

## NOTICE OF PUBLIC HEARING

**At 11:00 a.m., or as soon thereafter as the matter may be heard, on Monday, August 29, 2022, at the Cassia County Commission Chambers, Cassia County Courthouse, Room 206, 1459 Overland Avenue, Burley, Idaho,** the Cassia County Board of County Commissioners will hold a public hearing to consider proposed amendments to the Cassia County Zoning Ordinance and Subdivision Ordinance, namely: amend Section 9-2-2 to add Definitions for "Administrative Land Divisions", "Boundary Line Adjustment", "Enlargement", "Function", "Modification", and "Tract"; amend Section 9-5-2 to remove authority from zoning administrator to review certain matters; clarify language of Planning and Zoning Commission discretion; to allow for administrative review of CAFO matters concerning relocations of previously approved structures within CAFO site, under certain conditions; and, to administratively review modification or substitution of real property with CAFO for purposes of animal unit density calculations; and to delete language regarding submission of a conditional use permit application to amend a CAFO permit; move sections 10-1-6 C & D, to Title 9, Section 9-14-16 A & B regarding scope and applicability of administrative land divisions and boundary line adjustments; moving Title 10, chapter 10 and 11 regarding administrative land divisions and boundary line adjustment to Title 9, chapter 8 and renumbering provisions accordingly, with changes to new section 9-8-3 A (2) to provided for non-refundable filing fees to be paid with the filing of an application; 9-8-3 A (10) to delete "Health Districts"; 9-8-3 a (12) to add that Deeds affecting the administrative land division must be recorded within 90 days of issuance of certificate of completion or the proposed division is null and void, unless extended for good cause; amend Section 9-11-16 A to include rights and limitations of an LCO that any modification or enlargement shall be obtained only by filing for a new CAFO permit meeting requirements of chapter 11, Title 9; clarifying that for a CAFO permit issued under Title 9, zoning administrator has limited powers to review and modify as set out in section 9-5-2E; amend to provide 9-11-16 C regarding "transferability" and that a CAFO permit is transferred through application to the Zoning and Building Department, and modification or enlargement may only be sought through filing a new CAFO permit application; repealing section 9-11-17, as its information is now contained in 9-11-16A; repealing Sections 10-1-6 C and D; repealing definitions under Section 10-1-9 for "Administrative Land Division" and "Boundary Line Adjustment"; repealing Title 10, Chapter 10 Administrative Land Divisions and Title 10, Chapter 11 Boundary Line Adjustments, as those matters have been moved to Title 9, Chapter 8.

These self-initiated amendments by the Planning and Zoning Commission were presented and heard in public hearing before the Commission on July 21, 2022. No public comment was presented, and after deliberation, the Commission by unanimous vote recommended that the Board of County Commissioners hold hearing on the proposed amendments and adopt the same.

Thereafter, on Monday, August 1, 2022, the Board of County Commissioners received the written recommendation from the Cassia County Planning and Zoning Commission regarding the proposed amendments and their adoption.

The proposed new changes may be reviewed in full at the Zoning and Building Department at Cassia County Courthouse, Room 210, 1459 Overland Avenue, Burley, Idaho, during normal business hours or may be viewed online at: <https://www.cassiacounty.org/media/public-notice/ZoningAmendments.pdf>

At the hearing, the public and all interested persons will have the opportunity to be heard concerning the proposed amendments. Written testimony may also be submitted to the County up to the time that the hearing is closed. Written testimony may be hand-delivered to the Zoning and Building Office at Room 210 in the Courthouse, and must be received by 11:00 a.m. on Friday, August 26, 2022, to be considered or may be handed to the Clerk, at the time of the hearing.