Cassia County Board of Commissioners
SPECIAL MEETING MINUTES
Monday, November 17, 2025
Cassia County Courthouse ▪ Commission Chambers
1459 Overland Ave ▪ Room 206 ▪ Burley ID 83318

6:00 PM

The Cassia County Board of Commissioners met today at the place and time as posted by agenda pursuant to Idaho Code § 74-204 for Open Meetings Law.

ACTION AGENDA ITEMS

1) 6:00 PM Call to order
2) Pledge of Allegiance and prayer
3) 6:03 PM Roll call

Roll Call.

Present: Leonard M. Beck - Chair, Kent R. Searle - Member, Bob Kunau - Member, Kerry McMurray - Assistant to Board (Not voting), McCord Larsen - County Attorney (Not voting) (via Zoom), Sharene Ahlin – Deputy Clerk (Not voting)

SCHEDULED ACTION AGENDA ITEMS

4) 6:08 PM **Public Hearing** regarding impact area boundary changes for the City of Albion & City of Declo

6:08 PM **Motion and Action:** Enter public hearing for the City of Declo impact area changes, **Moved by** Kent R. Searle - Member, **Seconded by** Bob Kunau - Member. Motion passed unanimously.

a) The map was presented for the City of Declo, showing the proposed impact area, noting that no changes were proposed for the impact area.
b) 6:12 PM Chair Beck asked if there were any parties that wanted to speak in favor of or against the proposed impact area for the City of Declo. There was no discussion for or against it.

6:13 PM **Motion:** Accept the proposed impact area for the City of Declo as presented**, Moved by** Kent R. Searle - Member, **Seconded by** Bob Kunau - Member. Motion passed unanimously.

6:14 PM **Motion and Action:** Close the public hearing for City of Declo Impact Area, **Moved by** Bob Kunau - Member, **Seconded by** Kent R. Searle - Member. Motion passed unanimously.

6:14 PM Motion Enter into hearing for proposed impact area for the City of Albion, **Moved by** Kent R. Searle - Member, **Seconded by** Bob Kunau - Member. Motion passed unanimously.

c) 6:16 PM City of Albion Mayor Isaac Loveland discussed the proposed impact area for the City of Albion. He noted that the cities must review their impact areas to identify areas of expected long term growth as required by statute. He clarified that the impact areas do not generate funds for the cities. Loveland discussed that the proposed area of impact was defined over the course of several public meetings held

Instrument # 2025004905
BURLEY, CASSIA, IDAHO
12-23-2025 02:01:26 PM No. of Pages: 6
Recorded for : CASSIA COUNTY COMMISSIONERS
JOSEPH LARSEN Fee: 0.00
Ex-Officio Recorder Deputy
Index to: COMMISSIONERS MINUTES

over 2025. Loveland stated that any future expansion of the city improvements such as water, sewer and streets must be funded by the developers willing to develop the subdivisions, noting that the City of Albion does not have the available funding to cover the expenses for expansion.

d) Earl Lavell, Dave Perry, Karen Parton Evans and Justin Willis all spoke in opposition to the proposed impact area for the City of Albion, with a common concern involving how being in the impact area would affect the landowners use of their properties, including farming, irrigation and grazing. McMurray clarified that grazing would not be affected by the impact area, however a dairy or feedlot could face restrictions.
e) 7:09 PM Brandon Brackenbury explained that a CAFO is where ten or more animals are confined for feeding and water for a period of 150 days without access to pasture.
f) 7:13 PM Neutral testimony was requested.
    i) Heather Mortensen stated that their property is in the city limits and that they do farm and raise animals on their property. She stressed that she is for truth and common sense, and was neither for or against the expansion.
    ii) Wylie Douglas stated that he has not ever been a fan of individual wells and septic tanks.
    iii) Bob Johnson stated that he had asked to connect to the city services and be annexed into the city, noting that he had been denied annexation, and thus built his own infrastructure. He stated that he is a surface water irrigator, and had been told that he should not allow the surface irrigation water to flow off of his property. He would like to see the City of Albion develop their water system further. He is in favor of making sure Albion has a common-sense approach to their expansion.
    iv) Mark Sankovich said that he was in support of a buffer zone around the city if it would keep the county from allowing many subdivisions without proper planning.
g) 7:32 PM Testimony in favor of the proposed impact area was requested.
    i) Mark Catmull spoke in favor of the proposed impact area, noting that a small growth is needed. He stated that if there isn't small growth that the increased costs related to the utilities and infrastructure would be paid by the existing residents as opposed to being shared across the added growth. He suggested that small growth could help support the increasing utility costs.
h) 7:37 PM Loveland discussed that there are some areas that do not have city sewer services, and thus would be required to utilize a septic system. In order for those properties to connect to the system it would be necessary for them to install a lift station.
i) Chair Beck read a statement from Idaho Code §67-6526 noting that the impact areas should only go into areas where the city plans to expand the water and sewer services to within the next five years. He expressed concern if the city has no plans to expand services into the areas of impact.
j) Loveland discussed that any party that wants to connect to sewer services would have to bear the cost of installing and connecting to the system. He stated that water is infiltrating into their sewer system, which was noted to be 50 years old and that the infiltration diminishes the capacity of the system.
k) Chair Beck requested copies of the most recent Keller water and sewer studies from the City of Albion.
l) Matter will be taken back up for deliberations Monday 11/24/2025.

8:01 PM **Motion and Action:** Recess the hearing until 10:45 AM 11/24/2025 **Moved by** Bob Kunau - Member, **Seconded by** Kent R. Searle – Member. Motion passed unanimously.

5) 8:02 PM Adjourn

8:02 PM **Motion and Action:** Adjourn, **Moved by** Bob Kunau - Member, **Seconded by** Kent R. Searle - Member. Motion passed unanimously.

APPROVED:

Leonard M. Beck, Chair

DEPUTY CLERK OF THE BOARD:

Sharene Ahlin

Cassia County Commissioner Meeting

Attendance Log

Date: 11/17/2025 Special Mtg.

	NAME (Please Print)	TOWN	REPRESENTING
1.	Eva M. DeLeon	Albion	W.D. 140
2.	BRAD WOODROW	ALBION	CITY OF ALBION
3.	ISAAC LOVELAND	ALBION	ALBION
4.	Todd Dyas	Declo	Zoning
5.	Wayne Winder	Albion.	
6.	Randy Brackenbury	Albion	
7.	Janet Brackenbury	Albion	
8.	Brandon Brackenbury	Albion	
9.	Raeanne Condie	Albion	
10.	Virginia Hall	Albion	
11.	Sam Condie	Albion	
12.	Brandon Larsen	Albion	
13.	Neelie Willis	Albion	
14.	Brandi Perry	Albion	
15.	Jeremy Perry	Albion	
16.	Ryan Berlin	Albion	
17.	Dave Perry	Albion	self
18.	Riken Schulthies	Albion	
19.	Heather Mortensen	Albion	
20.	Jeralee Jones	Albion	self
21.	Brian Babbitt	Albion	
22.	Aynsley Adams	Albion	
23.	Skyler Poplesch	Albion	
24.	K. Ivy	Albion	

Cassia County Commissioner Meeting

Attendance Log

Date: 11-17-2025 Special meeting

NAME (Please Print)	TOWN	REPRESENTING
1. Wyke Douglas	Albion County	Troy / Heather
2. Mark Catmull	Albion	Troy & Heather
3. Clay Anderson	Albion	Troy & Heather
4. Brittney Byington	Declo	city of Declo
5. LeRoy Robinson	Albion	
6. BOB Johnson	ALBION	I
7. Karen Paxton	Albion	Me
8. Gina Sakievich	ALBION	Troy + Heather
9. MARK SAKIEVICH	ALBION	Troy + Heather
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