### Ron and Tamara Brutsman

Purpose: 1888 W. Roseberry RD, Donnelly ID 83615.

We purchased lot 1 and lot 2 in Hawkes Bay subdivision in 2015 in 2016 in hopes of retiring and building a cabin one day. After renting a couple of short term rentals for Holidays and bringing up my large extended family, we thought why not do the same thing. We could stay in a part time and rent it part time and then one day stay full time once it's paid for.

We started building in spring 2018 and will finish summer of 2020.

We have two lots, totaling over one acre, so no parking will be needed to flow over to outside the property.

In the lot we built we have lots of parking for 10 plus cars or more we own the lot to the West so we have more parking as well for boats or snowmobile trailers.

We have two driveways off the main Rd, Roseberry we do not need to drive through the subdivision to access our property so we will not add anymore traffic through the neighborhood.

The cabin is almost 6000 square feet we have 5 bedrooms six bathrooms we had planned on being able to sleep 30 people in beds.

We have 5 exit doors, we have all the required smoke alarms, LP gas detectors, carbon monoxide detectors, and accessible fire extinguishers on each level.

# **Valley County Planning & Zoning Department**

219 N. Main PO Box 1350 Cascade, ID 83611 www.co.valley.id.us Phone 208-382-7115 Fax 208-382-7119



# Conditional Use Permit Application

FILE #CU. P. 20-15  ACCEPTED BYCYNDC  CROSS REFERENCE FILE(S):Hawks Bay Subd	PEE \$ 50 - CASH  DEPOSIT \$  DATE 6-23-2026					
PROPOSED USE: Lodge	DATE					
When an application has been submitted, it will be reviewed in order to determine compliance with application requirements.  A hearing date will be scheduled only after an application has been accepted as complete or if applicant requests the hearing in writing.						
Applicant's Signature:	Date:					
The following must be completed and submitted with the	conditional use permit application:					
A <u>detailed project description</u> disclosing the purpose, sphasing plan if appropriate.	strategy, and time frame of construction. Include a					
A plot plan, drawn to scale, showing the boundaries, d						

- A <u>landscaping plan</u>, drawn to scale, showing elements such as trees, shrubs, ground covers, and vines. Include a plant list indicating the size, quantity, location and name (both botanical and common) of all plant material to be used.
- A <u>site grading plan</u> clearly showing the existing site topography and detailing the best management practices for surface water management, siltation, sedimentation, and blowing of dirt and debris caused by grading, excavation, open cuts, side slopes, and other site preparation and development.
- A lighting plan.
- Names and addresses of property owners within 300 feet of the property lines. Information can be obtained through the Assessor's Office. Only one copy of this list is required.
- Ten (10) copies of the application, project description, plot plan, landscaping plan, grading plan, and impact report are required.

We recommend you review the Valley County Codes online at <a href="www.co.valley.id.us/planning-zoning">www.co.valley.id.us/planning-zoning</a> or at the Planning & Zoning Office at 219 North Main Street, Cascade, Idaho

Subject to Idaho Statute 55-22 Underground Facilities Damage Prevention.

APPLIC	CANT Ron Brutsman, Tamara Brutsmaphone 208-870-2898
	Owner M. Durcheser C. Leans C. Sector C.
APPLIC	CANT'S MAILING ADDRESS 332 E miky/ Ridge Coop. ZIP 83686
OWNE	R'S NAME Ron Britiman, Tamara Britiman
OWNE	R'S MAILING ADDRESS 332 E miky/ Ridge long, manga ZIP 83686
AGEN	T/REPRESENTATIVE FAX PHONE
	T/REPRESENTATIVE ADDRESS ZIP
	ACT PERSON (if different from above)
CONTA	ACT'S ADDRESS ZIP PHONE
ADDR	ESS OF SUBJECT PROPERTY 1888 W. Pose berry Pd Dinally 83615
PROPE	RTY DESCRIPTION (either lot, block & subdivision name or attach a recorded deed with a metes and bounds description.)
	of 2, block 2, Hawks bay subdivision
	ARCEL NUMBER RP005200020020
	Per Section Township Range
1.	PROPOSED USE: Residential   Civic or Community □ Commercial □ Industrial □
2.	SIZE OF PROPERTY 5 6 8 Acres ☑ or Square Feet □
3.	EXISTING LAND USES AND STRUCTURES ON THE PROPERTY ARE AS FOLLOWS:
	one cabin
	All the All th
4.	ARE THERE ANY KNOWN HAZARDS ON OR NEAR THE PROPERTY (such as canals, hazardous material spills, soil
	or water contamination)? If so, describe and give location:
5.	ADJACENT PROPERTIES HAVE THE FOLLOWING BUILDING TYPES AND/OR USES:
	North water
	South open land w/ trees, no structures
	East 600 feet away is a house
	West Trees and water
6.	MAXIMUM PROPOSED STRUCTURE HEIGHT:
7a.	NON-RESIDENTIAL STRUCTURES OR ADDITIONS (If applicable):
	Number of <u>Proposed</u> Structures: Number of <u>Existing</u> Structures:
	Proposed Gross Square Feet Existing Gross Square Feet BP # 18-45
	1 <sup>st</sup> Floor 1 <sup>st</sup> Floor 2087 39 ft )
	2 <sup>nd</sup> Floor 2 <sup>nd</sup> Floor (
	Total
	basement 1259
	garage 806
	Page 2 of 12 Updated 6-12-2017 Covered porch 2054
	7 753 Seft

8a.	TYPE OF RESIDENTIAL USE (If applicable): Single family residence  Multiple residences on one parcel					el 🗆
8b.	SQUARE FOOTAGE OF <u>PROPOSED</u> RESIDENTIAL STRUCTURES (If applicable):					
	SQUARE FOOTAGE OF EXISTING RESIDENTIAL STRUCTURES:					
8c.					<del></del>	
9.	SITE DESIGN:	DENSITY OF DWELLING UNITS PER ACRE:				
	Percentage of site devoted to building coverage:			_		
	Percentage of site devoted to landscaping:			_		
		e devoted to roads or	·	<del></del>		
	Percentage of site	e devoted to other us		_, describe:		
			Total: 100%			
10.	PARKING (If appli	•		Office Use Onl	Y	
		ped spaces proposed:	··		paces required:	_
		aces proposed:			required:	-
		f compact spaces pro		Number of con	npact spaces allowed:	<del></del>
		parking spaces propo				
		oposing off-site park	ing:			
11.	SETBACKS:	BUILDING	Office Use Only	PARKING	Office Use Only	
	_	Proposed	Required	Proposed	Required	
	Front		<del></del>			
	Rear			<del>.</del>		
	Side					
12a.	Street Side	EINC DOADS	254 141			
124.	Are the existing ro	nad surfaces naved or	widtn: graveled?	Privat	e or Public?	
12b.	Are the existing road surfaces paved or graveled?					
120.	NUMBER OF <u>PROPOSED</u> ROADS: Proposed width:					
	Will the proposed roads be publicly or privately maintained?					
	<u>Proposed</u> road construction: Gravel □ Paved □					
13a.	EXISTING UTILITIES ON THE PROPERTY ARE AS FOLLOWS:					
	- Water, power, sewer w/ North Lake seven twater North Lake will be charging me double for the size of the					R
13b.	PROPOSED UTILIT	IES:				
	Proposed utility easement width Location					
14a.	SEWAGE WASTE	SEWAGE WASTE DISPOSAL METHOD: Septic   Central Sewage Treatment Facility				
14b.	POTABLE WATER	SOURCE: Public	Water Ass	ociation 🕱	Individual 🗆	
					Purity Verified?	
		well				

15.	ARE THERE ANY EXISTING IRRIGATION SYSTEMS?					
16.	DRAINAGE (Proposed method of on-site retention): into the gurna flat  Any special drains? (Please attach map) SANDY SOUTH					
	Any special drains? (Please attach map) SAndy Soci					
	Soil type (Information can be obtained from the Soil Conservation District):Sand					
17a.	IS ANY PORTION OF THE PROPERTY LOCATED IN A FLOODWAY OR 100-YR FLOODPLAIN?  (Information can be obtained from the Planning & Zoning Office)					
17b.	DOES ANY PORTION OF THIS PARCEL HAVE SLOPES IN EXCESS OF 15%?					
17c.	ARE THERE WETLANDS LOCATED ON ANY PORTION OF THE PROPERTY?					
18.	IS THERE ANY SITE GRADING OR PREPARATION PROPOSED? If yes, Explain:					
19.	COMPLETE ATTACHED PLAN FOR IRRIGATION if you have water rights and are in an irrigation district.					
20.	COMPLETE ATTACHED WEED CONTROL AGREEMENT					
21.	COMPETE ATTACHED IMPACT REPORT. It must address potential environmental, economic, and social impacts and how these impacts are to be minimized.					



# VALLEY COUNTY

# WEED CONTROL AGREEMENT

The purpose of this agreement is to establish a cooperative relationship between Valley County and the undersigned Cooperator to protect the natural and economic values in the Upper Payette River watershed from damages related to the invasion and expansion of infestations of noxious weeds and invasive plants. This is a cooperative effort to prevent, eradicate, contain and control noxious weeds and invasive plants on public and private lands in this area. Factors related to the spread of weeds are not related to ownership nor controllable at agency boundaries. This agreement formalizes the cooperative strategy for management of these weeds addressed in Valley County's Integrated Weed Management Plan.

In this continuing effort to control Noxious Weeds, Valley County Weed Control will consult with the undersigned Cooperator and outline weed identification techniques, present optional control methods and recommend proper land management practices.

The undersigned Cooperator acknowledges that he/she is aware of any potential or real noxious weed problems on his/her private property and agrees to control said weeds in a timely manner using proper land management principles.

### **COOPERATOR**

Ron Brutsman		
1888 W. Roseberry Rd		
Donnelly, Id 83615		
By: Ron Butsman	Ву:	Valley County Wood Control
		Valley County Weed Control
Date:	Date:	

# IMPACT REPORT (from Valley County Code 9-5-3-D)

You may add information to the blanks below or attach additional sheets.

- An impact report shall be required for all proposed Conditional Uses.
- The impact report shall address potential environmental, economic, and social impacts and how these impacts are to be minimized as follows:
- Traffic volume, character, and patterns including adequacy of existing or proposed street width, surfacing, alignment, gradient, and traffic control features or devices, and maintenance. Contrast existing with the changes the proposal will bring during construction and after completion, buildout, or full occupancy of the proposed development. Include pedestrian, bicycle, auto, and truck traffic.

Traffic will increase to a few cars traveling into the residence. If we have \$people in a car and 30 people would be 6 cars. 3 trips in and out could be 18 more cars driving around, spending money on vacation.

2. Provision for the mitigation of impacts on housing affordability.

makes other houses increase in value.

3. Noise and vibration levels that exist and compare to those that will be added during construction, normal activities, and special activities. Include indoor and outdoor, day and night variations.

no extra noise

4. Heat and glare that exist and that might be introduced from all possible sources such as autos in parking areas, outdoor lights, water or glass surfaces, buildings or outdoor activities.

none

5. Particulate emissions to the air including smoke, dust, chemicals, gasses, or fumes, etc., both existing and what may be added by the proposed uses.

none

6. Water demand, discharge, supply source, and disposal method for potable uses, domestic uses, and fire protection. Identify existing surface water drainage, wet lands, flood prone areas and potential changes. Identify existing ground water and surface water quality and potential changes due to this proposal.

all rain water goes into the ground

7. Fire, explosion, and other hazards existing and proposed. Identify how activities on neighboring property may affect the proposed use.

should not be any Fire or explosion

8. Removal of existing vegetation or effects thereon including disturbance of wet lands, general stability of soils, slopes, and embankments and the potential for sedimentation of disturbed soils.

none

9. Include practices that will be used to stabilize soils and restore or replace vegetation.

now

10. Soil characteristics and potential problems in regard to slope stability, embankments, building foundation, utility and road construction. Include suitability for supporting proposed landscaping.

none

11. Site grading or improvements including cuts and fills, drainage courses and impoundments, sound and sight buffers, landscaping, fencing, utilities, and open areas.

SM: 11 need to install Asphalt

12. Visibility from public roads, adjoining property, and buildings. Include what will be done to reduce visibility of all parts of the proposal but especially cuts and fills and buildings. Include the affect of shadows from new features on neighboring property.

Plan to plant 25 more Trees in front of residence once its complete

13. Reasons for selecting the particular location including topographic, geographic and similar features, historic, adjoining land ownership or use, access to public lands, recreation, utilities, streets, etc., in order to illustrate compatibility with and opportunities presented by existing land uses or character.

great location water Easy Access

14. Approximation of increased revenue from change in property tax assessment, new jobs available to local residents, and increased local expenditures.

Tax will increase with have on property

15. Approximation of costs for additional public services, facilities, and other economic impacts.

A/A

16. State how the proposed development will impact existing developments providing the same or similar products or services.

NA

17. State what natural resources or materials are available at or near the site that will be used in a process to produce a product and the impacts resulting from the depletion of the resource. Describe the process in detail and describe the impacts of each part.

18. What will be the impacts of a project abandoned at partial completion?

NA

19. Number of residential dwelling units, other buildings and building sites, and square footage or gross non-residential floor space to be available.

nA

20. Stages of development in geographic terms and proposed construction time schedule.

n/A

21. Anticipated range of sale, lease or rental prices for dwelling units, building or other site, or non-residential floor space in order to insure compatibility with adjacent land use and development.

1/a



**Idaho Business Registration System** 

Home Registration Summary Welcome Registration Purpose **Business Type Business Dates** Identity Contact Address Primary Function Owners Permits/Accounts **Employees** Acquire Business Wages Unemployment Travel and Convention Sales and Use Workers Comp **Business Directory** Help

Logout

Cybersecurity

# CONGRATULATIONS! YOU HAVE COMPLETED YOUR REGISTRATION!

• A confirmation email with the contents of this page will be sent to: brutsmantrucking@gmail.com.

Your Confirmation Number is: 333497
RON BRUTSMAN
RON BRUTSMAN

It may take five to ten working days to process your application.

Permits you will need:

### √Sales / Use Tax:

You will receive a seller's permit from the Idaho State Tax Commission. The permit will show your seller's permit number and indicate how often you will be expected to file a return and remit sales tax (monthly or quarterly). The permit must be conspicuously displayed in your business (noticeable). You will receive the forms necessary to remit the tax for the quarter in a separate mailing. If you indicated you will also remit use tax, you will not receive a separate Use Tax Permit (your Sales Tax Permit number will also be your Use Tax Permit number) and you will enter the amount of use tax remitted on line 4 of your sales tax returns.

### √Travel and Convention Tax:

You will receive a Travel and Convention Tax Permit from the Idaho State Tax Commission. The permit will show your Travel and Convention permit number and how often you will be expected to file a return and remit the tax. You will receive the forms necessary to remit the tax for the quarter in a separate mailing.

If you obtain a Travel and Convention Tax permit, you must also have a Sales tax permit. If you do not currently have a sale tax permit, one will be issued to you along with your Travel and Convention permit.

Permits you will **not** need (but may need at a later date if your business requirements change):

### X Withholding Tax:

You will receive your Income Tax Withholding Account number and how often you will be expected to file a return (quarterly, monthly, splitmonthly, or annual). You will receive the forms necessary to remit the tax for the quarter in a separate mailing.

### X Unemployment Insurance Tax:

You will receive a packet from Idaho Department of Labor with very important information including your unemployment account number. Additionally, you will also be sent an Employer's Quarterly Report. If the date in which you hired and paid workers for your business has already passed, you will receive a quarterly report(s) in your introductory packet. If the date in which you plan to hire and pay workers is a future date, you will receive a quarterly report approximately thirty days, in a separate mailing, prior to the due date of the quarter in which you need to begin filling reports. Once you are subject to unemployment insurance tax coverage, you must submit a report for each quarter within the calendar year, even if you paid no wages within a quarter(s) to avoid non-filing penalties.



### Ron Brutsman <a href="mailto:rucking@gmail.com">brutsman <a href="mailto:rucking@gmailto:rucki

# Credit card payment of \$142.77 was received.

1 message

donotreply@wasteconnections.com <donotreply@wasteconnections.com> To: BRUTSMANTRUCKING@gmail.com

Tue, May 26, 2020 at 11:18 AM

Dear RON BRUTSMAN,

Thank you for your credit card payment today.

Details of this transaction

Date: 05/26/2020 11:18 AM

Account #: 2212-1100970

Credit card number: \*\*\*\*\*\*\*\*\*9308

Amount paid: 142.77

Authorization: 04497G

Have a great day!

LAKESHORE DISPOSAL



Account Registration Maintenance PO Box 36 • Boise ID 83722-0410 11321 W Chinden Blvd - Boise ID 83714-1021

June 11, 2020

Letter ID: L0501998272

Reference: 005390145-11



RONALD G BRUTSMAN 332 E MIKYL RIDGE LOOP NAMPA ID 83686-4950

Dear Taxpayer,

Your application for an Idaho Travel and Convention Tax Permit has been accepted. You have been approved to file on a Quarterly basis, and the number assigned to you is shown on the attached permit. Tax reporting forms (returns) are being sent to you in a separate mailing. You must file a return even if

After one year, you may file a written request to change your filing frequency.

If you need help filing your returns or have questions about Travel and Convention Tax, call (208) 334-7660 or (800) 972-7660 toll-free.

aL011A

# POST IN A VISIBLE PLACE

# THIS PERMIT IS NOT TRANSFERABLE **IDAHO STATE TAX COMMISSION** TRAVEL AND CONVENTION PERMIT

THE BUSINESS NAMED BELOW HAS BEEN GRANTED THIS PERMIT, WHICH IS VALID UNTIL CANCELLED, REVOKED, OR SUSPENDED FOR CAUSE AS PROVIDED BY LAW.

ISSUED TO: RONALD G BRUTSMAN

1888 W ROSEBERRY RD DONNELLY, ID 83615-7715 Permit Number: 005390145 Issue Date: 06/11/2020 Effective Date: 08/01/2020



Account Registration Maintenance PO Box 36 • Boise ID 83722-0410 11321 W Chinden Blvd • Boise ID 83714-1021

June 11, 2020

Letter ID: L1844175552 Reference: 005390145-08

RONALD G BRUTSMAN 332 E MIKYL RIDGE LOOP NAMPA ID 83686-4950



Dear Taxpayer,

Your application for an Idaho Seller's Permit has been accepted. You have been approved to file on a Quarterly basis, and the number assigned to you is shown on the attached permit. Tax reporting forms (returns) are being sent to you in a separate mailing. You must file a return even if no tax is due.

After one year, you may file a written request to change your filing frequency.

If you need help filing your returns or have questions about sales tax, call (208) 334-7660 in Boise or (800) 972-7660 toll free nationwide. You can also find sales tax information on our Web site at tax.idaho.gov/tap (click on Publications).

al.115A

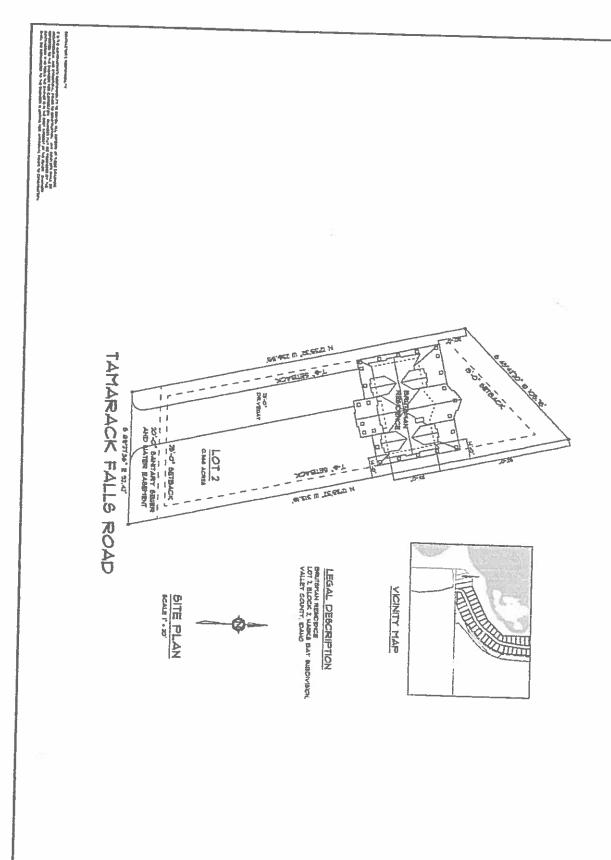
## POST IN A VISIBLE PLACE

# THIS PERMIT IS NOT TRANSFERABLE IDAHO STATE TAX COMMISSION SELLER'S PERMIT

THE BUSINESS NAMED BELOW HAS BEEN GRANTED THIS PERMIT, WHICH IS VALID UNTIL CANCELLED, REVOKED, OR SUSPENDED FOR CAUSE AS PROVIDED BY LAW.

ISSUED TO: RONALD G BRUTSMAN

1888 W ROSEBERRY RD DONNELLY, ID 83615-7715 Permit Number: 005390145 Issue Date: 06/11/2020 Effective Date: 08/01/2020







BRUTSMAN RESIDENCE

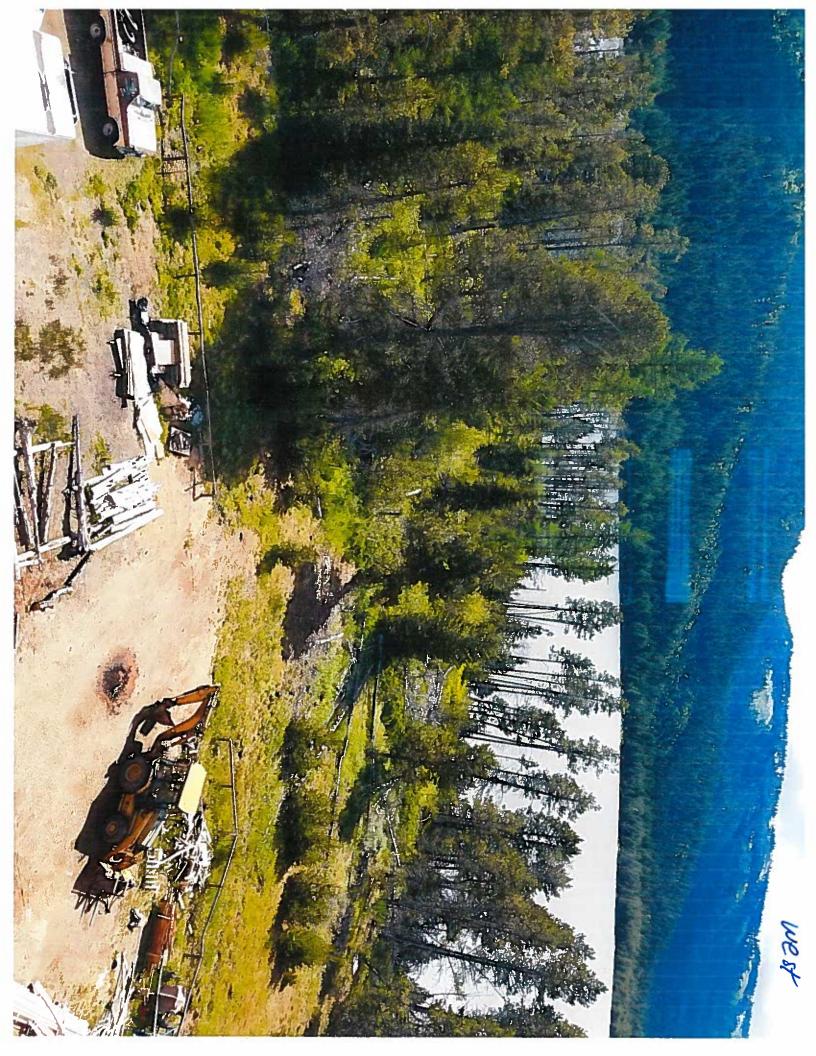
DESIGN INTELLIGENCE, LLC

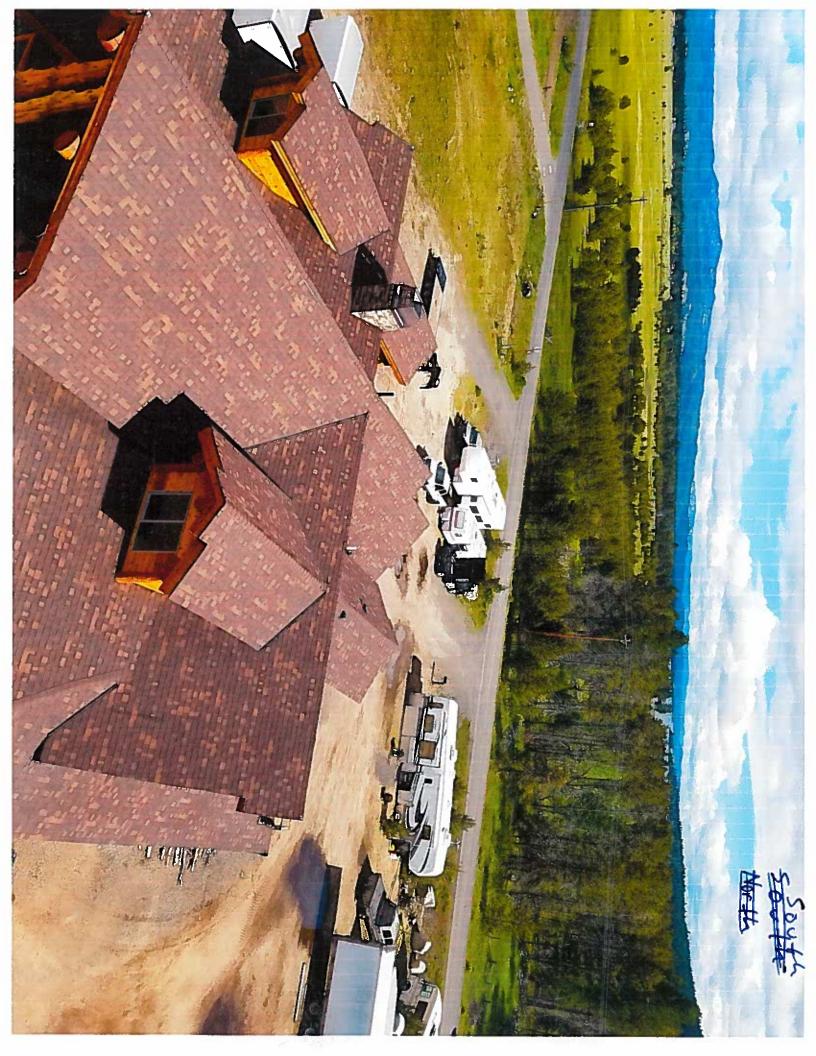
TO CONTROLLS

2017-182

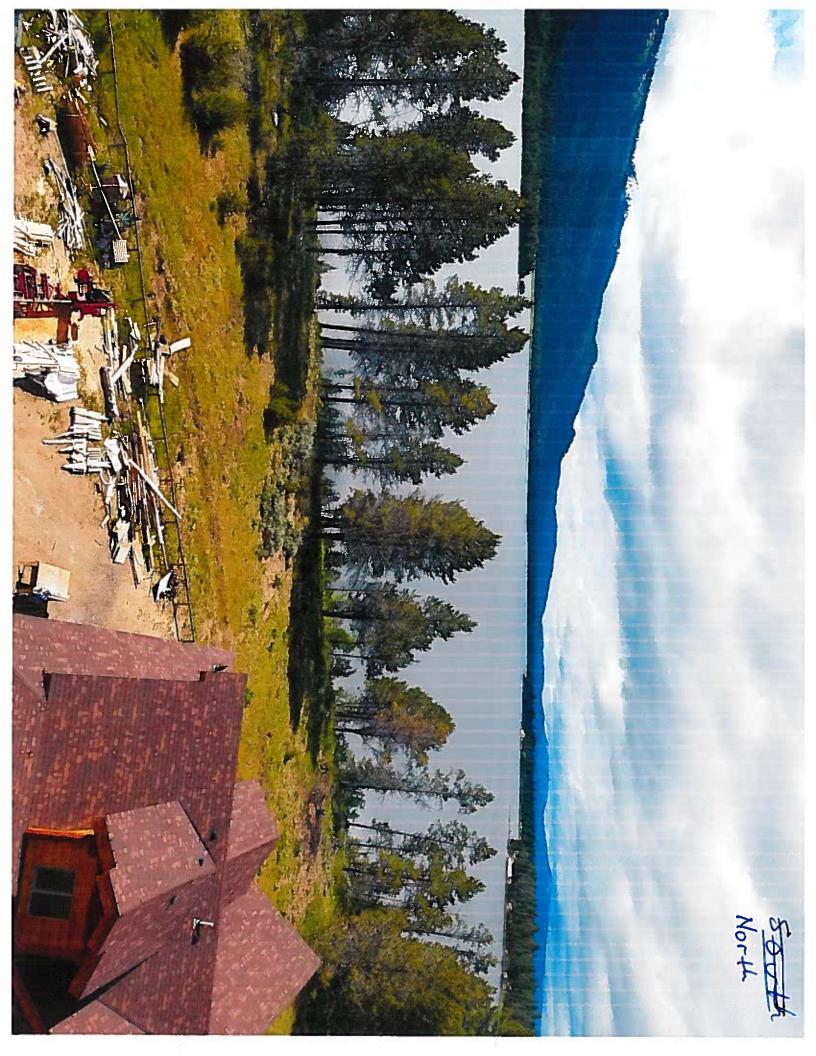
CI

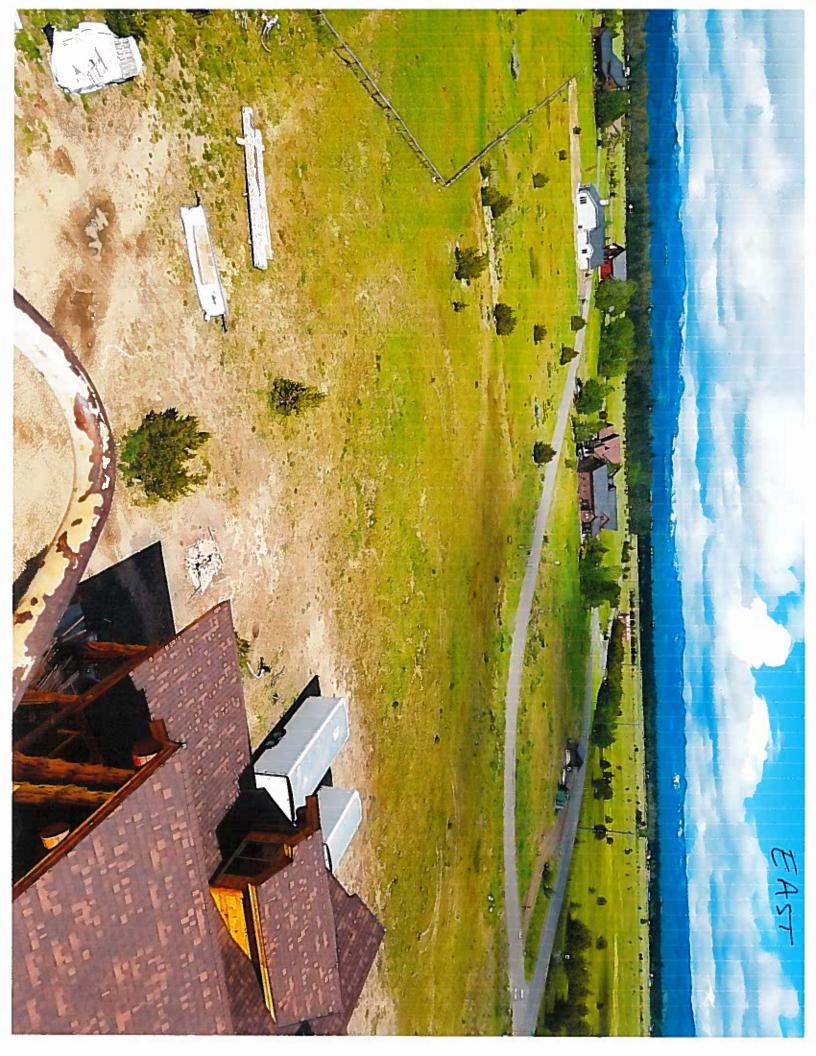












And the second of the second o

I. GOVERNING BUILDING CODE, IRC 202

PROJECT DATA

2. OCCUPANCY AND GROUP, R-3

EXTERIOR MALLE, NON-RATED

OCCUPANCY BEPARATION : NOT REQUIRED EXTERIOR OPENINGS, NON-RATED

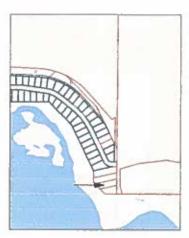
SPRINKLED, NO

6. FIRE RESISTIVE REQUIREMENTS:

NUMBER OF STORIES, 3.0

BEE ARCHITECTURAL DUGS





YALLEY COUNTY, IDAHO

BRUTSMAN RESIDENCE,

DONNELLY,

OA

# VICINITY MAP

# BUILDING 8Q. FT.

DRAWING INDEX

PROJECT INFORMATION

DESIGN NOTES

EASEMENT • 1739 SQ. FT, MAIN PLOCR • 2096 BQ. FT, SECOND FLOOR • 1576 BQ. FT, LIVING BPACE

GROUND SNOW LOAD - 24 PBF
PLAT ROOF SNOW LOAD - 190 PBF
SNOW LOAD I-PORTANCE FACTOR - 1.0
SNOW EXPOSURE FACTOR - 1.0

TOTAL + 4933 BQ. FT.

81.0 CONNECTION DETAILS 81.1 CONNECTION DETAILS 81.2 CONNECTION DETAILS 62 FOUNDATION PLAN 63 MAIN FLOOR PRAHING

AO COVER BHEET CI BITE PLAN SO GENERAL NOTES

VALLEY COUNTY, IDAMO BUILDING DEPARTMENT

NON LIVING BPACE

64 BECOND PLOOR PRAHING 65 BASETENT SHEAR WALLS 67 MAIN FLOOR SHEAR WALLS 67 MAIN FLOOR SHEAR WALLS

GARAGE . 839 8G, FT, COVERED PORCH . 2056 8G. FT,

# DEARING PRESSURE - 1500 PSF OCCUPANCY CATEGORY - | THERMAL FACTOR - 1.0

ULTIMATS WIND SPEED - 115 MPH, EXP B. WIND IMPORTANCE FACTOR - 1.0

BEIGHIC DESIGN CATEGORY - D

RISK CATEGORT - II
BEBING COFFICIENTS 648: O.4198 641: O.2029 C4: O.10 R; 4.0
BESTIC ANALYSIS PROCEDURE -BOUYALANT LATERAL FORCE METHOD

FLOOR LIVE LOAD - 40 PSF FLOOR DEAD LOAD - 15 PSF ROOF DEAD LOAD - 15 PSF



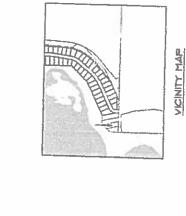
# STRUCTURAL DRAWINGS ONLY







TAMARACK FALLS ROAD



SOF GEN STATE SOLL ISS

10

LEGAL DESCRIPTION
PRINCE STATEMENT SECOND STATEMENT SECOND STATEMENT SECOND STATEMENT SEASON SECOND SECOND

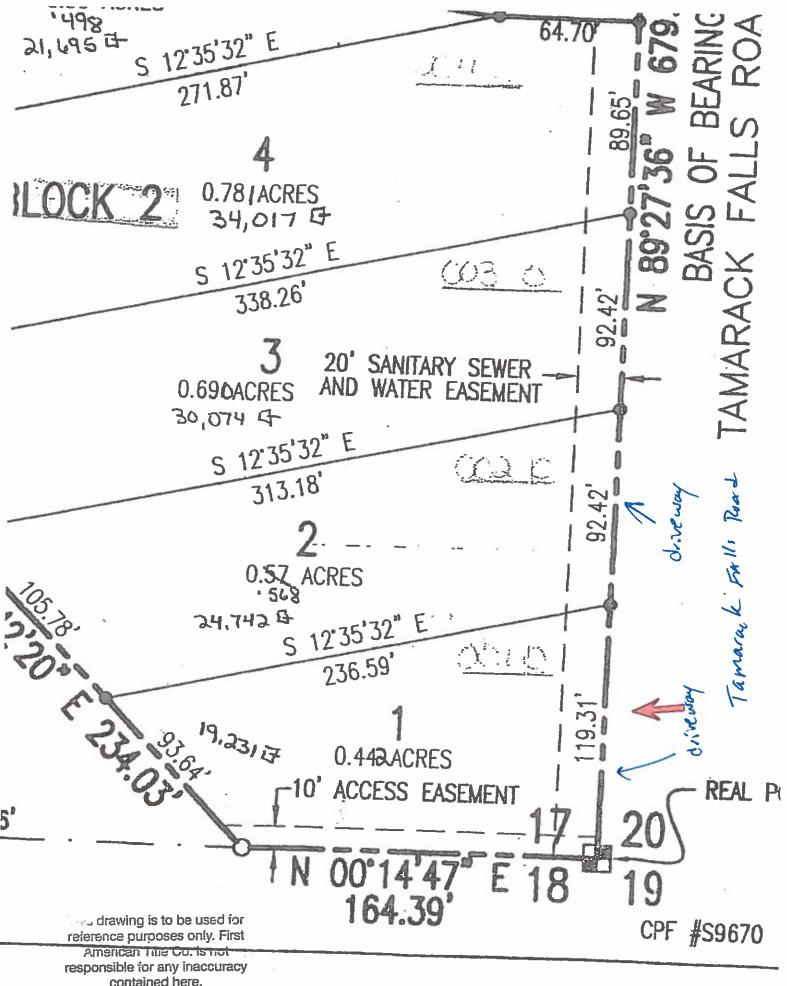
MAN DIVIDOR DIA

DESIGN INTELLGENCE, LLC



SITE PLAN

20'-C BANTARY BEIER
AND MATER EASE-EAT 5 887736" E 92.45" C TOT 2 N 1735 32" W 736.55



contained here.