



Valley County Planning & Zoning Commission Invites You to Participate in a PUBLIC HEARING

C.U.P. 22-42 Brutsman Lodge

Applicant / Property Owner: Ron and Tamara Brutsman

Location: 1888 W Roseberry RD,
Hawks Bay Subdivision Lots 1, 2, and 3, Block 2,
in the SWSW Section 17, T.16N, R.3E,
Boise Meridian, Valley County, Idaho

Project Description:

Ron and Tamara Brutsman are requesting a conditional use permit for a short-term rental with a maximum of 26 guests.

There is an approximately 6,000-sqft residence with a 2,000-sqft deck. The site includes three adjacent lots within Hawks Bay Subdivision.

Central sewer and water will be used.

Access is from a looped driveway off West Roseberry Road, a public road. There is a large parking area to accommodate multiple vehicles, trailers, and recreational toys as well as a 3-car garage.

The site has been landscaped with over 200 trees and leveled for proper drainage.

A short-term rental permit (STR 2020-06) currently allows for 12 guests. The residence is also used by the applicant's extended family. Rules are posted in the cabin and on the property line with the U.S. Bureau of Reclamation.

Events and guest weddings are not allowed.

The 1.7-acre site is addressed at 1888 W Roseberry RD.

Attached are the agenda, additional information such as maps and proposed site plans, and a page that details the public hearing process.

Applications and the contents of the files can be reviewed at the Planning and Zoning office located in the Valley County Courthouse at 219 North Main Street in Cascade, Idaho.

More information, including the application and staff report will be posted online at:
www.co.valley.id.us

PUBLIC HEARING

November 10, 2022

6:00 p.m.

**Valley County Courthouse
2nd Floor
219 North Main Street
Cascade, Idaho**

You are invited to participate in the public hearing and/or comment on the proposal.

You may view the hearing by going to our website, www.co.valley.id.us, and click on "Watch Meetings Live".

The meeting is in-person. We no longer provide call-in service. This service was discontinued by our provider.

You may comment in person, by U.S. Postal Service mail, or by email. Written comments greater than one page must be received at least seven days prior to the public hearing. To be included in the staff report, comments must be received by

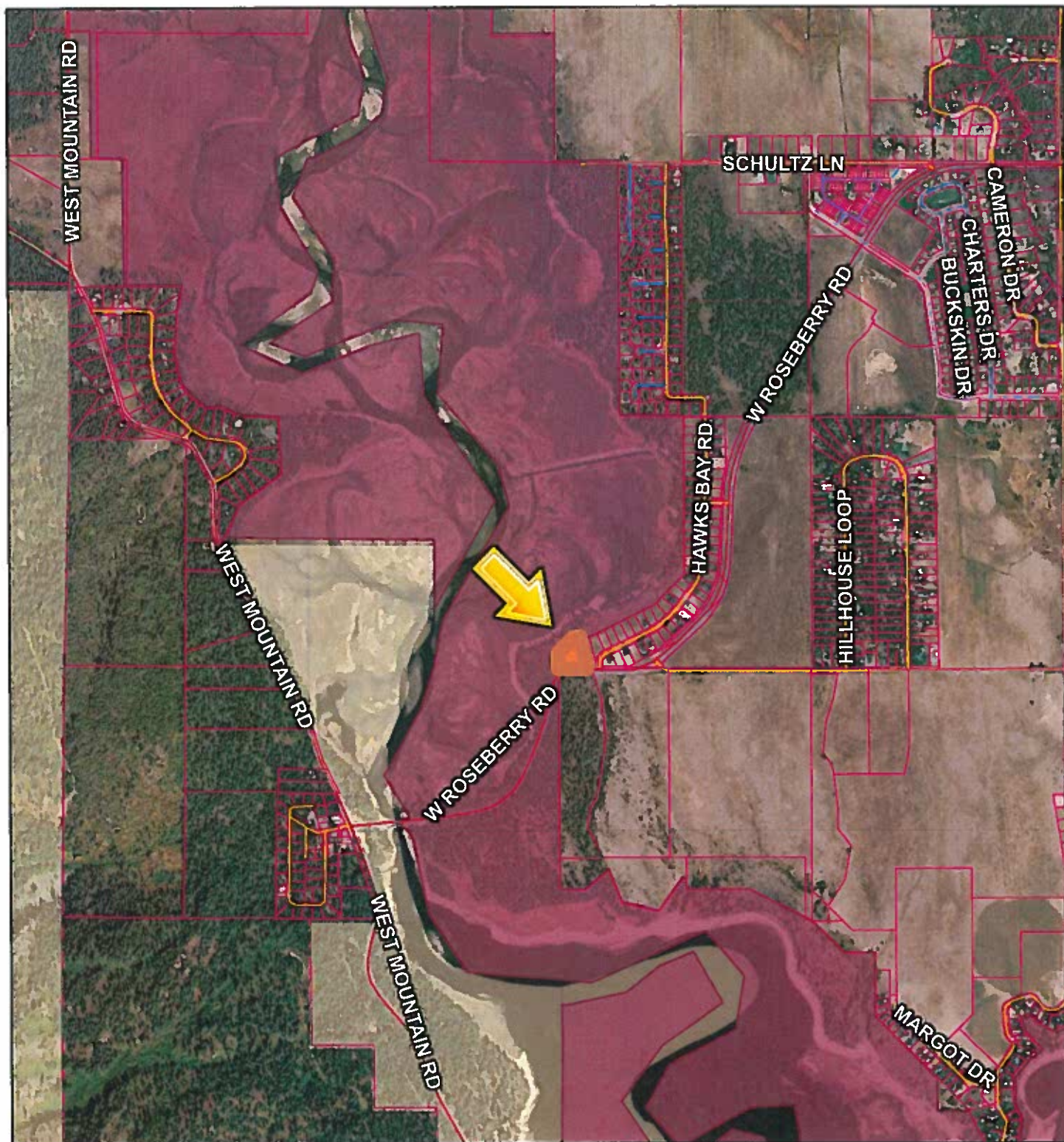
5:00 p.m., Wednesday, Nov. 2, 2022.

If you do not submit a comment, we will assume you have no objections.

**Direct questions and
written comments to:**

Cynda Herrick, AICP, CFM
Planning & Zoning Director
PO Box 1350
Cascade, ID 83611
208-382-7115
cherrick@co.valley.id.us

C.U.P. 22-42 Vicinity Map



September 28, 2022

1:25,078



Override 1



Override 1



Parcel Boundaries

Roads

COLLECTOR

URBAN/RURAL

USFS

PRIVATE

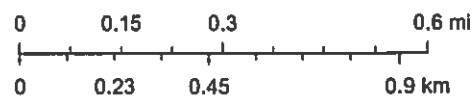
County Boundaries

VALLEY COUNTY

Bureau of Reclamation

USFS Surface Ownership

Payette National Forest



Maxar

C.U.P. 22-42 Aerial Map



September 28, 2022

● Override 1

— Override 1

■ Address Points

□ Parcel Boundaries

Roads

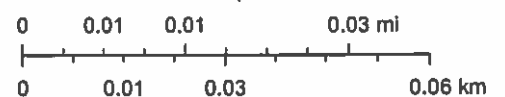
— COLLECTOR

— URBAN/RURAL

County Boundaries

VALLEY COUNTY

1:1,567



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