

**NOTICE OF PUBLIC HEARING ON PROPOSED AMENDMENTS
TO THE CASSIA COUNTY CODE’S ZONING REGULATIONS
BEFORE THE PLANNING AND ZONING COMMISSION
IN AND FOR CASSIA COUNTY, STATE OF IDAHO**

BE IT KNOWN that on Thursday, April 17, 2025 at 3:00 pm, or as soon thereafter as the matter may be heard, the Planning and Zoning Commission for Cassia County, Idaho shall hold public hearing on the proposal and recommendation to amend the Cassia County Zoning regulations by amending section 9-2-2 of definitions to amend the definition of “Dwelling” and to add definitions of “Dwelling, Tiny House”, “Dwelling, Tiny House Loft”, and “Kennel”; add Section 9-5-3 (G) under Powers and Duties to assess double fees for work requiring a permit that proceeds without permit or approval; amending zoning charts in section 9-8-2 to remove the following uses in the HP zone: Livestock feed processing and manufacturing, gas and fuel transmission lines, telephone centers and stations, telephone exchange stations, auditoriums, theaters, permanent mobile homes, temporary dwellings, temporary mobile homes, sewage lagoons, bicycle way, public parks and playgrounds, recreational vehicle parks, ski and water sports, and clarify allowed or conditionally permitted uses in HP zone and providing that such uses obtain a development permit, amending to allow “digesters as conditionally permitted in AP, IC and MU zones; amending to allow “tiny house” as a permitted use in all zones except OR zone, which will require a conditional use permit; repealing the language “and in excess of 2 miles in length” with regard to Transmission lines; repealing “transient worker lodging” use; adding “Kennel” use and requiring conditional use permits therefor in AR, AP, IC and MU zones and not being permitted in other zones; repealing endnote “2” on Dwelling and Principal Building Setbacks that the “setbacks do not apply to subdivision lots”; amending section 9-9-2 (C) clarifying when temporary permits will be allowed; amending 9-9-4(A)(1) to remove the requirement that accessory buildings not be located in any front yard area, and requiring accessory buildings meet minimum front yard setbacks; amending 9-9-4 (U)(5) requiring that transmission lines connecting wind turbine/farms to power grid be buried underground; adding section “AA. Tiny Houses” to section 9-9-4 setting forth requirements for placement of tiny houses in Cassia County

This hearing will be held at the Cassia County Courthouse, Room 206 at 1459 Overland Avenue, Burley, Cassia County, Idaho. All interested persons and citizens shall have an opportunity to be heard on this matter. At the public hearing, those signing up to testify concerning the proposed amendment will be allotted time to do so, 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. Spokespersons for those groups sharing the same or similar testimony are encouraged.

Written testimony concerning the proposed amendment may also be submitted to the Planning and Zoning Commission 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 P&Z Commission.

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