

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

TO BE COMPLETED BY THE PLANNING AND ZONING DEPARTMENT

FILE # C.U.P. 22-28

ACCEPTED BY _____

CROSS REFERENCE FILE(S): _____

PROPOSED USE: _____

☒ Check # 11006 or ☐ Cash

FEE \$ 150.00

DEPOSIT \$ _____

DATE 6-8-2022

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: [Signature] Date: 12-21-21

The following must be completed and submitted with the conditional use permit application:

- ❖ A detailed project description disclosing the purpose, strategy, and time frame of construction. Include a phasing plan if appropriate.
- ❖ A plot plan, drawn to scale, showing the boundaries, dimensions, area of lot, existing and proposed utilities, streets, easements, parking, setbacks, and buildings.
- ❖ A landscaping plan, 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 site grading plan 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 www.co.valley.id.us/planning-zoning or at the Planning & Zoning Office at 219 North Main Street, Cascade, Idaho

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

PROJECT DESCRIPTION FOR 12206 HWY. 55, CASCADE, ID 83611

- Property to be used as a nightly vacation rental.
- Permit is to increase the number of guest to ~~24~~ 20
- To accommodate the increase in guests the septic system has been expanded to 10 bedrooms (see attached permit).
- Guests are not to exceed ~~24~~ 20
- No overnight outside tent camping will be permitted.
- Historically sometimes guests arrive in an RV who is using the vacation rental. There is adequate parking for large RV, Boats, Snowmobile Trailers & large vehicles.
- Overnight camping in RV's is not permitted without prior approval of management and shall be limited to 1 RV and no more than ~~24~~ 20 guests on site.
- No events exceeding ~~24~~ 20 guests are to be held, such as weddings, reunions, corporate retreats etc. (There has been 1 wedding on site which was the owner's daughter.)
- Property does not have an outdoor firepit and guests are not to have campfires.
- Signage is by 1 sign placed on the intersection of the driveway & Hwy. 55, approximately 18" x 24".
- Exterior lighting is dark sky compliance.

PROJECT DESCRIPTION FOR 12206 HWY. 55, CASCADE, ID 83611

Currently being used as a Vacation Rental and the purpose of the Conditional Use Permit is to increase the number of guests to ~~24~~
20.

Septic system has been expanded to 10 bedrooms (See Attached Permit).

APPLICANT JAMES SABATASSE PHONE [REDACTED]

Owner ☒ Purchaser ☐ Lessee ☐ Renter ☐

APPLICANT'S MAILING ADDRESS P.O. Box 550, Cascade, ID ZIP 83611

OWNER'S NAME JAMES SABATASSE

OWNER'S MAILING ADDRESS P.O. Box 550, Cascade, ID ZIP 83611

AGENT/REPRESENTATIVE _____ FAX _____ PHONE _____

AGENT/REPRESENTATIVE ADDRESS _____ ZIP _____

CONTACT PERSON (if different from above) _____

CONTACT'S ADDRESS _____ ZIP _____ PHONE _____

ADDRESS OF SUBJECT PROPERTY 12206 Hwy. 55

PROPERTY DESCRIPTION (either lot, block & subdivision name or attach a recorded deed with a metes and bounds description.)

TAX # 5 in S/4 SW/4 S25 T15N R3E

TAX PARCEL NUMBER RP15N03E 256611

Quarter _____ Section 25 Township 15N Range 3E

1. PROPOSED USE: Residential ☒ Civic or Community ☐ Commercial ☐ Industrial ☐

2. SIZE OF PROPERTY 19.997 Acres ☒ or Square Feet ☐

3. EXISTING LAND USES AND STRUCTURES ON THE PROPERTY ARE AS FOLLOWS:

Residential, 6,048 Sq. Ft. Log Home with Carport, 512 Sq. Ft. Pole Bldg., 1250 Sq. Ft. Detached Garage with Carports, 2,680 Sq. Ft. Detached Garage, 768 Pole Bldg., 340 Sq. Ft. Utility Shed, 476 Sq. Ft. Utility Shed, 293 Pole Bldg.

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: IRRIGATION CANAL APPROX. 1800 FEET FROM RESIDENTIAL STRUCTURE

5. ADJACENT PROPERTIES HAVE THE FOLLOWING BUILDING TYPES AND/OR USES:

North TIMBER LAND

South SINGLE FAMILY RESIDENCE/PARCH

East TIMBER LAND

West SINGLE FAMILY RESIDENCE/PASTURE

6. MAXIMUM PROPOSED STRUCTURE HEIGHT: CURRENTLY BUILT

7a. NON-RESIDENTIAL STRUCTURES OR ADDITIONS (If applicable):

Number of Proposed Structures: _____ Number of Existing Structures: 7

Proposed Gross Square Feet

1st Floor _____

2nd Floor _____

Total _____

Existing Gross Square Feet

1st Floor 6299

2nd Floor 192

Total 6491

- 8a. TYPE OF RESIDENTIAL USE (If applicable):
Single family residence ☒ Mobile home for single family residence ☐ Multiple residences on one parcel ☐
- 8b. SQUARE FOOTAGE OF PROPOSED RESIDENTIAL STRUCTURES (If applicable): _____
SQUARE FOOTAGE OF EXISTING RESIDENTIAL STRUCTURES: 6,048
- 8c. DENSITY OF DWELLING UNITS PER ACRE: 1 Residential Unit on 19.997
9. SITE DESIGN:
Percentage of site devoted to building coverage: 1.4
Percentage of site devoted to landscaping: 1.2
Percentage of site devoted to roads or driveways: 6.1
Percentage of site devoted to other uses: 91.3, describe: PASTURE + TIMBER
Total: 100%
10. PARKING (If applicable): Office Use Only
a. Handicapped spaces proposed: _____ Handicapped spaces required: _____
b. Parking spaces proposed: _____ Parking spaces required: _____
c. Number of compact spaces proposed: _____ Number of compact spaces allowed: _____
d. Restricted parking spaces proposed: _____
e. Are you proposing off-site parking: NO
11. SETBACKS: As Built
- | | <u>BUILDING</u>
Proposed | <u>Office Use Only</u>
Required | <u>PARKING</u>
Proposed | <u>Office Use Only</u>
Required |
|-------------|-----------------------------|------------------------------------|----------------------------|------------------------------------|
| Front | _____ | _____ | _____ | _____ |
| Rear | _____ | _____ | _____ | _____ |
| Side | _____ | _____ | _____ | _____ |
| Street Side | _____ | _____ | _____ | _____ |
- 12a. NUMBER OF EXISTING ROADS: 1 Width: 20' Private or Public? PRIVATE
Are the existing road surfaces paved or graveled? GRAVELED
- 12b. NUMBER OF PROPOSED ROADS: NA Proposed width: _____
Will the proposed roads be publicly or privately maintained? _____
Proposed road construction: Gravel ☐ Paved ☐
- 13a. EXISTING UTILITIES ON THE PROPERTY ARE AS FOLLOWS:
POWER, Well, SEPTIC, PHONE, PROPANE
- 13b. PROPOSED UTILITIES: NA
- Proposed utility easement width _____ Location _____
- 14a. SEWAGE WASTE DISPOSAL METHOD: Septic ☒ Central Sewage Treatment Facility ☐
- 14b. POTABLE WATER SOURCE: Public ☐ Water Association ☐ Individual ☒
If individual, has a test well been drilled? _____ Depth _____ Flow _____ Purity Verified? _____
Nearest adjacent well _____ Depth _____ Flow _____

See Attached Well Report

15. ARE THERE ANY EXISTING IRRIGATION SYSTEMS? Irrigation Canal
Are you proposing any alterations, improvements, extensions or new construction? No
If yes, Explain: _____

16. DRAINAGE (Proposed method of on-site retention): As Built
Any special drains? No (Please attach map)
• Soil type (Information can be obtained from the Soil Conservation District): _____
- 17a. IS ANY PORTION OF THE PROPERTY LOCATED IN A FLOODWAY OR 100-YR FLOODPLAIN?
(Information can be obtained from the Planning & Zoning Office) No
- 17b. DOES ANY PORTION OF THIS PARCEL HAVE SLOPES IN EXCESS OF 15%? YES
- 17c. ARE THERE WETLANDS LOCATED ON ANY PORTION OF THE PROPERTY? No
18. IS THERE ANY SITE GRADING OR PREPARATION PROPOSED? No 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. COMPLETE ATTACHED IMPACT REPORT. It must address potential environmental, economic, and social impacts and how these impacts are to be minimized.

LIGHTING PLAN: As Built

LANDSCAPING PLAN: As Built

SITE GRADING PLAN: As Built



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

JAMES SABATASSE

By: James Sabatasse

Date: 12-21-21

By: _____
Valley County Weed Control

Date: _____

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

- ❖ 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:

1. 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, build-out, or full occupancy of the proposed development. Include pedestrian, bicycle, auto, and truck traffic.

Proposed use is increasing vacation rental occupancy up to 20 guests per night. Approximately 20 passenger cars & light pick up truck trips per day between tenants & management. Maximum number of guests would be 20. Street is approximately 20 feet in width surfaced with dredge trailings (gravel). Driveway has a slight slope. Property will be posted for maximum speed allowed of 15. Property is currently being used as a vacation rental.

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

None this is an existing property.

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.

Structure already built. Activities will be consistent with a vacation home.

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.

Owner will comply with current Valley County dark sky ordinances. Parking is elevated above the neighbors so glare from the guests vehicles should not be an issue.

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.

Similar to the current use.

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.

Property is serviced by an individual well & septic systems.

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

See rules & regulations for vacation rental which does not allow smoking or firework on premises. Neighbors currently are timber lands, residential & ranch/pasture.

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.

No plans of removal other than for timber management.

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

Already built.

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

Home is already built and property has not had any eroision issues.

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

Home is already built and is in timbered setting which will help with views & sound.

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.

Property is screened by trees.

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.

Currently owned by the applicant and being used as a vacation rental.

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

No change in revenue, property tax assessment and jobs due to existing vacation rental usage. Applicant is using local property management company which is generating revenue.

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

No change.

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

Property is currently being used as a vacation rental.

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.

No changes are anticipated in the natural resources.

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

Property would revert to a vacation or full time residence.

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

1 residential unit, 7 other building units. The residential unit of 6,048 is the only structure available for vacation rental.

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

Already built.

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.

\$350 to \$480 per night.

Permit - Subsurface Sewage Disposal



Public Health
Idaho Public Health Districts

Central District Health
707 N. Armstrong Place
Boise, ID 83704
(208) 327-7499

File # 940



Owner's Name: James Sabatasse
Property Address : 12206 Highway 55
Cascade, ID 83611

Phone # [REDACTED]

Legal Description 1/4 S2 1/4 SW Section: 25 Township: 15N Range: 03E

Subdivision: 0 No Subdivision

Lot:

Block:

Installation Type	Type of System (check all that apply)			Water Supply
<input type="checkbox"/> New System <input checked="" type="checkbox"/> Expansion <input type="checkbox"/> Repair <input type="checkbox"/> Tank Only	<input type="checkbox"/> Absorption Bed <input type="checkbox"/> Capping Fill <input type="checkbox"/> Central System <input type="checkbox"/> Composting Toilet <input type="checkbox"/> Drip Distribution <input type="checkbox"/> ETPS <input type="checkbox"/> Experimental <input type="checkbox"/> Extra Drainrock <input type="checkbox"/> Evapotranspiration <input type="checkbox"/> Gravel Drainfield	<input checked="" type="checkbox"/> Gravelless Drainfield <input type="checkbox"/> Gray Water Sump <input type="checkbox"/> Gray Water System <input type="checkbox"/> Holding Tank <input type="checkbox"/> Incinerator Toilet <input type="checkbox"/> Individual Lagoon <input type="checkbox"/> Intermittent SF <input type="checkbox"/> Intrench SF <input type="checkbox"/> LSAS <input type="checkbox"/> Pit Privy	<input type="checkbox"/> Pressurized DF <input type="checkbox"/> Recirculating GF <input type="checkbox"/> RV Dump Station <input type="checkbox"/> Sand Mound <input type="checkbox"/> Seepage Pit <input type="checkbox"/> Steep Slope Drainfield <input type="checkbox"/> Two Cell Lagoon <input type="checkbox"/> Vault Privy <input type="checkbox"/> Other (see below)	Private Water <input checked="" type="checkbox"/> Well <input type="checkbox"/> Spring

Condition of Approval :

Orient system parallel to the contour in the previous drainfield trenches.

Access sandy loam soils below original gravelless trench domes.

Maximum depth of system below ground: 24" inches. Excavation depth: 24" inches. If GTS system is used, 250 total lineal feet of trench is required; 150 lineal feet already installed. Additional 100 lineal feet required. Distribution box required.

Minimum 100' foot separation from drainfield and future replacement area and 50' foot separation from septic tank to all wells is required.

Remove existing gravelless trenches and biomat that is on top of receiving soil. Additional 100 lineal feet required. Because failed system has not been used in 20 years, new system can be installed in existing trenches.

Bedrooms : 10 Bedrooms
Non Residential : 0 Gallons Per Day
Soil Type (USDA) : B-1
The minimum septic tank capacity is : 2500 Gallons
The minimum effective drainfield absorption area is : 1000 Square Feet
The drainfield can be no closer to permanent/intermittent surface water than: 200 Feet

Note : Final approval of this permit requires inspection of the uncovered system.

This permit expires if the system is not constructed as approved within one year from the date issued. Once the system is constructed and approved by the Health District, all requirements of the approved plans and specifications, permit and permit application (including operations, maintenance, monitoring, and reporting) are applicable indefinitely and convey through transfer of property ownership unless the system is abandoned, removed, replaced or the permit is renewed. A permit may be renewed if the permit application is received on or before the expiration date of the previous permit. Prior to a transfer of property, the transferor must inform the transferee of all applicable requirements of the permit and application. Failure to satisfy the permit or application requirements may result in enforcement action.

Jack Nygaard
REHS Signature / REHS #

11/04/2021

Approval Date :

11/03/2022

Expiration Date :

40064 Jack Nygaard

LD003WD Revision Date: 9/25/20 EMC

RECEIVED
FEB 07 2006
By *KH*

AS BUILT DRAWING / SELF INSPECTION FORM

APPLICANT: Jim Sebatassi	TYPE OF SYSTEM
LOCATION: HWY 55 Cascade, ID	GRAVITY X
LEGAL DESCRIPTION: N 1/4 S 1/4 SW 1/4 Sec 25 T 15 N R 3 E	STANDARD X
DATE INSTALLED: 11/23/05	CAPPING FILL
SIZE OF TANK: 1250 Gal	INTRENCH SAND FILTER
DEPTH OF EXCAVATION: 2 FT	STEEL SLOPE
DEPTH OF DRAINROCK: NA	GRAVELLESS DOME X
DEPTH TO SEPTIC TANK MANHOLE OR STANDPIPE: 0 IN	GRAVELLESS TRENCH
IF PRESSURIZED INDICATE MEASURED RESIDUAL HEAD: NA	PRESSURIZED
TANK MANUFACTURER: LARKEN	SAND MOUND
TOTAL LENGTH OF TRENCH OR BED: 150 FT	INTERMITTENT SAND FILTER
DISPOSAL AREA: 420 sq FT	

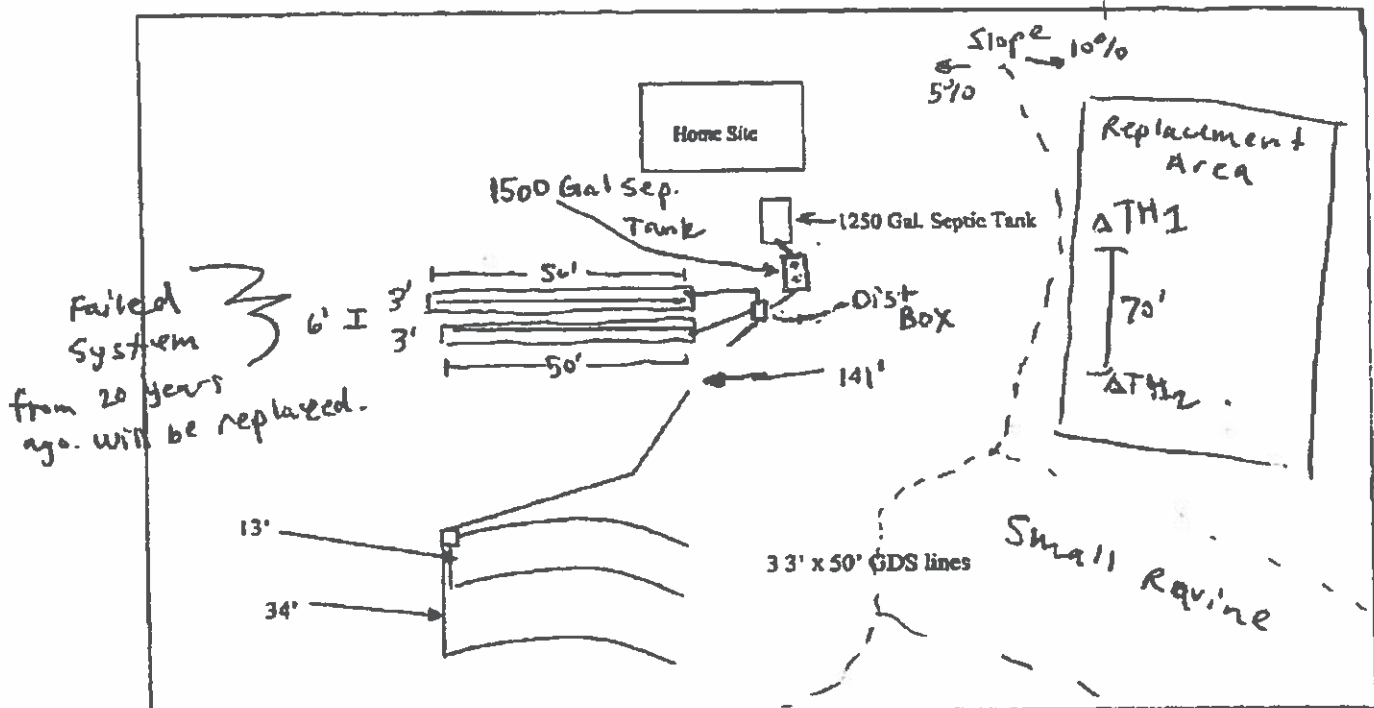
PUBLIC HEALTH DISTANCE FROM DRAINFIELD TO:

APPLICANT'S WELL 7100

NEAREST NEIGHBORING WELL N/A

NEAREST WATER LINE NA

SURFACE WATER NA



Approved Plot Plan
Just
11/3/2021

EMERGENCY CONTACT:

**Elk Ridge Retreat
12206 Hwy. 55, Cascade, ID 83611**

Mariana Moosman [REDACTED]

Jim Sabatasse [REDACTED]



LAKE SHORE DISPOSAL INC
A WASTE CONNECTIONS COMPANY
PO BOX 2350
MCCALL, ID 83638-2350
DISTRICT NO. 2212

ACCOUNT NO.
INVOICE NO.
STATEMENT DATE
DUE DATE
BILLING PERIOD

PAGE 2

2212-281660-001
25503300
10/01/21
10/20/21
10/01/21-12/31/21

JONATHAN FROST
1654 TIMBER CIR
MCCALL, ID 83638

INVOICE STATEMENT (continued)

Date	Description	Amount
10/01/21	Acct #281660-007 Cart Rental 10/01/21-12/31/21 13112 Hawks Bay Rd 1 Each @ \$3.14	\$ 3.14
10/01/21	Cart Rental 10/01/21-12/31/21 1 Each @ \$3.14	\$ 3.14
10/01/21	Resl Rural 2Cart Curbside 10/01/21-12/31/21 1 Each @ \$76.14	\$ 76.14
	State Tax	\$ 0.38
	Location Totals	\$ 82.80
10/01/21	Service Location Acct #281660-009 Cart Rental 10/01/21-12/31/21 Frost, Jonathan 20 Sunset Loop 1 Each @ \$3.14	\$ 3.14
10/01/21	Resl Rural Cart Curbside 10/01/21-12/31/21 1 Each @ \$47.58	\$ 47.58
	State Tax	\$ 0.19
	Location Totals	\$ 50.91
10/01/21	Service Location Acct #281660-010 Cart Rental 10/01/21-12/31/21 Frost, Jonathan 12205 Hwy 55 2 Each @ \$3.14	\$ 6.28
10/01/21	Cart Rental 10/01/21-12/31/21 2 Each @ \$3.14	\$ 6.28
10/01/21	Resl Rural 4Cart Curbside 10/01/21-12/31/21 1 Each @ \$133.05	\$ 133.05
	State Tax	\$ 0.76
	Location Totals	\$ 146.37
10/01/21	Service Location Acct #281660-011 Cart Rental 10/01/21-12/31/21 Frost, Jonathan 12160 Hwy 55 1 Each @ \$3.14	\$ 3.14
10/01/21	Resl Rural Cart Curbside 10/01/21-12/31/21 1 Each @ \$47.58	\$ 47.58
	State Tax	\$ 0.19
	Location Totals	\$ 50.91
10/01/21	Service Location Acct #281660-012 Cart Rental 10/01/21-12/31/21 Frost, Jonathan 13098 Hillhouse Loop 1 Each @ \$3.14	\$ 3.14
10/01/21	Resl Rural Cart Curbside 10/01/21-12/31/21 1 Each @ \$47.58	\$ 47.58
	State Tax	\$ 0.19
	Location Totals	\$ 50.91
	Current Charges And Fees	\$ 594.82
	Total Due	\$ 594.82

This invoice is scheduled for automatic payment according to your instructions on our online bill pay site at <https://www.wcicustomer.com>.

Please note no hazardous material or chemicals can be put in with your trash.

Sue Laughlin

From: Frost Property Management [REDACTED]
Sent: Tuesday, November 23, 2021 3:26 PM
To: [REDACTED]
Subject: House rules for Elk Ridge Retreat

Hi Sue-

Here are the house rules as stated in the guest contract that the guest has to sign before their group stays at Elk Ridge Retreat. Please let me know if you have any questions or need something different. We can get you proof of contract with Lakeshore Disposal tomorrow.

Have a great day!

-Heather @ Frost Cabins

House Rules

TERMS: To make reservations for lodging, the entire amount of rent is due immediately to confirm the reservation, unless a payment plan was set up.

CHECK-IN/CHECK-OUT: Check-in after 4:00 pm / Check-out by 11:00 am.

No early arrivals or late departures are permitted without prior authorization. A fee of \$25 per extra hour will apply if early check-in or late check-out is approved by management. If guest(s) depart after 11:00 am without prior approval, Frost Management reserves the right to charge the card on file for an extra night of rent.

ANIMAL POLICY: *NOT ALL HOMES ARE ANIMAL FRIENDLY*

All animals require pre-approval from management.

Approved animals require a \$75 fee (per animal, up to two) to be paid before arrival.

Management reserves the right to require a refundable deposit for certain animals and/or circumstances. Animals that were not approved or if approval is granted but the fees were not paid, they are considered "unauthorized." A \$500

penalty will be assessed to the primary renter if there is any evidence that unauthorized animal(s) were outside and/or inside the rental property at any point in time. In addition, a group with an unauthorized animal may be asked to depart the property within an hour from the discovery of the animal, with no refund. In

any event, damage done by an animal will incur an additional charge whether authorized or unauthorized. Please do not allow animals on furniture. Extra charge applies if excessive pet hair must be removed off bedding/couches.

SMOKING/FIREWORKS: Smoking and/or vaping is not allowed on and within any and all portions of the property. Fireworks are not allowed at the property under this contract and

aerial fireworks are prohibited by local ordinance. A \$500 penalty will be assessed to the primary renter if these rules are violated.

DAMAGE: Please immediately alert Frost Management of any accidental damage. Guest(s) shall be liable for any and all damages that occurred during guest's stay. This includes, but is not limited to, damage to the home, contents, garage and surrounding property and landscaping. Accidental property damage insurance can be purchased through www.propertydamageprotection.com. It costs \$59 and is highly recommended, though not required. Please contact Frost Management if you wish to purchase this insurance and a link will be sent to you. Please read the conditions of insurance reimbursement before purchasing it.

COURTESY: The rental is located in a residential setting. Quiet time is observed from 10pm to 8am. We ask guests to be aware of and follow city, county, and state laws concerning behavior. Please be considerate of others' peace and enjoyment.

CANCELLATION POLICY: Reservations cancelled after initial confirmation will forfeit any and all deposits or must abide by the booking site's cancellation policy with which the reservation was made. No refunds for early departures or late arrival. We suggest the purchase of vacation insurance, such as: www.vacationprotection.com in case of high-risk travel plans that may lead to cancellation. It is advised that you familiarize yourself with the 3rd party rules governing reimbursement. For rare, unforeseen reasons, Frost Management reserves the right to cancel the reservation and is not responsible for cost of cancelled travel plans, other than reimbursement of fees paid to Frost Management for the reservation. Management reserves the right to move guests to equivalent or up-graded lodging.

SUPPLIES: We provide a STARTER PACK of toilet paper, paper towels, and toiletries (shampoo, conditioner, body wash, facial wipes) for every reservation. For longer stays or larger groups we recommend packing these items or purchasing them at local stores, as needed. The home will have freshly laundered linens, pillows, and bath towels upon arrival. Please bring your own beach towels for out-of-home use. There is a washer and dryer on-site and clothes washer/dryer detergent is provided. The kitchen is fully stocked with the essentials, including pots, pans, dishes, garbage bags, dish soap, dishwasher soap, coffee maker (coffee not provided), and other small appliances. For more information about whether specific items are on site, contact Frost Management prior to arrival.

HOME FURNISHINGS: No furniture re-arrangement, including re-arranging cables for electronics, is allowed. A financial penalty will be applied if Management needs to spend extra time to bring items back to original placement.

FIRE (applicable homes only): Outdoor fire pits and indoor fireplaces are not equipped with firewood. Most local gas stations or grocery stores sell firewood.

1. All outside fires must be in the designated fire pit.
2. Ensure all fires are completely extinguished prior to leaving the area. Do not leave the fire unattended at any time.
3. Be sure that you have access to enough water to put any fires out.
4. Do not use the fire pit when conditions are hazardous (high fire danger or windy).
5. Review the local Open Burning Ordinance in place at the time of your stay.

These can generally be found at www.deq.idaho.gov

OHV POLICY: Operation of ATVs, UTVs, motorcycles or snowmobiles is not permitted on the rental property, or neighboring homes and subdivision(s), including vacant lots. No overnight vehicle or trailer parking of any kind is allowed on the road system.

TRAILER/RV AND PARKING POLICY: Not all homes allow trailer/RV parking.

1. No recreational vehicle or trailer parking of any kind is allowed on the road system, except for designated areas.
2. RVs must receive pre-authorization and a \$25 nightly fee will apply. If an unauthorized RV is onsite, a nightly penalty will be assessed for the duration of your stay, in addition, guests may be asked to remove the RV before scheduled departure.

HOT TUB:

1. Hot tubs are serviced between every reservation and are ready for your use. Please call or text management upon arrival if the hot tub needs attention.
2. Proceed with caution, especially in winter months, as water or ice around the hot tub can cause slips and falls.
3. Hot tub is designed to accommodate only the number of seats it has. Do not exceed this number as the filtration system will not handle a larger number of people than the number of seats the hot tub has.
4. If the hot tub requires a "drain and fill" after your stay, a charge of \$100 will apply. This is only required if the hot tub is left excessively dirty.

EVICITION: AT NO POINT IN TIME SHOULD THE HOME EXCEED THE NUMBER OF GUESTS AGREED UPON. This includes day-guests and those sleeping in (pre-authorized) RVs on-site. This number is set to adhere to fire codes, guest safety, noise/HOA restrictions and septic system limitations. If reports are received that house rules are not being adhered to, you will be instructed to depart the property and will have 1 hour to vacate the premises. In the case of eviction, no refund will be granted.

LOST ITEMS: There is a \$25 charge if items are left behind and mailed to guest(s).

TRASH REMOVAL: You are required to follow trash removal instructions. Property-specific instructions are posted at the house and/or in your check-in/out instructions. A

\$50 charge will be applied if you fail to remove your garbage from the home (if no pick-up service) or if the truck was unable to pick up cans due to them not being in the correct location or blocked (if there is pick-up service).

DEPARTURE: Start a load of only white linens in each washing machine. Place any other used towels, pillow cases and sheets in the laundry room. Please also ensure dishes are clean. It is fine to leave a load of dishes running in the dishwasher for the cleaners to put away. Bedding stained with bodily fluids will be discarded. The cost of replacement will be charged to the primary renter. Turn off all lights, close all windows, and ensure you lock the door(s) on your way out. Please follow any additional check-out instructions that are sent to you.

Frost Property Management
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