

ORDER RE: COTTONWOOD ACRES
SUBDIVISION CONDITIONAL USE PERMIT APPLICATION

After hearings on August 4, 2025, August 11, 2025, September 8, 2025, and September 29, 2025 this matter came before the Board of County Commissioners for final deliberation on October 1, 2025.

After a review of the briefs and exhibits filed in this matter by both parties and deliberation regarding further options, the Cassia County Board of Commissioners hereby orders the following:

1. The matter is hereby REMANDED to the Cassia County Planning and Zoning Commission; and
2. In order to allow all parties due process the Commission must review the water reports (Exhibits 21 and 28) and any supplemental materials, reports, or testimony which discuss the water issue, provided by the parties; and
3. Then the Commission must clearly articulate if there is substantial and competent evidence to satisfy the requirements of Cassia County Code 10-3-3(M); and
4. The burden to establish each of the factors in Cassia Code remains with the Applicant at all times. Pursuant to Cassia County Code 9-13-3 (D) & (H), the Commission must make further findings regarding the impact on existing or future neighboring uses; and
5. Finally, the Commission must make adequate findings of fact and conclusions of law relative to the Conditional Use Permit Application.

IT IS HEREBY ORDERED this 1st day of October, 2025.



LEONARD BECK
CHAIRMAN OF THE BOARD OF CASSIA
COUNTY COMMISSIONERS

Attest:


Sharon Ahlin

10-1-2025

Date
☒ Deputy Clerk ☐ Clerk of the Board