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Owyhee County  
Planning & Zoning

PO Box 128, Murphy, ID 83650  
Phone (208) 495-2095 Fax (208) 495-2051

Land Use Permit Application  
Requiring Public Hearing

SINGLE FAMILY RESIDENCE    COMMERCIAL    SUBDIVISION    CAFO    INDUSTRIAL  
 REZONE    OTHER \_\_\_\_\_

Austin & Shanna Isaac  
APPLICANT/ APPLICANT REPRESENTATIVE

Hot Springs Rd. Bruneau, ID  
PROJECT ADDRESS/LOCATION

31695 State Highway 51  
MAILING ADDRESS

23   7 South   6 East  
SECTION   TOWNSHIP   RANGE

Bruneau   ID   83604  
CITY   STATE   ZIP CODE

Does this parcel border dry land/range land?  N  
(If yes, please include fire mitigation measures on site plan)

208-859-1475   austindisaac@gmail.com  
TELEPHONE   EMAIL OR FAX

RP 075 06 E 237800  
TAX ASSESSOR'S PARCEL NUMBER(S)

Austin & Shanna Isaac  
OWNER'S NAME

Agriculture  
CURRENT ZONING OF THE SUBJECT PARCEL

31695 State Highway 51  
OWNER'S MAILING ADDRESS

Dry Land / Farm Ground  
CURRENT USE OF THE SUBJECT PARCEL

Bruneau   ID   83604  
CITY   STATE   ZIP CODE

Single Family Residence  
PROPOSED USE

208-859-1475   austindisaac@gmail.com  
OWNER'S PHONE NUMBER   EMAIL OR FAX

1800  
TOTAL SQ. FT OF ALL PROPOSED STRUCTURES

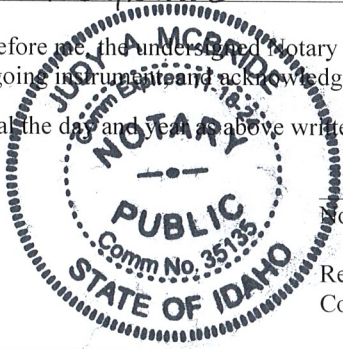
I DECLARE UNDER PENALTY OF PERJURY that I/we, \_\_\_\_\_, being duly sworn, depose and say that I/we am/are the applicant(s) in the foregoing application, that I/we have read the foregoing application and know the content thereof and state that the same is true and correct to the best of my knowledge. Furthermore, all information and data submitted to Owyhee County in support of my application is true and correct to the best of my knowledge. I/we acknowledge that by submitting this application a member or members of the planning and zoning commission may physically make a site visit to the proposed site and surrounding vicinity. I/we understand that this will be done at an unannounced time without conversation with owners, applicants, or the public.

Dated: 3-13-24   Signed: Austin Isaac

Dated: 3-13-24   Signed: Shanna Isaac

On the 13<sup>th</sup> day of March, 2024, before me, the undersigned Notary Public, personally appeared, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument and acknowledged to me that s/he executed the same.

IN WITNESS WHEREOF, I have set my hand and seal the day and year above written.



Judith A. McBride  
Notary Public  
Residing at Bruneau, Idaho 83604  
Commission Expires: 11-18-2024

FOR ADMINISTRATIVE USE  
File No. 224-21   Rec'd by: M. Huff   Date: 3/14/24   Pd.    Check No. 871

Austin and Shawna Isaac

31695 State Highway 51

Bruneau, ID 83604

To the Owyhee County Planning and Zoning Commission,

We are applying for a Conditional Use Permit to place a dwelling on a piece of property 7.2 miles SE of the town of Bruneau. I, Austin (26), was born in Idaho and grew up on a farm in Owyhee County. My wife, Shawna (28), and I were married in 2018. We purchased this property in the fall of 2019.

The property consists of 131 total acres with water rights for 90 of those acres. When we bought the property, it had not been farmed since the 1980's. We have since added two small pivots and put the farm back into production. We hope to continue to optimize the land and its agricultural potential.

To access the property, there is a private drive on a 35' wide strip of deeded land that runs all the way to Hot Springs Rd. The distance from Hot Springs Rd. to the house site is approximately .64 miles.

On the property there are the remains of an old homestead. I believe the original house burned and was replaced with a double wide manufactured home, which was moved off sometime in the 1990's. There are several outbuildings that we hope to renovate and put back in use, as we plan to put the new house in the same location as the previous houses. We are hoping to build a new 30'x36', 3-bedroom, 2 bath house. We plan to use the existing domestic well and put in a new septic system.


There are two wells on the property. A large well that we irrigate with, and a domestic/stock water well. The domestic well has proven its reliability as a stock well ever since we have owned the property.

To the north and east of the property is desert land that is managed by BLM. This land is used for grazing by Simplot. The property is not in a herd district and is fenced on all sides with a barbed 5-wire fence. South of the property is a field that is irrigated by hand lines with a pivot and some wheel lines to the West.

We currently live in a house on 1 acre right along Highway 51. We have a daughter, Wilsie (1), and another child on the way. We worry about raising a family this close to a busy highway, and dream of moving out to the farm so our children can grow up on a farm as Shawna and I did. Also, this 1 acre is not big enough for our cattle, horses, and all the equipment that it takes to run our operation. We have been commuting back and forth to irrigate and check cattle. We feel it would be beneficial to the community if we lived on the property to take care of our livestock and farm. We are thankful we have had the opportunity to be raised in agriculture and look forward to carrying on Idaho's farming traditions.

Thank you for your consideration,

Austin Isaac



Shawna Isaac



1. Whether the intended use is necessary or desirable to the public convenience and welfare.

We feel this would be beneficial to the community as we would be better able to take care of our irrigation and livestock. It would also reduce the amount of traffic from vehicles and equipment on Hot Springs Road.

2. Whether the proposed use may create a hazard, nuisance, detriment, or other injury to other property in the immediate vicinity or to the health or safety of the citizens of the county in general.

The proposed use will not create a hazard, nuisance, detriment, or other injury to other property in the immediate vicinity or to the health or safety of the citizens of the county in general. We plan to put the home on the existing home site, so we feel this will have no negative affect on the surrounding land.

3. Whether essential public services, or the general public health or safety, or the general public environment may be negatively impacted by such use or whether there may be a requirement of additional public funding in order to meet the needs created by the requested use.

There will be no negative affects to public services, health, safety, or general environment. All costs will be solely our responsibility as this is private property.

4. Whether adequate sewer, water and drainage facilities, and utility and other service systems are to be provided by the applicant to accommodate said use.

We are prepared to provide the necessary sewer, water, drainage, utility, and other service systems for this project. There is already a domestic well, and power is present at the home site. We plan to install a new septic system.

5. Whether the proposed use may have adverse impact on water supplies, both surface and underground.

There will be no adverse impact on water supplies. The existing well is more than adequate for our needs.

6. Whether the geological base on which the use is to be placed may or may not support the proposed use.

The geological base will be able to support the proposed new house, as it will be in nearly the same location as the old house. We will add fill dirt as needed.



7. Whether the proposed use at the site may endanger human health, animal life and plant life in the surrounding area and/or the county in general. (i.e. species of animals or plants, or their habitats which may be harmed or interfered with by the proposed use.)

The proposed house will not endanger human health as we plan to build everything to the current code. Plant and animal life and habitat will not be negatively affected in any way.

8. Whether the proposed use compliments, benefits, and is compatible with the surrounding land uses.

The proposed use will benefit the surrounding land. We feel that this will enable us to take better care of our livestock and irrigation, thus reducing the probability of negative effects on our immediate neighbors.

9. Whether special conditions could be imposed upon the proposed use which would minimize any adverse impact as to justify the granting of the conditional use permit.
  - A. There is already an existing driveway that meets the Fire Apparatus Access Roads specifications. This is the access we will use for the proposed house.
  - B. The Right to Farm affidavit has been signed and recorded. We are involved in farming and know that it is essential to human life.
  - C. We will be working with the District Health to make sure the proposed plan meets all safety regulations.
  - D. We understand and will comply.
  - E. We understand and will comply.
  - F. We understand and will comply.
  - G. All exterior lighting will conform to the specific standards.
  - H. No abandoned and/or junk vehicles, debris, rubbish, and other solid waste will be allowed to accumulate. We have already begun cleanup on rubbish from the past.
  - I. We will make sure all trash is contained and properly disposed of.



8151 W. Rifleman Street  
Boise, ID 83704

ELECTRONICALLY RECORDED-DO NOT  
REMOVE THE COUNTY STAMPED FIRST  
PAGE AS IT IS NOW INCORPORATED AS  
PART OF THE ORIGINAL DOCUMENT

File No. 691748 DA/TG

Instrument # 301678  
MURPHY, OWYHEE, IDAHO  
2019-10-30 11:01:49 No. of Pages: 2  
Recorded for: PIONEER TITLE COMPANY/OWYHEE  
ANGELA BARKELL Fee: \$15.00  
Ex-Officio Recorder Deputy: map  
index To: DEED  
Electronically Recorded by Simplifile

### WARRANTY DEED

For Value Received **Winter Grazing LLC, a Washington limited liability company**  
hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto

**Austin Isaac and Shawna Isaac, husband and wife**

hereinafter referred to as Grantee, whose current address is:  
31695 State Highway 51, Bruneau, ID 83604

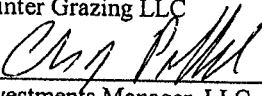
The following described premises, to-wit:

See Exhibit A attached hereto and made a part hereof.

To HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee(s), and Grantees(s) heirs and assigns forever. And the said Grantor(s) does (do) hereby covenant to and with the said Grantee(s), the Grantor(s) is/are the owner(s) in fee simple of said premises; that said premises are free from all encumbrances EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee(s); and subject to U.S. Patent reservations, restrictions, dedications, easements, rights of way and agreements, (if any) of record, and current years taxes, levies, and assessments, includes irrigation and utility assessments, (if any) which are not yet due and payable, and that Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

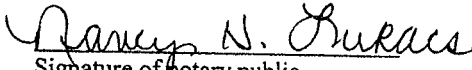
Dated: October 23, 2019

Winter Grazing LLC

  
Investments Manager, LLC, Manager  
Chris Pollak, Member

State of WA, County of KING

This record was acknowledged before me on October 29, 2019 by Chris Pollak, as Member of Investments Manager, LLC, manager of Winter Grazing, LLC.

  
Signature of notary public  
Commission Expires:



301678

## LEGAL DESCRIPTION

Township 7 South, Range 6 East, Boise Meridian, Owyhee County, Idaho,

Section 26: NW1/4NE1/4

Section 23: W1/2SE1/4 and

That part of the E1/2SW1/4, more particularly described as follows:

Beginning to the South Quarter Corner, a brass cap properly identified as Sec. 23, T7S, R6E, B.M.

THENCE North 00°24' West a distance of 1152.6 feet along the North-South centerline to an iron pin, the TRUE POINT OF BEGINNING;

THENCE North 13°31' West a distance of 1020.9 feet to an iron pin;

THENCE North 89°56' West a distance of 405.8 feet to an iron pin;

THENCE North 00°04' East a distance of 359.2 feet to an iron pin;

THENCE North 89°50' West a distance of 677 feet, more or less, to the West boundary of NE1/4SW1/4;

THENCE North 00°04' East along the North Boundary line of NE1/4SW1/4 a distance of 1311 feet, more or less, to the Northeast corner of NE1/4SW1/4

THENCE South 00°04' West a distance of 1479 feet, more or less, to the POINT OF BEGINNING.

And

That part of the NW1/4SW1/4 of Section 23, more particularly described as follows:

BEGINNING at the West Quarter Corner of Section 23, T7S, R6E, B.M.;

THENCE South 89°50' East along the North boundary line of the NW1/4SW1/4 a distance of 320.1 feet to an iron pin, The TRUE POINT OF BEGINNING;

THENCE South 89°50' East along the North boundary of NW1/4SW1/4 a distance of 987 feet, more or less, to the Northeast Corner of NW1/4SW1/4;

THENCE South 00°04' West a distance of 30 feet along the East boundary line of NW1/4SW1/4 to a point;

THENCE North 89°50' West a distance of 987 feet to a point on the East right-of-way line of a county road;

THENCE North 03°43'43" West a distance of 30.1 feet to the POINT OF BEGINNING.

N

General Slope



Drive Way

Outbuilding

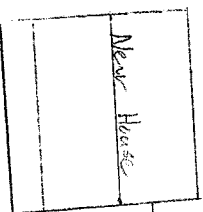
Outbuilding

Power Line

240' +/-

Ridge

Property Line



215' +/-

slope

Outbuilding

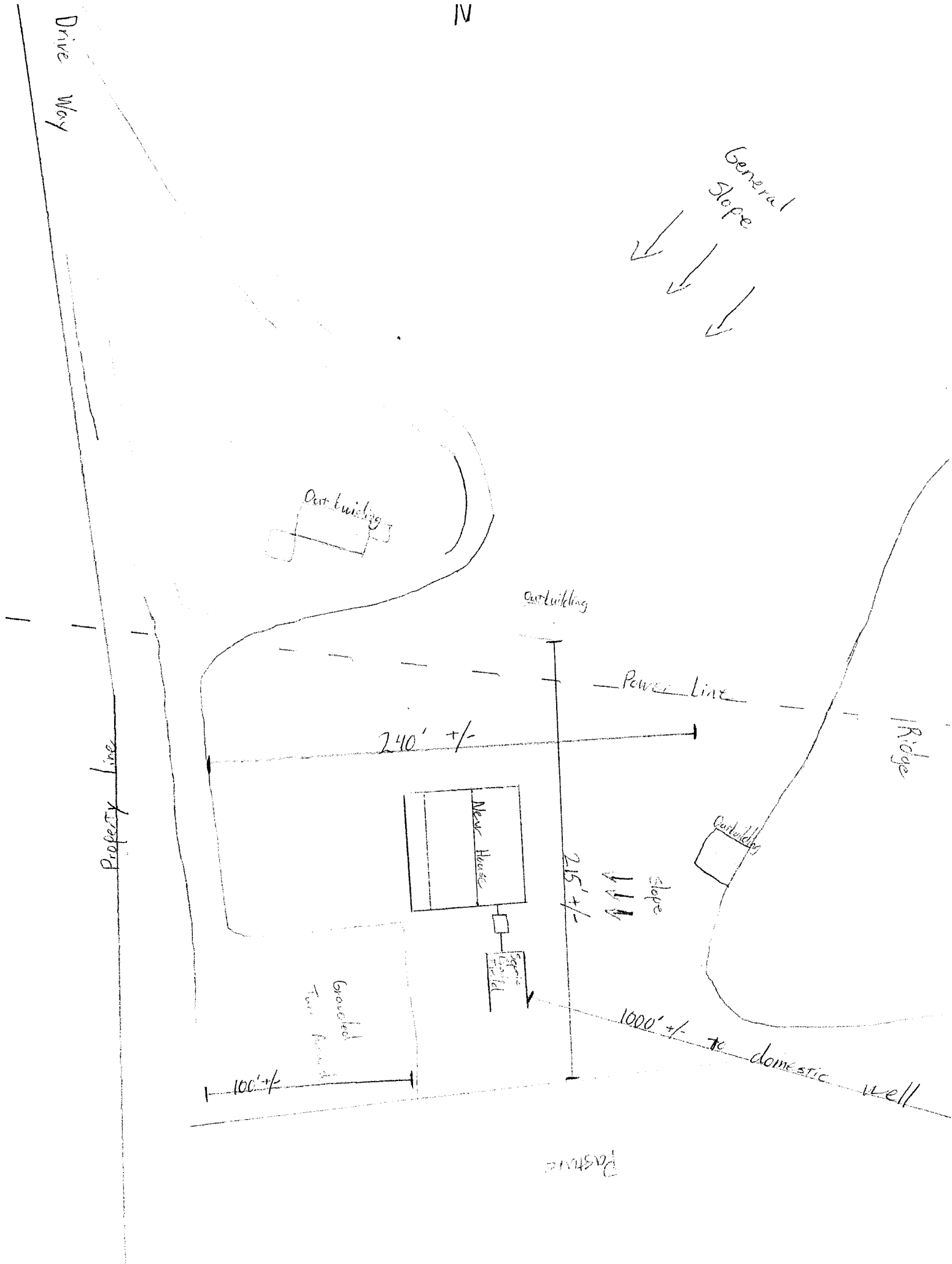
Gravelled  
Turf Ground

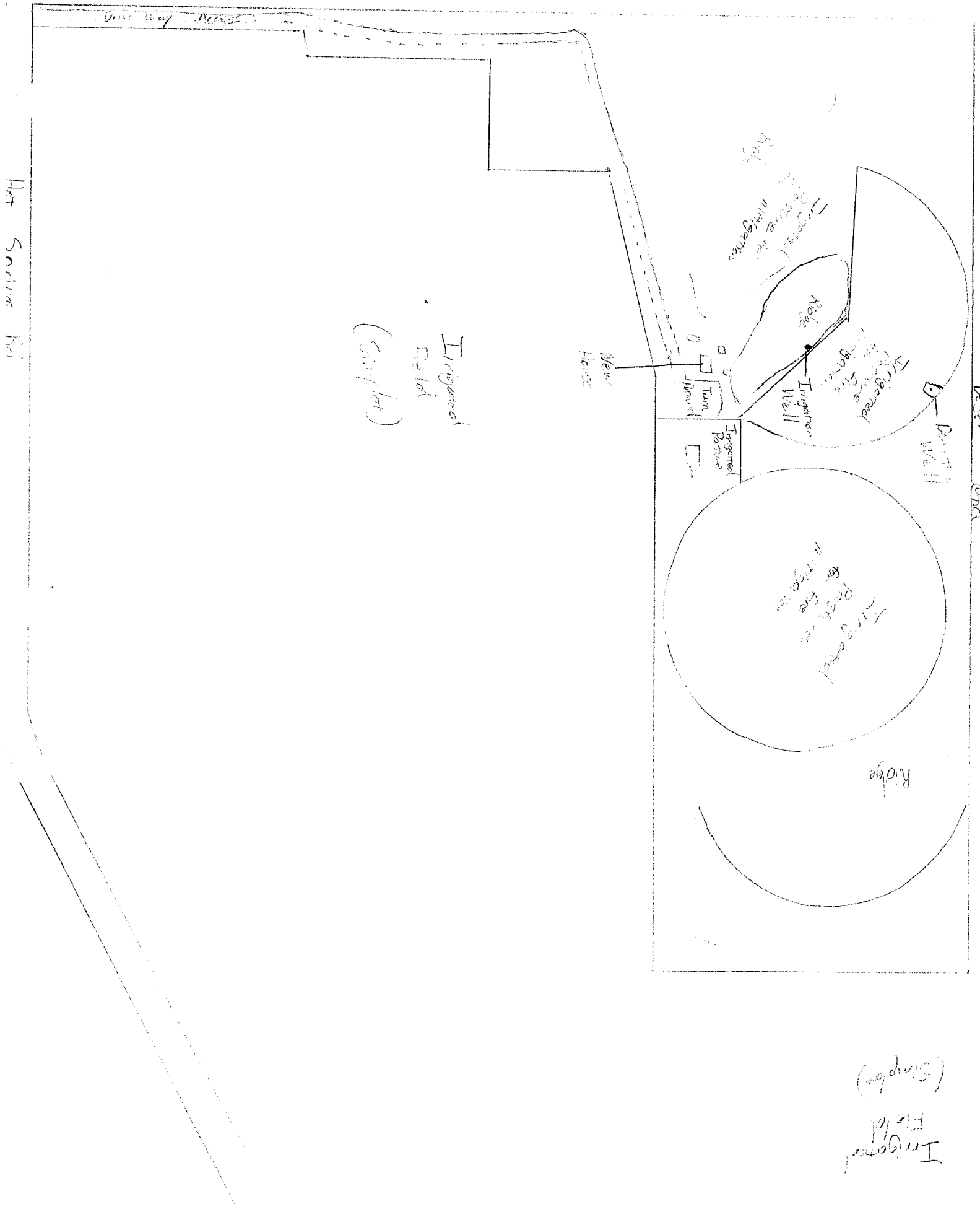
Septic  
Tank

1000' +/- to domestic well

100' +/-

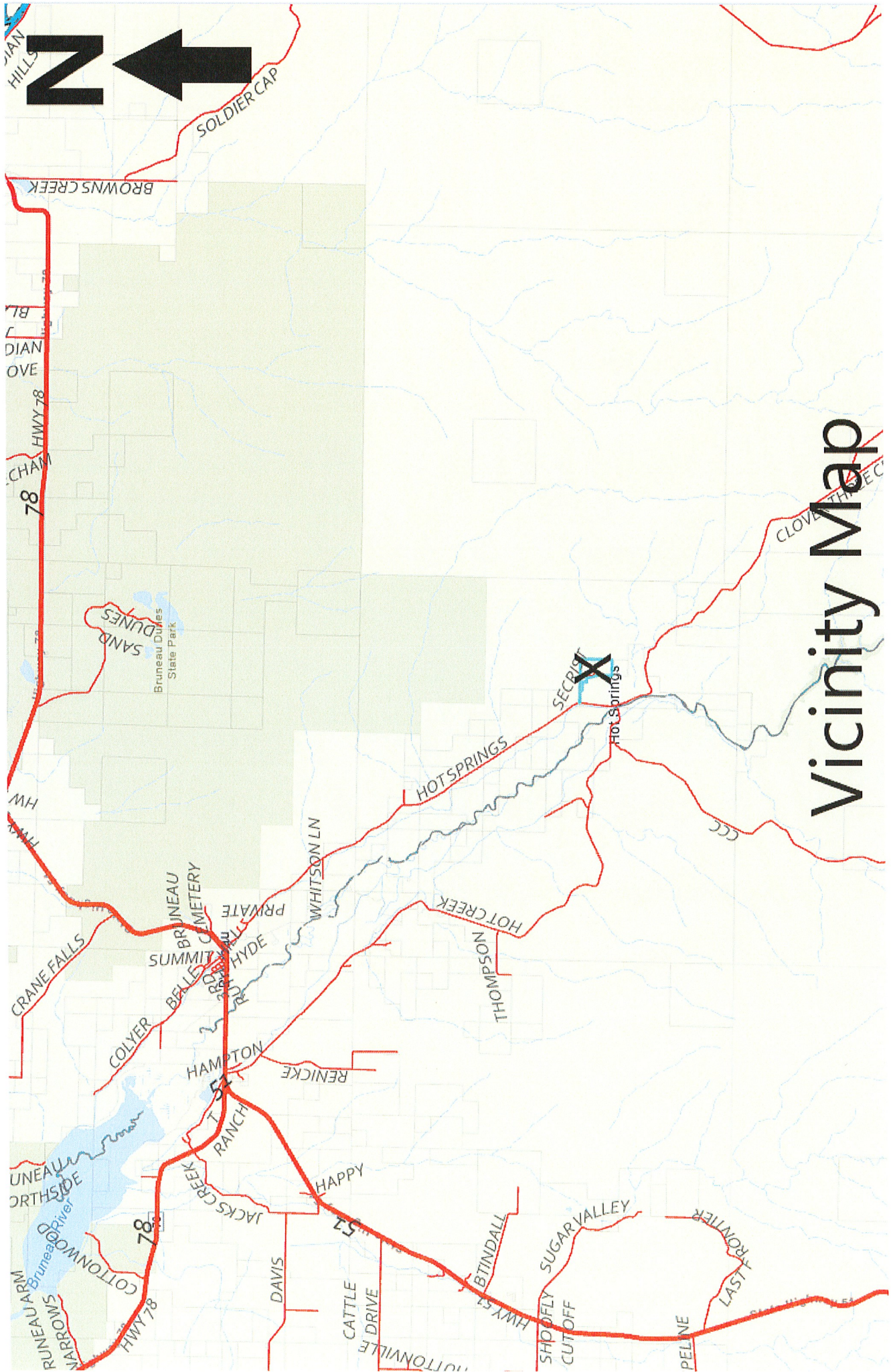
Pasture







# Vicinity Map







07S07E

13

24

25

14

23

07S06E

X

26

15

22

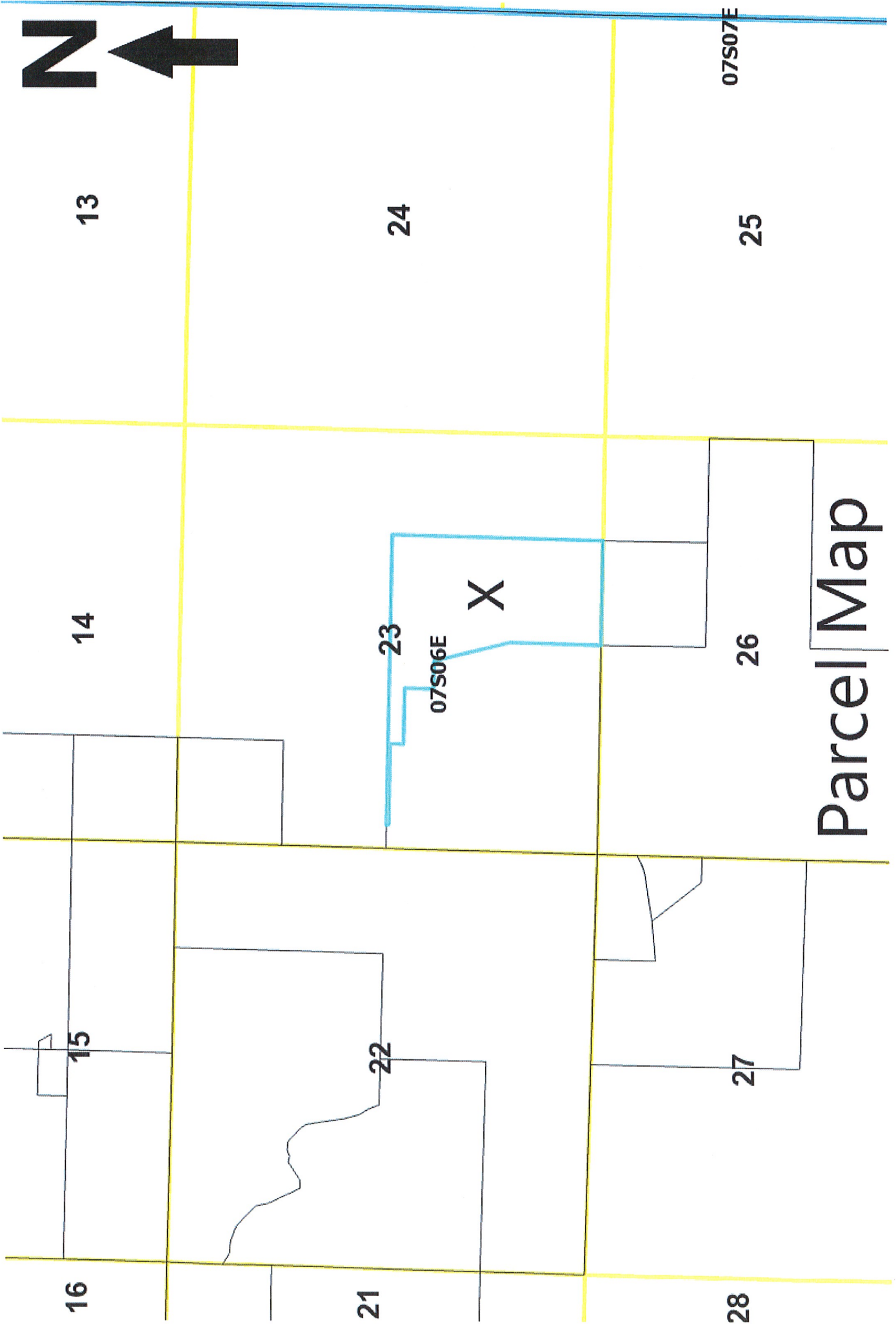
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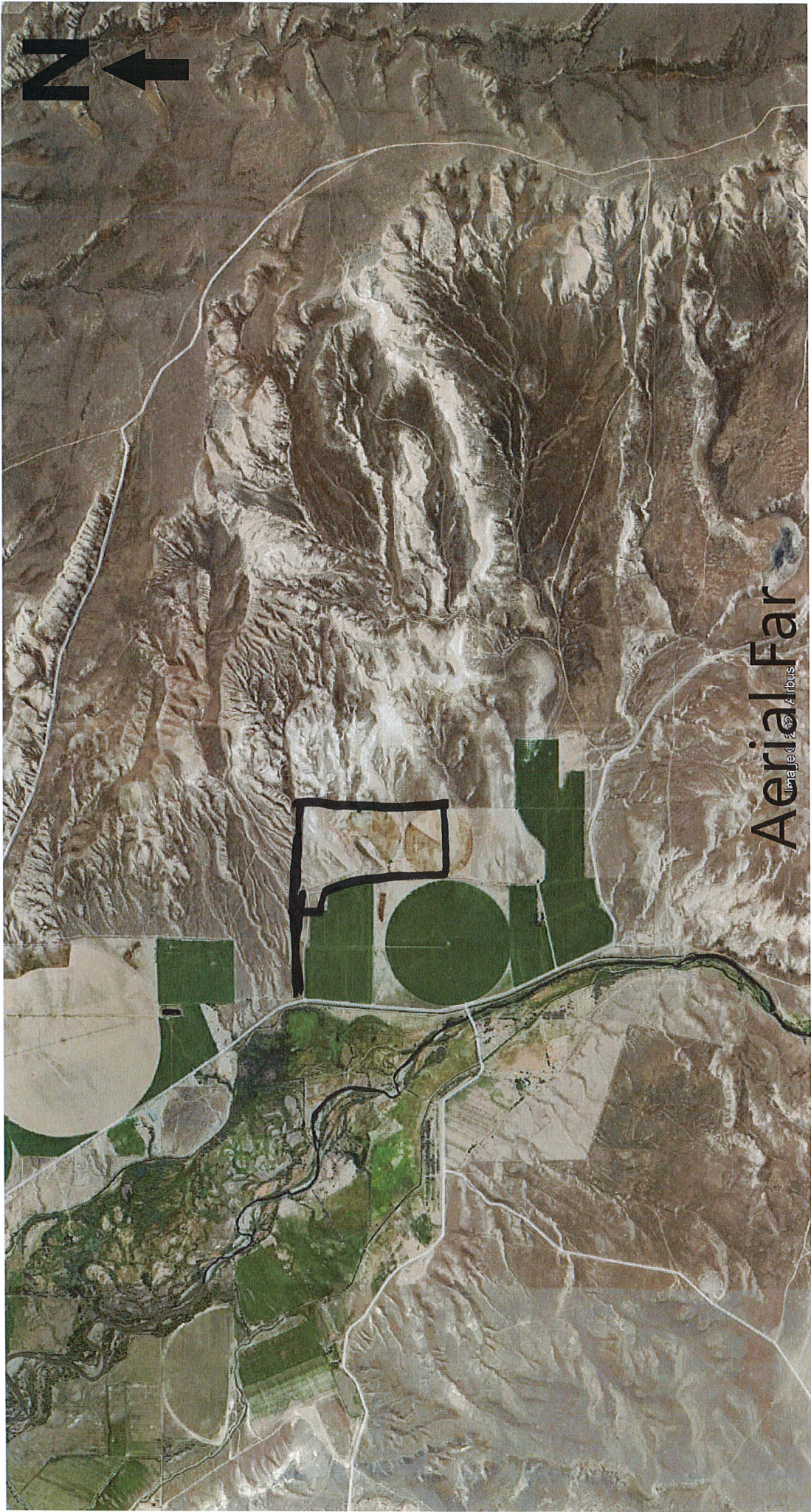
21

28

# Parcel Map







Aerial Far

© 2012 Airbus



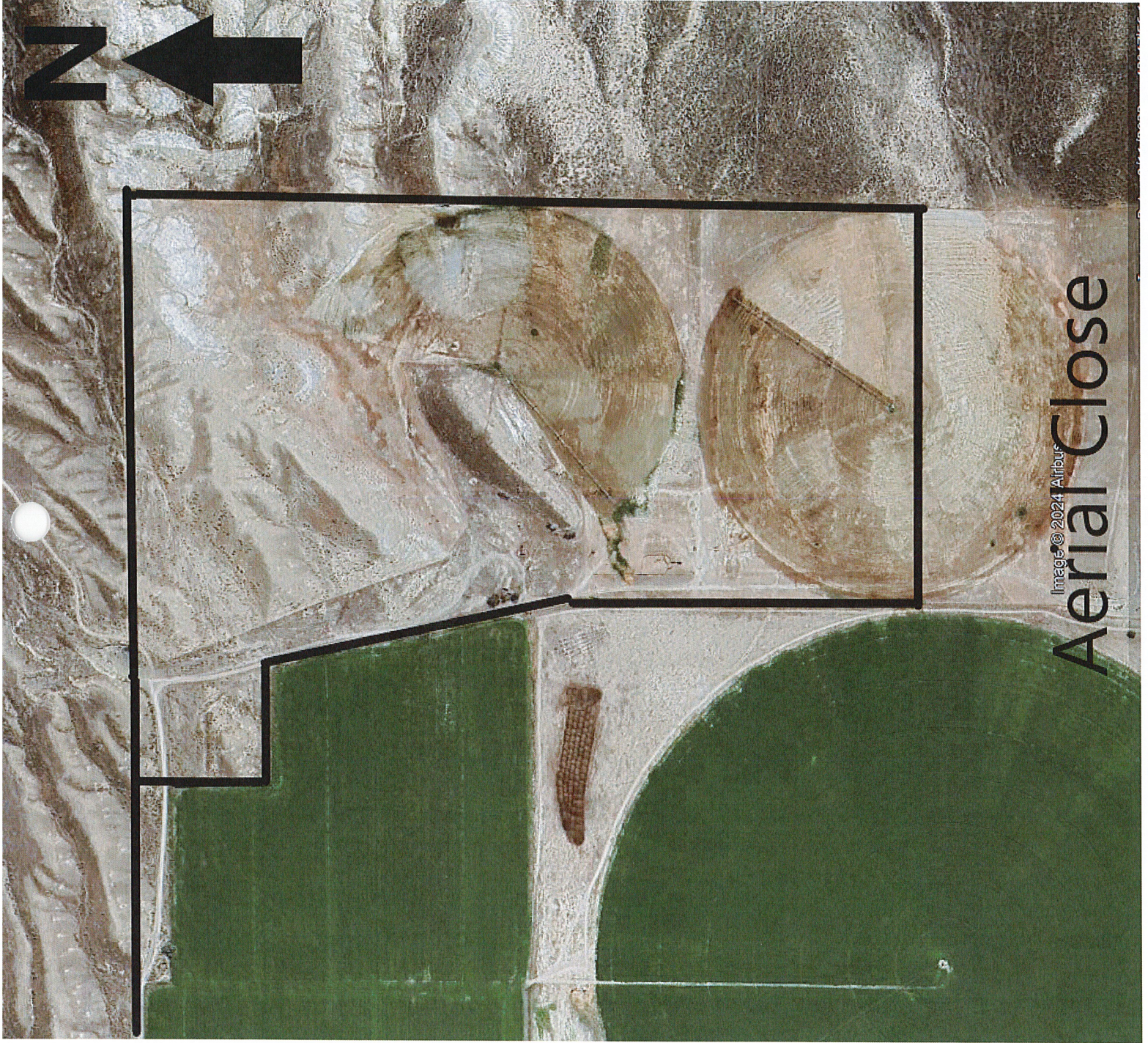
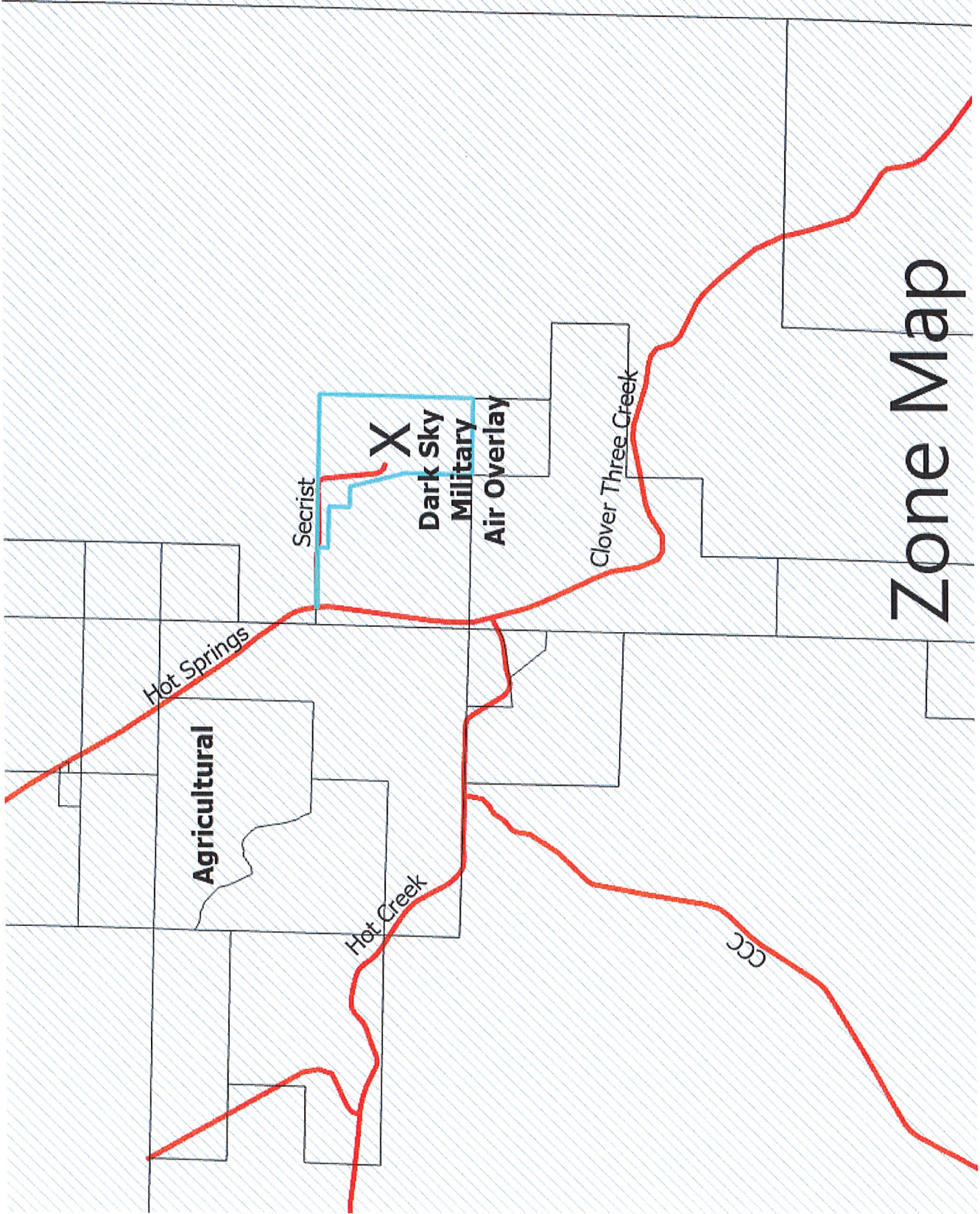
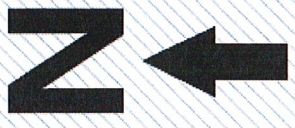


Image © 2024 Airbus

# Aerial Close





# Zone Map



Dwellings Without Basements—Elmore County Area, Idaho, Parts of Elmore and Owyhee Counties



Map Scale: 1:4,750 if printed on A portrait (8.5" x 11") sheet.

0 50 100 200 300 Meters

0 200 400 800 1200 Feet

Map projection: Web Mercator Corner coordinates: WGS84 Edge ticks: UTM Zone 11N WGS84























Natural Resources  
Conservation Service

Web Soil Survey  
National Cooperative Soil Survey

2/21/2024  
Page 1 of 5



## MAP LEGEND

- Area of Interest (AOI)
  - Area of Interest (AOI) 
  - Background  Aerial Photography
- Soils
  - Soil Rating Polygons**
    - Very limited 
    - Somewhat limited 
    - Not limited 
    - Not rated or not available 
  - Soil Rating Lines**
    - Very limited 
    - Somewhat limited 
    - Not limited 
    - Not rated or not available 
- Soil Rating Points**
  - Very limited 
  - Somewhat limited 
  - Not limited 
  - Not rated or not available 
- Water Features**
  - Streams and Canals 
- Transportation**
  - Rails 
  - Interstate Highways 
  - US Routes 
  - Major Roads 
  - Local Roads 

## MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale. Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
 Web Soil Survey URL:  
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Elmore County Area, Idaho, Parts of Elmore and Owyhee Counties  
 Survey Area Data: Version 11, Aug 31, 2023

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Oct 16, 2021—Nov 13, 2021

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.



## Dwellings Without Basements

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
100	Mazuma fine sandy loam, 0 to 4 percent slopes	Not limited	Mazuma (75%)		14.7	16.1%
102	McKeeth gravelly loam, 2 to 12 percent slopes	Somewhat limited	McKeeth (80%)	Shrink-swell (0.50)	9.9	10.8%
125	Quincy loamy fine sand, 12 to 30 percent slopes	Very limited	Quincy (80%)	Slope (1.00)	4.1	4.5%
172	Xeric Torriorthents and Xerollic Camborthids, 8 to 20 percent slopes	Very limited	Xeric Torriorthents (40%)	Slope (1.00) Shrink-swell (0.50)	5.8	6.3%
			Xerollic Camborthids (35%)	Slope (1.00)		
173	Xeric Torriorthents-Xerollic Camborthids complex, 20 to 70 percent slopes	Somewhat limited	Xeric Torriorthents (40%)	Slope (0.96) Shrink-swell (0.50)	56.9	62.3%
			Xerollic Camborthids (35%)	Slope (0.96)		
<b>Totals for Area of Interest</b>					<b>91.4</b>	<b>100.0%</b>

Rating	Acres in AOI	Percent of AOI
Somewhat limited	66.8	73.1%
Not limited	14.7	16.1%
Very limited	9.9	10.8%
<b>Totals for Area of Interest</b>	<b>91.4</b>	<b>100.0%</b>

Austin and Shawna Isaac  
31695 State Highway 51  
Bruneau, ID 83604

March 12, 2024

Bruneau Fire District  
P.O. Box 243  
Bruneau, ID 83604

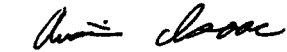
To whom it may concern,

We are in the process of applying to Owyhee Planning and Zoning for a Conditional Use Permit to put a dwelling on our property on Hot Springs Rd. Our property is a 131-acre parcel located 7.2 miles Southeast of Bruneau on Hot Springs Rd. The parcel number is RP07S06E237800. The proposed house is a new construction 30'x36', 3-bedroom, 2-bath house. It will sit in the same location as the original house on the homestead.

We request your reply to us and Planning and Zoning with any comments or concerns you may have about the project. If we do not receive a response, we will assume the district has no objections to the proposal. Thank you in advance.

Sincerely,

Austin Isaac



Shawna Isaac



Austin and Shawna Isaac  
31695 State Highway 51  
Bruneau, ID 83604

March 12, 2024

Owyhee County Road & Bridge  
District #3  
C/O Travis Jewitt  
PO Box 573  
Grand View, ID 83624

To whom it may concern,

We are in the process of applying to Owyhee Planning and Zoning for a Conditional Use Permit to put a dwelling on our property on Hot Springs Rd. Our property is a 131-acre parcel located 7.2 miles Southeast of Bruneau on Hot Springs Rd. The parcel number is RP07S06E237800. The proposed house is a new construction 30'x36', 3-bedroom, 2-bath house. It will sit in the same location as the original house on the homestead.

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Sincerely,

Austin Isaac



Shawna Isaac



Austin and Shawna Isaac  
31695 State Highway 51  
Bruneau, ID 83604

March 12, 2024

Bruneau/Grand View School Dist. #365  
39678 State Highway 78  
Bruneau, ID 83604

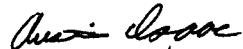
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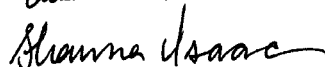
We request your reply to us and Planning and Zoning with any comments or concerns you may have about the project. If we do not receive a response, we will assume the district has no objections to the proposal. Thank you in advance.

Sincerely,

Austin Isaac



Shawna Isaac





Owyhee County, Idaho

RIGHT TO FARM Disclosure Statement

- A. It is the intent of the Legislature of the State of Idaho pursuant to IDAHO CODE Title 22 Chapter 45, RIGHT TO FARM ACT to reduce the loss to the state of its agricultural resources by limiting the circumstances under which agricultural operations may be deemed to be a nuisance.
B. It is the intent of the Owyhee County Board of Commissioners and the Planning and Zoning Commission to uphold, support, and enforce the RIGHT TO FARM ACT.
C. The County of Owyhee fully supports and permits "agricultural operations" as defined in IDAHO CODE 22-4502, Definitions, when operated in accordance with generally recognized agricultural practices which includes conformity with Federal, State, and local laws and regulations and when not adversely affecting public health and safety.

I acknowledge Idaho's RIGHT TO FARM, and I accept the agricultural environment they protect and do agree to live within said environment.

Name: Austin Isaac

Name: Shawna Isaac

Address: 31695 State Highway 51 Bruneau, ID 83604

Legal: Section: 23 Township: 7 South Range: 6 East

Assessor's Parcel Number: RP07506E237800

Signature: Austin Isaac Date: 3-13-24

Signature: Shawna Isaac Date: 3-13-24

STATE OF IDAHO, County of Owyhee ss.

On this 13th day of March, 2024, before me, the undersigned, a Notary Public in and for said State, personally appeared:

Austin & Shawna Isaac

Known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same.

Signature: Judy A. McBride

Name: Judy A. McBride

Residing at: Bruneau, Idaho

My Commission expires: 11-18-2024

