

NOTICE OF PUBLIC HEARING
BEFORE THE BOARD OF CASSIA COUNTY COMMISSIONERS
ON PROPOSED AMENDMENTS TO ZONING REGULATIONS

NOTICE IS HEREBY GIVEN that a public hearing will be held on **Monday, the 22nd day of June, 2026, at 1:30 P.M.**, or as soon thereafter as the matter may be heard, at 1459 Overland Avenue, Cassia County Commission Chambers Room 206, Burley, Idaho before the Cassia County Board of County Commissioners on the proposal to amend the zoning regulations.

This is a proposal to amend the Cassia County Zoning regulations by amending section 9-2-2 of definitions to amend the definition of "Building Height" and to add definition of "Fire Department Access" and repeal the definition of "Grade"; amend section 9-3-1 on nonconformities regarding reduction of minimum lot size for public road right of way; amend section 9-4-2 A to allow for lot size of less than one acre, if reduction is because of public agency acquiring road right of way; add new section 9-5-3 allowing termination of application for applicant's failure to pursue hearing within 180 days; amend section 9-8-3 to require a reasonable scale site plan for administrative land divisions and no longer requiring certification of fire districts, local highway districts and irrigation districts in such applications; amend section 9-8-4 to require reasonable scale site plan for boundary line adjustments; and only requesting comments from public agencies within fourteen days for consideration by County; adding new section 9-13-8 authorizing county officer or employee to enter property to enforce provisions of zoning regulations; adding new section 10-9-1 allowing termination of application for applicant's failure to pursue hearing within 180 days.

The proposal to consider these zoning regulation amendments was heard before the Planning and Zoning Commission on the 21st Day of May, 2026. Following a public hearing, the Planning and Zoning Commission recommended that the proposed amendments be approved by the Board by unanimous vote. Written recommendation from the P&Z Commission was received by the Board on Tuesday, May 26, 2026. It is requested that the Board hold a public hearing on the matter, and further that the Commission recommends that the Board approve the proposed amendments.

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 Board 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 Board 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 Board hereafter.

A full text of the proposed amendment will be available at the Cassia County Courthouse, at the Zoning and Building Office, Room #210, and will be provided to any citizen without charge upon personal request during normal office hours, or the full text of the proposal may be found on the Cassia County Website <https://www.cassia.gov/public-notices-1>

Board of Cassia County Commissioners

/s/ Leonard M. Beck, Chair