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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 Second dwelling

Trisha L. Keppler
APPLICANT/ APPLICANT REPRESENTATIVE

28286 River Rd Bruneau, ID
PROJECT ADDRESS/LOCATION

PO Box 151
MAILING ADDRESS

30 5S 4E
SECTION TOWNSHIP RANGE

Grand View ID 83624
CITY STATE ZIP CODE

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

(208) 695-0811 Trishakeppler96@hotmail.com
TELEPHONE EMAIL OR FAX

RPO5504E3D6110
TAX ASSESSOR'S PARCEL NUMBER(S)

Trisha L. Keppler
OWNER'S NAME

Agricultural
CURRENT ZONING OF THE SUBJECT PARCEL

PO Box 151
OWNER'S MAILING ADDRESS

Residential
CURRENT USE OF THE SUBJECT PARCEL

Grand View ID 83624
CITY STATE ZIP CODE

Second dwelling
PROPOSED USE

(208) 695-0811 Trishakeppler96@hotmail.com
OWNER'S PHONE NUMBER EMAIL OR FAX

1100
TOTAL SQ. FT OF ALL PROPOSED STRUCTURES

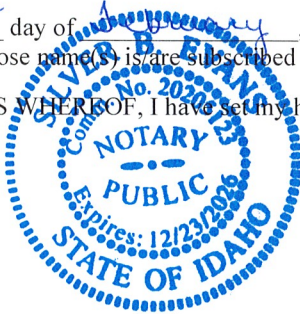
I DECLARE UNDER PENALTY OF PERJURY that I/we, _____, being duly sworn, depose and say that I/we am/are the applicant(s) in the foregoing application, that I/we have read the foregoing application and know the content thereof and state that the same is true and correct to the best of my knowledge. Furthermore, 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: 2/16/24 Signed: Trisha L. Keppler

Dated: 2/16/2024 Signed: _____

On the 16th day of February, 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 as above written.



Silver B. Evans
Notary Public

Residing at Canyon County
Commission Expires: 12/23/2026

FOR ADMINISTRATIVE USE
File No. 224-22 Rec'd by: M. Huff Date: 3/14/24 Pd. Check No. 2527

Trisha L. Keppler
P.O. Box 151
Grand View, ID 83624

To Owyhee County Planning and Zoning Commission

I am applying for a Conditional Use Permit to place a second dwelling on my agricultural parcel of land with the address of 28286 River Road, Grand View, Idaho. My property is approximately 4 miles east of the town of Grand View along County River Road. My husband and I currently live on this 6-acre parcel in our double wide manufactured home. We want to place a second manufactured home on the property.

This second manufactured home will be for my elderly parents to live in so I can help take care of them. My Dad retired from his government job due to his health issues. Cancer, kidney removal, hip replacement etc. to name a few. Throughout these procedures, I have had to travel out of state to assist my parents through the recovery process. My mother ails from lupus, and it is a challenge for her to be the sole caretaker of my father.

They are also wanting to move to Grand View to be closer to their kids, grandkids, and great grandkids. Currently our oldest daughter and her family live across the field from us. Our youngest is a collegiate athlete at the College of Idaho. It would benefit my parents to be closer to us and more involved with family.

Our project will include a new double wide manufactured home with new domestic private water well, septic tank, leach lines, underground electric power, phone lines and short driveway extension off our existing driveway which currently connects to County River Road. Our parcel is directly adjacent to County River Road and access only requires crossing our property, no other property is involved. Our parcel is in a herd district and we will abide by all requirements associated with this.

Surrounding land uses include: to the North-dry grazing with one single family home (my husband's parents); to the South-approx 2 Acre single family home site and next to that an irrigated agricultural alfalfa field; to the West-a 3 Acre single family home site and dry grazing land (my husband's parents); to the East-irrigated agricultural alfalfa/pasture field.

Our property is currently not fenced and consists only of relatively flat/dry rocky ground with no irrigation available for the site. The property will remain much as it has been for over 34 years with no changes other than the addition of a second manufactured home, assuming this Conditional Use Permit is approved.

Thanks for your attention to this request.

Trisha L. Keppler

Review Criteria

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

Our intended use of our 6 Acre parcel, involving the addition of a new manufactured home, will be a plus for the public welfare and local neighborhood. The positive development of part of our parcel with addition of a new manufactured home and improvement of the landscape, removal of dry grass/rocks and minor landscaping around the new manufactured home, will improve the appearance. The addition of my parents to the neighborhood and community of Grand View will certainly be a positive for all who meet them and associate with them.

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, to the citizens of the county in general.

Our proposed use of our 6 Acre parcel will not in any way create a hazard, nuisance, detriment or other injury to the immediate vicinity, or safety of citizens in the county. Our proposed use will be an improvement to the neighborhood and will fit well with the housing density in the area. The manufactured home as visible from River Road will be an improvement to the appearance of the area as it will be new and well maintained. My parents will certainly add to the quality of people in the Grand View area and will certainly make excellent neighbors for those living nearby.

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.

This requested use should not impact any group or service in the county negatively. The immediate area of the new manufactured home will be improved in appearance, the environment as far as friendly and caring people moving into the neighborhood will be improved and there should be a positive increase in business activity such as gas station and stores, etc.

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

All necessary utilities (sewer, water, drainage, etc.) will be provided by us (the applicants). The site does not have any negative surface drainage issues and our requested use will not create any drainage issues. We will also work with Idaho Power and Cable Co. to provide other necessary utilities. We will provide all utilities.

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

The proposed use will only involve water from a private domestic water well so the impact on the underground aquifer is negligible. The site for the proposed use does not

have any irrigation water rights and the area has not been irrigated (at least in the past 40 or 50 years). The site does not have any negative surface drainage issues and our requested use will not create any drainage issues. The ground is relatively flat and rain water percolates well into the soil and the site has not had any run-off or negative drainage problems.

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

The geological base is quite strong with gravel/rocky soil below the surface. The existing driveway, existing manufactured home, and the existing housing nearby have not had any issues with the geological base being able to support a single-family home or manufactured home as well as roads and driveways. All necessary gravel base will be provided for the new section of driveway, etc.

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 plants, or their habitats which might be harmed or interfered with by the proposed use.)

The proposed use site contains only dry grasses and currently no animals occupy the site other than an occasional coyote may run through. Residents in the area and on the site have pets (dogs or cats) which are kept under control and in their respective yard areas. This proposed use does not contribute to any human health problems.

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

The proposed use will be totally compatible with the surrounding activities in this neighborhood. The housing density is in line with housing in the immediate area and all housing in this area is well maintained and architecturally attractive...this new single-family manufactured home will be a positive addition to the surrounding neighborhood. The surrounding areas where agriculture is being worked is in no way hindered by this additional manufactured home and the proposed use fits very well into this neighborhood. The proposed use will bring one additional family into the Grand View area and will contribute to reasonable slow growth and nice housing in a small-town agricultural community.

9. Whether special conditions could be imposed upon the proposed use which would so minimize any adverse impact as to justify the granting of the conditional use permit. In responding to this point, please consider and propose any special conditions which the commission could issue which would minimize or mitigate any adverse impact as described in all of the above questions.

I understand that the standard special conditions would be imposed if approved.

Electronically Recorded - DO NOT
Remove the County Stamped First
Page as it is now incorporated as
Part of the Original Document.

Instrument # 305116
MURPHY, OWYHEE, IDAHO
2020-10-09 11:34:39 No. of Pages: 1
Recorded for: PIONEER TITLE COMPANY/OWYHEE
ANGELA BARKELL Fee: \$15.00
Ex-Officio Recorder Deputy: map
Index To: DEED QUIT-CLAIM
Electronically Recorded by Simplifile

QUITCLAIM DEED

ACCOMMODATION

FOR VALUE RECEIVED, Made this **1st day of October, 2020**, between
Jacob Keppler aka Jacob J Keppler and Trisha Keppler aka Trisha L Keppler, husband and wife
as Grantor(s)

and Jacob J Keppler and Trisha L Keppler, husband and wife as Grantee(s)
whose current address is: 28286 River Road, Bruneau, ID 83624

HERINAFTER GRANTOR DOES RELEASE AND FOREVER QUITCLAIM UNTO
GRANTEE, and to their heirs and assigns all right, title and interest in that certain lot, piece or
parcel of land, situate, lying and being in, County of **Owyhee**, State of Idaho, particularly
described as follows, to wit:

**That portion of Lot 9 (SW1/4 SW1/4) of Section 30,
Township 5 South, Range 4 East, Boise Meridian, Owyhee County, Idaho, lying North of
the County**

Highway, more particularly described as follows, to wit:

BEGINNING at the Southeast Corner of Lot 9; thence

North 265.2 feet to the REAL POINT OF BEGINNING; thence

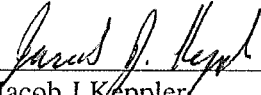
North 1054.8 feet; thence

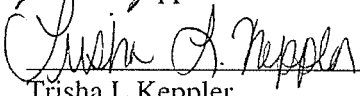
West 265.6 feet; thence

South 919.1 feet; thence

Southeast along the center of the County Highway to the REAL POINT OF BEGINNING.

TO HAVE AND TO HOLD, All and singular the said premises, together with the appurtenances,
unto the Grantee(s) and their heirs and assigns forever.



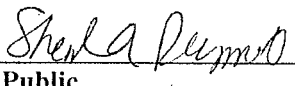
Jacob J Keppler


Trisha L Keppler

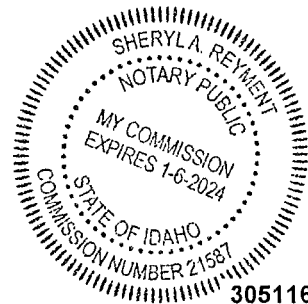
State of Idaho
County of Elmore

On this 5th day of October, 2020, before me, the undersigned, a Notary Public, in and for said
State, personally appeared, JACOB J KEPPLER AND TRISHA L KEPPLER known to me,
and/or identified to me on the basis of satisfactory evidence, to be the person(s) whose name(s)
is/are subscribed to the within instrument and acknowledged to me that they/he/she executed the
same.

WITNESS MY HAND AND OFFICIAL SEAL



Notary Public
Residing at: *Mountain Home*
Commission Expires: *1-6-24*



305116

Valuation Summary Sheet

OWYHEE County

2/15/2024 2:13:17 PM

Parcel Number: RP05S04E306110 **Property Address:** 28286 RIVER RD, GRAND VIEW, ID 83624

Effective Date: 1/1/2011

Tax Code Area: 29-0000

Expiration Date:

Legal Description: TAX 3 30 5S 4E

Legal Party Name	Address	City	St Zip
KEPPLER, JACOB J & TRISHA L H/W	PO BOX 151	GRAND VIEW, ID	83624
			Primary Owner

Cat ID	Ext	Rv Year	Unit	Quantity	Value	HO Mkt	HO Exemp	PTR	Other
12	L00	2021	AC	5.000	\$28,714	\$0	\$0	\$0	\$0
12H	L00	2021	AC	1.000	\$22,965	\$22,965	\$11,483	\$0	\$0
32	R01	2021		-	\$1,470	\$0	\$0	\$0	\$0
48H	R01	2021		-	\$111,252	\$111,252	\$55,626	\$0	\$0
Totals:					6.000	\$164,401	\$134,217	\$67,109	\$0

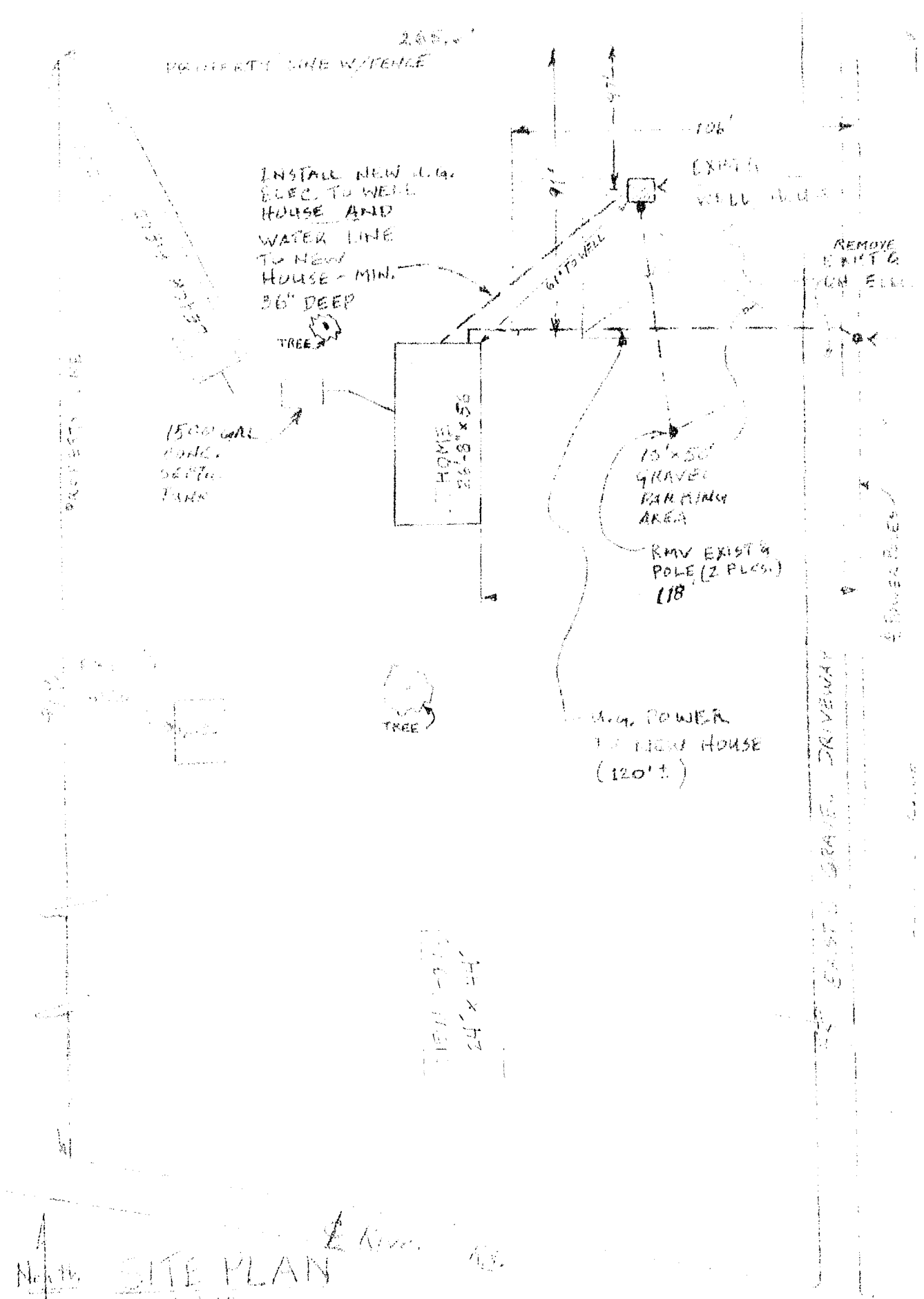
Deed Date Deed Reference

4/15/2018	269986
4/15/2018	202387
4/15/2018	197934
10/9/2020	305115
10/9/2020	305116

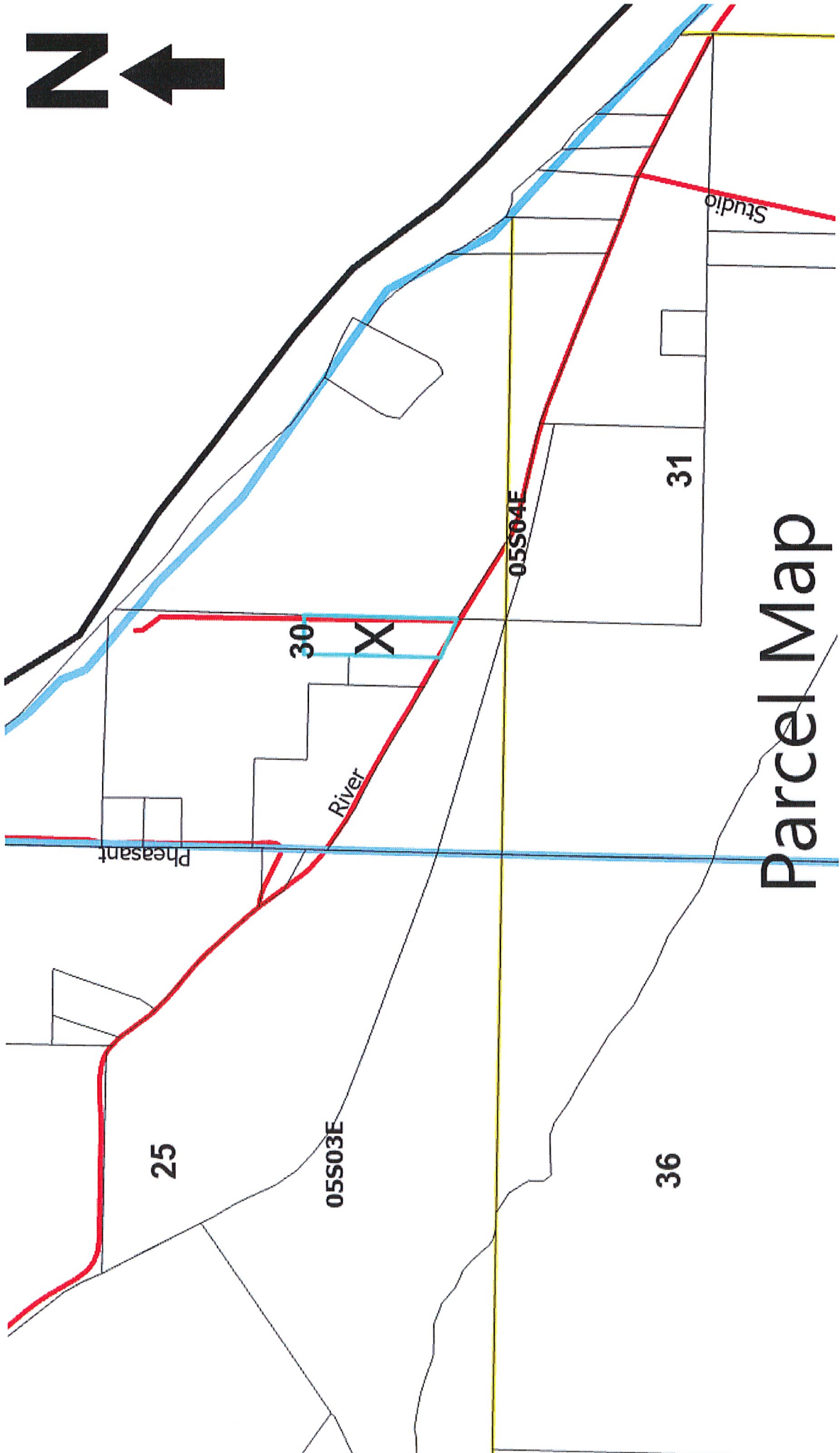
Comments:

COMBINED/OLD#> MH05S04E306100T
COMBINED/OLD#> RP05S04E306100T

Zone Code:	4000
Parcel Type:	
Location Code:	4000



Nov 16, 1968
 SITE PLAN
 1" = 40' 0"



Parcel Map



River Rd

Image © 2024 Airbus

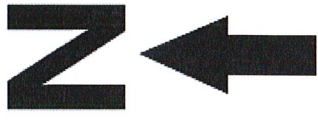
Aerial Close



Snake River

Aerial Far
Image © 2024 Amolis

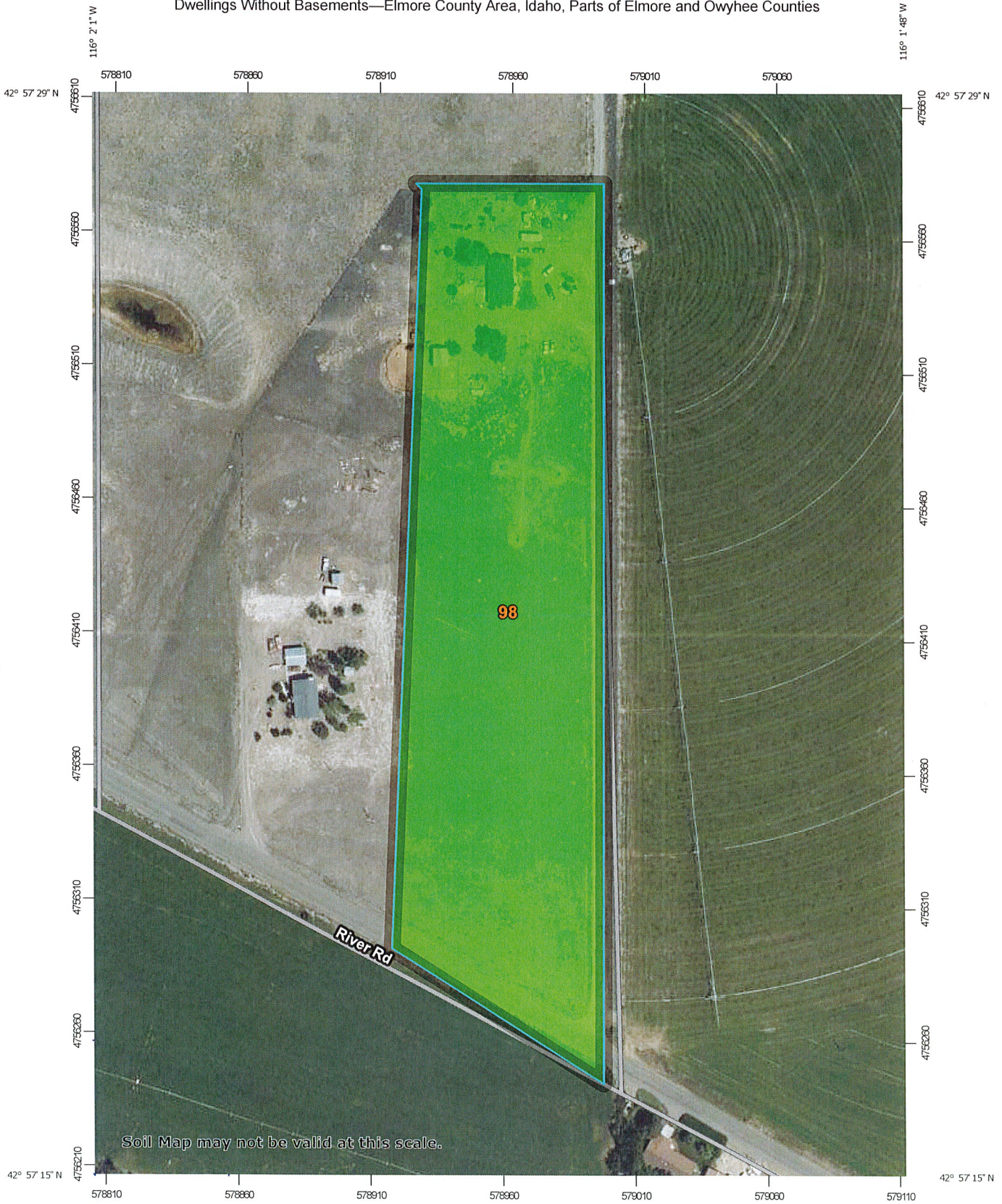
78



Zone Map

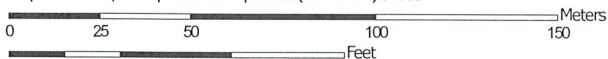


Dwellings Without Basements—Elmore County Area, Idaho, Parts of Elmore and Owyhee Counties























Soil Map may not be valid at this scale.

Map Scale: 1:1,970 if printed on A portrait (8.5" x 11") sheet.



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

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: Aug 2, 2020—Aug 3, 2020

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
98	Loray gravelly fine sandy loam, 0 to 12 percent slopes	Not limited	Loray (75%)		5.8	100.0%
Totals for Area of Interest					5.8	100.0%

Rating	Acres in AOI	Percent of AOI
Not limited	5.8	100.0%
Totals for Area of Interest	5.8	100.0%

Description

ENG - Engineering

Dwellings are single-family houses of three stories or less. For dwellings without basements, the foundation is assumed to consist of spread footings of reinforced concrete built on undisturbed soil at a depth of 2 feet or at the depth of maximum frost penetration, whichever is deeper.

The ratings for dwellings are based on the soil properties that affect the capacity of the soil to support a load without movement and on the properties that affect excavation and construction costs. The properties that affect the load-supporting capacity include depth to a water table, ponding, flooding, subsidence, linear extensibility (shrink-swell potential), and compressibility. Compressibility is inferred from the Unified classification of the soil. The properties that affect the ease and amount of excavation include depth to a water table, ponding, flooding, slope, depth to bedrock or a cemented pan, hardness of bedrock or a cemented pan, and the amount and size of rock fragments.

The ratings are both verbal and numerical. Rating class terms indicate the extent to which the soils are limited by all of the soil features that affect the specified use. "Not limited" indicates that the soil has features that are very favorable for the specified use. Good performance and very low maintenance can be expected. "Somewhat limited" indicates that the soil has features that are moderately favorable for the specified use. The limitations can be overcome or minimized by special planning, design, or installation. Fair performance and moderate maintenance can be expected. "Very limited" indicates that the soil has one or more features that are unfavorable for the specified use. The limitations generally cannot be overcome without major soil reclamation, special design, or expensive installation procedures. Poor performance and high maintenance can be expected.

Numerical ratings indicate the severity of individual limitations. The ratings are shown as decimal fractions ranging from 0.01 to 1.00. They indicate gradations between the point at which a soil feature has the greatest negative impact on the use (1.00) and the point at which the soil feature is not a limitation (0.00).

The map unit components listed for each map unit in the accompanying Summary by Map Unit table in Web Soil Survey or the Aggregation Report in Soil Data Viewer are determined by the aggregation method chosen. An aggregated rating class is shown for each map unit. The components listed for each map unit are only those that have the same rating class as listed for the map unit. The percent composition of each component in a particular map unit is presented to help the user better understand the percentage of each map unit that has the rating presented.

Other components with different ratings may be present in each map unit. The ratings for all components, regardless of the map unit aggregated rating, can be viewed by generating the equivalent report from the Soil Reports tab in Web Soil Survey or from the Soil Data Mart site. Onsite investigation may be needed to

validate these interpretations and to confirm the identity of the soil on a given site.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

Trisha Keppler
28286 River Rd
Grand View, ID 82624

3/1/2024

Grand View Fire District
PO Box 54
Grand View, ID 83624

To Whom It May Concern:

I am in the process of applying to the Owyhee County Planning and Zoning Commission for a conditional use permit to add a second dwelling to our property. Our 6 acre parcel of land is located at 28286 River Rd, Grand View, ID. Parcel Number: RP05S04E306110. I am wanting to add a second manufactured home to our property for my elderly parents so I can help care for them.

I am requesting that you reply to myself or Owyhee County Planning and Zoning with any comments or concerns you may have about my project. If I do not receive a response, I will assume the district has no objections to our proposal. Thank you for your time.

Sincerely,

Trisha Keppler

Trisha Keppler
28286 River Rd
Grand View, ID 82624

3/1/2024

Grand View Irrigation District
PO Box 9
Grand View, ID 83624

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Sincerely,

Trisha Keppler

Trisha Keppler
28286 River Rd
Grand View, ID 82624

3/1/2024

Owyhee County Road & Bridge
District #3
PO Box 573
Grand View, ID 83624

To Whom It May Concern:

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Sincerely,

Trisha Keppler

Trisha Keppler
28286 River Rd
Grand View, ID 82624

3/1/2024

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

To Whom It May Concern:

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Sincerely,

Trisha Keppler

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: Trisha L. Keppler Date: 2/16/24

Name: _____ Date: _____

Address: 28286 River Rd Bruneau, ID Zip: 83604

Legal Section: 30 Township: 5S Range: 4E

Assessor's Parcel Number: AP05S04E30W110

STATE OF IDAHO, County of Owyhee ss.

On this 16th day of February, 2024, before me, the undersigned, a Notary Public in and for said State, personally appeared:

Trisha L. Keppler

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: Silver B. Evans

Name: Silver B. Evans

Residing Canyon County at:

My Commission expires: 12/23/2026

