NOTICE OF PUBLIC HEARING

A public hearing will be held on Wednesday, September 16, 2026, at 7:30 p.m. in Conference Room 203 of the Butte County Business Center at 159 N. Idaho St, Arco, ID, to consider a Conditional Use Permit requested by CoZee Haven Feedlot LLC.

CoZee Haven Feedlot, LLC is requesting a Conditional Use Permit for the establishment and operation of a Concentrated Animal Feeding Operation (CAFO) at the approximate address of 3947 N Little Lost River Hwy, in Howe, Idaho 83244. Parcel #RP06N28E141800

This will be a public hearing, and any person who wishes to testify before the Butte County Planning and Zoning Commission is encouraged to attend. A copy of the map showing the property's location is on file and may be viewed at the Planning and Zoning office at the Butte County Business Center, 159 N Idaho St, Arco, Idaho.

Jody Jarvis
Butte County Planning & Zoning Administrator / Clerk

(Pub. In the Arco Advertiser September 3rd and September 10th, 2026

MINUTES OF THE BUTTE COUNTY PLANNING & ZONING
ARCO, BUTTE COUNTY, IDAHO
PUBLIC HEARING FOR COZEE HAVEN FEEDLOT LLC
(AUSTIN BARZEE)
CONDITIONAL USE PERMIT
WEDNESDAY, SEPTEMBER 16, 2026 @ 7:30 P.M.

Attendees

Chairman: Randy Purser
Board Members: Matt Nelson, Hayes Jensen, Tom Jarvis, Scotty Allen (excused), Brian O'Kelley, and Mike Hansen
Clerk: Jody Jarvis

Applicant: Austin Barzee

Guests: Courtney Murdock and Bert Secrest

The public hearing was called to order at 7:31 p.m.

Presentation of Application

The hearing commenced with an overview of the application by the applicant, Austin Barzee.

- **Project Overview:** The application proposes a replacement heifer facility for CoZee Haven Feedlot LLC, with a maximum capacity of 1,200 head.
- **Environmental & Nutrient Management:** The project includes an approved Nutrient Management Plan (NMP) engineered by Rick Rumsey, P.E., and certified by the Idaho Department of Agriculture (signed by Kate Leavitt). The facility will utilize a 2-foot berm and existing catchment infrastructure to contain runoff.
- **Water Usage:** The applicant indicated that water usage is projected at approximately 12,000 gallons per day, categorizing the operation as domestic water use (under the 13,000-gallon limit requiring an additional permit).
- **Location:** The facility is situated over 1,500 feet from the river and over one mile from the highway and airport.

Public Testimony

- **Bert Sacrist:** Voiced opposition to the Conditional Use Permit (CUP), citing general concerns regarding Concentrated Animal Feeding Operations (CAFOs) in the county. Specific concerns included potential groundwater contamination, air quality, proximity to public waterways, and general opposition to concentrated feeding practices.

Board Discussion and Findings

The board reviewed the application against county zoning and environmental criteria.

- **Environmental Compliance:** Board members noted that the engineered plans (including NMP and stormwater containment for 25-year, 24-hour storm events) demonstrated sufficient safeguards.
- **Location:** The board noted the site's distance from the river and public roads, as well as the applicant's adherence to state requirements.
- **Economic/Operational Context:** The board acknowledged the facility's role in consolidating the applicant's dairy operations and local feed purchasing.
- **Development Agreement:** The board discussed the necessity of a Development Agreement to ensure long-term protection for the county, the applicant, and the surrounding area. This agreement will codify mitigation requirements, road usage, and operational standards.

Public Hearing Status:

No additional public testimony was provided.
The public hearing was formally closed.

Outcome

- **Motion:** Hayes Jensen made a motion to vote, and Matt Nelson seconded at 8:20 p.m. The Board moved to recommend approval of the Conditional Use Permit to the County Commissioners, contingent upon the development and signing of a formal **Development Agreement.**
- **Vote:** Unanimous in favor (Affirmative Recommendation).