



Cassia County Planning & Zoning Commission

EXHIBIT LIST

Application Number: 2025-20-MSUB

Minor Subdivision Name: Sage Valley Subdivision

Applicant: Tom Worthington

Property Owner: Heiger Custom LLC

Comment Period End Date: January 20, 2026 @ 5:00 p.m.

1. Minor Subdivision Permit Application
2. Preliminary Plat
3. Deed/Legal Description
4. Natural Features Analysis Ground Water Review – Well Water Consultants
5. IDWR Well Drillers Report
6. Weed Plan
7. 300 Ft. Property Owners
8. District Signature – Preliminary Plat Received
Comment Letters from Districts if any
 - a. Burley Highway District
 - b. Burley Irrigation
 - c. School District Letter of Receipt
 - d. North Cassia Rural
 - e. United Electric
 - f. South Central Health District
9. Notice of Comment Period ending **January 20, 2026** at 5:00 p.m.
10. Affidavits: Certificate of Mailing to 300 ft radius Property Owners; Affidavit of Publication; Affidavit of Posting
11. Aerials of Property



Minor Subdivision Application

(Title 10 Chapter 3 – Cassia County Code)

Proposed Name of Minor Subdivision: Sage Valley Subdivision

Total Area (Acres) 4.668 Number of Lots 4

Name of Existing Public Roadway: 200 South

Applicant/Owner Information:

Applicant/Authorized Agent
(Attach additional pages if necessary)

Name: Tom Worthington
Address: 101 East 200 South
City: Burley
State: Idaho Zip: 83318
Contact Phone # 208-312-0420
Email: tworthingt@gmail.com

Property Owner of Record
(Attach additional pages if necessary)

Name: Heigar Custom LLC
Address: 101 East 200 South
City: Burley
State: Idaho Zip: 83318
Contact Phone # 208-312-0420
Email: tworthingt@gmail.com

Property Information:

Location of Property (physical address): 129 East 200 South

Parcel Number(s) RP11S23E040101 (parent parcel RP11S23E040100)

Legal Description of Property: (Attach if Necessary) see attached

Current Zoning of Property: RA

Existing Use of Property: Farm ground.

REQUIRED SUBMITTALS:

☒ 1. **Minor Subdivision Application and non-refundable fee.**

☒ 2. **Preliminary Plat (three (3) copies)**

[The plat shall be drawn to a scale clear enough to show detail, as determined by the county and shall be on paper no smaller than eighteen inches by twenty four inches (18" x 24")]

a. Proposed Name of Subdivision

b. Location

☒ c. Legal Description

d. Personal Information of subdivider (Names & Addresses of Subdivider), and the owners of the land immediately adjoining the land to be subdivided

e. Boundary Lines of the tract to be subdivided, including total acreage proposed for the subdivision

f. Dimensions of Features: The location, widths and other dimensions of all existing or platted streets and other important features including easements, railroad lines, watercourses (including irrigation canals and ditches), exceptional topography, bridges and buildings within or immediately adjacent to the tract to be subdivided

g. Power Lines & Storm Drains: Existing power lines, sanitary sewer, storm drains, water supply mains, and culverts within the tract and immediately adjacent thereto

h. Flood Hazard Boundaries according to the federal flood insurance administration maps

i. Location and Dimensions of Streets: The locations, widths, and other dimensions of proposed public streets, private streets, alleys, utility easements, parks, other open spaces and lots, with proper labeling of spaces dedicated to the public, or designated as private streets laid out so they will connect with existing streets without causing bottlenecks

j. North Point: North point, scale, and date

k. Lots: The proposed layout, dimensions, size and number of each lot.

l. Construction and Fencing

☒ 3. **County Weed Plan:** A plan developed in conjunction with the Cassia County Weed Department setting forth suitable methods, managements and practices for controlling weeds on and involved with the proposed development herein. Weeds shall be defined by state of Idaho noxious weed statutes, laws and regulations.

☒ 4. **Natural Features Analysis.**

a. Hydrology

b. Soils

c. Topography

d. Vegetation

e. Sensitive Plant and Wildlife Species

f. Historic Resources

g. Hazardous Areas

h. Impact on Natural Features

(Natural Features Analysis Continued)

- i. Map Features
- j. Other Supplemental Data: including but not limited to
 - i. Approximate location of any areas of fill
 - ii. The elevations of all corner points on the boundaries of the proposed plat

☐ 5. **Ground Water Quantity Information:** Adequate information must be provided to ensure that new or existing wells will provide sufficient water for the subdivision, without negatively affecting nearby property owners. The following are required:

- a. Subdivisions served by a well on each lot: Documentation by an Idaho licensed professional engineer (PE) or geologist (PG) that the aquifer proposed for water supply has sufficient production capability to provide drinking water to all of the lots in the proposed subdivision, and that a location is available within each lot for installation of a well without conflicting with proposed sewage systems.
- b. Subdivisions served by a new water system composed of one or more shared wells: Documentation by an Idaho licensed PE or PG that the sources proposed for water supply have sufficient production capability to provide drinking water to the lots in the proposed subdivision.
- c. Subdivisions served by a new public drinking water system: DEQ written approval of an engineering report prepared by an Idaho licensed PE or PG demonstrating that an adequate water supply is available to meet the estimated demand for water from the lots in the proposed subdivision.
- d. Subdivisions served by connection to an existing public water system: A letter from the owner of the system indicating it has sufficient reserve production capacity to supply water to the lots in the proposed subdivision.
- e. At a minimum, available well logs within one-half (1/2) mile of the boundary of the site must be provided as part of the above submittals. For residential uses, one thousand five hundred (1,500) gallons per day, with a minimum flow of five (5) gallons per minute for four (4) hours, per residence, will be considered adequate if no more than one-half (1/2) acre of property will be irrigated. For low flow wells, storage may be provided to meet this requirement. If conformance with these requirements is questionable, the applicant shall secure an option for a secondary water source that does meet the requirements. If necessary to demonstrate compliance, the Commission may require additional information, such as historic and current static water levels in the area (2 copies).

☐ 6. **Districts & Utility Companies Comment:** Sub-divider submits copies of the preliminary plat to the applicable service providers for review and **comment**. Sub-divider shall provide to the planning and zoning department **proof** that these submittals were made to the applicable entities indicated herein:

- ☐ Highway District and/or Idaho Department of Transportation
- ☐ School District
- ☐ Fire District
- ☐ Fuel Company
- ☐ Electric Company

Scott
holes (4)
drilled
he will
come
inspect
them.

- ☐ South Central Public Health District
- ☐ Irrigation District and/or Canal Company
- ☐ Culinary Districts
- ☐ Sewer District

☐ **7. List of Property Owners within three hundred feet (300') of the site.**

Upon departmental review of the application, preliminary plat, and accompanying documentation for completeness, and after all required agency letters are received, the Zoning Administrator will schedule the matter for a thirty (30) day public comment period. Applicant will be notified of the public comment period information and shall provide public notice for the comment period in accordance with 10-3-7 C 4 of County Code. Attached to this application is a copy of County Code Title 10, Subdivision Ordinance, for the applicant's review and reference.

Until all items listed herein are submitted to the satisfaction of the Zoning Administrator, any application made with the zoning department is deemed only to be lodged, but not to be filed.

Applications shall be considered and determined based upon the regulations existing as of the date of filing of the application, unless otherwise provided for by action of the Board of County Commissioners.

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 as a minor subdivision. 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.

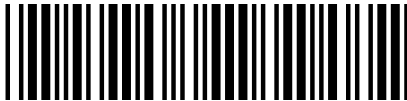

Signature of Property Owner

Nov 11 2025
Date

Printed Name: Tom Worthington

For County Office Use Only

Date Application Lodged: <u>11/12/25</u>	By: <u>SH</u>
Fee Received: <u>500⁰⁰</u>	Check # <u>758</u>
(Fee: \$500.00)	Cash _____ Credit _____
Application # <u>2025-20-MSUB</u>	



0006061899

**STATE OF IDAHO***Office of the secretary of state, Phil McGrane***ANNUAL REPORT**

Idaho Secretary of State
PO Box 83720
Boise, ID 83720-0080
(208) 334-2301
Filing Fee: \$0.00

*For Office Use Only***-FILED-**

File #: 0006061899

Date Filed: 1/10/2025 5:55:56 PM

Entity Name and Mailing Address:

Entity Name: HEIGAR CUSTOM, LLC
The file number of this entity on the records of the Idaho
Secretary of State is: 0000490971
Address: 101 E 200 S
BURLEY, ID 83318-5437

Entity Details:

Entity Status: Active-Existing
This entity is organized under the laws of: IDAHO
If applicable, the old file number of this entity on the records of
the Idaho Secretary of State was: W161773

The registered agent on record is:

Registered Agent: TOM WORTHINGTON
Registered Agent
Physical Address
101 E 200 S
BURLEY, ID 83318
Mailing Address

Limited Liability Company Managers and Members

Name	Title	Business Address
Teresa K Worthington	Member	101 EAST 200 SOUTH BURLEY, ID 83318
Thomas Worthington	Member	101 E 200 S BURLEY, ID 83318

The annual report must be signed by an authorized signer of the entity.

Job Title: Partner

Teresa K Worthington

Sign Here

01/10/2025

Date

B0979-4226 01/10/2025 5:56 PM Received by Office of the Idaho Secretary of State

PRELIMINARY PLAT
OF THE
SAGE VALLEY SUBDIVISION

LOCATED IN THE GOV'T LOT 1
SECTION 4
T. 11 S., R. 23 E., B.M.
CASSIA COUNTY, IDAHO



LEGEND

- - SET 1/2" x 24" REBAR W/ CAP (LS 15351)
- ⊙ - SET 3/4" x 24" REBAR W/ CAP (LS 15351)
- ⊗ - FOUND 3/4" DIAMETER REBAR (BARE UNLESS OTHERWISE NOTED)
- - CALCULATED POINT; NO MONUMENT SET
- ⊕ - SECTION, 1/4 SECTION OR PLSS SUBDIVISIONAL CORNER. CALCULATED POINT UNLESS OTHERWISE NOTED.
- - SURVEYED BOUNDARY / PARCEL LINES
- - - - ROAD RIGHT OF WAY
- - - - ACCESS UTILITY & IRRIGATION EASEMENT LINE
- - - - ADDITIONAL ROAD RIGHT OF WAY TO BE DEDICATED TO THE BURLEY HIGHWAY DISTRICT UPON APPROVAL OF FINAL PLAT
- - - - RIGHT OF WAY FOR H-20 IRRIGATION LATERAL
- ||||| - SURVEY CAP WITH MARKINGS AS NOTED

Course	Bearing	Distance
L1	N 00°04'08" E	45.00'
L2	N 00°04'08" E	45.00'
L3	N 00°04'08" E	45.00'
L4	N 00°04'08" E	45.00'
L5	N 00°04'08" E	45.00'

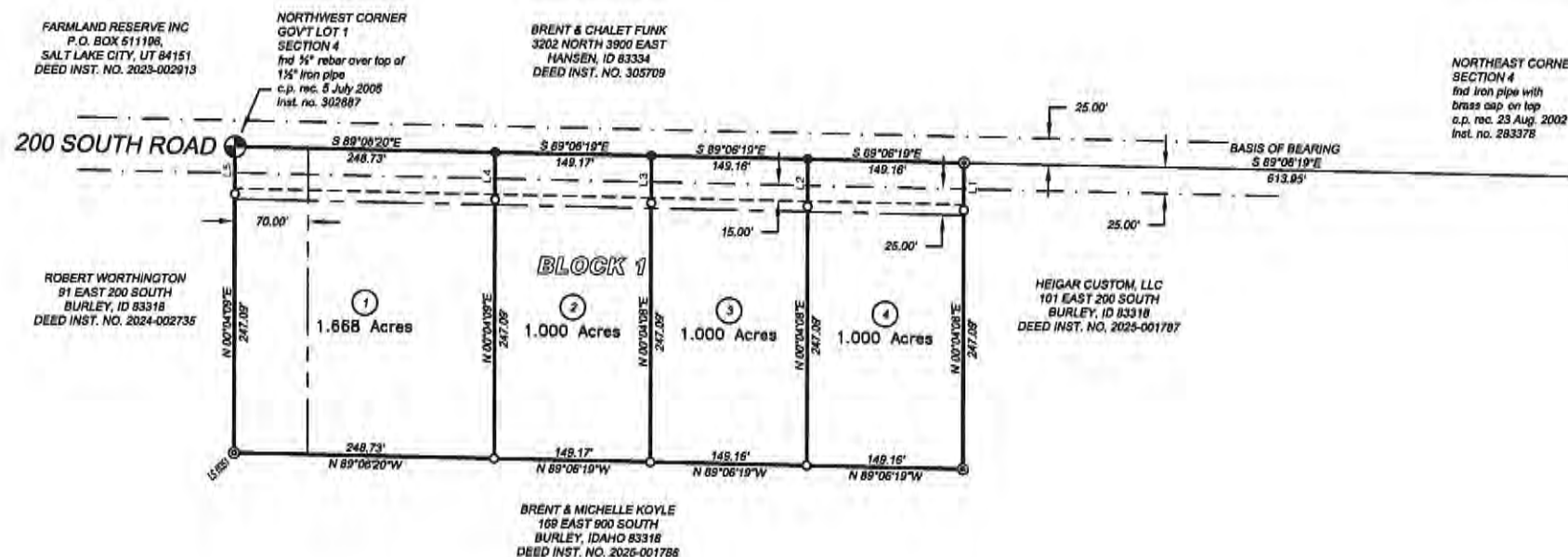
PREVIOUS RECORD OF SURVEYS

S-1 INST. NO. 248625
S-2 INST. NO. 299414
S-3 INST. NO. 303185
S-4 INST. NO. 305716
S-5 INST. NO. 2008-005604
S-6 INST. NO. 2011-002777
S-7 INST. NO. 2014-001724
S-8 INST. NO. 2014-002579
S-9 INST. NO. 2016-004642
S-10 INST. NO. 2019-004000
S-11 INST. NO. 2024-002624
S-12 INST. NO. 2025-002483

CERTIFICATE OF SURVEY

I, TREVOR RENO, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR, IDAHO LICENSE NO. 15351, AND THAT THIS PRELIMINARY PLAT HAS BEEN PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION, AND THAT THIS MAP IS AN ACCURATE REPRESENTATION OF SAID SURVEY, AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO SURVEYS.

SHEET 1 OF 4



SURVEYOR'S NARRATIVE

(A) THE PURPOSE OF THIS SURVEY WAS TO SUBDIVIDE A 4.87 ACRE TRACT OF LAND INTO LOTS AND BLOCKS AS SHOWN HEREON.

(B) SECTION & 1/4 SECTION CORNERS HAVE BEEN ESTABLISHED AS SHOWN HEREON. MONUMENTS HAVE BEEN PERPETUATED AS INDIVIDUALLY NOTED. PLSS MONUMENTS WERE FOUND TO BE IN HARMONY WITH THE GOVERNMENT SURVEY OF THIS SECTION. MONUMENTS FOUND HEREON WERE FOUND TO BE IN HARMONY WITH CONTROLLING ELEMENTS OF DEEDS OF RECORD. SURVEYS USED IN THE PROCESS OF THIS SURVEY ARE LISTED IN THE PREVIOUS RECORD OF SURVEYS NOTE. DEEDS USED IN THE PROCESS OF THIS SURVEY ARE LISTED ON THE FACE OF THIS MAP IN THEIR RESPECTIVE LOCATIONS.

PRELIMINARY SUBDIVISION PLAT

for
TOM WORTHINGTON

101 E 200 S
BURLEY, ID 83318
208-312-0420



DESERT WEST LAND SURVEYS, P.C.

2020 OVERLAND AVENUE BURLEY, IDAHO 83318 208-678-7112

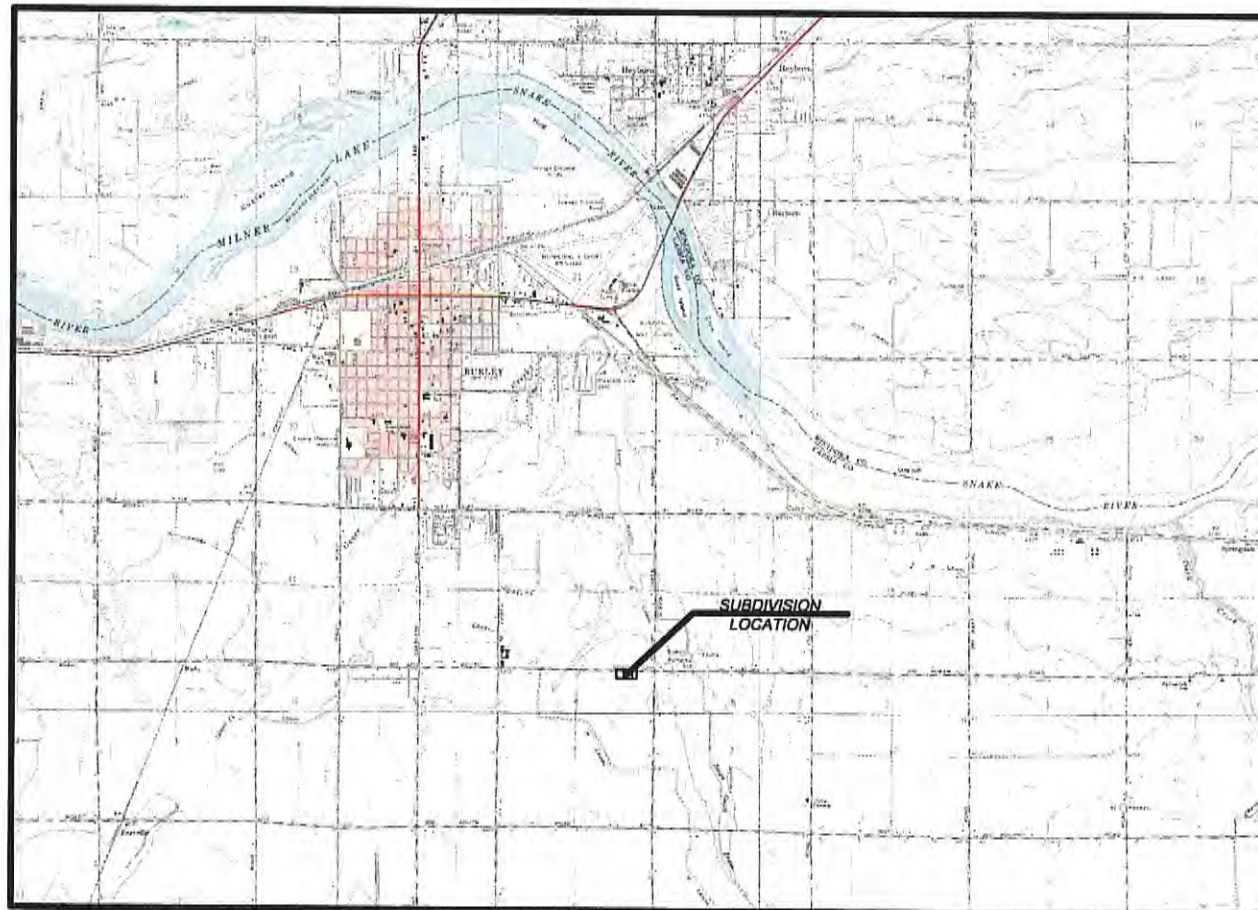
JOB NO: 17134-25C4 DRAWN BY: B. Martin

DATE: SEPTEMBER 3, 2025 ©Desert West Land Surveys, P.C.



PRELIMINARY PLAT
OF THE
SAGE VALLEY SUBDIVISION
LOCATED IN THE GOV'T LOT 1
SECTION 4
T. 11 S., R. 23 E., B.M.
CASSIA COUNTY, IDAHO

VICINITY & TOPOGRAPHIC MAP
NOT TO SCALE



INTENDED USE

THE INTENDED USE OF THIS SUBDIVISION IS
RESIDENTIAL SINGLE-FAMILY.

PROPERTY ZONING

THE PROPERTY IS CURRENTLY ZONED RES-AG.

FEMA FLOOD ZONES

THE ENTIRE PROPERTY BEING SUBDIVIDED IS LOCATED
WITHIN ZONE C OF FEMA FLOOD INSURANCE RATE MAP
COMMUNITY PANEL NUMBER 160041 0100B.

LEGAL DESCRIPTION

Part of the Gov't Lot 1 of Section 4 in Township 11 South, Range
23 East of the Boise Meridian, Cassia County, State of Idaho.

Commencing at the Northeast Corner of Section 4 in T.11 S., R.23
E., B.M., said corner marked by an iron pipe with brass cap;
Thence North 89 degrees 06 minutes 19 seconds West along the
north line of Section 4 for a distance of 613.95 feet to a
¾" rebar which shall be the Point of Beginning;

THENCE South 00 degrees 04 minutes 08 seconds West for a
distance of 292.09 feet to a ¾" rebar;

THENCE North 89 degrees 06 minutes 19 seconds West for a
distance of 696.22 feet to a ¾" rebar;

THENCE North 00 degrees 04 minutes 09 seconds East for a
distance of 292.09 feet to a ¾" rebar at the Northwest Corner of
Gov't Lot 1;

THENCE South 89 degrees 06 minutes 19 seconds East along the
north line of Section 4 for a distance of 696.22 feet to the
Point of Beginning.

Said property contains 4.67 acres more or less and is subject to
any easements or right of ways, existing or of record.

SHEET 2 OF 4

PRELIMINARY SUBDIVISION PLAT

for

TOM WORTHINGTON

101 E 200 S
BURLEY, ID 83318
208-312-0420



DESERT WEST LAND SURVEYS, P.C.

2020 OVERLAND AVENUE BURLEY, IDAHO 83318 208-678-7112

JOB NO: 17134-25C4

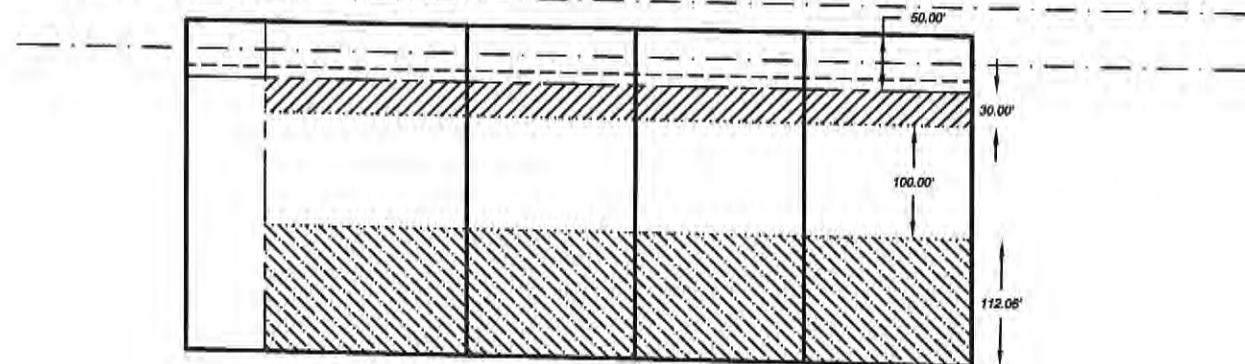
DRAWN BY: B. Martin

DATE: SEPTEMBER 3, 2025

© Desert West Land Surveys, P.C.



PRELIMINARY PLAT
OF THE
SAGE VALLEY SUBDIVISION
LOCATED IN THE GOV'T LOT 1
SECTION 4
T. 11 S., R. 23 E., B.M.
CASSIA COUNTY, IDAHO



- LEGEND**
- PROPOSED WELL LOCATIONS
 - PROPOSED SEPTIC SYSTEM LOCATIONS

SHEET 3 OF 4

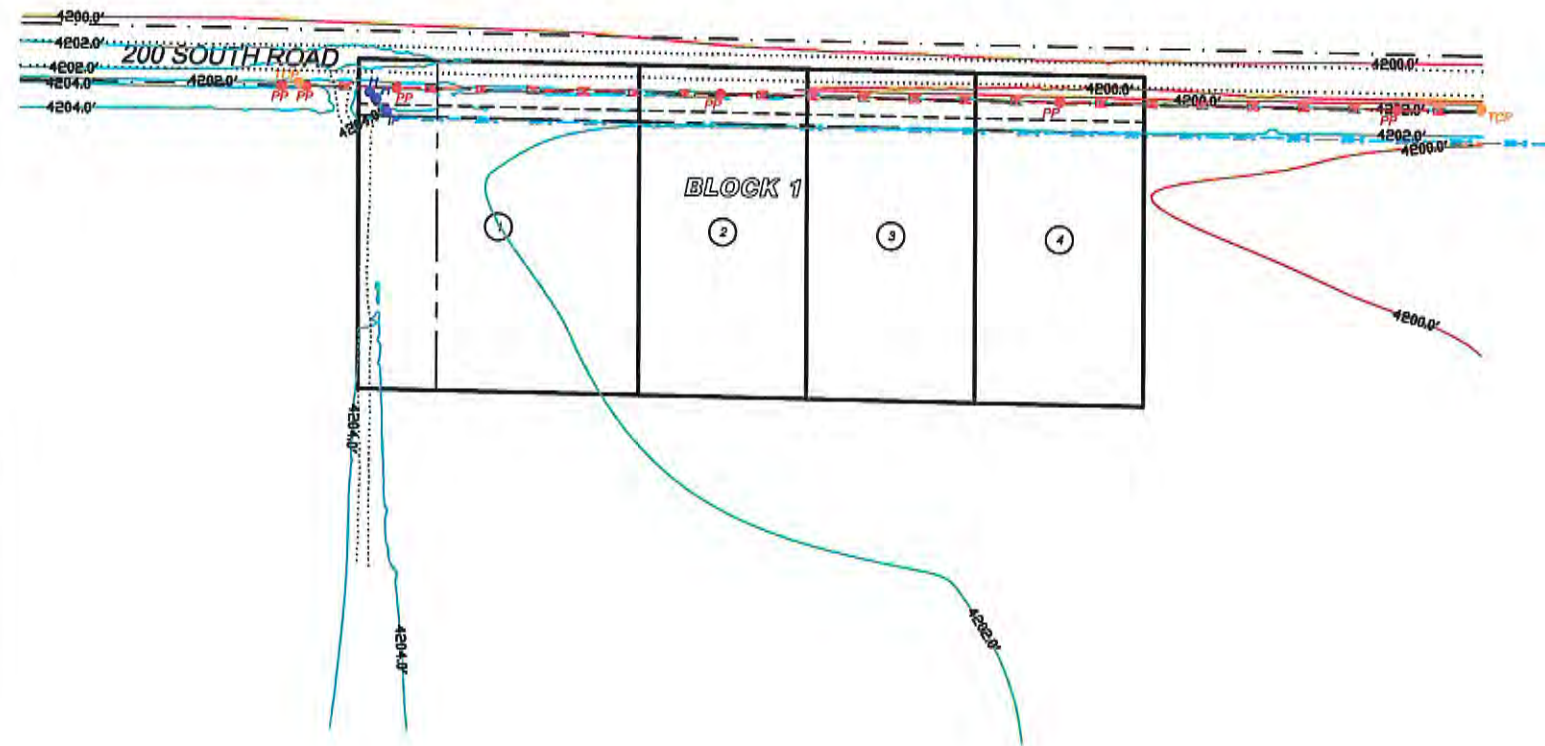
PRELIMINARY SUBDIVISION PLAT
for
TOM WORTHINGTON
101 E 200 S
BURLEY, ID 83318
208-312-0420

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

2020 OVERLAND AVENUE BURLEY, IDAHO 83318 208-678-7112
JOB NO: 17134-25C4 DRAWN BY: B. Martin
DATE: SEPTEMBER 3, 2025 © Desert West Land Surveys, P.C.



PRELIMINARY PLAT
OF THE
SAGE VALLEY SUBDIVISION
LOCATED IN THE GOV'T LOT 1
SECTION 4
T. 11 S., R. 23 E., B.M.
CASSIA COUNTY, IDAHO



- LEGEND**
- SUBDIVISION BOUNDARY LINES
 - ROAD RIGHT OF WAY
 - PUBLIC UTILITY EASEMENT
 - ACCESS, UTILITY, & IRRIGATION EASEMENT
 - OVERHEAD ELECTRIC LINE
 - EDGE OF ROAD
 - APPROXIMATE BURIED IRRIGATION LINE
 - IP - IRRIGATION PUMP
 - H - IRRIGATION HEADGATE
 - PP - POWER POLE
 - TCP - TELE-COMMUNICATIONS PEDESTAL

SHEET 4 OF 4

PRELIMINARY SUBDIVISION PLAT
for
TOM WORTHINGTON
101 E 200 S
BURLEY, ID 83318
208-312-0420



DESERT WEST LAND SURVEYS, P.C.

2020 OVERLAND AVENUE BURLEY, IDAHO 83318 208-876-7112
JOB NO: 17134-25C4 DRAWN BY: B. Martin
DATE: SEPTEMBER 3, 2025 © Desert West Land Surveys, P.C.



CASSIA COUNTY
RECORDED FOR:
FLYING S TITLE AND ESCROW-BURL
04:09:45 PM 05-19-2025
2025-001787
NO. PAGES: 4 FEE: \$15.00
JOSEPH W. LARSEN
COUNTY CLERK
DEPUTY: EV
Electronically Recorded by Simplifile

AFTER RECORDING MAIL TO:

Heigar Custom, LLC
101 E. 200 S.
Burley, ID 83318

QUITCLAIM DEED

Date: **May 15, 2025**

For Value Received, **Heigar Custom, LLC, an Idaho limited liability company**, do(es) hereby convey, release, remise, and forever quit claim unto **Heigar Custom, LLC, an Idaho limited liability company**, whose address is **101 E. 200 S. Burley, ID 83318**, herein after called the Grantee, the following described premises situated in **Cassia County, Idaho**, to-wit:

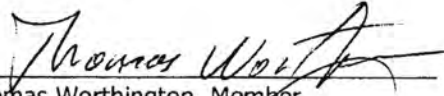
The land referred to herein is described in the Legal Description attached hereto as Exhibit A.

together with its appurtenances.

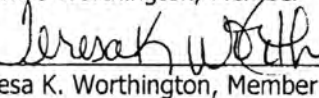
Dated: May 15, 2025

Heigar Custom, LLC

by:


Thomas Worthington, Member

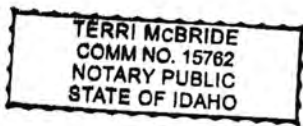
by:


Teresa K. Worthington, Member

Date: **05/15/2025**

STATE OF Idaho)
COUNTY OF Minidoka)
SS.

On this 19th day of May, 2025, before me, a Notary Public in and for said State, personally appeared **Thomas Worthington and Teresa K. Worthington**, known or identified to me to be the persons whose names are subscribed to the within Instrument as one of the Managers/Members of **Heigar Custom, LLC**, which is known or identified to me to be the entity whose name is subscribed to the within instrument and acknowledged to me that **they** executed the same in said Limited Liability Company's name.



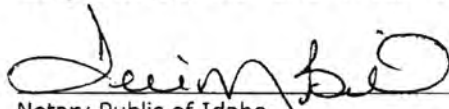

Notary Public of Idaho
Residing at: Boise
Commission Expires: 1-16-26

Exhibit "A"

PARCEL 1

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

Part of the Gov't Lot 1 of Section 4 in Township 11 South, Range 23 East of the Boise Meridian, Cassia County, State of Idaho.

Commencing at the Northeast Corner of Section 4 in T.11 S., R.23 E., B.M., said corner marked by an iron pipe with brass cap; Thence North 89 degrees 06 minutes 19 seconds West along the north line of Section 4 for a distance of 162.43 feet to the Point of Beginning;

THENCE South 01 degrees 39 minutes 45 seconds West for a distance of 24.21 feet to a ½" rebar;

THENCE South 01 degrees 39 minutes 45 seconds West for a distance of 267.88 feet to a ½" rebar;

THENCE North 89 degrees 06 minutes 19 seconds West for a distance of 1139.61 feet to a ¾" rebar;

THENCE North 00 degrees 04 minutes 09 seconds East for a distance of 292.09 feet to a ¾" rebar at the Northwest Corner of Gov't Lot 1;

THENCE South 89 degrees 06 minutes 19 seconds East along the north line of Section 4 for a distance of 1147.74 feet to the Point of Beginning.

PARCEL 2

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

Part of the Gov't Lot 1 of Section 4 in Township 11 South, Range 23 East of the Boise Meridian, Cassia County, State of Idaho.

Commencing at the Northeast Corner of Section 4 in T.11 S., R.23 E., B.M., said corner marked by an iron pipe with brass cap; Thence South 01 degrees 00 minutes 45 seconds West along the east line of Section 4 for a distance of 1344.82 feet to a ¾" rebar at the Southeast Corner of Gov't Lot 1; Thence North 88 degrees 41 minutes 55 seconds West along the south line of Gov't Lot 1 for a distance of 660.31 feet to a ½" rebar which shall be the Point of Beginning;

THENCE North 88 degrees 41 minutes 55 seconds West along said 1/16th section line for a distance of 627.89 feet to a ½" rebar;

THENCE North 00 degrees 04 minutes 09 seconds East for a distance of 1043.72 feet to a ¾" rebar;

THENCE South 89 degrees 06 minutes 19 seconds East for a distance of 621.72 feet to a ½" rebar;

THENCE South 00 degrees 15 minutes 48 seconds East for a distance of 1048.29 feet to the Point of Beginning.

RESERVING UNTO THE GRANTORS, THEIR SUCCESSORS AND ASSIGNS, AN IRRIGATION EASEMENT FOR THE BENEFIT OF PROPERTY DESCRIBED ON ATTACHED EXHIBIT "A" SAID EASEMENT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

EASEMENT (Irrigation)

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

Part of the Gov't Lot 1 of Section 4 in Township 11 South, Range 23 East of the Boise Meridian, Cassia County, State of Idaho.

Commencing at the Northeast Corner of Section 4 in T.11 S., R.23 E., B.M., said corner marked by an iron pipe with brass cap; Thence North 89 degrees 06 minutes 19 seconds West along the north line of Section 4 for a distance of 1300.17 feet to the Point of Beginning;

THENCE South 00 degrees 04 minutes 09 seconds West for a distance of 292.09 feet;

THENCE North 89 degrees 06 minutes 19 seconds West for a distance of 10.00 feet to a $\frac{3}{8}$ " rebar;

THENCE North 00 degrees 04 minutes 09 seconds East for a distance of 292.09 feet to a $\frac{3}{8}$ " rebar at the Northwest Corner of Gov't Lot 1;

THENCE South 89 degrees 06 minutes 19 seconds East along the north line of Section 4 for a distance of 10.00 feet to the Point of Beginning.

Ryan Shurtliff,
355 West 500 South
Licensed Professional Geologist
Office Phone (208)650-6605
Cell Phone (208)252-2443



P.G.

Burley, ID 83318
Ryan@waterwellconsultants.com
Fax: 1(866)604-4640

EXHIBIT
4

Dec 3, 2025

Cassia County Planning and Zoning 1459
Overland Ave.
Burley, Idaho 83318

**RE: SUBMITTAL OF REQUIREMENTS: L and M, FOR THE SAGE VALLEY
SUBDIVISION**

This letter provides the review by a licensed professional geologist (PGL-1671) concerning the availability of ground water from the aquifer for a subdivision of 3 single home dwellings. The homes will be located according to the plat map south of Burley, Idaho.

L. Natural Features Analysis:

1. Hydrology: The regional basaltic aquifer is approximately 160-170 feet below land surface (as seen on the Williams and Kerbs logs). There are a few wells in the local area that are pulling from a shallow perched gravel aquifer at ~25-30ft (as seen in the Church, Kenner, and Worthington logs). Well construction logs are available in attached. There are no hydrologic features within the planned area. The closest feature is the Goose Creek, that runs to the South of the subdivision. The creek is dry during the year, since water that usually drains through the creek has been diverted through H canal ~4177 ft to the south of the subdivision. In excessively wet years where the Goose creek flows, this can be a flood risk. However, this risk is mitigated by the H canal which intercepts the channel before encountering the subdivision.
2. Soils: A soils map is attached. Soils are dominantly Declo sandy loam to Declo loam.
3. Topography: A topographic map is attached. The elevation change throughout the area is less than 5 feet. Slope being 0 to 1 percent slope.
4. Vegetation: The area is semi-arid desert that has historically been a crop field. No natural trees exist on the site. Any vegetation would be from past planting seasons.
5. Sensitive Plant and Wildlife Species: No sensitive plants or wildlife exist on or near the area. The county weed plan is included attached.
6. Historic Resources: There are no historic resources within the area.
7. Hazardous Areas: No hazardous areas exist in or near the area.
8. Impact on Natural Features: The natural feature of the area is very gently sloping land surface. Nothing more than home construction will impact the area.
9. Map Features:
 - i. See topographic Map attached
 - ii. See Soils Map attached
 - iii. The map and description of the Federal Flood Insurance is attached. The map number is 1600410101.
10. Other supplemental Data: None needed. No areas of fill. Elevation change is less than 5ft. with the highest elevation being the North side of the plate at 4197ft

M. Ground Water Quality Information:

- a. The aquifer below the pending building permits provides good quality water for potable and domestic purposes. Each of the 4 planned homes will have separate single residence wells and septic systems. Each well will be drilled more than 50 feet from the septic system as required by county code. The wells will provide potable water only. Lawns and

Ryan Shurtliff,
355 West 500 South
Licensed Professional Geologist
Office Phone (208)650-6605
Cell Phone (208)252-2443



P.G.

Burley, ID 83318
Ryan@waterwellconsultants.com
Fax: 1(866)604-4640

exterior uses of water will be provided through pipes from the Burley Irrigation District canals. Any irrigation from private wells will be limited to half an acre. As stated in L(3) the entire area is mostly flat with less than 5 feet elevation change. Maximum rain events in the area are recorded at approximately 0.82 inches in one day. Multiplying rain accumulation by the area not covered by grass equals less than 0.5 acre feet. One half acre foot of water over the area does not pose a danger or threat of flooding.

- a. Approximately 20 driller's logs in the area were reviewed. Review of the driller's logs for existing wells ensures the wells were constructed to the Idaho Well Drilling Standards. Two aquifers were identified. A perched zone and a deeper regional aquifer. Static water levels for wells completed in the perched zone were on average 30 ft below land surface. Whereas static water levels for the deeper aquifer were on average around 165 ft below land surface. The perched aquifer consists of fluvial gravels. The regional aquifer is dominantly volcanic basalts, and cinders. Perched water is being consumed so it is recommended to target deeper aquifer to avoid having to deepen wells later. The average specific capacity of the existing wells is 22.2 gallons per minute per foot of drawdown yielding a transmissivity of 80,000 af²/dy. A transmissivity of 80,000 af²/dy calculates to a drawdown of 0.025 ft (0.03 inches) within a 250 ft radius from each well. The aquifer should be able to provide the necessary volume of 1,500 gallons per day per household without adversely affecting any wells in the surrounding area. According to Idaho law the lawns of each of the households will be irrigated by the local irrigation district. Each of the wells is expected to produce between 20 gallons per minute and 30 gallons per minute. However, since potable water is the only use of the well pumping is very limited lessening the possibility of coalescing cones of depression.

My professional opinion is that the wells for the new residences will provide adequate water for each of the homes without injury to nearby wells.

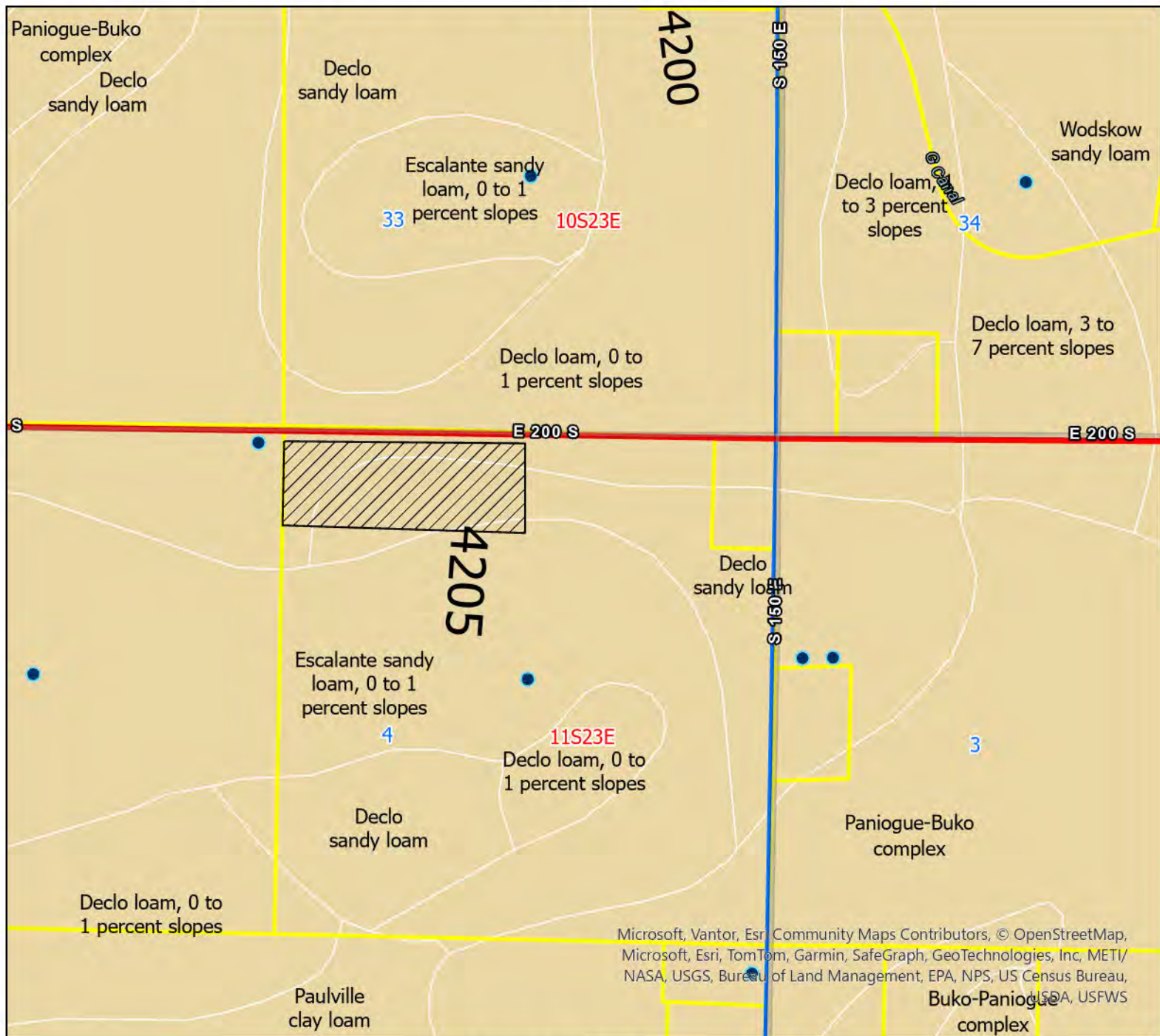
Thank you.

A handwritten signature in black ink, appearing to be "Ryan Shurtliff", written over a horizontal line.

Ryan Shurtliff, P.G.

Sage Valley Subdivision

EXHIBIT
4 (9i)



- Wells
- Subdivision Plat
- IDWR PLSS_Townships
- IDWR PLSS_Sections
- Cassia Parcels
- USA Soils Map Units
- Aridisols



0 0.13 0.25 0.5 Miles

Sage Valley Subdivision

EXHIBIT
4 (9ii)



Topo Map

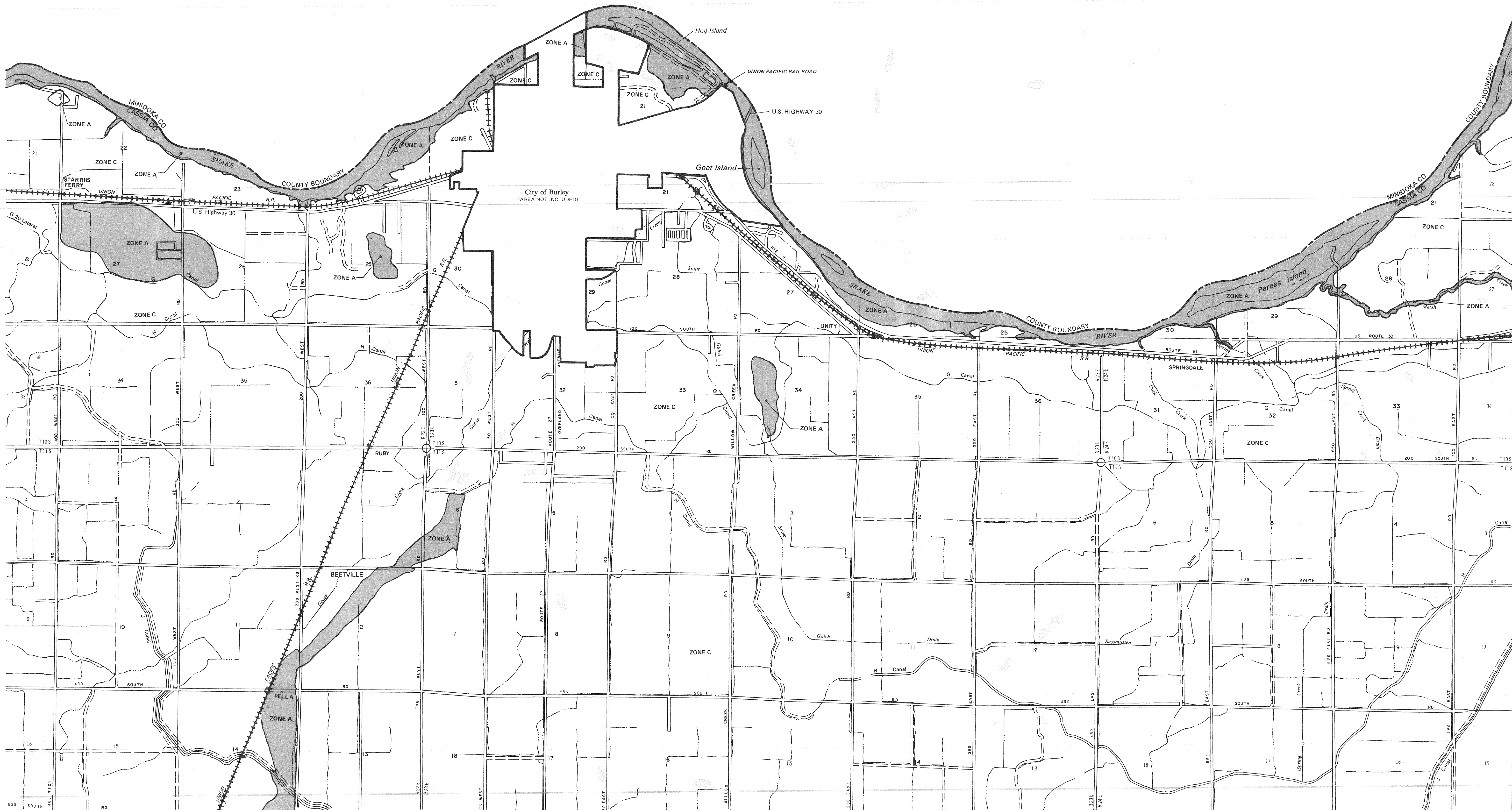
N



- Wells
- ▨ SubdivisionPlat
- ▭ IDWR PLSS_Townships
- ▭ IDWR PLSS_Sections
- ▭ Cassia Parcels
- USA_Topo_Maps

0 0.13 0.25 0.5 Miles

EXHIBIT
4 (9iii)



KEY TO MAP

500-Year Flood Boundary ————

100-Year Flood Boundary ————

Zone Designations*

100-Year Flood Boundary ————

500-Year Flood Boundary ————

Base Flood Elevation Line
With Elevation In Feet**

Base Flood Elevation In Feet
Where Uniform Within Zone**

Elevation Reference Mark

Zone D Boundary ————

River Mile ————

Zone B

Zone A1

Zone A2

Zone B

513

(EL 987)

RM7X

•M1.5

**Referenced to the National Geodetic Vertical Datum of 1929

*EXPLANATION OF ZONE DESIGNATIONS

ZONE	EXPLANATION
A	Areas of 100-year flood; base flood elevations and flood hazard factors not determined.
A0	Areas of 100-year shallow flooding where depths are between one (1) and three (3) feet; average depths of inundation are shown, but no flood hazard factors are determined.
AH	Areas of 100-year shallow flooding where depths are between one (1) and three (3) feet; base flood elevations are shown, but no flood hazard factors are determined.
A1-A30	Areas of 100-year flood; base flood elevations and flood hazard factors determined.
A99	Areas of 100-year flood to be protected by flood protection system under construction; base flood elevations and flood hazard factors not determined.
B	Areas between limits of the 100-year flood and 500-year flood; or certain areas subject to 100-year flooding with average depths less than one (1) foot or where the contributing drainage area is less than one square mile; or areas protected by levees from the base flood. (Medium shading)
C	Areas of minimal flooding. (No shading)
D	Areas of undetermined, but possible, flood hazards.
V	Areas of 100-year coastal flood with velocity (wave action); base flood elevations and flood hazard factors not determined.
V1-V30	Areas of 100-year coastal flood with velocity (wave action); base flood elevations and flood hazard factors determined.

NOTES TO USER

Certain areas not in the special flood hazard areas (zones A and V) may be protected by flood control structures.

This map is for flood insurance purposes only; it does not necessarily show all areas subject to flooding in the community or all planimetric features outside special flood hazard areas.

For adjoining map panels, see separately printed Index To Map Panels.

INITIAL IDENTIFICATION:
AUGUST 16, 1977

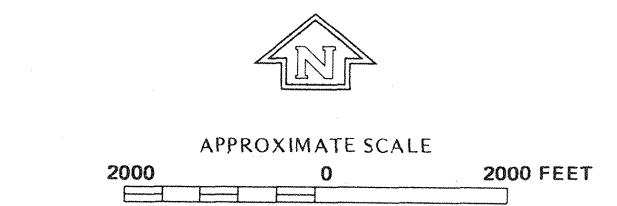
FLOOD HAZARD BOUNDARY MAP REVISIONS:

FLOOD INSURANCE RATE MAP EFFECTIVE:
AUGUST 15, 1983

FLOOD INSURANCE RATE MAP REVISIONS:

Refer to the FLOOD INSURANCE RATE MAP EFFECTIVE date shown on this map to determine when actuarial rates apply to structures in the zones where elevations or depths have been established.

To determine if flood insurance is available in this community, contact your insurance agent, or call the National Flood Insurance Program, at (800) 638-6620.



NATIONAL FLOOD INSURANCE PROGRAM

FIRM
FLOOD INSURANCE RATE MAP

CASSIA COUNTY,
IDAHO
(UNINCORPORATED AREAS)

PANEL 100 OF 775
(SEE MAP INDEX FOR PANELS NOT PRINTED)

COMMUNITY-PANEL NUMBER
160041 0100 B

EFFECTIVE DATE:
AUGUST 15, 1983

Federal Emergency Management Agency

AUG 13 1982

Department of Water Resources
Southern District Office
feet below land surface

USE ADDITIONAL SHEETS IF NECESSARY — FORWARD THE WHITE COPY TO THE DEPARTMENT

64122


1. DRILLING PERMIT NO. 45-95-S-0063-100
Other IDWR No. _____

2. OWNER:

Name FARRELL KEMBS
Address 101 E 200 S
City BURLEY State IDH Zip 83318

3. LOCATION OF WELL by legal description:

Sketch map location must agree with written location.



T. 11 North ☐ or South ☒
 E. 23 East ☒ or West ☐
 Sec. 4 1/4 NW 1/4 NE 1/4
 Gov't Lot _____ County _____

Address of Well Site

(Give at least Direction + Distance to Road or Landmark)

Lot No. Block No. Subd. Name

4. PROPOSED USE:

☒ Domestic ☐ Municipal ☐ Monitor ☐ Irrigation
☐ Thermal ☐ Injection ☐ Other

5. TYPE OF WORK *Open*

☐ New Well ☒ Modify or Repair ☐ Replacement ☐ Abandonment

6. DRILL METHOD

☐ Mud Rotary ☐ Air Rotary ☒ Cable ☐ Other _____

7. SEALING PROCEDURES

[illegible]

Was drive shoe seal tested? Y ☐ N ☐ How?

8. CASING/LINER:

Diameter	From	To	Gauge	Casting	Liner	Steel	Plastic	Welded	Threads
						<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
						<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
						<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
						<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Final location of shoes

Top Packer or Headpipe _____ Bottom Tailpipe _____

9. PERFORATIONS/SCREENS

☐ Perforations Method _____

☐ Screens Type _____ Material _____

From	To	Slot Size	Number	Diameter	Tele/Pipe Size	Casting	Liner
						<input type="checkbox"/>	<input type="checkbox"/>
						<input type="checkbox"/>	<input type="checkbox"/>
						<input type="checkbox"/>	<input type="checkbox"/>
						<input type="checkbox"/>	<input type="checkbox"/>

10. WELL TESTS:

☐ Pump ☒ Bailer ☐ Air ☐ Flowing Artesian

Yield gal./min.	Drawdown	Pumping Depth	Time
20	0	168	1/2 hr.

Temperature of water _____ Was a water analysis done? Yes ☐ No ☐

By whom?

Water Quality (odor, etc.) _____

Bottom Hole Temperature

11. STATIC WATER LEVEL:

168 ft. below surface Depth artesian flow found

Artesian pressure _____ lb. Describe access port _____

Describe Controlling Devices: _____

12. LITHOLOGIC LOG: (Describe repairs or abandonment)

Bore Dia.	From	To	Remarks: Lithology, Water Quality & Temperature	GPM	SWI
6	172	177	CLEAN OUT		
	177	210	GREY-BLACK BASALT SOME CUTTING LOSS		
	210	220	BROWN-BLACK CINDEY BASALT - 90% CUTTING LOSS		
	220	235	GREY-BLACK BASALT SOME CUTTING LOSS		
	235	238	GREY-BLACK BASALT SOLID, FAIRLY HARD		
	238	240	RED CLAY		
<div style="border: 1px solid black; padding: 5px; margin: 10px auto; width: 80%;"> <p style="font-size: 2em; margin: 0;">RECEIVED</p> <p style="font-size: 1.5em; margin: 0;">OCT 23 1995 AUG 31 1995</p> <p style="font-size: 0.8em; margin: 0;">Department of Water Resources Southern Region</p> </div>					
<div style="border: 1px solid black; padding: 5px; margin: 10px auto; width: 80%;"> <p style="font-size: 1.2em; margin: 0;">DEC 1 9 1995</p> </div>					
<div style="display: flex; justify-content: space-between; margin-top: 10px;"> Date: Started 8/25/95 Completed 8/28/95 </div>					

13. DRILLER'S CERTIFICATION

I/We certify that all minimum well construction standards were complied with at the time the rig was removed.

Firm Name WEECH WELL DRUG. Firm No. 210

Firm Official *Spencer* Date *8/29/95*
and

Supervisor or Operator _____ Date _____

(Sign once if Firm Official & Operator)

FORWARD WHITE COPY TO WATER RESOURCES

Correction Log

Form 238-7
6/02

IDAHO DEPARTMENT OF WATER RESOURCES WELL DRILLER'S REPORT

Office Use Only			
Well ID No.			
Inspected by			
Twp	Rge	Sec	
1/4	1/4	1/4	
Lat:	:	Long:	:

1. WELL TAG NO. D 00 44 55B
DRILLING PERMIT NO. 849355
Water Right or Injection Well No. Appl. 902368

2. OWNER:
Name Robert Worthington
Address 191W 200S
City Burley State ID Zip 83318

3. LOCATION OF WELL by legal description:
You must provide address or Lot, Blk, Sub. or Directions to well.
Twp. 11 North ☐ or South ☒
Rge. 23 East ☒ or West ☐
Sec. 4 1/4 NE 1/4 NE 1/4
Gov't Lot 10 County CASSIA
Lat: : : Long: : :
Address of Well Site 13 1/4 E 200S
City Burley
(Give at least name of road + Distance to Road or Landmark)
Lt. _____ Blk. _____ Sub. Name _____

4. USE:
☒ Domestic ☐ Municipal ☐ Monitor ☐ Irrigation
☐ Thermal ☐ Injection ☐ Other _____

5. TYPE OF WORK check all that apply (Replacement etc.)
☒ New Well ☐ Modify ☐ Abandonment ☐ Other _____

6. DRILL METHOD:
☐ Air Rotary ☒ Cable ☐ Mud Rotary ☐ Other _____

7. SEALING PROCEDURES

Seal Material	From	To	Weight / Volume	Seal Placement Method
<u>Bentonite</u>	<u>0</u>	<u>39</u>	<u>40#</u>	<u>overbore</u>

Was drive shoe used? ☒ Y ☐ N Shoe Depth(s) 80'
Was drive shoe seal tested? ☐ Y ☒ N How? _____

8. CASING/LINER:

Diameter	From	To	Gauge	Material	Casing	Liner	Welded	Threaded
<u>6</u>	<u>+1</u>	<u>80</u>	<u>1 1/4</u>	<u>steel</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Length of Headpipe 18' Length of Tailpipe _____
Packer ☐ Y ☒ N Type _____

9. PERFORATIONS/SCREENS PACKER TYPE

Perforation Method Torch 1/4" X 6"
Screen Type & Method of Installation _____

From	To	Slot Size	Number	Diameter	Material	Casing	Liner
<u>70</u>	<u>73</u>	<u>1/4</u>	<u>50</u>		<u>steel</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

10. FILTER PACK None

Filter Material	From	To	Weight / Volume	Placement Method

11. STATIC WATER LEVEL OR ARTESIAN PRESSURE:

27' ft. below ground Artesian pressure _____ lb.
Depth flow encountered _____ ft. Describe access port or control devices: _____

12. WELL TESTS:

<input type="checkbox"/> Pump	<input checked="" type="checkbox"/> Bailor	<input type="checkbox"/> Air	<input type="checkbox"/> Flowing Artesian
Yield gal./min.	Drawdown	Pumping Level	Time
<u>5</u>	<u>2'</u>	<u>2 1/2</u>	<u>1 hr</u>

Water Temp. 54.0 Bottom hole temp. Same
Water Quality test or comments: good
Depth first Water Encounter 60'

13. LITHOLOGIC LOG: (Describe repairs or abandonment)

Bore Dia.	From	To	Remarks: Lithology, Water Quality & Temperature	Y	N
<u>8</u>	<u>1</u>	<u>12</u>	<u>top soil</u>		
<u>8</u>	<u>12</u>	<u>39</u>	<u>dirty gravel</u>		
<u>6</u>	<u>39</u>	<u>80</u>	<u>gravel & sand</u>		
<u>6</u>	<u>80</u>	<u>85</u>	<u>clay & gravel</u>		
			<u>thick soil</u>		

RECEIVED
FEB 17 2008
DEPT. OF WATER RESOURCES
SOUTHERN REGION

Completed Depth 85' (Measurable)

Date: Started 10-10-07 Completed 10-11-07

14. DRILLER'S CERTIFICATION

I/We certify that all minimum well construction standards were complied with at the time the rig was removed.

Company Name Cherley Drilling Firm No. 428
Principal Driller Bob Cherley Date 2-8-08
and
Driller or Operator II Troy Cherley Date 2-8-08
Operator I Donnie Cherley Date 2-8-08

Principal Driller and Rig Operator Required.
Operator I must have signature of Driller/Operator II.

FORWARD WHITE COPY TO WATER RESOURCES

RECEIVED

WELL DRILLER'S REPORT

State law requires that this report be filed with the State Reclamation Engineer within 30 days after completion or abandonment of the well. M

NOV 6 1972

[illegible]



Cassia County Noxious Weed Control
1459 Overland Ave., Room 4
Burley, ID 83318
Phone: 208-878-4043
Fax: 208-878-7862

EXHIBIT

6



Applicant:

Name: Tom Worthington / Heigar Custom LLC
Address: 101 East 200 South, Burley, Id 83318
Phone: 208-312-0420

Map of property must be attached or drawn on back; include address of property, all existing buildings and ect. and all proposed changes. If all of the above items are not attached the Noxious Weed Superintendent will not sign off.

County Weed Plan:

This noxious weed control plan is developed IAW with Idaho State Law Title 22 Chapter 24, IDAPA 02.06.22, and the Cassia County Weed Plan requiring all land owners to control noxious weeds on their properties.

Goals: The goal for this facility is to prevent the establishment of noxious weeds on the property. A secondary goal is to eradicate weeds that do establish on the property.

Survey: During the late spring, early summer and/or fall of 2026 (year) a survey will be conducted to identify any noxious weeds listed below:

Black Henbane
Canada Thistle
Curley Pondweed
Dalmation Toadflax
Diffuse Knapweed
Field Bindweed
Houndstongue
Jointed Goatgrass
Leafy Spurge
Musk Thistle

Puncture Vine
Perennial Pepperweed
Poison Hemlock
Rush Skeletonweed
Russian Knapweed
Saltcedar
Scotch Thistle
Spotted Knapweed
White Bryony
Whitetop

If there are any questions in the identification of weeds, the county weed agent will be contacted to assist in identification.

Eradication and Prevention (Applicant/Landowner responsibilities): **Any noxious weeds identified during the survey will be physically removed or spot sprayed with herbicides.** During the construction of the facilities, invasive weeds will be prevented from establishing by the use of the appropriate herbicides and mechanical tillage. Post construction, any disturbed soil that was not developed and is non-high traffic will be seeded to native grass species. During the operation of the facilities, any areas susceptible to invasive weeds such as barrow pits, drainage ditches, and fences lines will be regularly surveyed and sprayed with appropriate herbicides to prevent noxious weed invasions.

[Signature]
Weed Supervisor
Date: 12-2-25

[Signature]
Applicant
Date: 11/13/25



Minor Subdivision Application

(Title 10 Chapter 3 – Cassia County Code)

Proposed Name of Minor Subdivision: Sage Valley Subdivision

Total Area (Acres) 4.668

Number of Lots 4

Name of Existing Public Roadway: 200 South

Applicant/Owner Information:

Applicant/Authorized Agent
(Attach additional pages if necessary)

Name: Tom Worthington

Address: 101 East 200 South

City: Burley

State: Idaho Zip: 83318

Contact Phone # 208-312-0420

Email: tworthingt@gmail.com

Property Owner of Record
(Attach additional pages if necessary)

Name: Heigar Custom LLC

Address: 101 East 200 South

City: Burley

State: Idaho Zip: 83318

Contact Phone # 208-312-0420

Email: tworthingt@gmail.com

Property Information:

Location of Property (physical address): 129 East 200 South

Parcel Number(s) RP11S23E040101 (parent parcel RP11S23E040100)

Legal Description of Property: (Attach if Necessary)

see attached

Current Zoning of Property: RA

Existing Use of Property: Farm ground

Parcel_Num	MailToName	MailToAddr	MailToCity	STA	ZIP	Acreage
RP11S23E032575	DAVIS, BLAIR	276 SOUTH 100 WEST	BURLEY	ID	83318	51.96
RP10S23E334800	FARMLAND RESERVE INC	60 E SOUTH TEMPLE, STE 1600	SALT LAKE CITY	UT	84111	160.00
RP10S23E337206	FUNK, BRENT A	3202 NORTH 3900 EAST	HANSEN	ID	83334	71.90
RP11S23E040101	HEIGAR CUSTOM LLC	101 E 200 S	BURLEY	ID	83318	7.67
RP11S23E040610	HEIGAR CUSTOM LLC	101 E 200 S	BURLEY	ID	83318	15.00
RP11S23E040130	KOYLE, BRENT	169 E 900 S	BURLEY	ID	83318	16.20
RP10S23E346400	PETERSON, DONALD E	197 S 150 E	BURLEY	ID	83318	0.95
RP11S23E040002	WEBER, DEVON	1205 CREEKSIDE AVE	FILER	ID	83328	1.10
RP11S23E040603	WORTHINGTON, ROBERT	91 E 200 S	BURLEY	ID	83318	16.91

EXHIBIT**8****RECEIVED**
NOV 21 2025
BY: _____**Burley Highway District**Date 11-18-25 Receipt Signature Melanie Adams

The Minor Subdivision application and Plat was delivered and received in our office for our review.

Burley Irrigation DistrictDate 11-18-2025 Receipt Signature [Signature]

The Minor Subdivision application and Plat was delivered and received in our office for our review.

Cassia School DistrictDate 11-18-25 Receipt Signature [Signature]

The Minor Subdivision application and Plat was delivered and received in our office for our review.

North Cassia Fire Department878-7371 ~~Call First~~Date 11-18-25 Receipt Signature Sh Tol

The Minor Subdivision application and Plat was delivered and received in our office for our review.

***United Electric**Date 11-18-25 Receipt Signature [Signature]

The Minor Subdivision application and Plat was delivered and received in our office for our review.

South Central Public HealthDate 11-18-25 Receipt Signature [Signature] Scott Amell

The Minor Subdivision application and Plat was delivered and received in our office for our review.

Bob Worthington • Dec 8 at 4:46 pm

The Burley Highway Dist. Has no objection to the proposed plat.

 **Burley Highway District** **APPROVED**

Reviewed By  12/08/2025 4:46 pm
Bob Worthington

 [Make a change to this review](#)

Review History

 12/08/2025 4:46 pm
Approved by Bob Worthington

✓ Burley Irrigation
District

APPROVED

Reviewed By 12/08/2025 4:02 pm
Don Terry

Notes for the Applicant

*Surface water to be used for
irrigation.*

 [Make a change to this review](#)

Review History

12/08/2025 4:02 pm
Approved by Don Terry



Review letter-Sage Valley Subdivision

To: Cassia County Planning and Zoning

From: Burley Irrigation District

RE: Review Letter – Sage Valley Subdivision

Burley Irrigation District (BID) has reviewed the application materials for the proposed Sage Valley Subdivision located within BID's service area. The District provides the following comments:

The land proposed for subdivision has historically received surface water deliveries from Burley Irrigation District and has long been used for crop and pasture irrigation. Surface water remains available to this property and, in accordance with Idaho law, must continue to be used to fulfill the property's irrigation requirements.

It is BID policy that the existing surface water right must be used for irrigation within the subdivision. Each lot must have the ability to receive irrigation water, and irrigation service must be coordinated with the assigned ditch rider to ensure proper scheduling, access, and delivery.

When designing the irrigation System, a state-approved meter is required to monitor water usage. The system must be designed so that all downstream users remain unaffected by any changes made to accommodate the subdivision. Protection of conveyance, capacity, and access is mandatory.

Burley Irrigation District must be actively involved in the planning, design, and review of the final irrigation system serving the subdivision. Final approval from BID will be required to ensure that District facilities, operations, and water rights are not adversely impacted.

As long as these conditions are met, and BID is provided appropriate opportunity to review and approve the final irrigation system, the District finds no anticipated injury to its operations or water rights as a result of the proposed Sage Valley Subdivision.

Please feel free to contact our office with any questions or if further coordination is needed.

Sincerely,

Burley Irrigation District

Sara Haynes

From: pzoning@cassia.gov on behalf of Kiersten Whitehead
Sent: Thursday, December 04, 2025 11:38 AM
To: pzoning@cassia.gov
Subject: MSUB Sage Valley
Attachments: doc00138720251118121158.pdf

----- Forwarded message -----

From: Shannon Tolman <STolman@burleyidaho.org>
Date: Tue, Nov 18, 2025, 12:35 PM
Subject: Fw:
To: kieryw@gmail.com <kieryw@gmail.com>

I just signed the Application hope that works everything looks good.

Fire Chief,

Shannon Tolman

City of Burley Fire Department

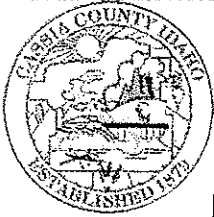


Shannon Tolman
City of Burley Fire Department
Fire Chief

(208) 878-7371 Work
(208) 431-6150 Mobile
stolman@burleyidaho.org

From: Scanner <scanner@burleyidaho.org>
Sent: Tuesday, November 18, 2025 12:12 PM
To: Shannon Tolman <STolman@burleyidaho.org>
Subject:

ECOSYS MA4000cifix
[d4:f0:c9:00:72:87]



Minor Subdivision Application

(Title 10 Chapter 3 – Cassia County Code)

Proposed Name of Minor Subdivision: Sage Valley Subdivision

Total Area (Acres) 4.668 Number of Lots 4

Name of Existing Public Roadway: 200 South

Applicant/Owner Information:

Applicant/Authorized Agent
(Attach additional pages if necessary)

Name: Tom Worthington
Address: 101 East 200 South
City: Burley
State: Idaho Zip: 83318
Contact Phone # 208-312-0420
Email: tworthingt@gmail.com

Property Owner of Record
(Attach additional pages if necessary)

Name: Heigar Custom LLC
Address: 101 East 200 South
City: Burley
State: Idaho Zip: 83318
Contact Phone # 208-312-0420
Email: tworthingt@gmail.com

Property Information:

Location of Property (physical address): 129 East 200 South

Parcel Number(s) RP11S23E040101 (parent parcel RP11S23E040100)

Legal Description of Property: (Attach if Necessary) _____

see attached

Current Zoning of Property: RA

Existing Use of Property: Farm ground

Approved Fire Chief - Shannon Tolman

Sara Haynes

From: pzoning@cassia.gov on behalf of Kiersten Whitehead
Sent: Thursday, December 04, 2025 11:38 AM
To: pzoning@cassia.gov
Subject: MSUB Sage Valley

----- Forwarded message -----

From: Sam Andrew <sandrew@uec.coop>
Date: Wed, Nov 19, 2025, 11:50 AM
Subject: Re: Sage Valley Subdivision
To: Kiersten Whitehead <kieryw@gmail.com>

Kiersten,

Thank you for the clarification. I thought was the likely explanation.

United is happy to serve these lots and will coordinate details with the developer as their approvals progress.

Regards,

Sam Andrew

United Electric

CO-OP INC.

1330 21st Street
Heyburn, ID 83336
Phone: 208-679-2222

New Services

New Memberships

From: Kiersten Whitehead <kieryw@gmail.com>
Sent: Wednesday, November 19, 2025 8:41 AM

To: Sam Andrew <sandrew@uec.coop>

Subject: Re: Sage Valley Subdivision

It is just the 4 lots. The other flags are for an administrative split that is part of a different project.

On Wed, Nov 19, 2025, 7:34 AM Sam Andrew <sandrew@uec.coop> wrote:

Kiersten,

I visited the site of the proposed Sage Valley Subdivision. It looked like there were more than 4 lots flagged. Can you confirm if that is correct?

Sam Andrew

United Electric
CO-OP INC.

1330 21st Street

Heyburn, ID 83336

Phone: 208-679-2222

New Services

New Memberships

UNITED ELECTRIC – SAM ANDREW COMMENT

RECEIVED

Dec 9 at 8:13 am

The public utility easement should not be coincident with Burley Irrigation District's (BID) rightof way. If left as it is, United will require that the developer obtain all necessary permits with BID to operate within their right of way prior to serving the subdivision.

[SageValleySub_PreliminaryPlat.pdf](#) [UnitedElectricLetter.pdf](#)

**NOTICE OF COMMENT PERIOD ON
MINOR SUBDIVISION IN CASSIA COUNTY, IDAHO**

Pursuant to provisions of Cassia County Code, Section 10-3-7 C.4., a thirty (30) day comment period is being scheduled for the following proposed minor subdivision:

Applicant: Tom Worthington

Cassia County Application: 2025-20-MSUB

Proposed Name of Subdivision: Sage Valley Subdivision

Physical Address of proposed site: 129 East 200 South, Burley, Idaho

Total Area: 4.668 acres +/- ; four (4) lots

Current Zoning District: Residential Agricultural Zone

This matter is on file with the Cassia County Zoning and Building Office, Room #210, 1459 Overland Avenue, Burley, Idaho 83318. Those desiring to comment on this proposal may submit written comment to the Zoning Administrator by U.S. Mail or by hand delivery or by electronic submittal to pzoning@cassia.gov . Information submitted prior to the close of the comment period will become part of the record for this application. All submittals must be physically received in the Zoning and Building Office by the end of the comment period, in order to be considered.

The comment period shall begin on Monday, December 22, 2025 and shall end on Tuesday, January 20, 2026 at 5:00 p.m., prevailing local time.

Dated this 15th day of December, 2025.

Zoning and Building Office
For Cassia County, Idaho

/s/ Kerry D. McMurray
Kerry D. McMurray, Zoning Administrator
Cassia County Courthouse, Room #210
1459 Overland Avenue
Burley, Idaho 83318
Telephone: (208) 878-7302
Email: pzoning@cassia.gov

DAVIS, BLAIR
276 SOUTH 100 WEST
BURLEY, ID 83318

FUNK, BRENT A
3202 NORTH 3900 EAST
HANSEN, ID 83334

WORTHINGTON, TOM
101 E 200 S
BURLEY, ID 83318

PETERSON, DONALD E
197 S 150 E
BURLEY, ID 83318

WORTHINGTON, ROBERT
91 E 200 S
BURLEY, ID 83318

FARMLAND RESERVE INC
60 E SOUTH TEMPLE, STE 1600
SALT LAKE CITY, UT 84111

HEIGAR CUSTOM LLC
101 E 200 S
BURLEY, ID 83318


KOYLE, BRENT
169 E 900 S
BURLEY, ID 83318

WEBER, DEVON
1205 CREEKSIDE AVE
FILER, ID 83328

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 December 15, 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 15th day of December, 2025.



Authorized Signature

Sara A. Haynes
Printed Name

State of Idaho)
County of Cassia) ss

Subscribed and sworn to be before me this 15th day of December,
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.




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

**NOTICE OF COMMENT PERIOD ON
MINOR SUBDIVISION IN CASSIA COUNTY, IDAHO**

Pursuant to provisions of Cassia County Code, Section 10-3-7 C.4., a thirty (30) day comment period is being scheduled for the following proposed minor subdivision:

Applicant: Tom Worthington

Cassia County Application: 2025-20-MSUB

Proposed Name of Subdivision: Sage Valley Subdivision

Physical Address of proposed site: 129 East 200 South, Burley, Idaho

Total Area: 4.668 acres +/- ; four (4) lots

Current Zoning District: Residential Agricultural Zone

This matter is on file with the Cassia County Zoning and Building Office, Room #210, 1459 Overland Avenue, Burley, Idaho 83318. Those desiring to comment on this proposal may submit written comment to the Zoning Administrator by U.S. Mail or by hand delivery or by electronic submittal to pzoning@cassia.gov . Information submitted prior to the close of the comment period will become part of the record for this application. All submittals must be physically received in the Zoning and Building Office by the end of the comment period, in order to be considered.

The comment period shall begin on Monday, December 22, 2025 and shall end on Tuesday, January 20, 2026 at 5:00 p.m., prevailing local time.

Dated this 15th day of December, 2025.

Zoning and Building Office
For Cassia County, Idaho

/s/ Kerry D. McMurray
Kerry D. McMurray, Zoning Administrator
Cassia County Courthouse, Room #210
1459 Overland Avenue
Burley, Idaho 83318
Telephone: (208) 878-7302
Email: pzoning@cassia.gov

DAVIS, BLAIR
276 SOUTH 100 WEST
BURLEY, ID 83318

FARMLAND RESERVE INC
60 E SOUTH TEMPLE, STE 1600
SALT LAKE CITY, UT 84111

FUNK, BRENT A
3202 NORTH 3900 EAST
HANSEN, ID 83334

HEIGAR CUSTOM LLC
101 E 200 S
BURLEY, ID 83318

WORTHINGTON, TOM
101 E 200 S
BURLEY, ID 83318

KOYLE, BRENT
169 E 900 S
BURLEY, ID 83318

PETERSON, DONALD E
197 S 150 E
BURLEY, ID 83318

WEBER, DEVON
1205 CREEKSIDE AVE
FILER, ID 83328

WORTHINGTON, ROBERT
91 E 200 S
BURLEY, ID 83318

GENERAL LEGAL

NOTICE OF COMMENT PERIOD ON MINOR SUBDIVISION IN CASSIA COUNTY, IDAHO

Pursuant to provisions of Cassia County Code, Section 10-3-7 C.4., a thirty (30) day comment period is being scheduled for the following proposed minor subdivision:

Applicant:	Tom Worthington
Cassia County Application:	2025-20-MSUB
Proposed Name of Subdivision:	Sage Valley Subdivision
Physical Address of proposed site:	129 East 200 South, Burley, Idaho
Total Area:	4.668 acres +/- ; four (4) lots
Current Zoning District:	Residential Agricultural Zone

This matter is on file with the Cassia County Zoning and Building Office, Room #210, 1459 Overland Avenue, Burley, Idaho 83318. Those desiring to comment on this proposal may submit written comment to the Zoning Administrator by U.S. Mail or by hand delivery or by electronic submittal to pzoning@cassia.gov. Information submitted prior to the close of the comment period will become part of the record for this application. All submittals must be physically received in the Zoning and Building Office by the end of the comment period, in order to be considered.

The comment period shall begin on Monday, December 22, 2025 and shall end on Tuesday, January 20, 2026 at 5:00 p.m., prevailing local time.

Dated this 15 th day of December, 2025.

Zoning and Building Office
For Cassia County, Idaho

/s/ Kerry D. McMurray

Kerry D. McMurray, Zoning Administrator
Cassia County Courthouse, Room #210
1459 Overland Avenue
Burley, Idaho 83318

Telephone: (208) 878-7302

Email: pzoning@cassia.gov

Publish: December 20, 2025

#####



INTERIM AD DRAFT

This is the proof of your ad scheduled to run in **Magic Valley Times-News** on the dates indicated below. If changes are needed, please contact us prior to deadline at help@column.us

Notice ID: 72gLrx2kAfTvsFlxjC5y | **Proof Updated: Dec. 15, 2025 at 03:00pm MST**
Notice Name: 2025-20-MSUB Comment Period

This is not an invoice. Below is an estimated price, and it is subject to change. You will receive an invoice with the final price upon invoice creation by the publisher.

FILER

Sara Haynes
shaynes@cassia.gov
(208) 878-7302

FILING FOR

Magic Valley Times-News

Columns Wide: 2

Ad Class: Legals

12/20/2025: General Legal	65.18
Affidavit Fee	9.00

Total	\$74.18
--------------	----------------

See Proof on Next Page

GENERAL LEGAL

NOTICE OF COMMENT PERIOD ON

MINOR SUBDIVISION IN CASSIA COUNTY, IDAHO

Pursuant to provisions of Cassia County Code, Section 10-3-7 C.4., a thirty (30) day comment period is being scheduled for the following proposed minor subdivision:

Applicant:	Tom Worthington
Cassia County Application:	2025-20-MSUB
Proposed Name of Subdivision:	Sage Valley Subdivision
Physical Address of proposed site:	129 East 200 South, Burley, Idaho
Total Area:	4.668 acres +/- ; four (4) lots
Current Zoning District:	Residential Agricultural Zone

This matter is on file with the Cassia County Zoning and Building Office, Room #210, 1459 Overland Avenue, Burley, Idaho 83318. Those desiring to comment on this proposal may submit written comment to the Zoning Administrator by U.S. Mail or by hand delivery or by electronic submittal to pzoning@cassia.gov. Information submitted prior to the close of the comment period will become part of the record for this application. All submittals must be physically received in the Zoning and Building Office by the end of the comment period, in order to be considered.

The comment period shall begin on Monday, December 22, 2025 and shall end on Tuesday, January 20, 2026 at 5:00 p.m., prevailing local time.

Dated this 15 th day of December, 2025.

Zoning and Building Office
For Cassia County, Idaho

/s/ Kerry D. McMurray
Kerry D. McMurray, Zoning Administrator
Cassia County Courthouse, Room #210
1459 Overland Avenue
Burley, Idaho 83318
Telephone: (208) 878-7302
Email: pzoning@cassia.gov
Publish: December 20, 2025
#####

**EXHIBIT
11**

Sage Valley Subdivision

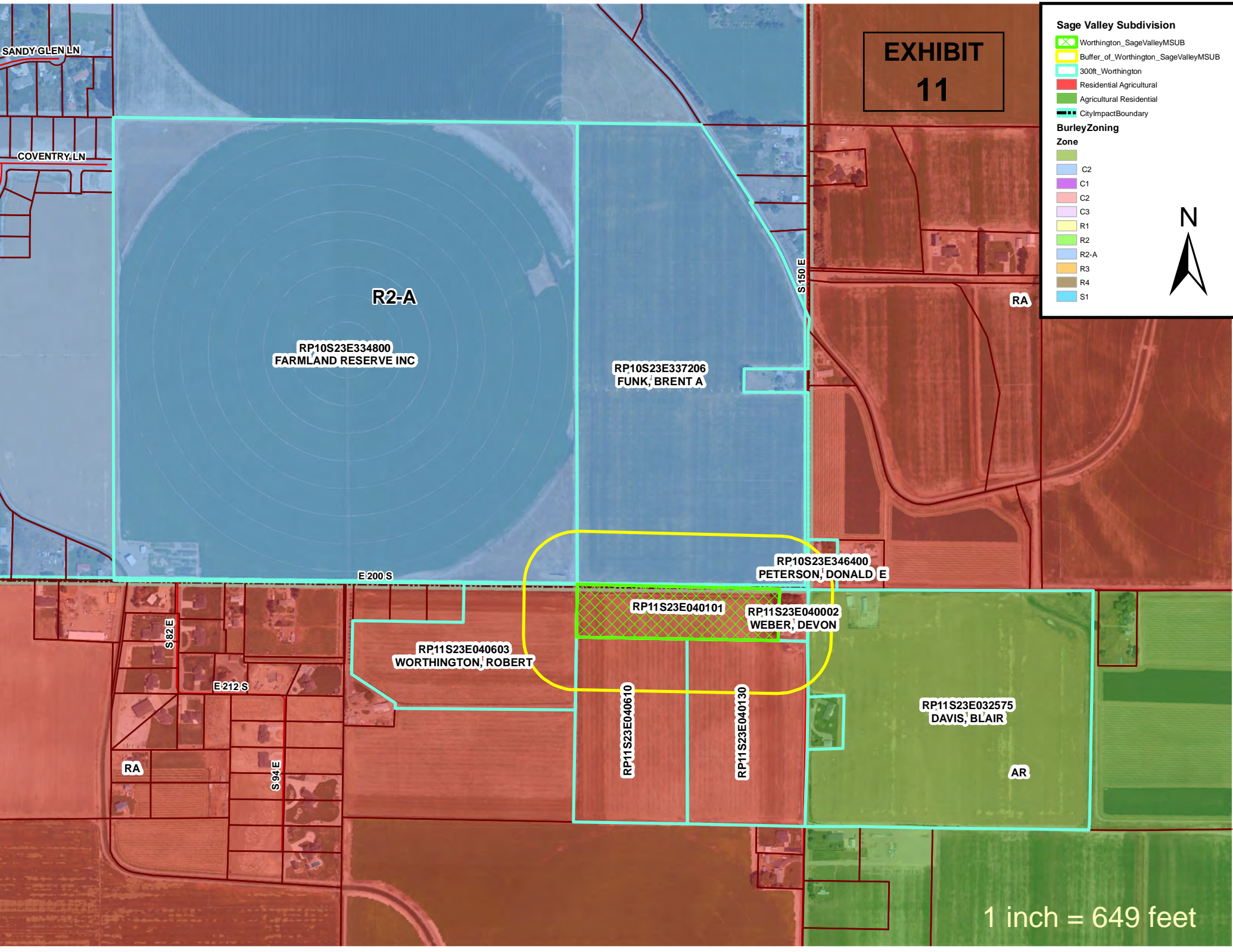
- Worthington_SageValleyMSUB
- Buffer_of_Worthington_SageValleyMSUB
- 300ft_Worthington
- Residential Agricultural
- Agricultural Residential
- CityImpactBoundary

BurleyZoning

Zone

- C2
- C1
- C2
- C3
- R1
- R2
- R2-A
- R3
- R4
- S1

N



1 inch = 649 feet

Sage Valley Subdivision

Worthington_SageValleyMSUB

CityImpactBoundary



E 200 S

RP11S23E040101

0

S 150 E

1 inch = 131 feet

Sage Valley Subdivision

Worthington_SageValleyMSUB

CityImpactBoundary



A
160041 0100 B
Unknown

Siphon
Pumping
Sta
Flum

ROAD

4203

E 200 S

RP11S23E040101

0

E 212 S

S 94 E

4205

S 150 E

4205

1 inch = 500 feet