



Cassia County, Idaho  
COURTHOUSE

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February 26, 2025

Mr. Brandon Landrum  
Landrum & Associates, Inc.  
525 F Street  
Rupert, ID 83350

Via email only to: [brandon@landrum-eng.com](mailto:brandon@landrum-eng.com)

Re: Cassia P&Z Items of Review.

Brandon:

As you know, the P&Z Commission had some items that they requested, as discussed at the end of the hearing on February 20, 2025, for further review at the March 20, 2025 meeting and continued hearing on the proposed Cottonwood Acres Subdivision. The following items are set forth as a reminder and checklist.

1. With the change in the plat, the plat presented at the February 20, 2025 hearing should be provided to the following entities, allowing them opportunity to review and comment on the new proposal: Albion Highway District, Albion Fire Protection District, South Central Public Health District and Army Corps of Engineers. As a new plat, it should also be provided, for review and comment to the following: school district, fuel company, power company, water district, and any other appropriate districts listed under Cassia County Code 10-2-1 (C). The Commission would encourage you to work with these entities to have them provide an official response or comment letter, rather than informal responses, such as text messages or emails. The Commission, as mentioned at the hearing, recognizes that it may be difficult to obtain comment from the Army Corps of Engineers, but good and reasonable effort should be made. Especially with the Army Corps, the Commission is looking for their official determination that this property is not a wetland. If the plat is approved, the Commission will not sign the final plat until there is an official comment from the Army Corps.



2. Please address the issues of density, mainly as covered under section E.2-3 of the Cassia County Comprehensive Plan, which states:

*E.2-3 Residential or Residential-Type Development: Residential growth should be encouraged in and near established communities where public investments have already been made in the necessary facilities, services and utilities. Two specific objectives of this policy are:*

- 1. The area should provide for residential living that is safe, convenient and attractive.*
- 2. That residential development not within areas of city impact be limited to large lots, and shall not develop at usual urban densities, unless central water and central sewer are made available.*

*This policy is intended to encourage sequential residential development to facilitate county/city cooperation in planning and to help implement other policies of this plan. Residential areas are generally described as those areas adjacent to or in close proximity to cities, where existing or contemplated development is occurring.*

*Subdivision development is encouraged to take place within the city impact areas and rural centers where public infrastructure, services and facilities are available or where they are planned and will be provided in the near future.*

The issue is whether or not the proposed subdivision is in conflict with the comprehensive plan policy of "...not develop[ing] at usual urban densities ..." and whether or not the concentration in housing proposed by the project will be out of character with the surrounding area. Please address this issue.

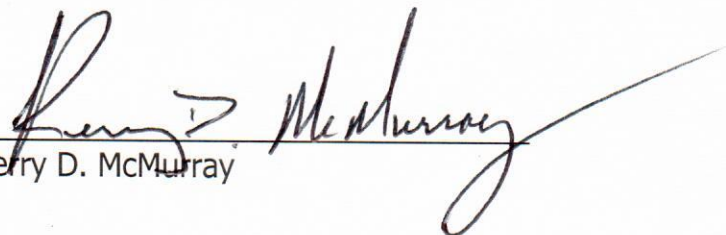
3. Please address the issue of sufficiency of water for the proposed subdivision and also its impact on surrounding properties. Commission members are concerned about having more specific and in-depth evidence, on water sufficiency and the impact of drawdown on neighbors. They are seeking a more formal water study and more substantial evidence upon which they can rely upon in formulating a decision. Part of the concern here is, does the water impact conflict with maintaining the character of general area. The Commission has concern about combined impact that the subdivision and its individual wells would have in the area.

4. With respect to CC&Rs, there is concern about either improper direction or lack of direction in use of surface water and irrigation well, rather than domestic well water, for irrigating the lots. The Commission would also, along with more clarity in how irrigation water will be used, like to see a plan for the infrastructure within the proposed subdivision that would facilitate use of irrigation water in the subdivision.
5. Also, the Commission seeks more information of how water run off that now crosses the property will be handled and how it is anticipated that it will impact the highway district roads and downstream neighbors. The concern is that by rerouting the run on/run off water and not allowing for any percolation or infiltration on the parcel, that the impact will be increased and maybe even more concentrated on the downstream landowners, and the Highway's downstream road system. How will this be mitigated?
6. The Commission would ask for an intersection study of the 900 South, 1150 East, Hwy 77 intersection and how the proposed subdivision will impact that intersection. How will that impact be addressed? The Commission would like input from ITD with respect to the proposed subdivision's impact on that intersection.
7. Any other information to clarify or strengthen your proposal in light of the Cassia County Comprehensive Plan, the Cassia County Conditional Use Permit regulations of Title 9, Chapter 13, and the Subdivision regulations of Title 10.

These items and information should be filed in the Cassia Zoning and Building Office on or before March 10, 2025 at 1200 noon.

Thank you for your attention to these matters.

Cassia County Zoning Administrator

  
Kerry D. McMurray