



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: **August 24, 2026 @ 1:30 p.m.**

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
13. Recommendation to the BoCC for approval
14. Notice of Hearing
15. Affidavits: Certificate of Mailing, Affidavit of Publication
16. Resolution by the BoCC



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>	<u>Property Owner(s) of Record</u>
(Attach additional pages if Necessary)	(Attach additional pages if Necessary)
Name: <u>Mckay Webb</u>	Name: <u>Matthew T R Living Trust (Sharon Reed)</u>
Address: <u>555 W 27th St</u>	Address: <u>9 N 950 E</u>
City: <u>Burley</u>	City: <u>Declo</u>
State: <u>ID</u> Zip: <u>83318</u>	State: <u>ID</u> Zip: <u>83323</u>
Contact Phone # <u>208-260-2236</u>	Contact Phone # <u>(208) 760-0441</u>
Email: <u>mwebb@riseecom.net</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:
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.

- ☐ **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

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: May 4, 2026 By: SHaynes

Fee Received: \$ 1373.40 Online Application

Fee: \$1200.00 +

Less than 11 acres \$250.00

11-320 acres \$6.00/acre

320 to 640 acres

\$4.00/acre

640 and more acres

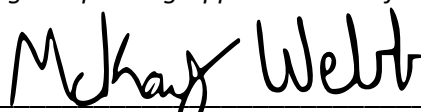
\$2.00/acre

Application #2026-07-ZA

- ☐ **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.
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 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 # _____	
Fee:		\$1200.00 +			
Less than 11 acres	\$250.00	320 to 640 acres	\$4.00/acre	Application # _____	
11-320 acres	\$6.00/acre	640 and more acres	\$2.00/acre		

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

Printed: 05/20/2026

Permit/License #
2026-07-ZA

Land Use
General

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

Application Status
Under Review

Status
Active

Application Review Status

Pre-Review	Approved	Date Submitted
Burley Highway District	Approved	05/04/2026
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%20Comp%20Plan_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

MATSEN, CHASE A

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

property needed to be rezoned

approx. division line for rezone

Property/Boundary Line to
connect with Res/Ag

Property/Boundary Line to
connect with Res/Ag

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

Declo Buffer Zone
(Res/Ag)

LAZY T FARMS LLC

TAYJO LC

TAYJO LC

MATSEN, TORRI ELYSE

MATSEN, TORRI ELYSE

WILLIAMS, BRUCE

GARRARD, WILLIAM BRET

MATSEN, CHASE A

ARNDT, TOD

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 t hey will
warrant and defend the same from all lawful claims whatsoever.

Dated: December 21, 1982

R. S. Matthews
R. S. MATTHEWS

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.

Ly H. Kuman

Residing at Burley, Idaho. Comm. Expires Life

148263
RECORDED AT THE REQUEST OF:
R. S. Matthews
FILM 154
DEC 22 9 58 AM '82
CASSIA COUNTY, IDAHO
FRANK E. EARNES
REGISTER
FEE: 30.00 DEPUTY 210
KSI: K11 5455
Declo

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.

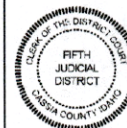
WITNESS, my signature and the Seal of this Court.

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



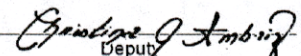
State of Idaho }
County of Cassia } ss.
Magistrate Judge Scott B. Lindstrom

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

LETTERS TESTAMENTARY - 1

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: 4/16/2024 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 Podeseck

Owner Signature: Colton Podeseck

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.id

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	Zone Code:	Comments:
5/30/2017	2017002067		S491
5/30/2017	228602	Parcel Type: CL	SPLIT FROM #> RP10S24E239100A
12/13/2021	2021-006486	Location Code: 0	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:

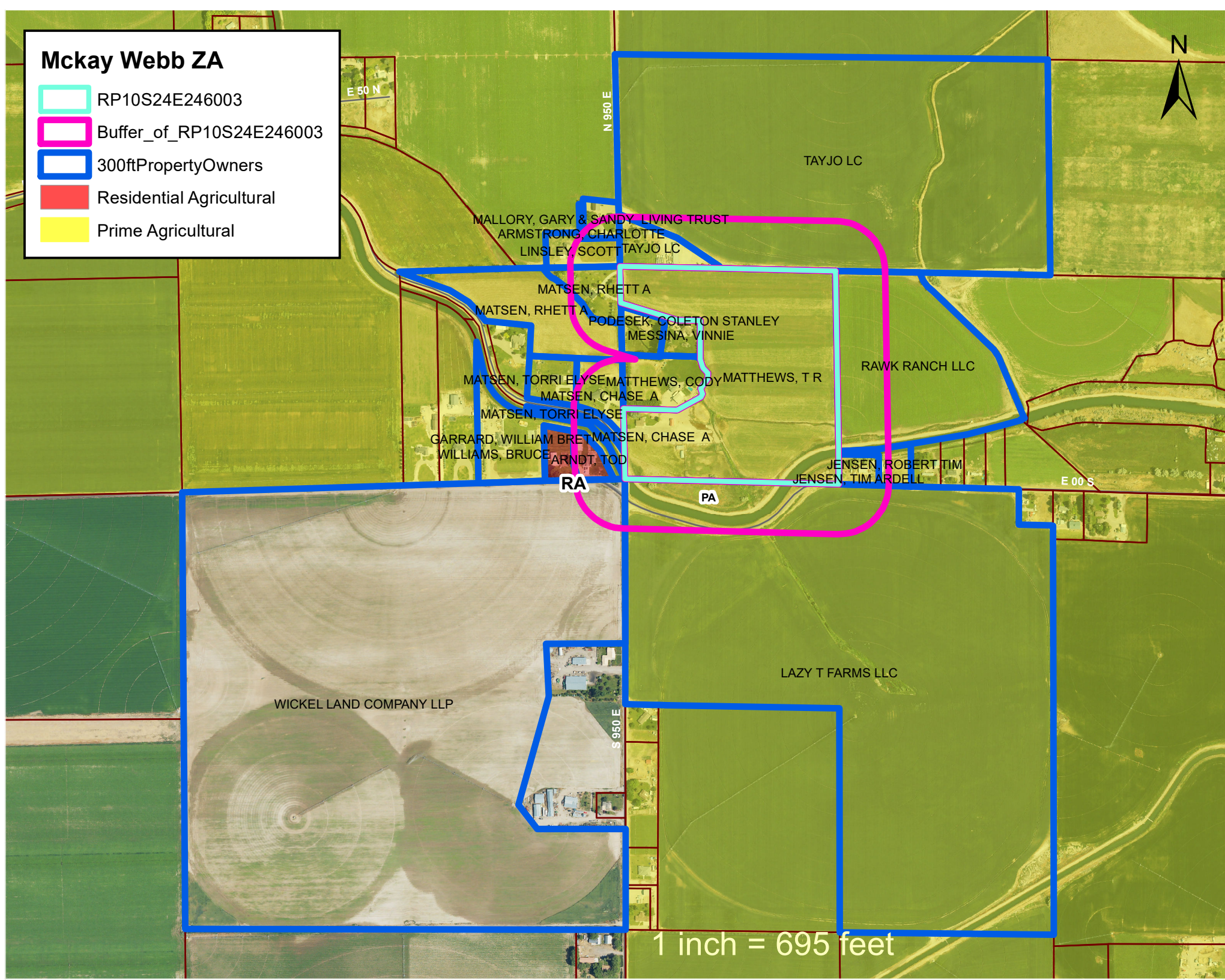
SPLIT FROM #> RP10S24E239150A

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



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

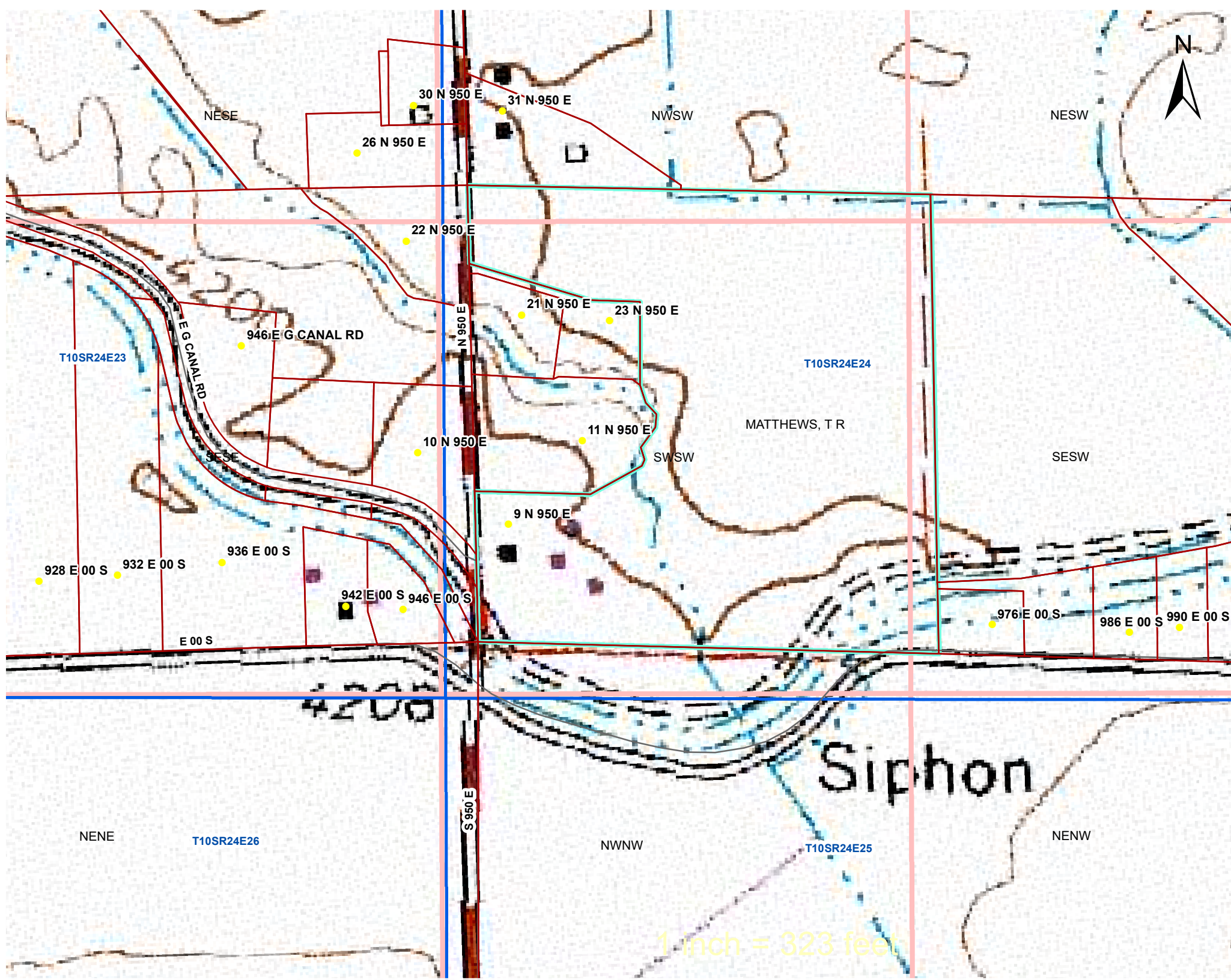
*Flood Zone C - Panel 160041 0125 B
- TFQ*

 [Make a change to this review](#)

Review History

⌚ 05/06/2026 2:57 pm

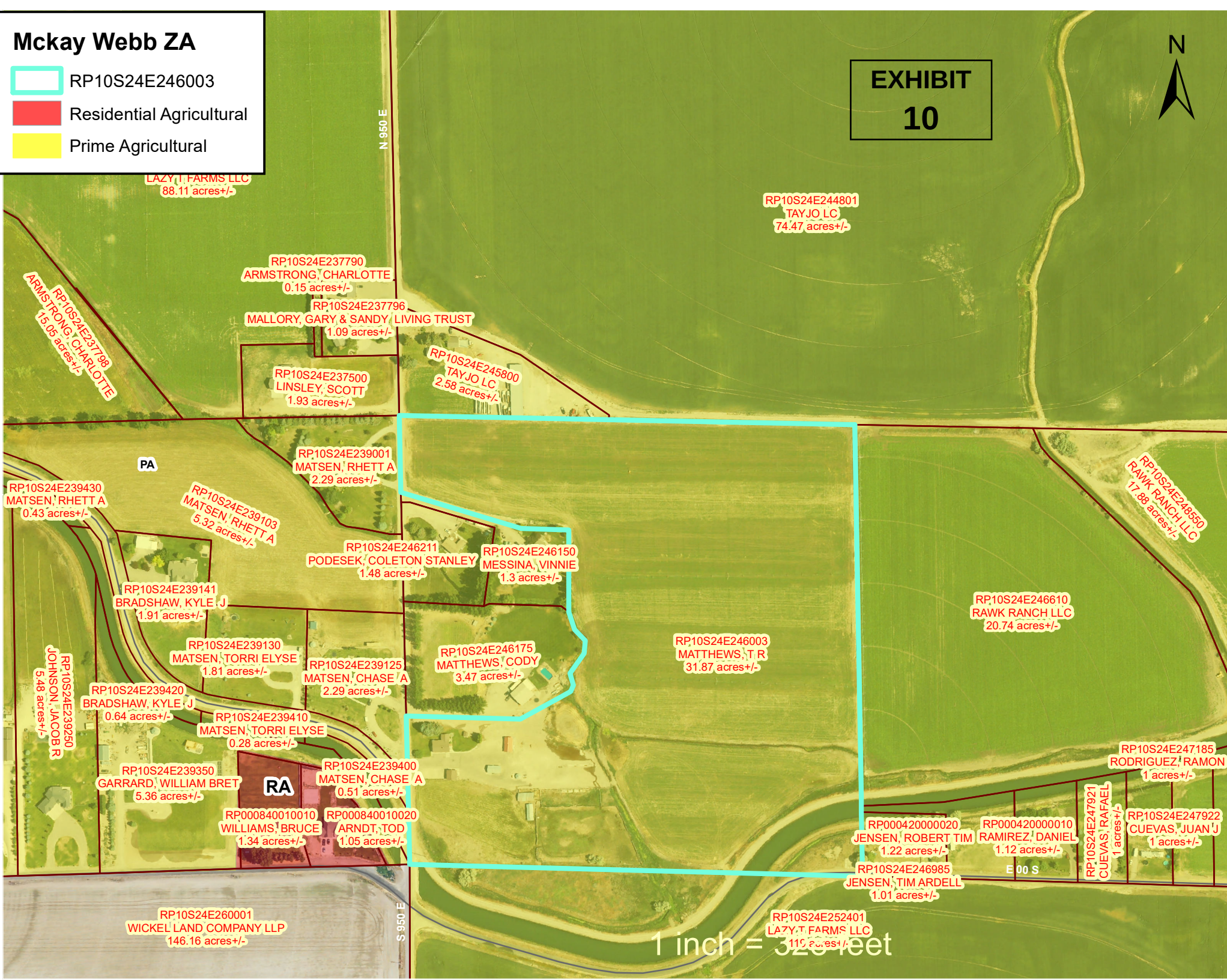
Approved by Todd Quast



Mckay Webb ZA

- RP10S24E246003
- Residential Agricultural
- Prime Agricultural

EXHIBIT
10



1 inch = 320 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.

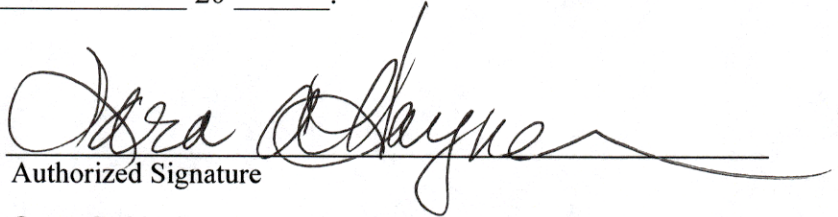
Written testimony concerning the proposed amendment may also be submitted to the Zoning and Building Department up to the time that the hearing is closed, after which time no additional written or oral testimony will be received, unless specifically requested and invited by the Planning and Zoning Commission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

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 May 12, 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 26th day of May 20 26.



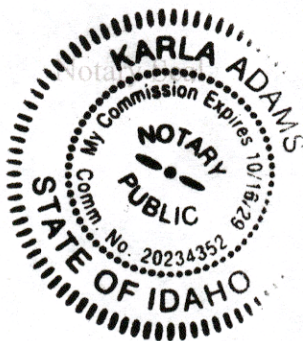
Authorized Signature

Sara A. Haynes

Printed Name

State of Idaho)
) ss
County of Cassia)

Subscribed and sworn to be before me this 26th day of May,
2 026, 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

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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
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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

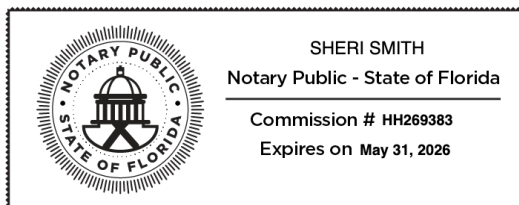
State of Florida
County of Broward

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: W½SW¼SW¼ 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>.

Publish: May 12, 2026
COL-NV-4244

**Cassia County Staff Report
to the Planning and Zoning Commission**

Request for zone change filed by McKay Webb

Hearing Date: June 18, 2026

I. Framework for Planning and Zoning Commission evaluation of request:

The Planning and Zoning Commission's responsibility under Idaho Code Section 67-6511 (2) in evaluating a request to change a zoning district designation, which is essentially an ordinance amendment, is to evaluate the following:

- _____ a. To determine the extent and nature of the amendment being requested.
- _____ b. To give particular consideration to the effects of any proposed zone change upon the delivery of services by any political subdivision providing public services.
- _____ c. To consider the Cassia County Comprehensive Plan and other evidence gathered in the public hearing process.
- _____ d. Then, after such evaluation, the Commission makes a recommendation on the requested amendment to the Board of County Commissioners.

II. Summary of Request:

McKay Webb's request is to change zoning designation from Agricultural Prime (AP) to Residential Agriculture (RA) at the approximate address of N 950 E, Declo, Idaho on a property consisting of approximately 28.9 acres. Petitioner desires to develop an existing agriculture use property into a personal residential lot, the other properties facilitate connecting the Webb property to an existing area that is zoned RA.

III. Cassia County Zoning Ordinance sets forth the General Purposes of Zones, relative to AP and RA zones as follows:

Cassia County Code, Title 9 constitutes the Zoning Ordinance. In Chapter 7, the ordinance describes the "General Purposes of Zones". Those descriptions for AP and RA zones are as follows:

9-7-3: AGRICULTURAL PRIME ZONE (AP):

A. Purpose: The purpose of this zone or district is to retain the economic base of Cassia County by preserving the irrigated productive lands for agricultural purposes and by identifying and protecting the farmlands lying in those portions of the county not likely to undergo intensive urban development.

B. Lands Included: The prime agricultural zone is characterized by farms, dairies and ranches devoted to the production of food, fiber, and animal products.

C. Right To Farm: Individuals desiring to obtain a permit to build a residence in this zone shall, as a condition of obtaining such a permit, sign and file with the county building inspector an acknowledgment and waiver statement, in which they acknowledge that they are seeking to establish a residence in a predominately agricultural area, and that they recognize that certain conditions are prevalent in such areas, i.e., dust, noise, odors, spraying, etc., and waiving their right to complain against such conditions as a nuisance when the conditions are created in the ordinary course of agricultural and livestock confinement operations.

9-7-1: RESIDENTIAL AGRICULTURAL ZONE (RA):

A. Purpose: The purpose of this residential agricultural zone or district is to provide for and protect residential lands, conveniently located, in relation to urban centers, of substantial size for families who desire a single-family residential environment in an area in transition from agricultural uses and to provide for gardening and family recreation opportunities, the keeping of a limited number of livestock and poultry and similar endeavors.

B. Regulations: The minimum lot size and building locations in this zone must be such that water and sewer facilities and the place and locations for them can be easily provided on an individual basis on each lot, without affecting surrounding properties adversely.

IV. Cassia County Comprehensive Plan, Cassia County Code, Title 8:

A quick review of the Cassia County Comprehensive Plan indicates some provisions that could be applicable to this request, and that may be considered by the Commission in reviewing whether or not the proposal is in accordance with the plan. The provisions as noted by staff are attached for your convenience. Of course, this is not a substitute for each Commission member's individual review and consideration of the Cassia County Comprehensive Plan. Items that were noted by staff are as follows:

A. Property Rights: (p.12)

It is the intent of this plan to insure that the implementation of land use policies, restrictions, conditions and fees do not act so as to violate private property rights, adversely impact property values or create unnecessary technical limitations on the use of property. To accomplish this intent requires the balance of the interests and needs of the entire community.

A.1 Goal To balance property rights of all individuals when making land-use and planning decisions.

(p. 13) A.2-3 Landowner Property Rights: Encourage the protection of the property rights of landowners to the extent possible. Real property rights include:

- a. The right to own real property.
- b. The right to possess and use real property, (according to local and state law).
- c. The right to invite others onto or exclude others from the real property.
- d. The right to dispose of an interest in the real property (lease, easement, mortgage, gift, inheritance, sell or deed, etc.).
- e. The right to enjoyment of the real property.

Within a zoning classification, property rights allow for the highest and best use of the land. To achieve additional or different land uses, a landowner has the right to apply to rezone, i.e. change to a different zoning classification of the property.

Infringements of property rights are a problem. Intrusions should be eliminated or mitigated. Claims of absolute property rights may infringe on a neighbor's property rights.

B. Population (p. 15, 18)

B.2-4 Development outside of "Urban" areas: Development which occurs outside of a City or an Area of City Impact is required to comply with this plan. Due to the tensions often arising between residential and agricultural pursuits, residential development,

especially of subdivisions should be discouraged in prime agricultural areas, and likewise, agricultural pursuits should be discouraged in developed residential areas.

B.2-5 Major Developments outside City Areas of Impact: The County recognizes the need to fully assess the land use, public service, environmental and transportation impacts associated with any major new private or public development or activity center outside of areas of city impact. Where such development creates or encourages unanticipated employment and/or population shifts away from existing Cities identified within the Cassia County Comprehensive Plan an assessment of these impacts shall be made by any prospective developer. All such major new public or private developments or activity centers outside areas of city impact shall be evaluated as Comprehensive Plan Amendments.

E. Land Use (p. 26, 28-29)

E.1 Goal Assure the Plan is consistent with state statutes regarding land use while offering citizens' flexibility as provided under the Idaho Statutory scheme. Cassia County recognizes Idaho Code Title 67, Chapter 65 which is known as the "Local Land Use Planning Act" as a primary source of guidance in local land use decisions. It also recognizes Idaho's "Right to Farm Act", found at Idaho Code Title 22, Chapter 45, along with any and all other statutes within the State of Idaho pertaining to land use. The county's goal is to ensure orderly development within the scope outlined and to promote public health, welfare and safety.

It is recognized that strong town centers are to be encouraged. Transitional residential-type development should be encouraged to locate in areas adjacent to municipalities.

E.2-3 Residential or Residential-Type Development: Residential growth should be encouraged in and near established communities where public investments have already been made in the necessary facilities, services and utilities. Two specific objectives of this policy are:

1. The area should provide for residential living that is safe, convenient and attractive.
2. That residential development not within areas of city impact be limited to large lots, and shall not develop at usual urban densities, unless central water and central sewer are made available.

This policy is intended to encourage sequential residential development to facilitate county/city cooperation in planning and to help implement other policies of this plan. Residential areas are generally described as those areas adjacent to or in close proximity to cities, where existing or contemplated development is occurring.

Subdivision development is encouraged to take place within the city impact areas and rural centers where public infrastructure, services and facilities are

available or where they are planned and will be provided in the near future.

Additional Land Use Policies

E.2-6 Use of Information: Use data, expertise and other available information from all pertinent sources when considering land use change proposals.

This policy recognizes that there are numerous resources available from the public and private sectors to facilitate the presentation, analysis, deliberation and resolution of land use proposals where consideration is being given to changes in land use patterns away from agriculture.

This policy also recognizes that population growth and the resulting development activity should occur where public infrastructure, service and facilities are available or where they are planned and will be provided in the near future.

F. NATURAL RESOURCES (p. 30)

F. 1 Goal This plan recognizes the importance of Natural Resources in Cassia County and provides implementation tools necessary to utilize, conserve and protect them. The natural resources component of the plan consists of an analysis of the utilization of the natural resources that exist in Cassia County. One of the most important ongoing planning challenges, however, is to adequately conserve and balance the use of natural resources of Cassia County with population growth and the protection of the lifestyle that makes the county an attractive place to live.

F.2 Policies

F.2-1 Agricultural Land: Agricultural land uses in Cassia County provide an economic base that should be encouraged. Urbanization of large tracts of land could rapidly eliminate the economic base of the agricultural land.

L. Housing (p. 44, 45)

L. HOUSING

L.1 Goal Provide a choice of housing and land sizes for Cassia County residents that meet the market demand. The latest figures from the Idaho Department of Commerce and Labor records shows an increase of 650 housing units for a total of 7,862 housing units representing a 9.0% growth from 1990 to 2000.)

The rural character of Cassia County is enhanced through encouraging the development of larger lots and particularly encouraging the residential growth in the vicinity of established communities.

L.2-6 Protection: Protect existing residential development.

The homes in Cassia County are the refuge of the people. They hold their most valuable assets: their children and loved ones. To most they represent one of their greatest financial assets.

M. Community Design (p. 46, 47)

M.1 Goal

Community design relates to the visual appearance and physical relationship of both the natural and man-made environments within the county. Community Design plays a significant role when addressing “quality of life” issues of its citizens. Community design focuses on landscaping, building design, tree planting and suggested patterns and standards for community design, development and beautification.

The goal of Community Design is to enhance social, historical, cultural, economic and physical aspects of the county to meet the needs of county residents.

Cassia County presently clusters of urbanization along its northern border, the Snake River, including the cities of Burley and Declo. Other smaller population centers are Albion, Almo, Elba, Malta and Oakley. Other less formal, but concentrated areas are scattered throughout the county. These smaller concentrations represent a development potential opposite to the guiding principles of a concentration concept of growth patterns. The Plan encourages growth in or near the existing population centers. Typical problems presented by high-density development outside existing population centers are the lack of public water and sewer systems, the potential health problems and increased tension and constraint on agricultural activity.

M.2 Policies

M.2-1 County Appearance and Quality of Life: Encourage innovation and excellence in design for all new developments. Encourage visually attractive and aesthetically pleasing development in the community. Adequately landscape and buffer agriculture, commercial and industrial operations, as well as residential developments, thus making a positive contribution to a well-planned place to live. Improve the visual characteristics of the county by establishing and enforcing location standards and setback requirements. Protect the visual character of the county through the location of cell phone towers, wind generation towers, power transformers and telephone facilities to less visible areas whenever possible. Institute other community

design features that promote the health, safety and welfare efforts among the citizens of the county.

This policy recognizes that certain land use activities with proper buffering and screening can add significantly to the appearance of the community and that there are also detractions that occur when proper controls are not in place. This policy encourages improvement to the conditions that detract from the vitality and appearance of the community including control of signs and billboards. In rural areas, special design and development conditions may be required as related to large operations such as gravel extraction, agri-industry, residential areas and other activities, that could cause problems with surrounding land uses.

The overall appearance of the county is important to area residents. A wellplanned and appealing appearance enhances property values.

M.2-2 Infrastructure: Encourage development that minimizes county infrastructure construction and maintenance costs and requires the development to support itself.

This policy recognizes that population growth and the resulting development activity should occur, but with minimum added expense to the existing taxpayers.

M.2-3 Impact Areas: Encourage the utilization of salable vacant land for residential lots within the areas of impact in the county, prior to approval of new residential development within the county.

Cassia County recognizes the importance of orderly development and expansion of public services.

N. AGRICULTURE (p 48-51)

N.1 Goal

Recognize that agricultural land is a valuable, non-renewable resource, and based upon that recognition to then promote the preservation of agricultural ground for agricultural purposes. This plan seeks to encourage protection of agricultural uses, as well as the economic benefits that such uses provide to the County.

Agricultural land uses and agricultural activities in Cassia County provide an economic base that should be maintained. Haphazard urbanization could erode the economic base produced by agricultural activity. The county should encourage the protection of agricultural land for agricultural uses and cooperate with agricultural activities. To protect these resources in Cassia County, the following goals are to be implemented:

1. Uniform application of zoning and subdivision regulations throughout the planning area is given prime importance.
2. Compatibility of various land and natural resources use is to be considered with the avoidance of conflicting uses.
3. Urban sprawl, the fragmentation of large tracts of agricultural land and leapfrog residential development is to be discouraged.
4. Natural resources are to be prudently utilized and conserved.

N.2-1 Agricultural Lands Planning Issues: There are two major issues in planning for agricultural lands:

1. The need to retain a maximum amount of prime agricultural land for farm use and maintain the agricultural resource base; and
2. The need to protect agricultural activities from the adverse impacts created by residential, commercial or industrial development.

With these things in mind, the county must regulate and guide private development by establishing clear and uniform standards and conditions in the zoning ordinance under which development may occur, and that protect the long term use of prime agricultural land.

N.2-1.2 Non-agricultural development shall only be approved if it can be demonstrated that it will occur without serious detrimental impact to agricultural land uses. Dust, noise and odors normally associated with agricultural pursuits are considered acceptable in the rural areas of the County. Adjacent non-agricultural development should not limit normal agricultural pursuits. Non-agricultural related development should be encouraged to locate on land which is not designated as prime agricultural land. Minimizing adverse impacts upon agricultural activity is accomplished by:

- a. Encouraging agricultural industries related to the production, processing and sale of food and fiber.
- b. Locating farm residences where they will have the least impact on agricultural pursuits.
- c. Limit commercial and industrial development in prime agricultural areas to those related to agricultural pursuits, and located on non-productive ground.
- d. Encourage agriculturally related industries or industries which due to incompatibility or excessive space requirements cannot reasonably locate elsewhere, to locate in the rural areas and on land not classified as prime agricultural land.
- e. Schools, churches and other public or quasi-public uses, and utility uses of state-wide/regional significance, may be permitted in the rural areas provided such uses primarily serve the needs of the rural community. Such uses should be encouraged to locate on land not classified as prime agricultural land.

O. Implementation (p. 52, 53-54)

O.1 Goal

The most important aspect in the Comprehensive Plan is its implementation. The goal of the Cassia County Comprehensive plan is to effectively implement the policies enumerated in Components A-M. The following items will be used to aid in that implementation. The Local Planning Act (Idaho Code Title 67, Chapter 65) provides a road map for Idaho's general-purpose local governments to implement planning tools including zoning, comprehensive planning, regulation of subdivisions and other land use issues. Idaho Code (67-6508) states that the implementation component consists of an analysis to determine actions, programs, budgets, ordinances or other methods, including scheduling of public expenditures, to provide for the timely execution of the various components of the Comprehensive Plan. Implementation of the Cassia County Comprehensive Plan must include review and updating of existing maps, ordinances, standards, programs, budgets, provisions and codes on a regular basis. Idaho counties are empowered to implement their comprehensive plans through zoning ordinances (I.C. 67-6511) and subdivision regulations (I.C. 67-6513). The Local Land Use Planning Act also provides specific authorization for special use permits and other plan implementation tools. Background studies and public input also provide bases for the implementation strategies adopted in this comprehensive plan.

The Idaho Regulatory Guidelines, I.C. 67-8001 through 8003, are required to be used by local governments to evaluate the impact of proposed administrative or regulatory actions on private property.

O.2 Policies

O.2-1 Zoning Ordinance: Provide a current, effective, zoning ordinance to delineate the policies provided by the Cassia County Comprehensive Plan. However, existing uses of land and buildings, that were permitted and approved under earlier ordinances, must be protected, even if they do not meet the requirements of an updated zoning ordinance.

A zoning ordinance and maps are the most useful tools for carrying out the Comprehensive Plan. The zoning map shows the location of districts in which agricultural, communications-utilities, manufacturing, public assembly, residential, services, sports facilities and parks, trade and retail, and transportation uses may be located to form a compatible arrangement of land uses. The text of the ordinance establishes the conditions under which that land may be used to create stable land use development within the county.

**BEFORE THE PLANNING AND ZONING
COMMISSION FOR CASSIA COUNTY IDAHO**

RESOLUTION NO. 2026-08

**[RECOMMENDATION TO BOARD OF COUNTY
COMMISSIONERS FOR CASSIA COUNTY, IDAHO]**

**EXHIBIT
13**

**A RESOLUTION RECOMMENDING APPROVAL OF ZONING
DISTRICT AMENDMENT PETITION OF MCKAY WEBB FOR ZONE
AMENDMENT OF CERTAIN PROPERTY (28.9 ACRES) NORTHEAST
OF THE CITY OF DECLO, IDAHO, FROM PRIME AGRICULTURAL TO
RESIDENTIAL AGRICULTURAL.**

WHEREAS, Cassia County Zoning Department received an application from McKay Webb, whose address is 555 West 27th Street, Burley, Idaho for the rezone of property located northeast of the City of Declo, Idaho, owned by Matthew TR Living Trust of 9 North 950 East, Declo, Idaho 83323 and other property owners between that property and the impact area of the City of Declo, which constitutes a total of 28.9 acres. This application is No. 2026-07-ZA. It seeks to amend the County's zoning ordinance to rezone certain property from "AP" (Prime Agricultural) to "RA" (Residential Agricultural) and to change the official zoning map of the County to reflect such changes; and,

WHEREAS, pursuant to the laws of the state of Idaho and the ordinances of the County, a public hearing was held on Thursday, June 18, 2026, after public notice was given.

WHEREAS, the Cassia County Planning and Zoning Commission, after deliberation, makes the following written determination:

1. The subject property of the proposed rezone is less-productive agricultural land due to its location as well as that there are 24 homes located within a one-half mile radius of the property and the subject property is mostly residential property at the current time.
2. The rezone of the land from AP to RA zone classification does not remove highly productive agricultural land from AP zone.
3. The subject property is contiguous with the RA zone to the south and west of the subject property, so such change is not out of character with the surrounding area and is in accordance with the County's Comprehensive Plan, and therefore does not constitute spot zoning.
4. The County's Comprehensive Plan encourages that non-agricultural related development should be encouraged on land which is not designated as prime

agricultural land. Although this land is currently designated as prime agricultural land, it serves residential purposes and is not serving prime agricultural uses. Additionally, this property is in an area populated by residential use and if the zone amendment is granted will be proposed for residential use.

5. That the petitioned zoning classification change to RA zone appears to provide the highest and best use of the property by allowing for additional residential development.

6. No public comments were offered at the public hearing.

NOW THEREFORE, BE IT RESOLVED BY THE PLANNING AND ZONING COMMISSION FOR CASSIA COUNTY, STATE OF IDAHO, that having reviewed Title 9, Section 9-7-1 regarding Residential Agricultural zone and Section 9-7-3 regarding Prime Agricultural zone; and further having also reviewed the Cassia County Comprehensive Plan, Cassia County Code, Title 8, in light of the petition that has been made, **it is hereby recommended that the Board of County Commissioners hear this matter and consider approving the proposed change from AP zone to RA zone for the subject property,** the description of such property is set forth in Exhibit #3 of the application file, a copy of such Exhibit #3 being attached hereto and incorporated herein by reference.

The vote by the P&Z Commission in favor of approval of the proposal is four (4) in favor and none (0) opposed; Commissioners Francisco and Worthington were not at the hearing and did not participate.

Approved this date by the following vote:

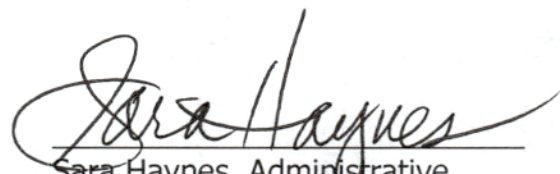
Nate Francisco	Aye ☒	Nay ☐	Excused ☐
Jason Webb	Aye ☒	Nay ☐	Excused ☐
Melanie Palmer	Aye ☐	Nay ☐	Excused ☒
Kent Durfee	Aye ☒	Nay ☐	Excused ☐
Chuck Larson	Aye ☒	Nay ☐	Excused ☐
Tom Worthington	Aye ☒	Nay ☐	Excused ☐

Approved this 16th day of July, 2026.

PLANNING AND ZONING COMMISSION
FOR CASSIA COUNTY, IDAHO


Nate Francisco, Chair

ATTEST:


Sara Haynes, Administrative
Assistant to the Cassia County
Planning and Zoning Commission

EXHIBIT**3**

Part of the SE¼SE¼ of Section 23 and all of the SW¼SW¼ of Section 24 both of Township 10 South, Range 24 East of the Boise Meridian, Cassia County, State of Idaho, more particularly described as;

Beginning at the Southwest section corner of Section 24 (Southeast section corner of Section 23) of T.10 S., R.24 E., B.M., which shall be the Point of Beginning:

Thence South 88°15'24" East along the south section line of Section 24 for a distance of 1290.73 feet to the Southeast corner of the SW¼SW¼;

Thence North 00°44'28" West along the east line of the SW¼SW¼ for a distance of 1287.83 feet to the Northeast corner of the SW¼SW¼;

Thence North 88°34'58" West along the north line of the SW¼SW¼ for a distance of 1298.41 feet to the Northwest corner of the SW¼SW¼;

Thence South 01°05'53" East along the west section line of Section 24 for a distance of 565.67 feet;

Thence North 87°25'25" West for a distance of 278.01 feet;

Thence South 01°08'32" West for a distance of 288.60 feet to the north right of way of the "G" Canal Rd;

Thence South 01°08'32" West for a distance of 94.78 feet more or less to the centerline of the "B" feeder canal;

Thence Northwesterly along the centerline of the "B" feeder canal for a distance of 865 feet more or less to a point which is 881.20 feet S 88°34'56" W and 847.98 feet N 00°55'54" W of the Southeast section corner of Section 23 (Southwest section corner of Section 24);

Thence South 00°55'54" East for a distance of 847.98 feet to the south section line of Section 23 of T.10 S., R.24 E., B.M.;

Thence North 88°34'56" East along said section line for a distance 881.20 feet to the Point of Beginning

**NOTICE OF PUBLIC HEARING
BEFORE THE BOARD OF COUNTY COMMISSIONERS
ON APPLICATION FOR AMENDMENT TO ZONE APPLICATION: 2026-07-ZA**

NOTICE IS HEREBY GIVEN that a public hearing will be held on Monday, the 24th day of August, 2026, at 1:30 o'clock 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 application filed by McKay Webb of 555 West 27th Street, Burley, Idaho 83318.

This is an Application for Amendment to Zone, which application was received by the County for the purpose of amending zone from Prime Agriculture to Residential Agriculture. The property is located at approximately 9 North 950 East of Declo on the Part of the SE1/4SE1/4 of Section 23 and all of the SW1/4SW1/4 of Section 24 both of Township 10 South, Range 24 East of the Boise Meridian, Cassia County, State of Idaho. The particular legal description is found as Exhibit #3 in the application file.

The proposed zone amendment was heard before the Planning and Zoning Commission on the 18th Day of June, 2026. Following presentation of application and public comment, the Planning and Zoning Commission recommended that the proposed amendment be allowed by the Board by the vote of four (4) members in favor of the zone amendment and none (0) opposed to the change. Written recommendation was received by the Board on Monday, July 20, 2026, from the Planning and Zoning Commission requesting that the Board hold a public hearing on the matter, and further that the Commission recommends that the Board grant the amendment which was proposed.

The applicants or their representatives will appear at this hearing to provide the Cassia County Board of County Commissioners information required for consideration of the requested zone amendment. 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 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 Office, Room 210, of the Cassia County Courthouse, 1459 Overland Avenue, 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 August 19, 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.

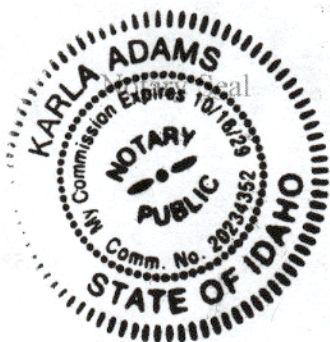
Dated 19th day of August 2026.

Sara Haynes
Authorized Signature

Sara Haynes
Printed Name

State of Idaho)
County of Cassia) ss

Subscribed and sworn to be before me this 19 day of August,
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.



Karla Adams
Notary Signature

Residing at Cassia

Commission expires 10/16/2029

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BEFORE THE BOARD OF COUNTY COMMISSIONERS
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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
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(208) 735-3253

State of New Jersey, County of Camden, ss:

I, Edmar Corachia, 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:

- Jul 25, 2026

Notice ID: jjg49qYp7d7FWXVh7iri

Notice Name: 2026-07ZA BoCC Hearing Notice for Webb

Publication Fee: \$103.67

Edmar Corachia

Agent

VERIFICATION

State of New Jersey
County of Camden

Signed or attested before me on this: 07/27/2026

Sharon E. Thomas-Pope

Notary Public

Notarized remotely online using communication technology via Proof.

SHARONN E THOMAS-POPE
NOTARY PUBLIC
STATE OF NEW JERSEY
My Commission Expires January 23, 2027

**General Legal
NOTICE OF PUBLIC HEARING
BEFORE THE BOARD OF COUNTY COMMISSIONERS
ON APPLICATION FOR AMENDMENT TO ZONE APPLICATION: 2026-07-ZA**

NOTICE IS HEREBY GIVEN that a public hearing will be held on Monday, the 24th day of August, 2026, at 1:30 o'clock 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 application filed by McKay Webb of 555 West 27 th Street, Burley, Idaho 83318.

This is an Application for Amendment to Zone, which application was received by the County for the purpose of amending zone from Prime Agriculture to Residential Agriculture. The property is located at approximately 9 North 950 East of Declo on the Part of the SE1/4SE1/4 of Section 23 and all of the SW1/4SW1/4 of Section 24 both of Township 10 South, Range 24 East of the Boise Meridian, Cassia County, State of Idaho. The particular legal description is found as Exhibit #3 in the application file.

The proposed zone amendment was heard before the Planning and Zoning Commission on the 18 th Day of June, 2026. Following presentation of application and public comment, the Planning and Zoning Commission recommended that the proposed amendment be allowed by the Board by the vote of four (4) members in favor of the zone amendment and none (0) opposed to the change. Written recommendation was received by the Board on Monday, July 20, 2026, from the Planning and Zoning Commission requesting that the Board hold a public hearing on the matter, and further that the Commission recommends that the Board grant the amendment which was proposed.

The applicants or their representatives will appear at this hearing to provide the Cassia County Board of County Commissioners information required for consideration of the requested zone amendment. 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 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 Office, Room 210, of the Cassia County Courthouse, 1459 Overland Avenue, Burley, Idaho prior to the hearing, during normal business hours or is available to view online: <https://www.cassia.gov/Zoning-Hearings>.

Publish: July 25, 2026
COL-NV-4653