Cassia County Board of Commissioners
SPECIAL MEETING MINUTES
Monday, November 24, 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

TIME SPECIFIC AGENDA ITEMS

3) 6:02 PM **Public Hearing** for City of Burley area of impact
   a) Chair Beck introduced the rules of the hearing.
   b) Mr. McMurray read two comments submitted by citizens not in attendance.
   c) Chair Beck read Idaho Code § 67-6526 into the record.

6:09 PM **Motion and Action:** Enter public hearing for the City of Burley proposed Impact Area, **Moved by** Kent R. Searle - Member, **Seconded by** Bob Kunau - Member. Motion passed unanimously.

   d) City of Burley Administrator Brett Boyer gave opening remarks. He stated the purpose of the reevaluation of the City of Burley Impact Area was due to a law change that required all cities and counties within Idaho to make such an evaluation by 12/31/2025. He introduced Spencer McArthur, the city planner and Dave Shirley, the city attorney also in attendance with him. He reminded everyone that the area of impact does not annex any properties nor will it affect property taxes. This is just a planning exercise to examine the potential future growth of the city as dictated by the new legislation.
   e) 6:14 PM City Planner, Spencer McArthur gave a prepared statement. He explained the area of impact agreement and purpose was to help direct growth and plan for projects that provide city services such as water and sewer to residents and businesses within the impact area. He reiterated that creating this zone will not annex any properties into the city, will not take away the governance of county ordinances, and will not increase property taxes. It is an acknowledgment of growth required by new legislation to occur before the end of the year. The last time the zone was changed was in 1998.
   f) 6:30 PM Tom Worthington, property owner, spoke against the proposed changes. Although he agreed with benefits listed by McArthur, he argued the current impact zone had not yet reached capacity.
   g) 6:32 PM Leroy Funk, property owner, spoke against the proposed changes. He asked about the seeming nonconsistency of requiring that developers install curbs and gutters and other infrastructure at their own cost in some parts of the current impact zone but not others. He also stated that current growth is slow and the current impact zone should be sufficient for several years.
   h) 6:50 PM Scott Harris, property owner, agreed with the opposition presented. He was also concerned that the impact zone would lead to annexation and pushing out small time developers in favor of larger companies that can afford to invest in the required infrastructure standards of the city.

Instrument # 2025004907
BURLEY, CASSIA, IDAHO
12-23-2025 02:03:45 PM No. of Pages: 6
Recorded for : CASSIA COUNTY COMMISSIONERS
JOSEPH LARSEN Fee: 0.00
Ex-Officio Recorder Deputy
Index to: COMMISSIONERS MINUTES

i) 6:58 PM Randy Harris, property owner spoke in opposition to the proposed changes. He suggested that the city should be the one paying for installing of infrastructure to help bring in the growth rather than requiring the developers to front the costs. He discussed his view of the Local Land Use Planning Act, adopted in 1978 and said that the impact zone would take away his rights as a property owner to do with his land as he wished.
j) 7:07 PM Dave Allred, property owner agreed with all the points of opposition stated. He said he never realized the benefits promised him to have city services to his property if he agreed to the first impact zone proposal in 1998.
k) City Attorney Dave Shirley responded to questions asked by citizens and board.
l) 7:12 PM Brent Koyle, property owner, spoke in opposition to the proposal. He cited costs he incurred as a developer to install required infrastructure from city of Heyburn. He estimated the cost of installing a septic system in a subdivision in Heyburn cost him $100,000.00.
m) 7:25 PM Karla Adams speaking for Robert Worthington, a property owner, asked what the city's plan was to bring services to the current 20+ year-old impact area and what is the plan to bring services to the proposed impact areas by 2030, per the code read by Chair Beck. Attorney Shirley explained this was a planning tool to guide future planning projects.
n) 7:31 PM Terry Matthews speaking for Elaine Matthews, property owner asked if there could be a grandfather clause that exempts current impact zone property owners from being forced to join city services in the future if their own systems failed.
o) 7:37 PM Paul Ross, property owner, gave neutral comments to the proposal. He recounted his experiences as a property owner and gave concerns about neighborhoods such as Grandview that suffered because of lack of long-term planning. Of the two avenues the city has to provide services, one being eminent domain, the other being that property owners must give consent and easements for the city to cross property lines to install the infrastructure.
p) 7:50 PM Laura Greener, property owner, answered concerns about increased property taxes within the area of impact zone. If the properties were to be annexed into the city, her estimated increase in taxes would be 39% but just being in the impact zone would not affect taxes.
q) Attorney Shirley clarified that the city has no say in the handling of urban renewal monies. That falls under the purview of the Burley Development Authority. The city can offer input as to what land is included in urban renewal areas but cannot designate the use of its money.
r) No testimony was offered in favor of the proposed area of impact zone.
s) 8:27 PM Chair Beck gave the City of Burley their time for rebuttal of testimonies given.

8:46 PM **Motion and Action:** To take the matter under advisement, consider the testimonies given, and recess the hearing until 12/15/2025 at 10:30 AM for further deliberations and decision, **Moved by** Bob Kunau - Member, **Seconded by** Kent R. Searle - Member. Motion passed unanimously.

8:48 PM **Motion and Action:** Recess the current hearing for the proposed City of Burley Impact Areas, **Moved by** Kent R. Searle - Member, **Seconded by** Bob Kunau - Member. Motion passed unanimously.

4) 8:49 PM Adjourn

8:49 PM **Motion and Action:** Adjourn, **Moved by** Kent R. Searle - Member, **Seconded by** Bob Kunau - Member. Motion passed unanimously.

CASSIA COUNTY COMMISSION
SPECIAL SESSION
Monday, November 24, 2025

APPROVED:

Leonard M. Beck, Chair

DEPUTY CLERK OF THE BOARD:

Cally Velasquez

Cassia County Commissioner Meeting

Attendance Log

Date: 11-24-2025 - special

NAME (Please Print)	TOWN	REPRESENTING
1. Todd Quast	Burley	Zoning & Building
2. Ken Whittle	Burley	
3. David Shirley	Burley	
4. Terri Matthews	Burley	
5. Elaine Matthews	Burley	
6. Spencer McArthur	Burley	City of Burley
7. Laura Gheemer	Burley	
8. Bob Worthington	"	
9. Karla Adams	Burley	
10. Scott Harris	Burley	
11. Kimberlee Harris	Burley	
12. Bobby Worthington	Burley	
13. David Ruiz	Burley	
14. Ethan Hoopes	Burley	
15. Chad Smith	Burley	
16. David Smith	Burley	
17. Mackay	Burley	
18. Ryan Samples	Burley	
19. Alisha Samples	Burley	
20. Randall Harris	"	
21. Jerry + Barbara Stafford	Burley	
22. Jeff Critchfield	Burley	
23. David Ertelt	Burley	
24. Vanessa Ertelt	Burley	

Cassia County Commissioner Meeting

Attendance Log

Date: 11-24-2025 special

	NAME (Please Print)	TOWN	REPRESENTING
1.	Kent and Kathy Benson	Burley	
2.	Elias Magana	Burley	
3.	Jacoby Ptesla Judd	Burley	
4.	LaRae Tolman	Burley	
5.		Burley	
6.	Hanna Porsero	Burley	
7.	BAH Kore	Burley	
8.	Jose Luis Porres	Burley	
9.	Yolanda Magana	Burley	
10.	Jose Luis Magana JR	Burley	
11.	Jeff Harris	Burley	
12.	Darrell Eggmann	Burley	
13.	Josette moultrie	Burley	
14.	Terri Core	Burley	
15.	Steve Allred	Burley	
16.	Dave Allred	Burley	
17.	Tom Worthington	Burley	
18.	Michael Smith	Burley	
19.	LeRoy Funk	Burley	
20.	Ben Beck		
21.	Nikki Beck		
22.	Hannah Beck		
23.	Paul Ross	Burley	
24.	Jenica Meerston	Burley	

Cassia County Commissioner Meeting

Attendance Log

Date: 11-24-2025 special

NAME (Please Print)	TOWN	REPRESENTING
1. William Marston	Burley	
2. Klade Williams	Burley	Moss Land
3. Connie & Kelly Bowen	Burley	1
4. Toni & Tod Smith	Burley	
5. Kalen & Ellie Smith	Burley	
6. Weyton Cooper	Burley	Cooper Equipment
7. Rachel Judy	Burley	
8. Kirk Priest	Burley	
9. Braeden madsen	Burley	
10. Brian Darrington	Burley	Self
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