

**NOTICE OF HEARING ON APPLICATION FOR  
CONDITIONAL USE PERMIT / SUBDIVISION  
# 2021-18-CU/SUB**

**NOTICE IS HEREBY GIVEN:** that a hearing will be held on **Thursday**, the **18th** day of **July, 2024**, 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 Rehearing on District Court Order and Decision and Board of County Commissioner's Order regarding proposed Sage Cove Subdivision matters.

**Applicant is** Tyrell Brower/Silver Canyon Construction, 2405 Normal Ave., Burley, ID 83318.

for an Application for Conditional Use Permit for developing a subdivision. The property is located on lands at approximately: 725 East 700 South, Burley, Cassia County, Idaho. Such lands are located within the **Multiple Use Zone**.

This hearing is for further consideration of the following:

1. The Commission must review the three water reports and clearly articulate why they choose to accept one report over the other, keeping in mind that the burden to establish each of the factors in Cassia Code remains with the Intervenor/Applicant at all times. Applicant must provide documentation by an Idaho licensed professional engineer or geologist that the actual aquifer proposed for the water supply has sufficient production capability to provide drinking water to all of the lots in the proposed subdivision pursuant to Cassia County Code 10-3-3(M);
2. Pursuant to Cassia County Code 9-13-3(D) & (H), the Commission must make further findings regarding the impact on existing or neighboring uses; and
3. Finally, the Commission must make adequate findings of fact and conclusions of law relative to the Preliminary Plat Application.

DATED this 12<sup>th</sup> day of June, 2024.

Kerry D. McMurray, Cassia County Zoning Administrator

**NOTICE REGARDING ACCESSABILITY TO HEARING ROOM:** Cassia County Courthouse is undergoing a renovation project on the elevator, and the elevator is now inoperable. This may impact accessibility to the hearing room for this matter. To provide accessibility accommodation, the hearing will be presented on a Zoom format.

**Zoom Link to join the July 18, 2024 Planning & Zoning Meeting:**

<https://us02web.zoom.us/j/8670185703?pwd=CwYgc1pZE19w2vKq6Ujb31RM18Byrf.1&omn=88917740467>

**Meeting ID: 867 018 5703**

**Passcode: PZ07182024**

The Zoom link will also be published on the Planning and Zoning Commission Agenda for this matter in the event that the elevator is still not operable for this hearing. If you have any questions in this regard, please call the Zoning Office at 1-208-878-7302 or email the Zoning Office at [pzoning@cassia.gov](mailto:pzoning@cassia.gov)