



Cassia County Planning & Zoning Commission

EXHIBIT LIST

Application Number: 2026-06-CU

Applicant: Joelle Robinson

Property Owner: Ricky & Joelle Robinson

Hearing Date: May 21, 2026

1. Conditional Use Application
2. Site Plan
 - a. Aerial of Site
3. Legal Description
4. Narrative
5. Generally Applicable Standards
6. Impact Statement Burley Irrigation District
7. Weed Plan
8. 1 Mile Property Owners – Map
9. Comment Letters
 - a. Burley Fire District
 - b. Burley Highway District
 - c. Raft River Flood District #15
 - d. South Central Public Health Scott Arnell
 - e. United Electric
10. Affidavits: Notice of Hearing, Certificate of Mailing, Affidavit of Publication, Affidavit of Posting.
11. Aerials of Zones, Topo Map
12. Departmental Report

Cassia County Planning and Zoning

CUP-Joelle Robinson

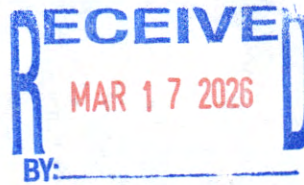
03/20/2026 - 03/19/2027

Land Use

General

Application Status

Under Review



Printed: 03/23/2026

Permit/License #

2026-06-CU

Reference Number

ac8f3200-2236-11f1-9c7a-c96ebb094503

Status

Active



Application Review Status

Pre-Review Approved
Need Weed Plan Signed by Weed Dept. Need Water Impact statement from Burley Irrigation.

Date Submitted

03/17/2026

Burley Fire District Not Reviewed

Burley Irrigation District Not Reviewed

Flood Zone Review Not Reviewed

Cassia County Weed Department Not Reviewed

Raft River Flood District Not Reviewed
15

South Central Public Health District Not Reviewed

Burley Highway District Not Reviewed

Final-Review Not Reviewed

Fees

Conditional Use Permit Fee \$600.00

Subtotal \$600.00

Amount Paid \$600.00

Total Due \$0.00

Payments

03/20/2026 Cash \$600.00

Total Paid \$600.00

Application Form Data

(Empty fields are not included)

Project Name

CUP-Joelle Robinson

Land Use Project Type
Conditional Use Permit

First Name
Joelle

Last Name
Robinson

Email
[REDACTED]

Phone
(208) 219-2564

Mailing Address
219 S 77 E

City
Burley

State
ID

Zip Code
83318

Property Owner Name	Email	Phone	Address	RP Number	Deed Number
Ricky L. and Joelle I. Robinson	[REDACTED]	(208) [REDACTED]	[REDACTED]	RP11S23E042752	2009-000824

Property Location/Address
[REDACTED]

Existing Use of Property
Residence and Farm

Current Zoning Designation
Residential Agricultural (RA)

Parcel Number(s)
RP11S23E042752

Flood Plain

C

Brief Description of Proposed Conditional Use

Proposed conditional use is an education use, to run an early childhood learning center out of my home, focusing mostly on preschool-Kindergarten. (This is not a daycare.) Classes will meet during the school year, 2.5-3.5 hours a day, 2-4 days a week, depending on age.

Is CUP for a CAFO Permit?

No

Upload Project Narrative

Project Narrative CUP.docx

Upload Site Plan/Vicinity Sketch

Google maps for weed plan.jpg

Upload List of Surrounding Property Owners (Available from Assessor's Office)

Not Applicable.docx

Upload Impact Statements from all applicable Water Systems

Copy of Email to BID.docx

Upload Legal Description

Legal Description.docx

Upload Notice of Hearing and Affidavits

Not Applicable.docx

Upload Recorded Resolution

Not Applicable.docx

Project Description

Proposed conditional use is to run an early childhood learning center out of my home, focusing mostly on preschool-Kindergarten. Classes will meet during the school year, 2.5-3.5 hours a day, 2-4 days a week, depending on age. There are no state licensing requirements for space or person, but I am a certified educator in the state of Idaho, with a Bachelor's degree in Early Childhood Education. Class sizes will be limited and teacher to student ratios will stay within the recommendations of the National Association for the Education of Young Children. There will be a drop off zone in the circular drive; parents will not need to park.

Select Fire District

Burley Fire District

Select Transportation District / Highway District

Burley Highway District

Select Irrigation or Canal District

Burley Irrigation District

Select Ground Water District

Burley Irrigation District

Select Flood District

Flood District #15

Select Utility Provider

United Electric


If needed, 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.




Applicant Weed Plan

 **Weed Plan.docx**

Upload Map of Property (INCLUDE: property address, all existing buildings, and all proposed changes)

 **Google maps for weed plan.jpg**

Upload Weed Department Form

 **Noxious Weed Control Doc.jpg**

I acknowledge that I understand and agree with all terms above as they pertain to this subject property



Type Name

Joelle Robinson

Date of Signature

03/12/2026

Title, Chapter, and Section Proposed for Amendment

Not applicable

Explain the purposes and reasons of the proposed Amendment

Not applicable

Set out the proposed language for amending the Zoning Ordinance (attach a separate sheet if needed)

Not applicable

Explain how the proposed Amendment is consistent with the County Comprehensive Plan:

Not applicable

State all Titles, Chapters and Sections of the Cassia County Code affected by the proposed Amendment:

Not applicable

How is the proposal consistent with State Code:

Not applicable

How does the proposed Amendment further promote the objective and purposes of the Zoning Ordinance:

Not applicable

Describe how the Amendment establishes and maintains sound, stable and desirable development in the County:

Not applicable

I consent to this application and hereby certify that information contained on this application and in the accompanying materials is correct to the best of my knowledge. I agree to be responsible for all application materials, fees and application correspondence with the County. I will hold harmless and indemnify Cassia County from any and all claims and/or causes of action from or an outcome of the applications, issuance or denial of the request made of Cassia County.



Upload Explanation & Evidence

 **Proposed Conditional Use Permit.docx**

I acknowledge that I understand and agree with all terms above as they pertain to this subject property



Type Name

Joelle Robinson

Date of Signature

03/12/2026

Signature

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.

Electronically Signed

Joelle Robinson - 03/17/2026 1:22 pm

Messages

03/17/2026 16:45 pm - Sara Haynes

Please submit payment either online or bring a check into our office.

Internal Notes

03/23/2026 8:17 am - Sara Haynes

@{{user|684c60934fdde470d7d40308|Sarah Somsen}}

Please have Michael review. Thanks

EXHIBIT
2

Site



2026-06-CU Robinson

RP11S23E042752



1 acres+/-

1 inch = 44 feet



PARCEL NO. 1:

TOWNSHIP 11 SOUTH, RANGE 23 EAST OF THE BOISE MERIDIAN, CASSIA COUNTY, STATE OF IDAHO

Section 4:

Part of Lot 3, more particularly described as follows:

Beginning at a point 650 feet West along the lot line and 195 feet North from the Southeast corner of Lot 3; Thence North 195 feet, Thence West 446.61 feet paralleling **the** lot line, to the Point of Beginning,

Thence West 223.39 feet paralleling the lot line;

Thence South 195 feet;

Thence East 223.39 feet;

Thence North **195** feet to the Point of Beginning.

PARCEL NO. 2:

A right of way easement for ingress and egress conveyed by Right of Way Easement dated September 24, 1975 and recorded September 30, 1975 as Instrument No. 85976, records of Cassia County, Idaho.

RESERVING UNTO THE GRANTORS, their successors and or assigns, a 20 foot road right of way easement along **the** North side of Parcel No.1 above for **the** benefit of the following described parcel:

TOWNSHIP 11 SOUTH, RANGE 23 EAST OF THE BOISE MERIDIAN, CASSIA COUNTY, STATE OF IDAHO

Section 4:

Part of Lot 3, more particularly described as follows:

Beginning at a point 650 feet West along the lot line and 195 feet North from the Southeast corner of Lot 3;

Thence North 195 feet,

Thence West 446.61 feet paralleling the lot line,

Thence South 195 feet;

Thence East 446.61 feet paralleling the lot line to the Point of Beginning.

EXHIBIT 'A'

PARCEL NO. 1:

TOWNSHIP 11 SOUTH, RANGE 23 EAST OF THE BOISE MERIDIAN, CASSIA COUNTY,
STATE OF IDAHO

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STATE OF IDAHO

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Thence North 195 feet,
Thence West 446.61 feet paralleling the lot line,
Thence South 195 feet;
Thence East 446.61 feet paralleling the lot line to the Point of Beginning.

Project Narrative – Home-Based Preschool

1. Project Overview

This application requests approval of a Conditional Use Permit to operate a home-based early learning center (not a day care) for children ages 3–6 at my residence in Cassia County, Idaho. I will provide a developmentally appropriate early learning environment designed to prepare children for school success through play-based learning, structured routines, and social development. Enrollment will be limited to maintain appropriate teacher-to-student ratios and ensure individual attention for each child.

2. Property and Site Description

The proposed early learning center (hereafter referred to as “preschool”) will operate within my existing single-family residence located in a Residential/Agricultural zone in Cassia County. Indoor space within the home will be used for classroom instruction and learning activities.

The property includes a circular driveway that allows vehicles to safely enter and exit without backing into the road or blocking traffic. This driveway will be used for drop-off and pick-up of children.

Outdoor play activities will occur in the yard for short, scheduled periods during the school day. Outdoor time will always be supervised.

3. Program Description

The preschool will serve children ages **3 through 6 years old**.

Our mission is to provide a nurturing and engaging early learning environment where young children grow through play, exploration, and meaningful experiences. We love to explore cultural traditions and have fun with holidays! We offer a project-based curriculum grounded in developmentally appropriate practices that integrates English Language Arts and Social Studies with STEAM (Science, Technology, Engineering, Arts, and Mathematics). Through whole language and early literacy experiences, songs, stories, guided activities, and purposeful play, we foster curiosity, creativity, and a love of learning. With small class sizes and low teacher-to-child ratios, we are able to support each child's physical, cognitive, emotional, and social development, honoring the whole child and building a strong foundation for lifelong learning.

Student-to-teacher ratios will follow the recommendations of the **National Association for the Education of Young Children**, supporting individualized instruction and positive classroom management.

4. Hours of Operation

Classes will be held during the hours of a traditional school day.

5. Drop-Off and Pick-Up Procedures

Children will be dropped off and picked up using the property's circular driveway, which allows for safe and efficient vehicle movement. Drop-off and pick-up will occur within a 10-15 minute window each day to minimize traffic in the area. The circular driveway prevents vehicles from blocking the street or neighboring driveways.

6. Outdoor Play and Noise Considerations

Outdoor play will be closely supervised and limited in duration, so noise impacts will be minimal and similar to typical residential activities involving children.

7. Qualifications and Safety

Although preschools are not required to obtain childcare licensing in Idaho, the program will maintain high professional standards. I am a certified teacher in the State of Idaho with a Bachelor's Degree in Early Childhood Education with over 20 years of experience with young children in four different preschools.

Children will always be supervised, and I will have a qualified co-teacher joining me, adding an additional layer of safety and protection.

8. Neighborhood Compatibility

Key compatibility factors include the preschool's small teacher to student ratios, daytime operation, no street parking, and use of an existing residential structure.

The scale and nature of the program are similar to typical family activities involving young children and will not create significant impacts on traffic, noise, or neighborhood character.

This preschool will provide a valuable educational opportunity for families in the community while maintaining the family-friendly residential nature of the surrounding area.

GENERALLY APPLICABLE STANDARDS:

- A. Qualify: As a home-based business, having a preschool in my home constitutes a conditional use, as defined by my meeting with the zoning administrator.
- B. Meet General Obligations: Education works in a residential area, as it becomes a local resource for families in the surrounding area.
- C. Maintain Character: The preschool will be in my home, with nothing else being added on. This is in keeping with the area, as nothing will change from the outside. Parents will drop off and pick up in the circular drive, not park. We have our easement improved to a gravel road and already maintain it for our use. The essential character of the area will remain unchanged.
- D. Hazards: Classes will be during daylight hours, the only activities will be limited to recess times on the property and will not be more distracting than neighborhood children playing in their yards. There may be one extra sack of trash a week, but none of it will be hazardous.
- E. Facilities: Facilities will all be met by existing services to our house. Our easement has been improved and is maintained. There is a circular drive for pick up and drop off so there is no need for parking. No additional construction or additional facilities will be needed than the existing ones. Traffic will not be substantially increased on the roads, as the students are mostly local.
- F. Economic Welfare: The learning center will be small and local. We will not create excessive additional requirements at public cost for public facilities and services. I cannot think of any way that adding a preschool to the community could possibly be unreasonably detrimental to the economic welfare of the community.
- G. Conditions Of Operation: We are in a residential/agricultural zone. That zone includes plenty of gas-powered vehicles. Koyle Construction and Apex are both less than a half mile from the property. Having a limited number of students dropped off and picked up during school hours 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: We are the only working animal farm in the immediate vicinity, and will be teaching all of our students how to be smart around animals and how to watch for agricultural uses. Preschool and kindergarten are considered beneficial to individuals and families and will not be or create conditions that could be unreasonably harmful to the general safety, health or welfare of the community.
- I. Vehicular Approaches: There is a circular driveway at the property which will help the flow of pick-ups and drop-offs. We have a developed easement which will be used to approach, limiting the interference to traffic to slowing down when a car is turning off the road. No road

parking will be convenient. The only other person entitled to our easement is family, and the easement is large enough to have two cars pass with room to spare.

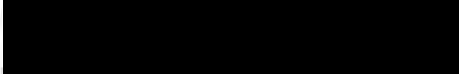
J. Scenic And Historic Features: We are not demolishing or constructing, so there will be no loss or damage to any features. With commercial properties of Koyle Construction at the end of our lane and Apex around the corner, as well as having a new subdivision on the other side of the fence, having a home business with private vehicles coming and going will not affect the aesthetic of the community.

Water Impact Statement for Conditional Use Permit, Cassia

County

1:06 PM (3
minutes
ago) Add
reactio
n
Reply
More

Country Roots



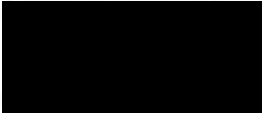
to
manager@bu
rleyirrigation.
org

Dear BID,

I am filling out a conditional use permit to be able to run a private early education program from my home, and part of what the paperwork requires is an impact statement from the Burley Irrigation District. I will be running this out of my home; no demolition or new construction will be happening, keeping our water needs the same. Please let me know what information you might need from me.

Thank you,

Joelle Robinson





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

Applicant:

Name: Joelle Robinson

Address: [REDACTED]

Phone: [REDACTED]

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.

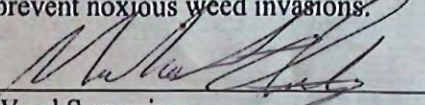
Goals: The goal for this facility is to prevent the establishment of noxious weeds on the property. A secondary goal is to eradicate weeds that do establish on the property.

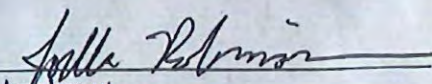
Survey: During the late spring, early summer and/or fall of 2026 (year) a survey will be conducted to identify any noxious weeds listed below:

- | | |
|--------------------|----------------------|
| Black Henbane | Puncture Vine |
| Canada Thistle | Perennial Pepperweed |
| Curley Pondweed | Poison Hemlock |
| Dalmation Toadflax | Rush Skeletonweed |
| Diffuse Knapweed | Russian Knapweed |
| Field Bindweed | Saltcedar |
| Houndstongue | Scotch Thistle |
| Jointed Goatgrass | Spotted Knapweed |
| Leafy Spurge | White Bryony |
| Musk Thistle | Whitetop |

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

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


 Weed Supervisor
 Date: 3-30-2026


 Applicant
 Date: 3-12-2026



S 77 E

S 77 E

S 77 E

S 77 E

FENCE

FENCE

KENNEL

COOP

Circular
SHELTER NOT ON THE
GOOGLEMAPS
FROM PASTURE

FENCE

FENCE

No new construction.

FIELD

FENCE

FENCE

H Ganbl

NOTICE OF HEARING BEFORE CASSIA COUNTY PLANNING AND ZONING COMMISSION

On Application # 2026-06-CU

NOTICE IS HEREBY GIVEN: that a hearing will be held on **Thursday, the 21st day of May, 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: **Ricky & Joelle Robinson, [REDACTED]** **83318,** regarding an Application for a Conditional Use Permit, which application was received by the County on the **17th day of March, 2026.**

The Nature of the Proposed Conditional Use is for a: **Pre-School/Early Learning Center.**

The property is located on lands at approximately: **[REDACTED]**

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

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

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

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

- A. Written Statements of Support Or Objection:** All persons to whom notice is mailed shall be advised in that notice that they and others who can establish that their substantial rights would be affected by the approval or denial of the permit may file written objections or supporting statements with the planning and zoning commission secretary, 1459 Overland Ave. Rm. 210, Burley, ID 83318, no later than ten (10) days prior to the hearing setting forth in that writing that person's support or objection to the issuance of the new conditional use permit.
1. Written objections shall set forth each requirement of law (local, state or federal) which the objecting party believes the conditional use permit would violate.
 2. Written statements shall also set forth either that the party making the statement owns property within:
 - one (1) mile of any external boundaries of the conditional use permit site described in the application, or
 - in the designated Areas of City Impact only, within three hundred feet (300') of any external boundaries of the conditional use permit site described in the application and/or otherwise setting forth the substantial rights that would be affected by the approval or denial of the permit.
 3. Additionally, any party desiring to file any document(s) exceeding one (1) one-sided, 8 ½" x 11" sized page, shall file such document(s) at least ten (10) days prior to the hearing, with the planning and zoning commission secretary. The planning and zoning commission reserves the right to reject any proffered documentation that violates the intent of this regulation.
- B. Providing Testimony at the Public Hearing:** Any person who files a statement in support or objection to the issuance of a new conditional use permit shall indicate in such statement whether or not such person desires to testify at the hearing.
1. Prior to the hearing the planning and zoning commission shall determine which of those persons who desire to testify will be permitted to testify at the hearing.
 2. All statements of support or objections shall be made a part of the record at the hearing, but no person except the applicant shall be permitted to testify at the hearing unless they have previously filed a written statement of support for or objection to the issuance of the permit.

DATED this 3rd day of April, 2026.

Signature: /s/ Joelle Robinson

Printed Name: Joelle Robinson

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 April 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 13 day of April 20 26.

Joelle Robinson
Authorized Signature
Joelle Robinson
Printed Name

State of Idaho)
County of Cassia) ss

Subscribed and sworn to be before me this 13 day of April, 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.

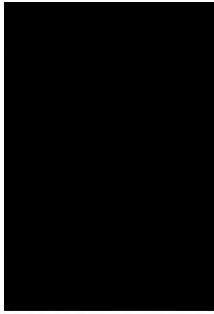


Karla Adams
Notary Signature
Residing at Cassia
Commission expires 10/16/2029

NOTE: This form is general in nature. Users are responsible for any form that is used, and must ensure that it is accurate in content and should also ascertain that it meets the requirements of state statutes and county ordinances applicable thereto.

RP11S23E043025	DEL RIO, ANA	BURLEY	ID	83318
RP11S23E046011	DESPAIN, JALYNN	BURLEY	ID	83318
RP11S23E090025	DJK CASSIA PROPERTIES LLC	BURLEY	ID	83318
RP11S23E049500	DOUGLASS, WILLIAM COLTON	BURLEY	ID	83318
RP11S23E043810	DOWNS, LONNIE	BURLEY	ID	83318
RP10S23E336376	F9 INVESTMENTS INC	BURLEY	ID	83318
RP000690010030	FARFAN, BERNARDO	BURLEY	ID	83318
RP000690010200	FARFAN, JOSE L	BURLEY	ID	83318
RP10S23E334800	FARMLAND RESERVE INC	SALT LAKE CITY	UT	84111
RP10S23E336590	FENNELL, GLINDA C	BURLEY	ID	83318
RP00016003004A	FISCHER, CASTEN	BURLEY	ID	83318
RP10S23E335577	FISH SERVICE CORP	BOISE	ID	83701
RP11S23E043790	FRANKS, NATALIE	BURLEY	ID	83318
RP10S23E326720	FS PROPERTIES LLC	BURLEY	ID	83318
RP10S23E337206	FUNK, BRENT A	HANSEN	ID	83334
RP10S23E344950	FUNK, GENE T & SHARON A, TRUST	BURLEY	ID	83318
RP11S23E052830	FUNK, GRAYDON R	BURLEY	ID	83318
RP11S23E044802	FUNK, LEROY D	BURLEY	ID	83318
RP000010010230	GARCIA, CHRISTINA MOLINA	BURLEY	ID	83318
RP00016002001B	GARN, VAL	BURLEY	ID	83318
RP10S23E321941	GARRETT, MATTHEW	BURLEY	ID	83318
RP10S23E324925	GASTELUM, ANGEL	BURLEY	ID	83318
RP11S23E059000	GEBHART, KEVIN E	BURLEY	ID	83318
RP000690010180	GERRATT, KYLE W	BURLEY	ID	83318
RP000010020050	GERRATT, LARRY DEAN	BURLEY	ID	83318
RP11S23E080621	GILLETTE, THOMAS DEE ZACHARY	BURLEY	ID	83318
RP11S23E046153	GOEDHART, JACOB HENRY	BURLEY	ID	83318
RP001010010010	GOMM, TERRY EARL	BURLEY	ID	83318
RPBHL210080050	GOODWIN, MITCHELL E	BURLEY	ID	83318
RP000690010170	GREENER, BRAXTON	BURLEY	ID	83318
RP00001001020A	GREENER, BRENT D	BURLEY	ID	83318
RP10S23E330351	GREENER, DAX AND MELISSA FAMILY LIVING TRUST	BURLEY	ID	83318
RP11S23E042450	GREENER, MARY RUTH, L/E	BURLEY	ID	83318
RP11S23E090775	GRISENTI, WADE H	BURLEY	ID	83318
RPSS0080010070	HALL, SALLY L	BURLEY	ID	83318
RP11S23E052850	HANSEN, ADAM	BURLEY	ID	83318
RP11S23E052980	HANSEN, KIM S, FAMILY TRUST	BURLEY	ID	83318
RP11S23E057502	HANSEN, KRISTA	BOISE	ID	83713
RP00016002002B	HANSEN, LUKE M	BURLEY	ID	83318
RP10S23E321805	HANSEN, PRESTON ROSS	BURLEY	ID	83318
RP11S23E046449	HANSEN, THOMAS A	BURLEY	ID	83318
RP00001001019A	HARPER, MATTHEW I	BURLEY	ID	83318
RP00016001001B	HAWKES, DARBY V	BURLEY	ID	83318
RP10S23E322276	HEGE, JASON	BURLEY	ID	83318
RP11S23E040102	HEIGAR CUSTOM LLC	BURLEY	ID	83318
RP000690010090	HEPWORTH, AARON B	BURLEY	ID	83318
RPBHL210080040	HEWARD, JAYCI	BURLEY	ID	83318
RP11S23E046586	HEWARD, TREVER H	BURLEY	ID	83318
RP11S23E036652	HINES, GENE M	BURLEY	ID	83318
RP11S23E036442	HINES, JERRY L	BURLEY	ID	83318
RP000010010220	HITT, HOWARD	BURLEY	ID	83318
RP000020020070	HOBBS, RICHARD L	BURLEY	ID	83318
RP000690010260	HOWES, ADAM	BURLEY	ID	83318
RP10S23E345445	HULL, TIM	BURLEY	ID	83318
RPSS0090010010	IDA GOLD FARMS LLC	BURLEY	ID	83318
RP10S23E335578	INTERMOUNTAIN GAS CO ATTN UG Fixed Asset Acc	BISMARCK	ND	58501
RP10S23E335404	JAB PROPERTIES LLC	HEYBURN	ID	83336
RP10S23E337202	JAMES, BRUCE	BURLEY	ID	83318
RP000450010080	JENSEN, MARK R	BURLEY	ID	83318
RP11S23E046301	JOHNSON, OSCAR BEN	BURLEY	ID	83318
RP10S23E326700	JOINT SCHOOL DISTRICT NO 151	BURLEY	ID	83318
RP000010020060	JONES, CHASE DENNIS	BURLEY	ID	83318
RP11S23E057202	JONES, CORY C	BURLEY	ID	83318
RP00001001018A	JONES, DENNIS	BURLEY	ID	83318
RP00002001012A	JONES, GEORGE LEONARD, 30% INT	BURLEY	ID	83318
RP000690010050	JONES, JARED M	BURLEY	ID	83318
RP10S23E325300	JONES, KAY C	BURLEY	ID	83318
RP10S23E325390	JONES, MATTHEW D	BURLEY	ID	83318
RP11S23E058905	JUDD, ELLEN KATHRYN	BURLEY	ID	83318
RP000020020140	JUDD, JACOBY ALLEN	BURLEY	ID	83318
RPBHL210070160	KETTERLING, DIAN L	BURLEY	ID	83318

RP10S23E321815 WILLIAMS, VIRGINIA RAE
RP10S23E339002 WILLIAMSON, THOMAS
RP00002001005B WOOD, TIM
RP000450010060 WOODLAND, RYAN MICHAEL
RP11S23E046200 WORTHINGTON, COURTNEY
RP11S23E042415 WORTHINGTON, ROBERT
RP11S23E040801 WORTHINGTON, THOMAS R
RP11S23E046170 WRAY, ANDREW
RP001010010040 WRIGLEY, TYSON
RP11S23E054806 WYATT, KELLY
RP00016004002A YEARSLEY, KEVIN N



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This information is provided in regards to a public records request.

THIS INFORMATION IS LISTED BY THE COUNTY TAX ASSESSOR AS OWNING REAL PROPERTY
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CASSIA COUNTY ASSUMES NO LIABILITY OR RESPONSIBILITY FOR ERRORS OR OMISSIONS WHEN THE
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AFFIDAVIT OF PUBLICATION

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

State of Florida, County of Broward, ss:

I, Anjana Bhadoriya, of lawful age, being duly sworn upon oath depose and say that I am an agent of Column Software, PBC, duly appointed and authorized agent of the Publisher of Magic Valley Times-News, a newspaper printed and published at Twin Falls on Tuesday, Thursday and Saturday, Twin Falls County, State of Idaho, and having a general circulation therein, and which said newspaper has been continuously and uninterruptedly published in said County during a period of twelve consecutive months prior to the first publication of the notice, a copy of which is attached hereto: that said notice was published in the Times-News, in conformity with Section 60-108, Idaho Code, as amended, for:

Publication Dates:

- Apr 9, 2026

Notice ID: hXNxzC7AIMtYuxUBOSfa

Notice Name: Notice of Hearing for Conditional Use Permit

Publication Fee: \$116.09

Anjana Bhadoriya

Agent

VERIFICATION

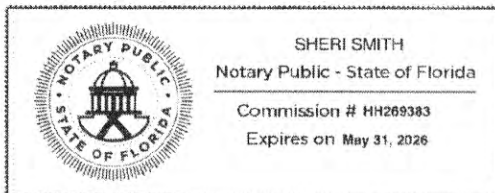
State of Florida
County of Broward

Signed or attested before me on this: 04/10/2026

S. Smith

Notary Public

Notarized remotely online using communication technology via Proof.



Notice of Hearing

NOTICE OF HEARING BEFORE CASSIA COUNTY PLANNING AND ZONING COMMISSION On Application # 2026-06-CU NOTICE IS HEREBY GIVEN; that a hearing will be held on Thursday, the 21st day of May, 2026, beginning at the hour of three (3) o'clock P.M., in the Cassia County Courthouse, 1459 Overland Avenue, Room 206, Burley, Idaho 83318, before the Cassia County Planning & Zoning Commission on the application of: (Names and Addresses of ALL Applicants): Ricky & Joelle Robinson, [REDACTED] regarding an Application for a Conditional Use Permit, which application was received by the County on the 17th day of March, 2026. The Nature of the Proposed Conditional Use is for a Pre-School. The property is located on lands at approximately: [REDACTED] Cassia County, Idaho. Such lands are located within the Residential Agricultural 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 3rd day of April, 2026.
S/S Joelle Robinson
Publish: April 9, 2026
COL-NV-4055



EXHIBIT
11

RA

2026-06-CU Robinson

- RP11S23E042752
- Buffer_of_RP11S23E042752
- Residential Agricultural
- Agricultural Residential

1 inch = 62 feet

2026-06-CU Robinson

RP11S23E042752



1 inch = 44 feet