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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 _____

Bolly + Rebecca (Becky) Lisle
APPLICANT/ APPLICANT REPRESENTATIVE

mile marker 164.73, Hwy 51
PROJECT ADDRESS/LOCATION

31936 Hot Springs Rd
MAILING ADDRESS

7 7 South 5 East
SECTION TOWNSHIP RANGE

Bruneau 10 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)

775-934-9201 beckylisle@hotmail.com
TELEPHONE EMAIL OR FAX

R07S05E079502
TAX ASSESSOR'S PARCEL NUMBER(S)

(same)
OWNER'S NAME

Agricultural
CURRENT ZONING OF THE SUBJECT PARCEL

OWNER'S MAILING ADDRESS

Vacant
CURRENT USE OF THE SUBJECT PARCEL

CITY STATE ZIP CODE

Single family residence
PROPOSED USE

OWNER'S PHONE NUMBER EMAIL OR FAX

~ 1700 sq.ft
TOTAL SQ. FT OF ALL PROPOSED STRUCTURES

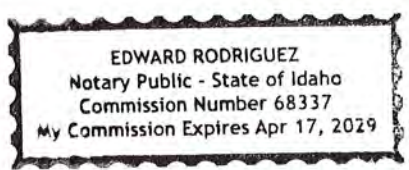
I DECLARE UNDER PENALTY OF PERJURY that I/we, Bolly + Rebecca Lisle, being duly sworn, depose and say that I/we am/are the applicant(s) in the foregoing application, that I/we have read the foregoing application and know the content thereof and state that the same is true and correct to the best of my 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: 3-21-24 Signed: Bolly Lisle

Dated: 3-21-24 Signed: Rebecca Lisle

On the 21st 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.



[Signature]
Notary Public
Residing at Elmore County
Commission Expires: April 17, 2029

FOR ADMINISTRATIVE USE
File No. _____ Rec'd by: _____ Date: _____ Pd. _____ Check No. _____

March 22, 2024

Owyhee County Planning and Zoning
17069 Basey Street
Murphy, ID 83650

Dear Planning and Zoning Commission,

We are requesting a conditional use permit to allow a single-family residence on our property. The subject parcel is seven miles southwest of Bruneau, on the east side of State Highway 51.

With both of us having family in Bruneau, we have been an active part of the community for 30+ years. We are also actively involved in agriculture in Owyhee County in several ways. Our two sons, now a sophomore and a 7th grader, have attended Bruneau/Grand View schools for their entire school careers thus far. We would like to make Bruneau our permanent home.

Rolly has worked for Simplot for over 20 years, with part of the year spent in northern Elko County, Nevada, and part of the year spent in the Bruneau/Grand View area. Becky and the boys move to Bruneau for the school year each year, living in Simplot company housing.

Throughout our time in Bruneau, we have searched for an opportunity to establish a permanent home in the area, and were finally fortunate enough to find the property in question listed for sale on Zillow in late 2020.

Our home/property will also serve as an extension of our fifth-generation family ranching operation, Prunty Ranch LLC, which is now registered in Nevada and Idaho. *The Certificate of Registration is included in the appendix.* Our home ranch is in Charleston, Nevada, which is in remote northern Elko County, Nevada, near the edge of the Jarbidge Wilderness. The Bruneau River actually begins just a few miles south of the home ranch, and flows through part of our property on its way to Idaho. The ranch sits at about 5,900 feet, and is only accessible by snowmobile in winter months, over about 25 miles of unmaintained gravel road. Because of such extreme winter conditions, all livestock is wintered elsewhere, including some cattle in Bruneau.

Additionally, our family has a BLM grazing permit for horses on the Diamond A Desert in Owyhee County. Our permit actually predates the formation of the BLM. Becky's great-grandfather, Earl Prunty, began running horses on the Diamond A in the early 1900s, and then the grazing permit was established when the BLM was officially formed. We continue to utilize this permit as part of our ranching operation, grazing our broodmares there from November to May. *A copy of the front page of the permit is included in the appendix for reference.*

Our dedication to agriculture goes further still; Becky works as a writer and social media manager for two national agriculture and western lifestyle advocacy groups: Protect The Harvest and Western Justice. These groups work to inform and educate the public about issues facing agriculture and western lifestyles, and also to actively oppose ordinances, litigation, and legislation that threaten agriculture, food security, and western sports and livelihoods.

In addition to giving us a permanent home and being an asset to our ranch business, allowing us to build a home on our property benefits the area's agricultural community because it would free up a Simplot

house for another employee. Following Rolly's retirement from Simplot, we intend to remain active in the local ranching community with our own livestock in the county, as well as helping neighbors and day-working for other ranchers.

In our elderly years, having our own home in Bruneau will allow us to be close to friends, family, and to medical and other services, without having to face the difficult and sometimes impossible winter traveling conditions from our home ranch.

Our parcel can be accessed from Highway 51 by an established driveway that leads to a Simplot house to the east of our property. This driveway also crosses a small tip of property owned by Ryan and Stephanie Hipwell. We have been in contact with them and they are amenable to granting us an easement, should our conditional use permit be approved. As an alternative, we could also build our own separate access point farther to the south. In either case, the necessary steps would be taken with the Idaho Transportation Department to legally access our property from State Highway 51.

The parcel is not located in a herd district and we understand that is our responsibility to fence out livestock. We are firm supporters of Right To Farm.

To the north of our parcel are first vacant parcels, and then Heath and Nicole Hedge's property, with a home and shop. Immediately to the east is part of one previously mentioned vacant parcel, then a large Simplot owned parcel that includes a house and the "old fish farm," and then further to the east, BLM lands. To the south is Jake and Tammy Miller's property, where they have a home, small outbuildings, and horse pens. To the west is highway 51, and across it, another piece of Ryan and Stephanie Hipwell's property with a home and small outbuildings, and beyond that, the farmland of Chet and Cathy Sellman. Sellmans' home is just south of the western part of the Hipwell property. Part of our family (Jess and Brandi Lisle) also live just up the road from our parcel. Our plans for our property are nearly identical to the surrounding properties. *In the appendix are letters of support from several of these neighbors, all of whom we've known for many years.*

We plan to purchase a manufactured home to be placed on the property. We plan to drill a well for domestic use and install a septic system in compliance with Southwest District Health's regulations.

There are no water rights attached to the subject parcel. It is an unirrigated, brushy parcel, half of which is a hillside, with no other practical agricultural use. While it cannot be directly farmed, it can be a great asset to us personally and professionally, and serve to help preserve and enhance agriculture in the area in general.

Thank you for your time and consideration of our application.

Sincerely,



Rolly & Rebecca Lisle

REVIEW CRITERIA

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

Yes, our project is desirable to the public convenience and welfare because it will allow us to remain active and involved members of Owyhee County's agricultural community. First, our project will provide a permanent home for a long-time Simplot employee in the Bruneau/Grand View area, also further benefitting agriculture in the area by opening up a Simplot company house for other employees. Later on, our property will serve as a winter and retirement home. Our 5th generation home ranch in Charleston, Nevada, is at about 5900 feet elevation, in an area that usually receives very heavy snow in the winter. It is nearly always inaccessible (unless by snowmobile) in winter months. (Even when the road is open, it is about an hour and a half drive to the nearest town/services.) In our retirement years we would like to live close to necessary services, and to our many friends and family members in the Bruneau area.

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.

No, our proposed project will not create a hazard, nuisance, detriment or other injury to other property in the immediate vicinity or to county citizens in general. It will be a single-family dwelling, very similar to the homes/properties on all sides, with State Highway 51 running between ours and the homes/properties to the west.

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.

We foresee no negative impact on public services or the general public health or general public environment. Our planned project is similar to surrounding homes/properties. Our property will be easily accessible from State Highway 51, which is well maintained. The short driveway we will install will be graveled and privately maintained. No public funding will be required in order to put a home at this location.

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.

There will be adequate sewer, water and drainage facilities, and utility and other service systems. We will be drilling a domestic well and putting in a new septic tank and leach field that will meet all Southwest District Health Department requirements. Nearby power and land phone lines that already serve our neighbors will be utilized. There is also a natural gas line available to access. Whether or not we utilize the natural gas will depend on the type of heat and appliances in our home, and if they are electric, the cost of switching to natural gas.

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

No, there will be no adverse impact on surface or groundwater. There will only be a domestic well drilled, and the home site not sit in or near any irrigated area.

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 suitable for the proposed use. The property is dry sagebrush ground, with approximately half of it being a hillside. It is not suitable for farming. The flatter portion of the property will be leveled and filled as necessary with additional dirt to provide a proper base for the homesite.

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.)

No, our proposed project will not endanger human, animal, or plant life in the surrounding area or county. Our project will be very similar to what our neighbors have, and the area we will need to alter for our homesite is only about half of our property. The hillside portion of our property will largely remain as it is, with natural brush and grasses thinned somewhat, but with enough left in place for the root system to aid in preventing excess erosion. We will be very cautious to not unnecessarily harm any native plants, birds or other wildlife.

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

The proposed project is compatible the surrounding land uses, as it will be nearly identical to surrounding properties and their uses. The natural features of our parcel allow us to place our home in such a way as to maximize privacy for ourselves and our neighbors.

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.

We do not believe that our project would have any adverse impacts; however, we want to assure the Planning and Zoning board that our personal ideology and proposed project align completely with the intent and values of maintaining the integrity of agriculture in Owyhee County. Additionally, after close review of the standard special conditions, we would like to assure the Planning and Zoning board that we will follow the conditions outlined. As ranchers and employees of other branches of agriculture, we entirely support Right To Farm. We will maintain a tidy and functional property, including a gravel road with turnarounds for pickups, trailers, and other equipment; well and septic system approved by Southwest District Health; appropriate weed and pest control; fire prevention measures; and shielded exterior lighting.



WARRANTY DEED

Alliance Title & Escrow, LLC Order No.:520146

FOR VALUE RECEIVED

Donald G. Tucker, an unmarried man

the grantor(s), do(es) hereby grant, bargain, sell and convey unto

Rolly William Lisle and Rebecca Prunty Lisle, husband and wife as community property with right of survivorship

whose current address is

**31936 Hot Springs Road
Bruneau, ID 83604**

the grantee(s), the following described premises, in Owyhee County, Idaho, TO WIT:

See attached Exhibit 'A'

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee(s), that (s)he is/are the owner(s) in fee simple of said premises; that they are free from all encumbrances Except: Current Year Taxes, conditions, covenants, restrictions, reservations, easements, rights and rights of way, apparent or of record.

And that (s)he will warrant and defend the same from all lawful claims whatsoever.

Dated: December 20, 2020

Donald G. Tucker by George Groth his
Donald G. Tucker by George Groth, His Attorney in Fact *attorney in fact*
George Groth

Exhibit 'A'

A parcel located in the SE ¼ of the SE ¼ of Section 7, Township 7 South, Range 5 East, Boise Meridian, Owyhee County, Idaho, more particularly described as follows:

COMMENCING at a brass cap monument marking the southeasterly corner of said Section 7, from which a brass cap monument marking the northeasterly corner of the SE ¼ of said Section 7 bears N0°04'00"E a distance of 2634.34 feet;

Thence N89°32'37"W along the southerly boundary of said SE ¼ of the SE ¼ a distance of 400.10 feet to a 5/8 inch diameter iron pin being the POINT OF BEGINNING;

Thence continuing N89°32'37"W a distance of 765.00 feet to a brass cap monument on the southeasterly right-of-way of State Highway 51;

Thence leaving said southerly boundary and along said right-of-way a distance of 534.01 feet along the arc of a 8130.11 foot radius non-tangent curve right, said curve having a radius point bearing S60°10'17"E, a central angle of 3°45'48" and a long chord bearing N31°42'37"E a distance of 533.91 feet to a 5/8 inch diameter iron pin;

Thence leaving said right-of-way N45°45'00"E a distance of 222.48 feet to a 5/8 inch diameter iron pin;

Thence N46°15'00"E a distance of 39.34 feet to a 5/8 inch diameter iron pin;

Thence S54°16'23"E a distance of 369.50 feet to a 5/8 inch diameter iron pin;

Thence S0°27'23"W a distance of 427.00 feet to the POINT OF BEGINNING.

State of _____ } ss
County of _____ }

On this _____ day of _____, before me, the undersigned, a Notary Public in and for said state, personally appeared Donald G. Tucker, known or identified to me to be the person(s) whose name(s) is subscribed to the within instrument as Attorney-in-fact of George Groth, subscribed the name of George Groth as principal and his/her own name as Attorney-in-fact.
IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year first above written.

See attached

Notary Public
Residing at:
Commission Expires:

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

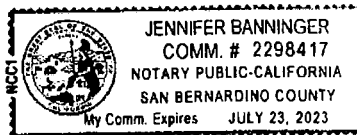
State of California
County of San Bernardino)

On 12/22/2020 before me, Jennifer Banninger, a notary public
(insert name and title of the officer)

personally appeared George Groth as Attorney in Fact for Donald G. Tucker
who proved 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 (he/she/they) executed the same in
(his/her/their) authorized capacity(ies), and that by (his/her/their) signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature [Handwritten Signature] (Seal)

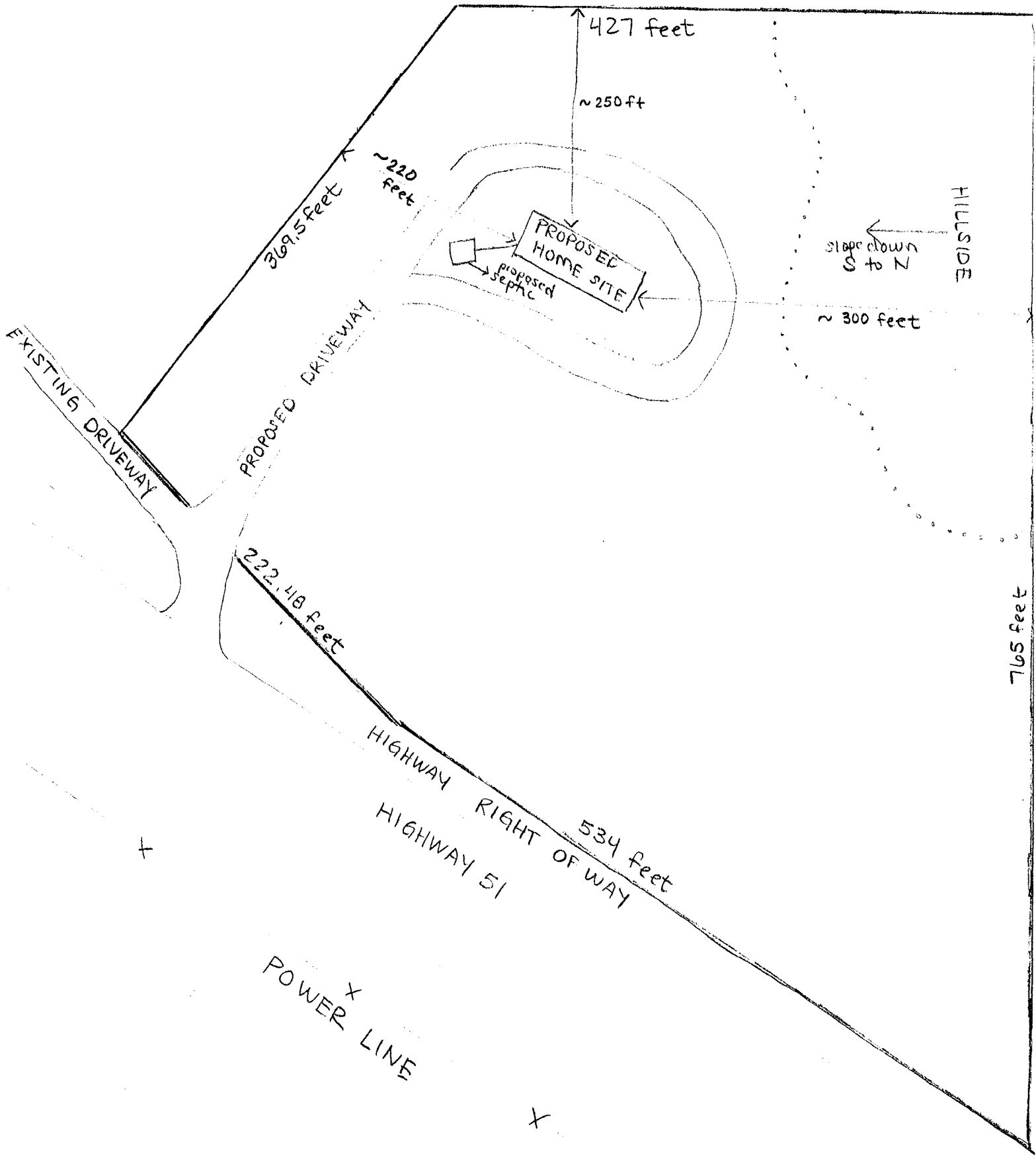
Valuation Summary Sheet

OWYHEE County

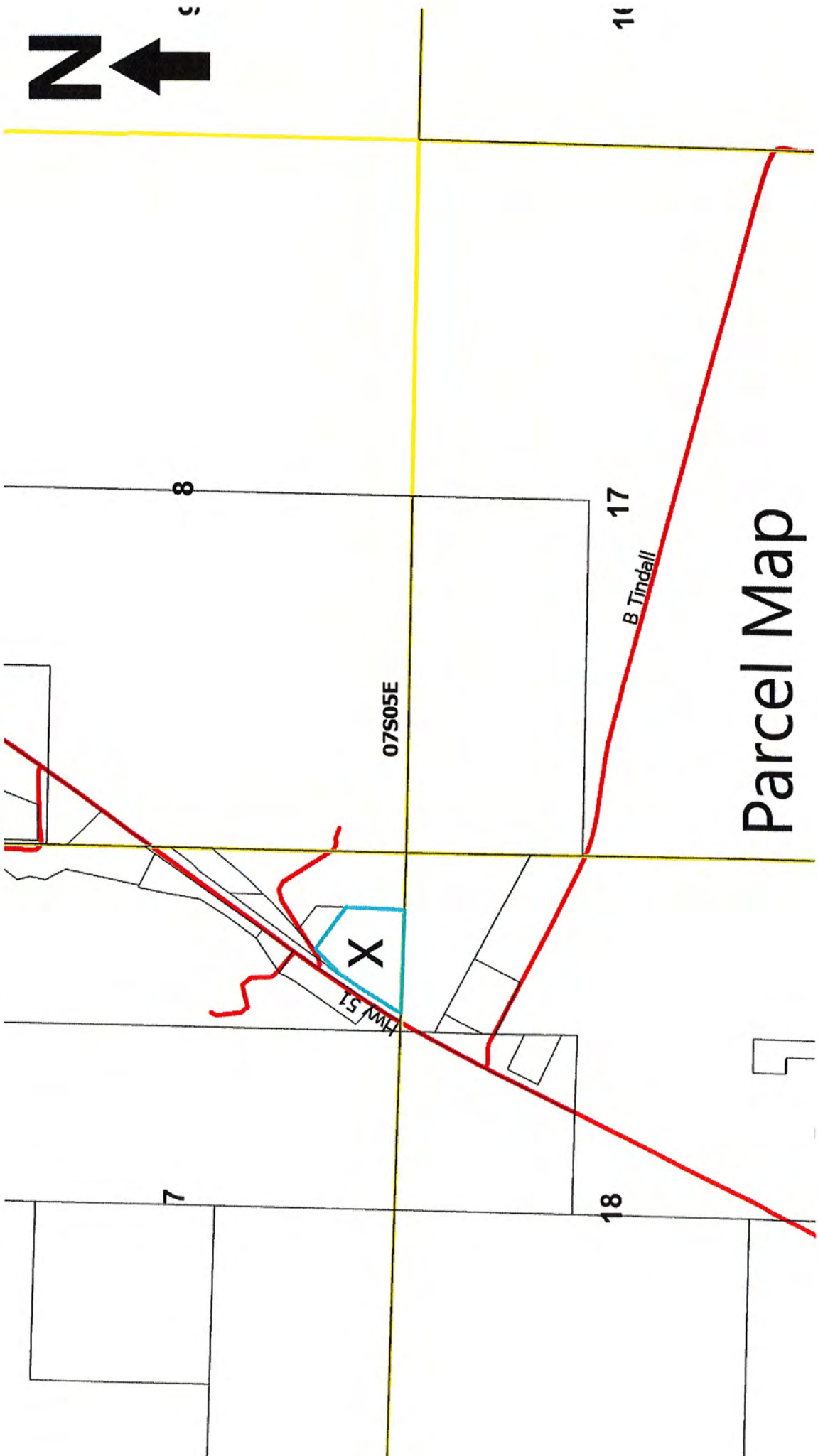
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Parcel Number:	RP07S05E079502	Property Address:						
Effective Date:	1/31/2013	Tax Code Area:	40-0000					
Expiration Date:		Legal Description:	TAX 6 7 7S 5E					
Legal Party Name	Address	City St Zip	Primary Owner					
LISLE, ROLLY WILLIAM &	31936 HOT SPRINGS RD	BRUNEAU, ID 83604	Primary Owner					
LISLE, REBECCA PRUNTY H/W	31936 HOT SPRINGS RD	BRUNEAU, ID 83604	Secondary Owner					
Cat ID Ext	Rv Year	Unit	Quantity	Value	HO Mkt	HO Exemp	PTR	Other
12 L00	2022	AC	7.643	\$17,609	\$0	\$0	\$0	\$0
Totals:			7.643	\$17,609	\$0	\$0	\$0	\$0
Deed Date	Deed Reference	Zone Code:						
4/3/1979	158437	Parcel Type:						
12/23/2020	305910	Location Code:	5000					
Comments:			PER DEED 305910 ROY WILLIAM LISLE & REBECCA PRUNTY LISLE, HUSBAND AND WIFE AS COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP					

← NORTH



765 feet



Parcel Map

07S05E

17

B Tindall

X

HWY 51

8

7

18

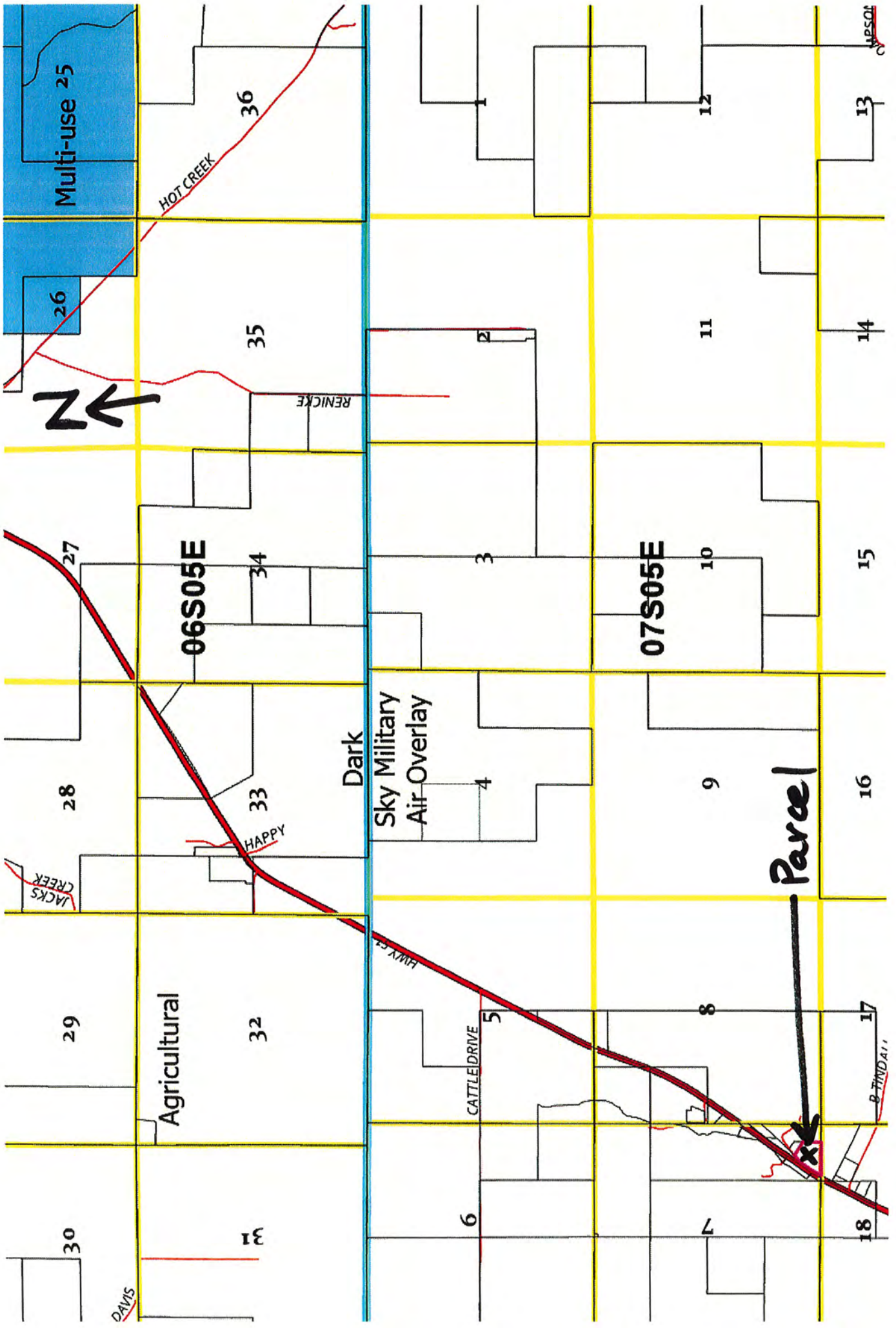
16



Aerial Far



Aerial Close



N
↖

Multi-use 25

26

27

28

29

30

06S05E

31

32

33

34

35

36

Dark Sky Military Air-Overlay

07S05E

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10

11

12

13

Parcel

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15

16

Agricultural

CATTLE DRIVE

5

6

7

8

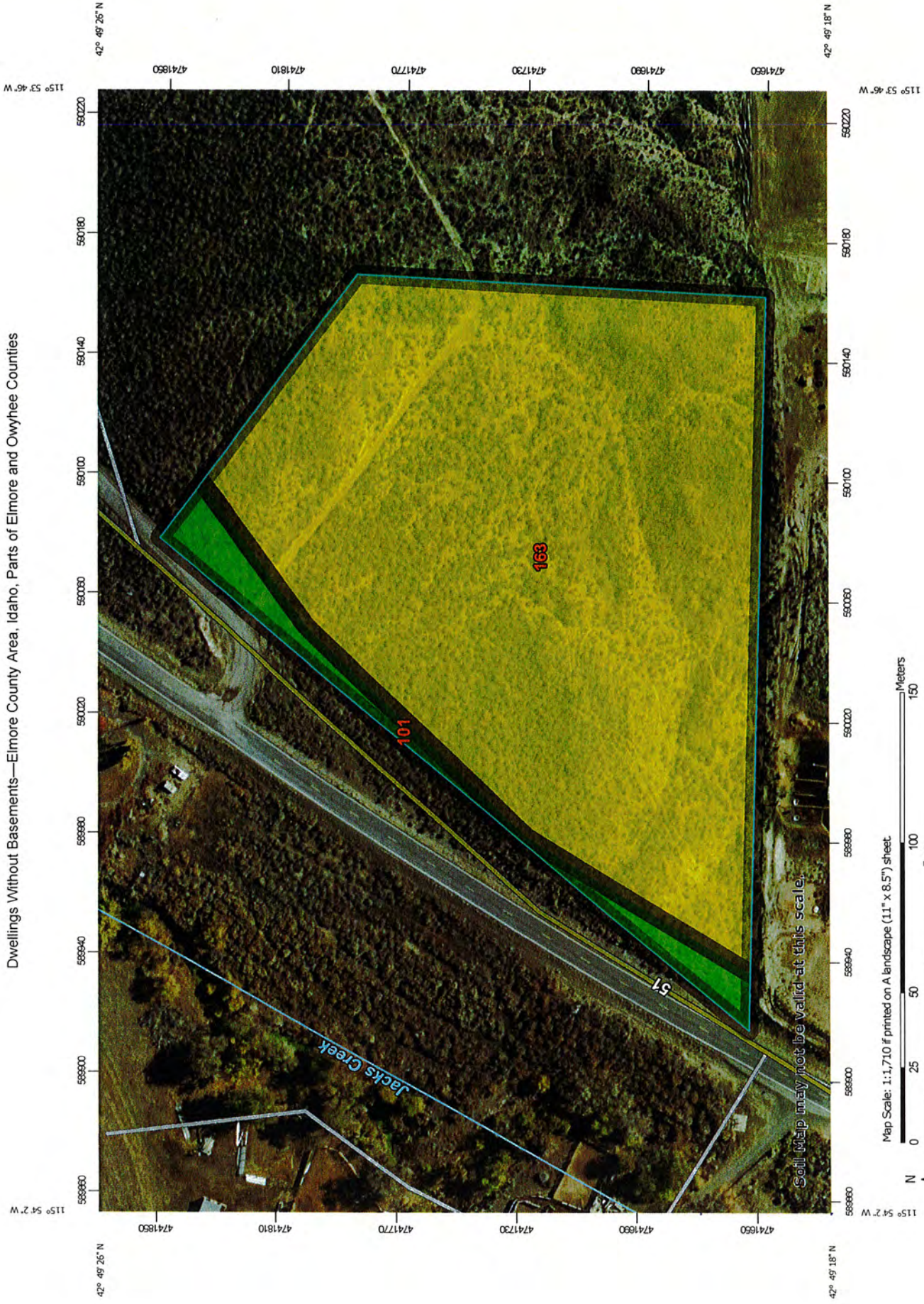
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18

UPSON

Zone Map

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























Map Scale: 1:1,710 if printed on A landscape (11" x 8.5") sheet.



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

MAP LEGEND

- Area of Interest (AOI)
 - Area of Interest (AOI) 
 - 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
101	Mazuma-Hawsley complex, 0 to 12 percent slopes	Not limited	Mazuma (40%)		0.6	7.5%
			Hawsley (35%)			
163	Typic Torriorthents, 4 to 20 percent slopes	Somewhat limited	Typic Torriorthents (75%)	Slope (0.63)	7.1	92.5%
Totals for Area of Interest					7.6	100.0%

Rating	Acres in AOI	Percent of AOI
Somewhat limited	7.1	92.5%
Not limited	0.6	7.5%
Totals for Area of Interest	7.6	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

Rolly & Rebecca Lisle
31936 Hot Springs Road
Bruneau, ID 83604
(775) 934-9201 – beckylisle@hotmail.com

February 26, 2024

Bruneau Fire District
PO Box 243
Bruneau, ID 83604

To Whom It May Concern:

We are currently in the process of applying to Owyhee County Planning and Zoning for a conditional use permit to establish a single-family residence. We are applying on a 7.64 acre parcel of land located on State Highway 51, mile post 64.73 as described by Idaho Transportation Department, in Bruneau, Idaho. Our parcel number is RP07S05E079502.

It is our intention to move in a manufactured home and to build corrals and a barn.

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

Sincerely,



Rolly & Rebecca Lisle

Rolly & Rebecca Lisle
31936 Hot Springs Road
Bruneau, ID 83604
(775) 934-9201 – beckylisle@hotmail.com

February 26, 2024

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

To Whom It May Concern:

We are currently in the process of applying to Owyhee County Planning and Zoning for a conditional use permit to establish a single-family residence. We are applying on a 7.64 acre parcel of land located on State Highway 51, mile post 64.73 as described by Idaho Transportation Department, in Bruneau, Idaho. Our parcel number is RP07S05E079502.

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Sincerely,



Rolly & Rebecca Lisle

Rolly & Rebecca Lisle
31936 Hot Springs Road
Bruneau, ID 83604
(775) 934-9201 – beckylisle@hotmail.com

February 26, 2024

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

To Whom It May Concern:

We are currently in the process of applying to Owyhee County Planning and Zoning for a conditional use permit to establish a single-family residence. We are applying on a 7.64 acre parcel of land located on State Highway 51, mile post 64.73 as described by Idaho Transportation Department, in Bruneau, Idaho. Our parcel number is RP07S05E079502.

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Sincerely,



Rolly & Rebecca Lisle



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: Rolly Lisle

Name: Rebecca Lisle

Address: mile marker 64.73, Hwy 51

Legal: Section: 7 Township: 7 South Range: 5 East

Assessor's Parcel Number: RP07S05E079502

Signature: Rolly W Lisle Date: 3-21-24

Signature: Rebecca Lisle Date: 3-21-24

STATE OF IDAHO, County of Owyhee ss.

On this 21st day of March, 2024, before me, the undersigned, a Notary Public in and for said State, personally appeared:

Rolly & Rebecca Lisle

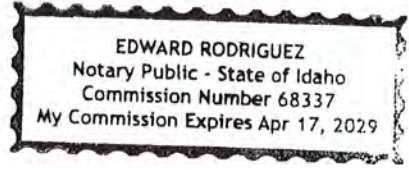
Known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same.

Signature: [Signature]

Name: Edward Rodriguez

Residing at: Elmore County

My Commission expires: April 17, 2029



March 1, 2024

Owyhee County Planning and Zoning,

This letter is being written concerning a conditional use permit for Rolly and Becky Lisle (Parcel # RPO7SO5EO79502 on Highway 51 MM 64.73). My wife, Nicole, our two boys and I have lived here on HWY 51 for over 14 years and I have been a resident of Bruneau, ID for 45 years. We have been friends with both Rolly and Becky Lisle for over 20 years. Both of their children have been in the Bruneau- Grandview school district since kindergarten. Rolly and Becky are both active and compassionate members of Bruneau Valley. Rolly and Becky have always been so accommodating and helpful in the community. Rolly is always willing to help with any community projects and Becky has served as the secretary at Bruneau Elementary school when no one else would. The land that Rolly and Becky purchased borders our property and would be a perfect spot to build a home. We would be grateful to have them as neighbors.

Sincerely,

Delbert Heath Hedges and Nicole Hedges

208-880-4420

208-484-3174

JAKE AND TAMMY MILLER
31286 STATE HIGHWAY 51
BRUNEAU, ID 83604

Owyhee County Planning and Zoning
17069 Bacey Street
Murphy, ID 83650

To the Owyhee County Planning and Zoning Board,

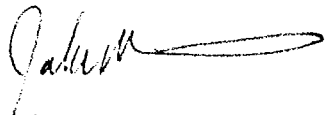
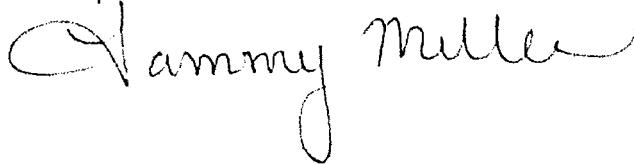
I am writing regarding the submission of an application for conditional use by Rolly and Becky Lisle, for a proposed home location near mile marker 64 on Highway 51 in Bruneau. This location is connected to our property.

Jake and I have known Rolly and Becky Lisle for many years as we are both local families. We feel Rolly and Becky are fully invested in our community as they are involved in the Bruneau School District where their children attend school, and as a family, they participate in various community-driven activities. In short, they are an asset to Bruneau. They have been alongside our family as we raise children and work within the ranching community of Owyhee County.

We feel their proposed home location will add value not only to our lives and neighborhood, but to the ranching industry through their contributions. We are in no way concerned about the addition of their home and property to our neighborhood, and we look forward to their commitment in keeping Owyhee County a safe place to raise a family.

Thank you for your time and consideration.

Regards,

Jess and Brandi Lisle
31013 State Hwy 51
Bruneau, ID 83604
brandi.lisle@hotmail.com
(208) 590-4149

March 6, 2024

Dear Owyhee County Planning and Zoning Commission,

Jess and I are writing to offer enthusiastic support for the conditional use permit application submitted by Rolly and Becky Lisle to build their home less than a mile from our property on Highway 51 in Bruneau. While we understand the desire of the county to keep Owyhee County rural and protected from larger outside interests, this family has roots in Bruneau and a vested interest in our community.

Community stagnation in rural areas will occur without opportunity for local families to put down permanent roots on their own ground. Several years ago, Rolly and Becky were able to purchase their ground, and have been waiting to build until the right time. As with most Americans, the opportunity to build on your "own dirt" is one that is inspiring and a source of tremendous pride. Being able to purchase ground in Bruneau is remarkable in itself, with less and less land available due to extended farming on most private property. Not only were Rolly and Becky lucky enough to get their land, but it is also not usable as farm ground, which makes it perfect for building a residence. Even though Becky grew up in Bruneau, this is their first opportunity to build their own home. Rolly has been locally employed by Simplot since he was a teenager, and he and Becky have lived in company housing for those years. Being able to build their own home would free up company housing, filling one need in our community. Addition of a personal residence would also increase the taxes collected by the county, which benefits many.

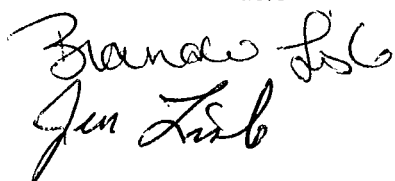
Rolly and Becky also support the local community in several ways and will be valuable permanent community members. Becky volunteers for our local organization, the Bruneau Boosters, and helps them in their fundraising and service activities. Rolly and their two sons volunteer with the Bruneau Rodeo board, helping with stock moving, feeding, cleanup and rodeo grounds work. The family is also positively involved in the schools of Bruneau Grand View School District. The boys are active in National Honor Society, FFA and sports. Both Rolly and Becky also maintain that raising their boys in Bruneau with many family members and cousins present is what they want for the boys and their distant retirement plans.

Bruneau needs younger residents to continue to add to the community spirit and helpfulness that makes Bruneau home. We have no doubt that Rolly and Becky joining our Little Valley neighborhood will be a benefit to all. Neighbors here assist each other, watch over each other, and embrace the community good. We are confident that this Lisle family will be a positive addition to our area, as well as the community at large.

In conclusion, we wholeheartedly endorse the approval of Rolly and Becky's conditional use permit application. We urge you to consider their application with the utmost care and support their desire to establish permanent roots in our rural area.

Thank you for your attention to this matter. Should you require any further information or clarification, please do not hesitate to contact us.

Sincerely,
Jess and Brandi Lisle

Handwritten signatures of Brandi Lisle and Jess Lisle in cursive script.

Owyhee County Planning & Zoning
17069 Basey Street
Murphy, Idaho 83650

March 1, 2024

To Whom It May Concern:

We are writing this letter in support of Rolly and Becky Lisle to be allowed to build a home on their property 7 miles south of Bruneau, Idaho along Highway 51. This property is across the highway from our farm/ranch.

We have known Rolly and Becky Lisle for many, many years and have known them to be honest, hard-working people. They have been and are still involved in agriculture and they are involved in community activities around the Bruneau area. We have no doubt they will make good neighbors for us and our surrounding neighborhood.

The property may be zoned agricultural, but it has never been farmed and would make a much better use of it as a home site.

If you have further questions for us, do not hesitate to contact us at 208-845-2283 or cathy.sellman@gmail.com.

Sincerely,

Chet Sellman
Cathy Sellman

Chet and Cathy Sellman
31267 State Highway 51
Bruneau, Idaho 83604

Form 4130-2a
(July 2016)



U.S. Department of the Interior
BUREAU OF LAND MANAGEMENT



State: ID
Office: LLIDT01000
Preference Code: 03
AUTHORIZATION: 1102981

GRAZING PERMIT

EFFECTIVE: 03/01/2024 TO 02/28/2034

ISSUED BY:

BUREAU OF LAND MANAGEMENT
JARBIDGE FO
2878 ADDISON AVE E
TWIN FALLS ID 83301

ISSUED TO:

PRUNTY RANCH LLC
P.O. BOX 187
OROVADA NV 89425

UNDER 43 CFR PART 4100, THE BUREAU OF LAND MANAGEMENT (BLM) OFFERS YOU THIS GRAZING PERMIT BASED ON YOUR RECOGNIZED QUALIFICATIONS. UPON YOUR ACCEPTANCE OF THE TERMS AND CONDITIONS OF THIS GRAZING PERMIT AND PAYMENT OF GRAZING FEES WHEN DUE, YOU ARE AUTHORIZED TO MAKE GRAZING USE OF LANDS UNDER THE JURISDICTION OF THE BLM THAT ARE COVERED BY THIS GRAZING PERMIT. IF YOU HAVE QUESTIONS CONCERNING THIS GRAZING PERMIT, CONTACT YOUR LOCAL BLM OFFICE AT 208-736-2350.

TERMS AND CONDITIONS

ALLOTMENT	PASTURE	LIVESTOCK NUMBER KIND	PERIOD		%PL USE TYPE USE	AUMS
			BEGIN	END		
ID01021	DIAMOND A UNIT	50 HORSE	03/01	04/30	100 ACTIVE	100
ID01021	DIAMOND A UNIT	10 HORSE	05/01	06/30	100 ACTIVE	20
ID01021	DIAMOND A UNIT	17 HORSE	09/01	11/15	100 ACTIVE	42
ID01021	DIAMOND A UNIT	50 HORSE	11/16	02/28	100 ACTIVE	173

MESSAGE:*****

THIS PERMIT OR LEASE IS ISSUED UNDER THE AUTHORITY OF SECTION 402(C)(2) OF FLPMA, 1976 AS AMENDED, AND CONTAINS THE SAME TERMS AND CONDITIONS AS THE PREVIOUS PERMIT OR LEASE. THIS PERMIT OR LEASE MAY BE CANCELLED, SUSPENDED, OR MODIFIED, IN WHOLE OR IN PART TO MEET THE REQUIREMENTS OF APPLICABLE LAWS AND REGULATIONS.

FEES ARE DUE ON THE DATE SPECIFIED ON THE GRAZING FEE BILL. FAILURE TO PAY YOUR GRAZING BILL WITHIN 15 DAYS OF THE DUE DATE SPECIFIED IN THE BILL SHALL RESULT IN A LATE ASSESSMENT FEE OF \$25.00 OR 10 PERCENT OF THE GRAZING BILL, WHICHEVER IS GREATER, BUT NOT TO EXCEED \$250.00. PAYMENT MADE LATER THAN 15 DAYS AFTER THE DUE DATE SHALL INCLUDE THE APPROPRIATE LATE ASSESSMENT FEE. FOR FAILURE TO MAKE PAYMENT WITHIN 30 DAYS, LIVESTOCK MAY BE CONSIDERED IN TRESPASS.

PAYMENT BY MASTERCARD AND VISA IS NOW AN OPTION.

FOR MORE INFORMATION, CALL BLM AT (208) 384-3300.

TURNOUT IS SUBJECT TO BOISE DISTRICT RANGE READINESS CRITERIA. YOUR CERTIFIED ACTUAL USE REPORT IS DUE WITHIN 15 DAYS OF COMPLETING YOUR AUTHORIZED ANNUAL GRAZING USE. SALT AND/OR SUPPLEMENT SHALL NOT BE PLACED WITHIN ONE QUARTER (1/4) MILE OF SPRINGS, STREAMS, MEADOWS, ASPEN STANDS, PLAYAS OR WATER DEVELOPMENTS. CHANGES TO THE SCHEDULED USE REQUIRES PRIOR APPROVAL.

YOU ARE REQUIRED TO COORDINATE TRAILING ACTIVITIES WITH THE BLM PRIOR TO INITIATION. A TRAILING PERMIT OR SIMILAR AUTHORIZATION MAY BE REQUIRED PRIOR TO CROSSING PUBLIC LANDS. LIVESTOCK EXCLOSURES LOCATED WITHIN YOUR GRAZING ALLOTMENTS ARE CLOSED TO ALL DOMESTIC GRAZING USE. YOU ARE REQUIRED TO MAINTAIN RANGELAND IMPROVEMENTS IN

DATE PRINTED: 02/07/2024

PAGE 1 OF 5

State of Idaho

Office of the Secretary of State

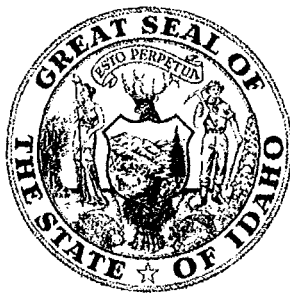
CERTIFICATE OF REGISTRATION OF PRUNTY RANCH LLC

Filing Number: 5477792

I, PHIL McGRANE, Secretary of State of the State of Idaho, hereby certify that an application for Foreign Registration Statement, duly executed pursuant to the provisions of the Idaho Uniform Business Organization Code, has been received in this office and is found to conform to law.

ACCORDINGLY, by virtue of the authority vested in me by law, I issue this Certificate of Registration to transact business in this State and attach hereto a duplicate of the application for such certificate.

Dated: 7 December 2023



Phil McGrane
Secretary of State

Processed by: Business Division