

The Owyhee Avalanche

P.O. Box 97 • HOMEDALE, IDAHO 83628

208 / 337-4681
EMAIL: OFFICE@OWYHEE.COM

RECEIVED

JAN 24 2025

WATER RESOURCES
WESTERN REGION

AFFIDAVIT OF PUBLICATION

STATE OF IDAHO)
) ss
COUNTY OF OWYHEE)

I, Joe E. Aman, being first duly sworn, depose and say:

1. That I am a citizen of the United States of America, and at all times hereinafter mentioned was and now over the age of twenty-one years, not a party to nor interested in the proceedings hereinafter mentioned.

2. That during the time of publication of the notice hereinafter mentioned, I was and now am the publisher of The Owyhee Avalanche, a newspaper of general circulation printed and published weekly, on Wednesday of each and every week, in the City of Homedale, County of Owyhee and State of Idaho.

3. That the said The Owyhee Avalanche has been printed and published continuously and uninterruptedly in said County during a period of more than seventy-eight weeks prior to the first publication of the attached notice.

4. That said notice of which a copy of said newspaper, is hereto affixed, was published in the regular issue thereof, and not a supplement thereto, in said newspaper

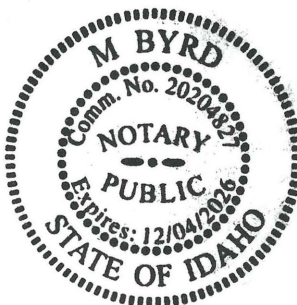
in Two
(consecutive) calendar weekly issue(s) of said newspaper, in the following date(s):

January 15 and 22, 2025

SIGNED: _____

STATE OF IDAHO }
COUNTY OF OWYHEE }

On this 22nd day of January in the year 2025, before me, a Notary Public, personally appeared JOE E. AMAN, known or identified to me to be the person whose name subscribed to the within instrument, and being by me duly sworn, declared that the statements therein are true, and acknowledged to me that he executed the same.



M. Byrd
Notary Public of Idaho

Residing at Homedale ID

My commission expires:

12, 04, 2026

Private road paves way for more homes

Homedale council OKs Packer Lane

Homedale is gaining a new street, but it won't be traveled by many motorists.

A month after establishing a private road policy, the city council approved its first application during last Wednesday's meeting.

A private gravel road between North 3rd Street West and North 4th Street West near the Owyhee County Fairgrounds will be called Packer Lane.

The road is named for Chad Packer, who is building starter homes in the area with his development partner Todd Ostrom as OPS LLC. The developers' second choice was Ostrom Way.

The 20-foot-wide road was made

possible through a purchase agreement with Owyhee County. The county bought the property from Homedale last year after Ostrom and Packer tried to acquire the ground at a discount.

The land is necessary for OPS LLC to build more homes, Ostrom told the city council last year.

County commissioners acknowledged a conflict of interest prior to the sales

agreement because Packer is Owyhee County Prosecuting Attorney Chris Topmiller's brother-in-law.

The private road will allow OPS LLC to build eight more homes north of West Arizona Avenue.

City Clerk and Treasurer Alice Pegram confirmed there are existing water sewer service lines under the ground, which the county originally purchased to use as a parking lot for the fairgrounds. The parking lot will remain to the north of the private road.

—JPB

Public notices

NOTICE OF HEARING ON NAME CHANGE

CASE NO. CV37-24-00389
IN THE DISTRICT COURT FOR THE THIRD JUDICIAL DISTRICT FOR THE STATE OF IDAHO, IN AND FOR THE COUNTY OF OWYHEE
MAGISTRATE COURT
IN RE: JACQUELIN ANN SOTELO

A petition to change the name of, Jacquelin Ann Sotelo, now residing in the city of Homedale, State of Idaho, County of Owyhee. This notice has been filed in the District Court in Owyhee County, State of Idaho. The name change will be to, "Jacquelin Ann Montgomery."

The reason for the name change will be to establish her identity, to reflect her relationship to Jason Montgomery (Step-Father), and Brenna Montgomery (biological mother).

A hearing on the petition is scheduled for 10:45 o'clock a.m., On January 21, 2025, at the Owyhee County Courthouse located at 20381 ID-78, Murphy, Idaho; 83650. This hearing will be held in front of the Honorable Judge Shane Darrington. Objections may be filed by any person who can show the court a good reason against the proposed name change.

Date: 12/5/2024
s:/Lena Johnson, Deputy Clerk

Angela Barkell, Clerk of the District Court
12/25/2024;01/01,08,15/2025

NOTICES OF CLAIMS TO A WATER RIGHT

The following Notices of Claims and Motions for Determination of Deferred De Minimis Domestic or Stock Water Use to a water right have been filed in the Snake River Basin Adjudication. Note that the place of use is in Owyhee County. For information specific to each individual claim search here: <https://idwr.idaho.gov/apps/ExtSearch/WRAJSearch/WRADJSearch.aspx>

PLACE OF USE: T07S R04W SEC 29 SESE
T07S R04W SEC 32 NENW

Water Right: 55-14053
NAME & ADDRESS: INDIAN MEADOWS RANCH LLC
2700 TROUT CREEK RD
SOUTH MOUNTAIN ID 97910
SOURCE: SPRING TRIBUTARY: SINKS
PRIORITY DATE: 11/06/1882
POINT OF DIVERSION: T07S R04W SEC 29 SWNW
PURPOSE OF USE: STOCKWATER
PLACE OF USE: T07S R04W SEC 29 SWNW

Water Right: 55-14054
NAME & ADDRESS: INDIAN MEADOWS RANCH LLC
2700 TROUT CREEK RD
SOUTH MOUNTAIN ID 97910
SOURCE: SPRING TRIBUTARY: COYOTE CREEK
PRIORITY DATE: 11/06/1882
POINT OF DIVERSION: T07S R04W SEC 30 NENE (BEGINNING)
T07S R04W SEC 30 NENE (ENDING)
PURPOSE OF USE: STOCKWATER
PLACE OF USE: T07S R04W SEC 30 NENE

Water Right: 55-14055
NAME & ADDRESS: INDIAN MEADOWS RANCH LLC
2700 TROUT CREEK RD
SOUTH MOUNTAIN ID 97910
SOURCE: UNNAMED POND, SPRINGS

TRIBUTARY: SINKS, SINKS
PRIORITY DATE: 11/06/1882
POINT OF DIVERSION: T07S R04W SEC 30 NESE
T07S R04W SEC 30 SESE
PURPOSE OF USE: STOCKWATER
PLACE OF USE: T07S R04W SEC 30 NESE

Water Right: 55-14056
NAME & ADDRESS: INDIAN MEADOWS RANCH LLC
2700 TROUT CREEK RD
SOUTH MOUNTAIN ID 97910
SOURCE: SPRING TRIBUTARY: SINKS
PRIORITY DATE: 11/06/1882
POINT OF DIVERSION: T07S R04W SEC 31 NESE
PURPOSE OF USE: STOCKWATER
PLACE OF USE: T07S R04W SEC 31 NESE

Water Right: 55-14057
NAME & ADDRESS: INDIAN MEADOWS RANCH LLC
2700 TROUT CREEK RD
SOUTH MOUNTAIN ID 97910
SOURCE: UNNAMED POND

TRIBUTARY: BOULDER CREEK
PRIORITY DATE: 11/06/1882
POINT OF DIVERSION: T07S R04W SEC 32 SWSW
PURPOSE OF USE: STOCKWATER
PLACE OF USE: T07S R04W SEC 32 SWSW

Any objection against these proposed claim must be filed with the Clerk of the District Court, Snake River Basin Adjudication, 253 3rd Avenue North, PO Box 2707, Twin Falls, ID 83303-2707 on or before March 3, 2025
01/15,22,29/2025

LEGAL NOTICE

The following application(s) have been filed to appropriate the public waters of the State of Idaho:

57-12103
KENNY UNRUH
21674 RIVER RD
GRAND VIEW, ID 83624-5100

Point of Diversion L2 (NENW)
S27 T04S R02E OWYHEE County

Source SNAKE RIVER
Tributary SNAKE RIVER

AQUIFER
Use: STOCKWATER
01/01 to 12/31; 0.25 CFS
Total Diversion: 0.25 CFS
Date Filed: 08-24-2024

Place Of Use:
STOCKWATER
T04S R02E S27 NENW, NWNW, SWNW, SENW, NESW, NWSW, SWSW, SESW, SWSE
T04S R02E S28 NENE, SENE, NESE, SESE
T04S R02E S34 NENE, NWNW, SWNE, SENE, NENW, NWNW, SENW

Permits will be subject to all prior water rights. For additional information concerning the property location, contact the Western Region office at (208)334-2190; or for a full description of the right(s), please see <https://idwr.idaho.gov/apps/ExtSearch/WRApplicationResults/>. Protests may be submitted based on the criteria of Idaho Code § 42-203A. Any protest against the approval of this application must be filed with the Director, Dept. of Water Resources, Western Region, 2735 W AIRPORT WAY, BOISE ID 83705-5082 together with a protest fee of \$25.00 for each application on or before 2/3/2025. The protestant must also send a copy of the protest to the applicant.

MATHEW WEAVER,
Director
01/15,22/2025

✓ Ordinance: City RV limit to be enforced in the spring

From Page 1

RV park would devolve into an eyesore with cluttered spaces and run-down travel trailers.

But it also came to light that the maximum 28-day stay rule hasn't been enforced because people have been allowed to stay past that maximum length at the city's own RV sites at Riverside Park.

After the meeting, City Clerk and Treasurer Alice Pegram said public works supervisor Jake Hyer will rein in the out-of-compliance stays when the park opens again in the spring.

Compounding the situation, the Shady Lane managers said they were unaware of the 28-day ordinance. Apparently, the original owners who secured the CUP and triggered the passage of the ordinance sold the property, and the new owners are unaware of the ordinance.

It is unclear if the new owners signed off on accepting the CUP as required by Idaho law.

The Shady Lane managers wanted to extend the maximum allowable stay to as many as two years in light of a large construction project in Boise and the prevalence of traveling nurses and other temporary workers who have been living at the park.

The RV park is located on either side of East Owyhee Avenue between North 4th Street East and U.S. Highway 95.

Laura Marcus said she and her husband run a tight ship, requiring driver's license and employment history from prospective tenants as part of background checks. The managers also keep an eye on the

tidiness of the RV spaces.

The out-of-compliance stays at park came as a surprise to Councilman Michael Aebischer.

Allan Marcus told Aebischer about half of the people in the RV park are extended-stay customers.

"I've seen RV parks with extended stay with bicycles strewn outside, and it looks junky," Aebischer said. "I'm not saying that's happening here."

"I know what you're talking about, and we don't have a trashy trailer park," Laura Marcus said.

City attorney Paul J. Fitzer pointed out that the 28-day ordinance doesn't require RV users to vacate the park entirely. They can merely move their rig to another space to reset the clock.

"If you can't move an RV every 30 days, you're a little lazy," Mayor Gheen Christoffersen said.

The managers pointed out that some of the people living in the park got help to get their rigs to their space and have no means to move the RV again.

Both Fitzer and Police Chief Jeff Eidemiller expressed concerns about RV tenants being able to establish residency, which would make it difficult for the park managers to have problem guests removed.

The married management team pointed out that there are clauses in the guest agreements to protect against establishing residency. All long-term guests must also get their mail sent to a post office box. No mail is received at the park.

—JPB

The Owyhee Avalanche



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Public notices

NOTICE OF PUBLIC HEARING BEFORE THE OWYHEE COUNTY BOARD OF COMMISSIONERS

On January 27, 2025 at 10:00 am in courtroom 2 of the Owyhee County Courthouse at 20381 State Highway 78, Murphy, Id., the Owyhee County Board of Commissioners will hold a public comment meeting regarding a proposed Agricultural Protection Area ordinance in conformance with Idaho Code 67-9701. The purpose of the proposed ordinance is to provide for a voluntary process through which agricultural and timber producers of Owyhee County may make application to commit lands actively devoted to agriculture for future agricultural use. An APA designation aims to protect productive farmland, rangeland, and forest land; encourage best farming practices; support the local agricultural economy; and provide for long-term planning stability. This ordinance sets out the process for creation of Agriculture Protection Areas.

A complete copy of the proposed ordinance is available for review on the county web site at www.owyheecounty.net or at the Community Planning office located at 17069 Basey Street in Murphy, Idaho. You may request an electronic copy via email from mhuiff@co.owyhee.id.us

For further information on the proposed ordinance please call the Community Planning office at 495-2095 ext. 2.

01/15,22/2025

NOTICE OF LETTING

Leading Idaho Local Bridge Program project for Owyhee County, proposal number 28299-47. This proposal will remove and replace the existing bridge on Salmon Creek Road over Reynolds Creek.

Sealed proposals will be received either electronically through QuestCDN (www.QuestCDN.com) or at the office of the Local Highway Technical Assistance Council, 3330 W Grace St, Boise, ID 83703 until 2:30 p.m. MST on January 30, 2025. LHTAC's QuestCDN Number is 8010870.

01/15,22/2025

LIEN SALE

Vehicle listed will be sold at 328 Highway 95, Homedale, ID at 10 a.m., February 3, 2025.

2001 Honda Acura, VIN #19UUA56872A011262

01/22,29/2025

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Water Right: 55-14052
NAME & ADDRESS: INDIAN MEADOWS RANCH LLC
2700 TROUT CREEK RD
SOUTH MOUNTAIN ID 97910
SOURCE: SOUTH BOULDER CREEK TRIBUTARY: BIG BOULDER CREEK
PRIORITY DATE: 11/06/1882
POINT OF DIVERSION: T07S R04W SEC 29 SESW (BEGINNING)

NOTICE OF PENDING ISSUANCE OF TAX DEED GEM IRRIGATION DISTRICT

P.O. Box 67
Homedale, ID 83628
Owyhee County, Idaho

NOTICE IS HEREBY GIVEN that in accordance with Title 43, Chapter 7, of the Idaho State Code, on February 11, 2025, the period of redemption for delinquent entries, shall expire. Idaho law authorizes the Board to take back the water from the land so that it is no longer appurtenant to your property. The Board decided at its October board meeting to take back the water rights appurtenant to the property described below and leave you with title to the property without any water rights I.C. §43-716. The property described below may be redeemed on or before February 11, 2025, by paying to the Gem Irrigation District at its office in the City of Homedale, County of Owyhee, the delinquent assessments for which the delinquent entries were made, plus a penalty of two percent (2%) thereon, interest on the total at the rate of one percent (1%) per month from the day said delinquent entries were made until the day of redemption, and recording and publication costs. Direct any inquiries to Gem Irrigation at the above address.

Person Assessed	Property Description	Delinquent Year Assessed	Delinquent Assessment
Forest & Sharon Abbott	Part NESE, 3N5W Sec. 7,	2021-2024	\$ 861.46
German Martinez	Pt.SWSW, Sec. 4-2N-4W	2016-2024	\$2,602.73
Chasm I LLC	Sec 15 T3N R5W PT. NW¼ NE¼	2021-2024	\$3,651.27
Ignacio & Martha Castillo	Pt. W1/2 NWNE, Sec. 15-3N-5W	2019-2024	\$6,593.93

Dated this 3rd day of January 2025

01/08,15,22,29/2025

REQUEST FOR PROPOSALS FOR ARCHITECTURAL SERVICES

The Homedale Rural Fire District in Homedale, Idaho, is requesting proposals from qualified and experienced respondents ("Individuals" or "firms") to submit Statement of Qualifications ("SOQs") to provide architectural and associated services related to the District's Fire Hall Project. This solicitation is governed by 67-2320, Idaho Code, and 67-2805 (2), Idaho Code, and shall be administered by those provisions. A copy of the RFP may be obtained from the District at the following address:

Homedale Rural Fire District
PO Box 905
19 East Wyoming Ave
Homedale, ID 83628

Proposals will be evaluated and ranked on the following criteria. The maximum point value of each criterion is shown in parentheses:

Description of the Firm, including Location & Longevity (15 pts)
Experience and Past Performance on Similar Projects (30 pts)
Project Manager & Key Staff Experience, Education & Training (20 pts)
Project Approach and Schedule (20 pts)
Quality Control Procedures (15 pts)

Proposals are due in the District office at the following address:

Homedale Rural Fire District
PO Box 905
19 East Wyoming Ave
Homedale, ID 83628

Proposals are due by 5:00 p.m. local time on February 5th, 2025. The Homedale Rural Fire District reserves the right to reject any and all proposals.

/s:/Mikeal D Parker, Secretary/Treasurer
01/22,29/2025

T07S R04W SEC 32 NENW
(ENDING)
PURPOSE OF USE: STOCKWATER
PLACE OF USE: T07S R04W SEC 29 SESW
T07S R04W SEC 32 NENW

Water Right: 55-14053

NAME & ADDRESS: INDIAN MEADOWS RANCH LLC
2700 TROUT CREEK RD
SOUTH MOUNTAIN ID 97910
SOURCE: SPRINGTRIBUTARY: SINKS

PRIORITY DATE: 11/06/1882
POINT OF DIVERSION: T07S R04W SEC 29 SWNW
PURPOSE OF USE: STOCKWATER
PLACE OF USE: T07S R04W SEC 29 SWNW

Water Right: 55-14054

NAME & ADDRESS: INDIAN MEADOWS RANCH LLC
2700 TROUT CREEK RD
SOUTH MOUNTAIN ID 97910
SOURCE: SPRINGTRIBUTARY: COYOTE CREEK

PRIORITY DATE: 11/06/1882
POINT OF DIVERSION: T07S R04W SEC 30 NENE (BEGINNING)
T07S R04W SEC 30 NENE (ENDING)
PURPOSE OF USE: STOCKWATER
PLACE OF USE: T07S R04W SEC 30 NENE

Water Right: 55-14055

NAME & ADDRESS: INDIAN

SEC 32 SWSW

Any objection against these proposed claim must be filed with the Clerk of the District Court, Snake River Basin Adjudication, 253 3rd Avenue North, PO Box 2707, Twin Falls, ID 83303-2707 on or before March 3, 2025
01/15,22,29/2025

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GRAND VIEW, ID 83624-5100
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S27 T04S R02E OWYHEE County
Source SNAKE RIVER
Tributary SNAKE RIVER
AQUIFER
Use: STOCKWATER
01/01 to 12/31; 0.25 CFS
Total Diversion: 0.25 CFS
Date Filed: 08-24-2024
Place of Use:

STOCKWATER

T04S R02E S27 NENW, NWNW, SWNW, SENW, NESW, NWSW, SWSW, SESW, SWSE
T04S R02E S28 NENE, SENE, NESE, SESE
T04S R02E S34 NENE, NWNW, SWNE, SENE, NENW, NWNW, SENW

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GEM IRRIGATION DISTRICT
Sherry Maxwell, Treasurer

also send a copy of the protest to the applicant.

MATTHEW WEAVER,
Director
01/15,22/2025

PUBLIC NOTICE MALHEUR COUNTY LOCAL WORK GROUP MEETING ANNOUNCEMENT

The public is invited to the USDA Natural Resource Conservation Service Malheur County Local Work Group Meeting from 1 p.m., to 4 p.m., on Feb. 12, 2025 at the Malheur Education Service District, 363 A Street West, Vale, OR.

A ZoomGov Meeting is also available online at <https://www.zoomgov.com/j/1605416536>. Meeting ID: 160 541 6536

The meeting is being held to gather input from farmers, ranchers, state and federal agencies, agriculture and conservation organizations regarding natural resource conservation priorities and opportunities to invest collaboratively in Malheur County.

For more information, contact Lynn Larsen, District Conservationist - Malheur County; USDA-NRCS, 2925 SW 6th Avenue, Ste. 2, Ontario, OR 97914, (541) 823-5156, or lynn.larsen@or.usda.gov

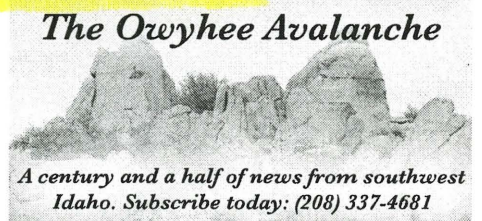
A request for accommodations for persons with disabilities should be made at least 48 hours before the meeting to: Lynn Larsen, 541-823-5156.

01/22/2025

UNCLAIMED PROPERTY NOTICE

Why would anyone have unclaimed money? Unclaimed money consists of forgotten bank accounts, refund checks, utility deposits, wages, tax refunds and more. The Idaho State Treasurer's Unclaimed Property Division acts as a consumer protection agency to ensure forgotten funds are returned to their rightful owners. Check online for your name at YourMoneyIdaho.gov.

01/22/2025



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