



Valley County Board of County Commissioners Invites You to Participate in a PUBLIC HEARING

Appeal of PZ Commission Denial of C.U.P. 22-42 Brutsman Lodge

Appellant: Ron and Tamara Brutsman

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 requested 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 would 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 were not requested by applicant.

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

The Valley County Planning and Zoning Commission denied the conditional use permit November 10, 2022.

Reason for Appeal: The appellants question the due process of the public hearing and decision. The short-term rental is for one group at a time and is not the same as a motel. The only opposition was from people that do not have homes or live in

Continued on reverse side.

PUBLIC HEARING

(In-Person)

January 17, 2023

1:00 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".

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., January 10, 2023.

**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

Contact Douglas Miller,
Valley County Clerk, at 208-382-7100
if you need special accommodations

Hawks Bay Subdivision. The closest neighbor was in favor. Hawks Bay subdivision does not have active CCRs; they were dissolved in 2019. The residence is typically rented by families with children. The impact on the neighborhood has been reduced with additional landscaping, less lighting, and driveway access on to West Roseberry instead of Hawks Bay Road.

Previous written and emailed comments will be included in the record and sent to the Board of County Commissioners.

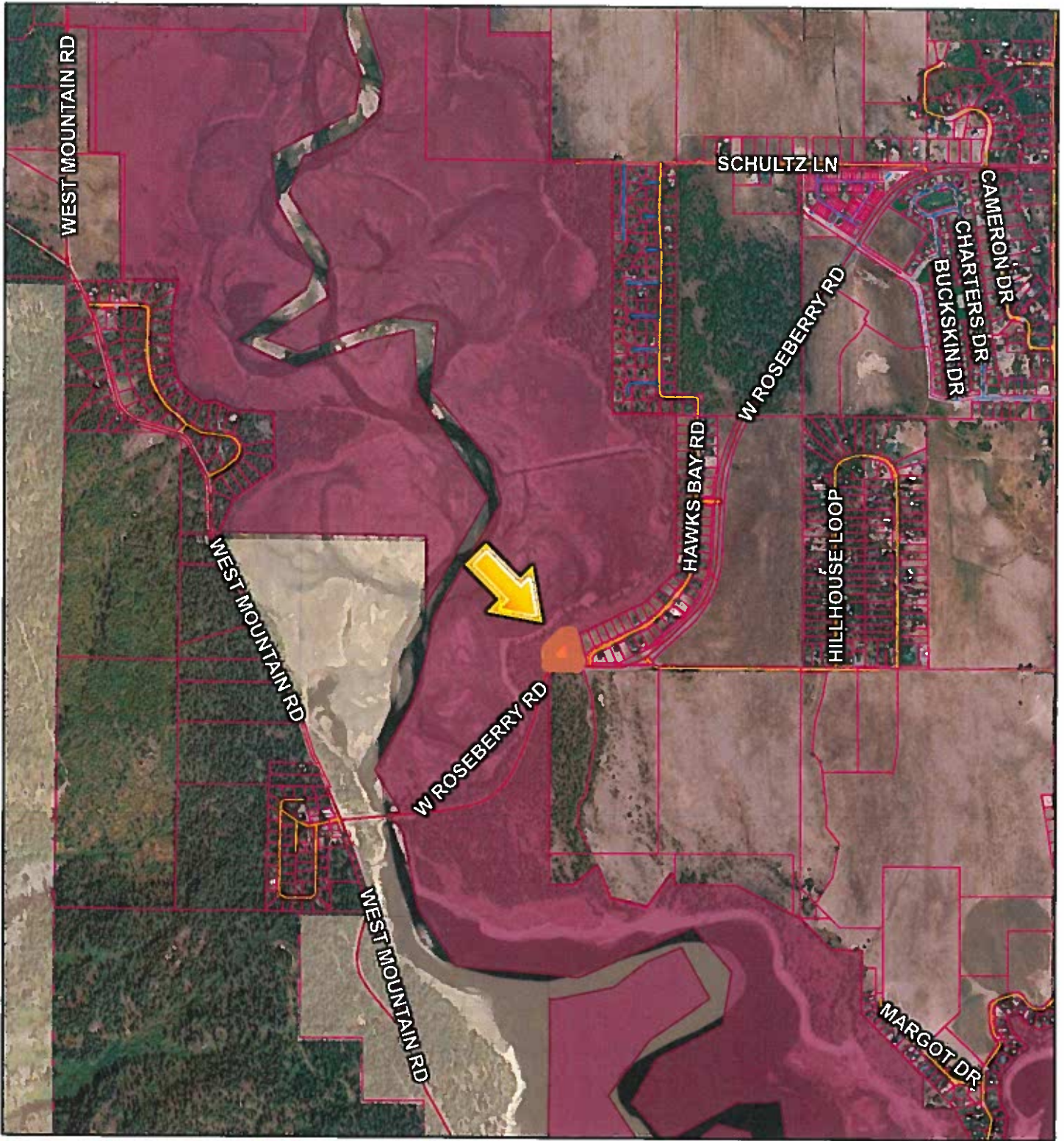
Maps and the site plan are attached.

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 appeal,
application, and staff report
will be posted online at:**

www.co.valley.id.us

C.U.P. 22-42 Vicinity Map



September 28, 2022

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Override 1



Override 1



Parcel Boundaries

Roads

— COLLECTOR

— URBAN/RURAL

— USFS

— PRIVATE

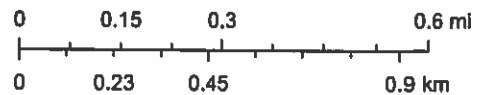
County Boundaries

— VALLEY COUNTY

— Bureau of Reclamation

— USFS Surface Ownership

— Payette National Forest







Maxar



C.U.P. 22-42 Aerial Map

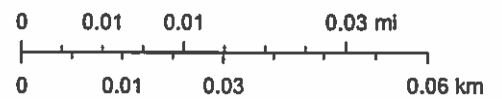


September 28, 2022

1:1,567

-  Override 1
-  Override 1
-  Address Points
-  Parcel Boundaries

- Roads**
-  COLLECTOR
-  URBAN/RURAL
- County Boundaries**
- VALLEY COUNTY



Maxar, Microsoft