



Cassia County Planning & Zoning Commission

EXHIBIT LIST

Application Number: 2026-07-ZA

**Applicant/
Property Owners:** Mckay Webb

P&Z Hearing: June 18, 2026

BoCC Hearing: _____

1. Application for Zone Amendment
2. Narrative
3. Legal Description
4. Site Plan
5. Authorization of Sharon Reed
6. Property Owners Authorization and Consent
7. Property Owners 300 Ft.
8. Agency Impact Statements
9. Flood Plain Review – Todd Quast; Aerials: Flood and TOPO
10. Zoning of Parcel and surrounding zones
11. Notice of Hearing, Affidavits: Certificate of Mailing, Affidavits of Publication & Posting
12. Cassia County Zoning & Building Department Staff Report



APPLICATION FOR AMENDMENT TO ZONE

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

EXHIBIT

1

APPLICATION NO: 2026-07-ZA

Applicant/Owner Information:

<u>Applicant/Authorized Agent</u>
(Attach additional pages if Necessary)
Name: <u>Mckay Webb</u>
Address: <u>555 W 27th St</u>
City: <u>Burley</u>
State: <u>ID</u> Zip: <u>83318</u>
Contact Phone # <u>208-260-2236</u>
Email: <u>mwebb@riseecom.net</u>

<u>Property Owner(s) of Record</u>
(Attach additional pages if Necessary)
Name: <u>Matthew T R Living Trust (Sharon Reed)</u>
Address: <u>9 N 950 E</u>
City: <u>Declo</u>
State: <u>ID</u> Zip: <u>83323</u>
Contact Phone # <u>(208) 760-0441</u>
Email: <u>dreed6544@gmail.com</u>

Property Information:

Physical Location of Property: 42.53455, -113.60515 Declo, Idaho

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

West side quarter of Legal description Ssw Less T 11331, T 11332 T 11926 S 24 T 10 R 24, T 11332 (Ssw) S 24 T 10 R 24, T 13910 (Ssw) S 24 T 10 R 24, T 11926 S24 T10 R24, T 14103, S 23 T 10 R 24, T 9575 (Sese) S 23 T 10 R 24

- 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: Residential Use (15.93 Acres), Agricultural Production (12.97 Acres)

Number of Acres to be included in the Proposed Zoning Designation: 28.9

Current Zoning Designation of the Property: Prime Agriculture

Proposed Zoning Designation of the Property: Residential Agriculture

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

05/04/2026

 Date

Please See Attached Property owner Authorization and consent form

 Signature of Property Owner

5/04/2026

 Date

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

For Office Use Only:		Date Application Filed: _____	By: _____
Fee Received:	\$ _____	Check # _____	
<i>Fee:</i>	\$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 # _____	

Cassia County Planning and Zoning
2026-07-ZA Mckay Webb ZA
05/08/2026 - 05/07/2027

Printed: 05/20/2026

Land Use
General

Permit/License #
2026-07-ZA

Reference Number
41e47190-4806-11f1-a4dd-2f9eee90c465

Application Status
Under Review

Status
Active

Application Review Status

Pre-Review	Approved	Date Submitted	05/04/2026
Burley Highway District	Approved		
Declo Fire District	Approved		
Burley Irrigation District	Not Reviewed		
Flood Zone Review	Approved		
<i>Flood Zone C - Panel 160041 0125 B - TFQ</i>			
South Central Public Health District	Not Reviewed		
Final-Review	Not Reviewed		

Fees

Zone Amendment Fee 2	\$1,373.40
Publication Fee	\$74.18
Mailing NOH Fee	\$24.18
Subtotal	\$1,471.76
Processing Fee	\$36.80
Total	\$1,508.56
Amount Paid	\$1,508.56
Total Due	\$0.00

Payments

05/08/2026	Online	\$98.36
05/04/2026	Online	\$1,373.40
Total Paid		\$1,508.56

Application Form Data

(Empty fields are not included)

Project Name

2026-07-ZA Mckay Webb ZA

Land Use Project Type
Zoning Amendment

First Name
Mckay

Last Name
Webb

Email
mwebb@riseecom.net

Phone
(208) 260-2236

Mailing Address
555 W 27th St

City
Burley

State
ID

Zip Code
83318

Property Owner Name	Email	Phone	Address	RP Number	Deed Number
T R & Mavis Matthews	dreed6544@gmail.com	(208) 760-0441	9 N 950 E, Declo, ID 83323	RP10S24E246003	No Answer
Coleton Stanley Podeseck	No Answer	(208) 891-1081	21 N 950 E, Declo, ID 83323	RP10S24E246211	No Answer
Vinnie & Jessica Messina	No Answer	(757) 319-2144	23 N 950 E, Declo, ID 83323	RP10S24E246150	No Answer
Cody & Jennifer Matthews	No Answer	(208) 312-2298	11 N 950 E, Declo, ID 83323	RP10S24E246175	No Answer

Property Owner Name	Email	Phone	Address	RP Number	Deed Number
Chase A & Pricilla M Matsen	matsen86@gmail.com	(208) 647-8141	10 N 950 E, Declo, ID 83323	RP10S24E239125	No Answer
William Bret & Kaylin Garrard	bkgarrard5@outlook.com	(208) 312-2550	936 E 00 S, Declo, ID 83323	RP10S24E239350	No Answer

Property Location/Address

9 N 950 E, Declo, ID 83323

Existing Use of Property

Residential and Agricultural

Total Number of Acres to be Included in the Project

28.9

Current Zoning Designation

Prime Agricultural (AP)

Proposed Zoning Designation

Residential Agricultural (RA)

Parcel Number(s)

RP10S24E246003

Flood Plain

C

Upload Project Narrative

Project Narrative.pdf

Upload Site Plan/Vicinity Sketch

SitePlan.pdf

Upload Proof of Ownership or Valid Option Holder

Parcel_Valuation_Summary_Sheet (8).pdf

Parcel_Valuation_Summary_Sheet (9).pdf

Parcel_Valuation_Summary_Sheet (4).pdf

Parcel_Valuation_Summary_Sheet (5).pdf

Parcel_Valuation_Summary_Sheet (6).pdf

Parcel_Valuation_Summary_Sheet (10).pdf

ConsentPropertyOwners.pdf

Upload Legal Description

Project Description

Amendment to Zone from Agricultural Prime to Residential Agricultural of Parcel RP10S24E246003 (Partial Rezone) along with the rezoning of five neighboring properties whose owners have consented to this coordinated transition zone.

Select Fire District

Declo Fire District

Select Transportation District / Highway District

Burley Highway District

Select Irrigation or Canal District

Burley Irrigation District

Signature

I hereby certify that all information submitted for this application is true and accurate, is prepared to the best of my ability and knowledge, and request that this application be processed for consideration.

Electronically Signed

x - Invalid date

Messages




05/06/2026 16:18 pm - Sara Haynes

Your hearing date has been set for June 18, 2026 at 3:00 pm. Publication and Mailing has been submitted and total due for you to reimburse the county is 98.36.

You will need to be present at the hearing to review your application with the P&Z Commissioners. You will be responsible for posting the Notice of Hearing. Applicant must post the, "Notice of Public Hearing" sign on the property in a conspicuous location so it is visible from the road. The posting must be done 7-10 days prior to the hearing. A notarized affidavit of posting with a photo of the posting needs to be submitted to the Zoning and Building Department prior to the hearing.


This affidavit must be submitted to the Cassia County Zoning & Building Office no later than seven (7) days prior to the public hearing. It is suggested that the Notice be posted at least ten (10) days prior to the hearing. Please attach photos of the posted signs to this affidavit.

thanks

 Webb NOH ZA 6-18-26.pdf  ProofofNOHAd.pdf  Affidavit of Posting_2026.pdf

05/06/2026 11:47 am - Applicant

Here is the signed document

 Amendment-to-Zone-Application (1)_merge 1_merge.pdf

05/06/2026 10:59 am - Sara Haynes

I have not received your signature page of the application, I cannot proceed until I receive this.

05/04/2026 16:28 pm - Sara Haynes

<https://app.civicreview.com/lookup?ref=41e47190-4806-11f1-a4dd-2f9eee90c465&pin=497188041>

this is the link to pay the application fee

also I need the Signature page of the application

NARRATIVE FOR AMENDMENT TO ZONE

Applicant: Mckay Webb

Property Location: N 950 E, Declo, Idaho (Cassia County)

Requested Zone Change: Prime Agricultural (AP) to Residential Agricultural (RA)

Background and Purpose

My wife Echo and I were both born and raised in Cassia County. I grew up working on Heglar Creek Farms & Dairy in Raft River alongside my father, Todd, and my uncles, where I learned agricultural practices and developed a deep connection to farming and rural community life. Since graduating from Declo High School, I have always wanted to move back to Declo. Echo and I are now in our fourth season of coaching track at Declo High School, and we plan to continue building the program there. Although we currently live in Burley with our four sons, we drive them to Declo schools each day and have maintained one clear goal since returning to Cassia County in 2021: to build a home in Declo.

When my grandmother—a lifelong Declo resident—recently passed away, she left approximately 30 acres of family land in a living trust for her six children. I now have the opportunity to purchase a portion of this property my grandparents originally acquired in the early 1950s. This represents more than a land purchase; it's an opportunity to preserve our family's agricultural legacy and raise our children where their great-grandparents farmed.

Rezoning Necessity and Process

In early 2026, I contacted Cassia County Planning and Zoning to explore building on my Grandma's property. County staff explained that the original parcel has already been administratively divided into four parcels under Prime Agricultural zoning regulations, reaching the maximum allowed under that zone designation. To create a buildable lot through minor subdivision, rezoning from Prime Agricultural to Residential Agricultural is required.

County staff further advised that to create an orderly transition zone, the application should include neighboring properties connecting to the City of Declo's area of city impact or existing Residential Agricultural zones. I approached seven neighboring property owners whose parcels form this natural transition corridor. All have agreed to participate in this coordinated rezoning, as documented in the attached Property Owner Authorization and Consent forms.

This application follows the development path established by county staff to comply with subdivision requirements while respecting agricultural zoning principles and creating logical zoning transitions.

Property Description and Existing Land Use Context

The rezoning request includes properties along N 950 E and associated cross roads in Declo. The primary parcel is my grandmother's property (Parcel RP10S24E246003, partial rezone), along with five neighboring properties whose owners have consented to this coordinated transition zone.

The defining characteristic of this area is its established

residential-agricultural character. Within a half-mile radius, twenty-six homes currently exist: twenty-three on Prime Agricultural land, two on Residential-zoned land, and one in the City Impact Zone. Residents include family members TR Matthews, Cody Matthews, Vinnie Messina, and other established neighbors. This residential pattern demonstrates that the area already functions as a rural residential neighborhood where the zoning designation has not kept pace with actual land use.

What distinguishes this application is my commitment to active agricultural use. Of the four acres I intend to purchase, **I will actively farm three acres.** My background on Heglar Creek Farms & Dairy has prepared me to maintain productive agricultural operations—whether crop production or cattle raising—for the foreseeable future. Unlike many Prime Agricultural parcels in this area that function solely as large-lot residences, this property will continue as a genuine agricultural-residential operation where farming remains the primary land use.

Consistency with Cassia County Comprehensive Plan

This rezoning aligns with the Cassia County Comprehensive Plan's stated goals and policies. The Plan explicitly encourages "transitional residential-type development" in areas where growth is expected, stating that "the growth of Cassia County makes it mandatory to visualize and pursue a direction and to wisely use our resources" (Cassia County Comprehensive Plan, pg. 9).

The Plan further recognizes that land use decisions must be flexible and responsive to community needs, noting that "it is expected that changes in land use will be necessary and desirable in response to population growth pressures and unexpected local situations" and that amendments may be approved when "it can be demonstrated that an error was made or changes in conditions have occurred, that a public need exists, and that the amendment is the preferable alternative from a public perspective" (Cassia County Comprehensive Plan, pg. 11).

The conditions in this area have evolved significantly since the original zoning designation. What was once purely agricultural land has developed over decades into a rural residential neighborhood with twenty-six existing homes. This rezoning brings zoning into alignment with established land use patterns while preserving active agricultural operations.

Cassia County Code § 9-1-2 states that the purposes of each zone work "in tandem with the Comprehensive Plan to accomplish a myriad of purposes including preserving and protecting our community's character and assets." This application preserves the area's rural agricultural character while recognizing the established residential pattern. The rezoning maintains compatibility with the objectives outlined in Cassia County Code Title 9 Chapter 8, which establishes zoning charts and regulations for different zone designations.

Additionally, Idaho Code § 63-604 explicitly allows residential dwellings on agricultural property when the owner is actively engaged in farming operations, which this proposal supports by maintaining active agricultural use on the majority of the acreage.

Area Compatibility and Agricultural Commitment

This rezoning creates a logical transition zone connecting existing residential areas to the City of Declo's area of city impact. The Residential Agricultural designation is compatible with the twenty-six existing homes in the immediate vicinity, the established county road infrastructure that currently supports both agricultural and residential use, and the private well water systems standard throughout the area.

My planned use—a single-family residence on approximately one acre with three acres in active agricultural production—maintains compatibility with surrounding agricultural operations. Having been raised on Heglar Creek Farms & Dairy, I understand agricultural life. The operations of nearby farms will be familiar and welcome, not sources of conflict. This distinguishes my application from purely residential development that might generate future nuisance complaints against legitimate farming activities.

My commitment is straightforward: build one home for my family and farm the remaining acreage for the rest of my life. I am not a developer seeking to subdivide and sell. I am a farmer's son wanting to preserve family land through continued agricultural use while raising four sons in the rural community where my wife coaches and where we've chosen to establish our roots. The land will continue producing crops or supporting livestock, maintaining the rural character that defines this area.

Community Support

I personally contacted each of the seven neighboring property owners whose land is included in this transition zone, met with them to explain what rezoning from Prime Agricultural to Residential Agricultural would mean for their properties, and answered their questions about the process. Notably, the large majority of land in this rezoning request is currently in residential use—none of the neighboring properties are primarily in agricultural use, making the transition to Residential Agricultural a logical fit for their existing land use patterns. All seven voluntarily consented to participate in this coordinated rezoning, as evidenced by their signatures on the attached Property Owner Authorization and Consent forms. This unanimous support demonstrates that the proposal represents orderly planning that benefits the community, not controversial spot zoning. The coordinated approach creates a sensible transition from the City of Declo's impact area through a residential-agricultural corridor while maintaining flexibility for property owners and preserving the area's rural character.

Conclusion

This application represents a straightforward request to align zoning with established land use patterns in an area where twenty-six homes already exist. The rezoning will allow my family to build a home on ancestral land while maintaining the property's agricultural character through active farming operations on three of the four acres.

The proposal complies with county subdivision guidance, aligns with Comprehensive Plan policies supporting transitional development, maintains compatibility with surrounding uses, and has earned unanimous support from neighboring property owners. Most importantly, it preserves our family's agricultural legacy by keeping productive farmland in active use by someone committed to farming it for life.

I respectfully request approval of this coordinated rezoning from Prime Agricultural to Residential Agricultural, which will enable my family to honor my grandparents'

legacy while continuing the agricultural heritage they established over seventy years ago.

Respectfully submitted,

Mckay Webb

(208) 260-2236

4/16/2026

Attachments

- Property Owner Authorization and Consent forms (7 neighboring properties)
- Legal descriptions and parcel maps
- Cassia County Comprehensive Plan excerpts (pp. 9, 11)

Key References

Idaho Code § 63-604 (Agricultural Property - Residential Use):

<https://legislature.idaho.gov/statutesrules/idstat/title63/t63ch6/sect63-604/>

Cassia County Code § 9-1-2 (Purposes of Zones)

Cassia County Code Title 9 Chapter 8 (Zoning Charts and Regulations)

Cassia County Comprehensive Plan (Pages 9, 11):

https://www.cassia.gov/media/County%20Code/CountyCode_2023/Title%208%20ComprehensivePlan_2022.pdf

Legend

- Residential Agricultural
- Prime Agricultural
- City Buffer Zone

EXHIBIT 3

property needed to be rezoned

MATTHEWS, T R



1 in = 140 feet

MATSEN, RHETT A

PODESEK, COLETON STANLEY

MESSINA, VINNIE

properties needed to be rezoned

MATTHEWS, CODY

approx. division line for rezone

MATSEN, TORRI ELYSE

MATSEN, CHASE A

properties needed to be rezoned
(option 1 - purple line)

property needed to be rezoned

MATSEN, TORRI ELYSE

Property/Boundary Line to connect with Res/Ag

GARRARD, WILLIAM BRET
MATSEN, CHASE A

WILLIAMS, BRUCE

ARNDT, TOD

Property/Boundary Line to connect with Res/Ag

Declo Buffer Zone (Res/Ag)

LAZY T FARMS LLC

properties needed to be rezoned
(option 2 - green line)

148263

INDEXED

WARRANTY DEED

4

For Value Received R. S. MATTHEWS and RUTH K. MATTHEWS, his wife

the grantors do hereby grant, bargain, sell and convey unto T. R. MATTHEWS and MAVIS MATTHEWS, his wife Declo, ID. 83323

the grantee s the following described premises, to-wit:

Township 10 South, Range 24 East, Boise Meridian

Section 24: SW1/4SW1/4, together with all improvements thereon, and all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

ALL IN CASSIA COUNTY, STATE OF IDAHO.

TO HAVE AND TO HOLD the said premises with their appurtenances unto the said Grantees, THEIR heirs and assigns forever. And the said Grantors do hereby covenant to and with the said Grantees, that they are the owner s in fee simple of said premises; that said premises are free from all incumbrances except as above described, and that they will warrant and defend the same from all lawful claims whatsoever.

Dated: December 21, 1982

[Signature of R. S. Matthews]
R. S. MATTHEWS

[Signature of Ruth K. Matthews]
RUTH K. MATTHEWS

STATE OF IDAHO, COUNTY OF CASSIA:

On this 21 day of December, 1982, before me, a notary public in and for said State, personally appeared

R. S. MATTHEWS and RUTH K. MATTHEWS

known to me to be the person s whose name s are subscribed to the within instrument, and acknowledged to me that they executed the same.

[Signature of Notary Public]

Residing at Burley Idaho. Comm. Expires Life

RECORDED AT THE REQUEST OF:
FILM 1574
DEC 22 9 58 AM '82
CASSIA COUNTY, IDAHO
FRANK EARNES
REGISTER
FEE 200 DEPUTY
KSI: K11 Buy 55
Shels

148263

Certified

EXHIBIT
5

Filed: 03/04/2026 09:31:20
Fifth Judicial District, Cassia County
Joseph W Larsen, Clerk of the Court
By: Deputy Clerk -Alanis, Noemi

Joseph T. Preston (ISB No. 9082)
ECHO HAWK & OLSEN, PLLC
P.O. Box 6119
505 Pershing Ave., Suite 100
Pocatello, Idaho 83205-6119
Facsimile: (208) 478-1670
Telephone: (208) 478-1624
joseph@echohawk.com

CASSIA COUNTY
RECORDED FOR:
TITLEONE - EAST REGION
10:52:36 AM 04-20-2026
2026-001544
NO. PAGES: 1 FEE: \$10.00
JOSEPH W. LARSEN
COUNTY CLERK
DEPUTY: EV
Electronically Recorded by Simplifile

Attorneys for Co-Personal Representatives
Sharon Reed and Tim W. Matthews

IN THE DISTRICT COURT OF THE FIFTH JUDICIAL DISTRICT OF THE
STATE OF IDAHO, IN AND FOR THE COUNTY OF CASSIA
MAGISTRATE DIVISION

In the Matter of the Estates of:

MAVIS F. MATTHEWS and TIMOTHY
ROSS MATTHEWS aka T.R. MATTHEWS,

Deceased.

Case No.: CV16-26-00238

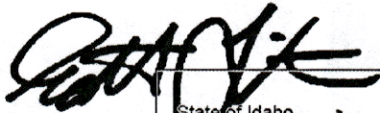
LETTERS TESTAMENTARY

CO-APPLICANTS, SHARON REED and TIM W. MATTHEWS were duly appointed and qualified as Co-Personal Representatives of the estates of the above-named decedents by the Court with all authority pertaining thereto. Administration of the estate is unsupervised.

These letters are issued to evidence the appointment, qualification, and authority of the said co-personal representatives.

WITNESS, my signature and the Seal of this Court.

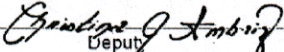
DATED: 3/4/2026 9:21:20 AM



State of Idaho }
County of Cassia } ss.
Magistrate Joseph Scott B Lindstrom

I hereby certify the foregoing to be full, true and correct copy of the original on file in the above entitled action.
Dated 4/20/2026 10:18:37 AM



JOSEPH W. LARSEN
Clerk of District Court
By 
Deputy

PROPERTY OWNER AUTHORIZATION AND CONSENT

Limited Authorization for Specific Zoning Amendment Only

Coordinated Rezoning from Prime Agricultural (PA) to Residential Agricultural (RA)

TO: Cassia County Planning & Zoning Department
1459 Overland Ave, Room 210
Burley, ID 83318

RE: Limited Authorization for Specific Zoning Amendment Application - Prime Agricultural to Residential Agricultural Rezoning

APPLICANT: Mckay Webb

The undersigned property owners, being the sole legal owners of real property located in Cassia County, Idaho, as described below, hereby grant Authorization to Mckay Webb to act as our representative for the SOLE PURPOSE of submitting and managing applications for Amendment to Zone (rezoning) of our properties from Prime Agricultural (PA) Zone to Residential Agricultural (RA) Zone in Declo, Idaho.

SCOPE OF AUTHORIZATION - LIMITED TO THIS REZONING ONLY:

By signing this document, each property owner grants authorization to Mckay Webb for the FOLLOWING PURPOSES ONLY:

1. To prepare, file, and submit Amendment to Zone applications with Cassia County Planning & Zoning Department for rezoning from Prime Agricultural (PA) to Residential Agricultural (RA).
2. To present our property and this authorization letter at public hearings before the Cassia County Planning & Zoning Commission and Board of County Commissioners.
3. To provide written and oral testimony regarding this property and ONLY this proposed rezoning in the public hearing process.
4. To receive correspondence, notices, and official communications from Cassia County regarding THIS REZONING APPLICATION ONLY.
5. Purpose: To authorize coordinated zoning amendment in conjunction with neighboring properties to create an orderly transition zone connected to the City of Declo's area of city impact

WHAT THIS AUTHORIZATION DOES NOT INCLUDE:

This authorization does NOT grant Mckay Webb authority to:

- Represent our property interests in any future zoning matters, applications, or legal proceedings
- Sell, convey, lease, or transfer any interest in our property
- Make any binding decisions or agreements regarding our property
- Serve as our general representative or attorney
- Enter into any contracts or financial obligations on our behalf
- Take any action beyond presenting the rezoning request at public hearings and receiving notices related to this rezoning

UNDERSTANDING OF THE REZONING:

I understand that:

- The Prime Agricultural (PA) zone is intended to preserve productive agricultural lands
- The Residential Agricultural (RA) zone allows for rural residential uses while accommodating agricultural-related activities
- Rezoning may result in changes to permitted uses and development rights for my property
- This rezoning is part of a coordinated effort involving multiple neighboring properties
- I am voluntarily consenting to this specific rezoning only

DURATION AND REVOCATION:

This authorization is LIMITED IN TIME and PURPOSE. It remains in effect only for the duration of the rezoning process with Cassia County Planning & Zoning Department. Once the rezoning process is concluded (whether approved or denied), this authorization automatically expires and terminates.

I may revoke this authorization at any time by providing written notice to Mckay Webb. If I revoke this authorization, Mckay Webb must immediately cease all activities authorized herein, except for notification to Cassia County of the revocation.

PROPERTY OWNER SIGNATURES:

PROPERTY 1: T R MATTHEWS TRUST

Parcel Number: RP10S24E246003

Property Address: [Property Address]

I have read and understand the above authorization, which grants permission to Mckay Webb for this rezoning

Owner Name (Printed): Sharon Reed
Owner Signature: Sharon Reed
Date: 4/13/2024 Phone: 208-760-0441
Email: dreed6544@gmail.com

PROPERTY 1B: DEREK MATTHEWS

Parcel Number:

Property Address:

I have read and understand the above authorization, which grants permission to Mckay Webb for this rezoning

Owner Name (Printed): Derek Matthews
Owner Signature: Derek Matthews
Date: 4/6/2024 Phone: 208-432-2927
Email: derekfmatthews3@gmail.com

PROPERTY 2: COLTON STANLEY PODESEK

Parcel Number: RP10S24E246211

Property Address: 21 N 950 E, Declo, ID

I have read and understand the above authorization, which grants permission to Mckay Webb for this rezoning

Owner Name (Printed): Colton Podesek

Owner Signature: Colton Podesek

Date: 2-28-26 Phone: 208-891-1081

Email: _____

PROPERTY 3: VINNIE MESSINA

Parcel Number: RP10S24E246150

Property Address: 23 N 950 E, Declo, ID

I have read and understand the above authorization, which grants permission to Mckay Webb for this rezoning

Owner Name (Printed): Vinnie Messina

Owner Signature: Vinnie Messina

Date: 3-3-26 Phone: 757-319-2144

Email: _____

PROPERTY 4: CODY MATTHEWS

Parcel Number: RP10S24E246175

Property Address: 11 N 950 E, Declo, ID

I have read and understand the above authorization, which grants permission to Mckay Webb for this rezoning

Owner Name (Printed): Cody Matthews

Owner Signature: Cody Matthews

Date: 2-28-26 Phone: 208-312-2298

Email: cmatt@declo.com

PROPERTY 5: CHASE MATSEN

Parcel Number: RP10S24E239125

Property Address: 10 N 950 E, Declo, ID

I have read and understand the above authorization, which grants permission to Mckay Webb for this rezoning

Owner Name (Printed): Chase Matsen

Owner Signature: Chase Matsen

Date: 3-17-26 Phone: 208-647-8141

Email: Matsen86@gmail.com

PROPERTY 6: WILLIAM BRETT GARRARD

Parcel Number: RP10S24E239350

Property Address: 936 E 00 S, Declo, ID

I have read and understand the above authorization, which grants permission to McKay Webb for this rezoning

Owner Name (Printed):

WILLIAM BRETT GARRARD

Owner Signature:

[Signature]

Date: 2-28-26

Phone: 208-312-2550

Email: BKGARRARD5@OUTLOOK.COM

Valuation Summary Sheet

CASSIA County

5/4/2026 3:30:10 PM

Parcel Number: RP10S24E246003

Property Address: 9 NO 950 EAST , DECLO, ID 83323

Effective Date: 1/1/2016

Tax Code Area: 11-0000

Expiration Date:

Legal Description: SWSW LESS T 11331, T 11332 T 11926 S 24 T 10 R 24

Legal Party Name	Address	City St Zip	
MATTHEWS, T R	9 N 950 E	DECLO, ID 83323	Primary Owner
MATTHEWS, MAVIS	9 N 950 E	DECLO, ID 83323	Secondary Owner

Cat ID	Ext	Rv Year	Unit	Quantity	Value	HO Mkt	HO Exemp	PTR	Other
01	L00	2021	AC	21.700	\$43,140	\$0	\$0	\$0	\$0
02	L00	2021	AC	7.170	\$3,614	\$0	\$0	\$0	\$0
10H	L00	2021	AC	1.000	\$47,916	\$47,916	\$23,958	\$0	\$0
19	L00	2021	AC	2.000	\$0	\$0	\$0	\$0	\$0
31H	R01	2021		-	\$167,147	\$167,147	\$83,574	\$0	\$0
Totals:				31.870	\$261,817	\$215,063	\$107,532	\$0	\$0

Deed Date	Deed Reference
12/21/1982	148263
12/21/1982	81847
12/21/1982	81846
4/20/2026	2026-001544

Zone Code:
Parcel Type:
Location Code: 0

Comments:
S384
SPLIT FROM #> RP10S24E246000A
SPLIT FROM #> RP10S24E246001A

Valuation Summary Sheet

CASSIA County

5/4/2026 3:30:39 PM

Parcel Number: RP10S24E246211

Property Address: 21 NO 950 EAST , DECLO, ID 83323

Effective Date: 5/5/2016

Tax Code Area: 11-0000

Expiration Date:

Legal Description: T 11926 S24 T10 R24

Legal Party Name	Address	City St Zip	
PODESEK, COLETON STANLEY	21 NORTH 950 EAST	DECLO, ID 83323	Primary Owner

Cat ID	Ext	Rv Year	Unit	Quantity	Value	HO Mkt	HO Exemp	PTR	Other
12H	L00	2021	AC	1.000	\$47,916	\$47,916	\$20,729	\$0	\$0
18	L00	2021	AC	0.330	\$4,210	\$0	\$0	\$0	\$0
19	L00	2021	AC	0.150	\$0	\$0	\$0	\$0	\$0
34H	R01	2021		-	\$241,022	\$241,022	\$104,271	\$0	\$0
Totals:				1.480	\$293,148	\$288,938	\$125,000	\$0	\$0

Deed Date	Deed Reference
9/25/2020	2016000090
9/25/2020	2016000089
9/25/2020	2014004577
9/25/2020	2009004191
9/25/2020	290253

Zone Code:

Parcel Type:

Location Code: 0

Comments:
COMBINED/OLD#> RP10S24E246200T
COMBINED/OLD#> RP10S24E246210T
S384 S384
SPLIT FROM #> RP10S24E246000A

Valuation Summary Sheet

CASSIA County

5/4/2026 3:30:58 PM

Parcel Number: RP10S24E246150

Property Address: 23 N 950 E, DECLO, ID 83323

Effective Date: 1/1/2017

Tax Code Area: 11-0000

Expiration Date:

Legal Description: T 13910 (SWSW) S 24 T 10 R 24

Legal Party Name	Address	City St Zip	
MESSINA, VINNIE	23 N 950 E	DECLO, ID 83323	Primary Owner
MESSINA, JESSICA	23 N 950 E	DECLO, ID 83323	Secondary Owner

Cat ID	Ext	Rv Year	Unit	Quantity	Value	HO Mkt	HO Exemp	PTR	Other
12H	L00	2022	AC	1.000	\$47,916	\$47,916	\$16,774	\$0	\$0
18	L00	2022	AC	0.300	\$3,827	\$0	\$0	\$0	\$0
34H	R01	2022		-	\$309,160	\$309,160	\$108,226	\$0	\$0
Totals:				1.300	\$360,903	\$357,076	\$125,000	\$0	\$0

Deed Date	Deed Reference
3/7/2011	2011000994
3/7/2011	148263
3/7/2011	81847
3/7/2011	81846
5/3/2021	2021-002344
5/13/2021	2021-002575

Zone Code:

Parcel Type:

Location Code: 0

Comments:
S384
SPLIT FROM #> RP10S24E246000A
SPLIT FROM #> RP10S24E246001A

Valuation Summary Sheet

CASSIA County

5/4/2026 3:31:25 PM

Parcel Number: RP10S24E246175

Property Address: 11 NO 950 EAST , DECLO, ID 83323

Effective Date: 1/1/2020

Tax Code Area: 11-0000

Expiration Date:

Legal Description: T 11332 (SWSW) S 24 T 10 R 24

Legal Party Name	Address	City St Zip	
MATTHEWS, CODY	11 NORTH 950 EAST	DECLO, ID 83323	Primary Owner
MATTHEWS, JENNIFER H/W	11 NORTH 950 EAST	DECLO, ID 83323	Secondary Owner

Cat ID	Ext	Rv Year	Unit	Quantity	Value	HO Mkt	HO Exemp	PTR	Other
12H	L00	2020	AC	1.000	\$47,916	\$47,916	\$11,969	\$0	\$0
18	L00	2020	AC	2.280	\$2,077	\$0	\$0	\$0	\$0
19	L00	2020	AC	0.190	\$0	\$0	\$0	\$0	\$0
32	R02	2020		-	\$43,498	\$0	\$0	\$0	\$0
34H	R01	2020		-	\$452,504	\$452,504	\$113,031	\$0	\$0
Totals:				3.470	\$545,995	\$500,420	\$125,000	\$0	\$0

Deed Date	Deed Reference
9/25/2020	2010002618
9/25/2020	148263
9/25/2020	81847
9/25/2020	81846

Zone Code:
Parcel Type:
Location Code: 0

Comments:
S384
SPLIT FROM #> RP10S24E246000A
SPLIT FROM #> RP10S24E246001A

Valuation Summary Sheet

CASSIA County

5/4/2026 3:31:56 PM

Parcel Number: RP10S24E239125

Property Address: 10 N 950 E , DECLO, ID 83323

Effective Date: 1/1/2019

Tax Code Area: 11-0000

Expiration Date:

Legal Description: T 14103, S 23 T 10 R 24

Legal Party Name	Address	City St Zip	
MATSEN, CHASE A	10 N 950 E	DECLO, ID 83323	Primary Owner
MATSEN, PRISCILLA M	10 N 950 E	DECLO, ID 83323	Secondary Owner

Cat ID	Ext	Rv Year	Unit	Quantity	Value	HO Mkt	HO Exemp	PTR	Other
12H	L00	2022	AC	1.000	\$47,916	\$47,916	\$16,533	\$0	\$0
18	L00	2022	AC	1.290	\$16,457	\$0	\$0	\$0	\$0
34H	R01	2022		-	\$314,360	\$314,360	\$108,467	\$0	\$0
Totals:				2.290	\$378,733	\$362,276	\$125,000	\$0	\$0

Deed Date	Deed Reference
5/30/2017	2017002067
5/30/2017	228602
12/13/2021	2021-006486

Zone Code:

Parcel Type: CL

Location Code: 0

Comments:
S491
SPLIT FROM #> RP10S24E239100A
SPLIT FROM #> RP10S24E239101A

Valuation Summary Sheet

CASSIA County

5/4/2026 3:32:19 PM

Parcel Number: RP10S24E239350

Property Address: 936 E 00 S , DECLO, ID 83323

Effective Date: 1/1/2020

Tax Code Area: 11-0000

Expiration Date:

Legal Description: T 9575 (SESE) S 23 T 10 R 24

Legal Party Name	Address	City St Zip	
GARRARD, WILLIAM BRET	936 E 00 S	DECLO, ID 83323	Primary Owner
GARRARD, KAYLIN	936 E 00 S	DECLO, ID 83323	Secondary Owner

Cat ID	Ext	Rv Year	Unit	Quantity	Value	HO Mkt	HO Exemp	PTR	Other
12H	L00	2024	AC	1.000	\$47,916	\$47,916	\$9,463	\$0	\$0
18	L00	2024	AC	3.110	\$39,674	\$0	\$0	\$0	\$0
19	L00	2024	AC	1.250	\$0	\$0	\$0	\$0	\$0
32	R02	2024		-	\$40,320	\$0	\$0	\$0	\$0
34H	R01	2024		-	\$585,020	\$585,020	\$115,537	\$0	\$0
Totals:				5.360	\$712,930	\$632,936	\$125,000	\$0	\$0

Deed Date	Deed Reference
11/5/2019	2019004617
11/5/2019	316804 WD
11/5/2019	131824
1/24/2022	2022-000306

Zone Code:

Parcel Type:

Location Code: 0

Comments:
SPLIT FROM #> RP10S24E239150A

EXHIBIT**7**

Parcel_Num	MailToName	Name 2	MailToAddr	MailToCity	MailToStat	MailToPost
RP10S24E237790	ARMSTRONG, CHARLOTTE		925 E 100 N	DECLO	ID	83323
RP000840010020	ARNDT, TOD		946 E 00 S	DECLO	ID	83323
RP10S24E239350	GARRARD, WILLIAM BRET		936 E 00 S	DECLO	ID	83323
RP000420000020	JENSEN, ROBERT TIM		980 EAST 00 SOUTH	DECLO	ID	83323
RP10S24E246985	JENSEN, TIM ARDELL		980 E 00 S	DECLO	ID	83323
RP10S24E252401	LAZY T FARMS LLC		1250 E 11 N	DECLO	ID	83323
RP10S24E237500	LINSLEY, SCOTT		26 N 950 E	DECLO	ID	83323
RP10S24E237796	MALLORY, GARY & SANDY LIVING TRUST		30 N 950 E	DECLO	ID	83323
RP10S24E239125	MATSEN, CHASE A		10 N 950 E	DECLO	ID	83323
RP10S24E239001	MATSEN, RHETT A		22 N 950 E	DECLO	ID	83323
RP10S24E239410	MATSEN, TORRI ELYSE		948 G CANAL RD	DECLO	ID	83323
RP10S24E246175	MATTHEWS, CODY		11 NORTH 950 EAST	DECLO	ID	83323
RP10S24E246003	MATTHEWS, T R		9 N 950 E	DECLO	ID	83323
RP10S24E246150	MESSINA, VINNIE		23 N 950 E	DECLO	ID	83323
RP10S24E246211	PODESEK, COLETON STANLEY		21 NORTH 950 EAST	DECLO	ID	83323
RP10S24E246610	RAWK RANCH LLC		PO BOX 482	ALBION	ID	83311
RP10S24E245800	TAYJO LC		1250 EAST HIGHWAY 81	DECLO	ID	83323
RP10S24E260001	WICKEL LAND COMPANY LLP		PO BOX 219	DECLO	ID	83323
RP000840010010	WILLIAMS, BRUCE		942 E 00 S	DECLO	ID	83323

Mckay Webb ZA

- RP10S24E246003
- Buffer_of_RP10S24E246003
- 300ftPropertyOwners
- Residential Agricultural
- Prime Agricultural



E 50 N

N 950 E

TAYJO LC

MALLORY, GARY & SANDY LIVING TRUST
ARMSTRONG, CHARLOTTE
LINSLEY, SCOTT TAYJO LC

MATSEN, RHETT A

MATSEN, RHETT A

PODESEK, COLETON STANLEY
MESSINA, VINNIE

RAWK RANCH LLC

MATSEN, TORRI ELYSE MATTHEWS, CODY MATTHEWS, T R
MATSEN, CHASE A

MATSEN, TORRI ELYSE

GARRARD, WILLIAM BRET MATSEN, CHASE A
WILLIAMS, BRUCE ARNDT, TOD

JENSEN, ROBERT TIM
JENSEN, TIM ARDELL

E 00 S

RA


PA


LAZY T FARMS LLC


WICKEL LAND COMPANY LLP

S 950 E


1 inch = 695 feet


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


Reviewed By  05/13/2026 2:51 pm
Bob Worthington


 [Make a change to this review](#)

Review History

 05/13/2026 2:51 pm
Approved by Bob Worthington


 **Declo Fire District** **APPROVED**

Reviewed By  05/08/2026 9:34 pm
Winn Osterhout

 [Make a change to this review](#)

Review History


 05/08/2026 9:34 pm
Approved by Winn Osterhout

 **Flood Zone Review** **APPROVED**


Reviewed By  05/06/2026 2:57 pm
Todd Quast


Notes for the Applicant

***Flood Zone C - Panel 160041 0125 B
- TFQ***

 [Make a change to this review](#)

Review History

 05/06/2026 2:57 pm
Approved by Todd Quast

 Flood Zone Review

APPROVED

Reviewed By  05/06/2026 2:57 pm

Todd Quast

Notes for the Applicant

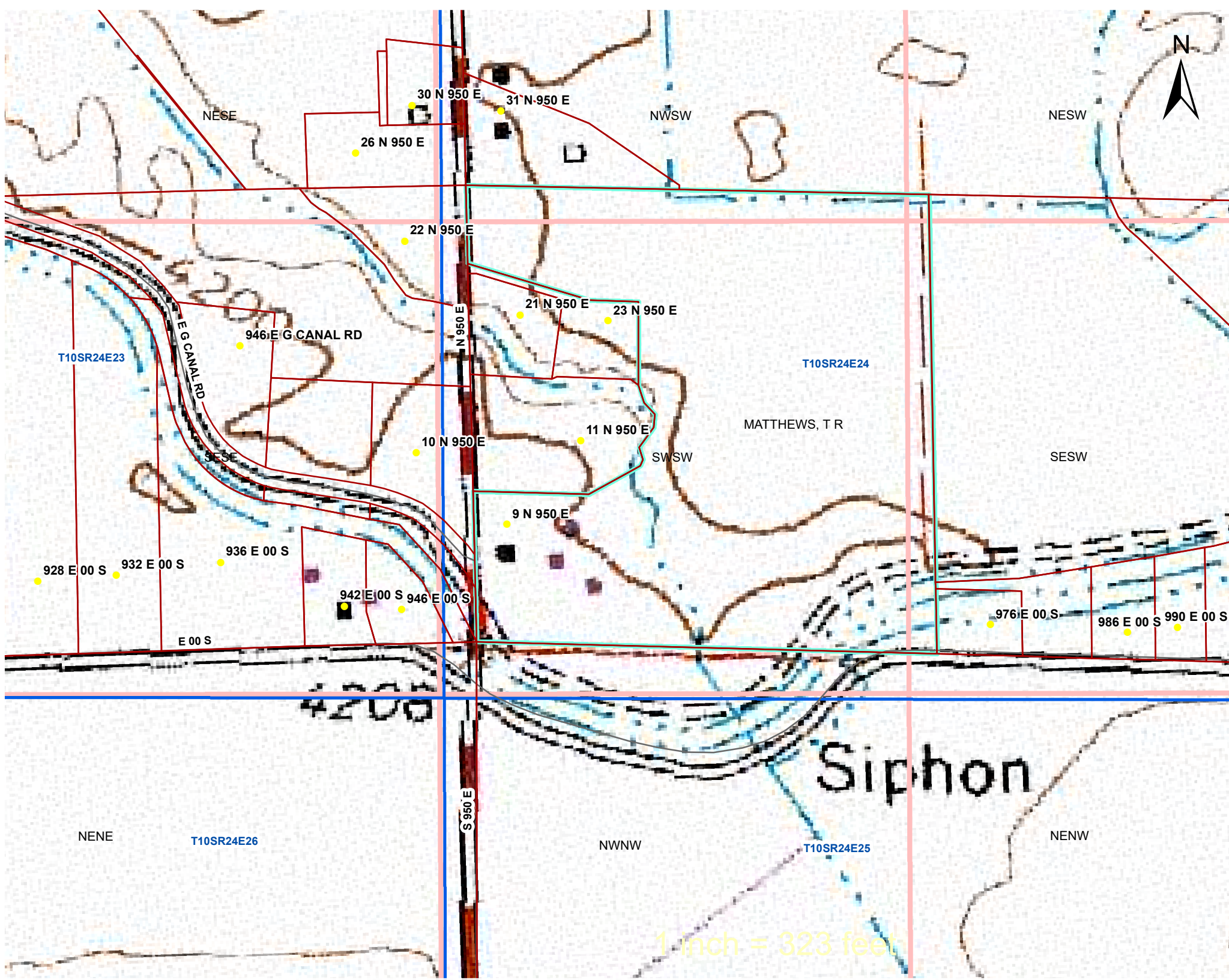
***Flood Zone C - Panel 160041 0125 B
- TFQ***

 [Make a change to this review](#)

Review History

 05/06/2026 2:57 pm

Approved by Todd Quast



T10SR24E23

E G CANAL RD

946 E G CANAL RD

N 950 E

T10SR24E24

MATTHEWS, T R

928 E 00 S

932 E 00 S

936 E 00 S

E 00 S

942 E 00 S

946 E 00 S

9 N 950 E

SWSW

SESW

976 E 00 S

986 E 00 S

990 E 00 S

4200

S 950 E

Siphon

NENE

T10SR24E26




NWNW

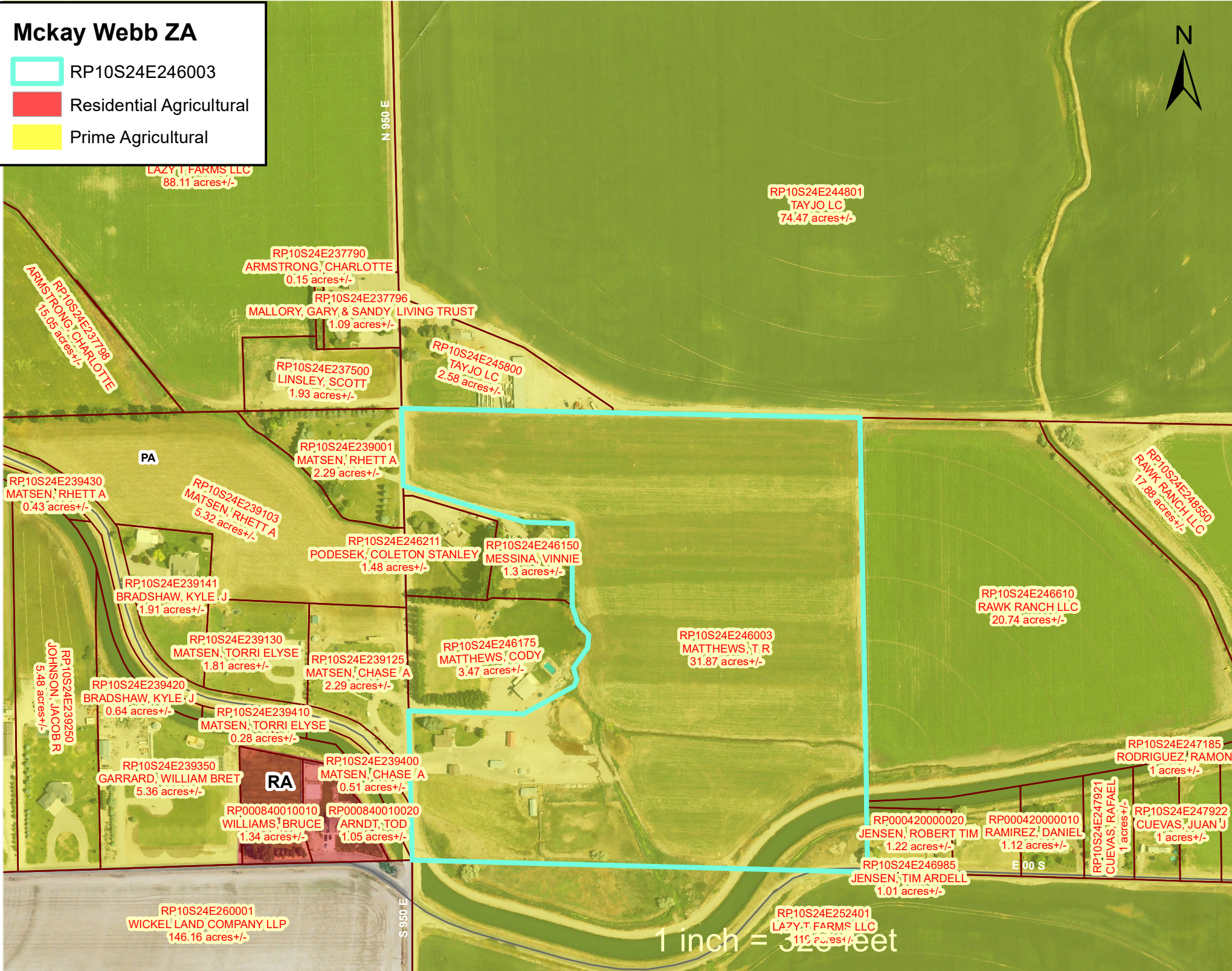
T10SR24E25

NENW

1 inch = 323 feet

Mckay Webb ZA

-  RP10S24E246003
-  Residential Agricultural
-  Prime Agricultural



LAZY, T FARMS LLC
88.11 acres+/-

RP10S24E244801
TAYJO LC
74.47 acres+/-

RP10S24E237790
ARMSTRONG, CHARLOTTE
0.15 acres+/-

RP10S24E237796
MALLORY, GARY & SANDY LIVING TRUST
1.09 acres+/-

RP10S24E237500
LINSLEY, SCOTT
1.93 acres+/-

RP10S24E245800
TAYJO LC
2.58 acres+/-

RP10S24E239001
MATSEN, RHETT A
2.29 acres+/-

RP10S24E248550
RAWK RANCH, LLC
17.88 acres+/-

RP10S24E239430
MATSEN, RHETT A
0.43 acres+/-

RP10S24E239103
MATSEN, RHETT A
5.32 acres+/-

RP10S24E246211
PODESEK, COLETON STANLEY
1.48 acres+/-

RP10S24E246150
MESSINA, VINNIE
1.3 acres+/-

RP10S24E246610
RAWK RANCH LLC
20.74 acres+/-

RP10S24E239141
BRADSHAW, KYLE J
1.91 acres+/-

RP10S24E239250
JOHNSON, JACOB R
5.48 acres+/-

RP10S24E239130
MATSEN, TORRI ELYSE
1.81 acres+/-

RP10S24E239125
MATSEN, CHASE A
2.29 acres+/-

RP10S24E246175
MATTHEWS, CODY
3.47 acres+/-

RP10S24E246003
MATTHEWS, T R
31.87 acres+/-

RP10S24E239420
BRADSHAW, KYLE J
0.64 acres+/-

RP10S24E239410
MATSEN, TORRI ELYSE
0.28 acres+/-

RP10S24E239350
GARRARD, WILLIAM BRET
5.36 acres+/-

RP10S24E239400
MATSEN, CHASE A
0.51 acres+/-

RP10S24E247185
RODRIGUEZ, RAMON
1 acres+/-

RP000840010010
WILLIAMS, BRUCE
1.34 acres+/-

RP000840010020
ARNDT, TOD
1.05 acres+/-

RP000420000020
JENSEN, ROBERT TIM
1.22 acres+/-

RP000420000010
RAMIREZ, DANIEL
1.12 acres+/-

RP10S24E247922
CUEVAS, JUAN J
1 acres+/-

RP10S24E247921
CUEVAS, RAFAEL
1 acres+/-

RP10S24E246985
JENSEN, TIM ARDELL
1.01 acres+/-

RP10S24E260001
WICKEL LAND COMPANY LLP
146.16 acres+/-

RP10S24E252401
LAZY, T FARMS LLC
115.28 acres+/-

1 inch = 328 feet

**NOTICE OF PUBLIC HEARING
ON APPLICATION FOR AMENDMENT TO ZONE
APPLICATION: # 2026-07-ZA**

NOTICE IS HEREBY GIVEN: that a public hearing will be held on **Thursday**, the **18th day of June, 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 Mckay Webb of 555 W 27th St, Burley, Idaho 83318.

This is an Application for Amendment to Zone, which application was received by the County on the 4th day of May, 2026, for the purpose of amending zone from Prime Agriculture to Residential Agricultural. The property is located at approximately 9 N 950 E, Declo, Idaho 83323, and is more particularly described as: W $\frac{1}{2}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Sec. 24 T 10 S 24 E B.M. and T14103 and T9575.

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>.

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ON APPLICATION FOR AMENDMENT TO ZONE
APPLICATION: # 2026-07-ZA**

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Parcel_Num	MailToName	Name 2	MailToAddr	MailToCity	MailToStat	MailToPost
RP10S24E237790	ARMSTRONG, CHARLOTTE		925 E 100 N	DECLO	ID	83323
RP000840010020	ARNDT, TOD		946 E 00 S	DECLO	ID	83323
RP10S24E239350	GARRARD, WILLIAM BRET		936 E 00 S	DECLO	ID	83323
RP000420000020	JENSEN, ROBERT TIM		980 EAST 00 SOUTH	DECLO	ID	83323
RP10S24E246985	JENSEN, TIM ARDELL		980 E 00 S	DECLO	ID	83323
RP10S24E252401	LAZY T FARMS LLC		1250 E 11 N	DECLO	ID	83323
RP10S24E237500	LINSLEY, SCOTT		26 N 950 E	DECLO	ID	83323
RP10S24E237796	MALLORY, GARY & SANDY LIVING TRUST		30 N 950 E	DECLO	ID	83323
RP10S24E239125	MATSEN, CHASE A		10 N 950 E	DECLO	ID	83323
RP10S24E239001	MATSEN, RHETT A		22 N 950 E	DECLO	ID	83323
RP10S24E239410	MATSEN, TORRI ELYSE		948 G CANAL RD	DECLO	ID	83323
RP10S24E246175	MATTHEWS, CODY		11 NORTH 950 EAST	DECLO	ID	83323
RP10S24E246003	MATTHEWS, T R		9 N 950 E	DECLO	ID	83323
RP10S24E246150	MESSINA, VINNIE		23 N 950 E	DECLO	ID	83323
RP10S24E246211	PODESEK, COLETON STANLEY		21 NORTH 950 EAST	DECLO	ID	83323
RP10S24E246610	RAWK RANCH LLC		PO BOX 482	ALBION	ID	83311
RP10S24E245800	TAYJO LC		1250 EAST HIGHWAY 81	DECLO	ID	83323
RP10S24E260001	WICKEL LAND COMPANY LLP		PO BOX 219	DECLO	ID	83323
RP000840010010	WILLIAMS, BRUCE		942 E 00 S	DECLO	ID	83323
	Cassia School District #151		3650 Overland Ave	Burley	ID	83312
	Burley Highway District		19 E 200 S	Burley	ID	83323
	Declo Cemetery District	c/o Fred Darrington	P O BOX 536	Rupert	ID	83350
	Declo Fire District		PO Box 159	DECLO	ID	83323
	CASSIA COUNTY AUDITOR		1459 Overland Ave	Burley	ID	83318
	Cassia County Treasurer		1459 Overland Ave.	Burley	ID	83318
	Cassia County Assessor		203 E 15th St.	Burley	ID	83318
	Burley Municipal Airport		PO Box 157	Burley	Id	83318
	South Central Public Health		485 22nd St	Heyburn	ID	83336
	Burley Irrigation		246 E 100 S	Burley	ID	83318
	Southwest Irrigation District		PO Box 910	Burley	ID	83318
	United Electric Co-op		1330 21st St	Heyburn	ID	83336

AFFIDAVIT OF PUBLICATION

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

State of Florida, County of Broward, 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:

- May 12, 2026

Notice ID: x5Q6H3N1O9MDcTkIzeHM

Notice Name: NOH 2026-07-ZA WebbMckay

Publication Fee: \$74.18

Anjana Bhadoriya

Agent

VERIFICATION

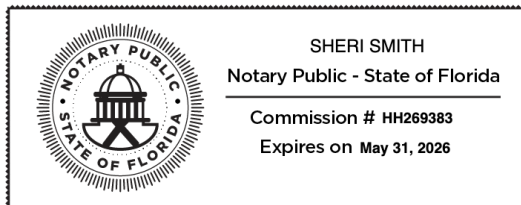
State of Florida
County of Broward

Signed or attested before me on this: 05/13/2026

S. Smith

Notary Public

Notarized remotely online using communication technology via Proof.



General Legal
NOTICE OF PUBLIC HEARING
ON APPLICATION FOR AMENDMENT TO ZONE
APPLICATION: # 2026-07-ZA

NOTICE IS HEREBY GIVEN : that a public hearing will be held on **Thursday, the 18 th day of June, 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 Mckay Webb of 555 W 27 th St, Burley, Idaho 83318.

This is an Application for Amendment to Zone, which application was received by the County on the 4 th day of May, 2026, for the purpose of amending zone from Prime Agriculture to Residential Agricultural. The property is located at approximately 9 N 950 E, Declo, Idaho 83323, and is more particularly described as: W $\frac{1}{2}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Sec. 24 T 10 S 24 E B.M. and T14103 and T9575.

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>.

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