



CASSIA COUNTY
PLANNING & ZONING COMMISSION
NOTICE OF SPECIAL MEETING
Thursday – August 21, 2025 at 3:00 PM

**Room # 206, Cassia County Commission Chambers,
1459 Overland Ave., Burley, Idaho**

AGENDA

3:00 P.M. Call to Order
 Pledge of Allegiance
 Roll Call

Business Action Items:

- 1. Action Item:** Approval of Minutes for July 17, 2025.
- 2. Action Item:** **Review and sign Recommendation** to the Board of County Commissioners for H&E Holdings LLC, 1840 S 50 E, Oakley, Idaho. AgProfessionals for H&E Holdings LLC dba 3 Bar Cattle, 1840 S 50 E, Oakley, ID for CAFO and CUP permits, with variance request to add to an existing Grandfathered CAFO Feedlot. The proposed CAFO permit is for 6,191.38 AUs based on new acreage of 3095.69.
- 3. Action Item: Hearing on** 2025-06-CU/SUB Quail Estates Subdivision, 124 S 450 E, Burley, Jake and Jill Streeter, conditional use permit application for a Subdivision for residential single family homes. Subdividing 10.28 acres into 9 lots.
- 4. Action Item: Deliberation and Decision on** 2025-06-CU/SUB Quail Estates Subdivision, 124 S 450 E, Burley, Jake and Jill Streeter, for a conditional use permit application for a 9 lot Subdivision.
- 5. Action Item: Hearing on** 2025-07-CU Fybercom, for a conditional use permit to build a 100 ft. manufactured, un-guyed communications tower site to deliver fixed wireless internet services. Property is owned by George and Joann Kelley in Albion.
- 6. Action Item: Deliberation and Decision on** 2025-07-CU Fybercom, for a conditional use permit to build a 100 ft. manufactured, un-guyed communications tower site to deliver fixed wireless internet services.
- 7. Action Item: Hearing on** 2025-10-CU Mummos Finnish Sauna Village, Shane and Katriina Beck located at 47 W 300 S, Burley, ID application for a conditional use permit to build a wellness Finnish Sauna Village..
- 8. Action Item: Deliberation and Decision on** 2025-10-CU Mummos Finnish Sauna Village, Shane and Katriina Beck for a conditional use permit at 47 W 300 S, Burley, ID to build a wellness Finnish Sauna Village at.
- 9. Action Item:** **Adjourn.**

Next Regularly Scheduled Planning & Zoning Meeting will be held on **September 18, 2025**, at 3:00 p.m., Cassia County Commission Chambers Room 206, 1459 Overland Avenue, Burley, Idaho, **unless otherwise noted.**