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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 _____

Cassity Klingler

APPLICANT/APPLICANT REPRESENTATIVE

P.O. Box 34

MAILING ADDRESS

Jordan Valley OR

CITY

STATE

97910

ZIP CODE

(208) 718-8411

TELEPHONE

Cassity.m.gluch@gmail.com

EMAIL OR FAX

Tom + Anita Gluch

OWNER'S NAME

P.O. Box 257

OWNER'S MAILING ADDRESS

Jordan Valley OR

CITY

STATE

97910

ZIP CODE

(208) 583-2287

OWNER'S PHONE NUMBER

EMAIL OR FAX

TBD Gluch Rd

PROJECT ADDRESS/LOCATION

14

SECTION

6S

TOWNSHIP

6W

RANGE

Does this parcel border dry land/range land? ☒ N

(If yes, please include fire mitigation measures on site plan.)

2P06S06W142400

TAX ASSESSOR'S PARCEL NUMBER(S)

Agriculture

CURRENT ZONING OF THE SUBJECT PARCEL

Agriculture

CURRENT USE OF THE SUBJECT PARCEL

Ag/Construction of new single-residence

PROPOSED USE

2,000 sq ft.

TOTAL SQ. FT OF ALL PROPOSED STRUCTURES

I DECLARE UNDER PENALTY OF PERJURY that I/we, Tom, Anita, + Cassity, 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: 9/5/25

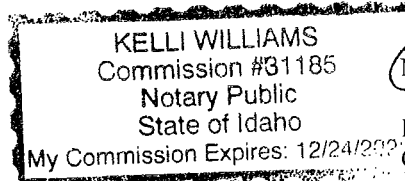
Signed: Thomas R. Gluch Anita Gluch

Dated: 9-5-25

Signed: Cassity M Klingler

On the 5 day of September, 2025, 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.



Notary Public

Residing at Jordan Valley, OR

Commission Expires: 12/24/2028

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

FOR ADMINISTRATIVE USE

AFFIDAVIT

STATE OF IDAHO)
COUNTY OF OWYHEE)

I, Cassity Klingler, 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.

Cassity M Klingler
APPLICANT SIGNATURE

P.O. Box 34
ADDRESS

Jordan Valley/OR/97910
CITY/STATE/ZIP

(208) 718 - 8411
TELEPHONE

I, Tom + Anita Gluch, the owner (if other than the applicant) of the real property involved in this application, do hereby consent to the filing of this application.

Thomas R. Gluch
OWNER SIGNATURE Anita Gluch

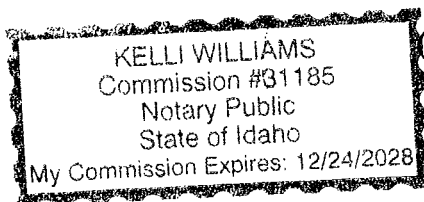
P.O. Box 257
ADDRESS

Jordan Valley/OR/97910
CITY/STATE/ZIP

(208) 583 - 2287
TELEPHONE

On the 5 day of September, 2025, before me, the undersigned Notary Public, personally appeared Thomas R. Gluch, Anita Gluch + Cassity M. Klingler, 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 Jordan Valley, OR
Commission Expires: 12/24/2028

Blaze and Cassity Klingler
P.O.Box 34
Jordan Valley, OR 97910
Cassity.m.gluch@gmail.com
(208) 718-8411 or (208) 360-0330

09/12/2025

To the Honorable Members of the Owyhee County Commission:

I am writing to respectfully request approval to construct a single-family residence on my family's parcel: RP06S06W142400 in Pleasant Valley, ID. This home will serve a vital role in allowing me to actively assist with operations on the family farm, support the community by enrolling our future children in the Pleasant Valley School—contributing to its dwindling student population—and make use of an existing private well, which is exclusively appropriate for residential use and cannot support agricultural or other uses.

The proposed parcel is legally accessed via Gluch Road, which runs directly along its boundary. No portion of the access crosses private property other than our own under any circumstances, and thus no recorded easement is required. The parcel is located within a designated herd district, and as the owners of both the land and livestock, we have long maintained compliant fencing to contain our cattle.

All adjoining lands to the north, south, east, and west of the parcel are uniformly dedicated to agricultural use, specifically cattle grazing, with no residential or commercial development nearby. This confirms that the proposed home will align with the prevailing rural character and land-use patterns of the area. The only domestic water source will be the private well on site, owned by us and suitable for household needs alone. There are no irrigation water rights associated with the parcel; it relies entirely on precipitation, and any runoff that enters Lone Tree is shared naturally among downstream users without formal diversion systems, water shares, or irrigation infrastructure.

In summary, the proposed residential development is consistent with supporting agricultural production, bolstering rural school enrollment, and responsibly utilizing a private water supply. The project aligns with surrounding land-use, requires no additional easements, and presents negligible impact on irrigation water systems or neighboring parcels.

Thank you for your consideration of my application. I would be pleased to provide any further details or information that is not already included in this application.

Sincerely,

Blaze and Cassity Klingler

Conditional Use Permit Application Responses

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

Yes, the intended use is both necessary and desirable. Building a home on my family's property will allow me to remain close to and care for my elderly grandparents, who are in their mid-80s. It also enables me to manage our herd of over 500 head of cattle more efficiently. My presence on the ranch supports the continuity of local agriculture, promotes responsible land stewardship, and contributes to the rural economy—all of which benefit the broader public welfare.

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

The proposed use will not create any hazard, nuisance, or detriment to nearby properties or public safety. The home will be built on existing family-owned ranch land, away from neighboring properties, and designed to fit within the agricultural setting. Its purpose is to support ranch operations and allow for better oversight of livestock and land management, which can actually help prevent potential hazards like loose cattle or unmanaged land conditions. All construction and use will comply with county health and safety standards.

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:

The proposed home will not negatively impact public services, health, safety, or the environment. It will be built on a county-maintained road, so no new infrastructure or additional public funding will be required. Utilities and access already exist, and the home will be constructed according to all building codes and environmental regulations. The project supports rural living and agriculture without placing any additional burden on county resources or the surrounding environment.

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

Yes, all necessary utilities and services will be provided by me as the applicant. The home will be equipped with a properly permitted septic system, reliable water access (either through an existing well or permitted source), and appropriate drainage systems to prevent runoff issues. Electrical and other utility connections will be arranged through local providers to ensure everything meets code and functions efficiently without impacting neighboring properties or the environment.

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

The proposed use will not have an adverse impact on surface or underground water supplies. The home will use a permitted water source and a properly installed septic system to ensure protection of groundwater. Drainage will be managed to prevent runoff into surface water, and all construction and usage will follow environmental guidelines to protect local water quality. The property has a long history of agricultural use, and the addition of a single-family home will not significantly increase water demand or pollution risk.

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

The geological base of the property is stable and well-suited for residential construction. This land has supported agricultural operations, including livestock and equipment use, for many years without issue. A site evaluation will be conducted as part of the building permit process to ensure proper soil conditions and foundation support, but no concerns are currently known that would prevent safe or sustainable construction of a single-family home.

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 will not endanger human health, animal life, or plant life in the area. The home will be placed on previously disturbed ranch land already used for cattle and daily agricultural activity. No protected species or sensitive habitats will be impacted. In fact, living on-site will allow for better monitoring of livestock and land conditions, helping to promote healthy pasture management and responsible stewardship of the environment.

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

Yes, the proposed use is fully compatible with the surrounding land uses. The property is part of an active family ranch, and the new home will support and enhance agricultural operations by allowing me to live on-site. This use is consistent with the rural, agricultural character of the area and will help sustain the working landscape. It directly benefits the ranch, the surrounding community, and long-term land management efforts.

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:

Yes, if the commission has any concerns, special conditions could be imposed to ensure the proposed use remains beneficial and without adverse impact. For example, the commission could require:

- Compliance with all county building, septic, and environmental codes.
- That the home remains tied to agricultural use of the property.
- That adequate setbacks, drainage, and erosion control measures are implemented.
- That any necessary permits for utilities and water access are obtained prior to construction. These conditions would help reinforce the intent of the project—to support ranch operations and family care—while ensuring protection of land, water, and neighboring properties. I am fully willing to comply with such conditions to move forward responsibly.

WARRANTY DEED

For Value Received

ROBERT J. GLUCH and ULEA V. GLUCH

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

THOMAS R. GLUCH and ANITA L. GLUCH

the grantees , whose current address is, Box 35, Jordan Valley, Oregon 97910
the following described premises, to-wit:

Attached Exhibit "A"

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee s,
their heirs and assigns forever. And the said Grantor s do hereby covenant to and
with the said Grantee s, that they are the owner s in fee simple of said premises; that said
premises are free from all incumbrances

and that they will warrant and defend the same from all lawful claims whatsoever.
Dated:

Robert J. Gluch
Robert J. Gluch

Ulea V. Gluch
Ulea V. Gluch

STATE OF IDAHO, COUNTY OF Owyhee
On this 29th day of March, 1989,
before me, a notary public and for said State, personally
appeared Robert J. Gluch and
Ulea V. Gluch

known to me to be the person s whose name s
subscribed to the within instrument, and acknowledged to
me that they executed the same

Notary Public
Residing at *Manly*
Comm. Expires *8/3/93*

STATE OF IDAHO, COUNTY OF
I hereby certify that this instrument was filed for record at
the request of

at minutes past of this day of 19
in my office, and duly recorded in
of Deeds at page

EXHIBIT A

The South $\frac{1}{2}$ of the Southeast $\frac{1}{4}$, Section 11, Township 6 South, Range 6 West of the Boise Meridian, Owyhee County, Idaho.

A parcel of land located in the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 12, Township 6 South, Range 6 West of the Boise Meridian, Owyhee County, Idaho, more particularly described as follows:

Commencing at the Southwest corner of said Section 12; thence North 1320 feet, more or less; thence East 860 feet; thence Southwest 1570 feet, more or less, to the point of beginning.

The Northwest Quarter of the Northeast Quarter, the Northeast Quarter of the Northwest Quarter, the Southeast Quarter, and the South $\frac{1}{2}$ of the Northeast Quarter, Section 14, Township 6 South, Range 6 West of the Boise Meridian, Owyhee County, Idaho, LESS the following described parcel:

Commencing at the Northeast corner of the Southeast Quarter of the Northeast Quarter of said Section 14; thence West 1316 feet to the Northerly right of way fence of the existing road; thence along said fence South 43 degrees 45 minutes East a distance of 1744 feet to the intersection of the right of way fence and the midsection line; thence North 1260 feet to the point of beginning.

The Northeast Quarter, the East One-half of the Southwest Quarter, the West One-half of the Southeast Quarter and the Northeast Quarter of the Southeast Quarter, Section 23, Township 6 South, Range 6 West of the Boise Meridian, Owyhee County, Idaho.

The East One-half of the Northwest Quarter and the Northeast Quarter of the Southwest Quarter, Section 26, Township 6 South, Range 6 West of the Boise Meridian, Owyhee County, Idaho.

Beginning a point that is 1320 feet East of the corner common to Sections 11, 12, 13 and 14, Township 6 South,

All of Section 16, Township 30 South, Range 46 East of the Willamette Meridian, Malheur County, Oregon.

The East One-half of Section 17, Township 30 South, Range 46 East of the Willamette Meridian, Malheur County, Oregon.

Lots 5, 6, 7, 10, 11, 12, 13, 14, 15, 18, 19 and 20 of Section 1, Township 32 South, Range 45 East of the Willamette Meridian, Malheur County, Oregon.

Lots 8, 9, 16 and 17 of Section 2, Township 32 South, Range 45 East of the Willamette Meridian, Malheur County, Oregon.

An undivided one-fourth ($\frac{1}{4}$) interest in the following described real property, to-wit:

The East One-half of the Southeast Quarter, Section 24, Township 32 South, Range 45 East of the Willamette Meridian, Malheur County, Oregon.

The North One-half of the Northeast Quarter, Section 25, Township 32 South, Range 45 East of the Willamette Meridian, Malheur County, Oregon.

The North One-half of the North One-half and the Southwest Quarter of the Northwest Quarter, Section 26, Township 32 South, Range 45 East of the Willamette Meridian, Malheur County, Oregon.

The Southeast Quarter of the Northeast Quarter, Section 27, Township 32 South, Range 45 East of the Willamette Meridian, Malheur County, Oregon.

The Southeast Quarter and the East One-half of the Southwest Quarter of Section 31, Township 31 South, Range 46 East of the Willamette Meridian, Malheur County, Oregon.

Lot 1 of Section 1, Township 32 South, Range 45 East of the Willamette Meridian, Malheur County, Oregon.

Range 6 West of the Boise Meridian, Owyhee County, Idaho, which point is the Northwest corner of the Northeast Quarter of the Northwest Quarter of said Section 13, on the line between said Sections 12 and 13, and running thence North 1320 feet; thence West 1320 feet to the line between said Section 11 and 12 and running thence North along the line between said Sections 11 and 12, 1320 feet, to the one-quarter section corner between said Sections 11 and 12 and running thence West 1320 feet; thence North 920 feet to a point that is 1798.5 feet South of the Northwest corner of the Northeast Quarter of the Northeast Quarter of said Section 11; thence North 67 degrees 20 minutes East 4300 feet to a point that is 49.5 feet South of the one-quarter Section corner between Sections 1 and 12, said township and range; running thence South 2590.5 feet to the center of said Section 12 and running thence East 150 feet; thence South 17 degrees 30 minutes East 250 feet; thence South 28 degrees 30 minutes East 510 feet; thence South 63 degrees 30 minutes West 385 feet; thence South 32 degrees 15 minutes West 755 feet; thence South 22 degrees 30 minutes West, 1240 feet; thence East 40 feet; thence South 28 degrees 30 minutes West 1270 feet; thence North 1116.5 feet to the point of beginning. Together with the right of the use of a certain reservoir site located in the Northwest Quarter of Section 14, Township 6 South, Range 6 West of the Boise Meridian, Owyhee County, Idaho.

198350

FILED-RECORDED

MAR 29 9 23 AM '89

By *W. J. [Signature]*
 DEPUTY
 CLERK

RECORDED
 BY *[Signature]*
 MAR 29 1989

Valuation Summary Sheet

OWYHEE County

6/10/2025 10:23:29 AM

Parcel Number: RP06S06W142400		Property Address:	
Effective Date: 1/1/2007		Tax Code Area: 22-0000	
Expiration Date:		Legal Description: SE4,S2NE,NWNE,NENW, LESS TAX 1 14 6S 6W	
Legal Party Name GLUCH, THOMAS & ANITA		Address PO BOX 257	City St Zip JORDAN VALLEY, OR 97910
Primary Owner			

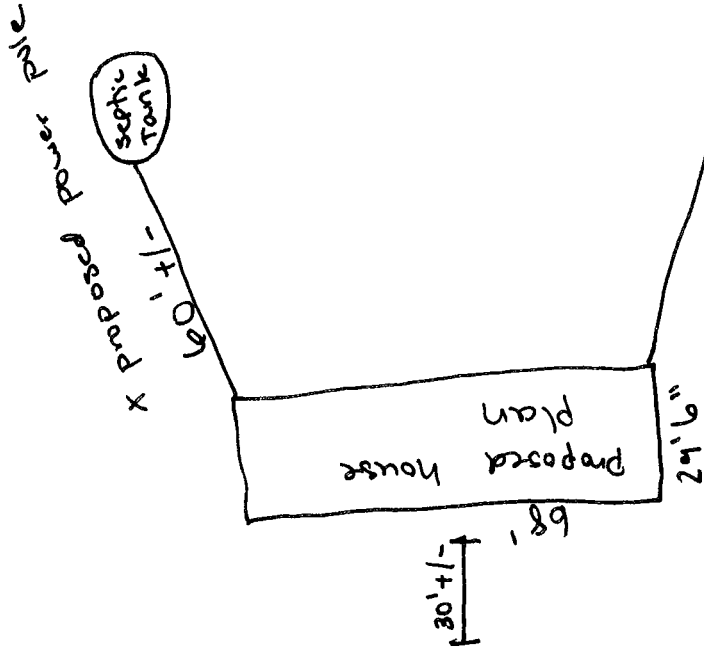
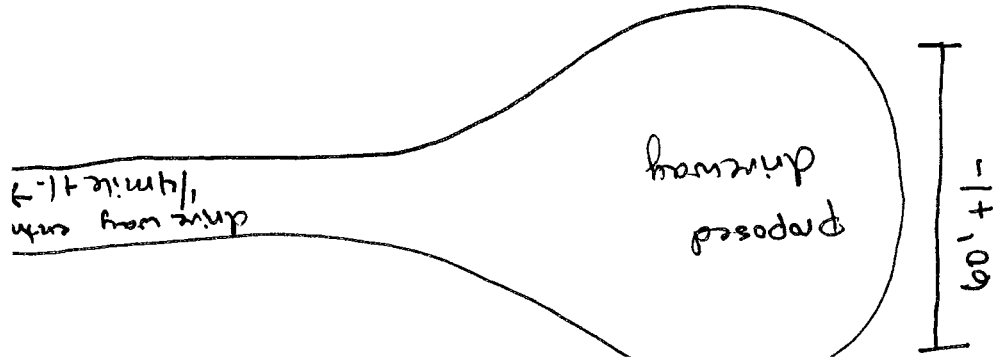
Cat ID	Ext	Rv Year	Unit	Quantity	Value	HO Mkt	HO Exemp	PTR	Other
04	L00	2021	AC	201.300	\$42,273	\$0	\$0	\$0	\$0
05	L00	2021	AC	99.700	\$6,481	\$0	\$0	\$0	\$0
Totals:				301.000	\$48,754	\$0	\$0	\$0	\$0

Deed Date 4/15/2018
Deed Reference 198350

Zone Code:
Parcel Type:
Location Code: 4000

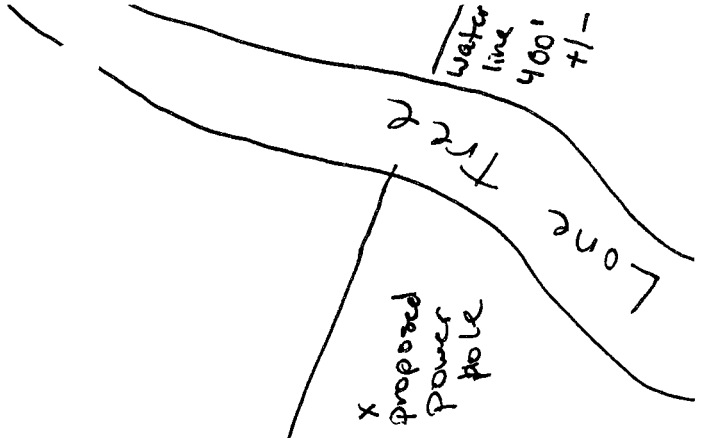
Comments:

Glueh Rd 1/4 mile +/-

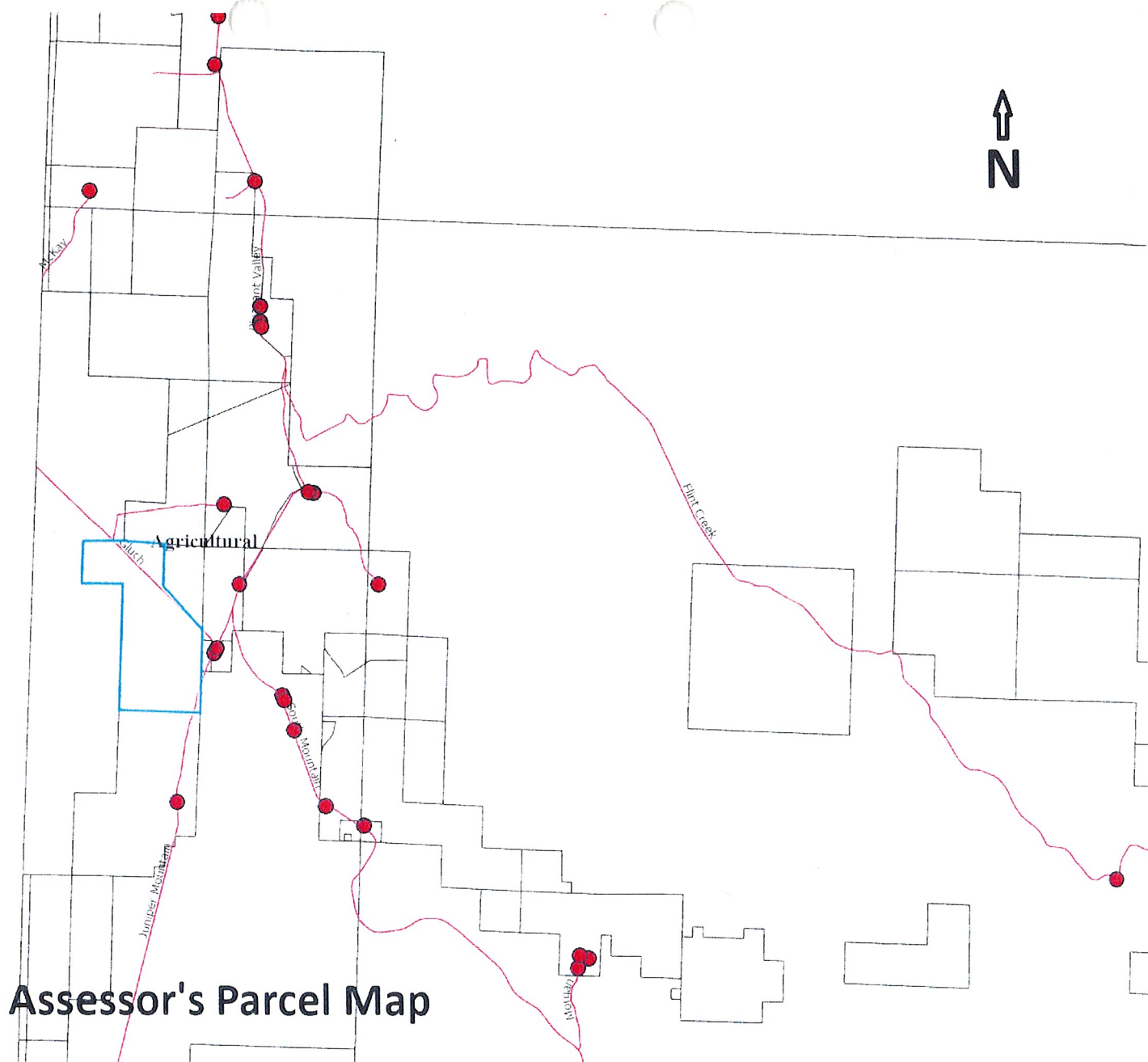


← N

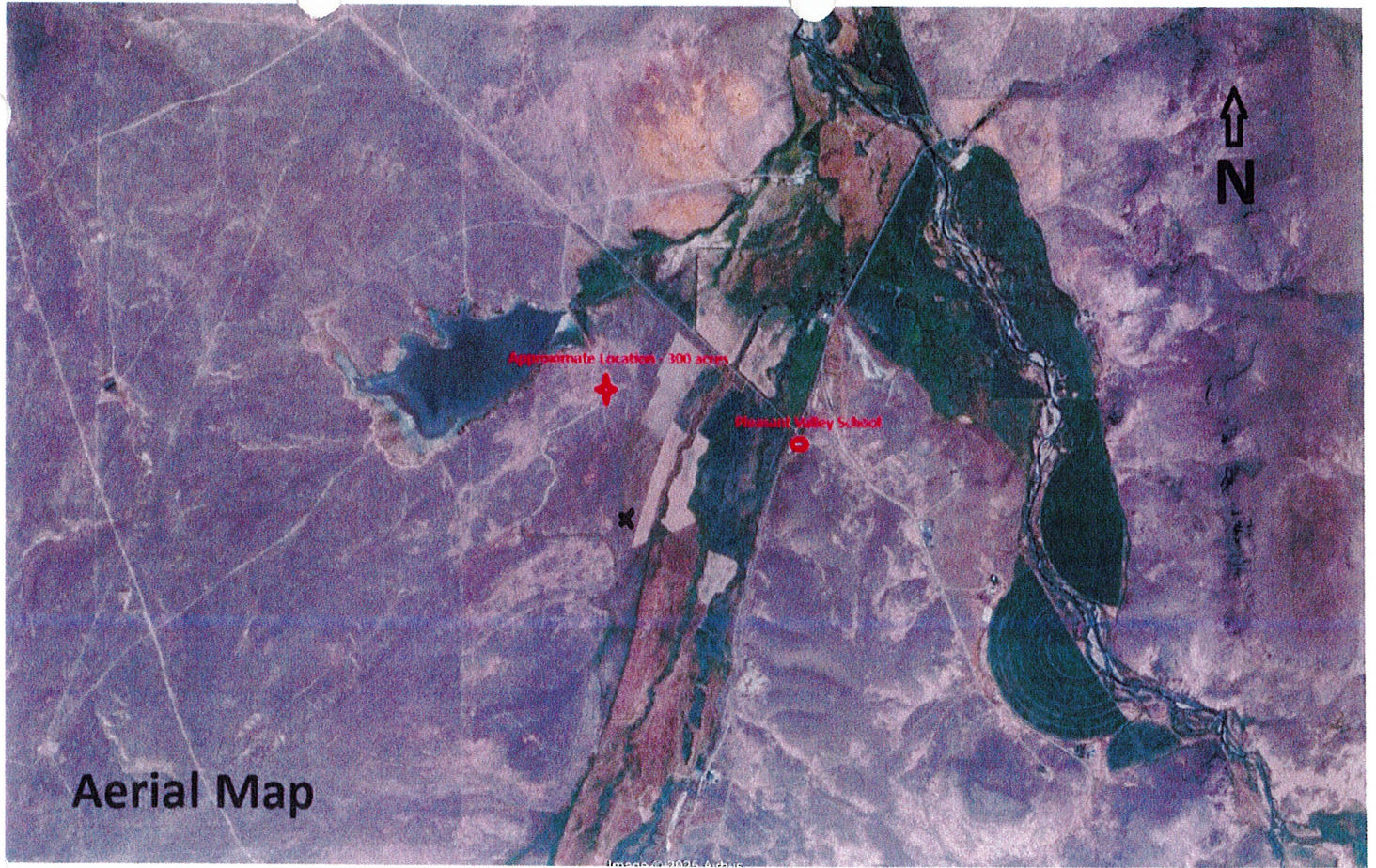
Juniper Mtn Rd 1/2 mile →



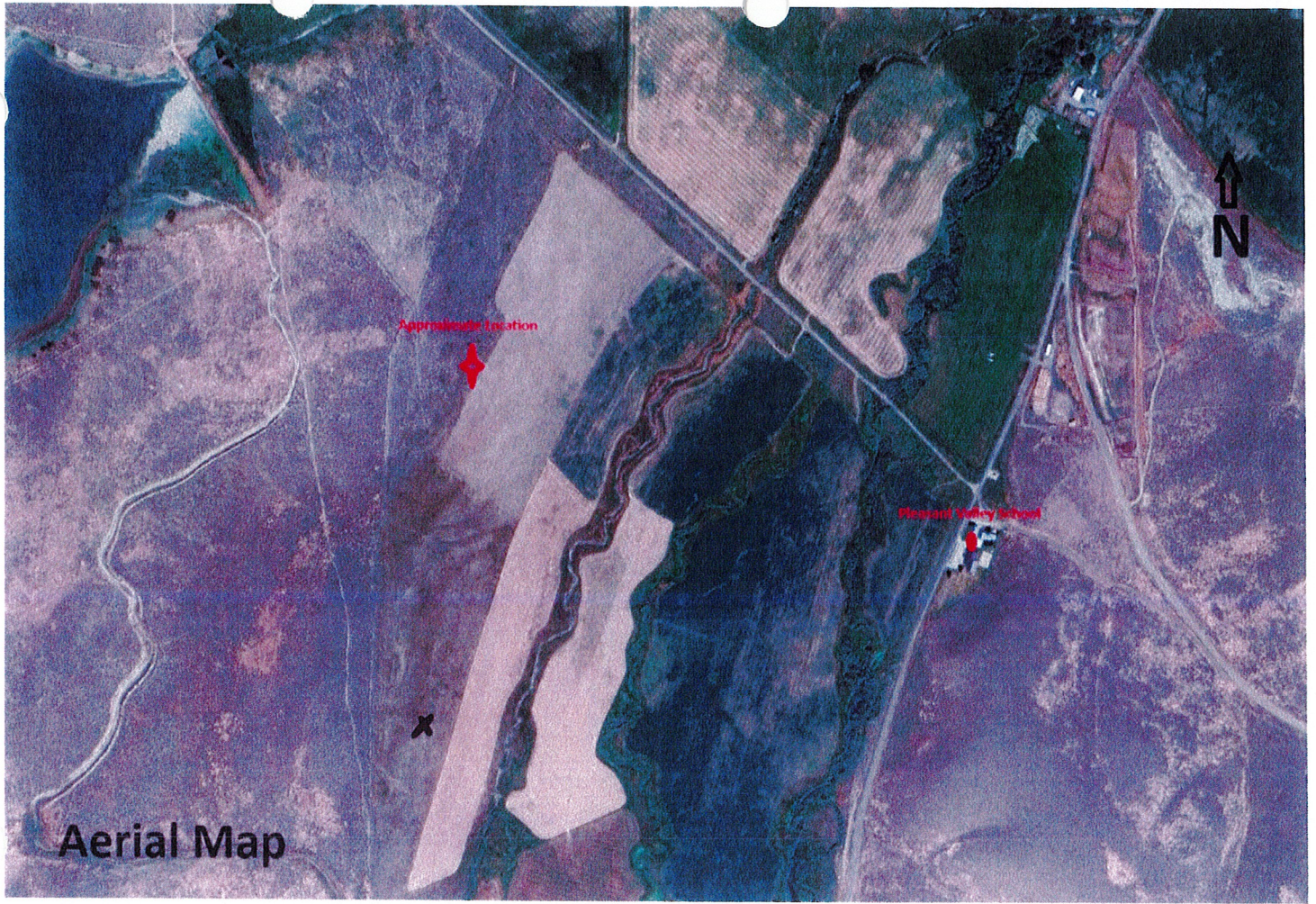
Vicinity Map



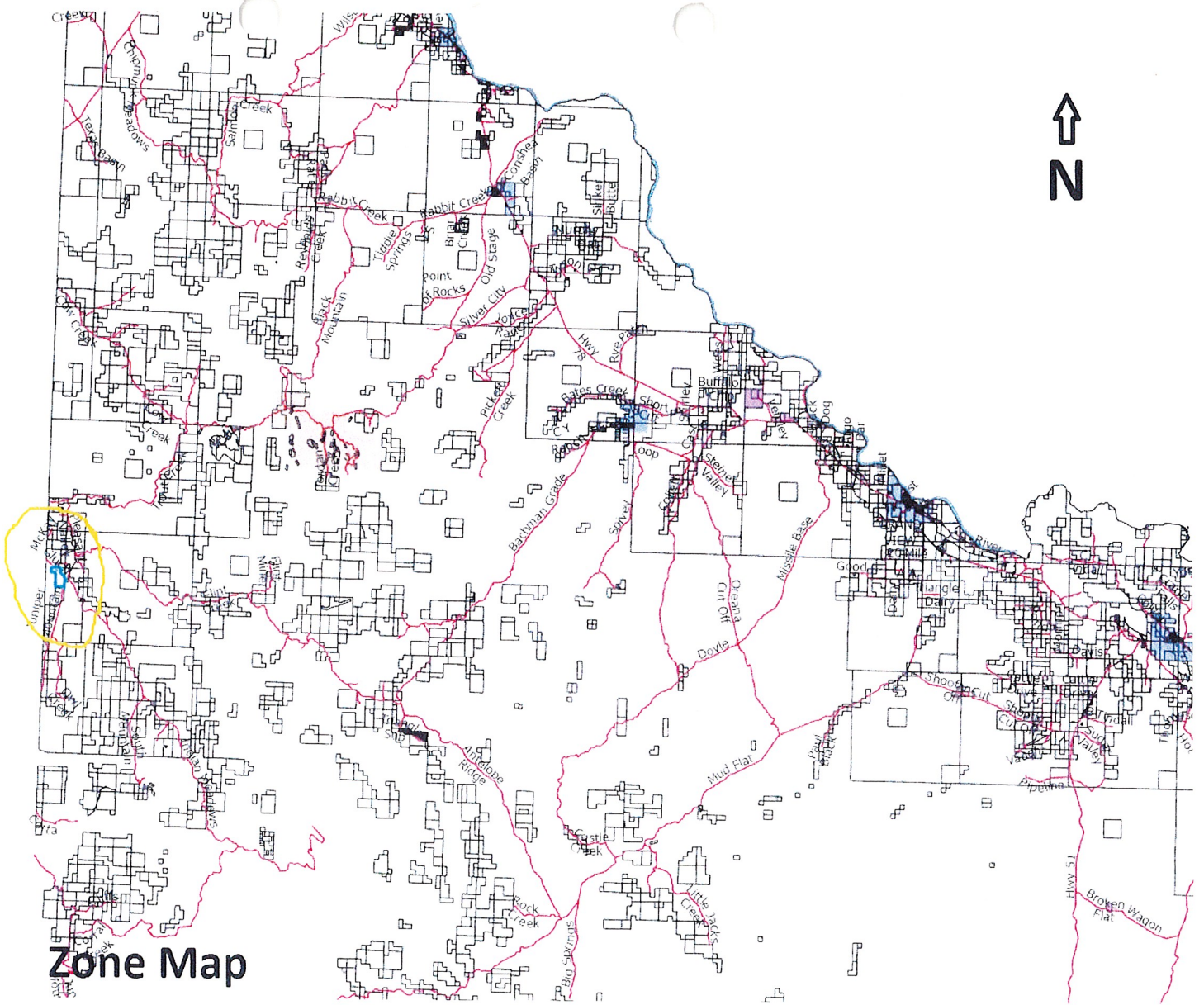
Assessor's Parcel Map



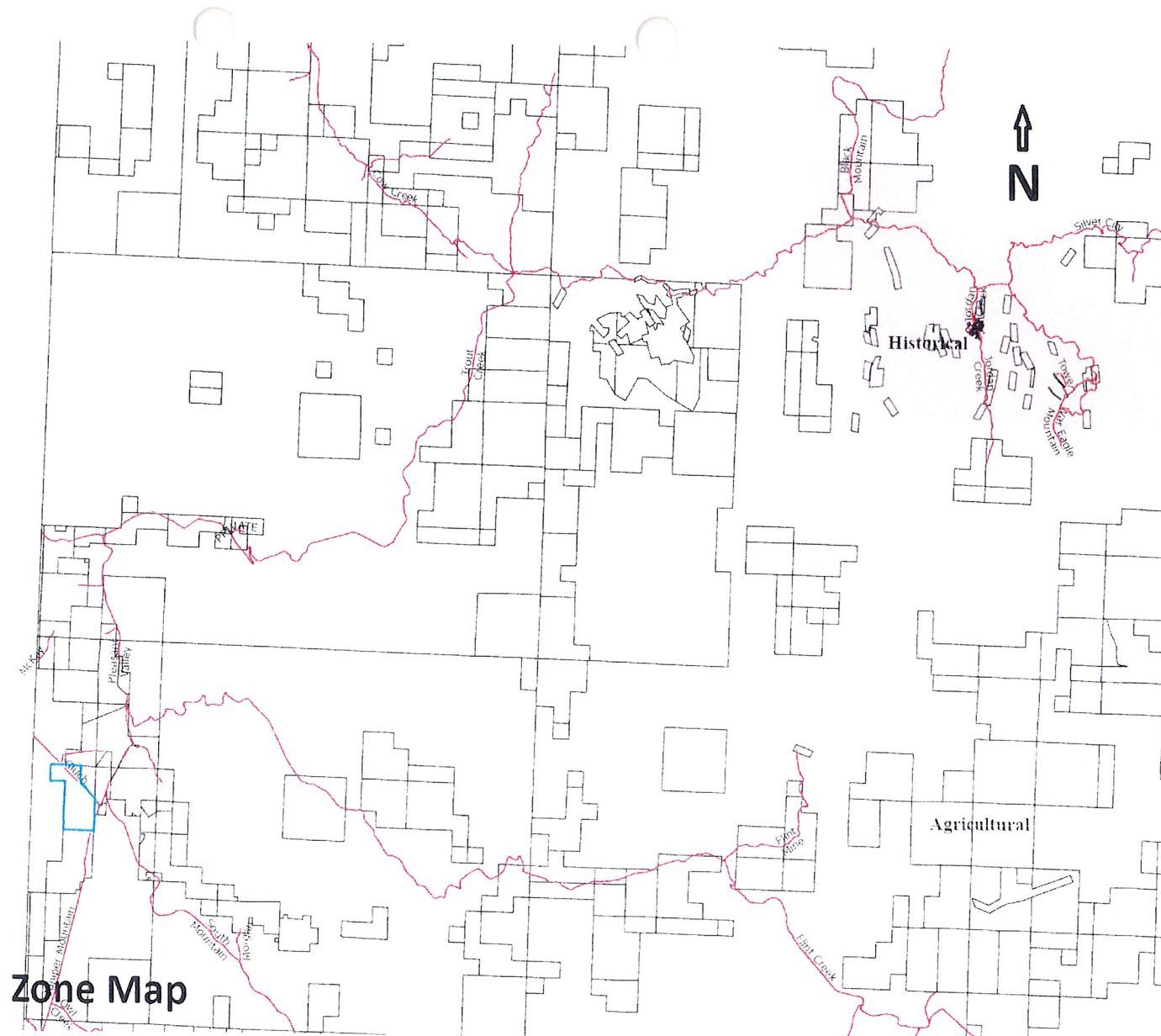
Aerial Map



Aerial Map



Zone Map



Dwellings Without Basements—Owyhee County Area, Idaho



Dwellings Without Basements

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
130	Pits, gravel	Not rated	Pits, gravel (100%)		90.7	22.6%
145	Salisbury-Gacey-Barnard complex, 2 to 12 percent slopes	Very limited	Salisbury (40%)	Shrink-swell (1.00)	11.8	2.9%
			Barnard (20%)	Shrink-swell (1.00)		
183	Tucker-Zola silt loams, 0 to 4 percent slopes	Very limited	Tucker (65%)	Flooding (1.00)	293.7	73.2%
				Shrink-swell (1.00)		
				Depth to saturated zone (0.07)		
			Zola (15%)	Flooding (1.00)		
				Shrink-swell (1.00)		
			Welch (5%)	Flooding (1.00)		
				Depth to saturated zone (1.00)		
				Shrink-swell (0.50)		
W	Water	Not rated	Water (100%)		5.1	1.3%
Totals for Area of Interest					401.3	100.0%

Rating	Acres in AOI	Percent of AOI
Very limited	305.5	76.1%
Null or Not Rated	95.8	23.9%
Totals for Area of Interest	401.3	100.0%

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

Dear Pleasant Valley School District,

We are reaching out to seek approval to build a house within the school district's boundaries. The location of the house will be on Gluch Road between the school house and the Gluch reservoir.

We are building a house as the ranch has two houses and both are occupied, but I have been asked to move home to help take care of things around the ranch. My grandfather, father, and I attended Pleasant Valley school and would enjoy our future children to do so as well. If there are any questions please reach out.

Thank you,

Blaze and Cassity Klingler

(208) 718 - 8411 or (208) 360 - 0330

PLEASANT VALLEY SCHOOL DISTRICT No. 364

Wasatch County, Idaho
PO Box 119 • 28026 Juniper Mtn. Road
Jordan Valley, ID 83401
(208) 383-2420 • (208) 383-2421

September 9, 2025


Dear Blaze and Cassidy Klingler:

Thank you for your letter regarding your plan to build a home on Gluch Road between the schoolhouse and the Gluch Reservoir. We appreciate your family's long connection to Pleasant Valley School District and your desire for your future children to attend our school.

After reviewing your request, I am pleased to approve the construction of your residence within the boundaries of Pleasant Valley School District. This approval confirms school-district residency for enrollment purposes once the home is occupied.

If you have any questions or need documentation for your permits, feel free to contact me. We look forward to welcoming you back to the Pleasant Valley community.

Sincerely,


Heather Williams, Ph.D.
Superintendent

Dear Owyhee County Road District #1,

We are reaching out to seek approval to build a house with the driveway coming off of a road maintained within this district. This road is Gluch Road and the house will be located East of Tom and Anita Gluch's house where the road has been maintained for many years. We are building a house as the ranch has two houses and both are occupied, but I have been asked to move home to help take care of things around the ranch. If there are any questions please reach out.

Thank you,

Blaze and Cassity Klingler
(208) 718 - 8411 or (208) 360 - 0330



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: Tom + Anita Gluch

Name: Cassity Klingler

Address: TBD Gluch Road

Legal: Section: 14 Township: 6S Range: 6W

Assessor's Parcel Number: RP06506W142400

Signature: Thomas R. Gluch Anita Gluch Date: 9/15/25

Signature: Cassity M Klingler Date: 9/15/25

STATE OF IDAHO, County of Owyhee ss.

On this 5th day of September, 2025, before me, the undersigned, a Notary Public in and for said State, personally appeared:

Thomas R. Gluch, Anita Gluch and Cassity M Klingler

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: Kelli Williams

Name: Kelli Williams

Residing at: Jordan Valley, OR

My Commission expires: 12/24/2028

