



# Cassia County Planning & Zoning Commission

## EXHIBIT LIST

**Application Number:**                      **2024-04 ZA**

**Applicant:**                                      **Heidi Cranney**

**Property Owner:**                              **Heidi & Arden Cranney**

**Hearing Date:**                                **April 18th, 2024**

1. Zone Amendment Application
2. Narrative
3. Legal
4. Plat
5. Site Plan
6. Notice of Hearing
7. Affidavits: Certificate of Mailing, Affidavit of Publication, Affidavit of Posting.
8. Departmental Report
9. Aerials / Zoning Maps



RECEIVED  
FEB 13 2024  
BY: \_\_\_\_\_

EXHIBIT  
1

# APPLICATION FOR AMENDMENT TO ZONE

(Title 9, Chapter 3, Cassia County Zoning Ordinance)

APPLICATION NO: \_\_\_\_\_

## Applicant/Owner Information:

<u>Applicant/Authorized Agent</u> (Attach additional pages if Necessary)	
Name:	<u>Heidi Cranney</u>
Address:	<u>250 West 1545 South</u>
City:	<u>Oakley</u>
State:	<u>Idaho</u> Zip: <u>83346</u>
Contact Phone #	<u>208-300-6069</u>
Email:	<u>hcranney1@gmail.com</u>

<u>Property Owner(s) of Record</u> (Attach additional pages if Necessary)	
Name:	<u>Arden + Heidi Cranney</u>
Address:	<u>250 W. 1545 S.</u>
City:	<u>Oakley</u>
State:	<u>Idaho</u> Zip: <u>83346</u>
Contact Phone #	<u>208-300-3459</u>
Email:	<u>hcranney1@gmail.com</u>

## Property Information:

Physical Location of Property: 250 W. 1545 South Oakley, Id 83346

Property Legal Description: (Complete Legal Description; attach if necessary):  
Attached.

GIS/GPS Property Legal Description Data, in digital file format, submitted to County Mapping Department. (Contact County Mapping Department for file format specifications/requirements)

Existing Use of Property: Private Property

Number of Acres to be included in the Proposed Zoning Designation: 14.

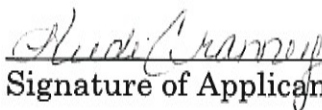
Current Zoning Designation of the Property: Ag Prime

Proposed Zoning Designation of the Property: Multiple Use

- NARRATIVE:** Attach a brief statement of the proposed zoning change including the following:
  1. How the present and proposed land uses in the requested zone promote the objectives of the Zoning Ordinance and the Comprehensive Plan.
  2. Availability of public facilities such as streets, sewage, water, etc., to support the allowable and proposed uses; and the proposed uses.
  3. Compatibility of the allowable uses with the surrounding area.
  4. Reason(s) for proposed zone change.
- VICINITY SKETCH:** A vicinity map which is drawn to scale must be attached showing the location of the property under consideration.
- PROOF OF OWNERSHIP OR VALID OPTION HOLDER:** A copy of your property deed or option agreement should be attached.

**Applicant/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 for a Application for Amendment to Zone. 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.*

 \_\_\_\_\_ 2-8-2024  
Signature of Applicant/Authorized Agent Date

 \_\_\_\_\_ 2-8-2024  
Signature of Property Owner Date

The Zoning Director/Administrator reserves the right to **not** officially accept this application until total review is accomplished and all required information is submitted. The date of the public hearing will be established by the Administrator upon the acceptance of a complete application.

*For Office Use Only:*

Date Application Filed: <u>2-13-2024</u>		By: <u>K. Adams</u>	
Fee Received: \$ <u>1498.00</u>		Check # <u>CC</u>	
Fee: <u>18.67 acres</u>	\$1200.00 +	1200.00	Application # _____
<i>Less than 11 acres</i>	\$250.00	250.00	
<i>11-320 acres</i>	\$6.00/acre	48.00	
<i>320 to 640 acres</i>	\$4.00/acre	74.00	
<i>640 and more acres</i>	\$2.00/acre	37.00	
		1498.00	

2-13-2024  
16:24:22

CASSIA COUNTY ZONING/BUILDING Receipt #: 2-08362  
Received by: KARLA

Received From: HEIDI CRANNEY  
250 WEST 1545 SOUTH  
OAKLEY, ID 83346

Received On: 2-13-2024 In the form of Credit Card

<u>Received For</u>	<u>Cost Each</u>	<u>Quantity</u>	<u>Cost</u>
Planning & Zoning Fees	1,498.00	1	1,498.00
			=====
	Receipt Amount		\$1,498.00

APPLICATION FOR AMENDMENT TO ZONE HEIDI CRANNEY

# Valuation Summary Sheet

**Parcel Number:** RP13S22E114210 **Property Address:** 250 W 1545 S , OAKLEY, ID 83346

**Effective Date:** 1/1/2018 **Tax Code Area:** 15-0000

**Expiration Date:** **Legal Description:** T 13945 (S1/2N1/2) S 11 T 13 R 22

Legal Party Name	Address	City St Zip	Owner Type
CRANNEY, ARDEN	250 W 1545 S	OAKLEY, ID 83346	Primary Owner
CRANNEY, HEIDI H/W	250 W 1545 S	OAKLEY, ID 83346	Secondary Owner

Cat ID	Ext	Rv Year	Unit	Quantity	Value	HO Mkt	HO Exemp	PTR	Other
05	L00	2022	AC	17.670	\$813	\$0	\$0	\$0	\$0
10H	L00	2022	AC	1.000	\$40,500	\$40,500	\$11,166	\$0	\$0
31H	R01	2022		-	\$412,880	\$412,880	\$113,834	\$0	\$0
32	R02	2022		-	\$12,748	\$0	\$0	\$0	\$0
Totals:				18.670	\$466,941	\$453,380	\$125,000	\$0	\$0

Deed Date	Deed Reference
3/28/2005	301214
3/28/2005	240888
6/29/2021	2021-003413
6/29/2021	2021-003414

**Zone Code:**  
**Parcel Type:**  
**Location Code: 0**

**Comments:**  
 S496  
 SPLIT FROM #> RP13S22E111250A

**Cassia County –Application for Amendment to Zone**

Heidi Cranney

250 West 1545 South

Oakley, ID 83346

**The parcel number** is RP13S22E114210

**Owner 1:** CRANNEY, ARDEN

**Owner 2:** CRANNEY, HEIDI H/W

**Address:** 250 W 1545 S, Oakley, Id 83346

**Deeds:** 2021-003413, 2021-003414, 301214, 240888

**Acres:** ~~10.770000~~ 18.07

#1

Arden and Heidi Cranney are requesting a zoning change from AG Prime to Multiple use. There is Multiple Use property adjacent to parcel RP13S22E114210, that is zoned for Multiple Use.

The proposed amendment is consistent with the county comprehensive plan based on Policy N.2-1.2 Which states that non-agricultural development shall be approved if it can be demonstrated that it will occur without serious detrimental impact to agricultural land use.

The Shed in question will not affect any agricultural ground on the property. The shed is located within a private yard area of the residential property and not in the outlying areas of the property. Parking for the shed will take place on a private driveway or a small section of a horse pasture with less than 1 acre of pasture affected. The total land affected by the shed use will be no larger than 2,500 Sq. Ft (building), and under 1 acre of pasture, of which is not growing any agricultural commodities.

## N.2-1.2 e

Schools, churches, and other public or quasi-public uses, and utility use of statewide/ regional significance may be permitted in the rural areas provided such uses primarily serve the needs of a rural community.

The shed will be available to meet the needs of our rural community by providing a public and/or quasi-public place for athletic/recreational overflow use from our public schools as well as religious and public meetings/gatherings.

### #2

The public facilities that will be of use are a public road (Land Ranch Road) to access the building, all water and sewage will be on private property and will consist of water coming from a private well as well as a septic system that will be installed to county code.

### #3

Arden and Heidi Cranney are requesting a zoning change from AG Prime to Multiple Use. There is multiple-use property adjacent to parcel RP13S22E114210. The Cranney's would like to obtain a conditional use permit to allow public assembly, which can be obtained when zoned for multiple use.

### #4

The reason for the proposed change in zoning is to be able to acquire a conditional use permit so that the shed will be in line with county codes, and be able to operate under a public assembly permit.

**EXHIBIT**

**3**

**CASSIA COUNTY**  
RECORDED FOR:  
TITLEONE - TWIN FALLS  
03:20:23 PM 06-29-2021  
**2021-003414**  
NO. PAGES: 4 FEE: \$15.00  
**JOSEPH W. LARSEN**  
COUNTY CLERK  
DEPUTY: EV  
Electronically Recorded by Simplifile



**TitleOne**  
a title & escrow co.

File # 21416513

**Quitclaim Deed**

For value received, Arden Cranney and Heidi Cranney, husband and wife

Does hereby convey, release, remise, and forever quit claim unto

**Arden Cranney and Heidi Cranney, husband and wife as community property with rights of survivorship**

whose current address is 250 W 1545 S, Oakley, ID 83346,

the following described premises:

**See Exhibit A, attached hereto and incorporated herein.**

To have and to hold the said premises, unto the said grantees, heirs and assigns forever.

Remainder of this page intentionally left blank.



Date: 06/17/2021

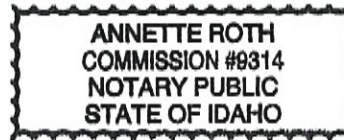
Arden Cranney  
Arden Cranney

Heidi Cranney  
Heidi Cranney

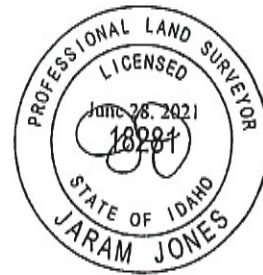
State of Idaho, County of Cassia, ss.

On this 18<sup>th</sup> day of June in the year of 2021id State, personally appeared Arden Cranney + Heidi Cranney known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same.

Annette Roth, Notary Public  
Residing at: Rupert, ID  
My Commission Expires: 8-4-2023  
(seal)



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

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



PARCEL 3

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  $\frac{5}{8}$ " 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 2641.16 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 which shall be the Point of Beginning;

THENCE South 89 degrees 00 minutes 29 seconds East along said 1/16 section line for a distance of 955.95 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 769.47 feet to a  $\frac{1}{2}$ " rebar;

THENCE North 35 degrees 24 minutes 17 seconds West for a distance of 567.24 feet to the Point of Beginning.

Said property contains 5.01 acres more or less and is subject to an irrigation easement more particularly described as follows; (insert Easement 1 Description), and is subject to any other easements or right of ways, existing or of record.

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

# EXHIBIT

# 4



**DESERT WEST LAND SURVEYS, P.C.**

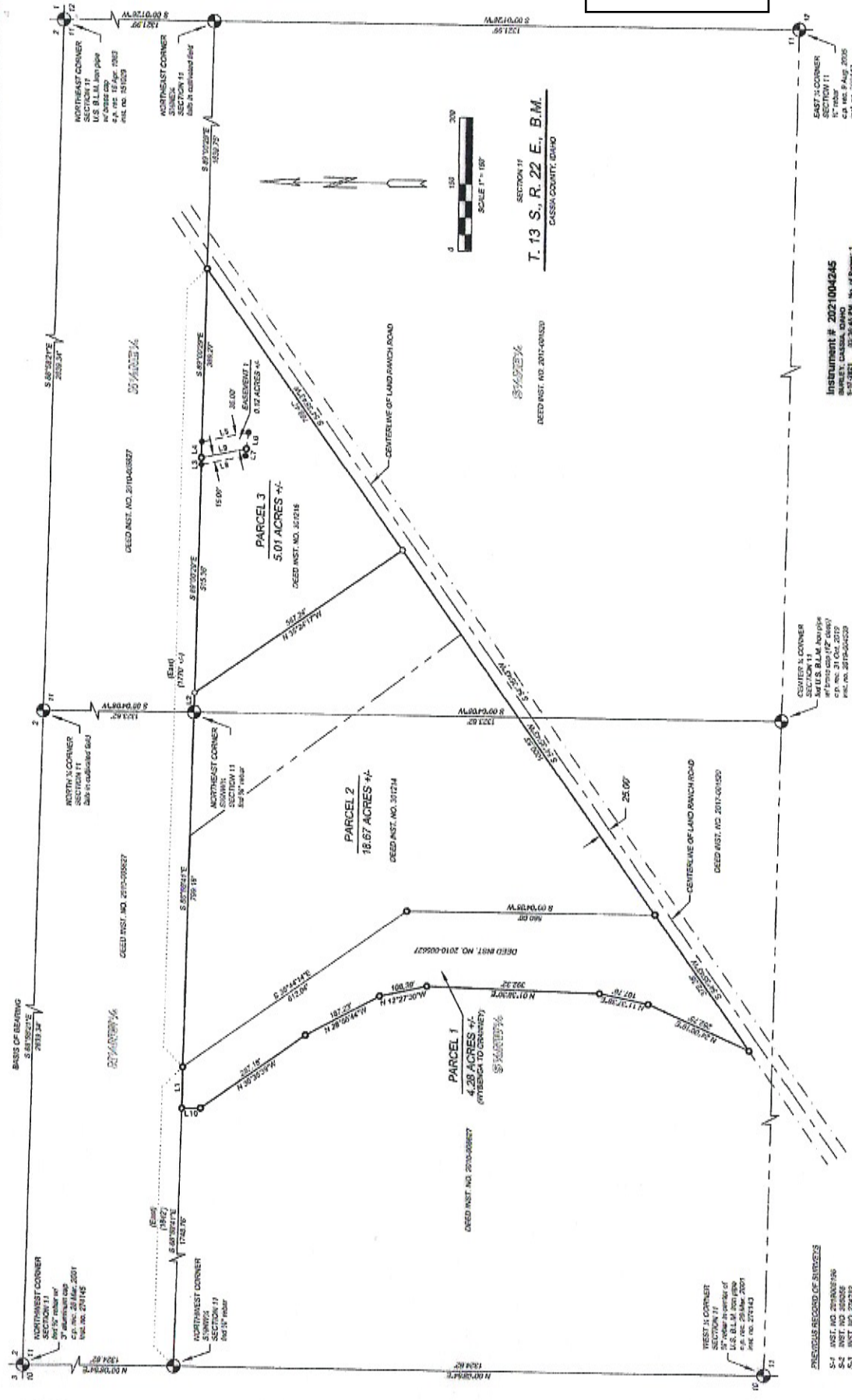


2200 OVERLAND AVENUE  
BOISE, IDAHO 83705  
PHONE: 208-333-7122  
FAX: 208-333-7123  
OWNER: T. 13 S., R. 22 E., B.M.  
DATE: JUNE 28, 2021

## RECORD OF SURVEY

for  
**ARDEN & HEIDI CRANNEY**

Instrument # 2021004245  
ARLEN, CASSIA, IDAHO  
S-3 JURY 10:26:48 PM No. of Pages: 1  
BY: T. 13 S., R. 22 E., B.M. (T. 13 S., R. 22 E., B.M.)  
JOSEPH LARSEN  
CASSIA COUNTY, IDAHO  
Professional Surveyor  
No. 12114  
Exp. 12/31/2024



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



### LEGEND

- - SET 1/4\" 1/4\" REBAR W/ L.S. NO. ATTACHED.
- - FOUND 1/4\" 1/4\" REBAR W/ L.S. NO. ATTACHED.
- - CALCULATED POINT; NO MONUMENT SET.
- ⊙ - SECTION 3 SURVEY OR PLUS SUBDIVISION; OTHERWISE NOTED.
- SURVEYED BOUNDARY / PARCEL LINE
- ROAD RIGHT OF R/WY LINE
- CENTERLINE OF ROAD
- PROPOSED EASEMENT LINE
- UN-SURVEYED / ARBITRARY LINE FOR GRADING PURPOSES ONLY
- BEARING / DISTANCE OF RECORD

### SURVEYED MONUMENTS

FOR THE PURPOSE OF THIS SURVEY WAS TO ADJUST THE BOUNDARY LINES BETWEEN DEED INSTRUMENT NUMBER 2010-00827, DEED INSTRUMENT NUMBER 2010-00827 AND DEED INSTRUMENT NUMBER 2010-00827. IF PLUS SURVEY MONUMENTS SHOWN ON THIS SURVEY WERE FOUND TO BE IN THE FIELD AND NOT SHOWN ON THIS SURVEY, THE LOCATION, SURVEY OF SURVEY'S MONUMENTS USED IN THE PROCESS OF THIS SURVEY ARE LISTED ON THE FACE OF THIS MAP IN THEIR RESPECTIVE LOCATIONS.

Corner	Bearing	Distance
L1	S 88°15'20\" E	43.80'
L2	S 89°32'25\" E	44.80'
L3	S 89°32'25\" E	15.40'
L4	S 89°32'25\" E	10.20'
L5	S 89°32'25\" E	10.20'
L6	S 89°32'25\" E	37.25'
L7	S 89°32'25\" E	15.38'
L8	S 89°32'25\" E	105.75'
L9	S 89°32'25\" E	12.40'
L10	N 0°13'42\" E	12.40'

### SURVEYOR'S NOTES

THIS SURVEY WAS COMPLETED BY THE SURVEYOR WITHOUT THE BENEFIT OF A TITLE SEARCH, TITLE COMMITMENT OR ANY OTHER FORM OF A TITLE SEARCH. THE SURVEYOR HAS REVIEWED THE RECORDS AND ANY OTHER RECORDS THAT MAY AFFECT THIS SURVEY AND HAS FOUND NO RECORDS SPECIFICALLY AFFECTING THIS SURVEY. THIS SURVEY WAS NOT COMPLETED TO THE ALTERNATIVE STANDARDS. SURVEYED PROPERTY IS SUBJECT TO ANY RIGHTS OR INTERESTS THAT MAY EXIST AND THIS SURVEY IS SUBJECT TO LOCAL PROVISIONS SET FORTH BY CITY AND/or COUNTY ORDINANCES AND DOES NOT GUARANTEE COMPLIANCE WITH LOCAL ORDINANCES.

### PREVIOUS RECORD OF SURVEYS

- S-3 INST. NO. 2010-00826
- S-4 INST. NO. 2010-00826
- S-5 INST. NO. 2010-00826
- S-6 INST. NO. 2010-00826

### CERTIFICATE OF SURVEY

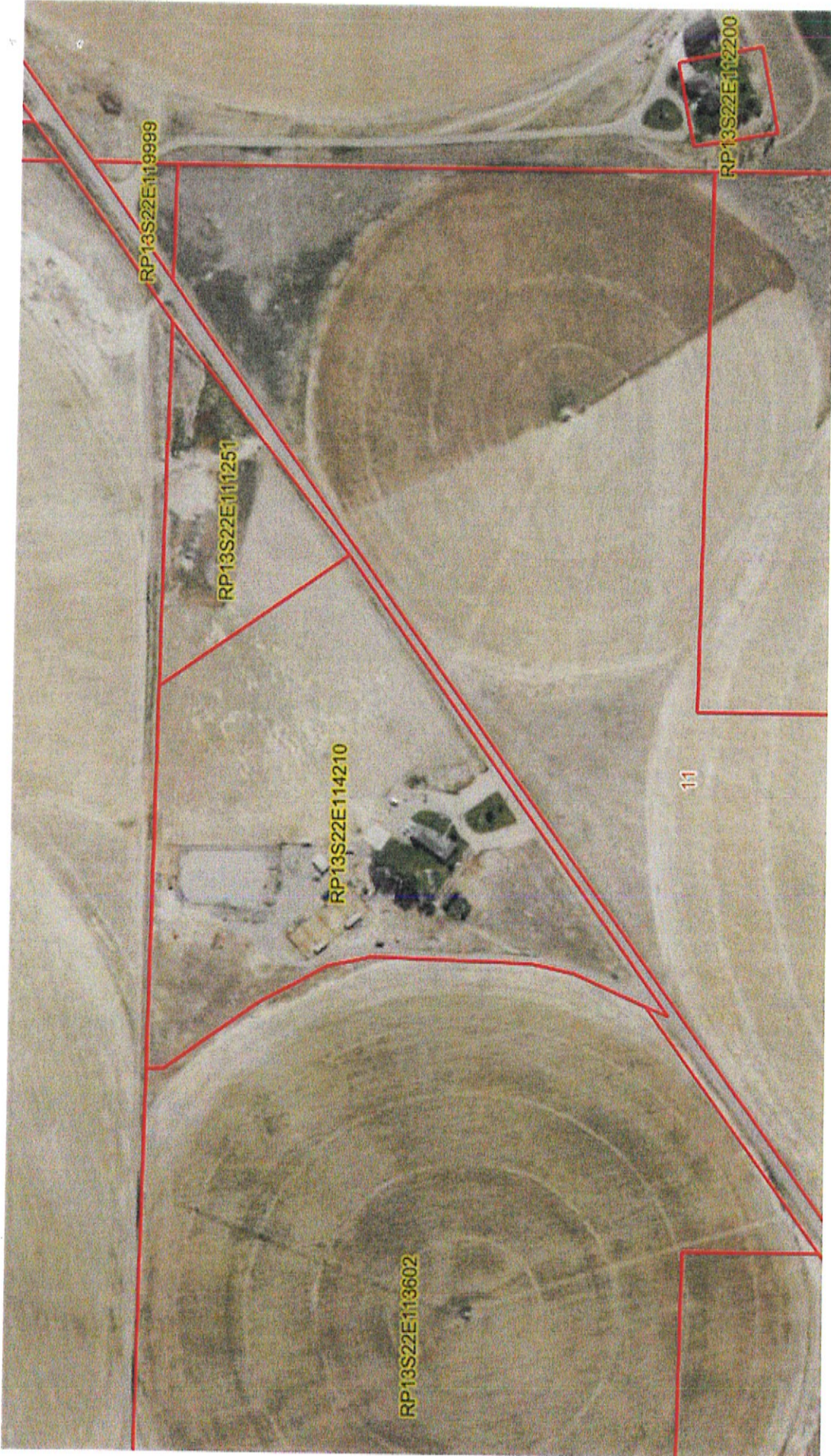
I, ARLEN JONES, A LICENSED PROFESSIONAL LAND SURVEYOR, HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND HAVE FOUND THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THIS MAP IS AN ACCURATE REPRESENTATION OF SAID SURVEY.

WEST 1/4 CORNER  
SECTION 11  
T. 13 S., R. 22 E., B.M.  
CASSIA COUNTY, IDAHO  
DATE: JUNE 28, 2021  
FILE NO. 271143

CORNER 11 CORNER  
AT U.S. B.L.M. 100/094  
W/ 1/4\" 1/4\" REBAR W/ L.S. NO. ATTACHED  
EXP. REC. 31 Oct. 2019  
FILE NO. 271143

DEED INST. NO. 2010-00827  
DEED INST. NO. 2010-00827  
DEED INST. NO. 2010-00827

DEED INST. NO. 2010-00827  
DEED INST. NO. 2010-00827  
DEED INST. NO. 2010-00827





① Site  
1" = 40'-0"



1 Site 1" = 40'-0"

70'-0" 30'-0"

10'-0"

40'-0"

**NOTICE OF PUBLIC HEARING  
ON APPLICATION FOR AMENDMENT TO ZONE**

**APPLICATION: 2024-04-ZA**

**NOTICE IS HEREBY GIVEN** that a public hearing will be held on **Thursday, the 18th day of April, 2024, at 3:00 o'clock P.M., or as soon thereafter as the matter may be heard**, at 1459 Overland Avenue, Cassia County Commission Chambers Room 206, Burley, Idaho before the Cassia County Planning and Zoning Commission on the application filed by Heidi Cranney, 250 West 1545 South, Oakley, Idaho 83346.

This is an Application for Amendment to Zone, which application was filed with the County on the 13th day of February, 2024, for the purpose of amending zone classification of real property from Prime Agriculture zone classification, the current classification, to Multiple Use zone classification, the proposed classification. The property is located on lands at approximately 250 West 1545 South Oakley, Cassia County, Idaho 83346, which is part of the S1/2N1/2 of Section 11 in Township 13 South, Range 22 East of the Boise Meridian, Cassia County, State of Idaho. Said properties are purported to be owned by Arden & Heidi Cranney.

The applicants or their representatives will appear at this hearing to provide the Cassia County Planning & Zoning Commission all the information required for issuance of a recommendation to the Cassia County Board of Commissioners of the requested Zone Amendment under the Cassia County Zoning Ordinance. Affected parties are invited to attend the hearing and provide comment and information regarding this application.

A copy of the Application for Amendment to Zone, including relevant maps and drawings, legal description of the area proposed for zone amendment, and information concerning the hearing process is available for review by the public at the Zoning and Building Office, Room 210, of the Cassia County Courthouse, 1459 Overland Avenue, Burley, Idaho prior to the hearing, and during normal business hours.

Cassia County Zoning and Building Office

/s/ Kerry D. McMurray

Kerry D. McMurray  
Zoning Administrator



CERTIFICATE OF MAILING

I hereby certify that a true and correct copy of the foregoing document (Notice of Hearing - Please Attach signed copy) was on this date March 7, 2024 served upon the persons listed, at the addresses set out below their names, (list of mailing addresses attached) by mailing to them a true and correct copy of said document in a properly addressed envelope in the United States mail, postage prepaid.

Dated 7th day of March 20 24.

[Handwritten Signature]

Authorized Signature

Sara A. Haynes

Authorized Printed Name

State of Idaho )
County of Cassia ) ss

Subscribed and sworn to be before me this 7th day of March, 2024, personally appeared before me and proved to me on the basis of satisfactory evidence to be the person (s) whose name(s) are subscribed to this instrument, and acknowledged that they executed the same.

[Handwritten Signature]

Notary Signature

Residing at Burley, Idaho

Commission expires Feb. 26, 2027

Notary Seal

**NOTICE OF PUBLIC HEARING**

**ON APPLICATION FOR AMENDMENT TO ZONE**

**APPLICATION: 2024-04-ZA**

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This is an Application for Amendment to Zone, which application was filed with the County on the 13th day of February, 2024, for the purpose of amending zone classification of real property from Prime Agriculture zone classification, the current classification, to Multiple Use zone classification, the proposed classification. The property is located on lands at approximately 250 West 1545 South Oakley, Cassia County, Idaho 83346, which is part of the S1/2N1/2 of Section 11 in Township 13 South, Range 22 East of the Boise Meridian, Cassia County, State of Idaho. Said properties are purported to be owned by Arden & Heidi Cranney.

The applicants or their representatives will appear at this hearing to provide the Cassia County Planning & Zoning Commission all the information required for issuance of a recommendation to the Cassia County Board of Commissioners of the requested Zone Amendment under the Cassia County Zoning Ordinance. Affected parties are invited to attend the hearing and provide comment and information regarding this application.

A copy of the Application for Amendment to Zone, including relevant maps and drawings, legal description of the area proposed for zone amendment, and information concerning the hearing process is available for review by the public at the Zoning and Building Office, Room 210, of the Cassia County Courthouse, 1459 Overland Avenue, Burley, Idaho prior to the hearing, and during normal business hours.

Cassia County Zoning and Building Office

/s/ Kerry D. McMurray

Kerry D. McMurray  
Zoning Administrator

Cassia County  
Joseph Larsen, Clerk, Auditor  
1459 OVERLAND AVE  
Burley, ID 83318

Flood Control District #16  
Dave Shirley  
PO Box 910  
Burley, ID 83318

Oakley Free Library  
Arianna Hale  
185 East Main Street  
Oakley, ID 83346

Oakley Recreation  
Ben Nelson  
PO Box 42  
Oakley, ID 83346

Cassia County Treasurer  
Laura Greener  
1459 Overland Ave.  
Burley, ID 83318

Cassia County Assessor  
Mart Adams  
203 East 15" St.  
Burley, ID 83318

Burley Municipal Airport  
Kevin Gebhart  
PO Box 157  
Burley, ID 83318

Oakley Canal Company  
PO Box 207  
Oakley, ID 83346

Water District No. 140  
Don Pickett  
568 W 1650 S  
Oakley, ID 83346-9765

Cassia School District #151  
Chris James  
3650 Overland Ave  
Burley, ID 83318

Oakley Fire  
PO Box 266  
Oakley, ID 83346

Oakley Highway  
Chancey Perkins  
PO Box 155  
Oakley, ID 83346

Oakley Valley Cemetery  
Carolyn Dewsnup  
PO Box 71  
Oakley, ID 83346

Idaho State Tax Commission  
11321 W Chinden Blvd  
PO Box 36  
Boise, ID 83722-0410

Idaho Department of Commerce  
700 W State Street  
PO Box 83720  
Boise, ID 83720-0093

Idaho Department of Water Resources  
650 Addison Ave W Ste 500  
Twin Falls, ID 83301-5858

Goose Creek Irrigation District  
PO Box 207  
Oakley, ID 83346

# Customer Ad Proof

164-60016068

Zoning and Building Department County of Cassia

Order Nbr 149957

**Publication**

Contact

Address 1

Address 2

City St Zip

Phone

Fax

Section

SubSection

Category

Ad Key

Keywords

Notes

**Times News**

Zoning and Building Department County of Cassia

1459 OVERLAND AVE

BURLEY ID 83318

2088787302

2088783510

Legals

50 Legal

149957-1

NOH - Variance for Cranney

PO Number

Rate

Order Price

Amount Paid

Amount Due

Start/End Dates

Insertions

Size

Salesperson(s)

Taken By

Legal Notice

103.41

0.00

103.41

03/23/2024 - 03/23/2024

1

83

Legal Notices

James Meadows - NWI

**Ad Proof**

**NOTICE OF PUBLIC HEARING  
ON APPLICATION FOR AMENDMENT TO ZONE  
APPLICATION: 2024-04-ZA**

**NOTICE IS HEREBY GIVEN that a public hearing will be held on Thursday, the 18th day of April, 2024, at 3:00 o'clock P.M., or as soon thereafter as the matter may be heard, at 1459 Overland Avenue, Cassia County Commission Chambers Room 206, Burley, Idaho before the Cassia County Planning and Zoning Commission on the application filed by Heidi Cranney, 250 West 1545 South, Oakley, Idaho 83346.**

This is an Application for Amendment to Zone, which application was filed with the County on the 13th day of February, 2024, for the purpose of amending zone classification of real property from Prime Agriculture zone classification, the current classification, to Multiple Use zone classification, the proposed classification. The property is located on lands at approximately 250 West 1545 South Oakley, Cassia County, Idaho 83346, which is part of the S1/2N1/2 of Section 11 in Township 13 South, Range 22 East of the Boise Meridian, Cassia County, State of Idaho. Said properties are purported to be owned by Arden & Heidi Cranney.

The applicants or their representatives will appear at this hearing to provide the Cassia County Planning & Zoning Commission all the information required for issuance of a recommendation to the Cassia County Board of Commissioners of the requested Zone Amendment under the Cassia County Zoning Ordinance. Affected parties are invited to attend the hearing and provide comment and information regarding this application.

A copy of the Application for Amendment to Zone, including relevant maps and drawings, legal description of the area proposed for zone amendment, and information concerning the hearing process is available for review by the public at the Zoning and Building Office, Room 210, of the Cassia County Courthouse, 1459 Overland Avenue, Burley, Idaho prior to the hearing, and during normal business hours.

Cassia County Zoning and Building Office  
/s/ Kerry D. McMurray  
Kerry D. McMurray  
Zoning Administrator  
Publish: March 23, 2024

Heidi Cranney  
2024-04-VAR

- HeidiCranney
- Prime Agricultural
- Multiple Use

EXHIBIT  
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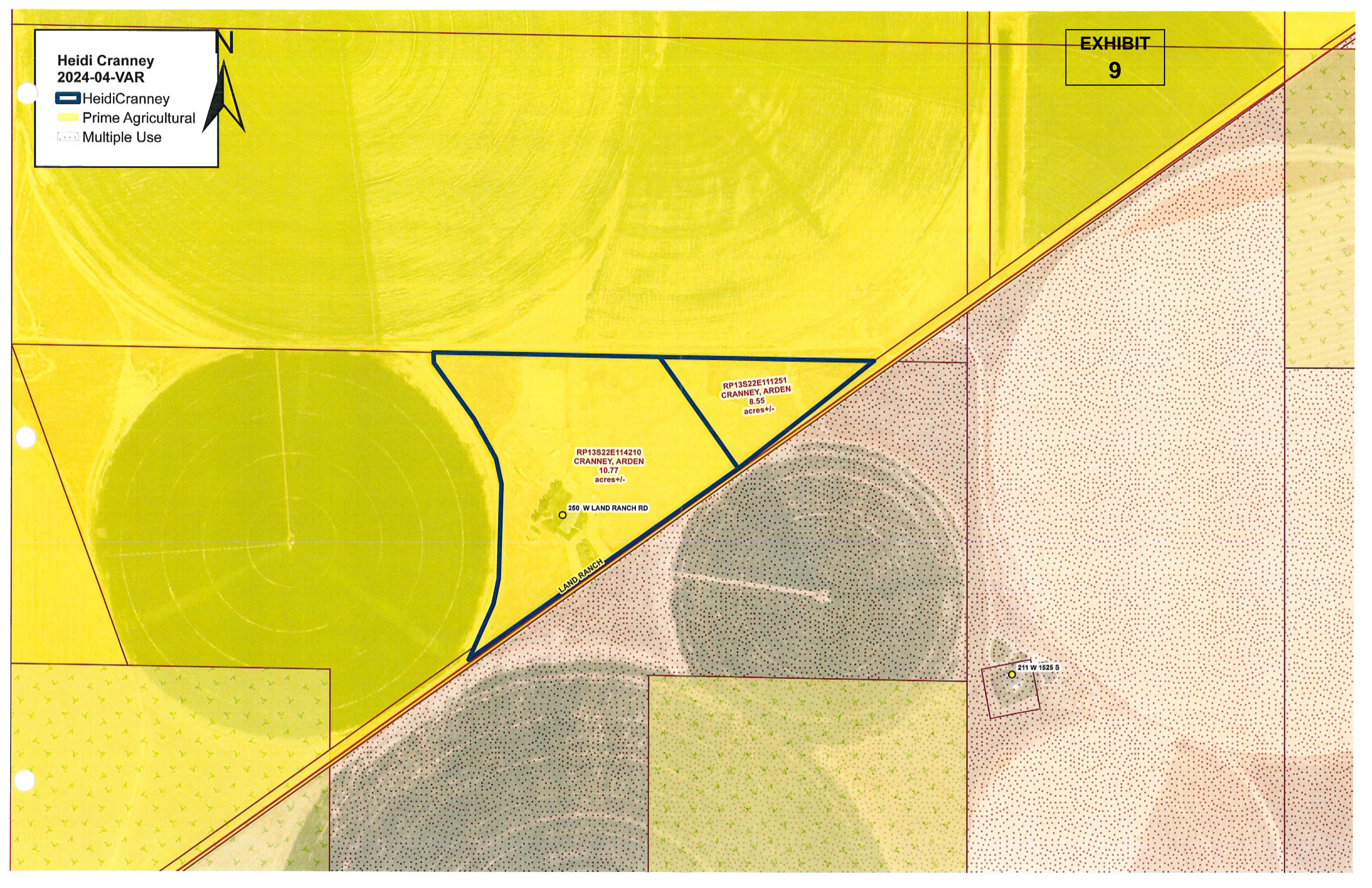
RP13S22E111251  
CRANNEY, ARDEN  
8.55  
acres+/-

RP13S22E114210  
CRANNEY, ARDEN  
10.77  
acres+/-

260 W LAND RANCH RD

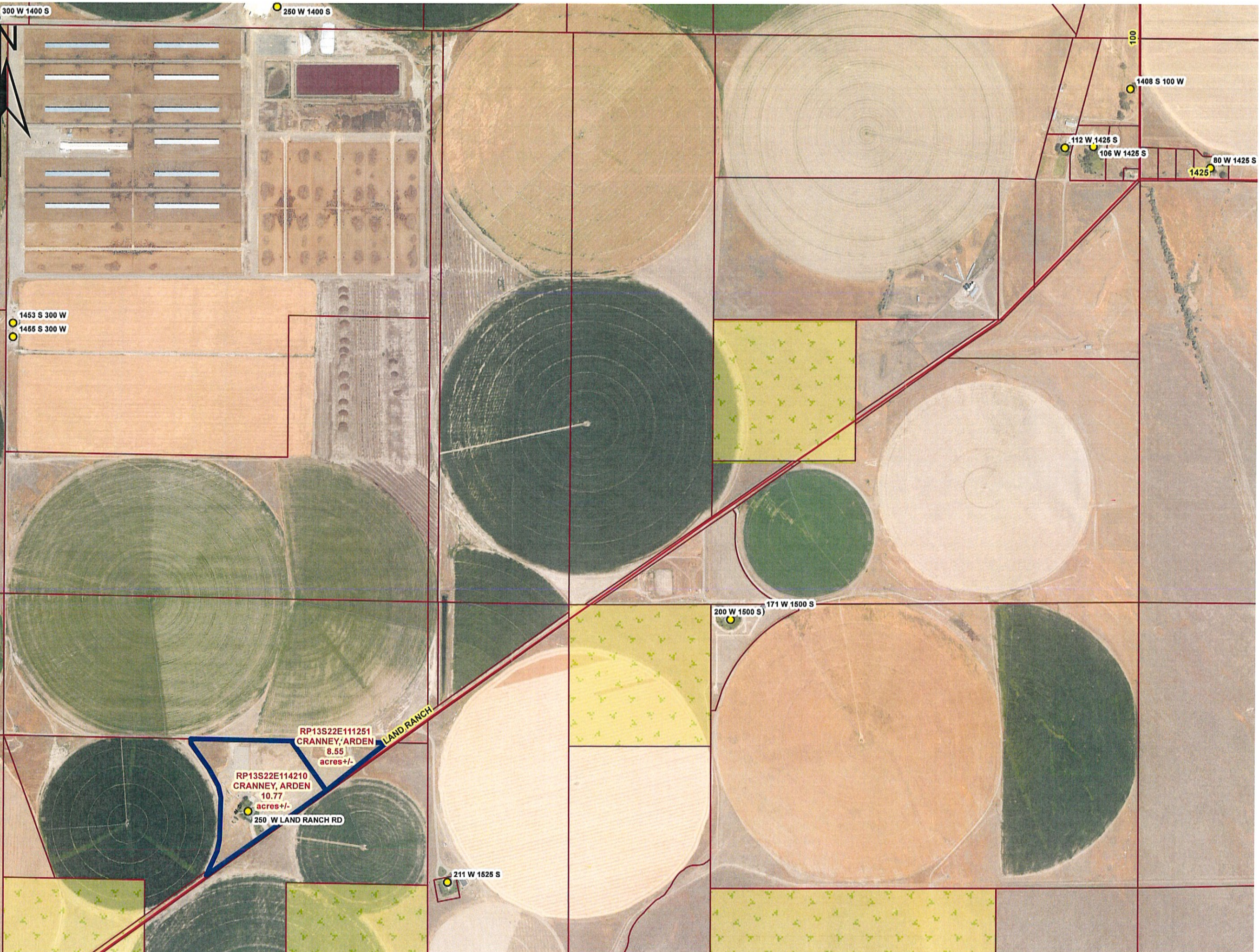
LAND RANCH

211 W 1525 S



Heidi Cranney  
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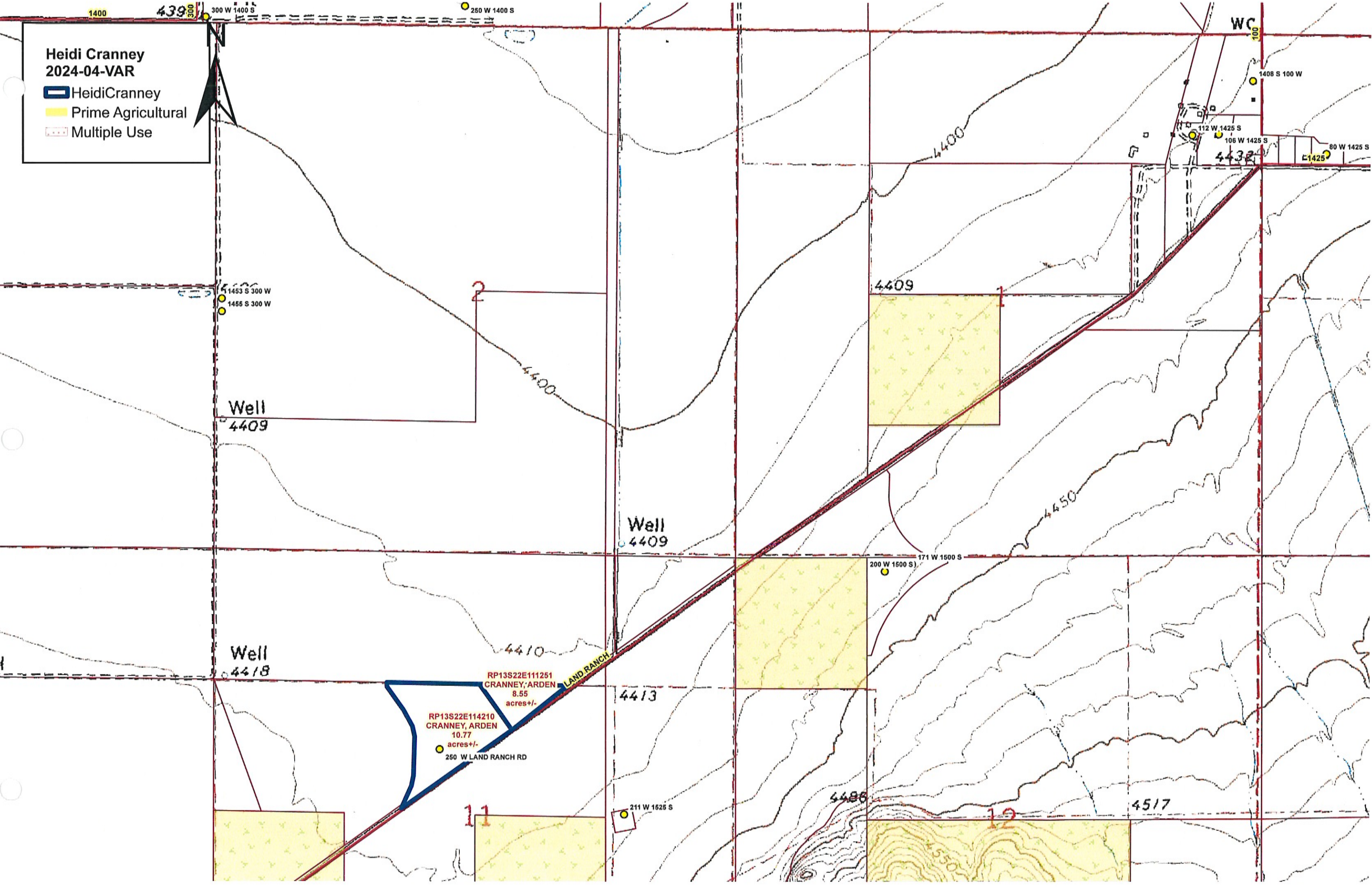


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4413

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acres+/-

RP13S22E114210  
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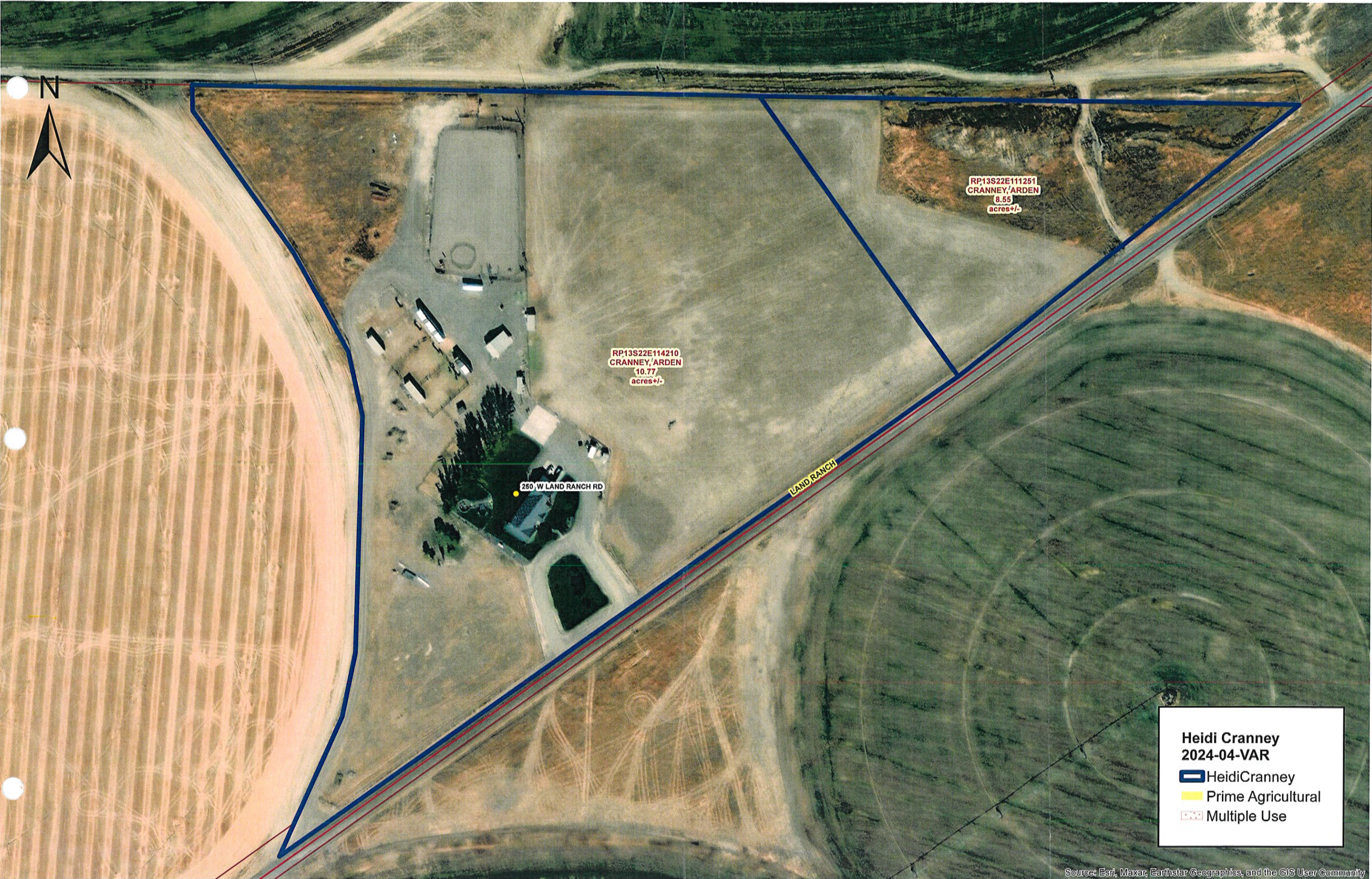
250 W LAND RANCH RD

LAND RANCH

211 W 1525 S

11








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