

NOTICE OF PUBLIC HEARING

At 3:00 p.m., or as soon thereafter as the matter may be heard, on Thursday, November 21, 2024, at the Cassia County Commission Chambers, Cassia County Courthouse, Room 206, 1459 Overland Avenue, Burley, Idaho, the Cassia County Planning and Zoning Commission will hold a public hearing to consider a proposed amendments to the Cassia County Zoning Ordinance.

The proposed amendments are to amend the zoning chart, 9-8-2, and add under Public Assembly use for Rodeo and related events to be allowed only with a conditional use permit in the Prime Agricultural and Multiple Use zones and also to add the use of Special Events Center or Facility to be allowed only with a conditional use permit in the Residential Agricultural, the Agricultural Residential, the Prime Agricultural and Multiple Use zones, further limiting such use in the Agricultural Residential and Prime Agricultural zones that a conditional use permit will only be granted for using an existing structure to retrofit as special events facility, and not allowing new structures for conditional use permit in those two zones. Also, proposed amendments are proposed to establish performance standards in Section 9-9-4(Z) for Special Events Center or Facility, namely: setting forth purposed and applicability; establishing operational regulations; providing for automatic suspension of operations for failure to maintain compliance with regulations, and providing for determination that operation on a suspended permit is deemed to be a public nuisance; providing a severability clause.

The proposed new changes may be reviewed in full at the Zoning and Building Department at Cassia County Courthouse, Room 210, 1459 Overland Avenue, Burley, Idaho, during normal business hours or may be viewed online at: <https://www.cassia.gov/media/public-notices/ZoningAmendments.pdf>

At the hearing, the public and all interested persons will have the opportunity to be heard concerning the proposed amendments. Written testimony may also be submitted to the County up to the time that the hearing is closed. Written testimony may be hand-delivered to the Zoning and Building Office at Room 210 in the Courthouse, and must be received by 11:00 a.m. on Tuesday, November 19, 2024 to be considered or may be handed to the Planning and Zoning Administrative Assistant, at the time of the hearing.