



## Cassia County Planning & Zoning Commission

# EXHIBIT LIST

**Application Number:** 2026-02-ZA

**Applicant/  
Property Owners:** Kent & Shalise Bowers

**P&Z Hearing:** March 19, 2026

**BoCC Hearing:** \_\_\_\_\_

1. Application for Zone Amendment
2. Site Plan / Survey
3. Legal Description
4. Narrative Statement
5. Assessor Summary Sheet of Parcel
6. Property Owners 300 Ft.
7. Agency Impact Statements
  - a. Burley Highway District – Approved: Bobby Worthington
  - b. Burley Irrigation District
  - c. Cassia County School District
  - d. Burley Fire Department
  - e. United Electric
  - f. South Central Public Health
8. Flood Plain Review – Todd Quast; Aerials: Flood and TOPO
9. Zoning of Parcel and surrounding zones
10. Notice of Hearing, Affidavits: Certificate of Mailing, Affidavits of Publication & Posting
11. Cassia County Zoning & Building Department Staff Report



# APPLICATION FOR AMENDMENT TO ZONE

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

APPLICATION NO: 2026-02-ZA

### Applicant/Owner Information:

<u>Applicant/Authorized Agent</u>	
(Attach additional pages if Necessary)	
Name:	<u>Kent &amp; Shalise Bowers</u>
Address:	<u>165w 200s</u>
City:	<u>Burley</u>
State:	<u>Idaho</u> Zip: <u>3318</u>
Contact Phone #	<u>208-670-4298</u>
Email:	<u>kbowers8590@gmail.com</u>

<u>Property Owner(s) of Record</u>	
(Attach additional pages if Necessary)	
Name:	<u>SAME</u>
Address:	<u></u>
City:	<u></u>
State:	<u></u> Zip: <u></u>
Contact Phone #	<u></u>
Email:	<u></u>

### Property Information:

Physical Location of Property: 236s 100w Burley, Idaho 83318

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

- 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: It has been weed for 25 Years

Number of Acres to be included in the Proposed Zoning Designation: 5.97

Current Zoning Designation of the Property: Ag / Res

Proposed Zoning Designation of the Property: Res/ Ag

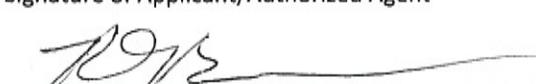
### Please attach the following to application:

- NARRATIVE:** Attach a brief statement of the proposed zoning change including the following:
  - How the present and proposed land uses in the requested zone promote the objectives of the Zoning Ordinance and the Comprehensive Plan.
  - Availability of public facilities such as streets, sewage, water, etc., to support the allowable and proposed uses; and the proposed uses.
  - Compatibility of the allowable uses with the surrounding area.
  - Reason(s) for proposed zone change.

- VICINITY SKETCH:** A vicinity map which is drawn to scale must be attached showing the location of the property under consideration.
- PROOF OF OWNERSHIP OR VALID OPTION HOLDER:** A copy of your property deed or option agreement should be attached.
- 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.*

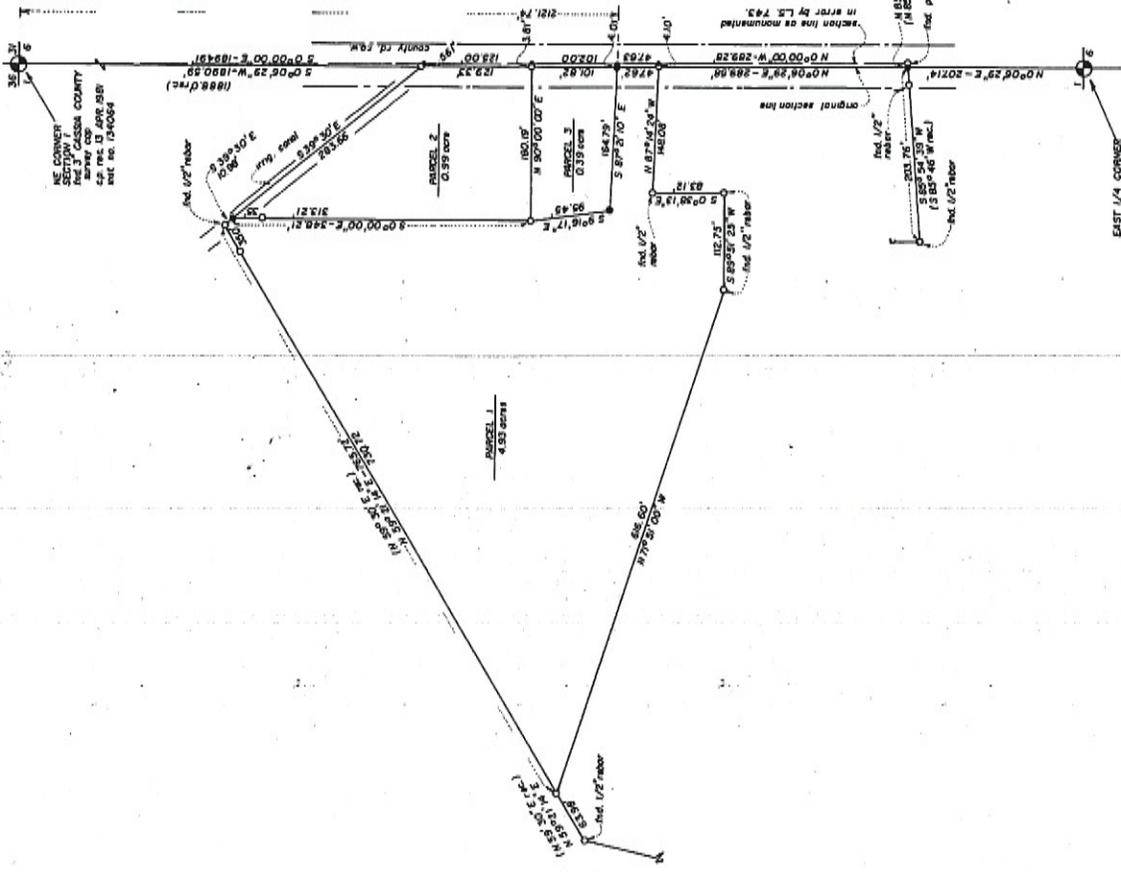
Signature of Applicant/Authorized Agent	Date
	1-26-26
Signature of Property Owner	Date

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.

<b>For Office Use Only:</b>	Date Application Filed: <u>1-26-26</u>	By: <u>[Signature]</u>									
Fee Received:	\$ <u>1450.00</u>	Check # <u>7911</u>									
<table border="0" style="width: 100%;"> <tr> <td style="width: 33%;">Fee: <u>\$1200.00</u></td> <td style="width: 33%;">320 to 640 acres \$4.00/acre</td> <td style="width: 33%;"></td> </tr> <tr> <td>Less than 11 acres \$250.00</td> <td>640 and more acres \$2.00/acre</td> <td></td> </tr> <tr> <td>11-320 acres \$6.00/acre</td> <td></td> <td></td> </tr> </table>		Fee: <u>\$1200.00</u>	320 to 640 acres \$4.00/acre		Less than 11 acres \$250.00	640 and more acres \$2.00/acre		11-320 acres \$6.00/acre			Application # <u>2026-02-ZA</u>
Fee: <u>\$1200.00</u>	320 to 640 acres \$4.00/acre										
Less than 11 acres \$250.00	640 and more acres \$2.00/acre										
11-320 acres \$6.00/acre											

180906

REGISTERED IN THE RECORDS OF  
DESERT WEST LAND SURVEYS  
FILE NO. 183  
MAY 4 3 03 PM '86  
CASSIA COUNTY, IDAHO  
FRANK A. KENNEDY  
REGISTERED SURVEYOR  
FEE \$500 INFINITY



**PARCEL 1**

Part of the NE 1/4 of Section 1 of Township 11 South,  
Range 22 East of the Boise Meridian, Cassia County,  
State of Idaho.

Beginning at the NE corner of Section 1 of T.11 S.,  
R.22 E., 35th. 7th. 18th. cont. to the NE corner of a 3  
survey by T.I.S. R.22 E. 17th. 18th. along section line  
for 2121.74 feet to a point which shall be the  
Point of Beginning;

Thence S 0°06'29" N along section line for 47.62  
feet to B. P.K. Nail;  
Thence N 82°14'24" W for 148.08 feet to a 1" rebar;  
Thence S 0°08'13" E for 83.12 feet to a 1" rebar;  
Thence S 91°01'10" W for 112.75 feet to a 1" rebar;  
Thence W 59°21'14" E for 58.80 feet to a 1" rebar;  
Thence S 89°30' E for 10.98 feet to a point;  
Thence S 0°00'00" E for 348.21 feet to a 1" rebar;  
Thence S 0°16'17" E for 85.45 feet to a point;  
Thence S 87°21'10" E for 164.79 feet to the  
Point of Beginning.

Contains 4.93 acres more or less.

**EXHIBIT**  
# 2

**PROPERTY SURVEY**  
for  
**MEL PINGEL**

<b>DESERT WEST LAND SURVEYS</b>	
1751 Overland Ave.	Burley Idaho 83318
JOB NO: 022862	DRAWN BY:
DATE: 2-20-1986	CHECKED BY:
PHONE: 208-678-7112	



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

**CERTIFICATE OF SURVEY**

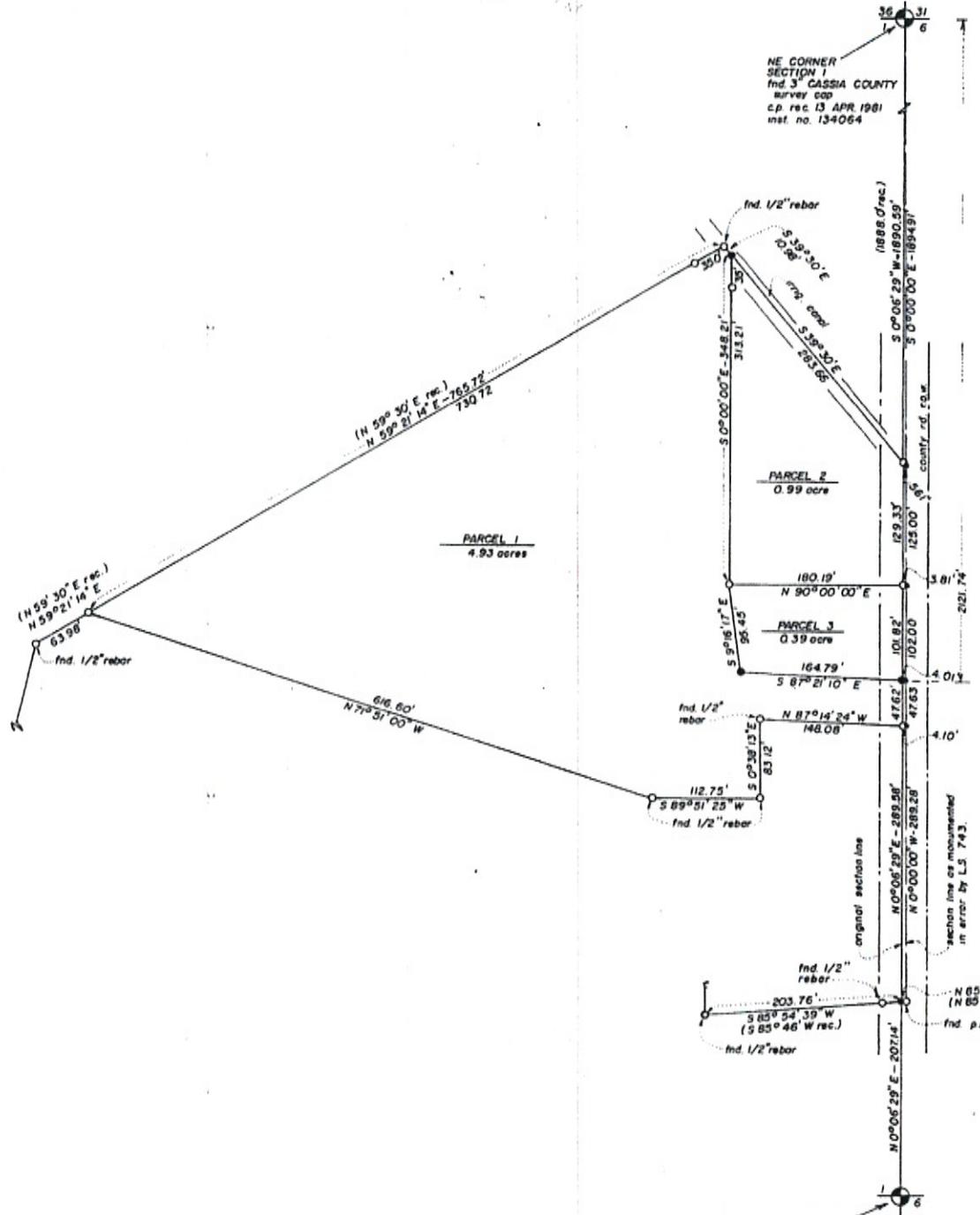
I, Steven C. Pearson, a Registered Land  
Surveyor, Idaho License No. 3621, do here-  
by certify that this Record of Survey map  
has been prepared from a survey made on  
the ground under my supervision and that  
this map is an accurate representation of  
said survey.

NOTE:  
0 - SET FROM P.W. 1/2", 24" rebar) or P.K. NAIL  
1 - 1/2" rebar  
2 - NO CORNER SET

SCALE: 1" = 100'

180906

RECORDED AT THE REQUEST OF  
**DESERT WEST LAND SURVEYS**  
 FILM 183  
 AUG 4 3 03 PM '86  
 CASSIA COUNTY, IDAHO  
 FRANK N. NEARNS  
 RECORDER  
 FEE \$500



**PARCEL 1**  
 Part of the NE 1/4 of Section 1 of Township 11 South,  
 Range 22 East of the Boise Meridian, Cassia County,  
 State of Idaho.

Beginning at the NE corner of Section 1 of T.11 S.,  
 R.22 E., B.M. said corner marked by a 3' CASSIA COUNTY  
 survey cap; Thence S 0°06'29" W along section line  
 for 2121.74 feet to a point which shall be the  
 Point of Beginning;

Thence S 0°06'29" W along section line for 47.62  
 feet to a P.K. Nail;  
 Thence N 87°14'24" W for 148.08 feet to a 1/2" rebar;  
 Thence S 0°38'13" E for 83.12 feet to a 1/2" rebar;  
 Thence S 89°51'25" W for 112.75 feet to a 1/2" rebar;  
 Thence N 71°51'00" W for 616.60 feet to a 1/2" rebar;  
 Thence N 59°21'14" E (N 59°30' E rec.) for 765.72  
 feet to a 1/2" rebar;  
 Thence S 39°30' E for 10.98 feet to a point;  
 Thence S 0°00'00" E for 348.21 feet to a 1/2" rebar;  
 Thence S 9°16'17" E for 95.45 feet to a point;  
 Thence S 87°21'10" E for 164.79 feet to the  
 Point of Beginning.

Contains 4.93 acres more or less.

**CERTIFICATE OF SURVEY**

I, Steven C. Pearson, a Registered Land Surveyor, Idaho License No. 3623, do hereby certify that this Record of Survey map, has been prepared from a survey made on the ground under my supervision and that this map is an accurate representation of said survey.

**T.11 S., R.22 E., B.M.**  
 CASSIA COUNTY, IDAHO

NOTE  
 ○ - SET IRON PIN (1/2" x 24" rebar) or P.K. NAIL w/L.S. no. attached.  
 ● - NO CORNER SET

**PROPERTY SURVEY**  
 for  
**MEL PINGEL**

**DESERT WEST LAND SURVEYS**

1751 Overland Ave. Burley Idaho 83318  
 JOB NO: 11328601 DRAWN BY:  
 DATE: 2 JUL 1986 CHECKED BY:  
 PHONE: 208-678-7112





EXHIBIT # 2

1 inch = 184 feet



100

RP11S22E010000  
WELLS, WENDELL L JR  
56.28 acres +/-

RP11S22E010360  
BURLEY IRRIGATION DISTRICT  
3.6 acres +/-

RP11S22E010000  
WELLS, WENDELL L JR  
56.28 acres +/-

RP11S22E012251  
BOWERS, KENT  
5.97 acres +/-

RP11S22E010600  
ICKS, MICHAEL DAVID  
76.06 acres +/-

RP11S23E060007  
FUNK, LEROY D  
186.98 acres +/-

11S 23E

236 S 100 W

11S 22E

115 W 242 S

RP11S22E012351  
NIELSON, LOGAN  
2.4 acres +/-

RP11S22E012325  
TOLAND, DENNIS A  
1.49 acres +/-

RP11S22E012310  
TOLAND, DENNIS  
1.31 acres +/-

RP11S22E012202  
BENCH, RONALD J, TRUSTEE  
1.3 acres +/-

111 W 242 S

RP11S22E012390  
ASHER, KEVIN L  
0.95 acres +/-

236 S 100 W

RP11S22E019151  
HOLMES FAMILY FARM LLC  
55.43 acres +/-

RP11S22E017801  
TW ENTERPRISES LLC  
66.68 acres +/-

**EXHIBIT**  
# 3

**CASSIA COUNTY**  
RECORDED FOR:  
TITLEONE - EAST REGION  
04:18:40 PM 09-08-2025  
**2025-003277**  
NO. PAGES: 3 FEE: \$15.00  
**JOSEPH W. LARSEN**  
COUNTY CLERK  
DEPUTY: CVELASQUEZ  
Electronically Recorded by Simplifile



Order Number: 25566355

**Warranty Deed**

For value received,

**David Lee Miller and Mary G. Miller, husband and wife**

the grantor, does hereby grant, bargain, sell, and convey unto

**Kent Bowers and Shalise Bowers, husband and wife, as community property with right of survivorship**

whose current address is: 145 W. 200 S., Burley, ID 83318

the grantee, the following described premises, in Cassia County, Idaho, to wit:

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

To have and to hold the said premises, with their appurtenances unto the said Grantee, its heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that Grantor is the owner in fee simple of said premises; that they are free from all encumbrances except those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee; and subject to all existing patent reservations, easements, right(s) of way, protective covenants, zoning ordinances, and applicable building codes, laws and regulations, general taxes and assessments, including irrigation and utility assessments (if any) for the current year, which are not due and payable, and that Grantor will warrant and defend the same from all lawful claims whatsoever. Whenever the context so requires, the singular number includes the plural.

Remainder of page intentionally left blank.

Order Number: 25566355

Dated: September 3, 2025

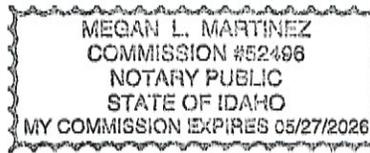
David Lee Miller  
David Lee Miller

Mary G. Miller  
Mary G. Miller

State of Idaho, County of Cassia, ss.

On this 3rd day of September in the year of 2025, before me, the undersigned, a Notary Public in and for said State, personally appeared David Lee Miller and Mary G. Miller, known or identified to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same.

Megan L. Martinez  
Notary Public  
Residing In: Burley, ID  
My Commission Expires: 5/27/2026  
(seal)



**EXHIBIT A**  
**LEGAL DESCRIPTION OF THE PREMISES**

TOWNSHIP 11 SOUTH, RANGE 22 EAST OF THE BOISE MERIDIAN,  
CASSIA COUNTY, IDAHO

Section 1:                    Part of the NE¼ of said Section 1, more particularly described as follows:

Beginning at the Northeast corner of said Section 1, said corner marked by a 3 inch Cassia County survey cap;  
thence South 0°06'29" West along section line for 2121.74 feet to a point which shall be the Point of Beginning;  
Thence South 0°06'29" West along section line for 47.62 feet to a P.K. Nail;  
Thence North 87°14'24" West for 148.08 feet to a ½ inch rebar;  
Thence South 0°38'13" East for 83.12 feet to a ½ inch rebar;  
Thence South 89°51'25" West for 112.75 feet to a ½ inch rebar;  
Thence North 71°51'00" West for 616.60 feet to a ½ inch rebar;  
Thence North 59°21'14" East (North 59°30' East rec.) for 765.72 feet to a ½ inch rebar;  
Thence South 39°30' East for 294.64 feet to a point;  
Thence South 0°06'29" West for 231.15 feet to the True Point of Beginning.

# Narrative

**Kent & Shalise Bowers**

**Proposed Zone Change: 236s100w Burley Idaho 83318**

**From: Ag / Res**

**To: Res / Ag**

## **Justification for Rezoning:**

- The 5.97 acres is a fenced area that has been in weeds for 25 years
- The Parcel is Adjacent to Res / Ag to the east, indicating that residential use is already established in the immediate vicinity.
- The property is suitable for potential home / homes
- Electrical Infrastructure is already in place with power running parallel to the parcel on the same / west side of the road as the parcel. Individual wells and septic systems will need to be installed for future lots.
- Given its location, Accessibility, the proximity to Res / Ag. The land is more appropriately suited for Res / Ag

**EXHIBIT**

# 5

# Valuation Summary Sheet

CASSIA County

1/26/2026 11:44:15 AM

**Parcel Number:** RP11S22E012251

**Property Address:** 236 SO 100 WEST, BURLEY, ID 83318

**Effective Date:** 1/1/2019

**Tax Code Area:** 82-0000

**Expiration Date:**

**Legal Description:** T 6887A (SENE) S 1 T 11 R 22

Legal Party Name	Address	City St Zip	Primary Owner	Secondary Owner
BOWERS, KENT	165 W 200 S	BURLEY, ID 83318		
BOWERS, SHALISE	165 W 200 S	BURLEY, ID 83318		

Cat ID	Ext	Rv Year	Unit	Quantity	Value	HO Mkt	HO Exemp	PTR	Other
02	L00	2025	AC	4.840	\$2,439	\$0	\$0	\$0	\$0
10H	L00	2025	AC	1.000	\$47,916	\$47,916	\$22,711	\$0	\$0
19	L00	2025	AC	0.130	\$0	\$0	\$0	\$0	\$0
31H	R01	2025		-	\$215,810	\$215,810	\$102,289	\$0	\$0
32	R01	2025		-	\$3,611	\$0	\$0	\$0	\$0
Totals:				5.970	\$269,776	\$263,726	\$125,000	\$0	\$0

Deed Date	Deed Reference
8/29/1996	244743
8/29/1996	225445
8/29/1996	201930
8/29/1996	154871
8/29/1996	180666
9/8/2025	2025-003277

**Zone Code:**

**Parcel Type:**

**Location Code: 0**

**Comments:**

#CHG400

OREGON TRAIL REC

**EXHIBIT**  
# 6

Parcel_Num	MailToName	MailToAddr	MailToCity	MailToStat	MailToPost	Acreage
RP11S22E019151	HOLMES FAMILY FARM LLC	358 S 200 W	BURLEY	ID	83318	
RP11S22E012390	ASHER, KENDEL	246 S 100 W	BURLEY	ID	83318	
RP11S22E012325	TOLAND, DENNIS A	300 DENNIS DR	BURLEY	ID	83318	
RP11S22E012251	<b>BOWERS, KENT</b>	<b>165 W 200 S</b>	<b>BURLEY</b>	<b>ID</b>	<b>83318</b>	<b>5.97</b>
RP11S22E010000	WELLS, WENDELL L JR	115 WEST 200 SOUTH	BURLEY	ID	83318	
RP11S22E010000	WELLS, WENDELL L JR	115 WEST 200 SOUTH	BURLEY	ID	83318	
RP11S22E010360	BURLEY IRRIGATION DISTRICT	246 EAST 100 SOUTH	BURLEY	ID	83318	
RP11S23E060007	FUNK, LEROY D	185 E 100 S	BURLEY	ID	83318	
RP11S22E012202	BENCH, RONALD J, TRUSTEE	200 DENNIS DR	BURLEY	ID	83318	
RP11S22E012351	NIELSON, LOGAN	300 DENNIS DR	BURLEY	ID	83318	
RP11S22E012310	TOLAND, DENNIS	300 DENNIS DR	BURLEY	ID	83318	

**This information is provided in regards to a public records request.  
THIS INFORMATION IS LISTED BY THE COUNTY TAX ASSESSOR AS OWNING REAL PROPERTY  
LOCATED WITHIN ONE MILE (OR AS REQUIRED) OF ANY EXTERNAL BOUNDARY OF SITE LISTED IN APP  
CASSIA COUNTY ASSUMES NO LIABILITY OR RESPONSIBILITY FOR ERRORS OR OMISSIONS WHEN THE  
INFORMATION IS USED FOR ANY OTHER PURPOSE.**

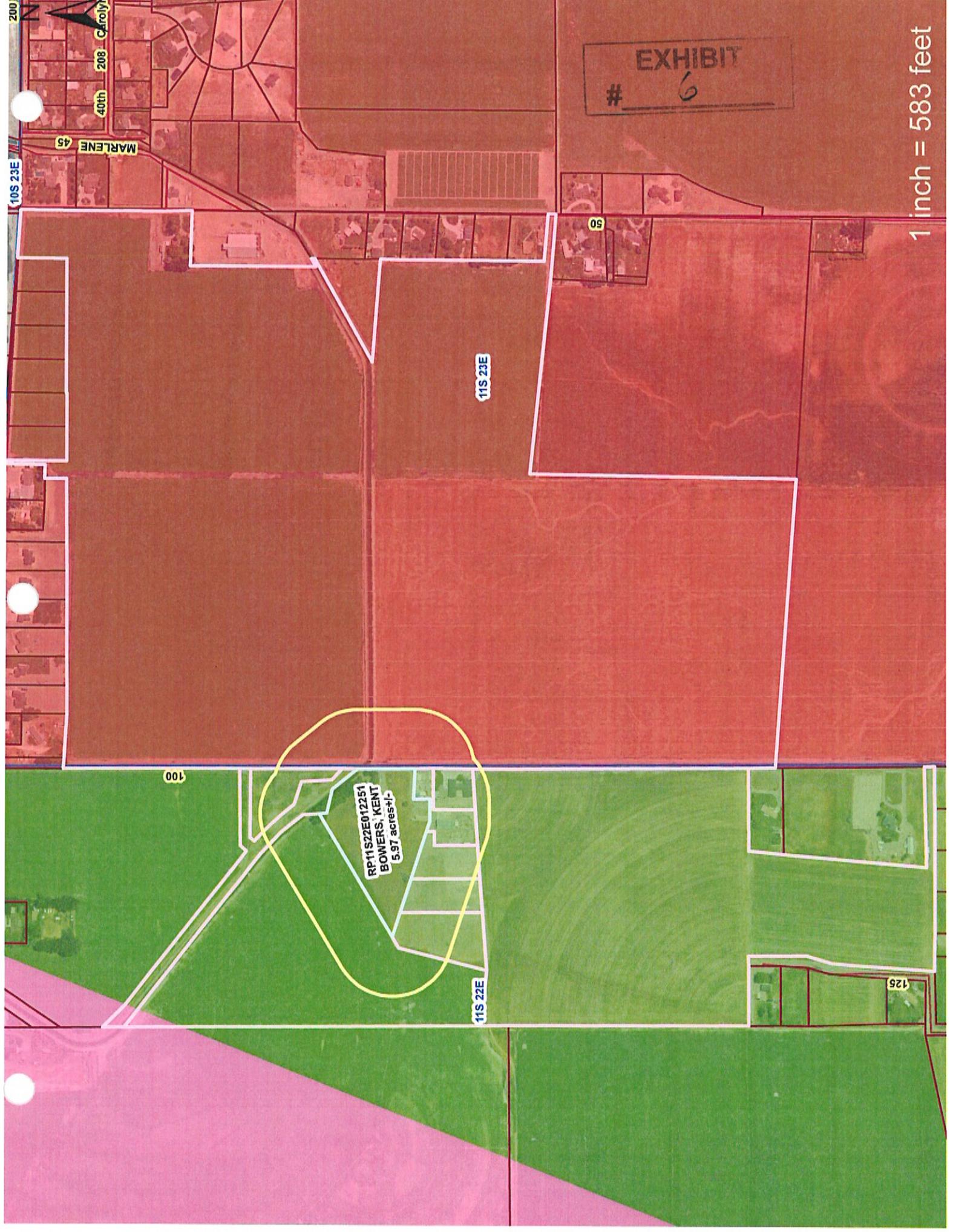


EXHIBIT # 6

11S 23E

RP11S22E012251  
BOWERS, KENT  
5.97 acres +/-

11S 22E

10S 23E

40th

MARLENE 45

208 Carolyn

100

125

1 inch = 583 feet

**Burley Highway District**

Date 1-22-26 Receipt Signature Bobbly Worthington

The Application for Amendment to Zone was Delivered and received for review.

**Burley Irrigation District**

Date 1-22-2026 Receipt Signature [Signature]

The Application for Amendment to Zone was Delivered and received for review.

**Cassia Schools District**

Date 1-22-26 Receipt Signature [Signature]

The Application for Amendment to Zone was Delivered and received for review.

**Burley Fire Department**

Date 1/22/26 Receipt Signature [Signature]

The Application for Amendment to Zone was Delivered and received for review.

**United Elctric**

Date 1-22-2026 Receipt Signature [Signature]

The Application for Amendment to Zone was Delivered and received for review.

**South Central Public Health**

Date 1-23-2026 Receipt Signature [Signature]

The Application for Amendment to Zone was Delivered and received for review.

 **Burley Highway District**

**APPROVED**

Reviewed By  01/28/2026 5:12 pm  
**Bob Worthington**

 [Make a change to this review](#)

Review History

 01/28/2026 5:12 pm  
**Approved** by Bob Worthington

 **Burley Fire District**

**APPROVED**

Reviewed By  02/02/2026 8:59 am  
**Shannon Tolman**

 [Make a change to this review](#)

Review History

 02/02/2026 8:59 am  
**Approved** by Shannon Tolman

 **Burley Irrigation District**

**APPROVED**

Reviewed By  02/02/2026 10:50 am  
**Don Terry**

 [Make a change to this review](#)

Review History

 02/02/2026 10:50 am  
**Approved** by Don Terry

Kent Bowers  
2026-02-ZA

Flood Zone Review

January 29, 2026

RP11S22E012251 falls completely within "C" Zone based on FIRM Panel 160041 0100 B with an effective date of 15 August 1983. The nearest "A" Zone is 895'+/- which is the "A" Zone for Goose Creek.

Todd Quast  
Flood Plain Coordinator

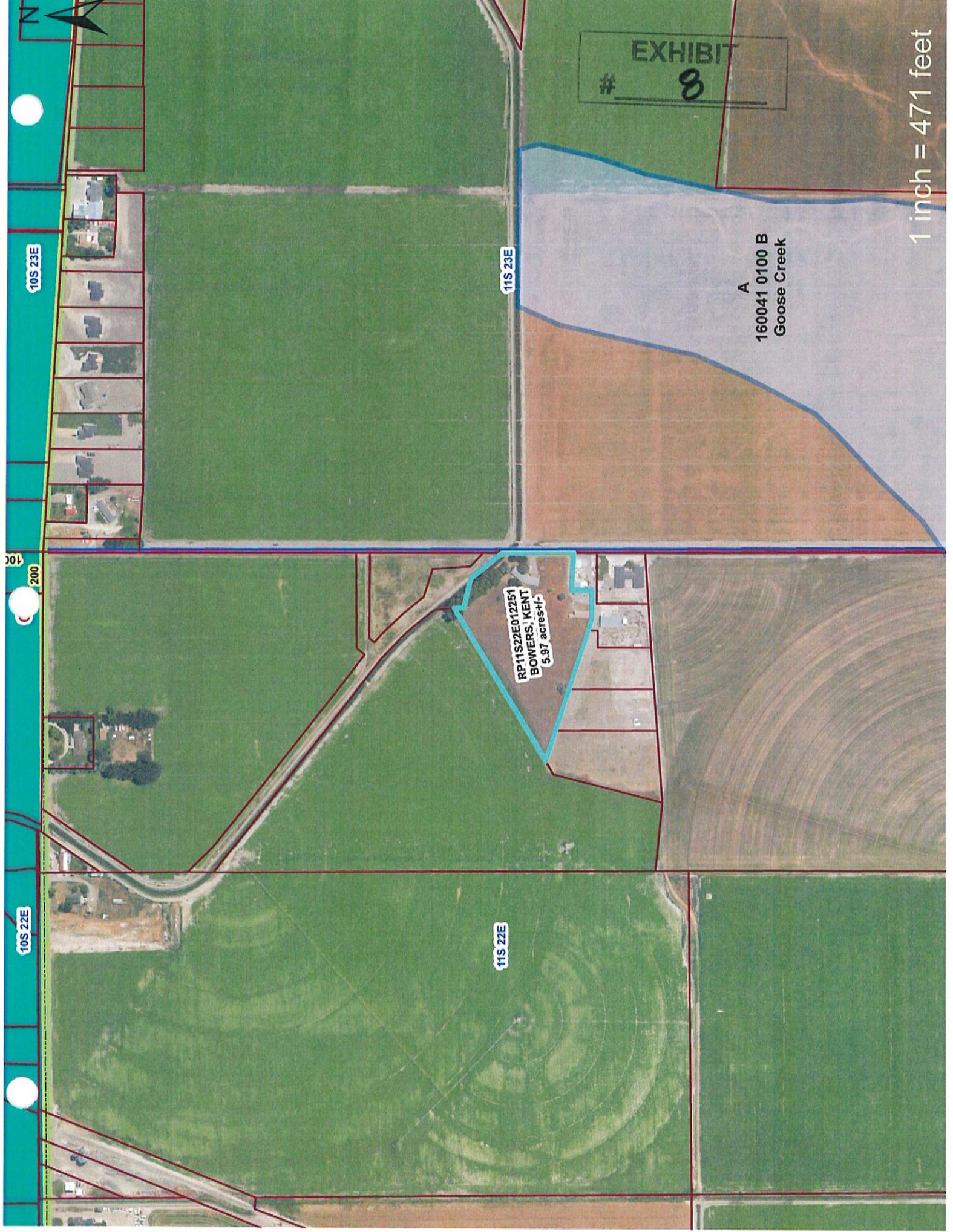


EXHIBIT # 8

A  
160041 0100 B  
Goose Creek

RP11S22E012251  
BOWERS, KENT  
5.97 acres +/-

10S 23E

11S 23E

10S 22E

11S 22E

1 inch = 471 feet



✓ Flood Zone Review

APPROVED

Reviewed By ⌚ 01/29/2026 11:19 am

Todd Quast

Notes for the Applicant

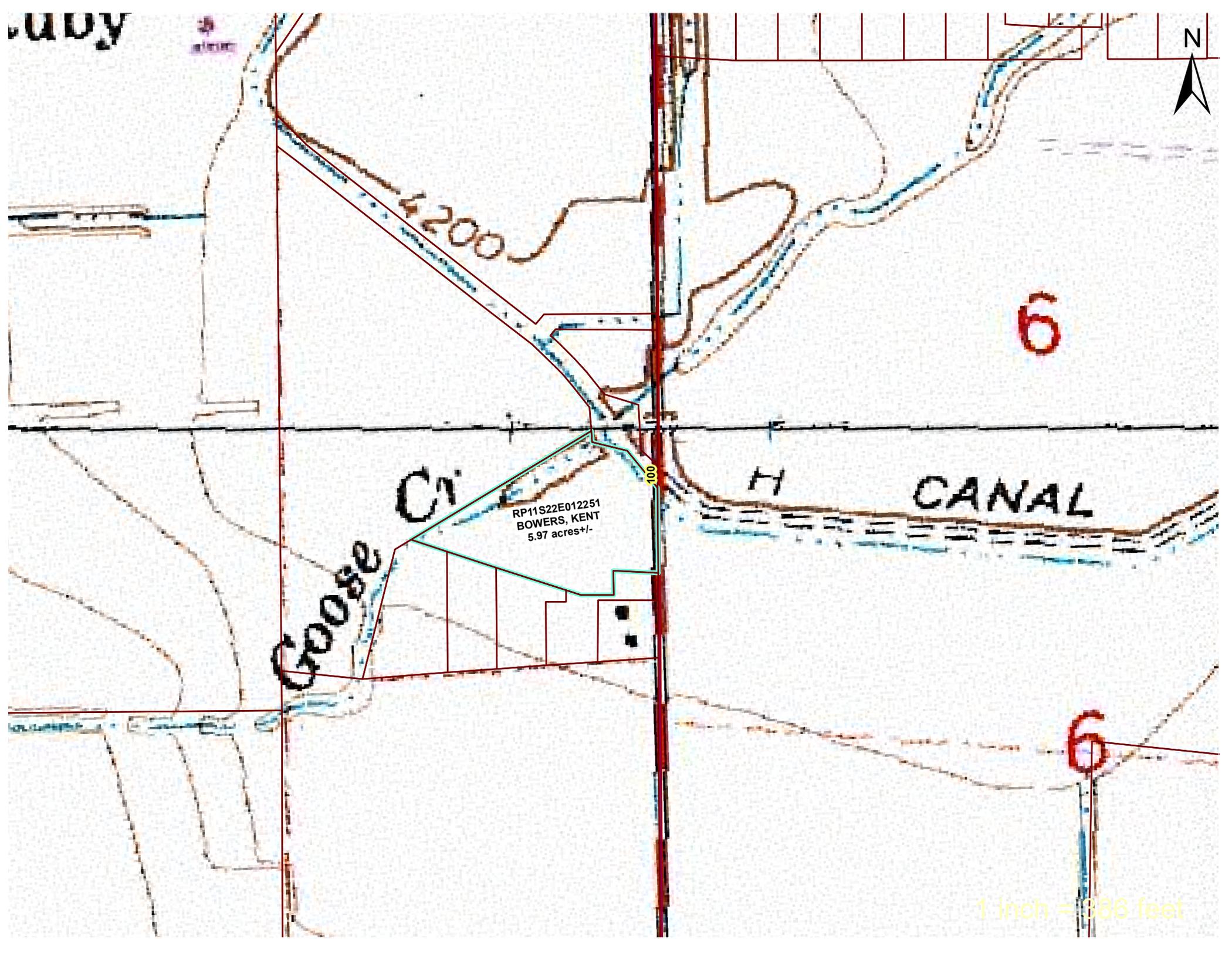
*Flood Zone C - Panel 160041 0100 B  
- TFQ*

 [Make a change to this review](#)

Review History

⌚ 01/29/2026 11:19 am

Approved by Todd Quast



Study



4200

6

Goose

Ci

RP11S22E012251  
BOWERS, KENT  
5.97 acres +/-

100

H

CANAL

6

1 inch = 386 feet

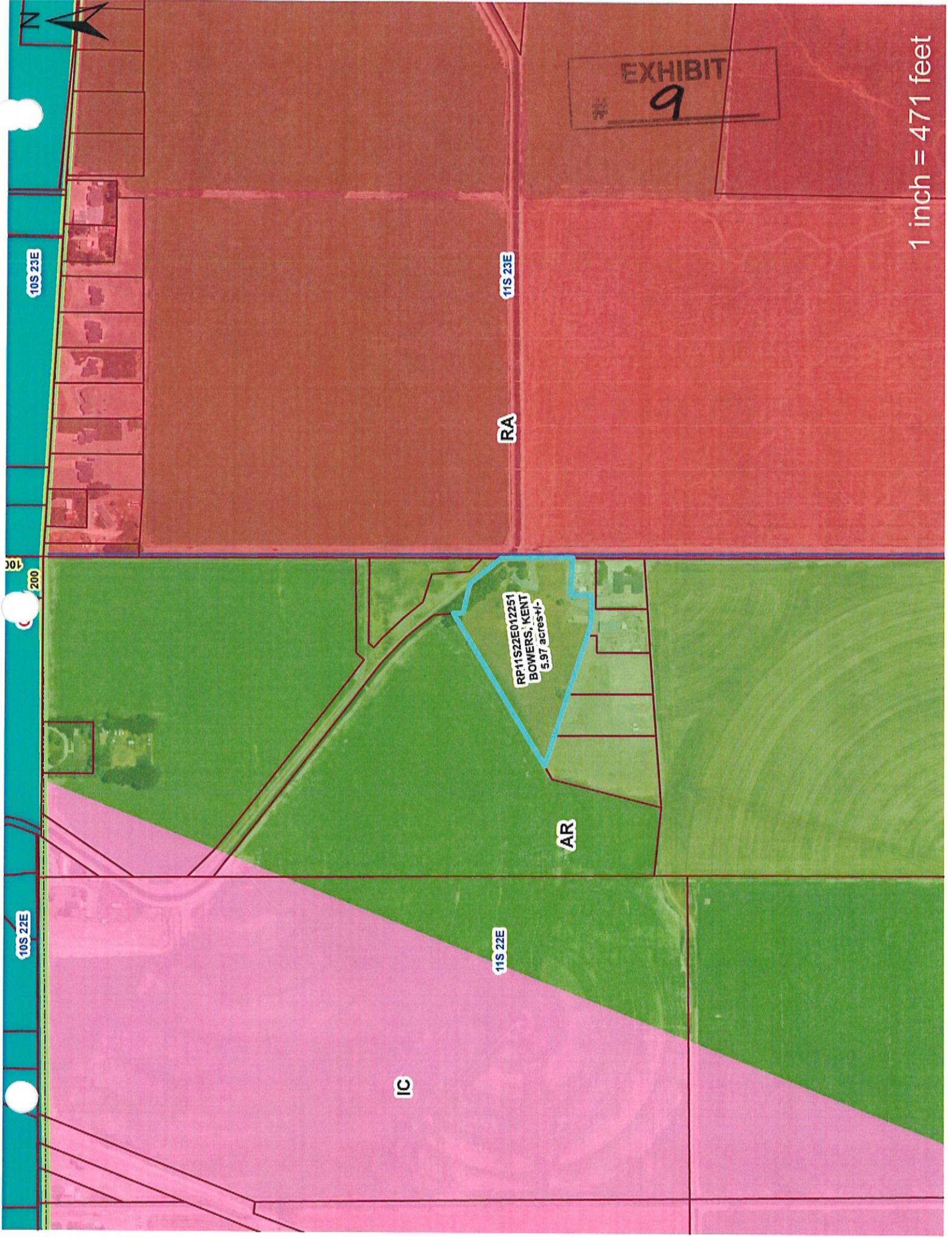


EXHIBIT # 9

1 inch = 471 feet

**NOTICE OF PUBLIC HEARING**  
**ON APPLICATION FOR AMENDMENT TO ZONE**  
**APPLICATION: # 2026-02-ZA**

**NOTICE IS HEREBY GIVEN:** that a public hearing will be held on **Thursday, the 19<sup>th</sup> day of March, 2026, 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 Kent & Shalise Bowers of 165 W 200 S, Burley, Idaho 83318.

**This is an Application for Amendment to Zone,** which application was received by the County on the 26<sup>th</sup> day of January, 2026, for the purpose of amending zone from Agricultural Residential to Residential Agriculture. The property is located at approximately 236 S 100 W Burley, ID 83318 part of the NE1/4 of Section 1, T 11 R 22.

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 30th day of January, 2026.

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 2-03-2026 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 3rd day of February 20 2026.

  
\_\_\_\_\_  
Authorized Signature

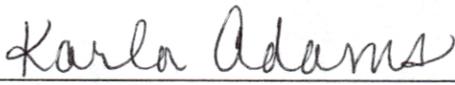
Sara A. Haynes

\_\_\_\_\_  
Printed Name

State of Idaho )  
County of Cassia ) ss

Subscribed and sworn to be before me this 3 day of February, 2026, 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

Parcel_Num	MailToName	MailToAddr	MailToCity	MailToStat	MailToPost	Acreage
RP11S22E019151	HOLMES FAMILY FARM LLC	358 S 200 W	BURLEY	ID	83318	
RP11S22E012390	ASHER, KENDEL	246 S 100 W	BURLEY	ID	83318	
RP11S22E012325	TOLAND, DENNIS A	300 DENNIS DR	BURLEY	ID	83318	
RP11S22E012251	BOWERS, KENT	165 W 200 S	BURLEY	ID	83318	5.97
RP11S22E010000	WELLS, WENDELL L JR	115 WEST 200 SOUTH	BURLEY	ID	83318	
<del>RP11S22E010000</del>	<del>WELLS, WENDELL L JR</del>	115 WEST 200 SOUTH	BURLEY	ID	83318	
RP11S22E010360	BURLEY IRRIGATION DISTRICT	246 EAST 100 SOUTH	BURLEY	ID	83318	
RP11S23E060007	FUNK, LEROY D	185 E 100 S	BURLEY	ID	83318	
RP11S22E012202	BENCH, RONALD J, TRUSTEE	200 DENNIS DR	BURLEY	ID	83318	
RP11S22E012351	NIELSON, LOGAN	300 DENNIS DR	BURLEY	ID	83318	
<del>RP11S22E012310</del>	<del>TOLAND, DENNIS</del>	300 DENNIS DR	BURLEY	ID	83318	

This information is provided in regards to a public records request.

THIS INFORMATION IS LISTED BY THE COUNTY TAX ASSESSOR AS OWNING REAL PROPERTY LOCATED WITHIN ONE MILE (OR AS REQUIRED) OF ANY EXTERNAL BOUNDARY OF SITE LISTED IN APP CASSIA COUNTY ASSUMES NO LIABILITY OR RESPONSIBILITY FOR ERRORS OR OMISSIONS WHEN THE INFORMATION IS USED FOR ANY OTHER PURPOSE.

<b>District</b>	<b>Mail to Name</b>	<b>Address</b>	<b>City</b>	<b>State</b>	<b>Zip</b>
Recreation	Oregon Trail Recreation District	1734 Overland Ave	Burley	ID	83318
Cemetery	Pella Cemetery District	1734 Overland Ave	Burley	ID	83318
COUNTY	CASSIA COUNTY	1459 Overland Ave	Burley	ID	83318
County	Cassia County Treasurer	1459 Overland Ave.	Burley	ID	83318
County	Cassia County Assessor	203 E 15th St.	Burley	ID	83318
School	Cassia Jt. School District No. 151	3650 Overland Ave	Burley	ID	83312
Highway	Burley Highway District	19 E 200 S	Burley	ID	83318
Fire	North Cassia Rural	PO BOX 910	Burley	ID	83318
Flood Dist	Goose Creek Flood District #16	P O Box 910	Burley	ID	83318
Irrigation District	Burley Irrigation District	246 E 100 S	Burley	ID	83318
Irrigation District	Southwest Irrigation District	PO Box 910	Burley	ID	83318
Electric	United Electric Co-op	1330 21st St	Heyburn	ID	83336
Airport	Burley Municipal Airport	PO Box 157	Burley	Id	83318
Soil Cons Districts	East and West Soil Conservation District	1361 East 16 <sup>th</sup> Street	Burley	Id	83318
Solid Waste	Southern Idaho Solid Waste	PO Box 159	Burley	ID	83318
Dept of Commerce	Idaho Department of Commerce	PO Box 83720	Boise	ID	83720-0093
Pipeline	Marathon Pipe Line LLC	539 South Main Street	Findlay	OH	45840
Pipeline	One Williams Center	PO Box 2400	Tulsa	OK	74102-2400
Pipeline	Tesoro Logistics NW Pipeline	19100 Ridgewood Pkwy	San Antonio	Texas	78259

**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:**

- Feb 5, 2026

**Notice ID:** zfAKjDisZSKBIXpV2k1l

**Notice Name:** 2026-02-ZA Kent Bowers

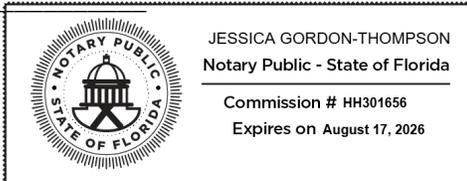
**Publication Fee:** \$75.74

*Anjana Bhadoriya*

Agent

**VERIFICATION**

State of Florida  
County of Orange



Signed or attested before me on this: 02/05/2026

*J. P. A.*

Notary Public

Notarized remotely online using communication technology via Proof.

**NOTICE OF PUBLIC HEARING  
ON APPLICATION FOR AMENDMENT TO ZONE  
APPLICATION: # 2026-02-ZA**

**NOTICE IS HEREBY GIVEN** : that a public hearing will be held on **Thursday, the 19 th day of March, 20 26** , 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 Kent & Shalise Bowers of 165 W 200 S, Burley, Idaho 83318.

This is an Application for Amendment to Zone, which application was received by the County on the 26th day of January, 2026, for the purpose of amending zone from Agricultural Residential to Residential Agriculture. The property is located at approximately 236 S 100 W Burley, ID 83318 part of the NE1/4 of Section 1, T 11 R 22.

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.

The official file 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 a courtesy copy of filings pertaining to the application is available to view online: <https://www.cassia.gov/Zoning-Hearings> .

Dated this 2 nd day of February, 2026.

Kerry D. McMurray, Cassia County Zoning Administrator

Publish: February 5, 2026

COL-NV-3673

**AFFIDAVIT OF POSTING**

Application No. 2026-02-ZA

Name of Applicant KENT BOWERS

**AFFIDAVIT OF POSTING**

I Kent Bowers, hereby state that I personally posted on the property located at 2365 100w Burley IDAHO 83318, Cassia County, Idaho, a Notice of Hearing as required by Cassia County Zoning Ordinance:

*Indicate the appropriate hearing type below:*

Chapter 9-13-5 Hearing Process for Conditional Use.

Notice was posted upon the property listed at the address set out below, the date being not less than one week prior to the date of hearing.

Dated 2 day of MARCH 20 26.

[Signature]  
Applicant

Property location: 2365 100w Burley IDAHO 83318  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

State of Idaho ) ss  
County of Cassia )

Subscribed and sworn to or affirmed before me at Burley, Cassia County, Idaho on the

2 day of March, 2026.

[Signature]  
Notary  
Commission expires 2/23/30  
Residing at Minidoka



**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.**

A

**NOTICE OF PUBLIC HEARING  
ON APPLICATION FOR AMENDMENT TO ZONE  
APPLICATION: # 2026-02-2A**

**NOTICE IS HEREBY GIVEN:** that a public hearing will be held on **Thursday, the 19<sup>th</sup> day of March, 2026**, 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 Kent & Shailee Bowers of 165 W 200 S, Burley, Idaho 83318.

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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 responses 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.

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Dated this 2<sup>nd</sup> day of February, 2026.

Kerry D. McClurray, Cassia County Zoning Administrator

**NOTICE OF PUBLIC HEARING  
ON APPLICATION FOR AMENDMENT TO ZONE  
APPLICATION: # 2026-02-ZA**

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Dated this 2<sup>nd</sup> day of February, 2026.

Kerry D. McMurray, Cassia County Zoning Administrator

