



Cassia County Planning & Zoning Commission

EXHIBIT LIST

Application Number: **2025-11-ZA**

Applicant: **Neil Harper**

Property Owners: **Neil Harper**

Hearing: **October 16, 2025**

1. Conditional Use Permit Application
2. Justification for Rezone
3. Legal Description
4. Deed of Ownership
5. Site of Proposed Rezone and Overview
6. Zone of Property
7. 300 ft. Radius – Property Owners
8. Comments
9. Notice of Hearing, Affidavits: Certificate of Mailing, Affidavits of Publication & Posting
10. Aerial Maps, TOPO
11. Cassia County Zoning & Building Department Staff Report

ZA Neil Harper

09/10/2025 - 09/09/2026

2025-11-ZA

Land Use

General

76017380-5b60-11f0-9f85-81008f7f8897

Complete

Active

Application Review StatusPre-Review **Approved**

07/07/2025

Burley Highway **Approved**
District

09/04/2025

Declo Fire District **Approved**

*All properties must be able to be
accessed from the 950east road and may
not use the canal right of way as a main
access to properties for emergency
vehicles*

Burley Irrigation **Approved**
District

Flood Zone Review Not Reviewed

South Central Public Not Reviewed
Health DistrictSouth Side Electric, Not Reviewed
Inc.Final-Review **Approved**
Set for Hearing Date KDM

Fees

Zone Amendment Fee 1 \$1,450.00

Mailing Publication Fee \$18.50

Publication Fee \$74.18

Subtotal \$1,542.68**Payments**

09/10/2025 Online \$18.50

07/24/2025 Online \$1,450.00

09/08/2025 Check #2917 \$74.18

Total Paid \$1,579.39

Processing Fee	\$36.71
Total	\$1,579.39
Amount Paid	\$1,579.39
Total Due	\$0.00

Application Form Data

(Empty fields are not included)

Project Name

ZA Neil Harper

Land Use Project Type

Zoning Amendment

First Name

Neil

Last Name

Harper

Email

harpern@pmt.org

Phone

(208) 300-0321

Mailing Address

115 S 950 E

City

Declo

State

ID

Zip Code

83323

Property Owner Name	Email	Phone	Address	RP Number	Deed Number
Neil Harper	harpern@pmt.org	(208) 300- 0321	115 S 950 E	RP10S24E363325	254535

Property Location/Address

115 S 950 E, Declo, ID 83323

Existing Use of Property

Farm and Personal Residence

Total Number of Acres to be Included in the Project

7

Current Zoning Designation

Prime Agricultural (AP)

Proposed Zoning Designation

Residential Agricultural (RA)

Parcel Number(s)

RP10S24E363325

Upload Project Narrative

 **Exhibit2Narrative.pdf**

Upload Site Plan/Vicinity Sketch

 **Exhibit5SiteOverview.pdf**

Upload Proof of Ownership or Valid Option Holder

 **Exhibit4DeedParcelSummary.pdf**

Upload Notice to Political Subdivisions Providing Services

 **Exhibit9_cofmail.pdf**

 **Exhibit9_AffidavitofPublication.pdf**

 **Exhibit8_Declo Fire District.pdf**

 **Exhibit8_commentsHarper.pdf**

Upload List of Surrounding Property Owners (Available from Assessor's Office)

 **NeilHarper300ftOwners.pdf**

 **Exhibit7_300ftPropOwners.pdf**

Upload Legal Description

 **Parcelsummary.pdf**

 **Exhibit3Legal.pdf**

Upload Any Additional Documents or Files

 **Exhibit6Zones.pdf**

 **Exhibit1 Application.pdf**

 **Exhibit10_NeilHarperZoning.pdf**

 **NOHZA_NeilHarper.pdf**

 **Exhibit9_AffidavitofPublication.pdf**

 **Exhibit9_cofmail.pdf**

Hearing Date

10/16/2025

Hearing Time

3:00 pm

Project Description

Change Zoning from Prime Agricultural to Residential Agricultural.

Select Fire District

Declo Fire District

Select Transportation District / Highway District

Burley Highway District

Select Irrigation or Canal District

Burley Irrigation District

Select Utility Provider

South Side Electric

Select School District

Cassia County School District #151

Upload Entity/Comment Letters

 **Exhibit8_commentsHarper.pdf**

 **Exhibit8_Declo Fire District.pdf**

Signature

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.

x - Invalid date

Messages

You will need to post the notice of hearing on site, take pictures of the posting and upload it to the site. Needs to be near the roadway but on the property.

 NOHZA_NeilHarper.pdf

The mailing fees will also need to be paid for. \$18.50 to property owners and taxing entities/utilities

<https://app.civicreview.com/lookup?ref=76017380-5b60-11f0-9f85-81008f7f8897&pin=569605484>

 HarperZoneAmend_MailingFees.pdf

<https://app.civicreview.com/lookup?ref=76017380-5b60-11f0-9f85-81008f7f8897&pin=569605484>

you can pay the publication fee online now.

Comments:

This includes the mailing fee to surrounding property owners and taxing entities of 18.50.

$18.50 + 74.18 = 92.68$ total

You will need to reimburse Cassia County for the Publication of the hearing for \$74.18. Attached please find invoice.

 invoice_NeilHarperZAPublication.pdf

Hearing Date has been set for October 16, 2025 at 3:00. Publication will be submitted to the paper by our office, and you will be responsible for reimbursement of publication cost.

Hi Sara,

Payment was just submitted. Does this mean that the application has been approved by the zoning committee? Please let me know the next steps to be taken/needed.

Kind regards,
Neil Harper

<https://app.civicreview.com/lookup?ref=76017380-5b60-11f0-9f85-81008f7f8897&pin=569605484>

Please use this link to make payment for this application. Your application will then be reviewed once payment is made.

Comments:

Your application fee is \$1450.00 and needs to be paid before it can be reviewed and set for hearing. You can bring a check into our office or we can take a credit card over the phone. Please let us know how you wish to proceed. [208-878-7302](tel:208-878-7302)

<https://app.civicreview.com/lookup?ref=76017380-5b60-11f0-9f85-81008f7f8897&pin=569605484>

Please submit payment for this application follow the above link.

Please Submit verification that you have contacted the POLITICAL SUBDIVISIONS PROVIDING SERVICES: School Districts, Fire District, Highway District, Electrical and Gas Company, South Central Public Health District, Pipeline company: Natural Gas, Petroleum. Proof of notification must be submitted to Zoning & Building Department.

Comments:

Sara,

Good morning. Does the verification for contacting the political subdivisions providing services need to be done prior to the zoning meeting?

Thank you for your service.

Neil Harper

They will be notified via email to review and comment - Sara

Sara,

Thanks for this update. Will the commissioner's office contact them or is that our

responsibility?

Thanks,
Neil

For most of the entities they will be notified through this program. We are trying to get this implemented in the program, and we are still refining the reviewing process. If you feel more comfortable going to the entities, you can do this and have them sign a paper that you dropped it off for review... Let me know. Sara

Internal Notes

@{{user||6839c09fd35a91409dc98ead||David Shirley}}

@{{user||67e5c1bbf4900efd15f972d9||Winn Osterhout}}

@{{user||67f6a264c110c4d4bd8b63a6||Scott Arnell}}

@{{user||67e5bc7bf4900efd15f962c0||Don Terry}}

Zoning Amendment from Agricultural Prime to Residential Agricultural

@declo@atcnet.net @jamchris@cassiaschools.org

For you comments and review.

@{{user||68b9fec4772f04c16666843c||Helen Ordner}}

Zoning Amendment for your review and comments if any.

@{{user||67e5cfefc2c0649e68684c06||Todd Quast}}

Do you have a flood plain review for Neil Harper Zone Amendment?

**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)	<u>Property Owner(s) of Record</u> (Attach additional pages if Necessary)
Name: <u>Neil Harper</u>	Name: <u>SAME</u>
Address: <u>115 S. 950 E.</u>	Address: _____
City: <u>Declo</u>	City: _____
State: <u>TO</u> Zip: <u>83323</u>	State: _____ Zip: _____
Contact Phone # <u>208 300 0321</u>	Contact Phone # _____
Email: <u>harperna@amt.org</u>	Email: _____

Property Information:Physical Location of Property: T7T94 (NW) S 36 T 10 R 24 / 115 S. 950 E.

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

RP10S24E363325

- ☐ 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: Farm and Personal ResidenceNumber of Acres to be included in the Proposed Zoning Designation: 7Current Zoning Designation of the Property: Prime AgProposed Zoning Designation of the Property: Minor Residential**Please attach the following to application:**

- ☐ **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.

← Residential Agriculture

Tues.
Hurry
McMurry
208-578-7302

? Hearing date

- include w/ notices
- Verification of notices -
- Notary
- Copies of Notice to Politicians

- ☒ **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.
- ☐ **NOTICE TO POLITICAL SUBDIVISIONS PROVIDING SERVICES:** School Districts, Fire District, Highway District, Electrical and Gas Company, South Central Public Health District, Pipeline company: Natural Gas, Petroleum. Proof of notification must be submitted to Zoning & Building Department.
- ☐ **SURROUNDING PROPERTY OWNERS:** 300' Radius of Property owners of external boundaries of land being considered must be attached. (information provided by Assessor's office.) Once application has been assigned a date for hearing, Notice must be mailed to surrounding property owners. The certificate of mailing must be signed and notarized with mailing list attached and submitted to Zoning & Building Department.
- ☐ **NOTICE OF PUBLICATION:** Once application has been assigned a date for hearing, Notice of Hearing must be published in the newspaper fifteen (15) days prior to date of hearing. The Affidavit of publication from the newspaper is to be submitted to Zoning & Building Department.
- ☐ **NOTICE POSTED ON PREMISES:** Notice of hearing must be posted on property being considered, no less that one (1) week prior to hearing. Affidavit of posting and a picture of the Notice of Hearing posted on site attached is to be submitted to Zoning and Building Department.

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.

Signature of Applicant/Authorized Agent

Date

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: _____	By: _____
Fee Received:	\$ <u>1450⁰⁰</u>	Check # _____	
Fee: \$1200.00 + Less than 11 acres \$250.00 320 to 640 acres \$4.00/acre 11-320 acres \$6.00/acre 640 and more acres \$2.00/acre		Application # _____	



Date: 9/10/2025
Order #: 5I27-77829858-OJ1B
Land Use: Harper Zone Amendment
#2025-11-ZA
9/10/2025 - 9/9/2026

Bill To

Harper Zone Amendment

Payment

7/24/2025
Payment Type: Online
*****2001
Amount: **\$1,486.25**

9/8/2025
Payment Type: Check
Check Number: 2917
Amount: **\$74.18**

9/10/2025
Payment Type: Online
*****3881
Amount: **\$18.96**

Order Details

Zone Amendment Fee 1	\$1,450.00
Mailing Publication Fee	\$18.50
Publication Fee	\$74.18
Subtotal:	\$1,542.68
Processing Fee:	\$36.71
Total:	\$1,579.39
Amount Paid:	\$1,579.39

Cassia County Planning and Zoning



Neil Harper
208 300 0321

Proposed Zone Change: 115 South 950 East, Declo (7 Acres)

From: Prime Agricultural

To: Minor Residential Zoning

Justification for Rezoning:

- The 7-acre property, located at 115 South 950 East in Declo, has direct access to 950 East along its entire western boundary. It is also bordered by a canal road on the west side.
- The parcel is adjacent to existing residential properties to the north and south, indicating that residential use is already established in the immediate vicinity.
- Across 950 East, the area is identified as Declo's designated zone for future residential development, as shown in the accompanying map.
- The property is suitable for subdivision into four residential lots: one lot on the northern section and three lots on the southern section, each exceeding one acre in size.
- Electrical infrastructure is already in place, with power lines running parallel to 950 East. However, the property does not currently have access to municipal water or sewer services. Individual wells and septic systems will need to be installed for each lot.
- Although the land is currently zoned for prime agricultural use, its size and layout limit its practicality for farming. Given its location, accessibility, and proximity to residential development, the land is more appropriately suited for residential use.
- The property is located approximately half a mile from Declo High School, Jr. High School, and Elementary School, making it an ideal location for family homes in support of the community's growth.

February 18, 1998
JOB # 4707-98B1
PEARL & SHERMAN INGRAM SURVEY

PARCEL 2

L E G A L D E S C R I P T I O N

Part of the NW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 36 of Township 10 South, Range 24 East of the Boise Meridian, Cassia County, State of Idaho.

Beginning at the NW corner of Section 36 of T.10 S., R.24 E., B.M. said corner marked by a 5/8" rebar; Thence South 00 degrees 46 minutes 07 seconds West along the west line of Section 36 for a distance of 506.64 feet to a 1/2" rebar which shall be the Point of Beginning;

THENCE South 89 degrees 42 minutes 22 seconds East for a distance of 257.81 feet to a 1/2" rebar;

THENCE South 89 degrees 42 minutes 22 seconds East for a distance of 18.06 feet to the approximate centerline of the "H" Canal;

THENCE South 04 degrees 25 minutes 29 seconds East along the approximate centerline of the "H" Canal for a distance of 11.08 feet;

THENCE South 09 degrees 49 minutes 26 seconds East along the approximate centerline of the "H" Canal for a distance of 509.93 feet;

THENCE South 21 degrees 42 minutes 42 seconds East along the approximate centerline of the "H" Canal for a distance of 109.69 feet;

THENCE South 34 degrees 32 minutes 25 seconds East along the approximate centerline of the "H" Canal for a distance of 250.93

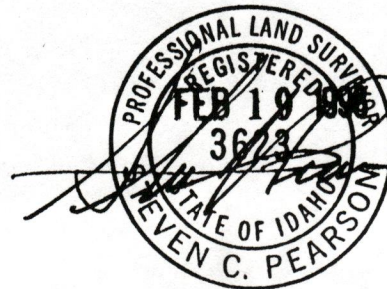
THENCE North 89 degrees 35 minutes 10 seconds West along the south line of the NW $\frac{1}{4}$ NW $\frac{1}{4}$ for a distance of 21.96 feet to a 1/2" rebar;

THENCE North 89 degrees 35 minutes 10 seconds West along the south line of the NW $\frac{1}{4}$ NW $\frac{1}{4}$ for a distance of 535.62 feet to a 5/8" rebar at the SW corner of the NW $\frac{1}{4}$ NW $\frac{1}{4}$;

THENCE North 00 degrees 46 minutes 07 seconds East along the west line of the NW $\frac{1}{4}$ NW $\frac{1}{4}$ for a distance of 819.56 feet to the Point of Beginning.

Said property contains 7.00 acres more or less, and is subject to a county road right of way along the west side and subject to a right of way for the "H" Canal along the east side and subject to any other easements or right of ways, existing or of record.

Prepared by:
DESERT WEST LAND SURVEYS
1751 Overland Ave.
Burley, Idaho 83318



254535

WARRANTY DEED

EXHIBIT

#

4

#29738

For Value Received

PEARL INGRAM, a widow

Hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto

NEIL HARPER and LAURA HARPER, husband and wife

Address: 600 East 200 South
Rupert, Idaho 83350

Hereinafter called the Grantee, the following described premises situated in Cassia County, Idaho, to-wit:

TOWNSHIP 10 SOUTH, RANGE 24 EAST OF THE BOISE MERIDIAN,
CASSIA COUNTY, IDAHO

Section 36: Part of the NW $\frac{1}{4}$ NW $\frac{1}{4}$, more particularly described as follows:

Beginning at the Northwest corner of Section 36, said corner marked by a 5/8 inch rebar; Thence South 00°46'07" West along the West line of Section 36 for a distance of 506.64 feet to a 1/2 inch rebar which shall be the Point of Beginning;
Thence South 89°42'22" East for a distance of 257.81 feet to a 1/2 inch rebar;
Thence South 89°42'22" East for a distance of 18.06 feet to the approximate centerline of the "H" Canal;
Thence South 04°25'29" East along the approximate centerline of the "H" Canal for a distance of 11.08 feet;
Thence South 09°49'26" East along the approximate centerline of the "H" Canal for a distance of 509.93 feet;
Thence South 21°42'42" East along the approximate centerline of the "H" Canal for a distance of 109.69 feet;
Thence South 34°32'25" East along the approximate centerline of the "H" Canal for a distance of 250.93 feet;
Thence North 89°35'10" West along the South line of the NW $\frac{1}{4}$ NW $\frac{1}{4}$ for a distance of 21.96 feet to a 1/2 inch rebar;
Thence North 89°35'10" West along the South line of the NW $\frac{1}{4}$ NW $\frac{1}{4}$ for a distance of 535.62 feet to a 5/8 inch rebar at the Southwest corner of the NW $\frac{1}{4}$ NW $\frac{1}{4}$;
Thence North 00°46'07" East along the West line of the NW $\frac{1}{4}$ NW $\frac{1}{4}$ for a distance of 819.56 feet to the Point of Beginning.

SUBJECT TO:

All reservations in patents or deeds in the chain of title.

Taxes for 1998 and subsequent years.

Assessments of the Burley Irrigation District and the rights and powers of said District as by law provided.

Right-of-Way executed by Bert L. Ingram and Pearl Ingram, his wife, to Salt Lake Pipe Line Company, a Nevada corporation, dated May 24, 1952 and recorded June 13, 1952 as Instrument No. 175965 in Book 14 of Miscellaneous on page 475, records of Cassia County, Idaho.

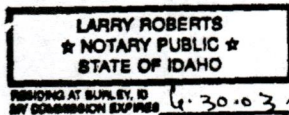
TO HAVE AND TO HOLD, the said premises, with their appurtenances unto the said Grantee and to the successors heirs and assigns of the Grantee forever. The Grantor does hereby covenant to and with the said Grantee, that the Grantor is the owner in fee simple of said premises; that they are free from all incumbrances except as above described and that Grantor will warrant and defend the same from all lawful claims whatsoever.

Dated: March 26, 1998

Delilah Pearl Ingram
Pearl Ingram, aka Delilah Pearl Ingram

STATE OF IDAHO)
) ss.
COUNTY OF Cassia)

On this 26th day of March, 1998, before me, the undersigned, a Notary Public in and for said State, personally appeared PEARL INGRAM, known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that she executed the same.



Larry Roberts
Notary Public
Residing at: Burley, Idaho
My Commission expires: 6-30-03

RECORDED AT THE REQUEST OF
LAND TITLE & ESCROW
FILM 297
1998 MAR 26 P 4:39
CASSIA COUNTY, IDAHO
DARRELL M. ROSKELLEY
RECORDER
FEE \$6.00 DEPUTY Jan
254535

PARCEL DESCRIPTION:

T 7794 (NWNW) S 36 T 10 R 24

For any questions call 208-878-3540, please have your parcel number ready.

PARCEL ADDRESS: 115 SO 950 EAST, DECLO, ID 83323

HARPER, LAURA H/W
HARPER, NEIL
115 SOUTH 950 EAST
DECLO, ID 83323

Appeals of your property value must be filed
in writing, on a form provided by the county by:

6/23/2025

Tax Code Area: 11-0000

Parcel Number:

RP10S24E363325

Property Tax Reduction (PTR) Is Not Included

ASSESSED VALUE OF YOUR PROPERTY

CATEGORY/DESCRIPTION	ACRES	2023 VALUE	2024 VALUE	CURRENT VALUE
01 Irrigated Land	5.150	7,674	7,674	10,238
10 Homesite	1.000	25,598	40,500	47,916
19 Waste	0.850			
31 Res imp on 10		583,220	654,010	645,760
SUBTOTAL:	7.000	616,492	702,184	703,914
LESS HOMEOWNER EXEMPTION:		125,000	125,000	125,000
NET TAXABLE PROPERTY VALUE:	7.000	491,492	577,184	578,914

Taxes are based on the net taxable values shown on this Notice and on the Budgets of the taxing districts.

TAXING DISTRICT INFORMATION

Taxing Districts	*2023 Annual Gross Tax by District	*2024 Annual Gross Tax by District	Percent of Change	Phone Number	Date of Public Budget Hearing
COUNTY	\$1,049.24	\$1,189.16	13%	(208) 878-1004	8/25/2025
SCH DIST 151				(208) 878-6600	6/16/2025
#151 PLANT FAC	\$429.56	\$484.44	13%	(208) 878-6600	6/16/2025
#151 SUPP	\$325.12	\$294.42	-9%	(208) 878-6600	6/16/2025
#151 BOND 2015				(208) 878-6600	6/16/2025
#151 TORT	\$1.24	\$2.72	119%	(208) 878-6600	6/16/2025
BURLEY HWY	\$526.34	\$603.10	15%	(208) 678-5322	8/11/2025
BURLEY HWY JUDG	\$0.16			(208) 678-5322	8/14/2023
DECLO CEM	\$64.26	\$75.00	17%	(208) 654-2124	8/13/2025
N CASSIA FIRE	\$163.64	\$187.10	14%	(208) 878-8382	8/18/2025
Total :	\$2,559.56	\$2,835.94			

Current year tax charges not known until November
Additional Fees and Credits may apply

THIS IS NOT A BILL. DO NOT PAY.

RALPH B. JIBSON
BK53P430 162490
04-19-1948

E 100 S

? Petition County to
Δ zone.
- Peels area is Res. Ag.
? Peels to expand?
* split 1 lot off d 1
& leave 5 Acres

ERIC

①

②

③ front

BURDELL T. CURTIS

BERT L. INGRAM

S 950 E

Pine Ag
- CAN NOT do a subdivision

5 Acres

BURDELL T. CURTIS

EXHIBIT

5

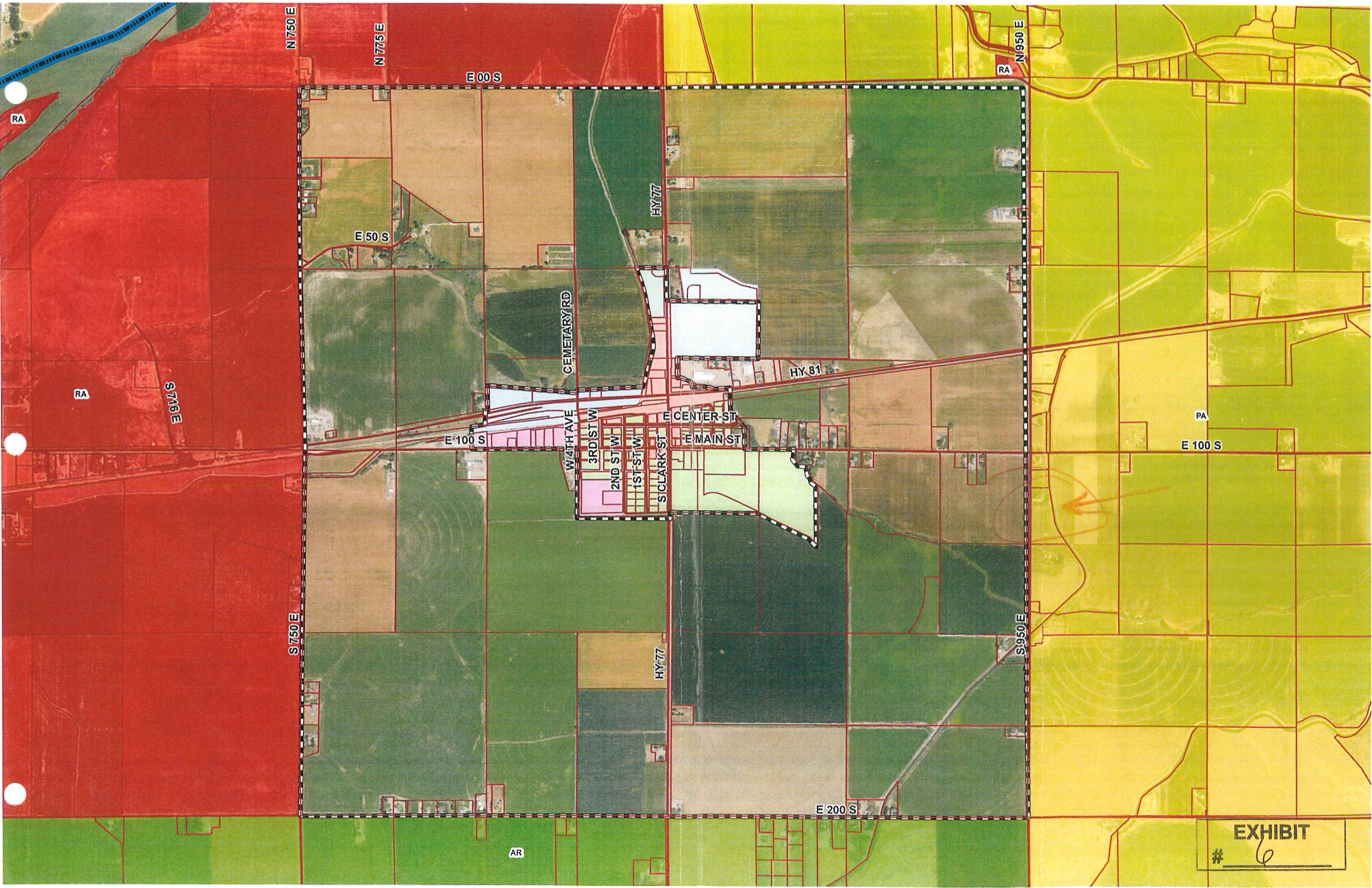


EXHIBIT
6

OBJECTID	Parcel_Num	MailToName	MailToAddr	MailToCity	MailToStat
7504	RP10S24E363001	BLAUER, AMY	165 S 1050 E	DECLO	ID
13265	RP10S24E351800	DARRINGTON, DEE D	841 EAST 300 SOUTH	DECLO	ID
7402	RP10S24E363325	HARPER, NEIL	115 SOUTH 950 EAST	DECLO	ID
7505	RP10S24E363185	HARPER, NEIL	115 SOUTH 950 EAST	DECLO	ID
16754	RP10S24E363177	REES, LANEVA	PO BOX 235	DECLO	ID
13254	RP10S24E350001	SPRING CREEK LAND & LIVESTOCK LLC	PO BOX 152	DECLO	ID
4933	RP10S24E363750	WYNN, BRAD L	125 S 950 E	DECLO	ID

MailToPost

83323

83323

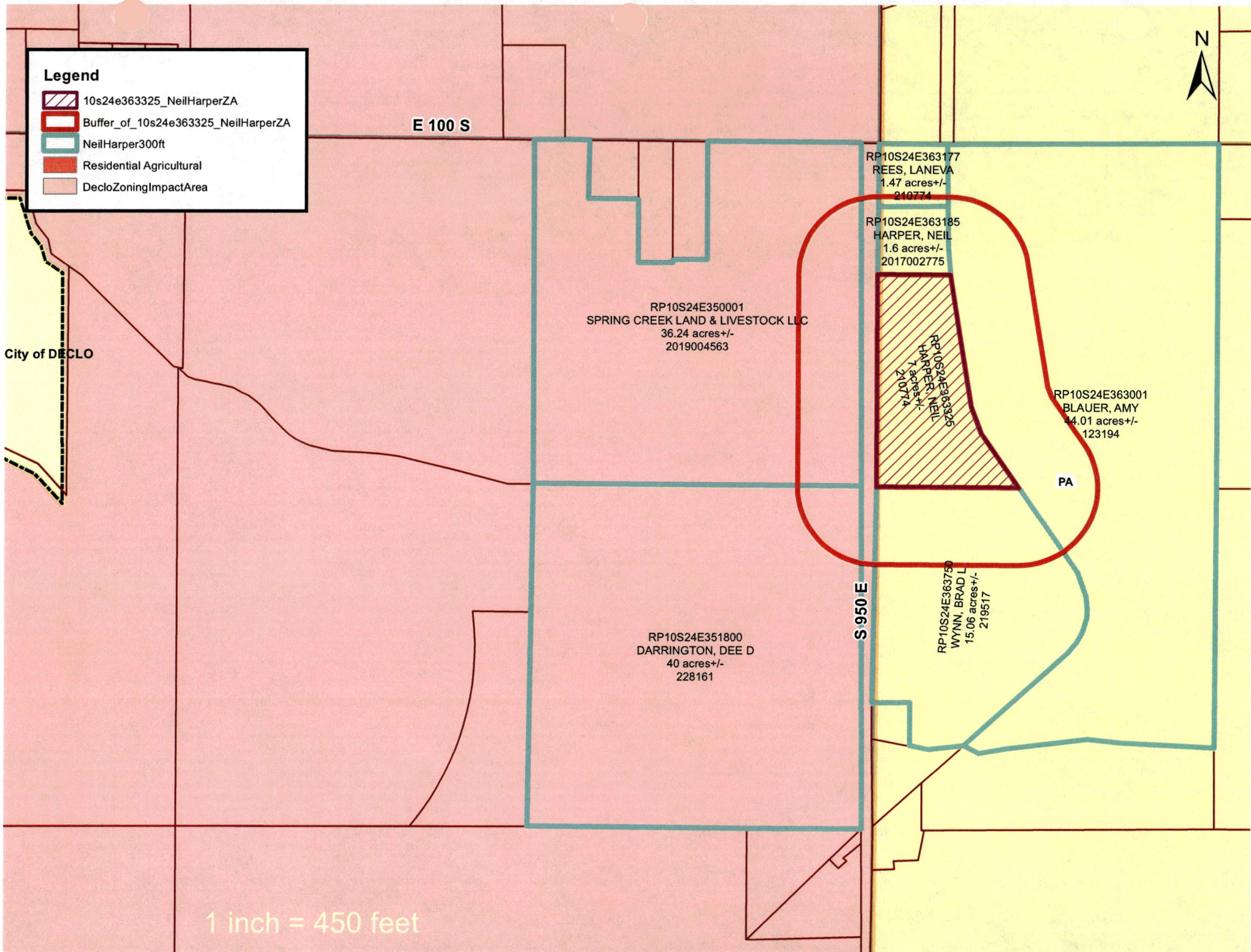
83323

83323

83323

83323

83323



Declo Fire District

APPROVED

07/24/2025 9:09 pm

Reviewed By

Winn Osterhout

Notes for the Applicant

All properties must be able to be accessed from the 950 east road and may not use the canal right of way as a main access to properties for emergency vehicles

[Make a change to this review](#)

Review History

07/24/2025 9:09 pm

Approved by Winn Osterhout

Burley Highway District

APPROVED

08/13/2025 3:01 pm

Reviewed By

Bob Worthington

[Make a change to this review](#)

Review History

08/13/2025 3:01 pm

Approved by Bob Worthington

Burley Irrigation District

APPROVED

08/18/2025 8:04 am

Reviewed By

Don Terry

[Make a change to this review](#)

Review History

08/18/2025 8:04 am

Approved by Don Terry

Declo Fire District

APPROVED

07/24/2025 9:09 pm

Reviewed By

Winn Osterhout

Notes for the Applicant

All properties must be able to be accessed from the 950 east road and may not use the canal right of way as a main access to properties for emergency vehicles

[Make a change to this review](#)

Review History

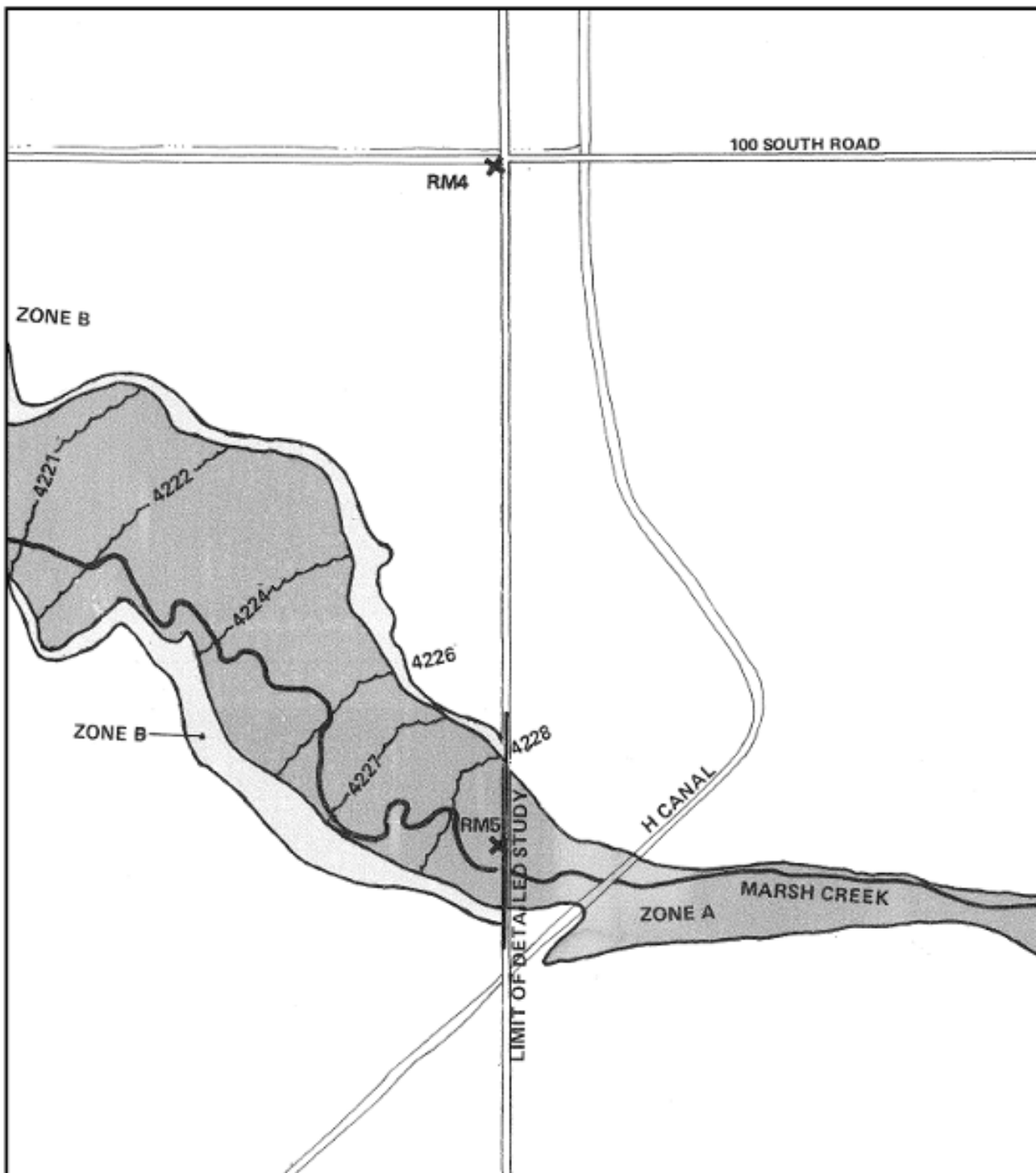
07/24/2025 9:09 pm

Approved by Winn Osterhout

Neil Harper Zone Amendment
October 8, 2025

The Neil Harper parcel RP10S24E363325, part of the NW¼NW¼ is in a “C” Zone as shown on FIRM Panel 160041 0111 B, Effective Date of August 15, 1983.

Todd Quast
Cassia County Floodplain Administrator



APPROXIMATE SCALE

500 0 500 FEET

NATIONAL FLOOD INSURANCE PROGRAM

FIRM
FLOOD INSURANCE RATE MAP

CASSIA COUNTY,
IDAHO
(UNINCORPORATED AREAS)

PANEL 111 OF 775
(SEE MAP INDEX FOR PANELS NOT PRINTED)

COMMUNITY-PANEL NUMBER
160041 0111 B

EFFECTIVE DATE:
AUGUST 15, 1983



Federal Emergency Management Agency

This is an official FIRMette showing a portion of the above-referenced flood map created from the MSC FIRMette Web tool. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For additional information about how to make sure the map is current, please see the Flood Hazard Mapping Updates Overview Fact Sheet available on the FEMA Flood Map Service Center home page at <https://msc.fema.gov>.

**NOTICE OF PUBLIC HEARING
ON APPLICATION FOR AMENDMENT TO ZONE
APPLICATION: # 2025-11-ZA**

NOTICE IS HEREBY GIVEN: that a public hearing will be held on **Thursday**, the **16th** day of **October, 2025**, beginning at the hour of **three (3) o'clock P.M.**, or soon thereafter as the matter may be heard, at 1459 Overland Avenue, Room 206, Burley Idaho, before the Cassia County Planning & Zoning Commission on the application filed by Neil Harper of 115 S 950 E, Declo, Idaho 83323.

This is an Application for Amendment to Zone, which application was received by the County on the 7th day of July, 2025, for the purpose of amending zone from Prime Agriculture to Residential Agriculture. The property is located at approximately 115 South 950 East of Declo on the NW¼NW¼ of S 36 T 10 R 24.

Interested members of the public shall have an opportunity to be heard in the matter. At the public hearing, those signing up to testify concerning the proposed amendment will be allotted time to do so, generally with the total hearing time being divided in equal measures amongst those signing up. The Commission reserves the right to limit repetitive testimony and to halt irrelevant testimony. Spokespersons for those groups sharing the same or similar testimony are encouraged.

Written testimony concerning the proposed amendment may also be submitted to the Zoning and Building Department up to the time that the hearing is closed, after which time no additional written or oral testimony will be received, unless specifically requested and invited by the Planning and Zoning Commission hereafter.

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 Department, Room 210 of the Cassia County Courthouse, 1459 Overland Ave., Burley, Idaho, prior to the hearing, during normal business hours, or is available to view online: <https://www.cassia.gov/Zoning-Hearings>.

Dated this 6th day of August, 2025.

Kerry D. McMurray, Cassia County 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 Sept. 8, 2025 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 8th day of September 20 25.

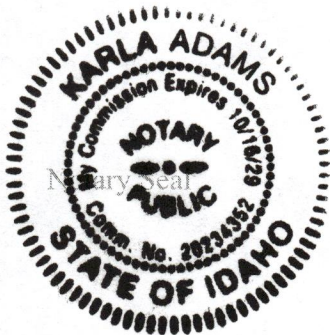
Sara A. Haynes
Authorized Signature

Sara A. Haynes

Printed Name

State of Idaho)
County of Cassia) ss

Subscribed and sworn to be before me this 8th day of September, 2025, 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.



Karla Adams
Notary Signature
Residing at Cassia
Commission expires 10/16/2029

NOTE: This form is general in nature. Users are responsible for any form that is used, and must ensure that it is accurate in content and should also ascertain that it meets the requirements of state statutes and county ordinances applicable thereto.

Southern Idaho Solid Waste District
PO Box 159
Burley, ID 83318

Idaho State Tax Commission
PO Box 36
Boise, ID 83722-0410

East West Soil Conservation Districts
1361 East 16th St.
Burley, ID 83318

South Side Electric
74 N Clark St
Declo, ID 83323

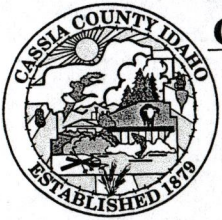
Declo Cemetery
Fred Darrington
PO Box 536
Rupert, Idaho 83350

One Williams Center
PO Box 2400
Tulsa, OK 74102-2400

Marathon Pipe Line LLC
539 South Main St
Findlay, OH 45840

Tesoro Logistics NW Pipeline
19100 Ridgewood Pkwy
San Antonio, TX 78259

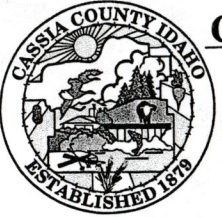
Intermountain Gas Company



COUNTY OF CASSIA

C O U R T H O U S E
Commissioners' Office
Zoning & Building Department
1459 Overland Ave., Room 210
Burley, Idaho 83318

Declo Fire PO Box 159
Declo, ID 83323



COUNTY OF CASSIA

C O U R T H O U S E
Commissioners' Office
Zoning & Building Department
1459 Overland Ave., Room 210
Burley, Idaho 83318

Burley Highway District
19 E 200 S
Burley, ID 83318



COUNTY OF CASSIA

C O U R T H O U S E
Commissioners' Office
Zoning & Building Department
1459 Overland Ave., Room 210
Burley, Idaho 83318

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



COUNTY OF CASSIA

C O U R T H O U S E

Commissioners' Office

Zoning & Building Department

1459 Overland Ave., Room 210

Burley, Idaho 83318

Idaho Department of Commerce

PO Box 83720

Boise, ID 83720-0093



COUNTY OF CASSIA

C O U R T H O U S E

Commissioners' Office

Zoning & Building Department

1459 Overland Ave., Room 210

Burley, Idaho 83318

Any Blauer
165 S 1050 E
Declo, ID 83323



COUNTY OF CASSIA

C O U R T H O U S E

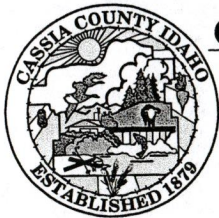
Commissioners' Office

Zoning & Building Department

1459 Overland Ave., Room 210

Burley, Idaho 83318

Dee Darrington
841 East 300 South
Declo, ID 83323

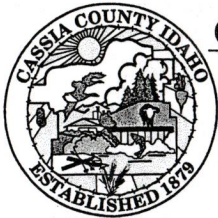


COUNTY OF CASSIA

COURTHOUSE

Commissioners' Office
Zoning & Building Department
1459 Overland Ave., Room 210
Burley, Idaho 83318

Burley Irrigation District
246 E 100 S
Burley, ID 83318

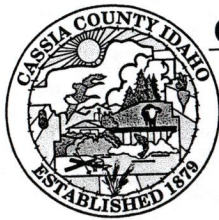


COUNTY OF CASSIA

COURTHOUSE

Commissioners' Office
Zoning & Building Department
1459 Overland Ave., Room 210
Burley, Idaho 83318

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

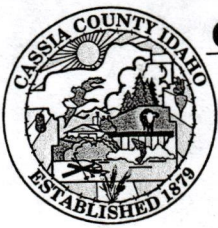


COUNTY OF CASSIA

COURTHOUSE

Commissioners' Office
Zoning & Building Department
1459 Overland Ave., Room 210
Burley, Idaho 83318

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

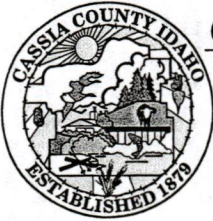


COUNTY OF CASSIA

C O U R T H O U S E

Commissioners' Office
Zoning & Building Department
1459 Overland Ave., Room 210
Burley, Idaho 83318

City of Declo
PO Box 159
Declo, ID 83323



COUNTY OF CASSIA

C O U R T H O U S E

Commissioners' Office
Zoning & Building Department
1459 Overland Ave., Room 210
Burley, Idaho 83318

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



COUNTY OF CASSIA

C O U R T H O U S E

Commissioners' Office
Zoning & Building Department
1459 Overland Ave., Room 210
Burley, Idaho 83318

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

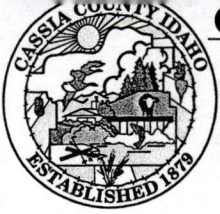


COUNTY OF CASSIA

C O U R T H O U S E

Commissioners' Office
Zoning & Building Department
1459 Overland Ave., Room 210
Burley, Idaho 83318

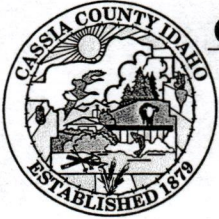
Cassia County Treasurer
1459 Overland Ave.
Burley, ID 83318



COUNTY OF CASSIA

COURTHOUSE
Commissioners' Office
Zoning & Building Department
1459 Overland Ave., Room 210
Burley, Idaho 83318

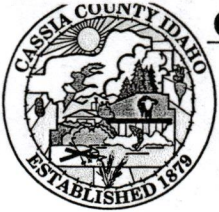
Laneva Rees
PO Box 235
Declo, ID 83323



COUNTY OF CASSIA

COURTHOUSE
Commissioners' Office
Zoning & Building Department
1459 Overland Ave., Room 210
Burley, Idaho 83318

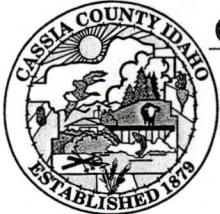
Spring Creek Land & Livestock LLC
PO Box 152
Declo, ID 83323



COUNTY OF CASSIA

COURTHOUSE
Commissioners' Office
Zoning & Building Department
1459 Overland Ave., Room 210
Burley, Idaho 83318

Brad L Wynn
125 S 950 E
Declo, ID 83323



COUNTY OF CASSIA

COURTHOUSE
Commissioners' Office
Zoning & Building Department
1459 Overland Ave., Room 210
Burley, Idaho 83318

Idaho State Tax Commission
PO Box 36
Boise, ID 83722-0410

AFFIDAVIT OF PUBLICATION

Magic Valley Times-News
132 Fairfield ST W, Twin Falls, ID 83301
(208) 735-3253

State of Florida, County of Orange, ss:

I, Anjana Bhadoriya, of lawful age, being duly sworn upon oath depose and say that I am an agent of Column Software, PBC, duly appointed and authorized agent of the Publisher of Magic Valley Times-News, a newspaper printed and published at Twin Falls on Tuesday, Thursday and Saturday, Twin Falls County, State of Idaho, and having a general circulation therein, and which said newspaper has been continuously and uninterruptedly published in said County during a period of twelve consecutive months prior to the first publication of the notice, a copy of which is attached hereto: that said notice was published in the Times-News, in conformity with Section 60-108, Idaho Code, as amended, for:

Publication Dates:

- Sep 9, 2025

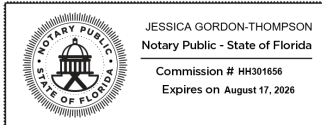
Notice ID: uvSe7c71u67XcwnGN1uv

Notice Name: ZA HEARING NEIL HARPER

Publication Fee: \$74.18

Anjana Bhadoriya

Agent

**VERIFICATION**

State of Florida
County of Orange

Signed or attested before me on this: 09/09/2025

J. Thompson

Notary Public

Notarized remotely online using communication technology via Proof.

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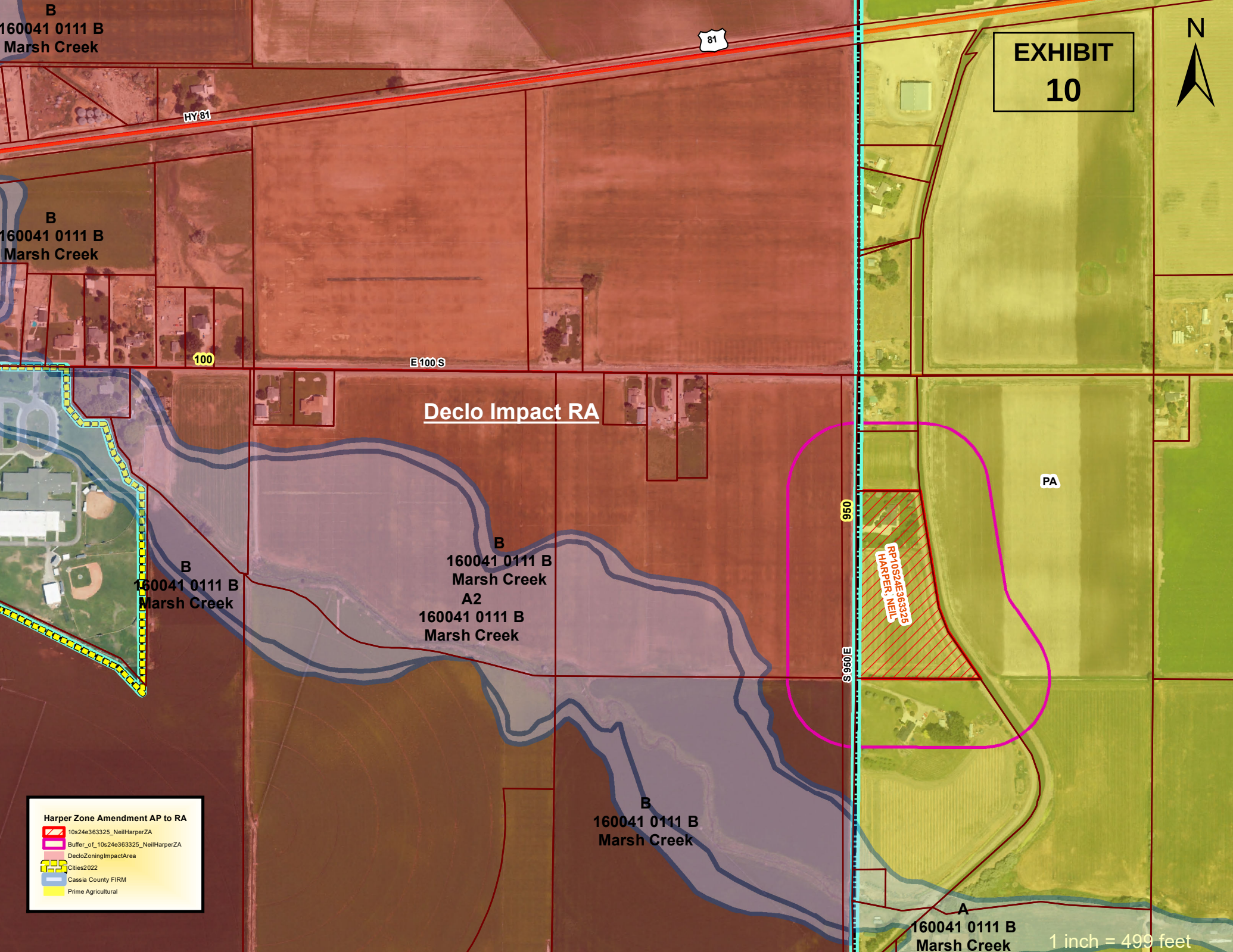
Dated this 6 th day of August, 2025.

Kerry D. McMurray, Cassia County Zoning Administrator

Publish: September 9, 2025

COL-NV-2814





**EXHIBIT
10**



Declo Impact RA

Harper Zone Amendment AP to RA

- 10s24e363325_NeillHarperZA
- Buffer_of_10s24e363325_NeillHarperZA
- DecloZoningImpactArea
- Cities2022
- Cassia County FIRM
- Prime Agricultural

1 inch = 499 feet