



Cassia County Planning & Zoning Commission

EXHIBIT LIST

Application Number: 2026-04-ZA

**Applicant/
Property Owners:** Tyler & Kimberly Gilbert

P&Z Hearing: March 19, 2026

BoCC Hearing: _____

1. Application for Zone Amendment
2. Narrative
3. Legal Description
4. Site Plan / Survey
5. Well Logs
6. Property Owners 300 Ft.
7. Agency Impact Statements
 - a. Raft River Electric – Approved: Chad Black
 - b. Raft River Fire District – Approved: Ben Southern
 - c. Idaho Transportation Dept – See entry dated 2-20-26
 - d. Cassia County School District 151
 - e. Raft River Flood District #15
 - 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

EXHIBIT

RECEIVED
FEB 18 2026
JH



APPLICATION FOR AMENDMENT TO ZONE

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

APPLICATION NO: _____

Applicant/Owner Information:

<u>Applicant/Authorized Agent</u>
(Attach additional pages if Necessary)
Name: <u>Tyler and Kimberly Gilbert</u>
Address: <u>2046 E 600 S</u>
City: <u>Declo</u>
State: <u>Id</u> Zip: <u>83323</u>
Contact Phone # <u>(208) 670-7251</u>
Email: <u>grukimbe@yahoo.com</u>

<u>Property Owner(s) of Record</u>
(Attach additional pages if Necessary)
Name: <u>Tyler and Kimberly Gilbert</u>
Address: <u>2046 E 600</u>
City: <u>Declo</u>
State: <u>Id</u> Zip: <u>83323</u>
Contact Phone # <u>(208) 670-6751</u>
Email: <u>grukimbe@yahoo.com</u>

Property Information:

Physical Location of Property: N1/2SW S 24 T 12 R 26

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: Fallow ground

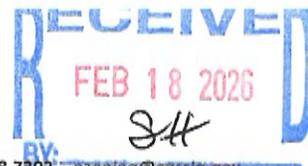
Number of Acres to be included in the Proposed Zoning Designation: 80

Current Zoning Designation of the Property: Prime Ag

Proposed Zoning Designation of the Property: Multi-use

Please attach the following to application:

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



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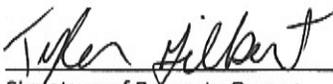
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- VICINITY SKETCH:** A vicinity map which is drawn to scale must be attached showing the location of the property under consideration.
- PROOF OF OWNERSHIP OR VALID OPTION HOLDER:** A copy of your property deed or option agreement should be attached.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

Applicant/Owner Certification:

I hereby certify that all information submitted for this application is true and accurate, is prepared to the best of my ability and knowledge, and request that this application be processed for consideration for a Application for Amendment to Zone. Additionally, I hereby authorize agents of the county to enter upon this subject property for purposes of review concerning the pending application and for determining compliance with applicable county regulations.

_____ Signature of Applicant/Authorized Agent	_____ Date
 _____ Signature of Property Owner	<u>2/2/26</u> Date

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

For Office Use Only:	Date Application Filed: <u>2/18/2026</u>	By: <u>ST</u>	
Fee Received:	\$ <u>1680⁰⁰</u>	Check #	<u>1031</u>
Fee:	\$1200.00 +		
Less than 11 acres	\$250.00	320 to 640 acres	\$4.00/acre
11-320 acres	\$6.00/acre	640 and more acres	\$2.00/acre
		Application #	<u>2026-04-2A</u>

1. How the present and proposed land uses in the requested zone promote the objectives of the Zoning Ordinance and the Comprehensive Plan.
2. Availability of the public facilities such as streets, sewage, water, etc., to support the allowable and proposed uses; and the proposed uses.
3. Compatibility of the allowable uses within the surrounding area.
4. Reason for proposed zone change.

The proposed zoning change from Prime Ag to Multi use for this property is to allow the building of a single-family home. This property as it is currently zoned does not allow for the building of a home for our family. There is a lack of available acreage in the Malta area for the building of private homes, as evidenced by the rezoning of the neighboring property on the south, where two homes have been, or are currently being built. We are asking for the rezoning in order to build a single-family home and other outbuildings for storage and livestock.

There is an existing county road that runs between both averages and there are existing entrances along the highway. There is evidence of an existing well on the east side of the property (see attached documentation) but there is no water access on the west side. The plan would be to build our home on the east side of the property and use the west side as dry ground pasture. We will explore reinstating the existing well but will likely be required to redrill the well or put in a new well, depending on the condition.

The property neighboring ours is zoned for multi-use and agriculture. Our property was previously used as a dumping area for organic waste from the now defunct mink farm.

As it is zoned currently our options for use are incredibly limited. We propose a zone change to multi use for this reason.

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USE TYPEWRITER OR BALL POINT PEN

State of Idaho
Department of Water Administration

WELL DRILLER'S REPORT

10

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

1. WELL OWNER
 Name J. Deeward Hall
 Address Smalla, Idaho
 Owner's Permit No. 20691/43-2325

7. WATER LEVEL
 Static water level 18 feet below land surface
 Flowing? Yes No G.P.M. flow _____
 Temperature _____ ° F. Quality _____
 Artesian closed-in pressure _____ p.s.i.
 Controlled by Valve Cap Plug

2. NATURE OF WORK
 New well Deepened Replacement
 Abandoned (describe method of abandoning)

8. WELL TEST DATA
 Pump Bailer Other

Discharge G.P.M.	Draw Down	Hours Pumped

3. PROPOSED USE
 Domestic Irrigation Test
 Municipal Industrial Stock

9. LITHOLOGIC LOG

4. METHOD DRILLED
 Cable Rotary Dug Other

Hole Diam.	Depth		Material	Water	
	From	To		Yes	No
16"	0	3	Clay loam		
	3	6	Green clay + small gravel		
	6	20	sand + gravel		
	20	21	clay		
	21	33	sandy gravel		
	33	36	bedrock reached		
	36	37	sand + pea gravel		
	37	38	clay		
	38	40	sand + gravel		
	40	52	sandy clay		
	52	55	hard clay + pea gravel		
	55	58	tight clay + large gravel		
	60	80	light gravel + sand		
	88	101	large gravel + sand		
	101	106	pea gravel + sand in clumps		
	106	112	coarser gravel		
	112	120	clay		
	120	121	small gravel		
	121	157	clay		
	157	182	small gravel - tight		
	182	183	coarser gravel in clumps		
	183	192	brown clay		
	192	197	small gravel tight		
	197	200	brown clay		
	200		blue clay + sand in clumps		

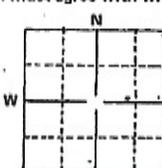
5. WELL CONSTRUCTION
 Diameter of hole 16 inches Total depth 200 feet
 Casing schedule: Steel Concrete

Thickness	Diameter	From	To
<u>2.50</u> inches	<u>16</u> inches	<u>00</u> feet	<u>200</u> feet

 Was a packer or seal used? Yes No
 Perforated? Yes No
 How perforated? Factory Knife Torch
 Size of perforation 3/8" inches by 6 inches

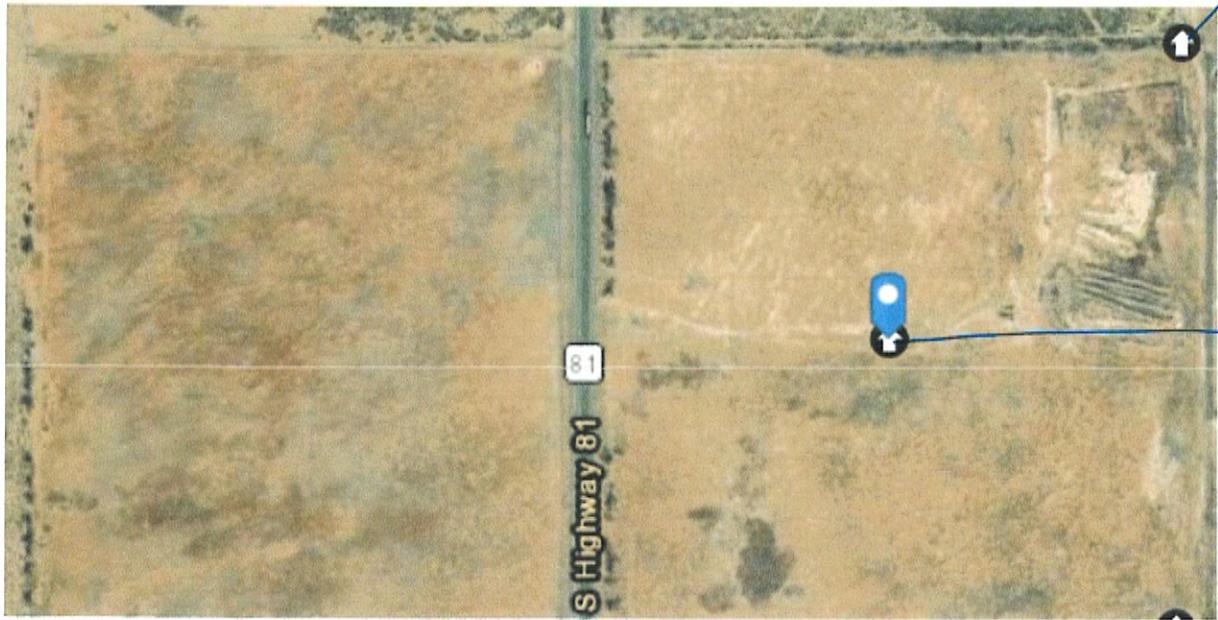
Number	From	To
<u>40</u> perforations	<u>40</u> feet	<u>200</u> feet

 Well screen installed? Yes No
 Manufacturer's name _____
 Type _____ Model No. _____
 Diameter _____ Slot size _____ Set from _____ feet to _____ feet
 Diameter _____ Slot size _____ Set from _____ feet to _____ feet
 Gravel packed? Yes No Size of gravel _____
 Placed from _____ feet to _____ feet
 Surface seal? Yes No To what depth 25 feet
 Material used in seal Cement grout Puddling clay

6. LOCATION OF WELL
 Sketch map location must agree with written location.

 County Blaine

10. Work started Mar 1, 1973 finished Apr 1, 1973

11. DRILLER'S CERTIFICATION
 This well was drilled under my supervision and this report is true to the best of my knowledge.
Needle Contracting 198
 Driller's or Firm's Name _____ Number _____
 Address 11/14/73



irrigation well

residential well



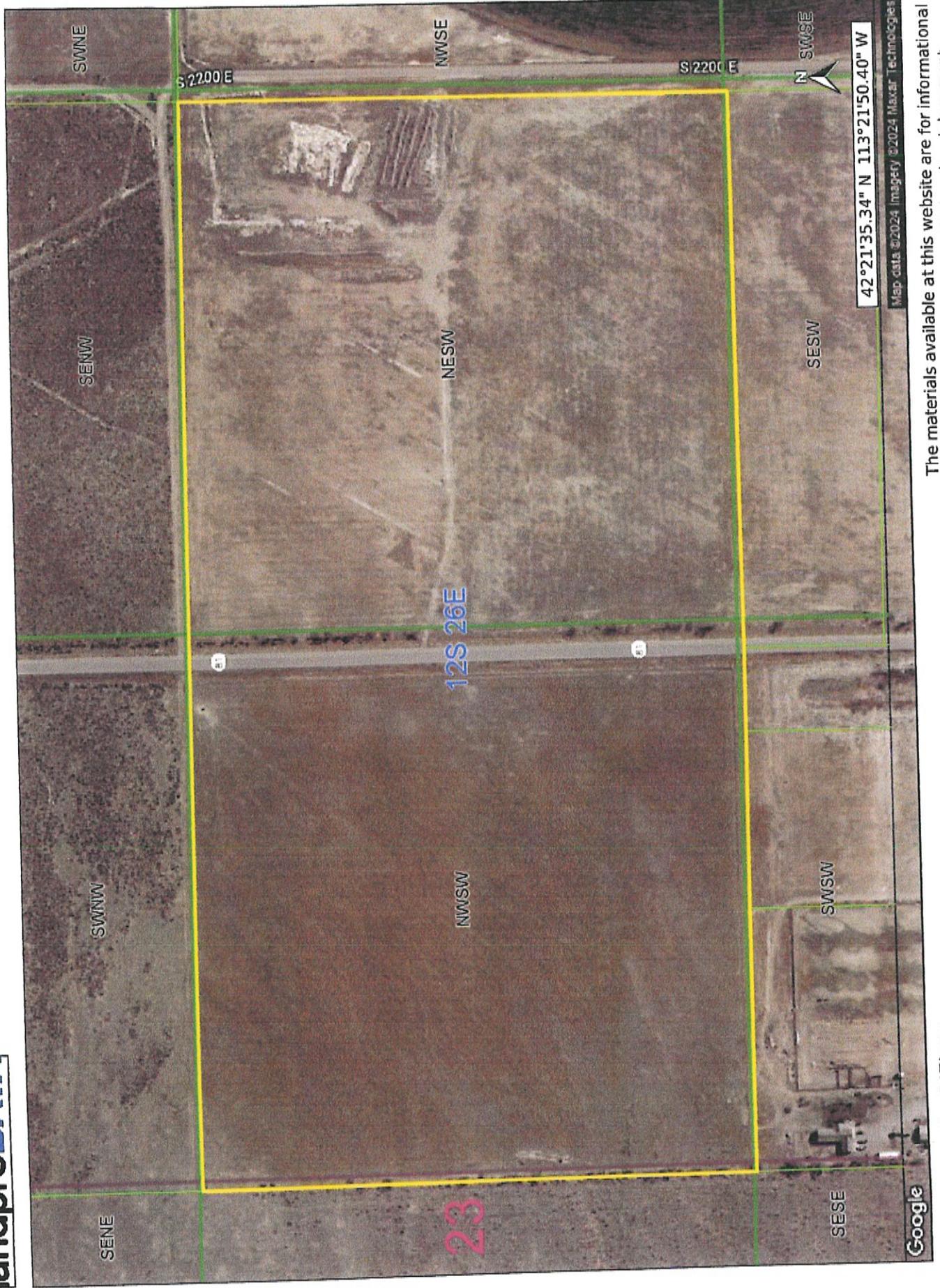
landproDATA PDF



EXHIBIT
4



landproDATA PDF



Google

Jun 07, 2024 - landproDATA.com
Scale: 1 inch approx 300 feet

The materials available at this website are for informational purposes only and do not constitute a legal document.



CASSIA COUNTY
RECORDED FOR:
TITLEONE - BURLEY
03:34:20 PM 06-14-2024
2024-002159
NO. PAGES: 2 FEE: \$15.00
JOSEPH W. LARSEN
COUNTY CLERK
DEPUTY: CVELASQUEZ
Electronically Recorded by Simplifile



TitleOne
a title & escrow co.

Order Number: 24508419

Warranty Deed

For Value Received,

7 Springs Ranch LLC,, an Idaho limited liability company, the Grantor, does hereby grant, bargain sell and convey unto, Tyler J. Gilbert and Kimberly Gilbert, husband and wife, as community property with right of survivorship, husband and wife, whose current address is 2222 S 2350 E, Malta, ID 83342, the Grantee, the following described premises, in Cassia County, Idaho, To Wit:

**TOWNSHIP 12 SOUTH, RANGE 26 EAST OF THE BOISE MERIDIAN,
CASSIA COUNTY, IDAHO**

Section 24: N½SW¼

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, their 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.



Order Number: 24508419

Warranty Deed

For Value Received,

7 Springs Ranch LLC, an Idaho limited liability company, the Grantor, does hereby grant, bargain sell and convey unto, **Tyler J. Gilbert and Kimberly Gilbert, husband and wife, as community property with right of survivorship, husband and wife**, whose current address is **2222 S 2350 E, Malta, ID 83342**, the Grantee, the following described premises, in **Cassia County, Idaho**, To Wit:

**TOWNSHIP 12 SOUTH, RANGE 26 EAST OF THE BOISE MERIDIAN,
CASSIA COUNTY, IDAHO**

Section 24: N $\frac{1}{2}$ SW $\frac{1}{4}$

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, their 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.

Dated: June 14, 2024

7 Springs Ranch LLC, an Idaho limited liability company

By: Peter Grush
Peter Grush, Manager

By: Sylvia Grush
Sylvia Grush, Manager

State of Idaho County of Cassia, ss.

On this 14 day of June 2024, before me, the undersigned, a Notary Public in and for said State, personally appeared Peter Grush, known or identified to me to be a Manager of 7 Springs Ranch LLC, the limited liability company that executed the within instrument and acknowledged to me that he executed the same for and on behalf of said limited liability company and that such limited liability company executed it.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Annette Roth
Notary Public
Residing In: Rupert, Id
My Commission Expires: 8-4-2029



State of Idaho County of Cassia, ss.

On this 14 day of June 2024, before me, the undersigned, a Notary Public in and for said State, personally appeared Sylvia Grush, known or identified to me to be a Manager of 7 Springs Ranch LLC, the limited liability company that executed the within instrument and acknowledged to me that he executed the same for and on behalf of said limited liability company and that such limited liability company executed it.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Annette Roth
Notary Public
Residing In: Rupert, Id
My Commission Expires: 8-4-2029



EXHIBIT
6

Parcel_Num	MailToName	MailToAddr	MailToCity	MailToStat	MailToPost
RP12S26E247200	BRANCH, NOLAN K	PO BOX 24	MALTA	ID	83342
RP12S26E230000	C & Y FARMS	PO BOX 27	BOISE	ID	83707
RP12S26E242400	C & Y FARMS	PO BOX 27	BOISE	ID	83707
RP12S26E246140	FLOWERS, SAMUEL GARY	1192 S HWY 81	DECLO	ID	83323
RP12S26E246003	FLOWERS, SAMUEL GARY	1192 S HWY 81	DECLO	ID	83323
RP12S26E244802	GILBERT, TYLER J	2222 S 2350 E	MALTA	ID	83342
RP12S26E240600	HIGLEY, HANK T	PO BOX 652	MALTA	ID	83342
RP000940010010	LANIER, ZACHARY M	275 E 200 N	RUPERT	ID	83350
RP12S26E246201	MARTIN, DREW SUZANNE	1175 S HWY 81	DECLO	ID	83323

**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 APPLICATION.
CASSIA COUNTY ASSUMES NO LIABILITY OR RESPONSIBILITY FOR ERRORS OR OMISSIONS WHEN THE
INFORMATION IS USED FOR ANY OTHER PURPOSE.**

Tyler Gilbert Zone Amendment

-  RP12S26E244802_GilbertZA
-  Buffer_of_RP12S26E244802_GilbertZA
-  300ft
-  Prime Agricultural
-  Multiple Use

Federal Lands

NAME

-  B.L.M.
-  B.O.R.
-  U.S. Forest Service
-  U.S. Fish & Wildlife
-  Bankhead Jones
-  National Grass Lands
-  National Park



C & Y FARMS

HIGLEY, HANK T

PA

C & Y FARMS

BLM

GILBERT, TYLER J

BRANCH, NOLAN K

LANIER, ZACHARY M

MARTIN, DREW SUZANNE
FLOWERS, SAMUEL GARY
FLOWERS, SAMUEL GARY

MU

1 inch = 667 feet

EXHIBIT
7

✔ Raft River Electric **APPROVED**

Reviewed By 02/23/2026 7:43 am

Chad Black

 [Make a change to this review](#)

Review History

02/23/2026 7:43 am
Approved by Chad Black

✔ Raft River Fire District **APPROVED**

Reviewed By 02/22/2026 6:45 pm

Ben Southern

 [Make a change to this review](#)

Review History

02/22/2026 6:45 pm
Approved by Ben Southern

Sent by

ITD

Mary Ellen Russell · Feb 20 at 7:02 am

After reviewing the information available for this parcel, there is not a current approved approach from SH-81 to the east portion of the parcel. A permit for a 20' approach to the parcel portion on the west side of the highway is documented #2-64-21. The site plan does not show the intentional access point. If an approach is desired from SH-81 an encroachment permit application would be necessary for a full review prior to access being granted to the parcel on the East side of the highway. The permit application can be submitted through our online portal found at itd.idaho.gov, go to apply and permits.

Applicant

There is an existing approach in the middle of the parcel on the east side and a county road on the north east corner both of these points are currently providing access for us.

Feb 20 at 7:57 am

EXHIBIT

8

GILBERT ZONE AMENDMENT
RP12S26E244802
Flood Plain Review

March 5, 2026

The Tyler and Kimberly Gilbert property, N½SW¼ of Section 24 of Township 12 South, Range 26 East of the Boise Meridian, Cassia County, State of Idaho falls completely within a "C" Zone as shown on Firm Panel 160041 0300 B.

Todd Quast
Cassia County Flood Plain Coordinator.

EXHIBIT
8



Tyler Gilbert Zone Amendment
RP12926244802_GilbertZA
Cassia County FIRM

Tyler Gilbert Zone Amendment
RP12S26E244802_GilbertZA
Cassia County FIRM

RP12S26E244802
GILBERT, TYLER J
80 acres +/-



PA

A
160041 0300 B
Raft River

MU



BLM

1 inch = 366 feet

EXHIBIT
9

**NOTICE OF PUBLIC HEARING
ON APPLICATION FOR AMENDMENT TO ZONE
APPLICATION: # 2026-04-ZA**

NOTICE IS HEREBY GIVEN: that a public hearing will be held on **Thursday, the 19th 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 Tyler and Kimberly Gilbert of 2046 E 600 S, Declo, Idaho 83323.

This is an Application for Amendment to Zone, which application was received by the County on the 18th day of February, 2026, for the purpose of amending zone from Prime Agriculture to Multiple Use. The property is located at approximately 1160 South Hwy 81, approximately five (5) miles north of Malta, Idaho and is more particularly described as: N1/2SW1/4 of S 24 T 12 R 26 E.

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. Those groups sharing the same or similar testimony are encouraged to have a spokesperson.

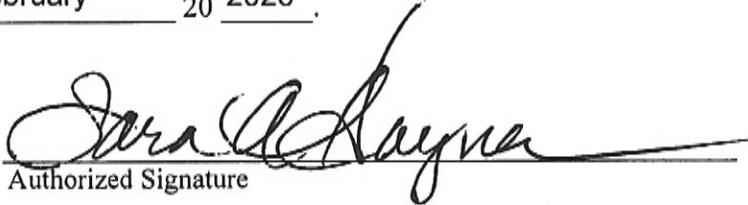
Written testimony concerning the proposed amendment may also be submitted to the Zoning and Building Department up to the time that the hearing is closed, after which time no additional written or oral testimony will be received, unless specifically requested and invited by the Planning and Zoning Commission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

A copy of the Application for Amendment to Zone, 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>.

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 2-25-2026 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 25th day of February 20 2026.



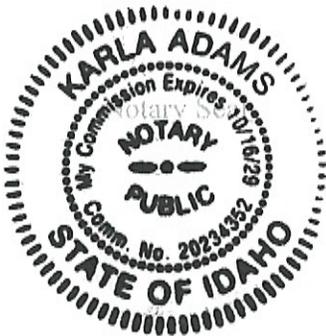
Authorized Signature

Sara A. Haynes

Printed Name

State of Idaho)
County of Cassia) ss

Subscribed and sworn to be before me this 25 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

District Type	District Name	Contact First Name	Contact Last Name	contact email address	Mailing Address	City	State	Zip	Phone
Cemetery	Valley Vu of Malta Cemetery District	Kent	Robinson	rafterelevenllc@outlook.com	P O BOX 95	Malta	ID	83342	208-650-1162
Fire	Raft River Fire District	Cora Southern	Jake Smith	raftriverfire@gmail.com	P O BOX 114	Malta	ID	83342	208-431-3905
Highway	Raft River Highway District	Scott	Hitt	rrhwy@atcn.net	P O BOX 636	Malta	ID	83342	208-645-2463
WATER	WD 143 Raft River Basin	Hensley	Kaden	kaden.henslev@ndwr.idaho.gov	650 Addison Ave W Ste 500	Twin Falls	ID	83307	208-796-3033
Water Flood Dist	Raft River Flood District #15	Lucas	Sprating	rflood15@gmail.com	P O Box 142	Malta	ID	83342	208-431-8755
RP12526E247200		BRANCH, NOLAN K			PO BOX 24	MALTA	ID	83342	
RP12526E230000		C&Y FARMS			PO BOX 27	BOISE	ID	83707	
RP12526E242400		C & Y FARMS			PO BOX 27	BOISE	ID	83707	
RP12526E246140		FLOWERS, SAMUEL GARY			1192 S HWY 81	DECLO	ID	83323	
RP12526E246003		FLOWERS, SAMUEL GARY			1192 S HWY 81	DECLO	ID	83323	
RP12526E244802		GILBERT, TYLER J			2222 S 2350 E	DECLO	ID	83342	
RP12526E240600		HIGLEY, HANK T			PO BOX 652	MALTA	ID	83342	
RP000940010010		LANIER, ZACHARY M			275 E 200 N	RUPERT	ID	83350	
RP12526E246201		MARTIN, DREW SUZANNE			1175 S HWY 81	DECLO	ID	83323	

Dup
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**NOTICE OF PUBLIC HEARING
ON APPLICATION FOR AMENDMENT TO ZONE
APPLICATION: # 2026-04-ZA**

NOTICE IS HEREBY GIVEN: that a public hearing will be held on **Thursday, the 19th 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 Tyler and Kimberly Gilbert of 2046 E 600 S, Declo, Idaho 83323.

This is an Application for Amendment to Zone, which application was received by the County on the 18th day of February, 2026, for the purpose of amending zone from Prime Agriculture to Multiple Use. The property is located at approximately 1160 South Hwy 81, approximately five (5) miles north of Malta, Idaho and is more particularly described as: N1/2SW1/4 of S 24 T 12 R 26 E.

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. Those groups sharing the same or similar testimony are encouraged to have a spokesperson.

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, 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>.

Valuation Summary Sheet

CASSIA County

2/25/2026 9:40:31 AM

Parcel Number: RP12S26E244802

Property Address:

Effective Date: 1/1/2020

Tax Code Area: 16-0000

Expiration Date:

Legal Description: N1/2SW S 24 T 12 R 26

Legal Party Name	Address	City	St	Zip	
GILBERT, TYLER J	2046 E 600 S	DECLO, ID	83323		Primary Owner
GILBERT, KIMBERLY	2046 E 600 S	DECLO, ID	83323		Secondary Owner

CatID	Ext	Rv Year	Unit	Quantity	Value	HO Mkt	HO Exemp	PTR	Other
05	L00	2025	AC	76.970	\$3,541	\$0	\$0	\$0	\$0
19	L00	2025	AC	3.030	\$0	\$0	\$0	\$0	\$0
Totals:				80.000	\$3,541	\$0	\$0	\$0	\$0

Deed Date	Deed Reference
7/13/2020	2020003502
7/13/2020	2012001665
7/13/2020	245526
7/13/2020	132824
6/14/2024	2024-002159

Zone Code:
Parcel Type:
Location Code: 0

Comments:
 AC PER ROSANNE REX 208-431-0525 12/5/23
 S1097



Date: 2/26/2026
Order #: 1AOG-54538299-NMPK
Land Use: 2026-04-ZA Gilbert Zone Amendment
#2026-04-ZA
2/26/2026 - 2/25/2027

Bill To

2026-04-ZA Gilbert Zone Amendment

Payment

2/18/2026
Payment Type: Check
Check Number: 1031
Amount: **\$1,680.00**

2/26/2026
Payment Type: Online
Amount: **\$85.87**

Order Details

Zone Amendment Fee 2	\$1,680.00
Publication Fee	\$74.18
Publication Fee	\$9.60
Subtotal:	\$1,763.78
Processing Fee:	\$2.09
Total:	\$1,765.87
Amount Paid:	\$1,765.87

Cassia County Planning and Zoning

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 28, 2026

Notice ID: U1auwhWpOaHOgN8RXyHF

Notice Name: 2026-04-ZA TylerGilbert

Publication Fee: \$74.18

Anjana Bhadoriya

Agent

VERIFICATION

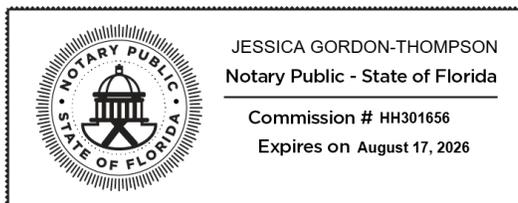
State of Florida
County of Orange

Signed or attested before me on this: 03/02/2026

J. T. A.

Notary Public

Notarized remotely online using communication technology via Proof.



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NOTICE OF PUBLIC HEARING
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<https://www.cassia.gov/Zoning-Hearings> .

Publish: February 28, 2026

COL-NV-3812