



Cassia County Planning & Zoning Commission

EXHIBIT LIST

Application Number: 2025-19-CU

Applicant &

Property Owners: Michael and Sharolyn Briggs

Hearing: February 19, 2026

1. Conditional Use Permit Application Amendment
2. Legal Description
3. Site Plan Revised
4. Amendment to Narrative Statement
5. Approved Boundary Line Adjustment
6. 1 Mile Property Owners
7. Departmental Staff Report
8. AFFIDAVITS: Notice of Hearing, Certificate of Mailing, Affidavit of Posting, Affidavit of Publication.
9. Resolution 2025-03
10. Entities Comments



Conditional Use Permit Application

REC'D 3/1/2025
Received by: I Adams

Applicant/Owner Information:

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

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

Applicant/Authorized Agent

(Attach additional pages if Necessary)

Name: Michael Briggs and Sharolyn Briggs
 Address: 346 E. 300 S.
 City: Burley
 State: ID Zip: 83318
 Contact Phone # 208-312-2667
 Email: mbriggs1979@gmail.com

Property Owner of Record

(Attach additional pages if Necessary)

Name: Michael Briggs and Sharolyn Briggs
 Address: 346 E. 300 S.
 City: Burley
 State: ID Zip: 83318
 Contact Phone # 208-312-2667
 Email: mbriggs1979@gmail.com

Property Information:

Location of Property: 346 E. 300 S. Burley ID 83318

Parcel Number(s): Parcel 2

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

Existing Use of Property: alfalfa - grass hay / Pasture

Current Zoning District of the premises: Agricultural / Residential

Description of Proposed Conditional Use: Commercial - Storage Bay Facility

Applicant / Authorized Agent / Property Owner Certification:

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

Michael G Briggs Sharolyn Briggs 10/14/2025
Signature of Applicant/Authorized Agent Date
(Attach additional signature pages if necessary)

Printed Name: Michael G Briggs Sharolyn Briggs

Michael G Briggs Sharolyn Briggs 10/14/2025
Signature of Property Owner Date

Printed Name: Michael G Briggs Sharolyn Briggs

Michael G Briggs Sharolyn Briggs 10/14/2025
Signature of Property Owner Date
(Attach additional signature pages if necessary)

Printed Name: Michael G Briggs Sharolyn Briggs

For Office Use Only:

Date Application Lodged:	<u>10/30/2025</u>	By:	<u>Kadams</u>
Fee <u>\$600.00</u> Paid:	\$ <u>600.00</u>	Check #	<u>1028</u>
Application # <u>1</u>			

EXHIBIT
2

Desert West Land Surveys
2020 Overland Ave.
Burley, Idaho 83318

JOB # 17193-25C1



PARCEL 2

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

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

Commencing at the Southeast Corner of Section 2 in T.11 S., R.23
E., B.M. said corner marked by a $\frac{1}{8}$ " rebar with 3" aluminum cap;
Thence North 88 degrees 52 minutes 28 seconds West along the
south line of Section 2 for a distance of 366.04 feet to the
Point of Beginning;

THENCE North 88 degrees 52 minutes 28 seconds West along
said section line for a distance of 676.71 feet to a $\frac{1}{8}$ " rebar;

THENCE North 00 degrees 01 minutes 32 seconds East for a
distance of 60.51 feet to a $\frac{1}{8}$ " rebar;

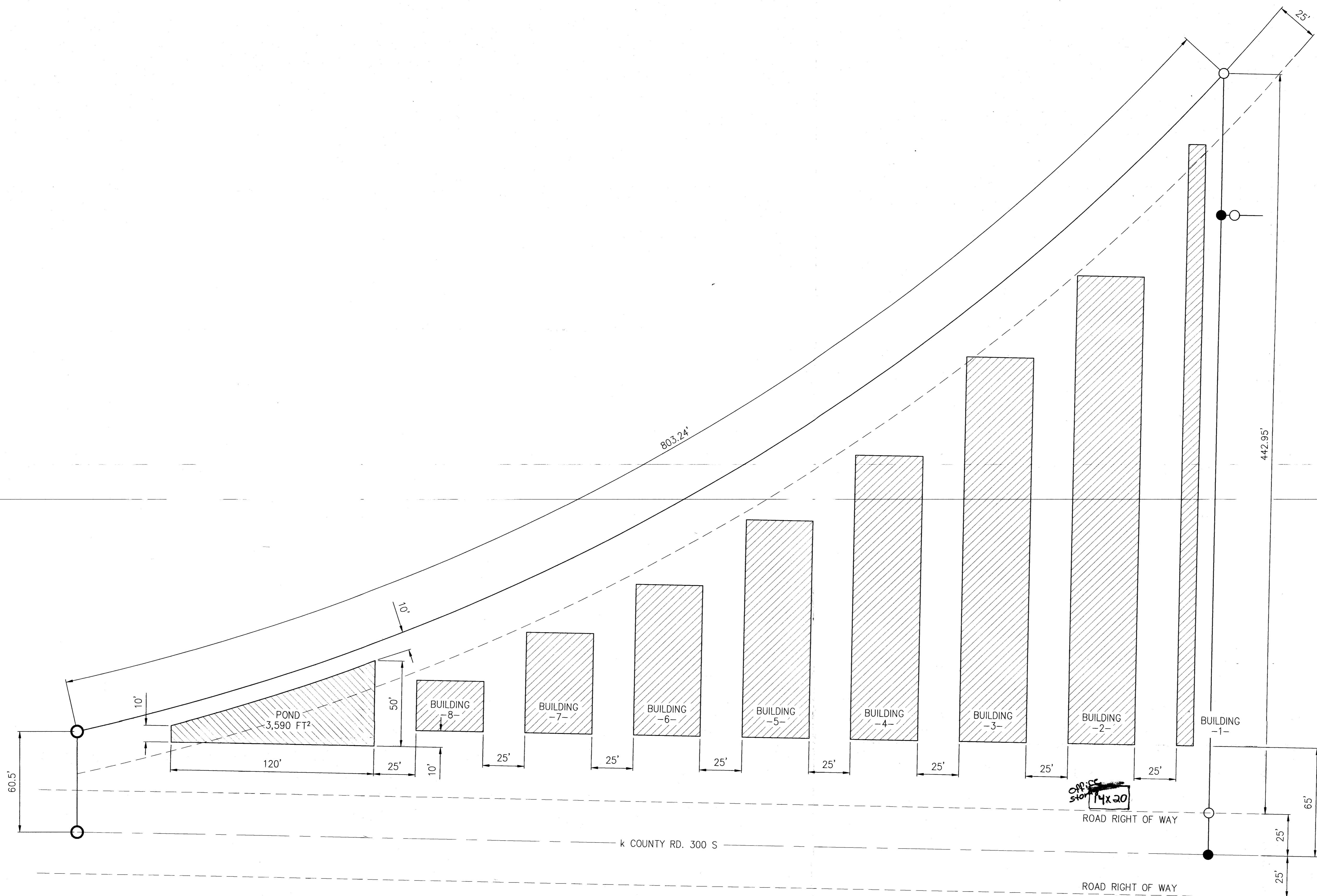
THENCE along a non-tangent curve to the left for a distance
of 803.24 feet to a $\frac{1}{8}$ " rebar, said curve having a radius of
1319.64 feet, a delta angle of 34 degrees 52 minutes 30 seconds,
and a long chord bearing of North 60 degrees 06 minutes 59
seconds East for a distance of 790.90 feet;

THENCE South 01 degrees 07 minutes 32 seconds West for a
distance of 442.95 feet to a $\frac{1}{8}$ " rebar;

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

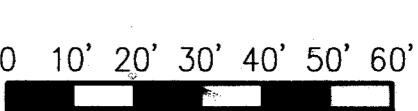
Said property contains 3.37 acres more or less and is subject to
a county road right of way along the south side and is subject
to any other easements or right of ways, existing or of record.

**EXHIBIT
3**



BUILDING -1-	10' x 360'
BUILDING -2-	40' x 280'
BUILDING -3-	40' x 230'
BUILDING -4-	40' x 170'
BUILDING -5-	40' x 130'
BUILDING -6-	40' x 90'
BUILDING -7-	40' x 60'
BUILDING -8-	40' x 30'

PROJECT LOCATION:



0	10/27/25	K.A.T	ISSUED FOR REVIEW
REV. #	DATE	BY	DESCRIPTION
REVISIONS			
<u>BRIGGS STORAGE UNITS</u>			
<u>SITE PLAN</u>			
SCALE: 1"=30'		DR. BY	K.A.T
		DATE 10/22/2025	
DESIGN ENG. <i>J. Hirsch</i>			
DRAWING NUMBER	000-1		
			REV.
			0

**EXHIBIT
4**

Amendment to Narrative Statement

Regarding

A. Qualify: Due to miscalculated measurements for the Storage Bay Facility, we have found that there is room for two more storage buildings. These two buildings, #1 & 8 will meet the official schedule of zoning regulations for the zone involved.

AR Agricultural Residential:

Max Height 35'

Min Front Setback 35'

Yard Rear Setback 15'

Interior Side Setback 15'

Max Lot Coverage NR

Min Lot Dwelling 43,560 sq. ft.

Min Lot Width NR

Storage Bay Facility:

Max Height under 15'

Min Front Setback 65'

Yard Rear Setback 25'

Interior Side Setback 10'

Max Lot Coverage NR

Min Lot Dwelling 144,910 sq. ft.

(estimated)

Min Lot Dwelling NR

Attached is a new site plan that includes the two buildings, #1 & #8 added. There is also a 3,590ft. water catch pond on the west side of the site, sufficient for the estimated water run off. Gravel will be added to the pond for water filtration.

There may possibly be an additional 14' x 20' portable building for maintenance, equipment and storage. This building will be located on the south east side of the storage facility, near the entrance gate.

**CASSIA COUNTY**

Zoning & Building Department
1459 OVERLAND AVE, ROOM 210
BURLEY, IDAHO 83318

PH: 208-878-7302 FAX: 208-878-3510
email: pzoning@cassia.gov

EXHIBIT
5

BOUNDARY LINE ADJUSTMENT
APPLICATION FOR CERTIFICATE OF COMPLETION

Permit No. BLA2025-1001

Applicant Name: Michael Briggs **Date:** 10/09/2025
Contact Information: **Phone:** (208) 312-2667 **Email:** mbriggs1979@gmail.com
Mailing Address: 346 East 300 South Burley, ID 83318

RP Number	Property Owner	Deed Number
RP11S23E029430	Michael & Sharolyn Briggs	29249999274
RP11S23E029580	Michael & Sharolyn Briggs	2024000284

Approximate Physical Address: 346 East 300 South, Burley

1. **Split Review - County Mapper**
2. **Record of Survey - showing planned development. Easements must be a minimum of 50' wide**
3. **Title Report or Deed -**
4. **Proposed Parcels Legal Descriptions -**
5. **Site Plan of Proposed Administrative Land Division -**
6. **Required Supporting Documents as Needed - (road maintenance agreement, easements, HOA's, etc...)**
7. **Department Review - Zoning: Agricultural Residential (AR) Flood Plane: C**

ZONING ADMINISTRATOR - CERTIFICATE OF COMPLETION AND APPROVAL

THE APPLICANT HAS FILED AN APPLICATION AS HEREIN SET FORTH, SHOWING THAT SAID APPLICATION MEETS ALL NECESSARY REQUIREMENTS OF APPLICABLE CASSIA COUNTY REGULATION SECTION 9-8-4, OR ITS SUCCESSOR REGULATION, AND HAVING PAID ALL ASSOCIATED AND APPROPRIATE FEES WITH RESPECT THERETO, THE MATTER IS HEREBY DETERMINED TO BE COMPLETE.

BY SIGNATURE AFFIXED BELOW, THE CASSIA COUNTY ZONING ADMINISTRATOR HEREBY APPROVES THE ADMINISTRATIVE LAND DIVISION, AS SHOWN ON THE RECORD OF SURVEY, SEE ATTACHED HERETO.

*Authorized Signature:

SIGNATURE

PRINTED NAME

OBJECTID	Parcel_Num	MailToName	MailToAddr	MailToAd_1	MailToCity	MailToStat	MailToPost
15392	RP10S23E358801	A & T RENTALS LLC	308 E 200 S		BURLEY	ID	83318
6485	RP11S23E101801	ADDIS, MARCUS	326 S 250 E		BURLEY	ID	83318
8462	RP11S23E036602	ADT FARMS LLC	2500 OVERLAND AVE		BURLEY	ID	83318
14433	RP11S23E039650	ADTD FARMS LLC	2500 OVERLAND AVE		BURLEY	ID	83318
6517	RP11S23E123021	ALLRED, KEVIN	373 EAST 300 SOUTH		BURLEY	ID	83318
6542	RP11S23E122550	ANDERSON, E KATHLEEN	720 BACON DR		BOISE	ID	83712
15548	RP10S23E359504	BAKER, DAVID B	338 E 200 S		BURLEY	ID	83318
15402	RP10S23E359550	BAKER, HENRY LEGRAND	340 E 200 S		BURLEY	ID	83318
6644	RP11S23E017102	BARNES, DEBRA	390 E 300 S		BURLEY	ID	83318
6106	RP11S23E126400	BEDKE, TRACY L	395 S 350 E		BURLEY	ID	83318
6552	RP11S23E120185	BLEAZARD, ANTHONY	429 E 300 S		BURLEY	ID	83318
6066	RP11S23E118999	BROWN, MATTHEW	326 E 400 S		BURLEY	ID	83318
6343	RP11S23E116603	CARSON, ROBBIN K	382 S 150 E		BURLEY	ID	83318
16036	RP11S23E120606	CARSON, STEVEN D	419 E 300 S		BURLEY	ID	83318
16410	RP11S23E122490	CHRISTIANSEN, CHANCEY	397 E 300 S		BURLEY	ID	83318
16597	RP11S23E021935	COOK, STEVEN REX	242 S 350 E		BURLEY	ID	83318
13840	RP11S23E039001	CORP OF PRESIDING BISHOP LDS CHURCH	TAX DIVISION 22ND FLOOR	50 E NORTH TEMPLE STREE	SALT LAKE CITY	UT	84150-3620
6489	RP11S23E101200	CRANE CROPS LLC	4373 COLD WATER ROAD		AMERICAN FALLS	ID	83211
15090	RP11S23E025401	CRANE, DANFORD L, II	1346 RIVERSIDE DR		BUHL	ID	83316
6418	RP11S23E107200	CRANE, DENNIS D	360 S 150 E		BURLEY	ID	83318
6573	RP11S23E113002	CRANE, TROY WHITING	251 E 300 S		BURLEY	ID	83318
6549	RP11S23E120602	D & K PROPERTIES LLC	227 E 400 S		BURLEY	ID	83318
15091	RP11S23E024802	DARRINGTON, MARK L	930 EAST 390 NORTH		DECLO	ID	83323
6335	RP11S23E116050	DEL-C FARMS, LLC	403 S 250 E		BURLEY	ID	83318
6782	RP11S23E037661	DRG LAND LLC	2500 OVERLAND AVE		BURLEY	ID	83318
6394	RP11S23E125401	EDGAR, DAVID, ETUX	59 E 500 S		BURLEY	ID	83318
6401	RP11S23E127200	EDGAR, DEAN	480 E 400 S		BURLEY	ID	83318
6337	RP11S23E127000	EDGAR, WADE	378 E 400 S		BURLEY	ID	83318
17549	RP11S23E120608	ERICKSON, BRENDA LYNN	423 E 300 S		BURLEY	ID	83318
6397	RP11S23E127950	F N N LLC	1011 BALLARD LN		KIMBERLY	ID	83341
15084	RP11S23E028775	FERNANDEZ, MARIA RIOS	308 E 300 S		BURLEY	ID	83318
15400	RP10S23E359599	FUELING, KARL	346 E 200 S		BURLEY	ID	83318
15083	RP11S23E028820	GERRATT, REX, ETUX	2500 OVERLAND AVE		BURLEY	ID	83318
7031	RP11S23E012570	HAWKES, SHANNON	379 E 200 S		BURLEY	ID	83318
15088	RP11S23E027001	HEWARD BROTHERS	295 E 300 S		BURLEY	ID	83318
6547	RP11S23E110600	HEWARD BROTHERS FAMILY PARTNERSHIP	295 E 300 S		BURLEY	ID	83318
15394	RP10S23E358850	HEWARD, BLAIR A	312 EAST 200 SOUTH		BURLEY	ID	83318
6555	RP11S23E110781	HEWARD, G LYNN	295 E 300 S		BURLEY	ID	83318
6551	RP11S23E110770	HEWARD, GERALD	295 E 300 S		BURLEY	ID	83318
6567	RP11S23E112575	HEWARD, LORN W	279 EAST 300 SOUTH		BURLEY	ID	83318
15401	RP10S23E359377	HINES, GENE	194 SOUTH 350 EAST		BURLEY	ID	83318
6653	RP11S23E016400	HIRSCH, SUSAN ANN	352 EAST 300 SOUTH		BURLEY	ID	83318
15077	RP11S23E020600	HONDO, DEWAYNE	951 S 400 W		BURLEY	ID	83318
7289	RP10S23E364800	HONDO, JAMES L & DEBORAH A TRUST	478 E HWY 81		BURLEY	ID	83318
6546	RP11S23E120750	HURST, SHAWN	436 S 750 E		BURLEY	ID	83318
15072	RP11S23E020000	JEFFERIES, RUTH ANN	3730 SOUTH BOUNTIFUL BLVD		BOUNTIFUL	UT	84010
6553	RP11S23E120175	JUAREZ, JOSE JUAREZ	431 EAST 300 SOUTH		BURLEY	ID	83318
6395	RP11S23E117200	K & G INC	327 EAST 300 SOUTH		BURLEY	ID	83318
15399	RP10S23E359403	KAY AND JOHN PROPERTIES TRUST	334 E 200 S		BURLEY	ID	83318
6802	RP11S23E014803	KNOPP, DONALD V	384 E 300 S		BURLEY	ID	83318
6545	RP11S23E122402	KNOPP, KORY	PO BOX 567		BURLEY	ID	83318

17887	RP11S23E122495	KNOPP, LOGAN T	397 E 300 S	BURLEY	ID	83318
6404	RP11S23E114800	KNOPP, NELDA K	196 S 450 E	BURLEY	ID	83318
17657	RP11S23E017150	KNOPP, PERRY	394 E 300 S	BURLEY	ID	83318
15073	RP11S23E021805	KOYLE, RAY M	226 S 350 E	BURLEY	ID	83318
16859	RP11S23E028750	KYLES, LESLIE	304 E 300 S	BURLEY	ID	83318
15078	RP11S23E023006	LDG LAND LLC	2500 OVERLAND AVE	BURLEY	ID	83318
6560	RP11S23E120003	LIND, RODNEY EARL	279 SOUTH 450 EAST	BURLEY	ID	83318
6539	RP11S23E123151	LINDSAY, CLYDE	355 EAST 300 SOUTH	BURLEY	ID	83318
7022	RP11S23E010001	LONE PINE CO INC	P O BOX 430	FRUITLAND	ID	83619
6890	RP11S23E013600	LOVELAND, DON CARLOS	227 S 350 E	BURLEY	ID	83318
6345	RP11S23E116000	LOVELAND, MONTE S	379 S 250 E	BURLEY	ID	83318
15396	RP10S23E358881	MALLORY FAMILY REVOCABLE TRUST, THE	324 E 200 S	BURLEY	ID	83318
6608	RP11S23E018850	MANNING, LYNN R	404 EAST 300 SOUTH	BURLEY	ID	83318
15395	RP10S23E358870	MASINO, SUSAN A	314 EAST 200 SOUTH	BURLEY	ID	83318
6536	RP11S23E110765	MILLSPAUGH, SHAWN	309 EAST 300 SOUTH	BURLEY	ID	83318
17186	RP000740010010	PARKIN, BROGAN	246 S 350 E	BURLEY	ID	83318
6469	RP11S23E123800	PAUL, AARON M	333 S 350 E	BURLEY	ID	83318
6472	RP11S23E101806	PAYTON, KEVIN	334 S 250 E	BURLEY	ID	83318
15398	RP10S23E359351	PICKUP, GEORGE WESTON	326 E 200 S	BURLEY	ID	83318
6396	RP11S23E124800	PINE VIEW LAND LLC	621 E 600 S	BURLEY	ID	83318
6579	RP11S23E100002	RIVERA, MARIO URQUIZA	249 E 300 S	BURLEY	ID	83318
6379	RP11S23E125750	SCHULTHIES, WADE	359 S 350 E	BURLEY	ID	83318
7032	RP11S23E012575	SHOCKEY, MARK LON	377 EAST 200 SOUTH	BURLEY	ID	83318
15087	RP11S23E026335	SILCOCK ENTERPRISES LLC	295 SOUTH 250 EAST	BURLEY	ID	83318
17246	RP11S23E028725	SOLIS, ANAMARIA	302 E 300 S	BURLEY	ID	83318
6336	RP11S23E126002	STAPELMAN, TREVOR H	368 E 400 S	BURLEY	ID	83318
15074	RP11S23E021925	TAYLOR, DERLIN C	232 S 350 E	BURLEY	ID	83318
17296	RP11S23E021915	TAYLOR, RUSSELL PRICE	230 S 350 E	BURLEY	ID	83318
6283	RP11S23E119401	TRACY, CHARLES R	377 N 400 E	RUPERT	ID	83350
6732	RP11S23E019050	TURPIN, SCOTT B	280 SOUTH 450 EAST	BURLEY	ID	83318
6452	RP11S23E114001	U S A	Address Not Provided			
16272	RP11S23E113875	UNITED ELECTRIC CO-OP, INC	1330 21ST STREET	HEYBURN	ID	83336
7030	RP11S23E010602	WARD LAND & LIVESTOCK LLC	227 E 400 S	BURLEY	ID	83318
15082	RP11S23E028836	WHITTON, STEVEN T	310 EAST 300 SOUTH	BURLEY	ID	83318
6393	RP11S23E125600	WOODBURY, HEATH	351 SOUTH 350 EAST	BURLEY	ID	83318
6597	RP11S23E100005	WRIGLEY, TYSON	353 E 700 S	BURLEY	ID	83318
6377	RP11S23E119001	YOST FARMS LLC	327 EAST 300 SOUTH	BURLEY	ID	83318
6544	RP11S23E110175	YOST, MERLIN K	315 EAST 300 SOUTH	BURLEY	ID	83318
7033	RP11S23E012401					

Cassia County Zoning and Building Department Staff Report

EXHIBIT

7

In Consideration of the Matter of:

**Application of Michael Briggs & Sharolyn Briggs
for an Amendment to Conditional Use Permit 2025-03**

**To Amend the Commercial Storage Facility with buildings 1 & 8
Agricultural Residential Zone.**

(Application No. 2025-19CU).

Hearing Date: February 19, 2025

1. Background/Proposal

Applicant is applying for an amendment to existing Conditional Use Permit 2025-03 to develop 2 more storage units #1 and #8, Water catch pond 3,590ft. with gravel added for water filtration, and also a potable 14x20 on skids, located at the entrance gate.

2. Zoning.

As stated in the existing Conditional Use Permit 2025-03, The ground at issue herein is zoned Agricultural Residential (hereinafter "AR")

3. CUP PERMIT:

As found in the existing Conditional Use Permit: storage rentals are a listed under the Services Section. Storage Rentals require a conditional use permit in the AR zone. To amend the existing CUP, a new application must be filed and this is an appropriate matter for the Planning and Zoning Commission to consider as a conditional use permit application for amending existing CUP.

If all of the generally applicable 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.

4. Community Input.

5. Conclusion.

In the event that the existing permit's amendment 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, 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 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 building(s) to be built upon the site, as well as approval and appropriate permit(s) from any other applicable agencies, if any.
3. That Permittee will implement and follow the County Weed Plan, as set forth in Application Exhibit #7 in the development, operation, and maintenance of this use.
4. 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.
5. That Permittee will work with the Burley Irrigation District to ensure that the usage change of this property and amendment of CUP, will not disrupt water delivery to neighboring properties or district operations, and will implement appropriate drainage controls to mitigate impacts to neighboring properties and/or the district.
6. That Permittee will meet with the Burley Highway District and meet all of their relevant development standards and approach requirements of egress and ingress from the facility to the public roadway, and provide BHD documentation of approval to the Zoning Office before Cassia County will issue a building permit for any structures on the site.

NOTICE OF HEARING
BEFORE CASSIA COUNTY PLANNING AND ZONING COMMISSION
2025-19-CU

EXHIBIT

8

NOTICE IS HEREBY GIVEN: that a hearing will be held on Thursday, the 19th day of February, 2026, three (3) o'clock P.M., or as soon thereafter as the matter may be taken up, in the Cassia County Courthouse, 1459 Overland Avenue, Room 206, Burley, Idaho 83318, before the Cassia County Planning & Zoning Commission on the application of: Michael and Sharolyn Briggs, 346 E 300 S, Burley, Cassia County, Idaho regarding an Amendment to Existing Conditional Use Permit 2025-03. Application for amendment was received by the County on the 30th day of October, 2025.

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

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

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

The applicant will appear at this hearing to provide to the Cassia County Planning & Zoning Commission all the information required for issuance of amending existing conditional use permit that was approved on June 25, 2025 for the proposed use under the Cassia County Zoning Ordinance.

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

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

- A. **Support Or Objection:** All persons to whom notice is mailed shall be advised in that notice that they and others who can establish that their substantial rights would be affected by the approval or denial of the permit may file written objections or supporting statements with the Zoning Commission Secretary, 1459 Overland Avenue, Room 210, Burley, Idaho 83318, no later than ten (10) days prior to the hearing setting forth in that writing that person's support or objection to the issuance of the new conditional use permit.
 1. Written objections shall set forth each requirement of law (local, state or federal) which the objecting party believes the conditional use permit would violate.
 2. Written statements shall also set forth either that the party making the statement owns property within one (1) mile of the external boundaries of the conditional use permit site described in the application and/or otherwise setting forth the substantial rights that would be affected by the approval or denial of the permit.
 3. Additionally, any party desiring to file any document(s) exceeding one (1) one-sided, 8 1/2 x 11" sized page, shall file such document(s) at least ten (10) days prior to the hearing, with the Zoning Commission Secretary, 1459 Overland Avenue, Room 210, Burley, Idaho 83318. The body holding the hearing reserves the right to reject any proffered documentation that violates the intent of this regulation.
- B. **Testimony At Hearing:** Any person who files a statement in support or objection to the issuance of a new conditional use permit shall indicate in such statement whether or not such person desires to testify at the hearing.
 1. Prior to the hearing the body holding the hearing shall determine which of those persons who desire to testify will be permitted to testify at the hearing.
 2. All statements of support or objections shall be made a part of the record at the hearing, but no person except the applicant shall be permitted to testify at the hearing unless they have previously filed a written statement of support for or objection to the issuance of the permit.

DATED this 5th day of January, 20 26.

Signature: Sharolyn Briggs Printed Name: Sharolyn Briggs

CERTIFICATE OF MAILING

RECEIVED
JAN 13 2026
BY:

I hereby certify that a true and correct copy of the foregoing document (*Notice of Hearing - Please Attach signed copy*) was on this date Jan. 13, 2026 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 13th day of Jan. 20 26.

Sharolyn Briggs
Authorized Signature

Sharolyn Briggs
Printed Name

State of Idaho)
) ss
County of Cassia)

Subscribed and sworn to be before me this 13th 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



Elsa Velasquez

Notary Signature

Residing at Cassia Co.

Commission expires 11-16-2026

Parcel_Num	MailToName	MailToAddr	MailToAd_1	MailToCity	MailToStat	MailToPost
RP10S23E358801	A & T RENTALS LLC	308 E 200 S		BURLEY	ID	83318
RP11S23E101801	ADDIS, MARCUS	326 S 250 E		BURLEY	ID	83318
RP11S23E036602	ADTD FARMS LLC	2500 OVERLAND AVE		BURLEY	ID	83318
RP11S23E123021	ALLRED, KEVIN	373 EAST 300 SOUTH		BURLEY	ID	83318
RP11S23E122550	ANDERSON, E KATHLEEN	720 BACON DR		BOISE	ID	83712
RP10S23E359504	BAKER, DAVID B	338 E 200 S		BURLEY	ID	83318
RP10S23E359550	BAKER, HENRY LEGRAND	340 E 200 S		BURLEY	ID	83318
RP11S23E017102	BARNES, DEBRA	390 E 300 S		BURLEY	ID	83318
RP11S23E126400	BEDKE, TRACY L	395 S 350 E		BURLEY	ID	83318
RP11S23E120185	BLEAZARD, ANTHONY	429 E 300 S		BURLEY	ID	83318
RP11S23E029430	BRIGGS, MICHAEL	346 E 300 S		BURLEY	ID	83318
RP11S23E027785	BRIGGS, MICHAEL G	346 E 300 S		BURLEY	ID	83318
RP11S23E118999	BROWN, MATTHEW	326 E 400 S		BURLEY	ID	83318
RP11S23E116603	CARSON, ROBBIN K	382 S 150 E		BURLEY	ID	83318
RP11S23E120606	CARSON, STEVEN D	419 E 300 S		BURLEY	ID	83318
RP11S23E122490	CHRISTIANSEN, CHANCEY	397 E 300 S		BURLEY	ID	83318
RP11S23E021935	COOK, STEVEN REX	242 S 350 E		BURLEY	ID	83318
RP11S23E039001	CORP OF PRESIDING BISHOP LDS CHURCH	TAX DIVISION 22ND FLOOR	50 E NORTH TEMPLE STREE	SALT LAKE CITY	UT	84150-3620
RP11S23E101200	CRANE CROPS LLC	4373 COLD WATER ROAD		AMERICAN FALLS	ID	83211
RP11S23E025401	CRANE, DANFORD L, II	1346 RIVERSIDE DR		BUHL	ID	83316
RP11S23E107200	CRANE, DENNIS D	360 S 150 E		BURLEY	ID	83318
RP11S23E113002	CRANE, TROY WHITING	251 E 300 S		BURLEY	ID	83318
RP11S23E120602	D & K PROPERTIES LLC	227 E 400 S		BURLEY	ID	83318
RP11S23E024802	DARRINGTON, MARK L	930 EAST 390 NORTH		DECLO	ID	83323
RP11S23E116050	DEL-C FARMS, LLC	403 S 250 E		BURLEY	ID	83318
RP11S23E037661	DRG LAND LLC	2500 OVERLAND AVE		BURLEY	ID	83318
RP11S23E125401	EDGAR, DAVID, ETUX	59 E 500 S		BURLEY	ID	83318
RP11S23E127200	EDGAR, DEAN	480 E 400 S		BURLEY	ID	83318
RP11S23E127000	EDGAR, WADE	378 E 400 S		BURLEY	ID	83318
RP11S23E120608	ERICKSON, BRENDA LYNN	423 E 300 S		BURLEY	ID	83318
RP11S23E127950	F N N LLC	1011 BALLARD LN		KIMBERLY	ID	83341
RP11S23E028775	FERNANDEZ, MARIA RIOS	308 E 300 S		BURLEY	ID	83318
RP10S23E359599	FUELING, KARL	346 E 200 S		BURLEY	ID	83318
RP11S23E028820	GERRATT, REX, ETUX	2500 OVERLAND AVE		BURLEY	ID	83318
RP11S23E012570	HAWKES, SHANNON	379 E 200 S		BURLEY	ID	83318
RP11S23E027001	HEWARD BROTHERS	295 E 300 S		BURLEY	ID	83318
RP11S23E110600	HEWARD BROTHERS FAMILY PARTNERSHIP	295 E 300 S		BURLEY	ID	83318
RP10S23E358850	HEWARD, BLAIR A	312 EAST 200 SOUTH		BURLEY	ID	83318
RP11S23E110781	HEWARD, G LYNN	295 E 300 S		BURLEY	ID	83318
RP11S23E110770	HEWARD, GERALD	295 E 300 S		BURLEY	ID	83318
RP11S23E112575	HEWARD, LORN W	279 EAST 300 SOUTH		BURLEY	ID	83318

RP10S23E359377	HINES, GENE	194 SOUTH 350 EAST	BURLEY	ID	83318
RP11S23E016400	HIRSCH, SUSAN ANN	352 EAST 300 SOUTH	BURLEY	ID	83318
RP11S23E020600	HONDO, DEWAYNE	951 S 400 W	BURLEY	ID	83318
RP10S23E364800	HONDO, JAMES L & DEBORAH A TRUST	478 E HWY 81	BURLEY	ID	83318
RP11S23E120750	HURST, SHAWN	436 S 750 E	BURLEY	ID	83318
RP11S23E020000	JEFFERIES, RUTH ANN	3730 SOUTH BOUNTIFUL BLVD	BOUNTIFUL	UT	84010
RP11S23E120175	JUAREZ, JOSE JUAREZ	431 EAST 300 SOUTH	BURLEY	ID	83318
RP11S23E117200	K & G INC	327 EAST 300 SOUTH	BURLEY	ID	83318
RP10S23E359403	KAY AND JOHN PROPERTIES TRUST	334 E 200 S	BURLEY	ID	83318
RP11S23E014803	KNOPP, DONALD V	384 E 300 S	BURLEY	ID	83318
RP11S23E122402	KNOPP, KORY	PO BOX 567	BURLEY	ID	83318
RP11S23E122495	KNOPP, LOGAN T	397 E 300 S	BURLEY	ID	83318
RP11S23E114800	KNOPP, NELDA K	196 S 450 E	BURLEY	ID	83318
RP11S23E017150	KNOPP, PERRY	394 E 300 S	BURLEY	ID	83318
RP11S23E021805	KOYLE, RAY M	226 S 350 E	BURLEY	ID	83318
RP11S23E028750	KYLES, LESLIE	304 E 300 S	BURLEY	ID	83318
RP11S23E023006	LDG LAND LLC	2500 OVERLAND AVE	BURLEY	ID	83318
RP11S23E120003	LIND, RODNEY EARL	279 SOUTH 450 EAST	BURLEY	ID	83318
RP11S23E123151	LINDSAY, CLYDE	355 EAST 300 SOUTH	BURLEY	ID	83318
RP11S23E010001	LONE PINE CO INC	P O BOX 430	FRUITLAND	ID	83619
RP11S23E013600	LOVELAND, DON CARLOS	227 S 350 E	BURLEY	ID	83318
RP11S23E116000	LOVELAND, MONTE S	379 S 250 E	BURLEY	ID	83318
RP10S23E358881	MALLORY FAMILY REVOCABLE TRUST, THE	324 E 200 S	BURLEY	ID	83318
RP11S23E018850	MANNING, LYNN R	404 EAST 300 SOUTH	BURLEY	ID	83318
RP10S23E358870	MASINO, SUSAN A	314 EAST 200 SOUTH	BURLEY	ID	83318
RP11S23E110765	MILLSPAUGH, SHAWN	309 EAST 300 SOUTH	BURLEY	ID	83318
RP000740010010	PARKIN, BROGAN	246 S 350 E	BURLEY	ID	83318
RP11S23E123800	PAUL, AARON M	333 S 350 E	BURLEY	ID	83318
RP11S23E101806	PAYTON, KEVIN	334 S 250 E	BURLEY	ID	83318
RP10S23E359351	PICKUP, GEORGE WESTON	326 E 200 S	BURLEY	ID	83318
RP11S23E124800	PINE VIEW LAND LLC	621 E 600 S	BURLEY	ID	83318
RP11S23E100002	RIVERA, MARIO URQUIZA	249 E 300 S	BURLEY	ID	83318
RP11S23E125750	SCHULTHIES, WADE	359 S 350 E	BURLEY	ID	83318
RP11S23E012575	SHOCKEY, MARK LON	377 EAST 200 SOUTH	BURLEY	ID	83318
RP11S23E026335	SILCOCK ENTERPRISES LLC	295 SOUTH 250 EAST	BURLEY	ID	83318
RP11S23E028725	SOLIS, ANAMARIA	302 E 300 S	BURLEY	ID	83318
RP11S23E126002	STAPELMAN, TREVOR H	368 E 400 S	BURLEY	ID	83318
RP11S23E021925	TAYLOR, DERLIN C	232 S 350 E	BURLEY	ID	83318
RP11S23E021915	TAYLOR, RUSSELL PRICE	230 S 350 E	BURLEY	ID	83318
RP11S23E119401	TRACY, CHARLES R	377 N 400 E	RUPERT	ID	83350
RP11S23E019050	TURPIN, SCOTT B	280 SOUTH 450 EAST	BURLEY	ID	83318
RP11S23E114001	U S A	1387 S VINNELL WAY	BOISE	ID	83709

RP11S23E113975	UNITED ELECTRIC CO-OP INC	Address Not Provided			
RP11S23E113875	UNITED ELECTRIC CO-OP, INC	1330 21ST STREET	HEYBURN	ID	83336
RP11S23E010602	WARD LAND & LIVESTOCK LLC	227 E 400 S	BURLEY	ID	83318
RP11S23E028836	WHITTON, STEVEN T	310 EAST 300 SOUTH	BURLEY	ID	83318
RP11S23E125600	WOODBURY, HEATH	351 SOUTH 350 EAST	BURLEY	ID	83318
RP11S23E100005	WRIGLEY, TYSON	353 E 700 S	BURLEY	ID	83318
RP11S23E119001	YOST FARMS LLC	327 EAST 300 SOUTH	BURLEY	ID	83318
RP11S23E110175	YOST, MERLIN K	315 EAST 300 SOUTH	BURLEY	ID	83318
RP11S23E012401					

RECEIVED
JAN 13 2026
BY: _____

AFFIDAVIT OF POSTING

Application No. _____

Name of Applicant Michael G BriggS

AFFIDAVIT OF POSTING

I Michael BriggS, hereby state that I personally posted on the property located at 346 E 300 South Burley Idaho 83318, Cassia County, Idaho, a Notice of Hearing as required by Cassia County Zoning Ordinance:

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 13 day of Jan 2024.

Michael BriggS
Applicant

Property location: _____

State of Idaho) ss
County of Cassia)

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

13th day of January, 2024.

Elsa Velasquez
Notary
Commission expires Cassia Co.
Residing at 11-10 - 2020

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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:

- Jan 13, 2026

Notice ID: yNv5SKA1E96K6tMvIFux

Notice Name: Notice of Hearing #2025-19-CU

Publication Fee: \$136.26

Edmar Corachia

Agent

VERIFICATION

State of Florida
County of Orange

Signed or attested before me on this: 01/13/2026



Notary Public

Notarized remotely online using communication technology via Proof.



PAMELA BAEZ

Notary Public - State of Florida

Commission # HH 732409

Expires on October 19, 2029

Notice of Hearing
NOTICE OF HEARING
BEFORE CASSIA COUNTY PLANNING AND ZONING
COMMISSION
2025-19-CU

NOTICE IS HEREBY GIVEN : that a hearing will be held on **Thursday, the 19th day of February, 2026**, three (3) o'clock P.M., or as soon thereafter as the matter may be taken up, in the Cassia County Courthouse, 1459 Overland Avenue, Room 206, Burley, Idaho 83318, before the Cassia County Planning & Zoning Commission on the application of: Michael and Sharolyn Briggs, 346 E 300 S, Burley, Cassia County, Idaho, regarding an Amendment to Existing Conditional Use Permit 2025-03. Application for amendment was received by the County on the 30th day of October, 2025. The Nature of the Conditional Use is: **Commercial Storage Bay Facility**.

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

Such lands are located within the **Agricultural Residential Zone**. Pursuant to the Cassia County Zoning Ordinance a Conditional Use Permit is required for development in said zone. The applicant will appear at this hearing to provide to the Cassia County Planning & Zoning Commission all the information required for issuance of amending existing conditional use permit that was approved on June 25, 2025 for the proposed use under the Cassia County Zoning Ordinance.

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

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

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

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

2. Written statements shall also set forth either that the party making the statement owns property within one (1) mile of the external boundaries of the conditional use permit site described in the application and/or otherwise setting forth the substantial rights that would be affected by the approval or denial of the permit.

3. Additionally, any party desiring to file any document(s) exceeding one (1) one-sided, 8 1/2 x 11" sized page, shall file such document(s) at least ten (10) days prior to the hearing, with the Zoning Commission Secretary, 1459 Overland Avenue, Room 210, Burley, Idaho 83318. The body holding the hearing reserves the right to reject any proffered documentation that violates the intent of this regulation.

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

1. Prior to the hearing the body holding the hearing shall determine which of those persons who desire to testify will be permitted to testify at the hearing.

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

DATED this 5th day of January, 2026

Signature:
Sharolyn Briggs

Printed Name:
Sharolyn Briggs

Notice of Hearing
Publish: January 13, 2026
COL-NV-3501

Page 1 of 1

Recorded at Request of:
Planning & Zoning, Cassia County, Idaho

After Recording, Please Return to:
Cassia County Zoning and Building Office
Cassia County Courthouse, Room #210
1459 Overland Avenue
Burley, ID 83318

Instrument # 2025002327**BURLEY, CASSIA, IDAHO****6-26-2025 09:22:18 AM No. of Pages: 9****Recorded for : PLANNING AND ZONING****JOSEPH LARSEN****Fee: 0.00****Ex-Officio Recorder Deputy****Index to: RESOLUTION**

(This area for Recorder's Use Only.)

BEFORE THE CASSIA COUNTY PLANNING AND ZONING COMMISSION

RESOLUTION 2025-03

A RESOLUTION OF THE CASSIA COUNTY PLANNING AND ZONING COMMISSION.

The application of Michael and Sharolyn Briggs, whose address is 346 East 300 South, Burley, Idaho 83318 for a Conditional Use permit, Application Number 2024-01-CU came on for hearing before the Planning and Zoning Commission on May 15, 2025, in the Cassia County Commission Chambers, at Cassia County Courthouse, Room #206, 1459 Overland Avenue, Burley, Idaho. Exhibits #1 through #14 were reviewed and accepted as part of the record in these proceedings.

The matter was heard before the Commission, which was made up of: Chair Melanie Palmer, who presided and Commissioners Nate Francisco, Angela Hoopes, Kent Durfee, Chuck Larson and Tom Worthington. Members of the Commission were questioned with respect to any conflicts. No conflicts were disclosed. Mike Briggs presented their proposal to construct, develop and operate a commercial storage facility next to their home at 346 East 300 South, Burley, Cassia County, Idaho in the Agricultural Residential Zone.

There were written and verbal comments offered from the public with respect to this proposal. Those comments opposed to the proposal. In general, opposition was based upon the location being across the street from a dairy operation; traffic concerns; being a commercial enterprise in "country" or agricultural setting; and concern about the initially proposed entrance on the west side of the property. After taking testimony, the Commission deliberated on the matter to resolve any questions that they might have. Thereafter, the matter was closed to the taking of evidence and the Commission deliberated on the matter to a decision.

The site for which conditional use permit is being sought is at approximately the address of 346 East 300 South, Burley, in Cassia County, Idaho. A more complete legal description of the subject property is provided in the file on this matter at Exhibit #2, and a copy of that legal description was affixed to this resolution, and is by reference incorporated herein as though fully set forth.

Upon the whole record, as compiled by the Applicant and the Planning and Zoning Commission, including evidence, and information received at public hearing, and in written form on the record (including Exhibits #1 through #14), the Planning and Zoning Commission, having duly considered all such evidence, testimony and background information presented, now makes the following Findings of Fact and Conclusions of Law:

FINDINGS OF FACT

Upon the whole record before them including testimony, exhibits and evidence presented, all of which the Commission considered and weighed in its deliberations, and taking notice of those facts which are common knowledge or of which there is general public awareness, the Cassia County Planning and Zoning Commission finds and concludes as follows:

1. Notice of public hearing on the conditional use permit was published in the official newspaper of Cassia County at least thirty (30) days prior to public hearing, as by law provided. Applicant also provided proof of mailing of the Notice of Public Hearing to property owners of all real property located within one (1) mile beyond the external boundaries of the land being considered for the conditional use permit; as well as posting of the property, as by regulation required. The applicant and public were given full opportunity to express comments and submit evidence.
2. Section 9-13-3 of the Cassia County Code Zoning Regulations provides that "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 [meets those standards] at the proposed location". Those standards and the Commission's findings in regard to each area is as follows:

a. WILL IN FACT, CONSTITUTE A CONDITIONAL USE AS ESTABLISHED BY THE OFFICIAL SCHEDULE OF ZONING REGULATIONS FOR THE ZONE INVOLVED.

The proposed location of this use is within an area identified as Agricultural Residential zone (AR). Cassia County Zoning regulations in the Zoning Charts located at Section 9-8-2, under the Services Section provides that "Storage rentals" uses, within the AR zone require that a conditional use permit be granted for that type of use to be developed and operated. The Commission finds adequate evidence showing that the proposed use will in fact constitute a conditional use as established in the official zoning regulations administered and enforced by Cassia County.

b. 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.

The Commission finds that the application and evidence in support thereof is harmonious with achieving stated objectives of the Comprehensive Plan for balancing property rights development. Evidence of record is that the proposal will be improving the existing shop and grounds around it.

With respect to the zoning ordinance, the Commission finds that this proposal fits with the direction in Section 9-7-2, in that it is an area that has begun to convert from agriculture to residential and is in the outer portions of the rural fringe area and will serve the increasing residential development in the neighboring areas. Thus, the Commission finds this standard to be met.

c. 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.

The evidence in the record is that this is development of metal buildings on concrete slabs is across the roadway from an existing dairy that has a lot of metal buildings and sheds, and so will be reasonably harmonious and appropriate in appearance with the existing character of the general vicinity. Further evidence presented is that the proposed storage buildings will have a clean appearance; that facility roads will be groomed gravel roads; that the facility will be kept weed free; that the area lighting will be down lighting, which will be turned off by midnight; and that the facility will have security cameras for the site's security and may be helpful to neighbors.

The Commission finds that, with appropriate conditions in place, the Applicant has shown that this standard can be met by virtue of implementation of the application submitted and the testimony offered at the hearing.

d. WILL NOT BE UNREASONABLY HAZARDOUS OR DISTURBING TO EXISTING OR FUTURE NEIGHBORING USES.

The evidence in the record is that the proposal presents no unreasonably hazardous or disturbing impacts to existing or neighboring uses. While traffic may pose some hazard, the Commission finds from the evidence that it will only be occasional and will not be unreasonable. The Commission finds that this standard is adequately met by applicant.

e. 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.

Evidence presented in this matter is that the facility is already served by essential public services. Fire and law enforcement will be granted access to the facility at all hour, through the keypad. The Commission will require conditions to assure that this standard is met, such as compliance with Highway District Standards; appropriate drainage system and structures for maintaining stormwater on-site; and the proper use and timing of security lighting for the site.

Based upon evidence, testimony and information on the record in this matter, the Commission determines that essential public facilities and services needed at the site are currently available. Furthermore, with appropriate conditions being put in place, the Commission finds that this standard can be adequately addressed and met.

f. 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.

The Commission finds, based upon the record in this matter, that this use will not create excessive additional requirements at public cost for facilities or services. Based upon the evidence, testimony and information on record in this matter, the Commission finds that no additional requirements at public cost for public services will be required by the proposed project. The Commission finds this standard to be satisfied.

g. 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.

The Commission finds that Permittee's developing the site with adequate space for vehicles pulling off from the public roadway and into the site so as to avoid blocking traffic or causing traffic problems is a positive reduction of detriment to the general welfare. Based upon evidence, testimony and information in the record, and upon Permittee's operating the site as it has been set forth, that the uses, activities, processes, materials, equipment, and conditions of operations will not be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, pollution or odors; therefore, this standard is met.

h. 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 CREATE CONDITIONS THAT COULD BE UNREASONABLY HARMFUL TO THE GENERAL SAFETY, HEALTH OR WELFARE OF THE COMMUNITY.

The evidence presented is that there will be adequate space for vehicles to pull off from the public roadway when entering the site, as well as moving the entryway further to the East to avoid conflict with the neighboring residence and dairy operation across the road, so as to minimize any harmful situations with traffic. Also, evidence presented about security fencing, security lighting and security cameras will be beneficial to the general safety, health and welfare of the community. The Commission also finds that with proper development of stormwater containment on the subject property, this proposal will not be unreasonably harmful to the general safety, health and welfare of the community. Additionally, the Commission finds that a condition is in order to have the Permittee work and coordinate with the Burley Irrigation District to confirm that any changes on this property will not disrupt water delivery to neighboring properties or to BID operations. The Commission finds that these measures provide safety to those on the premises and therefore that the facility 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; nor will it create conditions that could be unreasonably harmful to the general safety, health or welfare of the community.

The facts and evidence in the application and testimony at the hearing show this proposal to meet the standards set forth in Cassia County regulations. The Commission therefore finds that this standard is met, with appropriate conditions being put in place.

i. 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.

Based upon the evidence of record, Permittee will design an approach as far to the East of the subject property as will be allowed by the Burley Highway District development standards and approach requirements. Also, the approach will be designed to allow vehicles space to park off from the public roadway so as to minimize safety hazards and interference with roadway traffic. With conditions in place that Permittee develop the approach as portrayed in their testimony, and also with implementation of the conditions sought by the BHD in their letter dated May 13, 2025, which is Exhibit #14 in the file, the Commission finds that this standard can be adequately met.

j. WILL NOT RESULT IN THE DESTRUCTION OF OR LOSS OR DAMAGE TO ANY NATURAL, SCENIC OR HISTORIC FEATURE OR RESOURCE OF IMPORTANCE TO THE PUBLIC.

Based upon the information presented in the record, the Commission has determined that there are no natural, scenic or historic features of importance to the public in the area. The Commission finds this standard is met.

CONCLUSIONS OF LAW

Michael and Sharolyn Briggs, whose address is 346 East 300 South, Burley, Idaho 83318 has applied for a Conditional Use permit under Chapter 13, of the Cassia County Code Zoning Regulation. In making that application, Applicant must produce adequate evidence that the standards set forth as "General Standards Applicable to All Conditional Uses" have been met. The Applicant has met or upon implementation of stated conditions will adequately meet all of the standards. It is hereby the conclusion of the Cassia County Planning and Zoning Commission that, based upon the foregoing Findings of Fact, and upon meeting all of the stated standards in the ordinance, application 2025-01-CU is approved, with conditions.

DECISION

NOW THEREFORE, be it resolved by the Planning and Zoning Commission of Cassia County, Idaho, that the application of Michael and Sharolyn Briggs for a Conditional Use Permit, to develop, construct and operate a commercial storage facility, pursuant to Chapter 13 of the Cassia County Code Zoning Regulations, be and hereby is approved, to run with the land, based upon the following conditions:

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 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 building(s) to be built upon the site, as well as approval and appropriate permit(s) from any other applicable agencies, if any.
3. That Permittee will implement and follow the County Weed Plan, as set forth in Application Exhibit #7 in the development, operation, and maintenance of this use.

4. 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.
5. That Permittee will work with the Burley Irrigation District to ensure that the usage change of this property will not disrupt water delivery to neighboring properties or district operations, and will implement appropriate drainage controls to mitigate impacts to neighboring properties and/or the district.
6. That Permittee will meet with the Burley Highway District and meet all of their relevant development standards and approach requirements of egress and ingress from the facility to the public roadway, and provide BHD documentation of approval to the Zoning Office before Cassia County will issue a building permit for any structures on the site.
7. That Permittee will move the approach/entrance to the storage facility property as far to the East, by Permittees' residence, as allowable by Burley Highway District standards.
8. That Permittee is allowed to install security yard lights, and such lighting must be turned off by 12:00 a.m. (midnight). This lighting must be downlighting so as to not impact neighboring properties.
9. That Permittee will develop and construct the facility to maintain stormwater run-off on the site of the subject property.

NOTICE OF APPEAL RIGHTS

Pursuant to provisions of Cassia County Code Zoning Regulation, Section 9-5-7, any person, who is defined as an affected person under Idaho's Local Land Use Planning Act, Idaho Code Chapter 65, Title 67, is hereby notified that they have a right to file an appeal of this decision to the Board of County Commissioners for Cassia County, Idaho within twenty-eight (28) days after the date of the final decision or action, by submitting to the County Clerk a notice of appeal specifying the grounds therefor and paying the appropriate fee.

Notice to Applicant – Right to Request Regulatory Taking Analysis

Idaho Code Section 67-8003 (2) provides that:

Upon the written request of an owner of real property that is the subject of such action, such request being filed with the clerk or the agency or entity undertaking the regulatory or administrative action not more than twenty-eight (28) days after the final decision concerning the matter at issue, a state agency or local

governmental entity shall prepare a written taking analysis concerning the action. Any regulatory taking analysis prepared hereto shall comply with the process set forth in this chapter, including use of the checklist developed by the attorney general pursuant to subsection (1) of this section and shall be provided to the real property owner no longer than forty-two (42) days after the date of filing the request with the clerk or secretary of the agency whose action is questioned. A regulatory taking analysis prepared pursuant to this section shall be considered public information.

A request for a regulatory taking analysis in this matter, if requested, shall be filed with the Administrative Assistant of the Planning and Zoning Commission, in Courthouse Room # 210, 1459 Overland Avenue, Burley, Cassia County, Idaho.

DATED this 25 day of June, 2025.

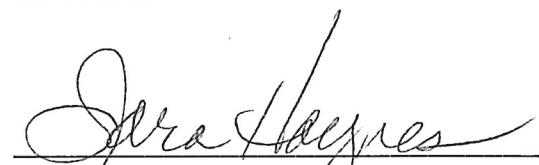
Approved this date by the following vote:

Melanie Palmer	Aye <u>1</u>	Nay <u> </u>	Excused <u> </u>
Nate Francisco	Aye <u>1</u>	Nay <u> </u>	Excused <u> </u>
Kent Durfee	Aye <u>1</u>	Nay <u> </u>	Excused <u> </u>
Chuck Larson	Aye <u>1</u>	Nay <u> </u>	Excused <u> </u>
Angela Hoopes	Aye <u>1</u>	Nay <u> </u>	Excused <u> </u>
Tom Worthington	Aye <u>1</u>	Nay <u> </u>	Excused <u> </u>

PLANNING AND ZONING COMMISSION

ATTEST:

By: Melanie Palmer, Chair
Melanie Palmer, Chair



Sara Haynes, Administrative Assistant
to Cassia County Planning and Zoning
Commission

Desert West Land Surveys
2020 Overland Ave.
Burley, Idaho 83318

JOB # 15947-23C1



PARCEL 2

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

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

Commencing at the Southeast Corner of Section 2 in T.11 S., R.23
E., B.M. said corner marked by a $\frac{1}{4}$ " rebar with 3" aluminum cap;
Thence North 88 degrees 52 minutes 28 seconds West along the
south line of Section 2 for a distance of 372.04 feet to the
Point of Beginning;

THENCE North 88 degrees 52 minutes 28 seconds West along
said section line for a distance of 670.71 feet to a $\frac{1}{4}$ " rebar;

THENCE North 00 degrees 01 minutes 32 seconds East for a
distance of 60.51 feet to a $\frac{1}{4}$ " rebar;

THENCE along a non-tangent curve to the left for a distance
of 794.23 feet to a $\frac{1}{4}$ " rebar, said curve having a radius of
1319.64 feet, a delta angle of 34 degrees 29 minutes 01 seconds,
and a long chord bearing of North 60 degrees 18 minutes 43
seconds East for a distance of 782.30 feet;

THENCE South 01 degrees 07 minutes 32 seconds West for a
distance of 436.23 feet to a $\frac{1}{4}$ " rebar;

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

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

**EXHIBIT
10**

 Bob Worthington • Nov 4 at 8:18

am

I visited with Mr. Briggs, Nothing
changes as far as the Burley
Highway District.

Cassia County Planning and Zoning
Briggs, Michael - Amendment
to CUP 2025-03

12/11/2025 - 12/10/2026

Land Use

General

Application Status

Under Review

EXHIBIT
10

Printed: 01/14/2026

Permit/License #
2025-19-CU

Reference Number
34627400-b5de-11f0-a5b2-7d79c838ce32

Status
Active

Application Review Status

Pre-Review	Approved	Date Submitted
Burley Highway District	Approved	10/30/2025
Burley Irrigation District	Approved	Date Approved/Denied
Flood Zone Review	Approved	12/18/2025
	<i>Flood Zone C - Panel 160041 0100 B - TFQ</i>	
South Central Public Health District	Not Reviewed	
Final-Review	Reviewing	

Fees

Payments

Conditional Use Permit Fee	\$600.00	10/30/2025	Check #1028	\$600.00
Subtotal	\$600.00	Total Paid		\$600.00
Amount Paid	\$600.00			
Total Due	\$0.00			

Application Form Data

(Empty fields are not included)

Project Name

Briggs, Michael - Amendment to CUP 2025-03

Land Use Project Type

Conditional Use Permit

First Name

Michael & Sharolyn