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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 _____

29029 SHOOFLY CUT-OFF ROAD
BRUNEAN, ID. 83604

RITA HALL
APPLICANT/ APPLICANT REPRESENTATIVE

PROJECT ADDRESS/LOCATION

29029 SHOOFLY CUT-OFF ROAD
MAILING ADDRESS

24 7S 4E
SECTION TOWNSHIP RANGE

BRUNEAN ID. 83604
CITY STATE ZIP CODE

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

208-590-5090
TELEPHONE EMAIL OR FAX

RP07S04E240001
TAX ASSESSOR'S PARCEL NUMBER(S)

RITA HALL
OWNER'S NAME

AGRICULTURE
CURRENT ZONING OF THE SUBJECT PARCEL

29029 SHOOFLY CUT-OFF ROAD
OWNER'S MAILING ADDRESS

PASTURE
CURRENT USE OF THE SUBJECT PARCEL

BRUNEAN ID. 83604
CITY STATE ZIP CODE

HOMESITE
PROPOSED USE

208-590-5090
OWNER'S PHONE NUMBER EMAIL OR FAX

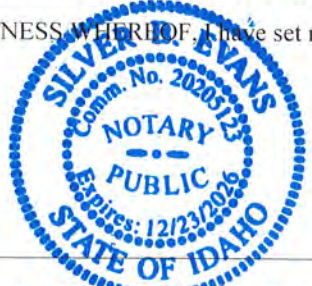
APPROXIMATELY 1,100 sq. ft.
TOTAL SQ. FT OF ALL PROPOSED STRUCTURES

I DECLARE UNDER PENALTY OF PERJURY that I/we, Rita Hall, 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: 3/15/24 Signed: Rita Hall
Dated: 3/15/24 Signed: _____

On the 15 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 as above written.



Silver B. Evans
Notary Public
Residing at Canyon
Commission Expires: 12/23/2026

FOR ADMINISTRATIVE USE
File No. 224-23 Rec'd by: Maury Huff Date: 3/15/2024 Pd. _____ Check No. _____

March 13, 2024

To the members of the Owyhee County Planning and Zoning Commission,

My name is Rita Hall and I am applying for a Conditional Use Permit to build a house on the northwest corner of the 80 acres I own in Owyhee County. This Land is approximately 8 miles south of Bruneau, (Section 24, Township 7 South, Range 4 East). This proposed homesite would be on a small portion of land that I currently use for pasture, approximately 50 ft. wide by 195 ft. long. The house dimensions, although not finalized, will be approximately 25-30 ft. wide by 40 ft. long, a single-story and between 1,000-1,200 sq. ft. This proposed homesite will be about 130 ft. from an existing, occupied mobile home dwelling that I own, and approximately 95 ft. from Shoofly Cut-off Road. I plan to have a domestic well drilled for my water consumption and a septic/drainage system to be installed according to regulations.

Access to this proposed site is from Shoofly Cut-off Road, approximately a half-mile from Highway 51, and is accessed south directly off of Shoofly. This access does not cross-over any private property other than my own. I do plan to add a second entrance/exit to this area to make it easier and safer to access.

This land is not in a herd district, and the perimeter of my 80 acres is completely fenced.

The surrounding property is owned by 4 different owners. To the north is farm ground; east is farm ground with a home; south is farm ground with a home; and west is farm ground.

My domestic water source will be a private well owned by me as stated above, to be drilled upon obtaining this Conditional Use Permit.

This proposed homesite area is currently irrigated under a water right in my name. The water is delivered partially by pivot end gun and a few handlines. The point of diversion is via a well with a submersible pump approximately 500 ft. from this homesite. By taking this area out of pasture and adding a home, the impact will be using less irrigation water.

Thank you for your time in considering my request for this Conditional Use Permit.

Rita Hall

(208) 590-5090

29029 Shoofly Cut-off Road

Bruneau, Idaho 83604

REVIEW CRITERIA

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

My intentions of building a home on my property is not necessary to the public convenience or welfare. Whether it is desirable is not a judgement I can make, but my hope is that it will be considered desirable by the public.

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.

My proposed home should not create a hazard, nuisance, detriment or injury to other property in the immediate vicinity. Nor should it be a health or safety issue to the citizens of Owyhee County.

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.

I do not plan or anticipate essential public services, general public health or safety, or the general public environment to be impacted negatively by my intentions. Nor do I plan or anticipate additional public funding in order to meet the needs of my requested use.

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.

Adequate sewer, water and drainage facilities and utility and other service systems will be provided in this process upon permit approval.

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

There should be no adverse impact on water supplies, surface or underground, other than the amount of water used to fulfill the needs of a single dwelling.

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

I know of no reason why the geological base of the intended area would not support the proposed use. The geological base of surrounding homes in this area seem to offer adequate support.

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 might be harmed or interfered with by the proposed use.)

The proposed use at this site will not endanger human health. Some animal and plant life could be endangered at the building site itself such as mice, gophers & insects, and pasture grass & weeds such as Kochia and Button Weed.

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

I believe my proposed home will compliment, benefit and be compatible with the surrounding land use. I am a lifetime Idaho resident, with my last 31 years as an Owyhee County resident. I share a farming and ranching background with my surrounding community. I believe my proposed home will compliment the surrounding area because I keep a tidy and well-maintained home and acreage. I think by choosing to build my home in this area, I will benefit the area by being a law-abiding, hard-working, trustworthy, conservative, like-minded neighbor and community member. My proposed plan will be compatible with the surrounding area as I only want to replace a small corner of my pasture with a modest, one-story home with a well-kept, simple landscape.

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.

There are no special conditions that I am aware of that could be imposed upon my proposed plan of use.

Quitclaim Deed

For Value Received CRAIG GILLESPIE, Grantor, whose address is 26800 Cattle Drive, Bruneau, Idaho 83604, does hereby convey, release, remise and forever quit claim unto RITA GILLESPIE, Grantee, whose address is 29029 Shoofly Cut-off, Bruneau, Idaho 83604, the following real property more particularly described as follows, together with their appurtenances:

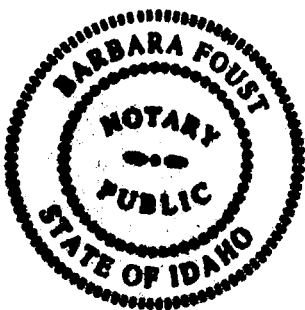
The East half of the Northeast quarter of Section 24, Township 7 South, Range 4 East, Boise, Meridian, Owyhee County, Idaho.

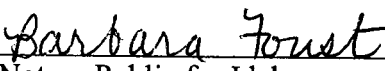
DATED this 6th day of MAY, 2012.


CRAIG GILLESPIE


STATE OF IDAHO)
: ss.
County of Elmore)

On this 6th day of may, 2012, before me a Notary Public in and for said State, personally appeared CRAIG GILLESPIE, known or proved to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same.




Notary Public for Idaho
Residing in Bruneau, Idaho
My commission expires Oct 3, 2017

MY COMMISSION EXPIRES
October 3, 2017
RONDED THRU NOTARY PUBLIC UNDERWRITERS

Instrument # 277679
MURPHY, OWYHEE, IDAHO
5-14-2012 02:12:39 No. of Pages: 1
Recorded for: RITA GILLESPIE
CHARLOTTE SHERBURN Ex-Officio Recorder Deputy  Fee: 10.00
Index to: DEED, QUIT-CLAIM

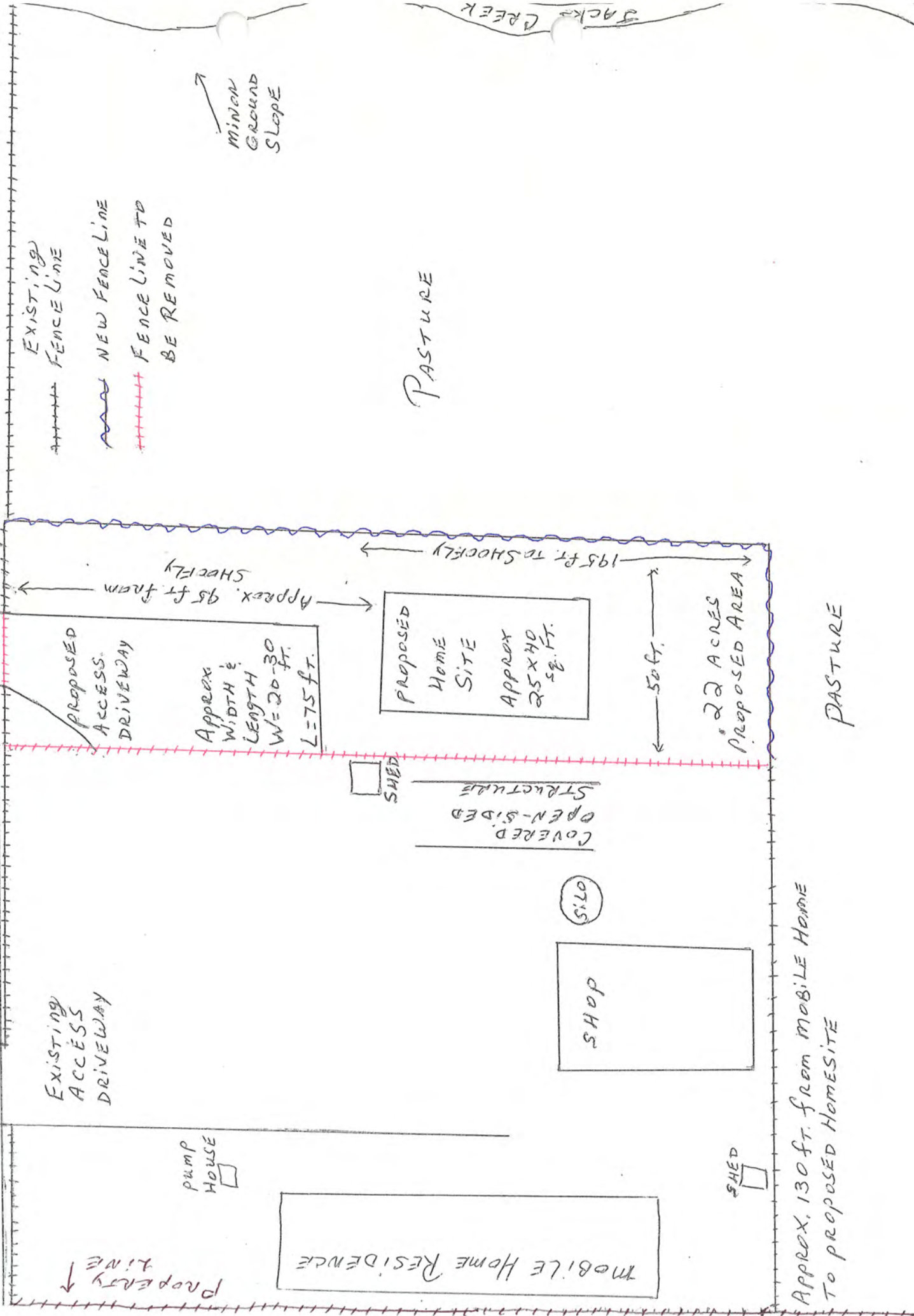
RECORDED
INDEXED

N ↑

POWERLINE

SHOOFLY CUT-OFF ROAD

TO HWY 51 →



EXISTING FENCE LINE

NEW FENCE LINE

FENCE LINE TO BE REMOVED

MINOR GROUND SLOPE

PASTURE

PROPOSED ACCESS DRIVEWAY

APPROX. WIDTH & LENGTH
W = 20-30 FT.
L = 75 FT.

APPROX. 95 FT. FROM SHOOFLY

PROPOSED HOME SITE
APPROX 25 X 40 SQ. FT.

SHED

COVERED OPEN-SIDED STRUCTURE

SILO

SHOP

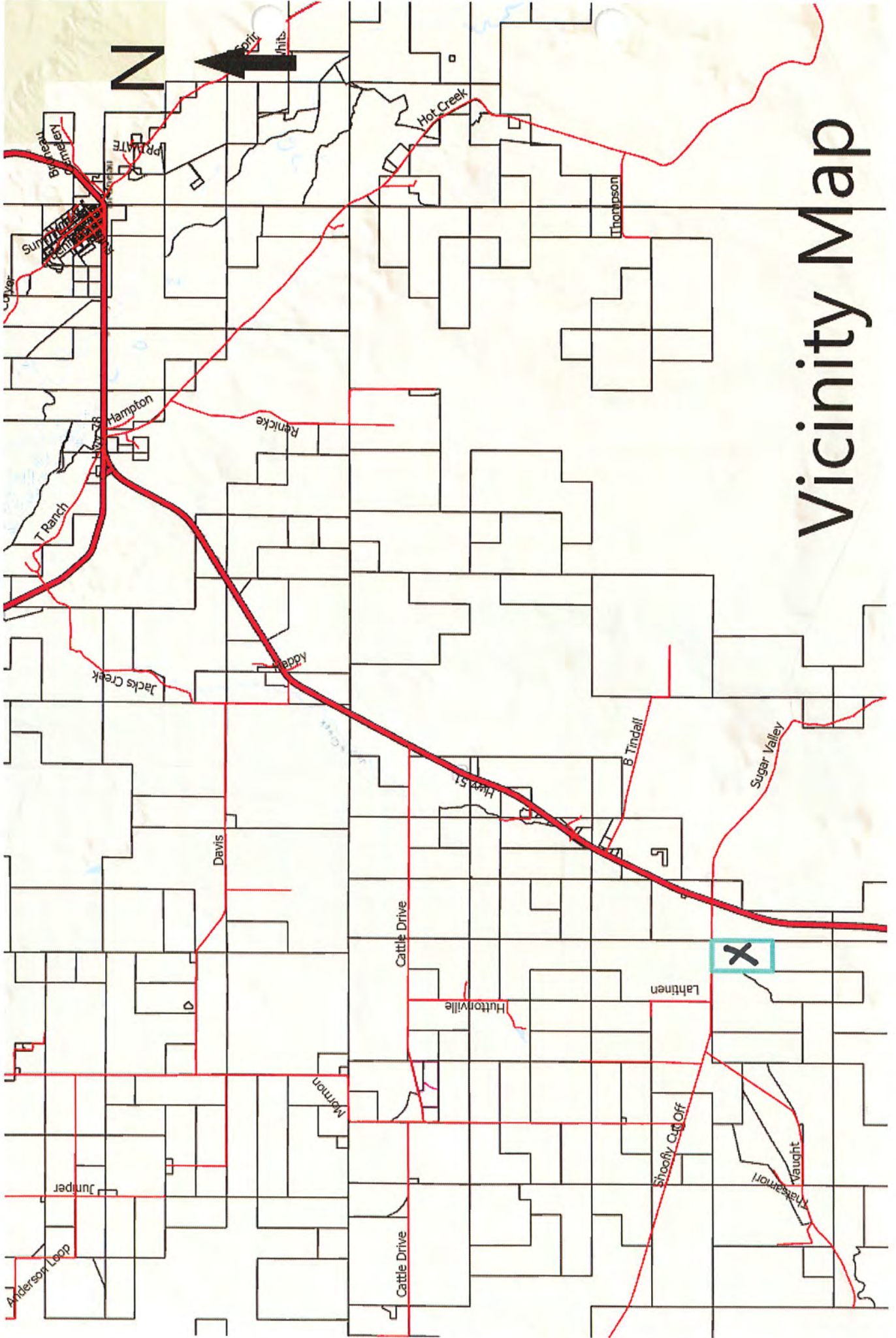
SHED

22 ACRES PROPOSED AREA

PASTURE

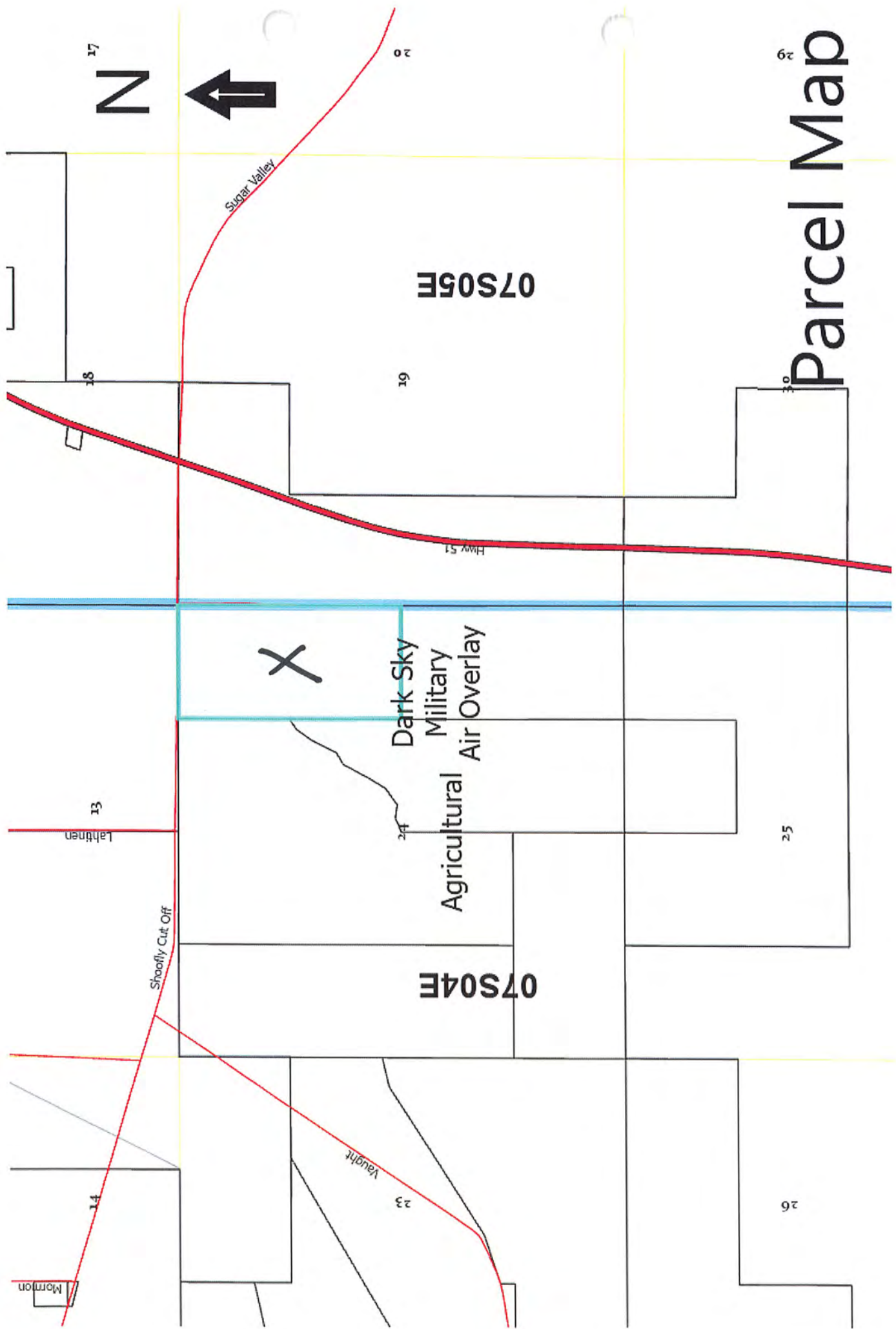
APPROX. 130 FT. FROM MOBILE HOME TO PROPOSED HOMESITE

SHACKS CREEK



Vicinity Map

Parcel Map



N



07S05E

07S04E

Sugar Valley

Dark Sky
Military
Air Overlay

Agricultural
Air Overlay

Hwy 51

Lahbren

Mormon

17

18

20

19

13

14

23

24

29

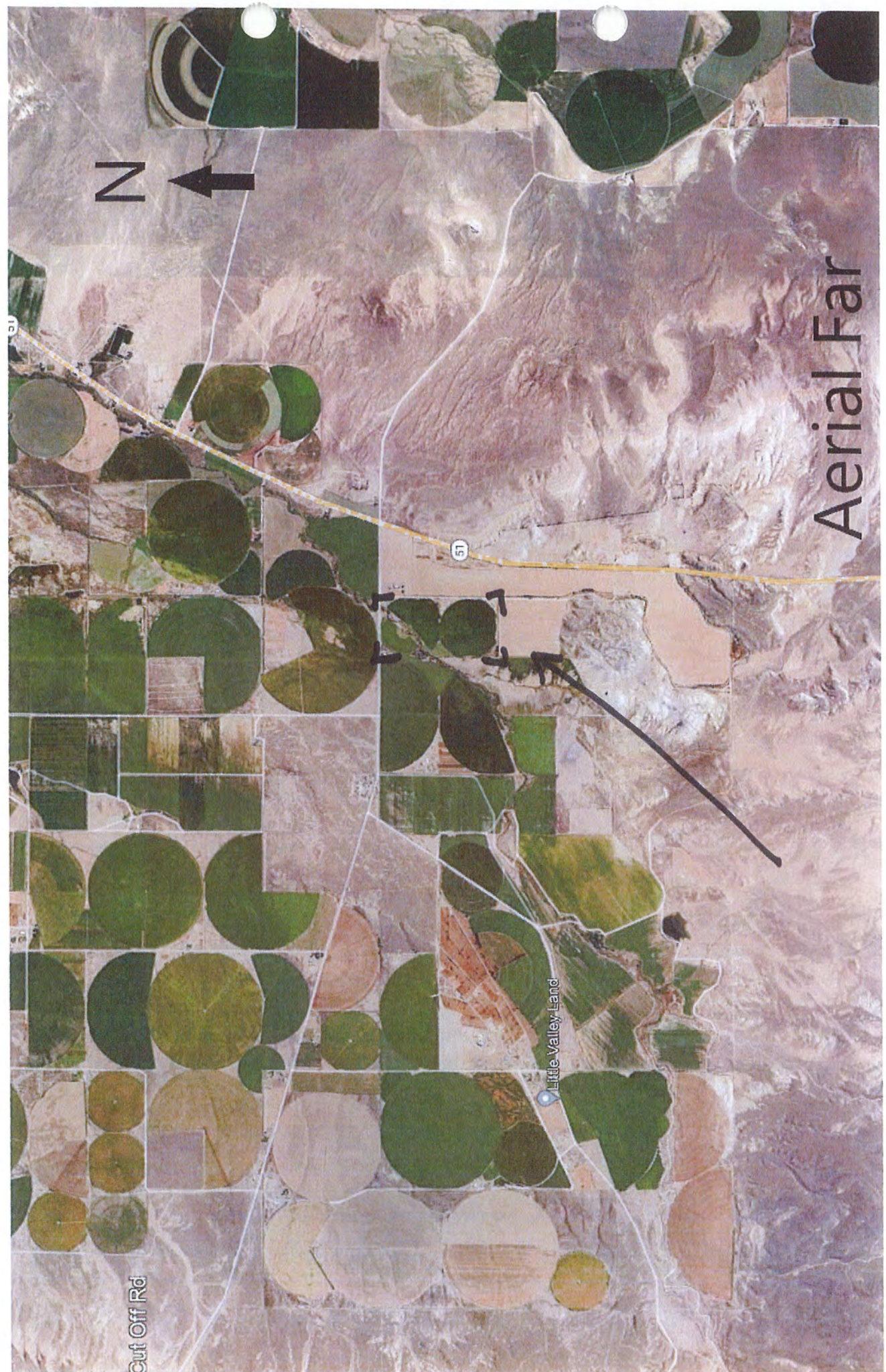
30

25

26



Aerial Far



Cut Off Rd

Little Valley Land

51



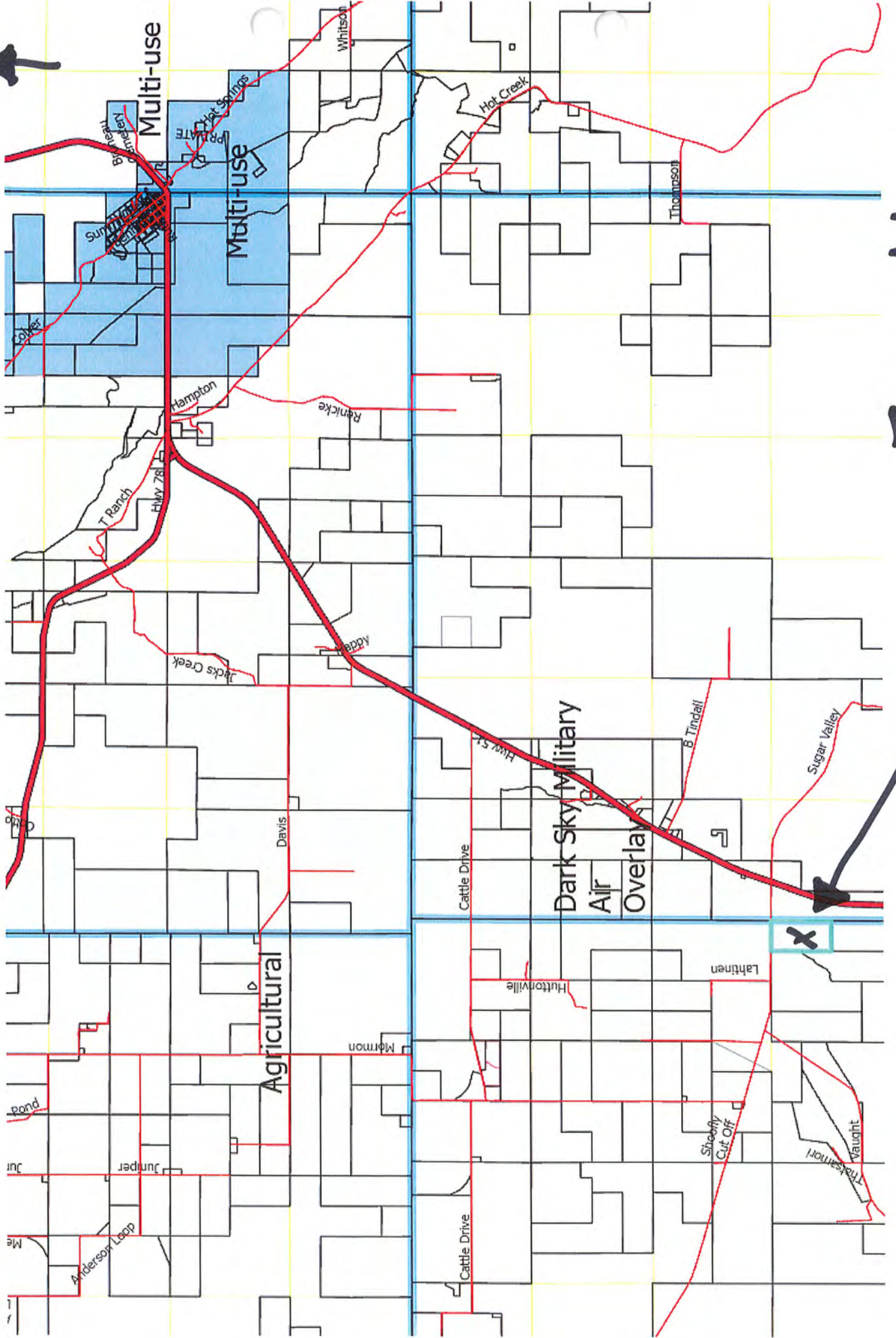
Shoof

N



Aerial Close

Image © 2024 All rights reserved

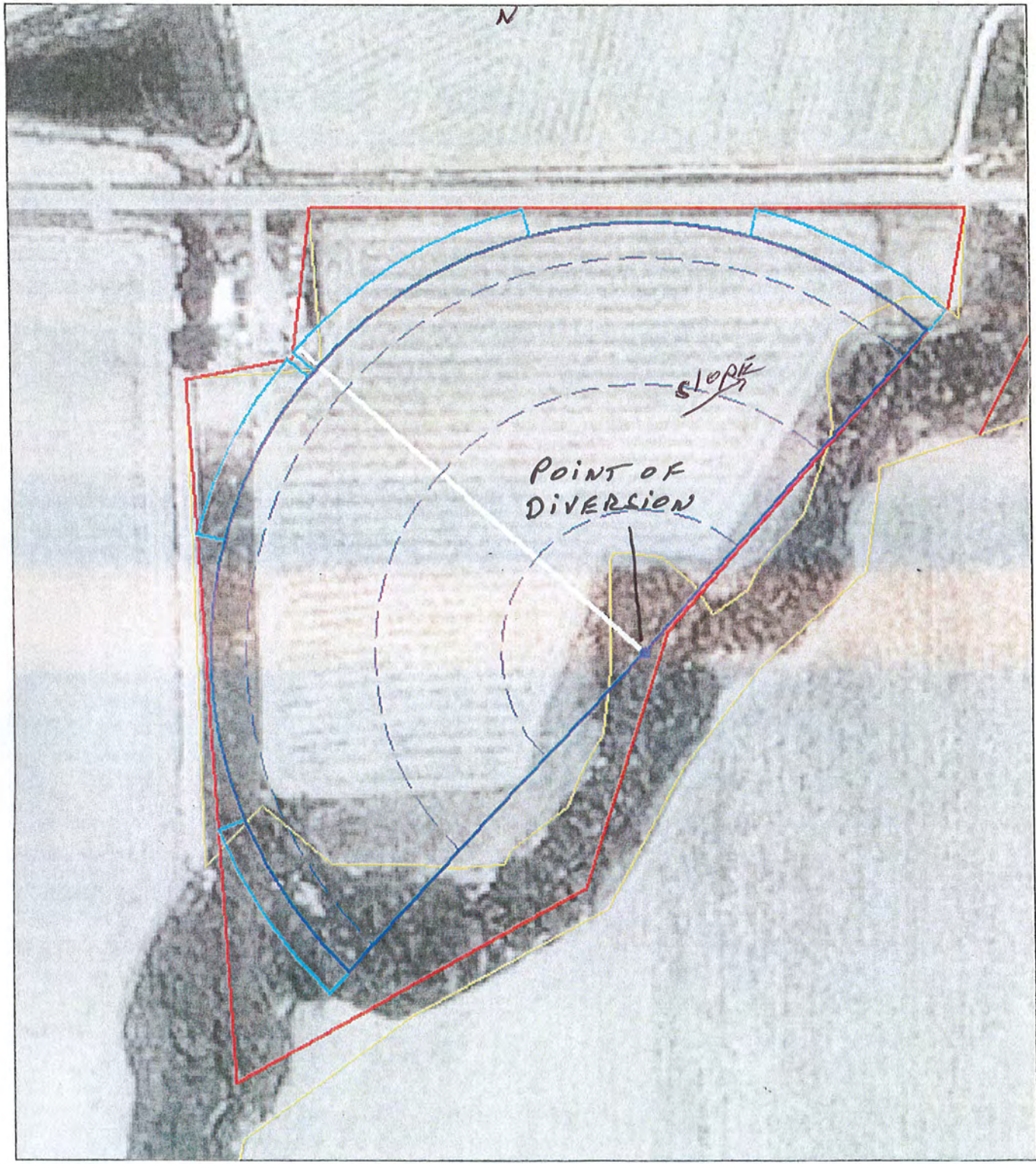


Zone Map

8.81
ACRES

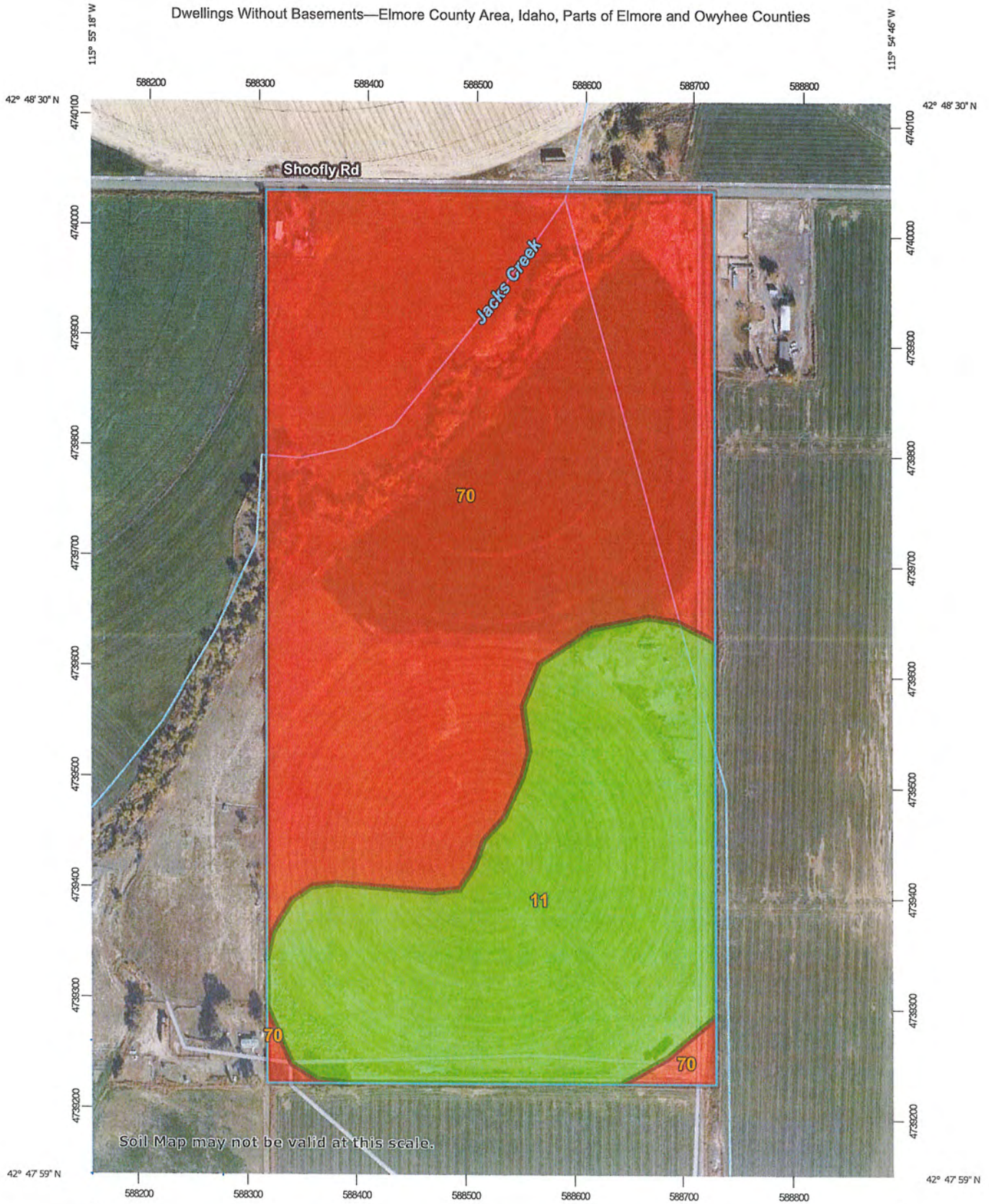
SLIMAN & BUTLER IRRIGATION

SYSTEM LENGTH 463 FT; 3 SPANS; 190° SWEEP; ENDGUN THROW 80 FT

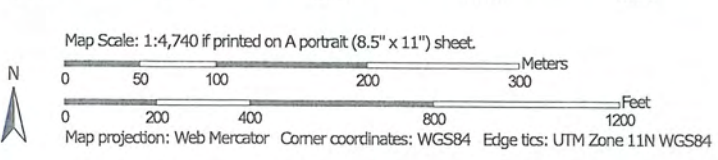


SLIMAN & BUTLER IRRIGATION INC. GOODING & BUHL

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



Soil Map may not be valid at this scale.



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
11	Bram silt loam, 0 to 2 percent slopes	Not limited	Bram (85%)		27.7	33.5%
70	Grandview loam, 0 to 4 percent slopes	Very limited	Grandview (80%)	Flooding (1.00) Shrink-swell (0.12)	55.1	66.5%
Totals for Area of Interest					82.9	100.0%

Rating	Acres in AOI	Percent of AOI
Very limited	55.1	66.5%
Not limited	27.7	33.5%
Totals for Area of Interest	82.9	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

March 13, 2024

To Bruneau Fire District

Attn: Stacey Buckingham

My name is Rita Hall and I am sending this letter and map per Owyhee County Planning and Zoning regulations. I am applying for a Conditional Use Permit to build a house on the northwest corner of 80 acres I own in Little Valley, approximately 8 miles south of Bruneau. The size of this house is planned to be a 1,000-1200 sq. ft. single-story home.

My proposed homesite is about 130 ft. from an existing, occupied mobile home dwelling that I own, and approximately 95 ft. from Shoofly Cut-off Road. I plan to have a domestic well drilled for my water consumption and a septic/drainage system to be installed according to Owyhee County regulations.

I plan to add a second entrance/exit access area from Shoofly, to the one already there. This will enhance the current access area, which is narrow and has a tight turn-around space. This expansion will make access into the property easier and safer, and will provide additional parking between the existing home and my proposed home. I encourage any comments or concerns you may have about my proposed homesite be addressed back to me prior to the required public hearing scheduled for April 24, 2024.

Thank you for your time.

A handwritten signature in cursive script that reads "Rita Hall".

(208) 590-5090

29029 Shoofly Cut-off Road

Bruneau, Idaho 83604

March 13, 2024

To Owyhee County Road and Bridge District #3

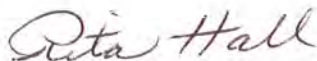
Attn: Travis Jewett

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Thank you for your time.



(208) 590-5090

29029 Shoofly Cut-off Road

Bruncau, Idaho 83604

March 13, 2024

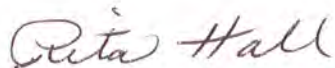
To whom it may concern,

My name is Rita Hall and I am sending this letter and map per Owyhee County Planning and Zoning regulations. I am applying for a Conditional Use Permit to build a house on the northwest corner of 80 acres I own in Little Valley, approximately 8 miles south of Bruneau. The size of this house is planned to be a 1,000-1200 sq. ft. single-story home.

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A handwritten signature in cursive script that reads "Rita Hall".

(208) 590-5090

29029 Shoofly Cut-off Road

Bruneau, Idaho 83604



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: RITA HALL

Name:

Address: 29029 SHOOFLY CUT-OFF ROAD; BRUNEAU; IDAHO 83604

Legal: Section: 24 Township: 7S Range: 4E

Assessor's Parcel Number: RP07S04E240001

Signature: Rita Hall Date: 3/15/24

Signature Date

STATE OF IDAHO, County of Owyhee ss.

On this 15 day of March, 20 23, before me, the undersigned, a Notary Public in and for said State, personally appeared:

Rita Hall

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 at: Canyon

My Commission expires: 12/31/2026

