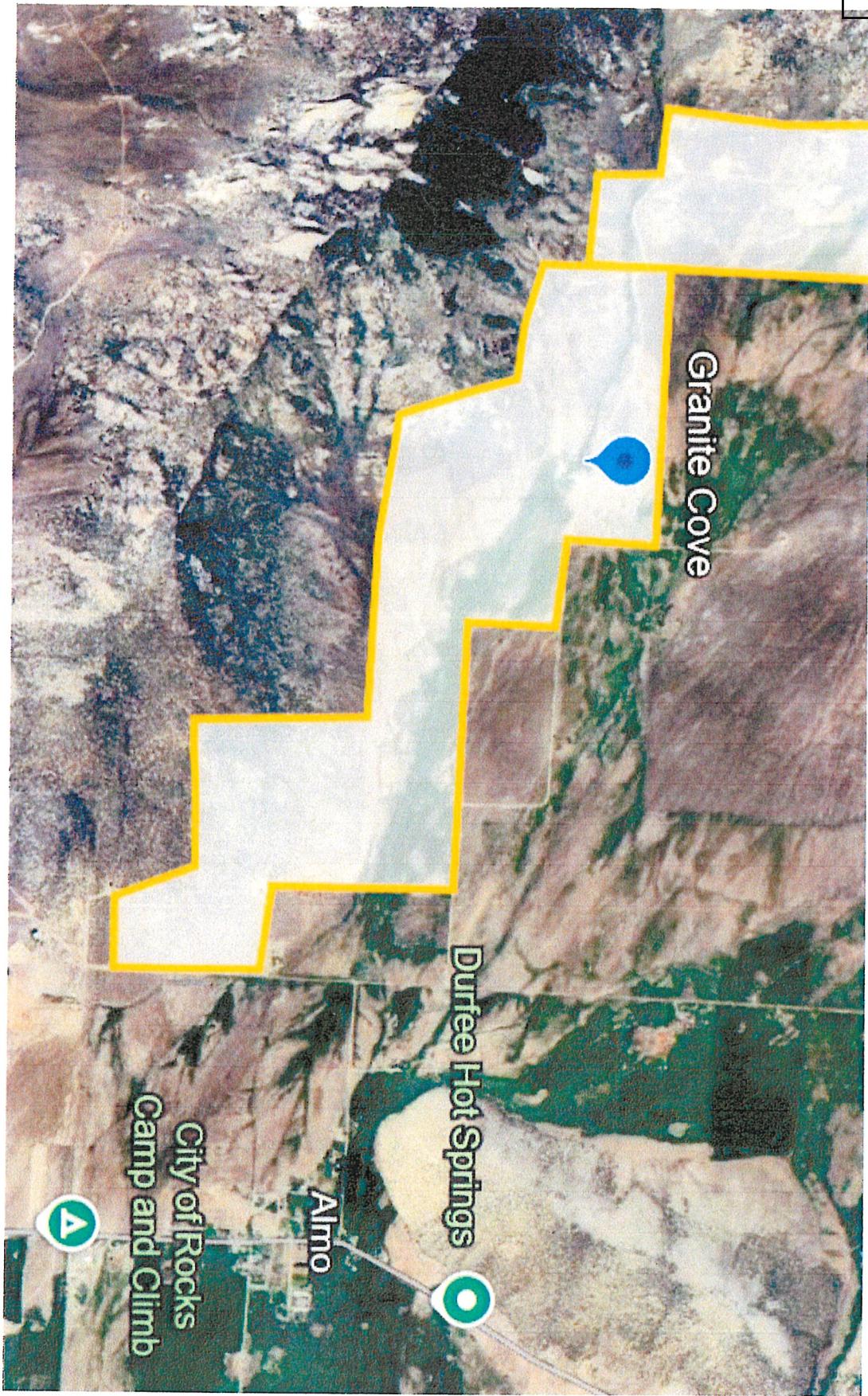


EXHIBIT D-ICE HOUSE

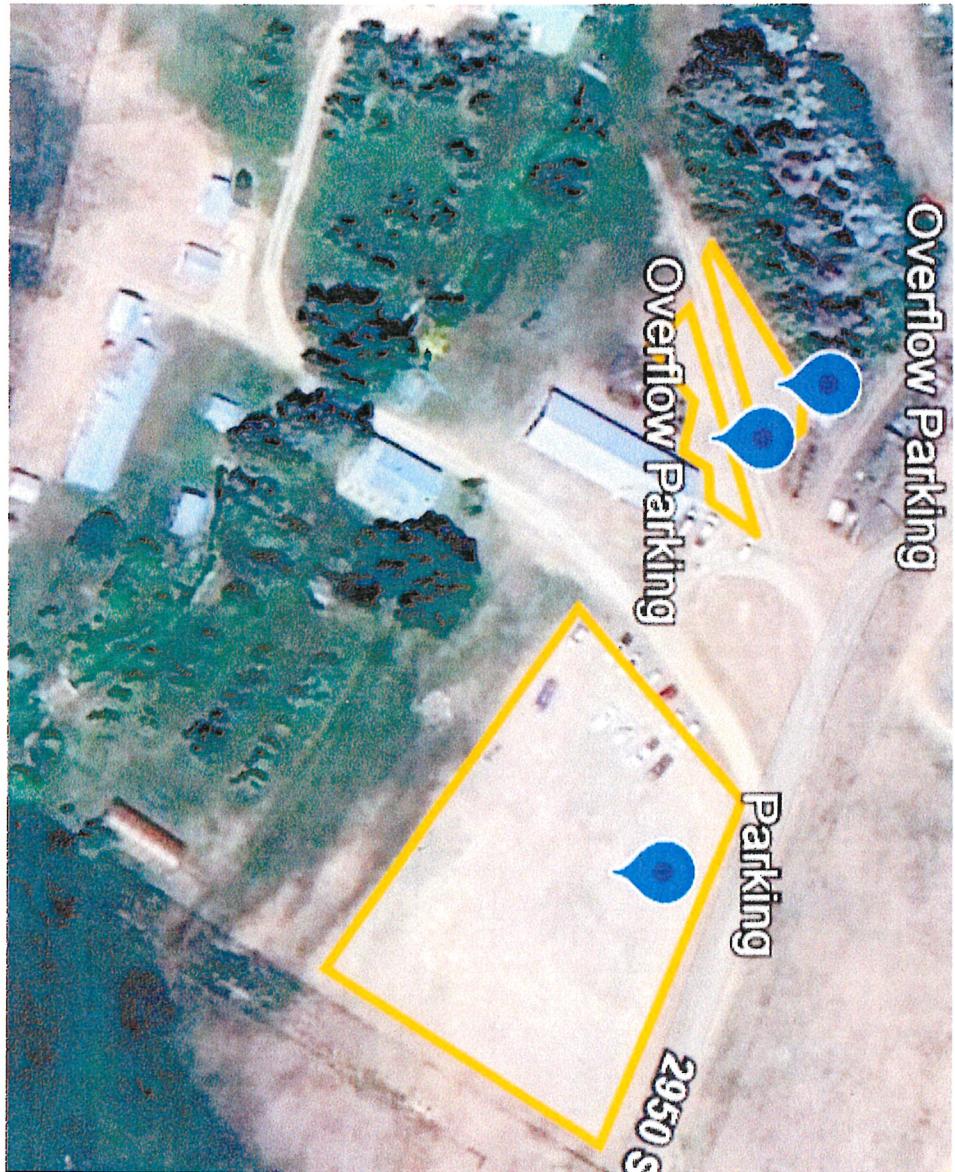
Exhibit F.







**EXHIBIT
2i**





EXHIBIT

3



39998
04-11-1968

1 in = 800 feet

S 625 E

605 E BRUESCH RANCH RD

E BRUESCH RANCH RD

607 E BRUESCH RANCH RD

*S 1/2 S 1/2 NW 1/4 NE 1/4
SW 1/4 NW 1/4 SW 1/4 NE 1/4*



TitleOne
a title & escrow co.

EXHIBIT

3

CASSIA COUNTY
RECORDED FOR:
TITLEONE - BURLEY
02:04:41 PM 05-10-2019
2019-001751
NO. PAGES: 3 FEE: \$15.00
JOSEPH W. LARSEN
COUNTY CLERK
DEPUTY: CVELASQUEZ
Electronically Recorded by Simplifile

Order Number: 19327397

Warranty Deed

For Value Received,

Bruesch Ranch, LLC, Idaho limited liability company, the Grantor, does hereby grant, bargain sell and convey unto, **Cordell James Sheridan and Patricia Harper Sheridan, husband and wife, as community property with right of survivorship**, whose current address is **P.O. Box 184, Almo, ID 83312**, the Grantee, the following described premises, in **Cassia County, Idaho**, To Wit:

**TOWNSHIP 15 SOUTH, RANGE 24 EAST OF THE BOISE MERIDIAN,
CASSIA COUNTY, IDAHO**

Section 18: W $\frac{1}{2}$, SE $\frac{1}{4}$, S $\frac{1}{2}$ NE $\frac{1}{4}$, NW $\frac{1}{4}$ NE $\frac{1}{4}$

Section 19: N $\frac{1}{2}$ NE $\frac{1}{4}$

Section 20: NW $\frac{1}{4}$, NW $\frac{1}{4}$ NE $\frac{1}{4}$, S $\frac{1}{2}$ NE $\frac{1}{4}$, N $\frac{1}{2}$ SE $\frac{1}{4}$, NE $\frac{1}{4}$ SW $\frac{1}{4}$

Section 21: N $\frac{1}{2}$ SW $\frac{1}{4}$, W $\frac{1}{2}$ SE $\frac{1}{4}$, SE $\frac{1}{4}$ SW $\frac{1}{4}$

Section 28: E $\frac{1}{2}$ NE $\frac{1}{4}$, NW $\frac{1}{4}$ NE $\frac{1}{4}$, NE $\frac{1}{4}$ NW $\frac{1}{4}$

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, their 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.

Dated: May 10, 2019

Bruesch Ranch, LLC, Idaho limited liability company

BY: William Richard Bruesch

William Richard Bruesch, member

BY: Alan Wayne Bruesch

Alan Wayne Bruesch, Member

BY: Janet Lee Powers

Janet Lee Powers, Member

State of Idaho, County of Cassia, ss.

On this 10 day of May 2019, before me, the undersigned, a Notary Public in and for said State, personally appeared William Richard Bruesch known or identified to me to be a Member of Bruesch Ranch, LLC the limited liability company that executed the within instrument and acknowledged to me that he executed the same for and on behalf of said limited liability company and that such limited liability company executed it.

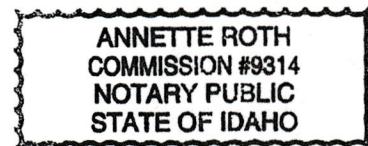
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Annette Roth

Notary Public for Idaho

Residing In: Rusel, ID

My Commission Expires: 8-4-2023



State of Idaho, County of Cassia, ss.

On this 10 day of May 2019, before me, the undersigned, a Notary Public in and for said State, personally appeared Alan Wayne Bruesch known or identified to me to be a Member of Bruesch Ranch, LLC the limited liability company that executed the within instrument and acknowledged to me that he executed the same for and on behalf of said limited liability company and that such limited liability company executed it.

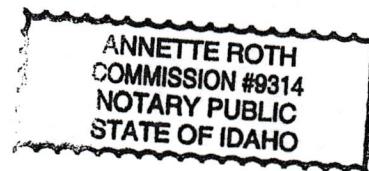
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Annette Roth

Notary Public for Idaho

Residing In: Rusel, ID

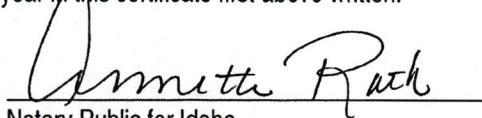
My Commission Expires: 8-4-2023



State of Idaho, County of Cassia, ss.

On this 10 day of May 2019, before me, the undersigned, a Notary Public in and for said State, personally appeared Janet Lee Powers known or identified to me to be a Member of Bruesch Ranch, LLC the limited liability company that executed the within instrument and acknowledged to me that she executed the same for and on behalf of said limited liability company and that such limited liability company executed it.

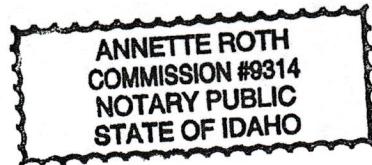
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



Notary Public for Idaho

Residing In: Rupert, Id

My Commission Expires: 8-4-2023



First off, we would like to apologize for not securing the proper permit required to operate our new business venture, Granite Cove. It was never of ill intent to bypass regulations but our shortcoming for not fully understanding the process. We are seeking to rectify the situation and obtain a Conditions Use Permit.

The name Granite Cove may be new to some, but the former Bruesch Ranch was known by many. Granite Cove was purchased by Patty and Cordell Sheridan in the year 2017 although we, Patty and Cordell Sheridan, are already well acquainted with the property, having leased the farm/ranch ground from the Bruesch family for the previous 40 years.

Granite Cove runs deep in history dating back to when the first land was secured in 1891. The mountains sidehill from the property, though fading, still have drag trails from the Douglas Fir logs being harvested and drug by draft horse to construct the original home on the property. The property boasts a grassy orchard featuring apples, plums, and pears. The oldest tree in the orchard dates to the 1890's and still stands to this day (Exhibit A). Graham Creek, which is an exclusive creek to the property, divides the middle of the property and has adequate water flow until late fall depending on the year. This creek provides irrigation for both the event center and the adjacent property owned by the Sheridan's. The use of water from Graham Creek complies with all applicable beneficial use requirements and legal limitations of the water rights. The property has several outbuildings to view from outside that are preserved for historical purposes and add to the aesthetics of the property of Granite Cove. In a world where history is being lost daily, it is important to us to share this rich history with people and preserve the legacy of those before us. To name a few: (exhibit B) The smoke house: Was used to smoke and process meat. The walls are black to this day and still have an original butcher block. (exhibit C) The Granary: Used to store grain in separate compartments. (Exhibit D) The Ice House: Used in conjunction with a nearby pond to harvest ice. They stacked the blocks of ice with sawdust layers in between. The ice harvested lasted until early summer. (Exhibit E) The woodshed/horse barn originally served as a residence for early homesteaders from 1916 until 1921. After being relocated to the property, it was subsequently used both as a woodshed and as a horse barn. Those are just a few to give you a picture of how special this property really is.

Granite Cove is applying for a Conditional Use Permit to host outdoor events. The property offers a scenic, historic, and private setting for weddings, reunions, and gatherings of 10-200 guests. No food, beverage, vendors, or entertainment are provided—only the outdoor venue. The outdoor venue does not require additional infrastructure.

Granite Cove is easily reached at the end of Bruesch Ranch Road (see Map Exhibit F), which the county maintains year-round. It is about 2.5 miles from Almo; while 750 E. is

commonly used for Castle Rocks State Park, 2950 S. Bruesch Ranch Road is a dead end, minimal traffic roadway. The road does not allow through vehicle access. Granite Cove has only one neighbor about 0.7 miles away with a private driveway, so event traffic will not affect access to his home (Exhibit G). Events will be scheduled with no more than one large event permitted each week or possibly two smaller events. This will allow for minimal traffic and dust in the area. Much of the land surrounding Granite Cove is also owned by us, Cordell and Patty Sheridan. This ownership provides a private setting without impact on the community. (See Map Exhibit H)

To ensure the safety of our guests, we implement safety measures such as prohibiting smoking and the use of fireworks. Fire Extinguishers are located on the property for easy access. Our parking areas are consistently maintained to ensure the grass remains low, effectively reducing fire hazards. To the south of the parking lot is an irrigated grass lawn, and to the north there is a gravel road that serves as a barrier to reduce fire risk for the parking area. The ACE Fire District provides essential fire protection and emergency services to the Elba/Almo valley if additional emergency resources are needed. With Castle Rocks State Park and The City of Rocks located in Almo, emergency services play an important role in supporting the valley. ACE Fire is located within 5 miles of Granite Cove. Fire Extinguishers are on site to be easily accessible if the need were to arise. Fire Watch is closely monitored.

Granite Cove has a large parking area that can accommodate guests (Exhibit I). Designated signs indicate available parking and help keep the road in and out clear. There is an overflow parking area that can be used if needed. Guests arrive and leave throughout our events, so overflow parking is likely unnecessary but will be kept available if required. As previously stated, Lawns are consistently maintained to provide a safe area to park. Parking is near the event, so no shuttle is required.

Being an outdoor event center, many of our events are held in the summer. We primarily rely on daylight for lighting. 1 outdoor light is installed if needed, and outdoor string lighting can be installed and taken down for events that extend into the evening hours beyond daylight. Additional or high-powered yard lights are not required or permitted. With the nearest neighbor 0.7 miles away and others much farther, lighting and noise are not an issue. We will adhere to event time limits to ensure safety and respect for the community and our Granite Cove neighbor.

Sanitation is essential for events. Drop Zone Portable Toilets are supplied in sufficient numbers, cleaned regularly, and include handicap-accessible options. Hand wash stations are located near the restroom area. Soap, hand sanitizer, and paper towels are supplied, along with appropriate waste bins. AA Trash Removal provides a large dumpster and collects garbage regularly or upon request. Smaller waste bins are placed throughout the

events and then moved to the large dumpster for disposal (Restroom & Trash location Exhibit J) . Emergency backup sanitation supplies will be available on site for replacement as needed, and Patty will be responsible for managing this process.

The residence of us, Patty and Cordell Sheridan, is located within a few miles of the Granite Cove venue. Patty monitors events to aid with cleaning, trash removal, check restroom and sanitation around the restroom area, make sure all rules for the property are being abided by, and any other support required during the event. If Patty is not present at any point before the event and assistance is required, it only takes a few minutes by car to address any issues that may arise.

We respectfully request your consideration of our application for the Conditional Use Permit. Our facility provides an event center option for Cassia County and the wider community, where there are currently few comparable venues, particularly those with notable nature surroundings and historic significance. We aim to make this site available for others to host events or special occasions.

Conditional Use Permit Application

Granite Cove Outdoor Event Center

Granite Cove is requesting approval for an outdoor event center permit. Located in the picturesque town of Almo, Idaho, the property features a unique and beautiful setting that highlights the area's natural charm. We believe that establishing an outdoor event center at Granite Cove will provide meaningful benefits to the community, making use of the site's distinct qualities and contributing to the region's appeal as a scenic quaint destination.

- A. Qualify: The proposed outdoor event center is located at Granite Cove, specifically at 2950 S. 607 E. The property is identified by parcel number RP15S24E200600. This site is designated under the Mixed Use (MU) zoning classification.
- B. Meet General Obligations: Granite Cove has a large parking area that can accommodate guests. Designated signs indicate available parking and help keep the road in and out clear. There is an overflow parking area that can be used if needed. Guests will be arriving and leaving throughout our events, so overflow parking is likely unnecessary but will be kept available if required. Lawns are consistently maintained to provide a safe area to park. Parking is near the event, so no shuttle is required. Parking at Granite Cove Outdoor Event Center is carefully planned to ensure that it does not interfere with property boundaries or public roadways. All designated parking areas are situated entirely within the event center's property, preventing any encroachment onto public access routes. This approach maintains clear separation between event activities and surrounding properties, promoting safety and minimizing disruptions for both guests and the local community.

To ensure the safety of our guests, we will implement safety measures such as prohibiting smoking and the use of fireworks. Fire Extinguishers are located on the property for easy access. Our parking areas are consistently maintained to ensure the grass remains low, effectively reducing fire hazards. To the south of the parking lot is an irrigated grass lawn, and to the north there is a gravel road that serves as a barrier to reduce fire risk for the parking area. The ACE Fire District provides essential fire protection and emergency services to the Elba/Almo valley if additional emergency resources are needed. With Castle Rocks State Park and The City of Rocks located in Almo, emergency services play an important role in supporting the valley. ACE Fire is located within 5 miles of Granite Cove. Fire

Extinguishers are on site to be easily accessible if the need were to arise. Fire Watch is closely monitored.

No food, beverage, vendors, or entertainment are provided—only the outdoor venue. Noise will be permitted between the hours of 10:00 AM to 9:00 PM.

C. Maintain Character: The town of Almo is renowned for its stunning natural beauty and rural, mountainous atmosphere. This unique setting draws visitors who appreciate scenic landscapes and a peaceful environment.

Tourism in Almo is largely driven by two major outdoor destinations: the City of Rocks National Reserve and Castle Rocks State Park. These parks are popular for activities such as hiking, climbing, camping, and enjoying the area's natural surroundings.

Granite Cove is proposed as an outdoor event center designed to take advantage of the region's beauty and natural environment. The event center's location and concept reflect the area's appeal to visitors seeking outdoor experiences and scenic venues.

D. Hazards: Several potential hazards have been identified for Granite Cove Outdoor Event Center including traffic and dust, noise, and sanitation. Each of these concerns has been carefully considered to ensure they are properly managed and mitigated.

Event-related traffic and associated dust are anticipated to be minimal due to the implementation of restrictions on event size. By limiting activities to either one major event per week or two smaller events, the volume of vehicles accessing the property will remain low, thereby reducing the impact on local roads and minimizing dust in the surrounding area.

Noise levels will be maintained at a respectable volume and are strictly regulated to occur only within designated hours, from 10:00 AM to 9:00 PM. This ensures that event-related sounds do not disturb the 1 nearby resident or disrupt the quiet rural environment.

Prior planning for each event will determine the appropriate number of restrooms, trash cans, and hand washing stations required to accommodate attendees. This proactive approach ensures that sanitation needs are adequately met, promoting a safe and comfortable environment for all guests.

The ACE Fire District provides essential fire protection and emergency services to the Elba/Almo valley.

E. Facilities: Sanitation is essential for events. Drop Zone Portable Toilets are supplied in sufficient numbers, cleaned regularly, and include handicap-accessible options. Hand wash stations are located near the restroom area. Soap, hand sanitizer, and paper towels are supplied, along with appropriate waste bins. AA Trash Removal provides a large dumpster and collects garbage regularly or upon request. Smaller waste bins are placed throughout the events and then moved to the large dumpster for disposal. Emergency backup sanitation supplies will be available on site for replacement as needed, and Patty will be responsible for managing this process.

F. Economic Welfare: Granite Cove, as an outdoor event center, will play a vital role in supporting the local economy and adding value to the community. The venue is designed to enhance Cassia County's economic fabric by attracting visitors and encouraging spending at local businesses. By hosting events such as weddings and gatherings, Granite Cove will boost rural tourism, promote family and community engagement, and generate additional revenue for the area. The event center will create opportunities for local vendors and service providers. For example, nearby florists, photographers, and event equipment rental companies will benefit directly from increased business. In addition to benefiting individual service providers, Granite Cove's presence will have a broader effect throughout the Almo valley. The increased activity from events will help bring additional customers to neighboring businesses, such as Tracy General Store, Almo Creek Outpost, Rock City, Durfee Hot Springs, and the various established and emerging lodging businesses located in the valley.

The operations at Granite Cove Outdoor Event Center are designed to preserve the existing infrastructure and character of the area. There will be no modifications or upgrades to the property's water system, septic facilities, roadways, or lighting. By maintaining the current infrastructure, Granite Cove ensures that its activities will have no impact on the surrounding community. This approach supports the goal of blending seamlessly with the rural environment and upholding the peaceful atmosphere that defines Almo.

G. Conditions of Operation- Granite Cove will strictly adhere to established noise and amplified sound regulations, permitting such activities only between the hours of 10:00 AM and 9:00 PM. This ensures a respectful environment for both guests and the surrounding community. In addition, the number of events hosted, and the size of each gathering will be carefully managed to guarantee sufficient parking and restroom facilities for all attendees. By restricting event capacity, Granite Cove aims

to maintain orderly operations and provide a comfortable experience for guests, with all necessary amenities available.

H. Harmful Conditions: Granite Cove is situated with only one neighboring property located approximately 0.7 miles away, accessible via a private driveway. As a result, event-related traffic will not interfere with access to this neighbor's residence. To further minimize the impact on local traffic and reduce dust in the surrounding area, Granite Cove will limit its schedule to a maximum of one large event per week or, alternatively, two smaller events. This approach is designed to ensure that the frequency and volume of event traffic remain low and do not disrupt the quiet rural environment. Tom Harper, the sole neighbor in close proximity to Granite Cove, has provided an affidavit stating that the noise levels generated by events at the venue do not affect him. This affirmation supports the efforts to maintain a peaceful atmosphere for nearby residents while hosting community gatherings. No harmful behavior, activities will be tolerated.

As an outdoor event center, Granite Cove will host the majority of its events during the summer months, taking advantage of extended daylight hours. The venue primarily relies on natural daylight to illuminate gatherings, ensuring a pleasant environment. For occasions that continue beyond sunset, a single outdoor light is available for use if necessary. Additionally, outdoor string lighting can be temporarily installed to provide gentle illumination for evening events. These string lights are set up specifically for events that extend past daylight and are removed afterward to maintain the site's natural ambiance. The use of additional or high-powered yard lights is neither required nor permitted, preserving the rural character and minimizing light in the area. Much of the land surrounding Granite Cove is also owned by us, Cordell and Patty Sheridan. This ownership provides a private setting without impact on the community.

I. Vehicular Approaches: Granite Cove is easily reached at the end of Bruesch Ranch Road, 2950 S, which the county maintains year-round. It is about 2.5 miles from the town of Almo. While 750 E. is commonly used for Castle Rocks State Park, 2950 S. Bruesch Ranch Road which intersects with 750 E. is a dead end, minimal traffic roadway. The road does not allow through vehicle access. We believe that the amount of traffic generated will not affect any of these roads to cause concern.

J. Scenic and Historical Features: The history of Granite Cove is very important for us to maintain and share with others. Preserving the legacy of Granite Cove, the former

Bruesch Ranch is a priority, ensuring that its story continues to inspire and connect both residents and visitors by valuing and sharing the history of this unique outdoor event center. Granite Cove runs deep in history dating back to when the first land was secured in 1891. The mountains sidehill from the property, though fading, still have drag trails from the Douglas Fir logs being harvested and drug by draft horse to construct the original home on the property. The property boasts a grassy orchard featuring apples, plums, and pears. The oldest tree in the orchard dates to the 1890's and still stands to this day. Graham Creek, which is an exclusive creek to the property, divides the middle of the property and has adequate water flow until late fall depending on the year. This creek provides irrigation for both the event center and the adjacent property owned by the Sheridan's. The property has several outbuildings to view from outside that are preserved for historical purposes and add to the aesthetics of the property of Granite Cove. In a world where history is being lost daily, it is important to us to share this rich history with people and preserve the legacy of those before us. To name a few: The smoke house, It was used to smoke and process meat. The walls are black to this day and still have an original butcher block. The Granary: Used to store grain in separate compartments. The Ice House: Used in conjunction with a nearby pond to harvest ice. They stacked the blocks of ice with sawdust layers in between. The ice harvested lasted until early summer. The woodshed/horse barn originally served as a residence for early homesteaders from 1916 until 1921. After being relocated to the property, it was subsequently used both as a woodshed and as a horse barn. Those are just a few to give you a picture of the character and just how special Granite Cove really is.

We respectfully request your consideration of our application for the Conditional Use Permit. Our facility provides an event center option for Cassia County and the wider community, where there are currently few comparable venues, particularly those with notable nature surroundings and historic significance. We aim to make this site available for others to host events or special occasions.

Thank you,

Cordell & Patty Sheridan

Granite Cove Event Center Rules and Regulations

Guidelines for a Safe, Enjoyable, and Organized Experience

General Conduct

- Disruptive, abusive, or violent behavior will not be tolerated and may result in immediate removal from the premises.
- Children under 16 years old must be accompanied by an adult at all times.

Facility Usage

- Access to restricted areas is prohibited unless authorized.
- Decorations, signage, or displays must be removed by 10 AM the following day of the event.
- The facility property must be used as intended and handled with care. Any damages are the responsibility of the event organizer or individual causing the damage.

Food and Beverage

- Granite Cove does not provide any food or beverage services.

Safety and Emergency Procedures

- Fireworks are not permitted on the premises.
- Smoking is not permitted within the property.
- Guests are to park only in the designated parking areas. Keep all access ways, driveways, or roads open for access and emergency services in case of emergency.

Noise and Event Timing

- All events must adhere to the scheduled start and end times as agreed upon. 8AM-10 PM unless otherwise discussed.
- Noise levels must be kept to a minimum

Cleaning and Property Care

- Event organizers are responsible for leaving the space in a clean and orderly condition.
- Trash must be properly disposed of in designated containers.
- No Pets

Liability

- The event center is not responsible for lost, stolen, or damaged personal property.
- All guests and organizers assume responsibility for their actions and those of their guests while on the premises.
- Liability waver must be signed before an event starts.

By attending or hosting an event at our center, you agree to abide by these rules. Thank you for your cooperation and understanding.



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

EXHIBIT

6

Applicant:

Name: Cordell & Betsy Sheridan

Address: 328 MS 750 E Almo, Id 83312

Phone: 208-430-5532

Map of property must be attached or drawn on back; include address of property, all existing buildings and ect. and all proposed changes. If all of the above items are not attached the Noxious Weed Superintendent will not sign off.

County Weed Plan:

This noxious weed control plan is developed IAW with Idaho State Law Title 22 Chapter 24, IDAPA 02.06.22, and the Cassia County Weed Plan requiring all land owners to control noxious weeds on their properties.

Goals: The goal for this facility is to prevent the establishment of noxious weeds on the property. A secondary goal is to eradicate weeds that do establish on the property.

Survey: During the late spring, early summer and/or fall of 2025 (year) a survey will be conducted to identify any noxious weeds listed below:

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

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

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

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


Weed Supervisor
Date: 10-6-25


Applicant
Date: Sept 29 2025

Untitled Map

Write a description for your map.

Legend

Feature 1



Google Earth

Image © 2025 Airbus

N

300 ft

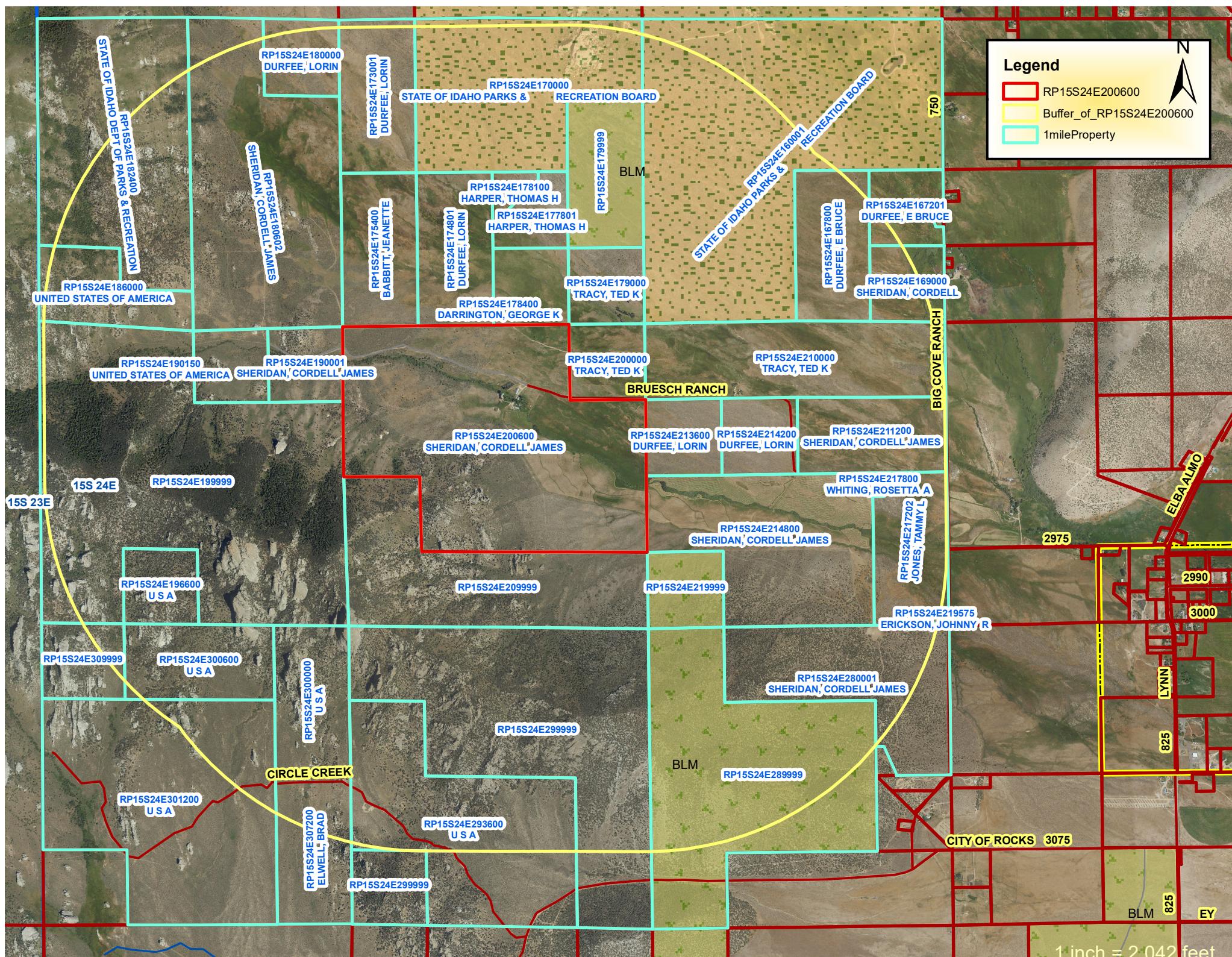
GRANITE COVE SPECIAL EVENT CENTER CORDELL & PATTY SHERIDAN 1 MILE RADIUS PROPERTY OWNERS

Parcel_Num	MailToName	MailToAddr	MailToCity	MailToStat	MailToPost
RP15S24E175400	BABBITT, JEANETTE	480 N WILSON	OAKLEY	ID	83346
RP15S24E178400	DARRINGTON, GEORGE K	PO BOX 106	ALMO	ID	83312
RP15S24E167800	DURFEE, E BRUCE	P O BOX 187	ALMO	ID	83312
RP15S24E167201	DURFEE, E BRUCE	PO BOX 187	ALMO	ID	83312
RP15S24E213600	DURFEE, LORIN	776 EAST 2975 SOUTH	ALMO	ID	83312
RP15S24E214200	DURFEE, LORIN	776 EAST 2975 SOUTH	ALMO	ID	83312
RP15S24E174801	DURFEE, LORIN	776 EAST 2975 SOUTH	ALMO	ID	83312
RP15S24E173001	DURFEE, LORIN	776 EAST 2975 SOUTH	ALMO	ID	83312
RP15S24E180000	DURFEE, LORIN	776 EAST 2975 SOUTH	ALMO	ID	83312
RP15S24E307200	ELWELL, BRAD	251 E RIDGELINE DR	WASHINGTON TERRACE	UT	84405
RP15S24E219575	ERICKSON, JOHNNY R	PO BOX 112	ALMO	ID	83312
RP15S24E177801	HARPER, THOMAS H	PO BOX 155	ALMO	ID	83312
RP15S24E178100	HARPER, THOMAS H	PO BOX 155	ALMO	ID	83312
RP15S24E217202	JONES, TAMMY L	P O BOX 151	ALMO	ID	83312
RP15S24E169000	SHERIDAN, CORDELL	P O BOX 184	ALMO	ID	83312
RP15S24E280001	SHERIDAN, CORDELL JAMES	PO BOX 184	ALMO	ID	83312
RP15S24E214800	SHERIDAN, CORDELL JAMES	PO BOX 184	ALMO	ID	83312
RP15S24E211200	SHERIDAN, CORDELL JAMES	PO BOX 184	ALMO	ID	83312
RP15S24E190001	SHERIDAN, CORDELL JAMES	PO BOX 184	ALMO	ID	83312
RP15S24E200600	SHERIDAN, CORDELL JAMES	PO BOX 184	ALMO	ID	83312
RP15S24E180602	SHERIDAN, CORDELL JAMES	PO BOX 184	ALMO	ID	83312
RP15S24E182400	STATE OF IDAHO DEPT OF PARKS & RECREATION	5657 WARM SPRINGS AVE	BOISE	ID	83716
RP15S24E160001	STATE OF IDAHO PARKS & RECREATION BOARD	P O BOX 83720	BOISE	ID	83720-0010
RP15S24E170000	STATE OF IDAHO PARKS & RECREATION BOARD	P O BOX 83720	BOISE	ID	83720-0010
RP15S24E200000	TRACY, TED K	PO BOX 197	ALMO	ID	83312
RP15S24E210000	TRACY, TED K	PO BOX 197	ALMO	ID	83312
RP15S24E179000	TRACY, TED K	PO BOX 197	ALMO	ID	83312
RP15S24E217800	WHITING, ROSETTA A	1171 QUAIL RUN LANE	ELK RIDGE	UT	84651
RP15S24E299999	BLM	Address Not Provided			
RP15S24E289999	BLM	Address Not Provided			
RP15S24E299999	BLM	Address Not Provided			
RP15S24E309999	BLM	Address Not Provided			
RP15S24E219999	BLM	Address Not Provided			
RP15S24E209999	BLM	Address Not Provided			
RP15S24E199999	BLM	Address Not Provided			
RP15S24E179999	BLM	Address Not Provided			
RP15S24E301200	U S A	Address Not Provided			
RP15S24E300000	U S A	Address Not Provided			
RP15S24E300600	U S A	Address Not Provided			
RP15S24E196600	U S A	Address Not Provided			

RP15S24E293600 U S A
RP15S24E186000 UNITED STATES OF AMERICA
RP15S24E190150 UNITED STATES OF AMERICA

Address Not Provided
Address Not Provided
Address Not Provided

**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.**





IDAHO DEPARTMENT OF
WATER RESOURCES

Southern Region • 650 Addison Ave W, Suite 500 • Twin Falls, ID 83301-5858
Phone: 208-736-3033 • Fax: 208-736-3037 • Email: southerninfo@idwr.idaho.gov • Web: idwr.idaho.gov

EXHIBIT
8

Governor Brad Little

Director Matt Weaver

September 30, 2025

CASSIA COUNTY PLANNING AND ZONING
1459 OVERLAND AVE. RM210
BURLEY, ID 83318

RE: Granite Cove Conditional Use Permit

To Whom It May Concern:

Our office was recently contacted regarding a Conditional Use Permit located in most parts of Section 20, Township 15 South, Range 24 East of Cassi County on property owned by Cordell and Patricia Sheridan.

The Department has no objections to the proposed permit but would like to make the following comment for your consideration.

- The use of waters should follow the beneficial use and limits as stated on applicable water rights.

If you have any questions or need any further assistance, feel free to contact this office at your convenience.

Sincerely,

Corey King
Hydrologist
208-736-3033

9/20/25

To whom it may concern,

I, Ryan Ward, Supervisor of Cassia County Road and Bridge, am writing on behalf of Granite ~~Pass~~^{Cove}, and hosting of events.

I do not foresee any issues of Granite ~~Pass~~^{Cove} holding events. I don't see any additional road work, or ware and tare that may be caused.

They have sufficient parking of their own and will not obstruct the county road, the road will used as normal, for travel.

I have no issues regarding Granite ~~Pass~~^{Cove} hosting events. If you have any questions or concerns you can contact me at 208 312 1173.

Thank you.

Sincerely, Ryan Ward

Cassia County Road and Bridge
Supervisor.



ACE FIRE PROTECTION DISTRICT

2743 S NARROWS RD
PO BOX 215
ALMO, ID 83312

October 2, 2025

To Whom It May Concern:

In response to the special use permit requested by Granite Cove, ACE Fire district has inspected the property and concluded that all requirements for ingress and egress by ACE Fire have been met. There is adequate parking and sufficient room for responding fire equipment. The grounds and surrounding area has been properly groomed for fire mitigation. We approve the request for permit.

Sincerely,

Austin W Ward

Austin Ward – ACE Fire Chief

208-431-5010

Austin W. Ward – Fire Chief (208) 431-5010

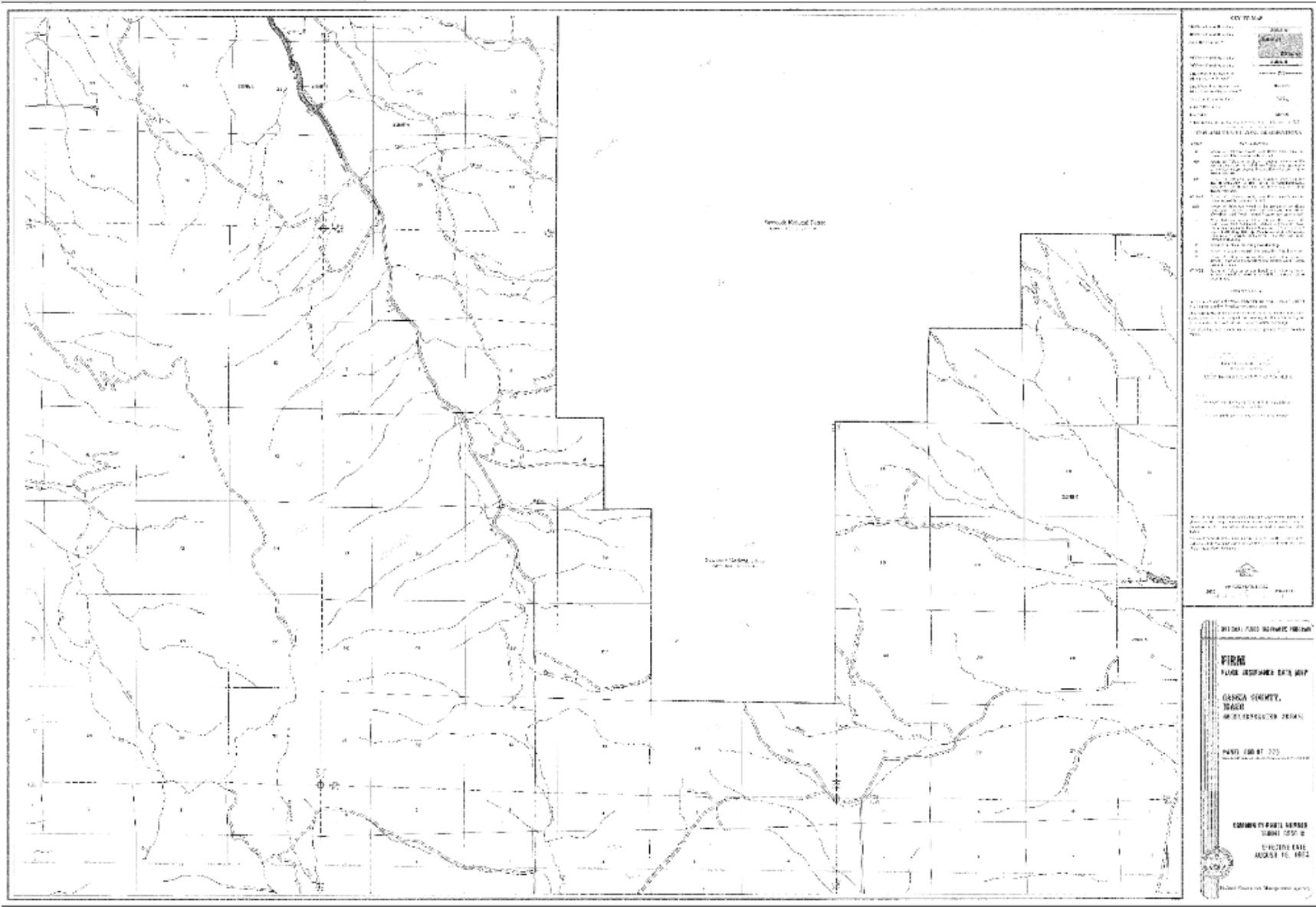
Commissioner's: David Herring, Jason Tracy, Jay L Black

Notes for the Applicant

Flood Zone C - Panel 160041 0550 B
- TFQ

EXHIBIT

9c



**EXHIBIT
9d**



Raft River Electric

APPROVED

Reviewed By

⌚ 10/06/2025 9:36 am

Chad Black

[Make a change to this review](#)

[Review History](#)

⌚ 10/06/2025 9:36 am

Approved by Chad Black

Cassia County Planning and Zoning
**Granite Cove Special Event
 Center**

10/31/2025 - 10/30/2026

Land Use

General

Application Status

Under Review

Printed: 01/14/2026

Permit/License #
2025-18-CUReference Number
1b593680-9fd4-11f0-9480-b9ceb829eb23Status
Active**Application Review Status**

Pre-Review	Approved	Date Submitted
<i>Application Lodged - Waiting on Review from Zoning Administrator</i>		10/02/2025
Cassia County Road & Bridge	Approved	Date Approved/Denied
<i>Letter from Ryan Ward submitted</i>		12/18/2025
Ace Fire	Approved	
Cassia Creek 43C	Approved	
<i>Letter Submitted from Corey King</i>		
Flood Zone Review	Approved	
<i>Flood Zone C - Panel 160041 0550 B - TFQ</i>		
South Central Public Health District	Not Reviewed	
Cassia County School District #151	Approved	
<i>I do not anticipate any impact to the school district from this project</i>		
Raft River Electric	Approved	
Final-Review	Reviewing	
<i>Hearing Date is set for February 19, 2026 at 3:00 p.m. or soon thereafter.</i>		

Fees**Payments**

Conditional Use Permit Fee	\$600.00	10/02/2025	Check #640	\$600.00
Subtotal	\$600.00	Total Paid		\$600.00
Amount Paid	\$600.00			

**EXHIBIT
10a**

Tom Harper
Box 155
Almo, Idaho 83312

September 16, 2025

To whom it may concern,

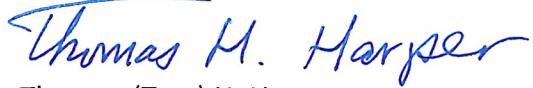
The Sheridans recently informed me that they are applying for a permit to continue running their Granite Cove operation as a guest house and asked me if I would write a letter explaining how I feel about having a guest house in the Big Cove. I am the only permanent resident living in the area and am situated a little less than $\frac{3}{4}$ mile from Granite Cove as the crow flies. The next closest residence is about 1.5 miles away.

In short, I heartily welcome their guest house and working ranch business. The ranch was originally settled by the Bruesch family in 1902 and there are still several older buildings built by the first Bruesch generation. The Sheridans have kept those buildings as well as later modifications made by the Bruesch generations, preserving local history that visitors can enjoy. Visitors also get to see a bit of what ranch life is like since there are present day activities going on in the surrounding fields.

There have been several large gatherings, sometimes with music, but I have had absolutely no problems or annoyances. The Sheridans have also reached out multiple times to check to make sure that nothing has been a problem for me. I can't ask for better neighbors.

I hope that you will grant the permit. Granite Cove is an asset to the Almo area.

Respectfully,



Thomas (Tom) H. Harper



Office of Zoning & Building Department
COUNTY OF CASSIA

MATT SAGERS

Certified Building Official

msagers@cassia.gov

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

Phone: 208-878-7302

Cell: 208-312-9442

www.cassia.gov

Date: 15 October, 2025

Re; Granite Cove Conditional Use Permit Application

Patty and Cordell Sheridan
Almo, Idaho

To whom it may concern,

I am addressing code concerns of occupancy, parking and restroom requirements.

The occupancy was determined by the applicant in the narrative provided. The occupancy limit is 200 people at a given time. This is determined by Title 9-chapter 9-Z-g-ii. Based on this occupancy there will need to be 100 parking spaces provided, 4 of which will need to be A.D.A. compliant from table 1106.1 in the 2018 International Building Code. Upon reviewing the site, there is more than enough space to provide the number of parking spaces required. The A.D.A. parking will need to be located in a place that is closest to the event and must not exceed a 2% slope in all directions.

The applicant has stated that they will provide portable toilets for each event and that they will have a hand washing station as well. Based on IBC 2018 chart 2902.1 they will need 1 toilet per every 75 males and 1 per every 75 females. Also according to Section E105 of the 2018 IBC, at least 5% of the total number of toilets, not less than 1, must be accessible.

Sincerely,

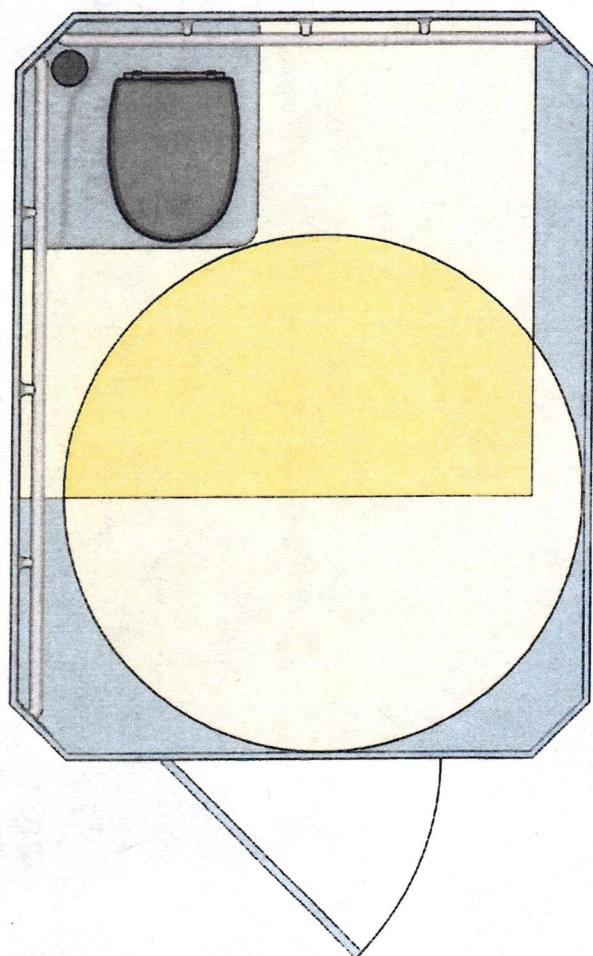
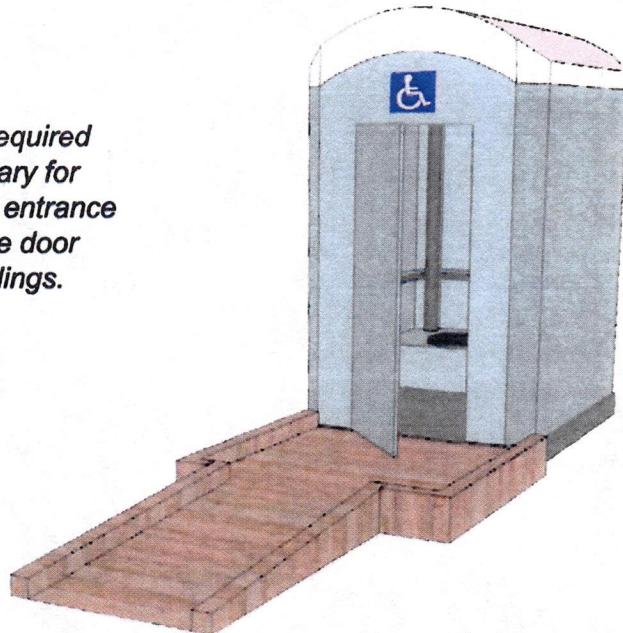
Matt Sagers
Cassia County Building Official

A handwritten signature in black ink that reads "Matt Sagers".

Portable Toilet Units

Where portable single user toilet units are provided, including at temporary events, access is required to at least 5% in each cluster (213.2, Ex. 3). Compliant units must be labeled by the International Symbol of Accessibility (ISA). Portable units must meet all requirements for toilet rooms that apply, including fixture clearances, turning space, and door maneuvering clearances.

An accessible route and entrance are required to serve portable units. Ramps necessary for changes in level must fully comply, and entrance landings must be sized to accommodate door maneuvering clearances and ramp landings.



Compliance with all other applicable provisions for water closets, including those for grab bars and clearance, is required. Other requirements for toilet rooms, such as door maneuvering clearance (not shown) and turning space also apply.

NOTICE OF HEARING
BEFORE CASSIA COUNTY PLANNING AND ZONING COMMISSION
#2025-18-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., in the Cassia County Courthouse, 1459 Overland Avenue, Room 206, Burley, Idaho 83318, before the Cassia County Planning & Zoning Commission on the application of:

Cordell and Patty Sheridan, 2887 S 750 E, Almo, ID 83312, regarding an Application for a Conditional Use Permit, which application was received by the County on the 2nd day of October, 2025.

The Nature of the Proposed Conditional Use is: **Special Event Venue**.

The property is located on lands at approximately: **2950 South 607 East, Almo, Idaho**.

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

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

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

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

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

1. Written objections shall set forth each requirement of law (local, state or federal) which the objecting party believes the conditional use permit would violate.
2. Written statements shall also set forth either that the party making the statement owns property within:
 - one (1) mile of any external boundaries of the conditional use permit site described in the application, or
 - in the designated Areas of City Impact only, within three hundred feet (300') of any external boundaries of the conditional use permit site described in the application and/or otherwise setting forth the substantial rights that would be affected by the approval or denial of the permit.

3. Additionally, any party desiring to file any document(s) exceeding one (1) one- sided, 8 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 5th day of January, 2026.

Signature:/s/ Patty Sheridan

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 _____ 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 5 day of Jan 20 24.

Authorized
Signature

Printed Name

State of Idaho) ss
County of Cassia

Subscribed and sworn to be before me this 5th 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.

Notary Seal

Notary Signature *Karly Adams*

Residing at _____ Commission expires _____
 Cassia 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.

Granite Cove - Cordell and Patty Sheridan - Notice of Hearing Mailing List (1-Mile Radius)

This document serves as a record of neighboring property owners notified by mail within a one (1) mile radius of the subject property regarding the scheduled hearing.

• Hearing Information:

- Hearing Type: Conditional Use Permit- Special Event
- Hearing Date: February 19th 2026
- Hearing Time: 3:00 PM
- Hearing Location: Cassia County Courthouse, 1459 Overland Ave, Room 206, Burley ID 83318
- Subject Property Address: 2950 S. 607 E. Almo, ID 83312

List of Neighbors Notified:

Name	Mailing Address	City, State, ZIP	Date Mailed
Mark & Jeanette Babbitt	480 N Wilson St.	Oakley, ID 83346	01/05/2026
Tom Harper	PO BOX 155	Almo, ID 83312	01/05/2026
Lorin & Teresa Durfee	PO BOX 144	Almo, ID 83312	01/05/2026
Ted & Bonnie Tracy	PO BOX 197	Almo, ID 83312	01/05/2026
City Of Rocks	PO BOX 169	Almo, ID 83312	01/05/2026
George & Denise Darrington	PO BOX 106	Almo, ID 83312	01/05/2026
Beaure Of Land Management	15 E 200 S	Burley, ID 83318	01/05/2026
Bruce & Kay Durfee	PO BOX 187	Almo, ID 83312	01/05/2026

See Proof on Next Page

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, Edmar Corachia, 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:

- Dec 20, 2025

Notice ID: iWI217oXzfWHWbVZakP7

Notice Name: notice

Publication Fee: \$137.82

Edmar Corachia

Agent

VERIFICATION

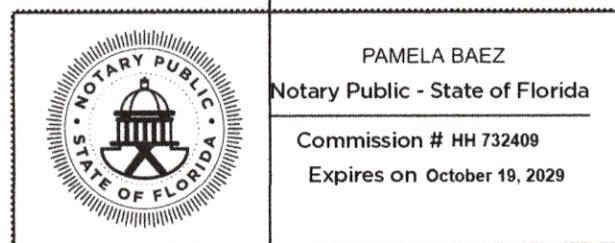
State of Florida
County of Orange

Signed or attested before me on this: 12/22/2025



Notary Public

Notarized remotely online using communication technology via Proof.



NOTICE OF HEARING
BEFORE CASSIA COUNTY PLANNING AND ZONING COMMISSION
2025-18-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., in the Cassia County Courthouse, 1459 Overland Avenue, Room 206, Burley, Idaho 83318, before the Cassia County Planning & Zoning Commission on the application of:

Cordell and Patty Sheridan, 2887 S 750 E, Almo, ID 83312, regarding an Application for a Conditional Use Permit, which application was received by the County on the 2nd day of October, 2025.

The Nature of the Proposed Conditional Use is: **Special Event Venue**.

The property is located on lands at approximately: **2950 South 607 East, Almo, Idaho**.

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

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

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

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

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

1. Written objections shall set forth each requirement of law (local, state or federal) which the objecting party believes the conditional use permit would violate.
2. Written statements shall also set forth either that the party making the statement owns property within:

- one (1) mile of any external boundaries of the conditional use permit site described in the application, or
- in the designated Areas of City Impact only, within three hundred feet (300') of any external boundaries of the conditional use permit site described in the application and/or otherwise setting forth the substantial rights that would be affected by the approval or denial of the permit.

3. Additionally, any party desiring to file any document(s) exceeding one (1) one- sided, 8 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.

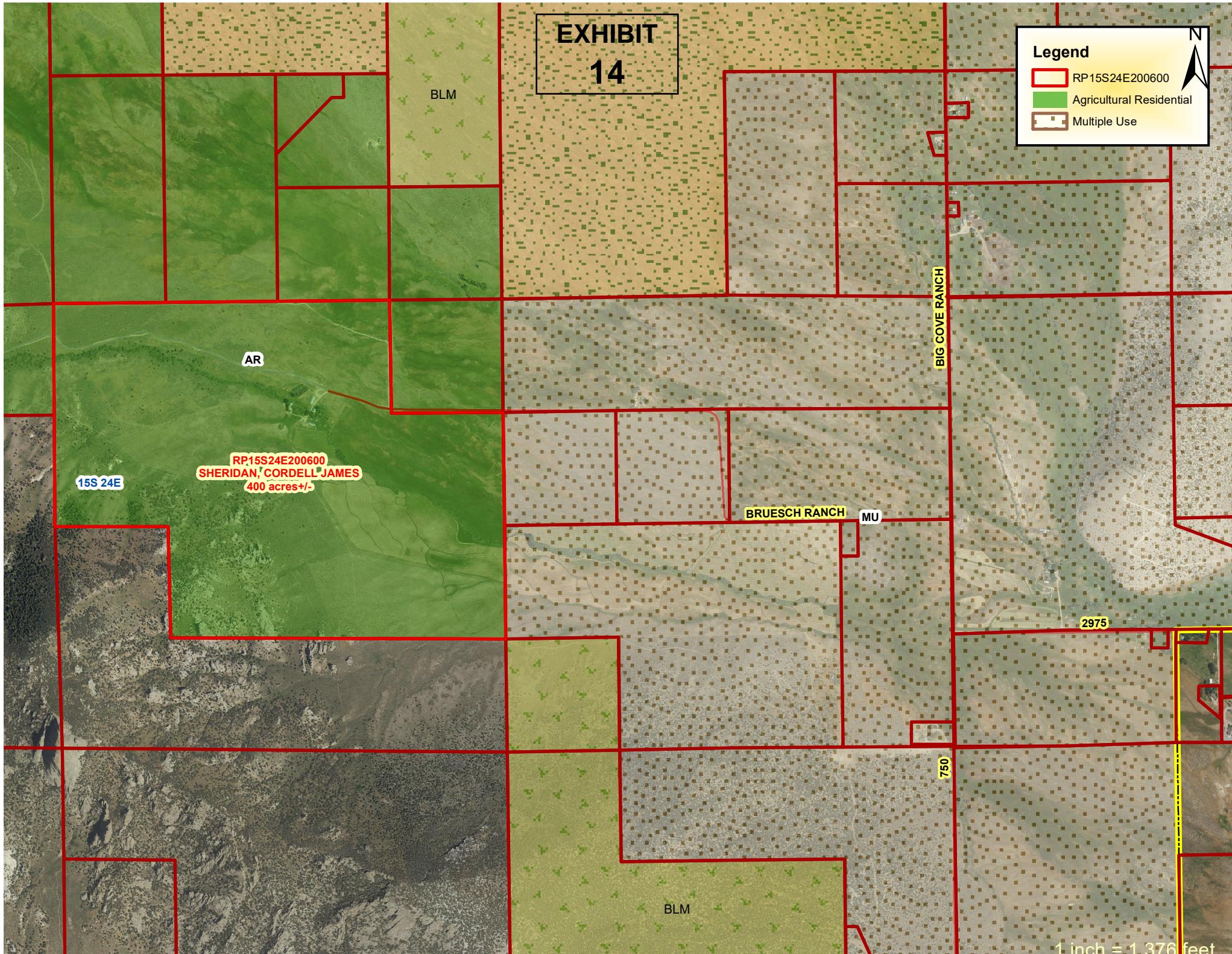
B. Providing Testimony at the Public Hearing: Any person who files a statement in support or objection to the issuance of a new conditional use permit shall indicate in such statement whether or not such person desires to testify at the hearing.

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

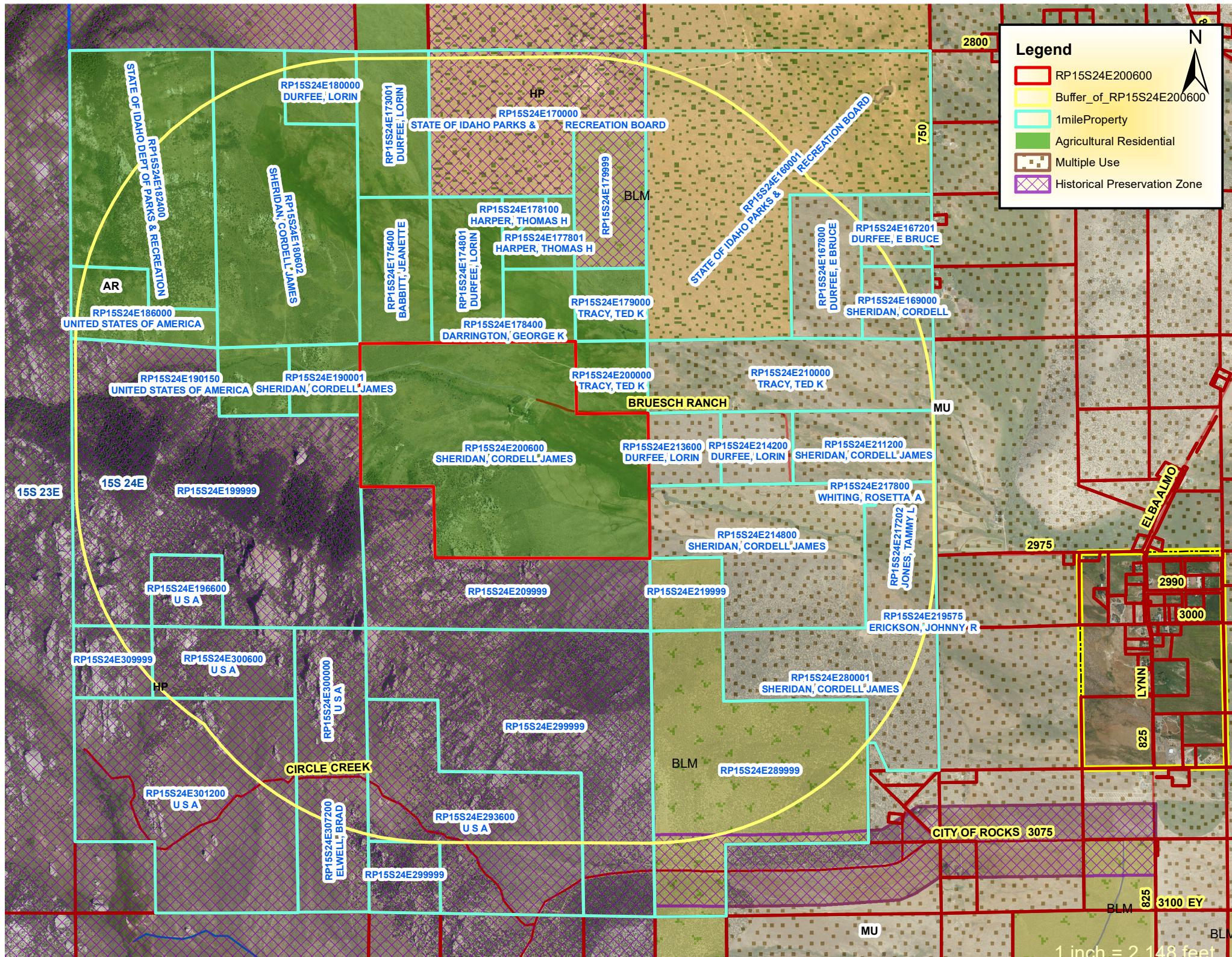
of the record at the hearing, but no person except the applicant shall be permitted to testify at the hearing unless they have previously filed a written statement of support for or objection to the issuance of the permit.

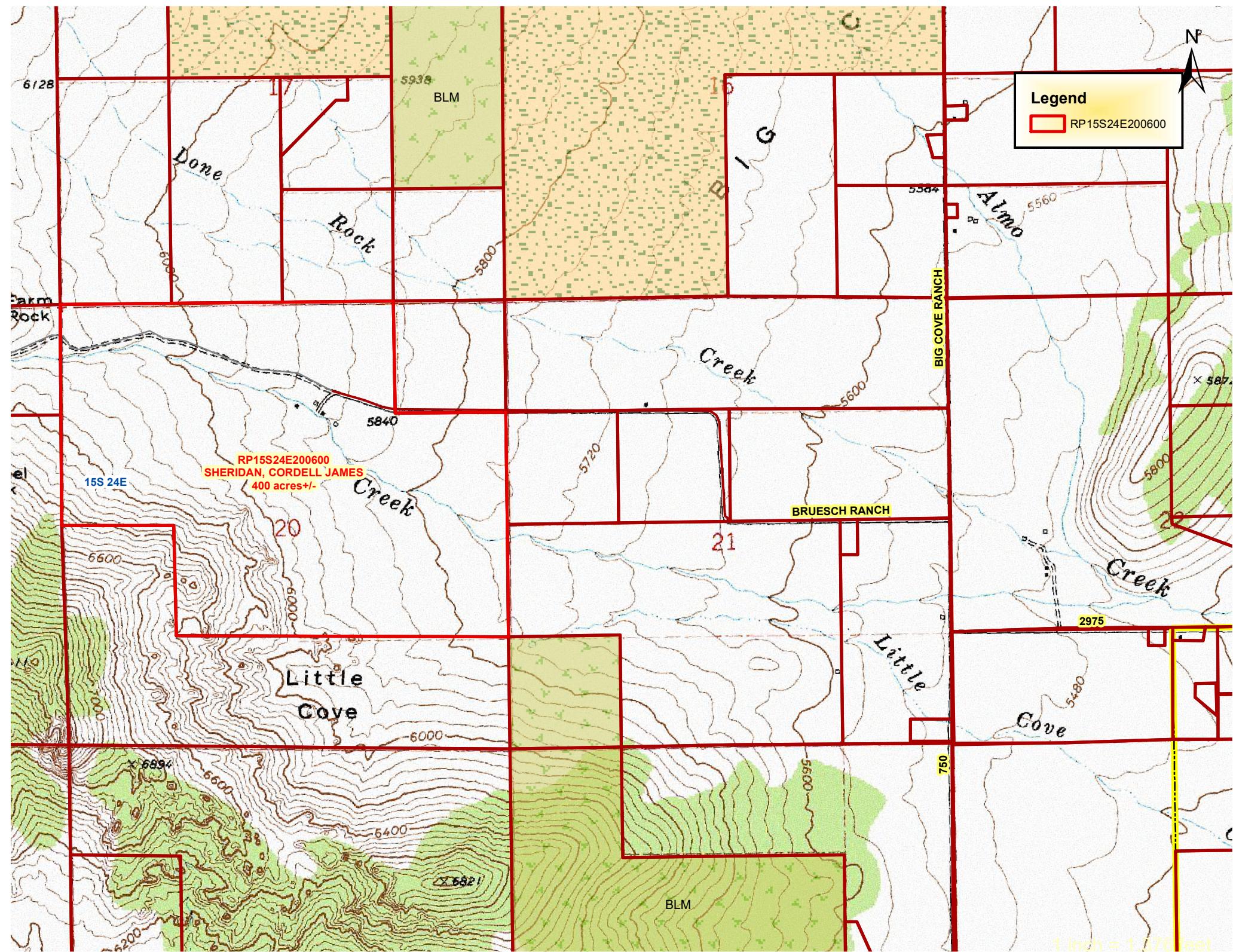
Applicant Printed Name: Cordell & Patty Sherian
Publish: December 20, 2025
COL-NV-3415

EXHIBIT 14



1 inch = 1.376 feet





$$1 \text{ inch} = 0.0254 \text{ meters}$$