



Cassia County Planning & Zoning Commission

EXHIBIT LIST

Application Number: 2024-14-CU

Applicant: Heidi Cranney

Property Owner: Arden & Heidi Cranney

Hearing: February 20, 2025

1. Conditional Use Application
2. Legal Descriptions
3. Narrative
4. Event Venue Narrative
5. Vicinity Sketches
6. Weed Plan
7. Notice to Political Subdivisions
 - a) Oakley Canal Company Received
 - b) Oakley Fire and Rescue Received
 - c) Oakley Highway District
 - d) Electric Company
 - e) Cassia School District
 - f) South Central Health District
8. 1 Mile Property Owners
9. Cassia County Building Official Review
10. AFFIDAVITS: Notice of Hearing, Certificate of Mailing, List of Property Owner mailed to, Affidavit of Posting, Affidavit of Publication.
11. Departmental Report
12. Aerial Maps, TOPO



Conditional Use Permit Application

EXHIBIT
1

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)**

<u>Applicant/Authorized Agent</u> <i>(Attach additional pages if Necessary)</i>
Name: Heidi Cranney
Address: 250 w 1545 s
City: Oakley
State: Idaho Zip: 83346
Contact Phone # 208-300-0069
Email: hcranney91@gmail.com

<u>Property Owner of Record</u> <i>(Attach additional pages if Necessary)</i>
Name: Arden and Heidi Cranney
Address: 250 w 1545 s
City: Oakley
State: Idaho Zip: 83346
Contact Phone # 208-300-0069
Email: hcranney91@gmail.com

Property Information:

Location of Property: 250 w 1545 s Oakley, ID 83346

Parcel Number(s): RRP13S22S114210

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

Existing Use of Property: Personal property and equine center.

Current Zoning District of the premises: Multiple Use

Description of Proposed Conditional Use:

Event Venue for public and private gatherings. I would like to obtain an Event Venue Permit.

If an Event Venue permit has not been established by the county at the present time, I will be asking to obtain an

Exhibition Hall permit, by way of the definition: a large hall for holding exhibitions or a large room for gatherings.

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.

Heidi Cranney 11-14-24
Signature of Applicant/Authorized Agent Date
(Attach additional signature pages if necessary)

Printed Name: Heidi Cranney

Arden Cranney 11-14-24
Signature of Property Owner Date

Printed Name: Arden Cranney

Heidi Cranney 11-14-24
Arden Cranney 11-14-24
Signature of Property Owner Date
(Attach additional signature pages if necessary)

Printed Name: Heidi Cranney & Arden Cranney

For Office Use Only:

Date Application Lodged: <u>11-12-2024</u>	By: <u>Kadams</u>
Fee <u>\$600.00</u> Paid: \$ <u>1000.00</u> Check # _____	Credit Card: <u>X</u>
Application # <u>2024-14-CU</u>	

11-12-2024
16:19:29

CASSIA COUNTY ZONING/BUILDING Receipt #: 2-08724
Received by: KARLA

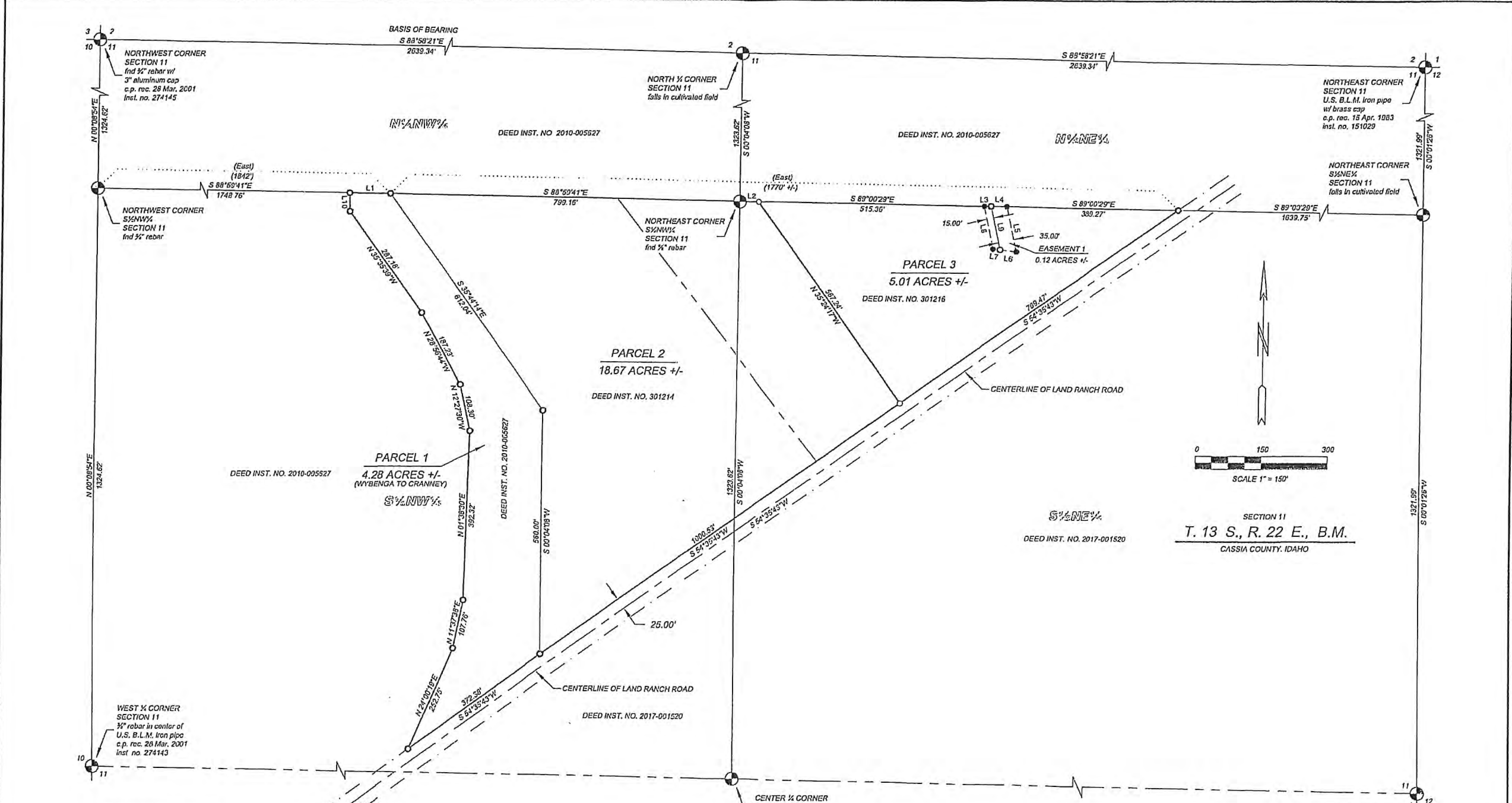
Received From: HEIDI CRANNEY

Received On: 11-12-2024

In the form of Credit Card

<u>Received For</u>	<u>Cost Each</u>	<u>Quantity</u>	<u>Cost</u>
Planning & Zoning Fees	600.00	1	600.00
			=====
	Receipt Amount		\$600.00

CONDITIONAL USE PERMIT FOR HEIDI CRANNEY



PREVIOUS RECORD OF SURVEYS

S-1 INST. NO. 2019005196
 S-2 INST. NO. 305055
 S-3 INST. NO. 274232
 S-4 U.S. BLM 1982 DEPENDENT RESURVEY
 S-5 INST. NO. 2020-001338

CERTIFICATE OF SURVEY

I, JARAM JONES, A LICENSED PROFESSIONAL LAND SURVEYOR, IDAHO LICENSE NO. 19281, DO HEREBY CERTIFY THAT THIS RECORD OF SURVEY HAS BEEN PREPARED FROM A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THIS MAP IS AN ACCURATE REPRESENTATION OF SAID SURVEY.

SURVEYOR'S NOTE

THIS SURVEY WAS COMPLETED BY THE SURVEYOR WITHOUT THE BENEFIT OF A TITLE POLICY, TITLE COMMITMENT OR ANY OTHER FORM OF A TITLE SEARCH PROVIDED TO THE SURVEYOR. EASEMENTS, ENCUMBRANCES AND ANY OTHER SPECIAL EXCEPTIONS TO THE PROPERTY HAVE NOT BEEN PROVIDED TO OR SPECIFICALLY RESEARCHED BY THE SURVEYOR. THIS SURVEY WAS NOT COMPLETED TO THE ALTA/CASM STANDARDS. SURVEYED PROPERTY IS SUBJECT TO ALL EASEMENTS, ENCUMBRANCES AND ANY OTHER SPECIAL EXCEPTIONS CURRENTLY EXISTING OR OF PUBLIC RECORD. THIS SURVEY IS SUBJECT TO LOCAL PROVISIONS SET FORTH BY CITY AND/OR COUNTY AGENCIES AND DOES NOT GUARANTEE COMPLIANCE WITH LOCAL ORDINANCES.

SURVEYOR'S NARRATIVE

(A) THE PURPOSE OF THIS SURVEY WAS TO ADJUST THE BOUNDARY LINES BETWEEN DEED INSTRUMENT NUMBER 2010-005627, DEED INSTRUMENT NUMBER 301214 AND DEED INSTRUMENT NUMBER 301216.

(B) PLSS SURVEY MONUMENTS SHOWN ON THIS SURVEY WERE FOUND TO BE IN HARMONY WITH THE 1982 DEPENDENT RESURVEY OF THIS SECTION. SURVEYS USED IN THE PROCESS OF THIS SURVEY ARE LISTED IN THE PREVIOUS RECORD OF SURVEYS NOTE. DEEDS USED IN THE PROCESS OF THIS SURVEY ARE LISTED ON THE FACE OF THIS MAP IN THEIR RESPECTIVE LOCATIONS.

Course	Bearing	Distance
L1	S 88°59'41" E	93.24'
L2	S 89°00'29" E	41.65'
L3	S 89°00'29" E	15.40'
L4	S 89°00'29" E	35.92'
L5	S 12°01'52" E	106.74'
L6	N 83°02'06" W	37.02'
L7	N 83°02'06" W	15.86'
L8	N 12°01'52" W	101.09'
L9	S 12°01'52" E	102.78'
L10	N 01°33'42" W	42.49'

LEGEND

- - SET 1/2" x 24" REBAR W/ L.S. NO. ATTACHED.
- - FOUND 1/2" x 24" REBAR W/ L.S. NO. ATTACHED.
- - CALCULATED POINT; NO MONUMENT SET.
- ⊙ - SECTION, 1/4 SECTION OR PLSS SUBDIVISIONAL CORNER. CALCULATED POINT UNLESS OTHERWISE NOTED.
- - SURVEYED BOUNDARY / PARCEL LINE
- - - - ROAD RIGHT OF WAY LINE
- - - - CENTERLINE OF ROAD
- - - - PROPOSED EASEMENT LINE
- - - - UN-SURVEYED / ARBITRARY LINE FOR GRAPHIC PURPOSES ONLY
- (N 00°00'00" W) (111.11) - BEARING / DISTANCE OF RECORD

Instrument # 2021004245
 BURLEY, CASSIA, IDAHO
 8-17-2021 03:36:46 PM No. of Pages: 1
 Recorded for: DESERT WEST LAND SURVEYS
 JOSEPH LARSEN Fee: 5.00
 Ex-Officio Recorder Deputy
 ISSUED BY RECORD OF SURVEY

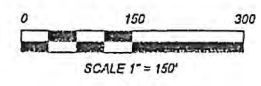
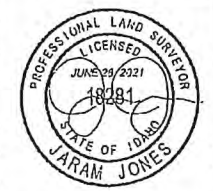
RECORD OF SURVEY
 for
ARDEN & HEIDI CRANNEY

DESERT WEST LAND SURVEYS, P.C.

2020 OVERLAND AVENUE BURLEY, IDAHO 83318 208-678-7112

JOB NO: 14822-21C1 DRAWN BY: T. RENO & J. JONES

DATE: JUNE 28, 2021 ©Desert West Land Surveys, P.C.



SECTION 11
T. 13 S., R. 22 E., B.M.
 CASSIA COUNTY, IDAHO

EXHIBIT
2

June 28, 2021
JOB # 14622-19C1
ARDEN & HEIDI CRANNEY SURVEY



PARCEL 1

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

Part of the S $\frac{1}{2}$ N $\frac{1}{2}$ of Section 11 in Township 13 South, Range 22 East of the Boise Meridian, Cassia County, State of Idaho.

Beginning at the Northwest Corner of the S $\frac{1}{2}$ NW $\frac{1}{4}$ of Section 11 in T.13 S., R.22 E., B.M. said corner marked by a $\frac{3}{8}$ " rebar; Thence South 88 degrees 59 minutes 41 seconds East along the north line of the S $\frac{1}{2}$ NW $\frac{1}{4}$ for a distance of 1748.76 feet to a $\frac{1}{2}$ " rebar which shall be the Point of Beginning;

THENCE South 88 degrees 59 minutes 41 seconds East along said 1/16 section line for a distance of 93.24 feet to a $\frac{1}{2}$ " rebar;

THENCE South 35 degrees 44 minutes 14 seconds East (Southeasterly, Rec.) for a distance of 612.04 feet to a $\frac{1}{2}$ " rebar;

THENCE South 00 degrees 04 minutes 08 seconds West (South, Rec.) for a distance of 560.00 feet to a $\frac{1}{2}$ " rebar on the northerly right of way of Land Ranch Road;

THENCE South 54 degrees 35 minutes 43 seconds West along said right of way for a distance of 372.38 feet to a $\frac{1}{2}$ " rebar;

THENCE North 24 degrees 00 minutes 19 seconds East for a distance of 252.75 feet to a $\frac{1}{2}$ " rebar;

THENCE North 11 degrees 37 minutes 38 seconds East for a distance of 107.76 feet to a $\frac{1}{2}$ " rebar;

THENCE North 01 degrees 38 minutes 30 seconds East for a distance of 392.32 feet to a $\frac{1}{2}$ " rebar;

THENCE North 12 degrees 27 minutes 30 seconds West for a distance of 108.30 feet to a $\frac{1}{2}$ " rebar;

THENCE North 28 degrees 56 minutes 44 seconds West for a distance of 187.23 feet to a $\frac{1}{2}$ " rebar;

THENCE North 35 degrees 35 minutes 39 seconds West for a distance of 287.18 feet to a $\frac{1}{2}$ " rebar;

THENCE North 01 degrees 33 minutes 42 seconds West for a distance of 42.49 feet to the Point of Beginning.

Said property contains 4.28 acres more or less and is subject to any easements or right of ways, existing or of record.

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

June 28, 2021
JOB # 14622-19C1
ARDEN & HEIDI CRANNEY SURVEY



PARCEL 2 (Includes Parcel 1)
L E G A L D E S C R I P T I O N

Part of the S $\frac{1}{2}$ N $\frac{1}{2}$ of Section 11 in Township 13 South, Range 22 East of the Boise Meridian, Cassia County, State of Idaho.

Beginning at the Northwest Corner of the S $\frac{1}{2}$ NW $\frac{1}{4}$ of Section 11 in T.13 S., R.22 E., B.M. said corner marked by a $\frac{3}{8}$ " rebar; Thence South 88 degrees 59 minutes 41 seconds East along the north line of the S $\frac{1}{2}$ NW $\frac{1}{4}$ for a distance of 1748.76 feet to a $\frac{1}{2}$ " rebar which shall be the Point of Beginning;

THENCE South 88 degrees 59 minutes 41 seconds East along said 1/16 section line for a distance of 892.40 feet to a $\frac{3}{8}$ " rebar at the Northeast Corner of the S $\frac{1}{2}$ NW $\frac{1}{4}$;

THENCE South 89 degrees 00 minutes 29 seconds East along the north line of the S $\frac{1}{2}$ NE $\frac{1}{4}$ for a distance of 44.65 feet to a $\frac{1}{2}$ " rebar;

THENCE South 35 degrees 24 minutes 17 seconds East for a distance of 567.24 feet to a $\frac{1}{2}$ " rebar on the northerly right of way of Land Ranch Road;

THENCE South 54 degrees 35 minutes 43 seconds West along said right of way for a distance of 1372.91 feet to a $\frac{1}{2}$ " rebar;

THENCE North 24 degrees 00 minutes 19 seconds East for a distance of 252.75 feet to a $\frac{1}{2}$ " rebar;

THENCE North 11 degrees 37 minutes 38 seconds East for a distance of 107.76 feet to a $\frac{1}{2}$ " rebar;

THENCE North 01 degrees 38 minutes 30 seconds East for a distance of 392.32 feet to a $\frac{1}{2}$ " rebar;

THENCE North 12 degrees 27 minutes 30 seconds West for a distance of 108.30 feet to a $\frac{1}{2}$ " rebar;

THENCE North 28 degrees 56 minutes 44 seconds West for a distance of 187.23 feet to a $\frac{1}{2}$ " rebar;

THENCE North 35 degrees 35 minutes 39 seconds West for a distance of 287.18 feet to a $\frac{1}{2}$ " rebar;

THENCE North 01 degrees 33 minutes 42 seconds West for a distance of 42.49 feet to the Point of Beginning.

Said property contains 18.67 acres more or less and is subject to any easements or right of ways, existing or of record.

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

Double C Barn

250 WEST 1545 SOUTH

OAKLEY, ID 83346

1. The proposed event venue is located on private property at 250 W 1545 S Oakley, ID 83346. It will host weddings, corporate gatherings, private parties, and community functions. This facility will offer indoor and outdoor event spaces designed to cater to a diverse range of occasions while ensuring compliance with county regulations regarding safety, traffic, and environmental standards.

2. All buildings/building: One (40x70ft) metal shed.

3. The occupancy limit has been approved for 150 people.

4. Each parking space is marked with a sign indicating parking. There are 75 parking spaces in compliance with Code 9-9-4 (z).

5. The facility has two family restrooms, one of which will be ADA-compliant to ensure accessibility for individuals with disabilities.

THE BUILDING
IS 28.63 FT
FROM THE
PARKING LOT.

B) SETBACKS FROM
PROPERTY LINES



BUILDING
IS 400.80
FT FROM
THE WELL.



THE
BUILDING IS
36.05 FT
FROM THE
PRIVATE
RESIDENCE.



THE
BUILDING IS
270.06 FT
FROM THE
SOUTH
PROPERTY
LINE.



THE BUILDING
IS 1,332.44 FT
FROM THE
NORTH
PROPERTY
LINE.



THE PARKING
LOT IS 21.19 FT
FROM THE ROAD.

C) PARKING AND LOADING AREA.

ALL PARKING STALLS WILL BE
MARKED AROUND THE FENCE LINE
(EXTERIOR) AND INTERIOR
PARKING WITH SIGNS AND
BARRIERS.



D) TRAFFIC ACCESS AND
CIRCULATION PLAN, INCLUDING
PUBLIC ROADWAYS PROVIDING
ACCESS TO SITE.



BLUE MARKS INDICATE WHERE
THERE IS AN ENTRANCE AND EXIT
AVAILABLE FOR PARKING. THE
PARKING LOT HAS GUARZITE
GRAVEL TO MINIMIZE DUST AND
FIRE ISSUES.

RED MARK INDICATES
HANDICAPPED PARKING (4),

E - F AND J) OPEN SPACES AND
LANDSCAPING.



THE ONLY OPEN SPACES THE
PUBLIC IS ALLOWED ARE THE
PARKING LOT AND THE BACKYARD
AREA, AS INDICATED IN BLUE.
THERE IS A METAL CABLE FENCE
ON THE SOUTH SIDE AND A TREE
LINE AND BOULDERS ON THE
WEST SIDE OF THE YARD TO
CREATE A BARRIER AND
PERIMETER.

G) REFUSE AND SERVICE AREAS

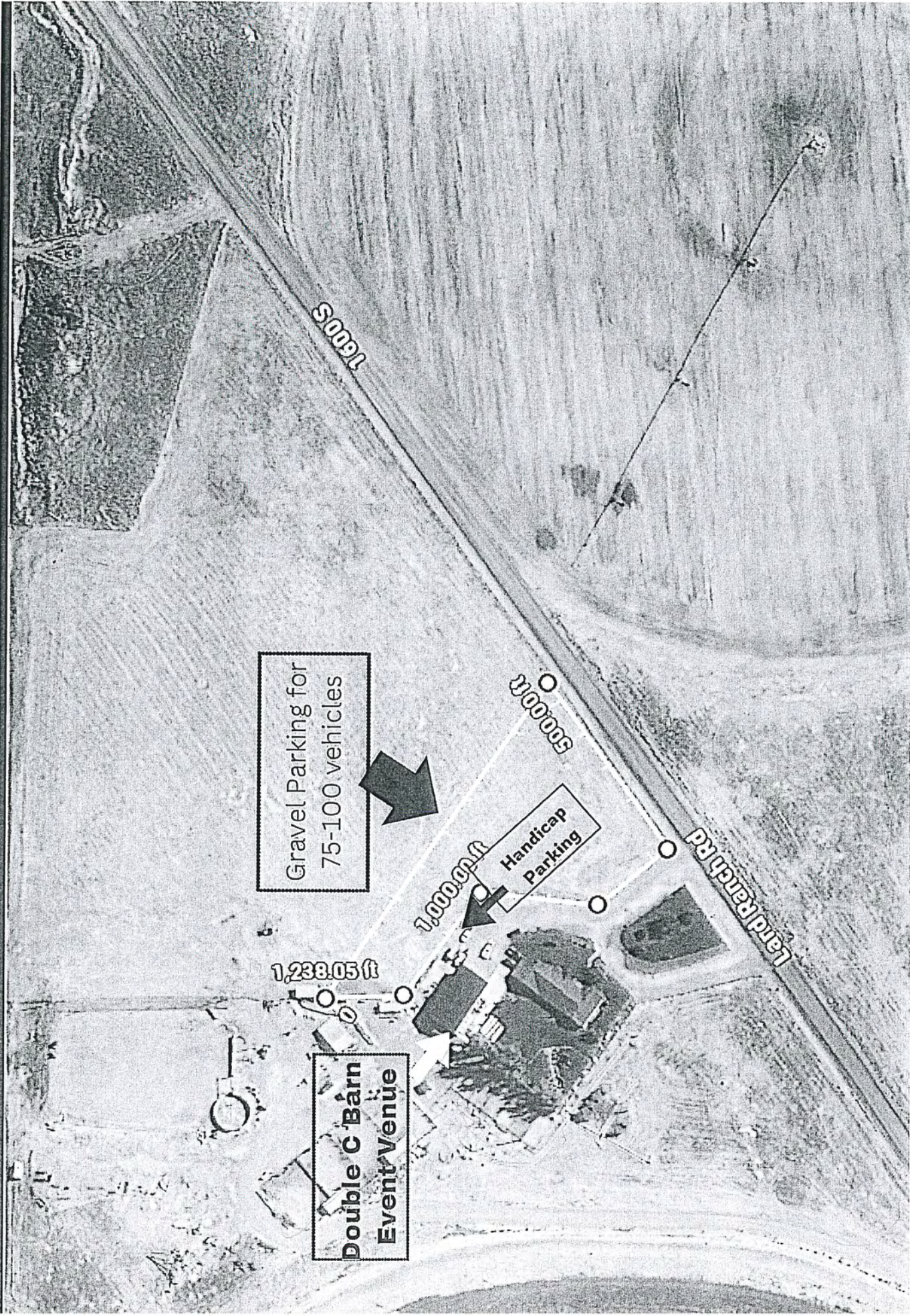


A LARGE DUMPSTER IS PROVIDED FOR ALL GARBAGE. IT IS MARKED IN BLUE. THE DUMPSTER IS SERVICED BY WESTERN WASTE ONCE A WEEK.

H-K) UTILITIES, SIGNS, YARDS AND LIGHTING.



THE BARN IS SERVICED BY BOTH
ELECTRIC AND PROPANE
UTILITIES.
THE BLUE LINES INDICATES THE
OUTDOOR LIGHTING. THE
OUTDOOR LIGHTING IS MINIMAL.
SIGNS ARE ATTACHED TO THE
METAL CABLE FENCE INDICATING
WHERE THE PARKING IS AT AND
ALSO INDICATING "NO PARKING
ON THE ROAD."



DOUBLE C BARN EVENT VENUE

Cassia County Zoning and Planning

November 11, 2024

Heidi Cranney

250 W 1545 S

Oakley, ID 83346

208-300-0069

The following is a submittal for a conditional use permit. The proposed building meets the requirements of 9-13-3 of the county code.

1. **Conditional Use Permit Application:** Conditional use permit attached.
2. **Site Plan:** A map of the proposed building and site requirements is attached.
3. **Legal Description:** Legal description attached.
4. **Zoning District:** Multiple Use
5. **Conditional Use:** The building will be used for fitness classes, sports practices, community gatherings, family gatherings, school events, private and public parties as well as religious gatherings.
6. **Narrative Statement:**
 - A. **Qualify:** The property is zoned for multiple use.
 - B. **Meet General Obligations:** The building will meet the general obligations of multiple-use zoning regulations. The building is per all regulations on distance and county building codes.
 - C. **Maintain Character:** The building will not distract from the essential character of the general vicinity. Pictures of the building are attached for further reference.
 - D. **Hazards:** No hazards are identified with this building.

E. Facilities: All services will be adequate for public use. Restrooms will be constructed according to state guidelines and Idaho Code. Two (2) restrooms are provided for public use.

F. Economic Welfare: No public cost will be asked for or expected with the construction of this building.

G. Conditions of Operations: There will be no operations that will pose any type of harm, traffic, noise, smoke, fumes, glare, pollution, or odors. Traffic will be light and will not be daily, only when events or classes are scheduled.

H. Harmful Conditions: No harmful conditions will be associated with the building. The only environmental impact will be a septic system installed according to the Idaho Code.

I. Vehicular Approaches: There are approximately two acres of land available for parking so that vehicles will not impact roadways or block any field entrances or residence entries.

J. Scenic and Historic Features: No historic or scenic features will be impacted by the building.

7. **List of Property Owners:** Nick and Melanie Robinson 211 West 1525 South Oakley, ID 83346

8. **County Weed Plan:** Submitted.

9. **N/A – non-CAFO**

10. **Impact Statement:** Attached.

11. **N/A**

12. **Certificate of Mailing:** Attached.

Heidi Cranney Conditional Use Permit

1004.5 IBC			Post Occupant Load (OL) 1004.9		
Size	Description	Fixed Obstruction	Sq. Ft.	Occupant Load (OL)	
40x70	Building		2800		
		Buildouts	-442		
		Hall	-78		
		Fireplace	-16		
		Bar	-6		
Less Fixed Obstructions		Total	2258	150.53	
				(2258 sq.ft. / 15 Net)	

Table 1004.5	Maximum Floor Area Allowances per Occupant		Required
Assembly without fixed /Seats			
Unconcentrated (Tables and Chairs)			15 Net
1004.5 Areas without fixed seating.			
<i>For areas without fixed seating, the occupant load shall be not less than that number determined by dividing the floor area under consideration by the occupant load factor assigned to the function of the space as set forth in table 1004.5.</i>			
1004.5.1 The occupant load does not exceed one occupant per 7 sq. ft. (.065 m2) of occupiable floor space.			

Table 1106.1	Accessible Parking Spaces	Occupant Load 150.53		Required
Total Parking Spaces Provided in Parking Facilities		51 to 75	150 OL / 2	75 Spaces
Required Minimum Number of Accessible Spaces		3		3 Accessible
Signage required for accessible spaces per 1111.1				

[P] Table 2902.1	Minimum Number of Required Plumbing Fixtures (See Sections 2902.1.1 and 2902.2)			
A-2 ^d	Nighclubs, bars, taverns, dance halls and buildings for similar purposes			
	Restaurants, banquet halls and food courts			
Water Closets (Urinals see Section 424.2 of the International Plumbing Code.				Required
Male				1 per 75
Female				1 per 75
Lavatories				1 per 200
[P] Table 2902.2	Separate Facilities			
Where Plumbing fixtures are required, separate facilities shall be provided for each sex.				
Exceptions:	2. Separate facilities shall not be required in structures or tenant spaces with a total occupant load, including both employees and customers, of 15 or fewer.			



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

Applicant:

Name: Heidi Crannup

Address: 250 W 1545 S. Oakley

Phone: 208 300 3459

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

County Weed Plan:

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

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

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

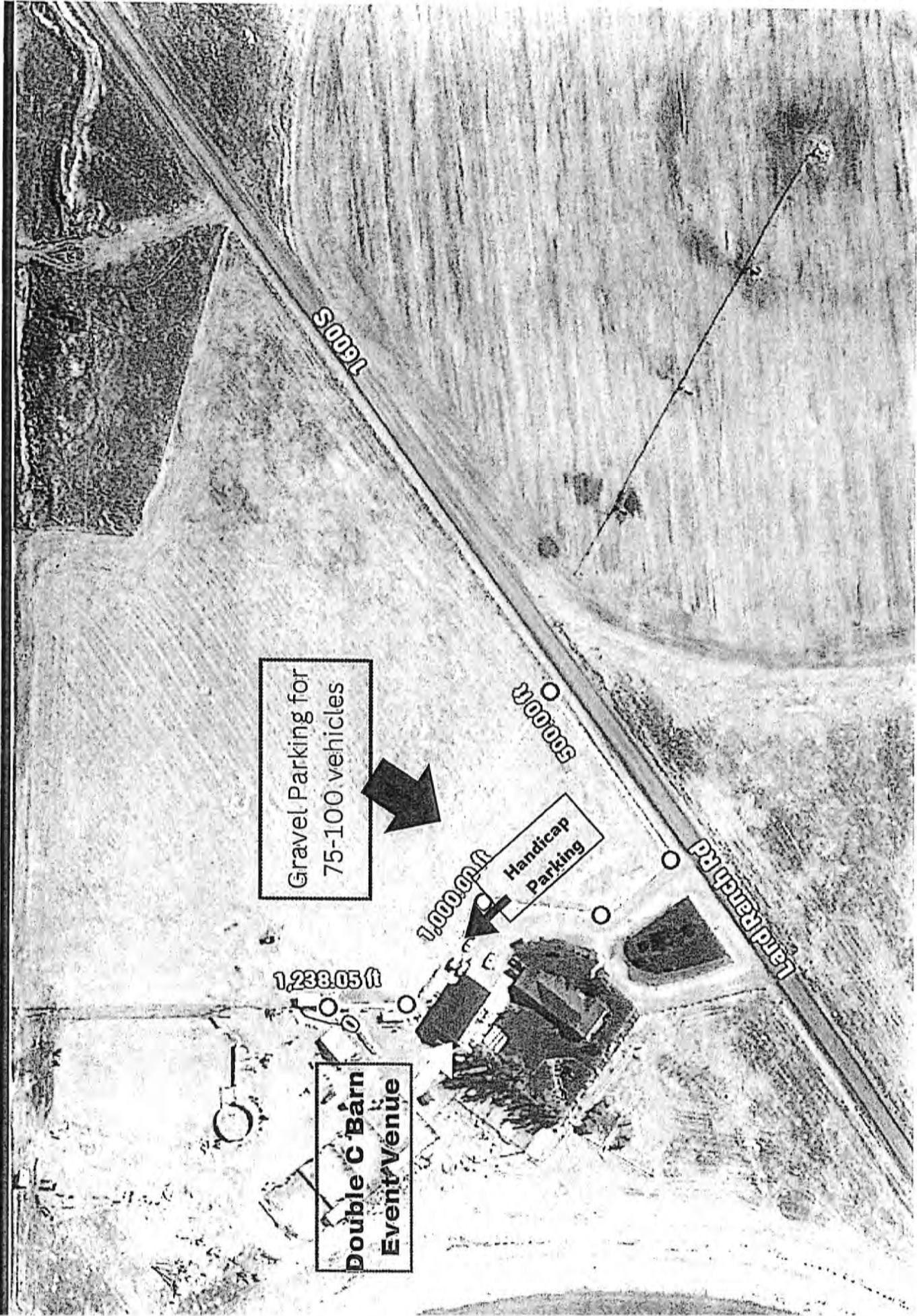
- Black Henbane
Canada Thistle
Curley Pondweed
Dalmation Toadflax
Diffuse Knapweed
Field Bindweed
Houndstongue
Jointed Goatgrass
Leafy Spurge
Musk Thistle
Puncture Vine
Perennial Pepperweed
Poison Hemlock
Rush Skeletonweed
Russian Knapweed
Saltcedar
Scotch Thistle
Spotted Knapweed
White Bryony
Whitetop

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

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

Weed Supervisor
Date: 11-13-24

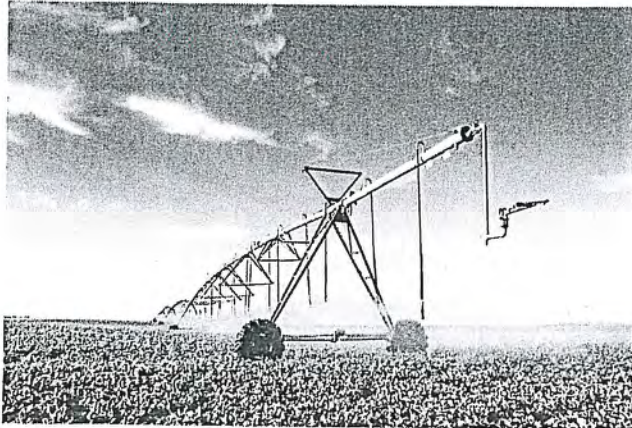
Applicant
Date: 11-12-24



DOUBLE C BARN EVENT VENUE

EXHIBIT

7a



*Oakley Canal Company
P.O. Box 207 / 100 W. Elm St.
Oakley, ID 83346*

*Phone & fax (208) 862-3356
e-mail: oakcanal@pmt.org*

January 30, 2024

To Whom it may concern,

The Oakley Canal Company would like to acknowledge that the recreational/event center Arden and Heidi Cranney are building will have no impact on water deliveries.

Thank You
Sincerely,

James Mullen
Manager
Oakley Canal Co.

EXHIBIT
7b

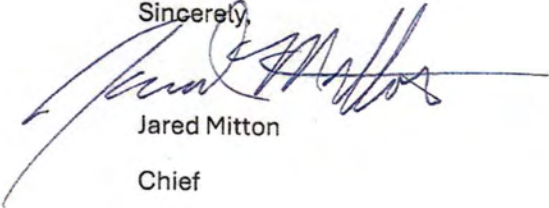
Oakley Fire Protection District

315 E Main St.
PO Box 91
Oakley, ID 83346

To Whom it may Concern:

After reviewing the plan for the Heidi Cranney event center, I have concluded that the occupancy load for the building is 150 people. I have also reviewed the site plan and determined that there is adequate access for fire apparatus and personnel to access the building.

Sincerely,



Jared Mitton
Chief

Parcel_Num	MailToName	MailToAddr	MailToCity	MailToStat	MailToPost
RP13S22E150762	BERLIN, KHALI J	345 W 1600 S	OAKLEY	ID	83346
RP13S22E111251	CRANNEY, ARDEN	250 WEST 1545 SOUTH	OAKLEY	ID	83346
RP13S22E114210	CRANNEY, ARDEN	250 W 1545 S	OAKLEY	ID	83346
RP13S22E143000	CRITCHFIELD, DAVID	1854 S HWY 27	OAKLEY	ID	83346
RP13S22E150003	CRITCHFIELD, DAVID	1854 S HWY 27	OAKLEY	ID	83346
RP13S22E116600	CRITCHFIELD, DAVID	1854 S HWY 27	OAKLEY	ID	83346
RP13S22E116000	CRITCHFIELD, DAVID	1854 S HWY 27	OAKLEY	ID	83346
RP13S22E111275	CRITCHFIELD, DAVID	1854 S HWY 27	OAKLEY	ID	83346
RP13S22E113751	CRITCHFIELD, DAVID	1854 S HWY 27	OAKLEY	ID	83346
RP13S22E101203	CRITCHFIELD, DAVID	1854 S HWY 27	OAKLEY	ID	83346
RP13S22E110001	CRITCHFIELD, DAVID	1854 S HWY 27	OAKLEY	ID	83346
RP13S22E016750	CRITCHFIELD, DAVID	1854 S HWY 27	OAKLEY	ID	83346
RP13S22E013001	CRITCHFIELD, DAVID	1854 S HWY 27	OAKLEY	ID	83346
RP13S22E020001	CRITCHFIELD, DAVID	1854 S HWY 27	OAKLEY	ID	83346
RP13S22E108400	H & E HOLDINGS LLC	1249 S HWY 27	OAKLEY	ID	83346
RP13S22E123600	KARAN LLC	1496 S 500 W	OAKLEY	ID	83346
RP13S22E103600	KARAN LLC	1496 S 500 W	OAKLEY	ID	83346
RP13S22E110451	KARAN LLC	1496 S 500 W	OAKLEY	ID	83346
RP13S22E100000	KARAN LLC	1496 S 500 W	OAKLEY	ID	83346
RP13S22E034800	KARAN LLC	1496 S 500 W	OAKLEY	ID	83346
RP13S22E120002	M&N Land LLC	211 W 1525 S	OAKLEY	ID	83346
RP13S22E108990	NORTH OAKLEY WATER COMPANY INC	1818 SOUTH 500 WEST	OAKLEY	ID	83346
RP13S22E140600	ROBINSON, COLT T	1927 OCCIDENTAL AVE	BURLEY	ID	83318
RP13S22E119149	ROBINSON, COLT T	1927 OCCIDENTAL AVE	BURLEY	ID	83318
RP13S22E125400	ROBINSON, COLT T	1927 OCCIDENTAL AVE	BURLEY	ID	83318
RP13S22E017202	ROBINSON, COLT T	1927 OCCIDENTAL AVE	BURLEY	ID	83318
RP13S22E124500	ROBINSON, COLT T	1927 OCCIDENTAL AVE	BURLEY	ID	83318
RP13S22E112200	ROBINSON, NICHOLAS LEE	211 W 1525 S	OAKLEY	ID	83346
RP13S22E016600	ROBINSON, PAXTON	1549 S 500 W	OAKLEY	ID	83346
RP13S22E016453	ROBINSON, RICK ROBERT	161 W 1495 S	OAKLEY	ID	83346
RP13S22E122400	ROBINSON, RICK ROBERT	161 W 1495 S	OAKLEY	ID	83346
RP13S22E030000	WHITELEY BROTHERS LLC	PO BOX 211	OAKLEY	ID	83346
RP13S22E113602	WYBENGA DAIRY LLC	PO BOX 459	BURLEY	ID	83318
RP13S22E110195	WYBENGA DAIRY LLC	PO BOX 459	BURLEY	ID	83318
RP13S22E110600	WYBENGA DAIRY LLC	PO BOX 459	BURLEY	ID	83318
RP13S22E026000	WYBENGA DAIRY LLC	PO BOX 459	BURLEY	ID	83318
RP13S22E020195	WYBENGA DAIRY LLC	PO BOX 459	BURLEY	ID	83318
RP13S22E020600	WYBENGA DAIRY LLC	PO BOX 459	BURLEY	ID	83318
RP13S22E149999	BLM				
RP13S22E149999	BLM				
RP13S22E139999	BLM				
RP13S22E119999	BLM				
RP13S22E129999	BLM				
RP13S22E119999	BLM				
RP13S22E119999	BLM				
RP13S22E119999	BLM				
RP13S22E119999	BLM				
RP13S22E129999	BLM				
RP13S22E019999	BLM				



EXHIBIT

9

Office of Zoning & Building Department

COUNTY OF CASSIA

COURTHOUSE

MATT SAGERS
Certified Building Official
msagers@cassia.gov

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

Phone: 208-878-7302

Cell: 208-312-9442

www.cassia.gov

Date: 9 January, 2025

Re: Heidi Cranney Special Event Center CUP

In regards to the property of Heidi Cranney at 250 west 1545 south Oakley, Heidi has expressed a desire to turn an existing shop into a special event center. I have given Heidi the requirements to make this happen. She has 2 unlabeled restrooms, one of which meets ADA requirements. Based on the square footage, I determined the Occupancy Load for that building using the formula in the 2018 International Building Code, (see attachment 1). After figuring the Occupancy Load of 150, I divided that number by 2 as per 9-9-4-2-g of one parking space for every 2 attendees coming up with 75 required spaces. Of that 75 required I used chart 1106.1 of the IBC to determine the number of required Accessible parking spaces which is 3. She is using an existing concrete slab for 2 spaces and has poured an additional slab for the third space, each of which meets the requirement of 9-9-4-2-f-iii as well as a solid surface from the parking space to the entrance as required by the IBC.

The parking area that has been provided for parking and meets the requirement of 9-9-4-f and 9-9-4-g has been covered in clean gravel and meets the setback requirements as well.

There is a garbage bin placed in the back of the building out of site from the front of the building and is dumped weekly.

Sincerely,

Matthew Sagers
Cassia County Building Official

Heidi Cranney Conditional Use Permit

1004.5 IBC			Post Occupant Load (OL) 1004.9	
Size	Description	Fixed Obstruction	Sq. Ft.	Occupant Load (OL)
40x70	Building		2800	
		Buildouts	-442	
		Hall	-78	
		Fireplace	-16	
		Bar	-6	
Less Fixed Obstructions		Total	2258	150.53
				(2258 sq.ft. / 15 Net)

Table 1004.5	Maximum Floor Area Allowances per Occupant	Required
Assembly without fixed /Seats		
Unconcentrated (Tables and Chairs)		15 Net

1004.5 Areas without fixed seating.
 For areas without fixed seating, the occupant load shall be not less than that number determined by dividing the floor area under consideration by the occupant load factor assigned to the function of the space as set forth in table 1004.5.

1004.5.1 The occupant load does not exceed one occupant per 7 sq. ft. (.065 m2) of occupiable floor space.

Table 1106.1	Accessible Parking Spaces	Occupant Load 150.53	Required
Total Parking Spaces Provided in Parking Facilities	51 to 75	150 OL / 2	75 Spaces
Required Minimum Number of Accessible Spaces	3		3 Accessible

Signage required for accessible spaces per 1111.1

[P] Table 2902.1	Minimum Number of Required Plumbing Fixtures (See Sections 2902.1.1 and 2902.2)
A-2 ^d	Nighclubs, bars, taverns, dance halls and buildings for similar purposes
	Restaurants, banquet halls and food courts
Water Closets (Urinals see Section 424.2 of the International Plumbing Code.)	
Male	1 per 75
Female	1 per 75
Lavatories	1 per 200
[P] Table 2902.2	Separate Facilities

Where Plumbing fixtures are required, separate facilities shall be provided for each sex.

Exceptions: 2. Separate facilities shall not be required in structures or tenant spaces with a total occupant load, including both employees and customers, of 15 or fewer.

中 ÷ chart

1004.4 Multiple occupancies. Where a building contains two or more occupancies, the *means of egress* requirements shall apply to each portion of the building based on the occupancy of that space. Where two or more occupancies utilize portions of the same *means of egress* system, those egress components shall meet the more stringent requirements of all occupancies that are served.

1004.5 Areas without fixed seating. The number of occupants shall be computed at the rate of one occupant per unit of area as prescribed in Table 1004.5. For areas without *fixed seating*, the occupant load shall be not less than that number determined by dividing the floor area under consideration by the *occupant load* factor assigned to the function of the space as set forth in Table 1004.5. Where an intended function is not listed in Table 1004.5, the *building official* shall establish a function based on a listed function that most nearly resembles the intended function.

Exception: Where *approved* by the *building official*, the actual number of occupants for whom each occupied space, floor or building is designed, although less than those determined by calculation, shall be permitted to be used in the determination of the design *occupant load*.

1004.5.1 Increased occupant load. The *occupant load* permitted in any building, or portion thereof, is permitted to be increased from that number established for the occupancies in Table 1004.5, provided that all other requirements of the code are met based on such modified number and the *occupant load* does not exceed one occupant per 7 square feet (0.65 m²) of occupiable floor space. Where required by the *building official*, an *approved aisle*, seating or fixed equipment diagram substantiating any increase in *occupant load* shall be submitted. Where required by the *building official*, such diagram shall be posted.

1004.6 Fixed seating. For areas having *fixed seats* and *aisles*, the *occupant load* shall be determined by the number of *fixed seats* installed therein. The *occupant load* for areas in which *fixed seating* is not installed, such as waiting spaces, shall be determined in accordance with Section 1004.5 and added to the number of *fixed seats*.

The *occupant load* of *wheelchair spaces* and the associated companion seat shall be based on one occupant for each *wheelchair space* and one occupant for the associated companion seat provided in accordance with Section 1108.2.3.

For areas having *fixed seating* without dividing arms, the *occupant load* shall be not less than the number of seats based on one person for each 18 inches (457 mm) of seating length.

The *occupant load* of seating booths shall be based on one person for each 24 inches (610 mm) of booth seat length measured at the backrest of the seating booth.

1004.7 Outdoor areas. Yards, patios, occupied roofs, *courts* and similar outdoor areas accessible to and usable by the building occupants shall be provided with *means of egress* as required by this chapter. The *occupant load* of such outdoor areas shall be assigned by the *building official* in accordance with the anticipated use. Where outdoor areas are to be used by persons in addition to the occupants of the building, and the path of egress travel from the outdoor areas passes through the building, *means of egress* requirements for the

TABLE 1004.5
MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT

FUNCTION OF SPACE	OCCUPANT LOAD FACTOR*
Accessory storage areas, mechanical equipment room	300 gross
Agricultural building	300 gross
Aircraft hangars	500 gross
Airport terminal	
Baggage claim	20 gross
Baggage handling	300 gross
Concourse	100 gross
Waiting areas	15 gross
Assembly	
Gaming floors (keno, slots, etc.)	11 gross
Exhibit gallery and museum	30 net
Assembly with fixed seats	See Section 1004.6
Assembly without fixed seats	
Concentrated (chairs only—not fixed)	7 net
Standing space	5 net
Unconcentrated (tables and chairs)	15 net
Bowling centers, allow 5 persons for each lane including 15 feet of runway, and for additional areas	7 net
Business areas	150 gross
Concentrated business use areas	See Section 1004.8
Courtrooms—other than fixed seating areas	40 net
Day care	35 net
Dormitories	50 gross
Educational	
Classroom area	20 net
Shops and other vocational room areas	50 net
Exercise rooms	50 gross
Group H-5 fabrication and manufacturing areas	200 gross
Industrial areas	100 gross
Institutional areas	
Inpatient treatment areas	240 gross
Outpatient areas	100 gross
Sleeping areas	120 gross
Kitchens, commercial	200 gross
Library	
Reading rooms	50 net
Stack area	100 gross
Locker rooms	50 gross
Mall buildings—covered and open	See Section 402.8.2
Mercantile	60 gross
Storage, stock, shipping areas	300 gross
Parking garages	200 gross
Residential	200 gross
Skating rinks, swimming pools	
Rink and pool	50 gross
Decks	15 gross
Stages and platforms	15 net
Warehouses	500 gross

For SI: 1 foot = 304.8 mm, 1 square foot = 0.0929 m².
a. Floor area in square feet per occupant.

**TABLE 1106.1
ACCESSIBLE PARKING SPACES**

TOTAL PARKING SPACES PROVIDED IN PARKING FACILITIES	REQUIRED MINIMUM NUMBER OF ACCESSIBLE SPACES
1 to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1,000	2% of total
1,001 and over	20, plus one for each 100, or fraction thereof, over 1,000

1106.2 Groups I-1, R-1, R-2, R-3 and R-4.

Accessible parking spaces shall be provided in Group I-1, R-1, R-2, R-3 and R-4 occupancies in accordance with Items 1 through 4 as applicable.

1. In Group R-2, R-3 and R-4 occupancies that are required to have *Accessible, Type A or Type B dwelling units or sleeping units*, at least 2 percent, but not less than one, of each type of parking space provided shall be *accessible*.
2. In Group I-1 and R-1 occupancies, *accessible* parking shall be provided in accordance with Table 1106.1.
3. Where at least one parking space is provided for each *dwelling unit or sleeping unit*, at least one *accessible* parking space shall be provided for each *Accessible and Type A unit*.
4. Where parking is provided within or beneath a building, *accessible* parking spaces shall ~~also~~ be provided within or beneath the building.

1106.3 Hospital outpatient facilities.

At least 10 percent, but not less than one, of care recipient and visitor parking spaces provided to serve hospital outpatient facilities shall be *accessible*.

1106.4 Rehabilitation facilities and outpatient physical therapy facilities.

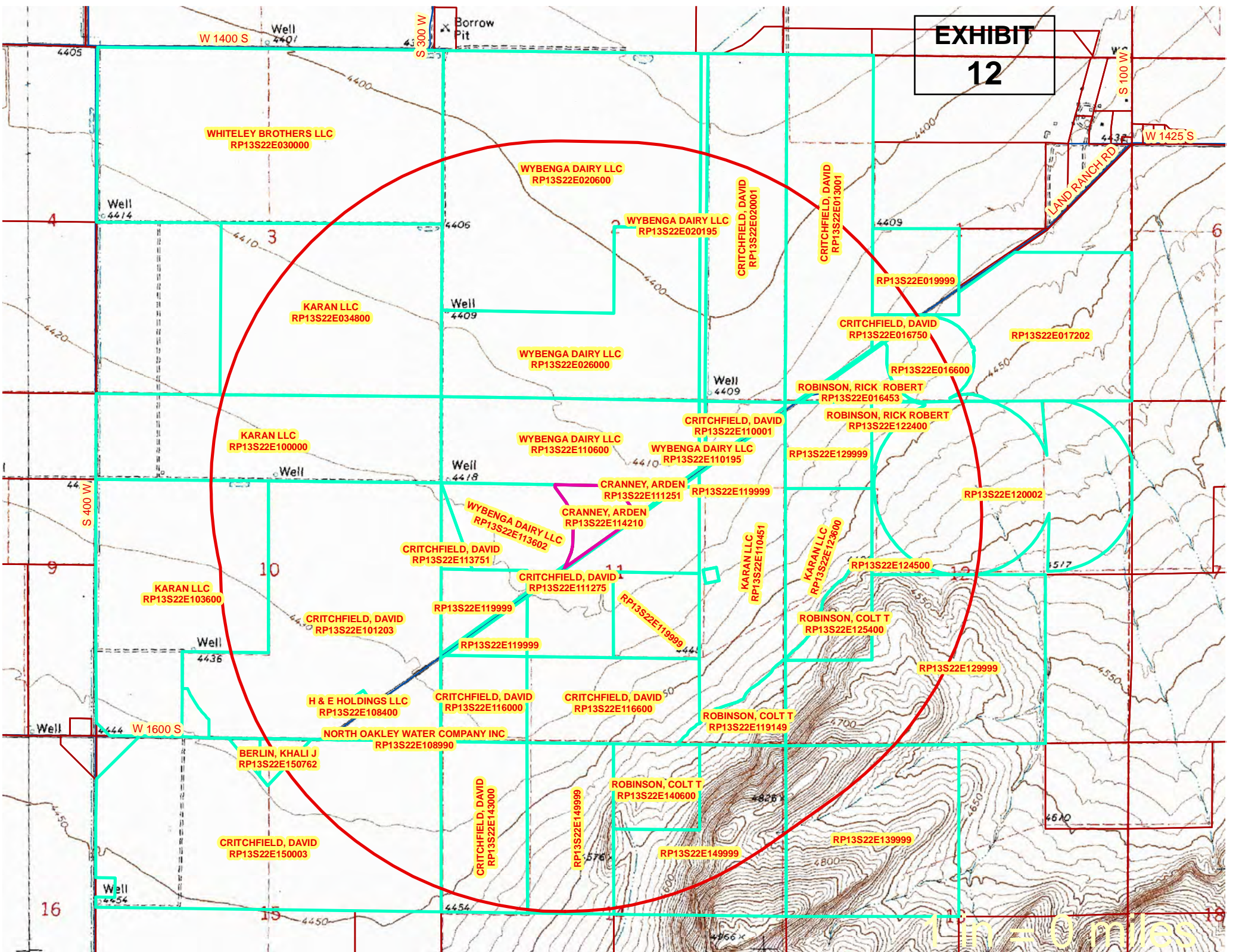
At least 20 percent, but not less than one, of the portion of care recipient and visitor parking spaces serving rehabilitation facilities specializing in treating conditions that affect mobility and outpatient physical therapy facilities shall be *accessible*.

1106.5 Van spaces.

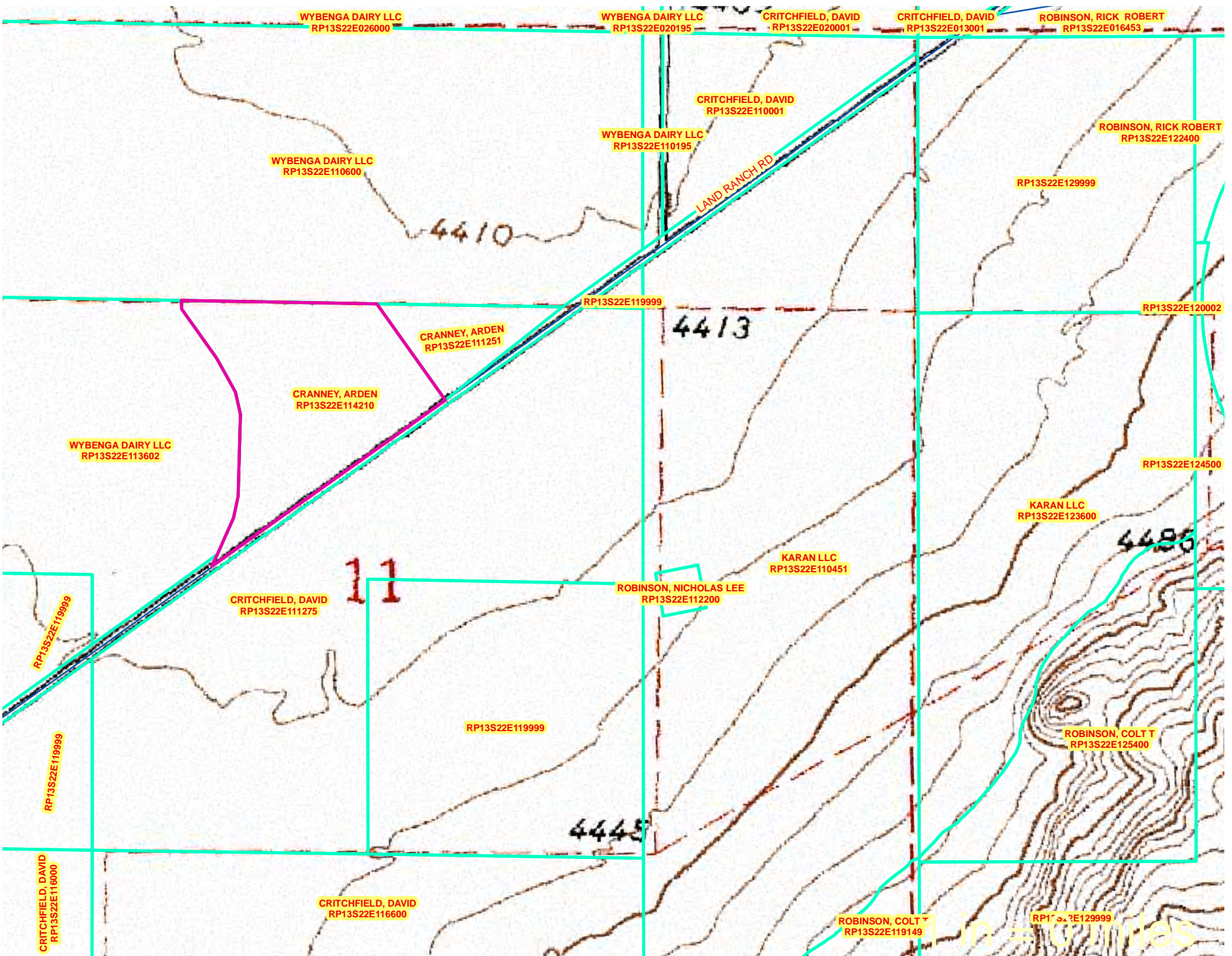
For every six or fraction of six *accessible* parking spaces, at least one shall be a van-accessible parking space.

Exception: In Group I private garages that serve Group R-2 and R-3 occupancies, van-accessible spaces ~~located within private garages~~ shall be permitted to have vehicular routes, entrances, parking spaces and access aisles with a minimum vertical clearance of 7 feet (2134 mm).

**EXHIBIT
12**



0 miles



WYBENGA DAIRY LLC
RP13S22E026000

WYBENGA DAIRY LLC
RP13S22E020195

CRITCHFIELD, DAVID
RP13S22E020001

CRITCHFIELD, DAVID
RP13S22E013001

ROBINSON, RICK ROBERT
RP13S22E016453

CRITCHFIELD, DAVID
RP13S22E110001

WYBENGA DAIRY LLC
RP13S22E110195

ROBINSON, RICK ROBERT
RP13S22E122400

WYBENGA DAIRY LLC
RP13S22E110600

RP13S22E129999

4410

LAND RANCH RD

RP13S22E119999

RP13S22E120002

CRANNEY, ARDEN
RP13S22E111251

4413

CRANNEY, ARDEN
RP13S22E114210

RP13S22E124500

WYBENGA DAIRY LLC
RP13S22E113602

KARAN LLC
RP13S22E123600

4495

11

KARAN LLC
RP13S22E110451

CRITCHFIELD, DAVID
RP13S22E111275

ROBINSON, NICHOLAS LEE
RP13S22E112200

RP13S22E119999

RP13S22E119999

ROBINSON, COLT T
RP13S22E125400

RP13S22E119999

4445

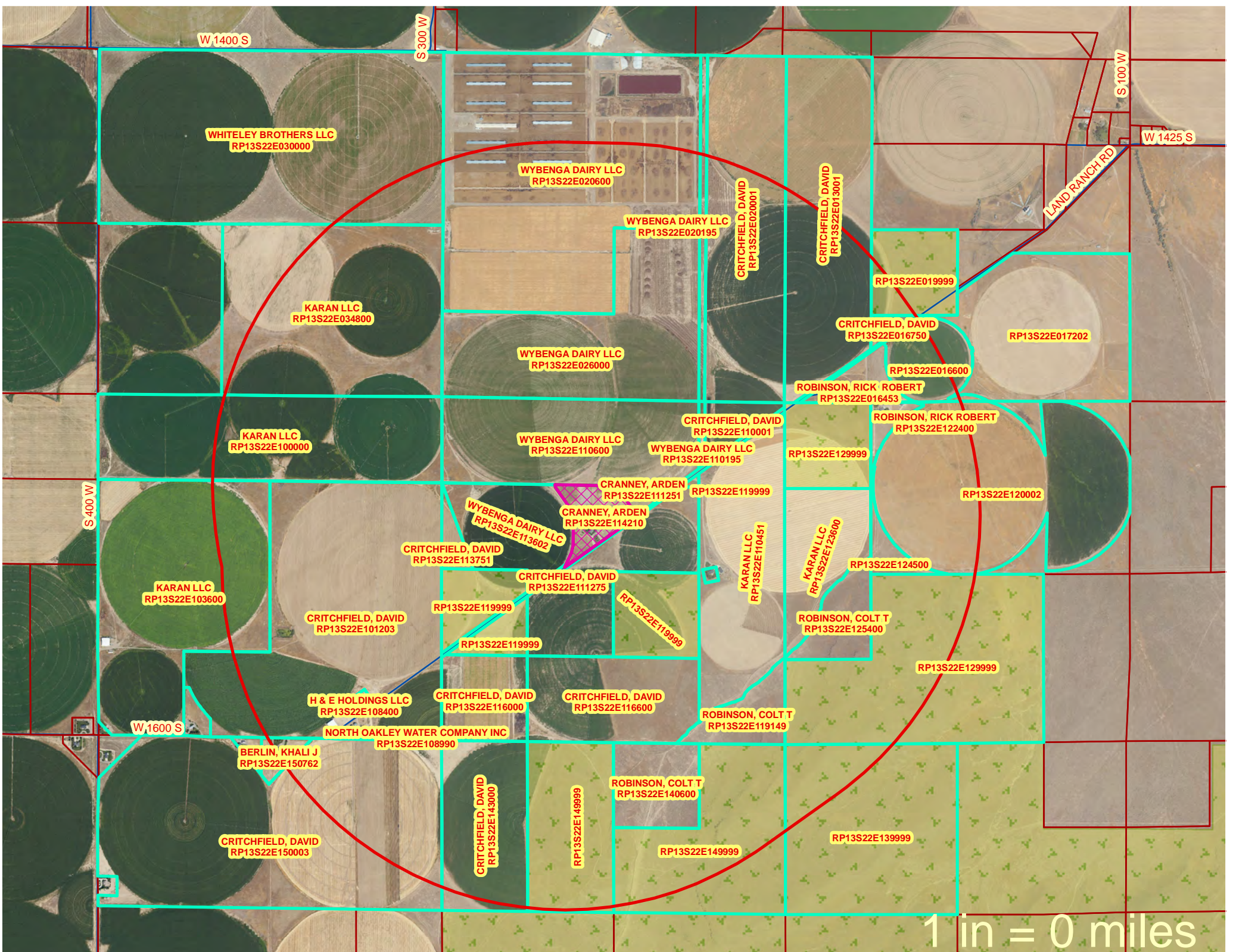
CRITCHFIELD, DAVID
RP13S22E116000

CRITCHFIELD, DAVID
RP13S22E116600

ROBINSON, COLT T
RP13S22E119149

RP13S22E129999

1 in = 10 miles



W 1400 S

S 300 W

S 100 W

W 1425 S

LAND RANCH RD

WHITELEY BROTHERS LLC
RP13S22E030000

WYBENGA DAIRY LLC
RP13S22E020600

WYBENGA DAIRY LLC
RP13S22E020195

CRITCHFIELD, DAVID
RP13S22E020001

CRITCHFIELD, DAVID
RP13S22E013001

RP13S22E019999

KARAN LLC
RP13S22E034800

CRITCHFIELD, DAVID
RP13S22E016750

RP13S22E017202

WYBENGA DAIRY LLC
RP13S22E026000

RP13S22E016600

ROBINSON, RICK ROBERT
RP13S22E016453

ROBINSON, RICK ROBERT
RP13S22E122400

KARAN LLC
RP13S22E100000

WYBENGA DAIRY LLC
RP13S22E110600

CRITCHFIELD, DAVID
RP13S22E110001

WYBENGA DAIRY LLC
RP13S22E110195

RP13S22E129999

RP13S22E120002

CRANNEY, ARDEN
RP13S22E111251

RP13S22E119999

WYBENGA DAIRY LLC
RP13S22E113602

CRANNEY, ARDEN
RP13S22E114210

KARAN LLC
RP13S22E123600

RP13S22E124500

S 400 W

KARAN LLC
RP13S22E103600

CRITCHFIELD, DAVID
RP13S22E113751

CRITCHFIELD, DAVID
RP13S22E111275

RP13S22E119999

KARAN LLC
RP13S22E110451

ROBINSON, COLT T
RP13S22E125400

CRITCHFIELD, DAVID
RP13S22E101203

RP13S22E119999

RP13S22E129999

W 1600 S

H & E HOLDINGS LLC
RP13S22E108400

CRITCHFIELD, DAVID
RP13S22E116000

CRITCHFIELD, DAVID
RP13S22E116600

ROBINSON, COLT T
RP13S22E119149

NORTH OAKLEY WATER COMPANY INC
RP13S22E108990

BERLIN, KHALI J
RP13S22E150762

ROBINSON, COLT T
RP13S22E140600

CRITCHFIELD, DAVID
RP13S22E150003

CRITCHFIELD, DAVID
RP13S22E143000

RP13S22E149999

RP13S22E149999

RP13S22E139999

1 in = 0 miles

W 1400 S

S 300 W

S 100 W

W 1425 S

LAND RANCH RD

WHITELEY BROTHERS LLC
RP13S22E030000

WYBENGA DAIRY LLC
RP13S22E020600

WYBENGA DAIRY LLC
RP13S22E020195

CRITCHFIELD, DAVID
RP13S22E020001

CRITCHFIELD, DAVID
RP13S22E013001

RP13S22E019999

CRITCHFIELD, DAVID
RP13S22E016750

RP13S22E017202

KARAN LLC
RP13S22E034800

WYBENGA DAIRY LLC
RP13S22E026000

RP13S22E016600

ROBINSON, RICK ROBERT
RP13S22E016453

ROBINSON, RICK ROBERT
RP13S22E122400

KARAN LLC
RP13S22E100000

WYBENGA DAIRY LLC
RP13S22E110600

CRITCHFIELD, DAVID
RP13S22E110001

WYBENGA DAIRY LLC
RP13S22E110195

RP13S22E129999

RP13S22E120002

CRANNEY, ARDEN
RP13S22E111251

CRITCHFIELD, DAVID
RP13S22E119999

WYBENGA DAIRY LLC
RP13S22E113602

CRANNEY, ARDEN
RP13S22E114210

KARAN LLC
RP13S22E110451

KARAN LLC
RP13S22E123600

RP13S22E124500

KARAN LLC
RP13S22E103600

CRITCHFIELD, DAVID
RP13S22E113751

CRITCHFIELD, DAVID
RP13S22E111275

ROBINSON, COLT T
RP13S22E125400

CRITCHFIELD, DAVID
RP13S22E101203

RP13S22E119999

RP13S22E119999

RP13S22E119999

RP13S22E129999

W 1600 S

H & E HOLDINGS LLC
RP13S22E108400

CRITCHFIELD, DAVID
RP13S22E116000

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RP13S22E116600

ROBINSON, COLT T
RP13S22E119149

BERLIN, KHALI J
RP13S22E150762

NORTH OAKLEY WATER COMPANY INC
RP13S22E108990

CRITCHFIELD, DAVID
RP13S22E143000

RP13S22E149999

ROBINSON, COLT T
RP13S22E140600

RP13S22E149999

RP13S22E139999

CRITCHFIELD, DAVID
RP13S22E150003

1 in = 0 miles



WYBENGA DAIRY LLC
RP13S22E110600

WYBENGA DAIRY LLC
RP13S22E110195

LAND RANCH RD

RP13S22E119999

CRANNEY, ARDEN
RP13S22E111251

CRANNEY, ARDEN
RP13S22E114210

KARAN LLC
RP13S22E110451

WYBENGA DAIRY LLC
RP13S22E113602

CRITCHFIELD, DAVID
RP13S22E111275

ROBINSON, NICHOLAS LEE
RP13S22E112200

RP13S22E119999

RP13S22E119999

1 in = 0 miles