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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 _____

Wayne Straessler
APPLICANT/ APPLICANT REPRESENTATIVE

4198 Dines Ln
MAILING ADDRESS

Homedale ID 83628
CITY STATE ZIP CODE

208-899-1048 Straessler67@gmail.com
TELEPHONE EMAIL OR FAX

Sharon L. Dines
OWNER'S NAME

4180 Dines Ln
OWNER'S MAILING ADDRESS

Homedale ID 83628
CITY STATE ZIP CODE

208-880-8128
OWNER'S PHONE NUMBER EMAIL OR FAX

4180 Dines Ln Homedale ID 83628
PROJECT ADDRESS/LOCATION

23 03N 05W
SECTION TOWNSHIP RANGE

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

RPO3N05W238840
TAX ASSESSOR'S PARCEL NUMBER(s)

Agriculture
CURRENT ZONING OF THE SUBJECT PARCEL

Residential
CURRENT USE OF THE SUBJECT PARCEL

Residential
PROPOSED USE

TOTAL SQ. FT OF ALL PROPOSED STRUCTURES

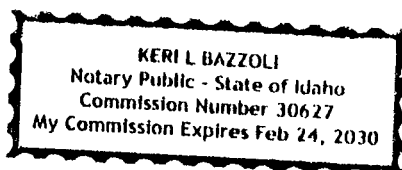
I DECLARE UNDER PENALTY OF PERJURY that I/we, Wayne Straessler, being duly sworn, depose and say that I/we am/are the applicant(s) in the foregoing application, that I/we have read the foregoing application and know the content thereof and state that the same is true and correct to the best of my knowledge. 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: 9/18/2025 Signed: Wayne Straessler

Dated: 9/18/2025 Signed: Sharon Dines

On the _____ day of _____, 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.



K Bazzoli
Notary Public

Residing at Murphy, ID
Commission Expires: 2/24/2030

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

AFFIDAVIT

STATE OF IDAHO)
COUNTY OF OWYHEE)

I, Wayne Straessler, being duly sworn, depose and say that I am the applicant in the foregoing application, that I 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.

Wayne Straessler
APPLICANT SIGNATURE

4198 DINES LN
ADDRESS

Homedale, ID 83628
CITY/STATE/ZIP

208-899-1648
TELEPHONE

I, Sharon L. Dines, the owner (if other than the applicant) of the real property involved in this application, do hereby consent to the filing of this application.

Sharon Dines
OWNER SIGNATURE

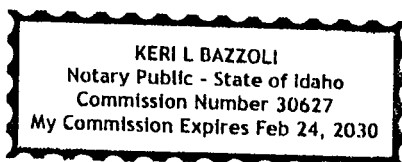
4180 Dines Ln
ADDRESS

Homedale, ID 83628
CITY/STATE/ZIP

208-880-8128
TELEPHONE

On the 18th day of September, 2025, before me, the undersigned Notary Public, personally appeared Wayne Straessler & Sharon Dines, 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.



K Bazzoli
Notary Public

Residing at Meridian, ID
Commission Expires: 2/24/2030

Wayne Straessler
Sharon L. Dines
4180 Dines Lane
Homedale, ID 83628

September 17, 2025

To Owyhee County Planning and Zoning Commission,

I am in the process of applying for a conditional use permit for the address of 4180 Dines Lane, Homedale, ID 83628. The request is to permit the existing second home, that was placed on the property due to hardship in January of 2007, to remain on the said property. The home was placed to take care of my aging parents. Since the home was placed, my step-father passed away in January of 2024. My mother has needed additional care to maintain the property. I need to remain on the property since my mother is unable to take care of 3.52 acres by herself. I will maintain all pasture grounds, both houses, shop and driveways. This consists of all weed control and keeping the property clean and in use. No new construction and/or improvements will be needed since the property has been in working order since the placement of the second home. Parcel Number RP03N05W238840 is accessed by Dines Lane up to the center of the parcel, then by gravel road leading the one other established residence. There is no need for additional easement.

This property is in a herd district, but no animals will be placed on it.

Land uses around the parcel:

- North – Farmed by Steve Looten Farms LLC
- South – Farmed by Nederend Farms LLC
- East – Farmed by Steve Looten Farms LLC
- West – Farmed by Steve Looten Farms LLC

The water source is on a shared well with the main house (4180 Dines Lane) and myself. The well has been in place since October of 2006 and in good working order. The water usage will remain the same.

There is irrigation water near the property for the pasture by use of underground and gated pipe.

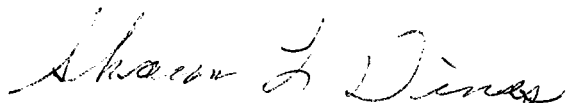
I have been an Idaho resident for my entire life and an Owyhee County resident for the last 17 years. My mom, Sharon Dines has lived on this property since 1986.

I greatly appreciate your time and consideration. I look forward to meeting with you and the board in October 2025.

Sincerely,

A handwritten signature in cursive script, reading "Wayne Straessler". The signature is fluid and connected, with a large initial 'W'.

Wayne Straessler

A handwritten signature in cursive script, reading "Sharon L. Dines". The signature is elegant and connected, with a large initial 'S'.

Sharon L. Dines

For review by the County Commission:

1. Q. Whether the intended use necessary or desirable to the public convenience and welfare.
A. The second dwelling was placed onto the property in January of 2008 on a hardship and has continued to remain on the property since that date. The home is located on a dead-end road with only one other residence at the end of the dirt road. The amount of traffic has not increased over the last 17 years and has no effect on the public.
2. Q. Whether the proposed use 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.
A. The proposed use of the second dwelling has not created a hazard, nuisance, detriment or other injury to other properties in the immediate vicinity or to the health or safety to the citizens of the county in general since the septic system and leach field were in place since January of 2008, no more land will be disturbed.
3. Q. Whether essential public services, or the general public health or safety, or the general public environment be negatively impacted by such use, or whether there be a requirement of additional public funding in order to meet the needs created by the requested use.
A. The second dwelling has been on this property since January of 2008 and has not negatively impacted any additional public funding, such as public services and/or the general public health or safety of its agencies or residents. The area is private property.
4. Q. Whether there be adequate sewer, water and drainage facilities, and utility and other service systems to be provided by the applicant to accommodate said use.
A. The sewer, water and drainage facilities, and utilities along with other services have been in place since January of 2008 and have been in perfect working order since this date with no issues.
5. Q. Whether the proposed use may have an adverse impact on water supplies, both surface and underground.
A. The second dwelling has had no adverse impact on water supplies, both surface and underground since the home was placed on the property in January of 2008.
6. Q. Whether the geological base on which the use is to be placed may or may not support the proposed use.
A. According to the attached soil report, our soil is compatible and suite for our intended use. The geological base has continued to support the residential use since the second home was placed on the property in January of 2008.

7. Q. 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.
A. The residential use has been in place since January of 2008 and has not endangered human health, animal life and/or plant life to the surrounding area and/or county in general.
8. Q. Whether the proposed use compliment, benefits and is compatible with surrounding land use.
A. The proposed use has been in place since January of 2008 and has remained compatible with the surrounding land use to date.
9. Q. Whether special conditions could be imposed upon the proposed use which would so minimize any adverse impact as to justify 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 an adverse impact as described in all of the above questions.
A.
 - a. There is already an existing driveway that meets the Fire Apparatus Access Road specifications. No new access will be placed.
 - b. The Right to Farm has been signed. Farmland is beautiful and the world cannot exist without it.
 - c. The septic and well site was approved in November of 2007.
 - d.-f. Understood
 - g. Lighting on the exterior has conformed to the specified standards.
 - h. No abandoned and/or junk vehicle, debris, rubbish or other waste has not and will not accumulate on the property.
 - i. A containment area has been constructed on the property for trashcans to minimize the spread of trash by any means.
 - j. Weed and pest control has been in place since January 2008 and will continue.

QUITCLAIM DEED

For Value Received, James F. Dines and Sharon L. Dines, husband and wife, Grantors, hereby remise, release and forever QUITCLAIM unto James F. Dines, a married person, Sharon L. Dines, a married person, and Wayne A. Straessler, and unmarried person, as his sole separate property, the following described real property, situated in

Owyhee County, State of Idaho, to-wit:
4180 Dines Lane Homedale, Idaho 83628
Southwest quarter of southwest quarter, of the southeast quarter lying west of the drain, Section 23, Township 3 North, Range 5 West.

Together with all water, water rights, ditches and rights of way for ditches thereunto belonging or in anywise appertaining.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

IN WITNESS WHEREOF, The Grantors have hereunto set their hands and seals.

DATED this 29 day of Sept, 2008

James F. Dines
James F. Dines

SUBSCRIBED AND SWORN to before me this 29 day of Sept, 2008.

[Signature]
Notary Public for Idaho
Residing at: 430 Main St WMSIB
My Commission expires: November 25, 2011

DOLORES SCHAMP
Notary Public
State of Idaho

STATE OF IDAHO
County of Owyhee } ss.

Sharon L. Dines
Sharon L. Dines

SUBSCRIBED AND SWORN to before me this 29 day of Sept, 2008.

[Signature]
Notary Public for Idaho
Residing at: 430 Main St WMSIB
My Commission expires: November 25, 2011

DOLORES SCHAMP
Notary Public
State of Idaho

STATE OF IDAHO
County of Owyhee } ss.

Instrument # 2,369
MURPHY, OWYHEE, IDAHO
9-30-2008 11:28:21 No. of Pages: 1
Recorded for: DINES, SHARON
CHARLOTTE SHERBURN
Ex-Officio Recorder Deputy [Signature]
Index to: DEED, QUIT-CLAIM

Instrument # 269810

MURPHY, OWYHEE, IDAHO

11-30-2008 11:45:48 No. of Pages: 2

Recorded for : SHARON DINES

CHARLOTTE SHERBURN Rep: 6.00

Ex-Officio Recorder Deputy

Index to: DEED, QUIT-CLAIM

A298-10
R298-04

QUITCLAIM DEED

THIS QUITCLAIM DEED, Executed this 17th day of NOV, 2009 (year),

by first party, Grantor, Wayne Strauss

whose post office address is 4198 Dines Lane Homedale, Id 83628

to second party, Grantee, Sharon Dines & James F. Dines

whose post office address is 4180 Dines Lane Homedale, Id 83628

WITNESSETH, That the said first party, for good consideration and for the sum of
Zero Dollars (\$ 0.00) paid by the said second
party, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim
unto the said second party forever, all the right, title, interest and claim which the said first party
has in and to the following described parcel of land, and improvements and appurtenances there-
to in the County of Owyhee, State of Idaho to wit:

4180 Dines Lane Homedale, Idaho 83628

South west quarter of South west quarter, of The Southeast quarter lying
West of The drain, Section 23, Township 3 North, Range 5 West.

Together with all water, water rights, ditches and rights of way for
ditches thereunto belonging or in any wise appertaining.

Together with all and singular The Tenements, hereditaments and
appurtenances there unto belonging or in anywise appertaining.

(1) ATHF

Rev 6/98

If your state requires 8 1/2" x 11" forms, cut off the bottom of this page at the dotted line.



0 53926 20040 5

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IN WITNESS WHEREOF, The said first party has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in presence of:

Signature of Witness

Print name of Witness

Signature of Witness

Print name of Witness

Signature of First Party

Print name of First Party

Signature of First Party

Print name of First Party

State of Idaho

County of Canyon

On November 17, 2009 before me, Lucile J. Wiles
appeared Wayne Strassler, James Dines & Sharon Dines
personally known to me (or 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.
WITNESS my hand and official seal.

Signature of Notary

Affiant Known ☒
Type of ID

State of

County of

On

before me,

appeared

personally known to me (or 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.
WITNESS my hand and official seal.

Signature of Notary

Affiant Known Produced ID

Type of ID (Seal)

Signature of Preparer

Print Name of Preparer

Address of Preparer

(2)

If your state requires 8 1/2" x 11" forms, cut off the bottom of this page at the dotted line.

Valuation Summary Sheet

OWYHEE County

9/10/2025 9:34:48 AM

Parcel Number: RP03N05W238840

Property Address: 4180 DINES LN, HOMEDALE, ID 83628

Effective Date: 1/1/2014

Tax Code Area: 3-0000

Expiration Date:

Legal Description: SWSWSE LYING W OF DRAIN 23 3N 5W

Legal Party Name

Address

DINES, JAMES F & SHARON L

4180 DINES LN

City St Zip

HOMEDALE, ID 83628

Primary Owner

Cat ID	Ext	Rv Year	Unit	Quantity	Value	HO Mkt	HO Exempt	PTR	Other
02	L00	2024	AC	1.520	\$327	\$0	\$0	\$0	\$0
10	L00	2024	AC	1.000	\$34,222	\$0	\$0	\$0	\$0
10H	L00	2024	AC	1.000	\$68,445	\$68,445	\$27,647	\$68,445	\$0
31H	R01	2024		-	\$241,020	\$241,020	\$97,353	\$241,020	\$0
32	R01	2024		-	\$48,400	\$0	\$0	\$0	\$0
Totals:				3.520	\$392,414	\$309,465	\$125,000	\$309,465	\$0

Deed Date Deed Reference

11/30/2009 269810

11/30/2009 266369

11/30/2009 197364

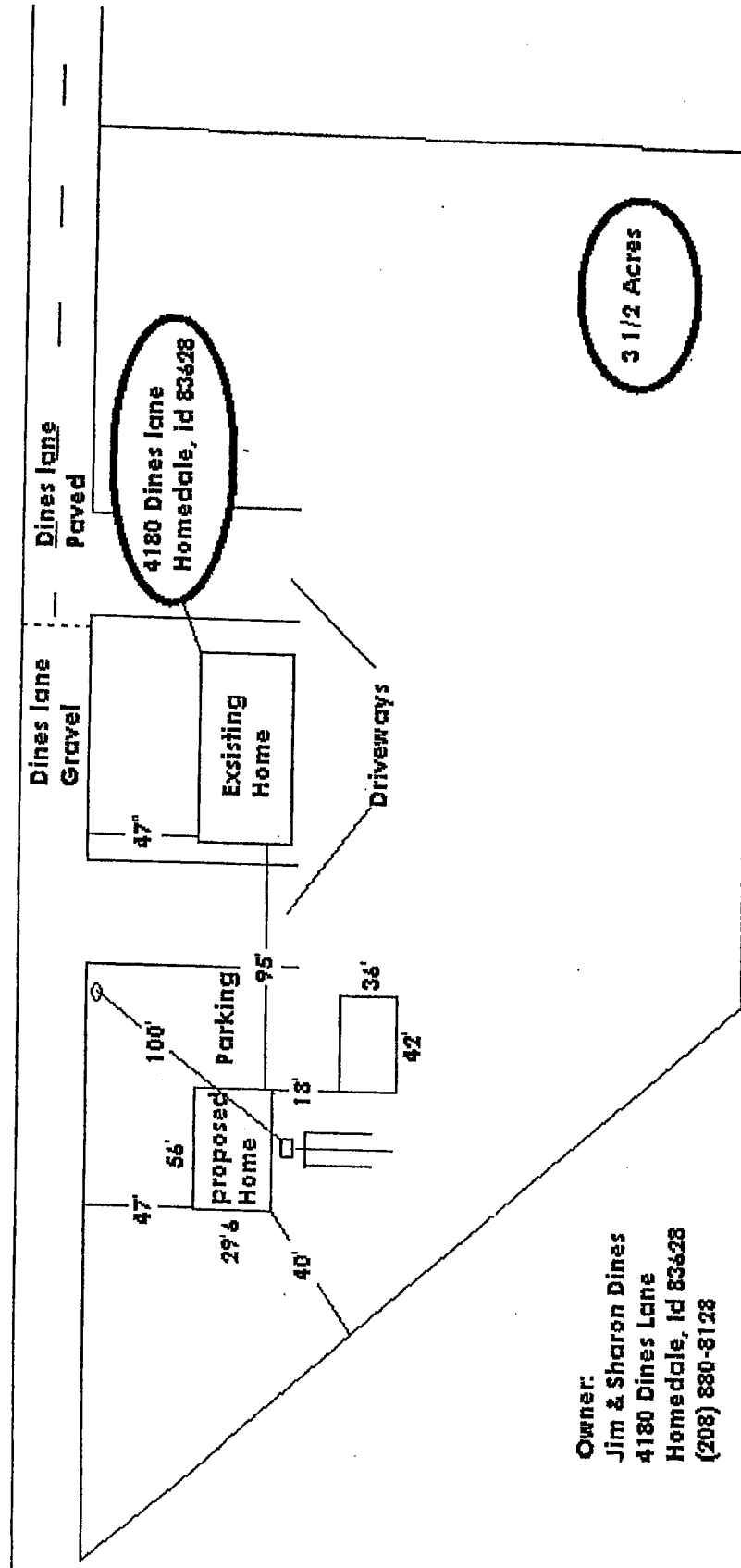
Zone Code:

Parcel Type:

Location Code: 2000

Comments:

JAMES IS DECEASED Jan. 15, 2024



Owner:
Jim & Sharon Dines
4180 Dines Lane
Homedale, Id 83628
(208) 880-8128

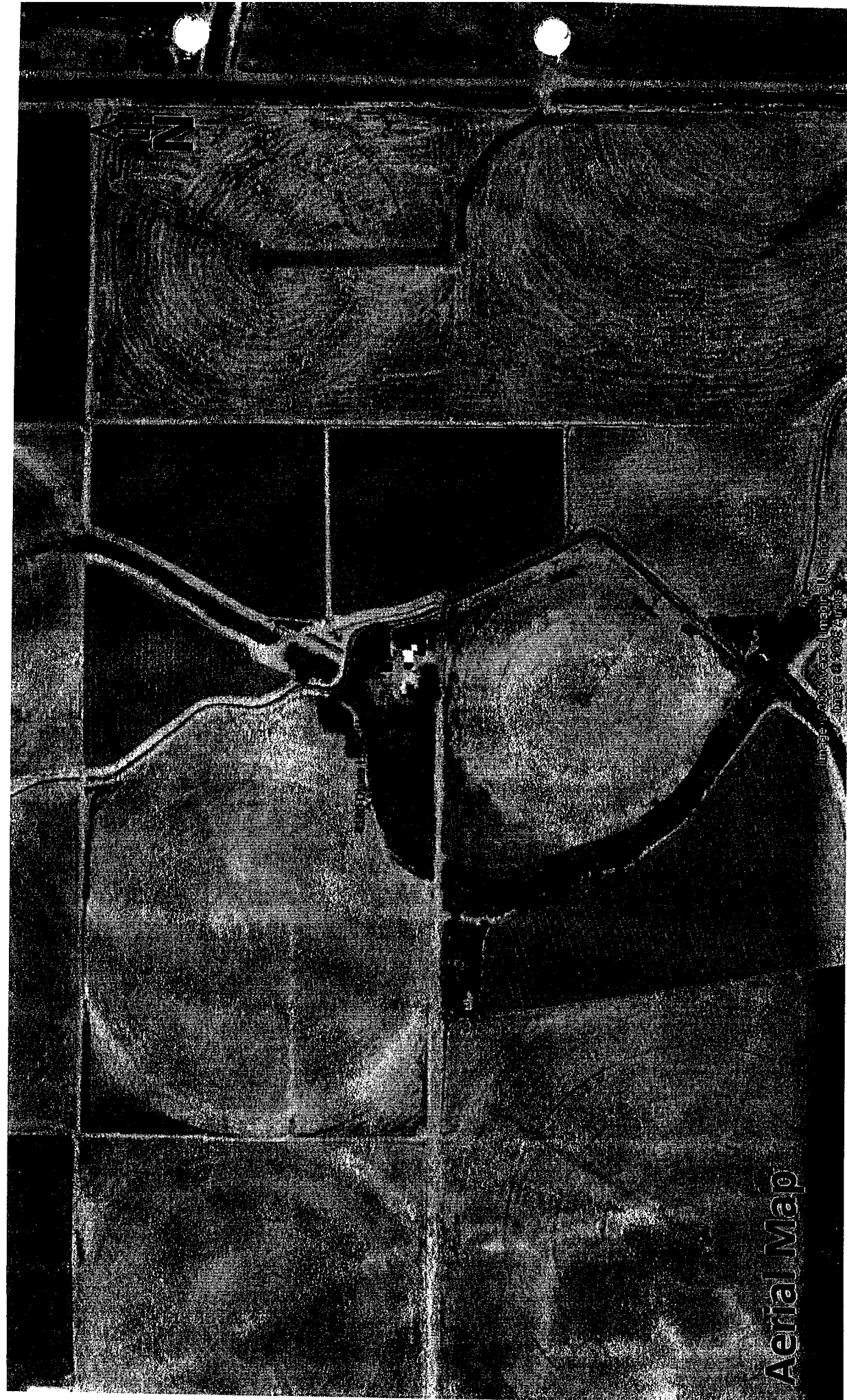


3180 Olmes Lane, Homedale



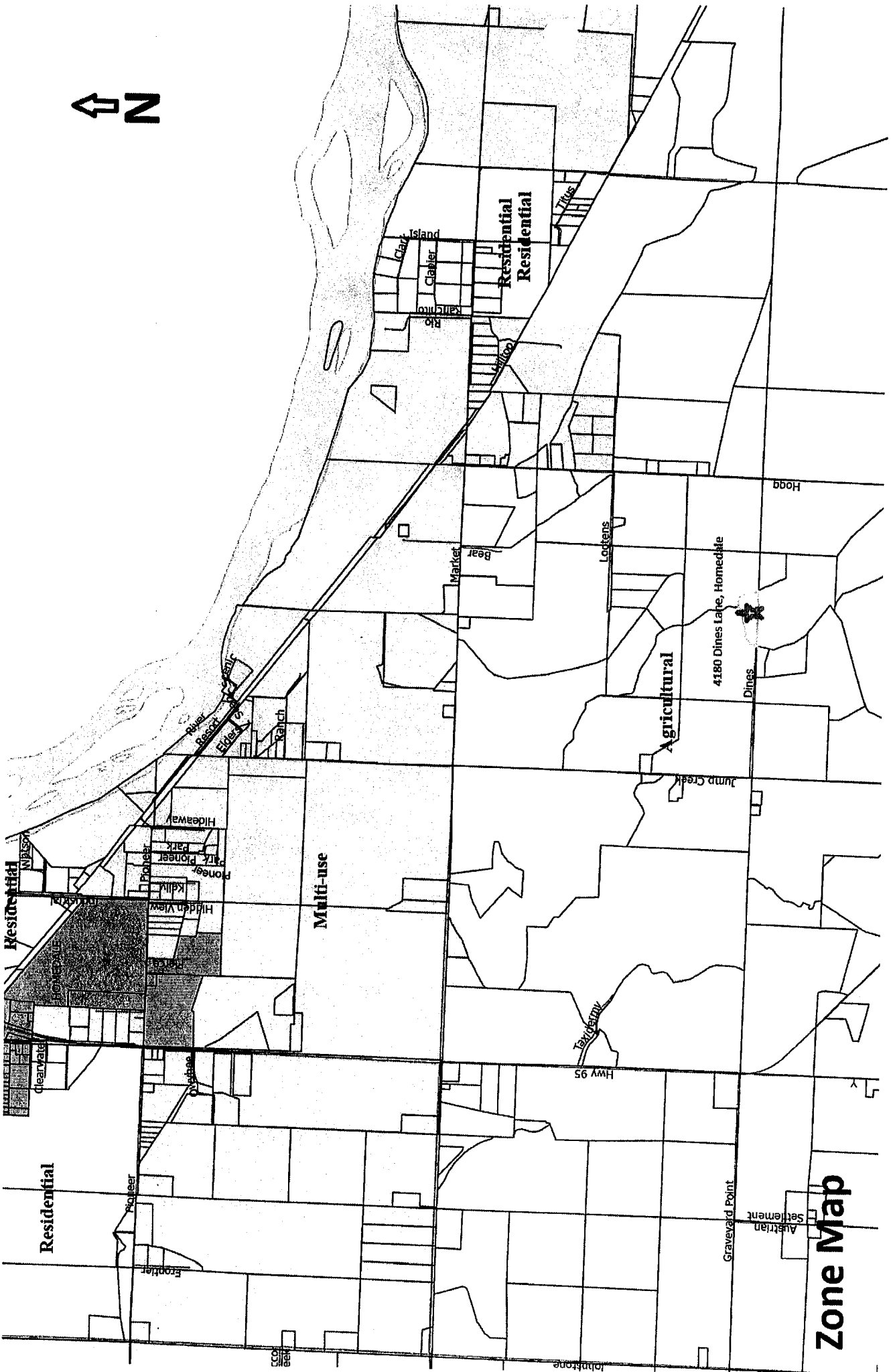
Vicinity Map



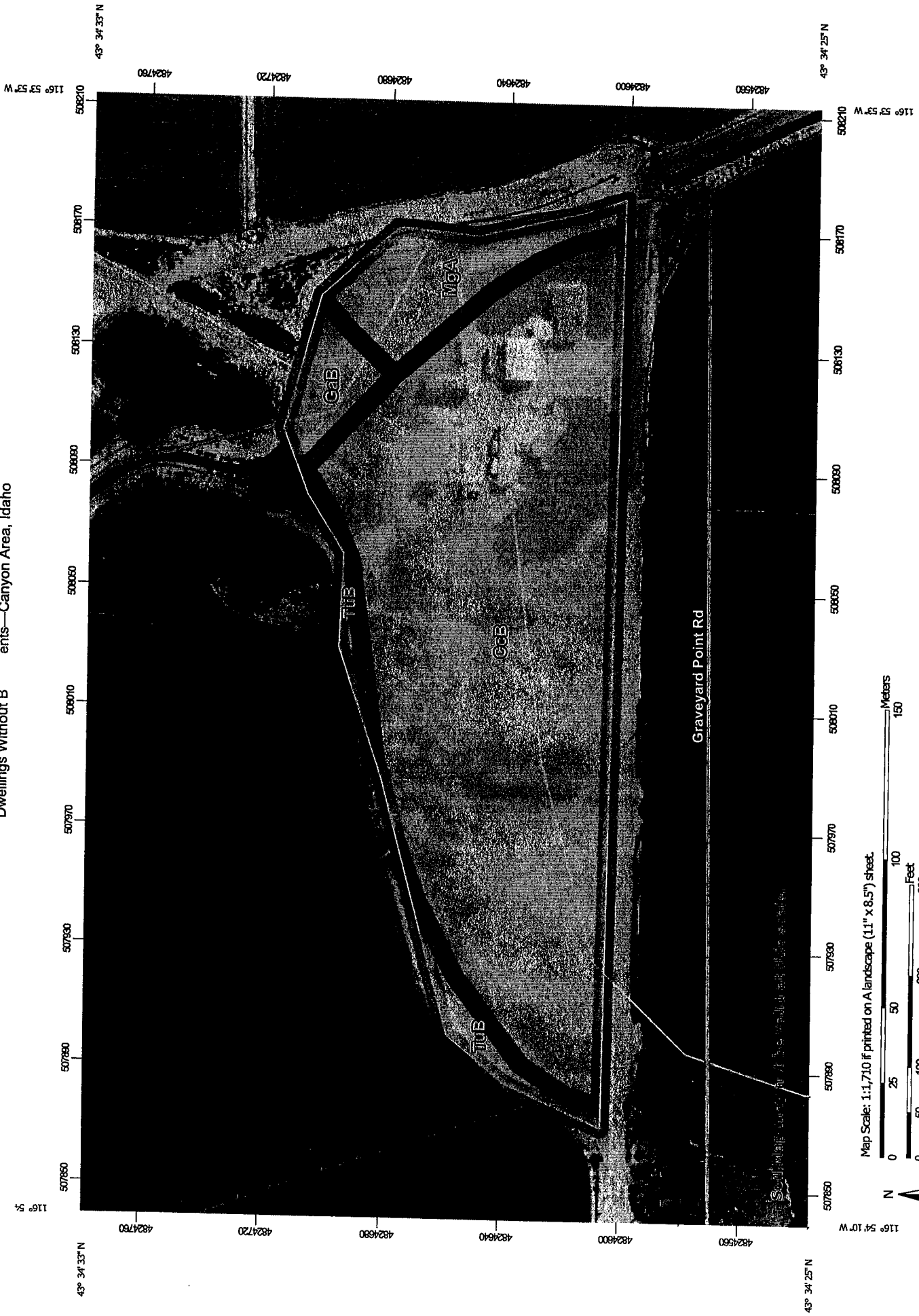


Aerial Map

Image courtesy of ImaginUS, Inc.
Images © 2003 ImaginUS



Zone Map



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

Wayne Straessler
Sharon L. Dines
4198 Dines Ln
Homedale, ID 83628

September 17, 2025

City of Homedale
PO Box 757
Homedale, ID 83628

To Whom It May Concern,

I am in the process of applying to Owyhee County Planning and Zoning for a conditional use permit to establish a second dwelling for my family. My land is a 3.52 acre parcel located at 4180 Dines Lane in Homedale, Idaho, Parcel Number RP03N05W238840. I placed a second dwelling that measures 56' x 29'6" in January 2007 which has retained the mailing address of 4198 Dines Lane.

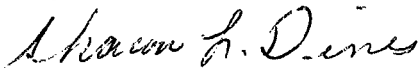
I request your reply to myself and Planning and Zoning with any comments or concerns you may have about the project. If we do not receive a response, we will assume the district has no objections to the proposal.

Thank you for your time and consideration.

Sincerely,



Wayne Straessler



Sharon L. Dines

Wayne Straessler
Sharon L. Dines
4198 Dines Ln
Homedale, ID 83628

September 17, 2025

Homedale Fire Protection District
PO Box 905
Homedale, ID 83628

To Whom It May Concern,

I am in the process of applying to Owyhee County Planning and Zoning for a conditional use permit to establish a second dwelling for my family. My land is a 3.52 acre parcel located at 4180 Dines Lane in Homedale, Idaho, Parcel Number RP03N05W238840. I placed a second dwelling that measures 56' x 29'6" in January 2007 which has retained the mailing address of 4198 Dines Lane.

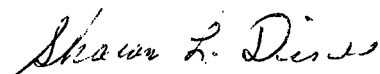
I request your reply to myself and Planning and Zoning with any comments or concerns you may have about the project. If we do not receive a response, we will assume the district has no objections to the proposal.

Thank you for your time and consideration.

Sincerely,



Wayne Straessler



Sharon L. Dines

Wayne Straessler
Sharon L. Dines
4198 Dines Ln
Homedale, ID 83628

September 17, 2025

Gem Irrigation District
South Board of Control
PO Box 67
Homedale, ID 83628

To Whom It May Concern,

I am in the process of applying to Owyhee County Planning and Zoning for a conditional use permit to establish a second dwelling for my family. My land is a 3.52 acre parcel located at 4180 Dines Lane in Homedale, Idaho, Parcel Number RP03N05W238840. I placed a second dwelling that measures 56' x 29'6" in January 2007 which has retained the mailing address of 4198 Dines Lane.

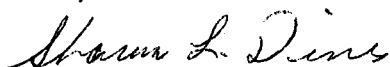
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Thank you for your time and consideration.

Sincerely,



Wayne Straessler



Sharon L. Dines

1400000
Hogsett

Road Noted

under gravel
Pipe

Drainage map

Gravel Driveway
4195
4150
House
Driveway
Paved Road
Driveway
Paved Road

Coated Pipe For Irrigation
gravity south to 4145

5008

4145

RV Bay

Property Line

Drain Ditch

Drainage Ditch

Drain Ditch

Wayne Straessler
Sharon L. Dines
4198 Dines Ln
Homedale, ID 83628

September 17, 2025

Homedale Highway District
PO Box 713
Homedale, ID 83628

To Whom It May Concern,

I am in the process of applying to Owyhee County Planning and Zoning for a conditional use permit to establish a second dwelling for my family. My land is a 3.52 acre parcel located at 4180 Dines Lane in Homedale, Idaho, Parcel Number RP03N05W238840. I placed a second dwelling that measures 56' x 29'6" in January 2007 which has retained the mailing address of 4198 Dines Lane.

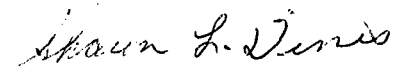
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Thank you for your time and consideration.

Sincerely,



Wayne Straessler



Sharon L. Dines

Wayne Straessler
Sharon L. Dines
4198 Dines Ln
Homedale, ID 83628

September 17, 2025

Homedale School District
Superintendent
116 E. Owyhee Ave
Homedale, ID 83628

To Whom It May Concern,

I am in the process of applying to Owyhee County Planning and Zoning for a conditional use permit to establish a second dwelling for my family. My land is a 3.52 acre parcel located at 4180 Dines Lane in Homedale, Idaho, Parcel Number RP03N05W238840. I placed a second dwelling that measures 56' x 29'6" in January 2007 which has retained the mailing address of 4198 Dines Lane.

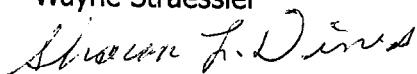
I request your reply to myself and Planning and Zoning with any comments or concerns you may have about the project. If we do not receive a response, we will assume the district has no objections to the proposal.

Thank you for your time and consideration.

Sincerely,



Wayne Straessler



Sharon L. Dines



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: Wayne Straessler

Name: Sharon L. Dines

Address: 4180 + 4198 Dines Lane

Legal: Section: 23 Township: 03N Range: 05W

Assessor's Parcel Number: RP03N05W238840

Wayne Straessler
Signature

Sharon Dines
Signature

9/18/2025
Date

9/18/2025
Date

STATE OF IDAHO, County of Owyhee ss.

On this 18th day of September, 2025, before me, the undersigned, a Notary Public in and for said State, personally appeared:

Wayne Straessler + Sharon Dines

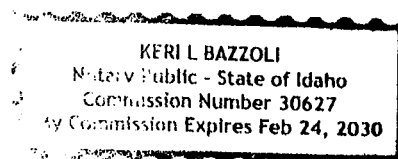
Known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same.

Signature: Keri Bazzoli

Name: Keri Bazzoli

Residing at: Meridian, ID

My Commission expires: 2/24/2030



ACKNOWLEDGEMENT OF APPLICANT

I, Wayne Straessler, the undersigned applicant do hereby understand, acknowledge and agree that the fee in the amount of \$ 1,750.- which I am submitting to the Owyhee County Planning and Zoning Department associated with application file # _____, is **non-refundable**.

I further understand, acknowledge and agree that **no portion of such fee shall be returned** unless the application is withdrawn and a request for refund is made in writing by me, or my legal representative, within seven (7) days of application submittal.

I further acknowledge that by requesting a Conditional Use Permit, I am asking that I be excused from the law as it pertains to the subject parcel(s) of my application. This is not a request that is taken lightly by the Planning & Zoning Commission. Applications for conditional use permits are subject to a public hearing and the request can be approved or denied. I understand that there is no expectation of an approval.

Dated this 18th day of Sept, 2025

Wayne Straessler
Signature of Applicant

Witnessed: L. Bannotti

Date: 9/18/2025