

09/20/22

## VALLEY COUNTY PLANNING & ZONING

### Detailed Project description:

My wife and I built our cabin for a couple reasons:

#1 We wanted a place to retire in the mountains and wanted our place paid for when that time comes.

#2 We wanted a big enough place for our extended family to get together. I am the youngest of 6 kids, and my wife is the second of 5 kids, so by having mom, dad, spouses and a few kids, getting to 26 people is pretty easy.

We needed to find a stream of income to help pay it off faster, so we went with the short term rental.

We built this beautiful place, that is unique, that we love, and are very proud of.

We have learned a lot in the 2 years we have had the short-term rental with 12 people, we are now asking for approval for 26 people, that is how many people can sleep in beds.

Most people that have come to our place have this as their destination for their family reunion, they come to stay and when they do leave, they take fewer cars when they run around town. They may arrive in several cars but leave in less. Some guests do go into town and spend money so in return they are bringing money to the community as well.

We have a 3-car garage built into a game room for all ages, 2 living rooms and lots of deck space and a public beach out the back door. Many people just stay here and play on the beach. Some others go skiing or snowmobiling. Guests can snowmobile out the back door and cross public land to get to the trailhead. We have a lot of off-street parking to accommodate for snowmobiling, boats, 4-wheelers, and etc.

We don't allow guests to run round and round the property on motorcycles or ATVs making dust; they can drive to the trailhead from here as well. We are bordered on 2 sides by Bureau of Rec. (BOR) with a sign that BOR installed showing the rules.

We combined 3 lots totaling 1.8 acres, putting the cabin in the middle and using one lot for parking on the west side and the other lot, east side, for privacy and space. We have planted over 100 trees on that lot alone and built a berm to keep all of our drain water on our side.

We had all 3 lots professionally leveled at the same time for drain water to pool up on the West and East lots. We have planted over 200 trees total for privacy.

We have a list of rules that are posted in the cabin and also in every bedroom.

We have 2 driveways/entrances that come off Roseberry Road, the East driveway is great for coming in and the West driveway is great for going out. People can see the entire corner with no blind spots.

We rent the cabin out around 120 days a year, so about 1/3 of the time it's rented. Our cabin is on 3 lots, so instead of having 3 homes here we have one. Water and sewer supply is not affected near as much as 3 full time houses.

We don't allow events, weddings, etc. We have all requirements/accommodations for the 12 guests and have not had one complaint in 2 years. We are asking for 26 people so more families can come together to enjoy this beautiful cabin and area and make lasting memories together.

*Ran Brutava* 9.21.2022

# Valley County Planning and Zoning Department

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



## Conditional Use Permit Application

TO BE COMPLETED BY THE PLANNING AND ZONING DEPARTMENT		<input checked="" type="checkbox"/> Check # <u>1017</u> or <input type="checkbox"/> Cash
FILE # <u>C.U.P. 22-42</u>		FEE \$ <u>150.00</u>
ACCEPTED BY <u>C.U.P. 20-15</u>		DEPOSIT <u>-</u>
CROSS REFERENCE FILE(S): <u>STR 2020-06</u>		DATE <u>9-26-2022</u>
PROPOSED USE: <u>STR &gt; 12 people per night</u>		

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: Ron Brutaman Date: 9/21/2022

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. Address fire mitigation, utilities, fencing, access, emissions, dust, noise, and outside storage.
- 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 GIS Portal at [www.co.valley.id.us](http://www.co.valley.id.us). 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 Code online at [www.co.valley.id.us](http://www.co.valley.id.us)  
or at the Planning & Zoning Office at 219 North Main Street, Cascade, Idaho

Subject to Idaho Statute Title 55 Chapter 22 Underground Facilities Damage Prevention.

**CONTACT INFORMATION**

APPLICANT Ron and Tamara Brutsman PHONE [REDACTED]  
Owner  Purchaser  Lessee  Renter

MAILING ADDRESS 332 E Mikyl Ridge Loop Nampa ID 83686 ZIP \_\_\_\_\_

EMAIL [REDACTED]

PROPERTY OWNER Same

MAILING ADDRESS \_\_\_\_\_ ZIP \_\_\_\_\_

EMAIL \_\_\_\_\_

AGENT / REPRESENTATIVE Same PHONE \_\_\_\_\_

MAILING ADDRESS \_\_\_\_\_ ZIP \_\_\_\_\_

EMAIL \_\_\_\_\_

CONTACT PERSON (if different from above) \_\_\_\_\_

MAILING ADDRESS \_\_\_\_\_ ZIP \_\_\_\_\_

EMAIL \_\_\_\_\_ PHONE \_\_\_\_\_

**PROPERTY INFORMATION**

ADDRESS OF SUBJECT PROPERTY 1888 W Roseberry Road, Donnelly ID 83615

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

TAX PARCEL NUMBER(S) RP005200020010, 005200020020, 00520002030

Quarter \_\_\_\_\_ Section \_\_\_\_\_ Township \_\_\_\_\_ Range \_\_\_\_\_

1. PROPOSED USE: Residential  Civic or Community  Commercial  Industrial

2. SIZE OF PROPERTY \_\_\_\_\_ Acres  or Square Feet

3. EXISTING LAND USES AND STRUCTURES ON THE PROPERTY ARE AS FOLLOWS:  
Residential Short Term Rental  
\_\_\_\_\_  
\_\_\_\_\_

4. ARE THERE ANY KNOWN HAZARDS ON OR NEAR THE PROPERTY (such as canals, hazardous material spills, and/or soil or water contamination)? If so, describe and give location: None  
\_\_\_\_\_  
\_\_\_\_\_

5. ADJACENT PROPERTIES HAVE THE FOLLOWING BUILDING TYPES AND/OR USES:  
North Lake  
South Trees  
East Trees  
West Trees

**APPLICATION DETAILS**

6. MAXIMUM PROPOSED STRUCTURE HEIGHT: \_\_\_\_\_

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

Number of <u>Proposed</u> Structures: _____	Number of <u>Existing</u> Structures: _____
<u>Proposed Gross Square Feet</u>	<u>Existing Gross Square Feet</u>
1 <sup>st</sup> Floor _____	1 <sup>st</sup> Floor _____
2 <sup>nd</sup> Floor _____	2 <sup>nd</sup> Floor _____
Total _____	Total _____

8a. TYPE OF RESIDENTIAL USE (If applicable): Single family residence  Multiple residences on one parcel

8b. TYPE OF STRUCTURE: Stick-built  Manufacture Home  Mobile Home  Tiny Home  Other  Logs

8c. SQUARE FOOTAGE OF PROPOSED RESIDENTIAL STRUCTURES (If applicable): 6000

SQUARE FOOTAGE OF EXISTING RESIDENTIAL STRUCTURES: 6000

8d. DENSITY OF DWELLING UNITS PER ACRE: \_\_\_\_\_

9. SITE DESIGN:

Percentage of site devoted to building coverage: \_\_\_\_\_  
 Percentage of site devoted to landscaping: \_\_\_\_\_  
 Percentage of site devoted to roads or driveways: \_\_\_\_\_  
 Percentage of site devoted to other uses: \_\_\_\_\_, describe: \_\_\_\_\_  
**Total: 100%**

10. PARKING (If applicable):

a. Handicapped spaces proposed: <u>no</u>	<b><u>Office Use Only</u></b> Handicapped spaces required: _____
b. Parking spaces proposed: <u>10</u>	Parking spaces required: _____
c. Number of compact spaces proposed: <u>no</u>	Number of compact spaces allowed: _____
d. Restricted parking spaces proposed: <u>no</u>	
e. Are you proposing off-site parking: <u>no</u>	

11. SETBACKS:	<u>BUILDING</u>	<u>Office Use Only</u>	<u>PARKING</u>	<u>Office Use Only</u>
	Proposed	Required	Proposed	Required
Front	<u>20</u>	_____	_____	_____
Rear	<u>20</u>	_____	_____	_____
Side	<u>7</u>	_____	_____	_____
Side Street	<u>7</u>	_____	_____	_____

12. NUMBER OF EXISTING ROADS: none Width: \_\_\_\_\_

Existing roads will be: Publicly maintained?  Privately Maintained?  or Combination of both?   
 Existing road construction: Gravel  Paved  or Combination of both?

13. NUMBER OF PROPOSED ROADS: none Proposed width: \_\_\_\_\_

Proposed roads: Publicly maintained?  Privately Maintained?  or Combination of both?   
 Proposed road construction: Gravel  Paved  or Combination of both?

14. ARE SHARED DRIVEWAYS PROPOSED? If so, please explain why. Yes  No

no

15. EXISTING UTILITIES ON THE PROPERTY ARE AS FOLLOWS:

Water, Sewer, Propane

16. PROPOSED UTILITIES: none

Proposed utility easement widths \_\_\_\_\_ Locations \_\_\_\_\_

17. SEWAGE WASTE DISPOSAL METHOD: Septic  Central Sewage Treatment Facility

Name: \_\_\_\_\_

18. POTABLE WATER SOURCE: Public  Water Association  Individual Well:

If individual, has a test well been drilled? \_\_\_\_\_ Depth \_\_\_\_\_ Flow \_\_\_\_\_ Purity Verified? \_\_\_\_\_

Nearest adjacent well \_\_\_\_\_ Depth \_\_\_\_\_ Flow \_\_\_\_\_

19. DRAINAGE (Proposed method of on-site retention): Property has been professionally leveled and all water drains on-site

Any special drains? \_\_\_\_\_ (Please attach map)

Soil type(s): sand, Road mix

(Information can be obtained from the Natural Resource Conservation Service: [websoilsurvey.nrcs.usda.gov](http://websoilsurvey.nrcs.usda.gov))

Stormwater Prevention Management Plan will need approval from Valley County Engineer.

20. IS ANY PORTION OF THE PROPERTY LOCATED IN A FLOODWAY OR 100-YR FLOODPLAIN?

(Information can be obtained from the Planning & Zoning Office) Yes  No

21. DOES ANY PORTION OF THIS PARCEL HAVE SLOPES IN EXCESS OF 15%? Yes  No

21. ARE THERE WETLANDS LOCATED ON ANY PORTION OF THE PROPERTY? Yes  No

23. IS THERE ANY SITE GRADING OR PREPARATION PROPOSED? Yes  No

If yes, explain:

Site grading has been professionally done so water from the main house drains onto the lots on each side

24a. ARE THERE ANY EXISTING IRRIGATION SYSTEMS? Yes  No

Are you proposing any alterations, improvements, extensions or new construction? Yes  No

If yes, explain: \_\_\_\_\_

24b. COMPLETE ATTACHED PLAN FOR IRRIGATION if you have water rights and are in an irrigation district. Submit letter from Irrigation District, if applicable.

25. COMPLETE ATTACHED WEED CONTROL AGREEMENT

26. COMPLETE ATTACHED IMPACT REPORT



10. How do you plan to retain storm and excess water on each lot? Type text here  
We have 3 lots, the cabin is built on the center lot and the 2 side lots collect the water.

11. How do you plan to process this storm water and/or excess irrigation water prior to it entering the established drainage system? (i.e. oil, grease, contaminated aggregates)

**Irrigation Plan Map Requirements**

The irrigation plan **must be on a scalable map** and show all of the irrigation system including all supply and drainage structures and easements. Please include the following information on your map:

- All canals, ditches, and laterals with their respective names.
- Head gate location and/or point of delivery of water to the property by the irrigation entity.
- Pipe location and sizes, if any
- Rise locations and types, if any.
- Easements of all private ditches that supply adjacent properties (i.e. supply ditches and drainage ways).
- Slope of the property in various locations.
- Direction of water flow (use short arrows on your map to indicate water flow direction → ).
- Direction of wastewater flow (use long arrows on your map to indicate wastewater direction → ).
- Location of drainage ponds or swales, if any where wastewater will be retained on property
- Other information: \_\_\_\_\_

**Also, provide the following documentation:**

- Legal description of the property.
- Proof of ownership.
- A written response from the irrigation entity and/or proof of agency notification.
- Copy of any water users' association agreement which shows water schedules and maintenance responsibilities.
- Copy of all new easements ready for recording (irrigation supply and drainage).
- If you are in a city area of impact, please include a copy of the approvals by the city planning and zoning commission and city council of your irrigation plan.

**=====Applicant Acknowledgement=====**

I, the undersigned, agree that prior to the Planning and Zoning Department accepting this application, I am responsible to have all the required information and site plans.

I further acknowledge that the irrigation system, as approved by the Planning and Zoning Commission and ultimately the Board of County Commissioners, must be **bonded** and/or **installed** prior to the recording of the plat or building permit.

Signed: \_\_\_\_\_  
*Applicant*

Date: \_\_\_\_/\_\_\_\_/\_\_\_\_





# 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.

Valley County Weed Department can be contacted at 208-382-7199.

By: Ron Britzman  
Applicant

By: \_\_\_\_\_  
Valley County Weed Control

Date: 9/26/2022

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.
  - ❖ Answer all questions. Mark N/A if the question is not applicable to your application.
  - ❖ 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.  
We have had this short term rental for 2 years now, we have found that most families, mom, dad, kids and grandkids, come as a family reunion, Our Cabin is the destination, We have a beach out the back door, snowmobiling out the back door  
When people do go out they usually fill the cars and take less cars with more people in them
  2. Provision for the mitigation of impacts on housing affordability.  
N/A
  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.  
People do make more noise on vacation, however, I meet all guests and stress the Importance of keeping noise down, we have no complaints.
  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.  
We would have more cars to produce heat, but we have 3 building lots and only have one house outdoor lights are all dark sky compliant  
Water and glass surfaces, N/A  
We have one building and 2000 feet of deck under roof, so most people are under the roof
  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.  
We dont have any dust, we have a 3/4 gravel-sand road mix for parking, and the lot on the East side is blocked off to cars and recreational vehicles
  6. Water demand, discharge, supply source, and disposal method for potable uses, domestic uses, and fire protection. Identify existing surface water drainage, wetlands, flood prone areas and potential changes. Identify existing ground water and surface water quality and potential changes due to this proposal.  
Water Demand, we have combined 3 lots into 1, We use less water then 3 homes  
no wellands, no flooding

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

We have campfire ring in the back yard surrounded by concrete

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

N/A

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

N/A

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

N/A

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

N/A

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 impacts of shadows from new features on neighboring property.

I have planted 200 trees, many are large trees and a few smaller, to block from the street and other neighbors

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.

We have public land on the West and North sides, We are close to the lake and close to Tamarack and snowmobiling

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

Many guests do usually go out to eat at a local restaurant atleast once during there stay.  
They purchase local goods and bring good revenue to the community

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

Public service we have is trash, sewer, water, Internet, propane

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

N/A

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.

N/A

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

N/A

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 dwelling, 6000 sq feet, 2000 sq feet deck

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.

N/A

## Property Tax Exemption

New and expanding business may qualify for a property tax exemption for up to 5 years by meeting the qualifications in accordance with Idaho Code § 63-602NN

Application must be filed with the Valley County Assessor's office before construction begins.

### Protocols for qualifying property exemption in Valley County, Idaho:

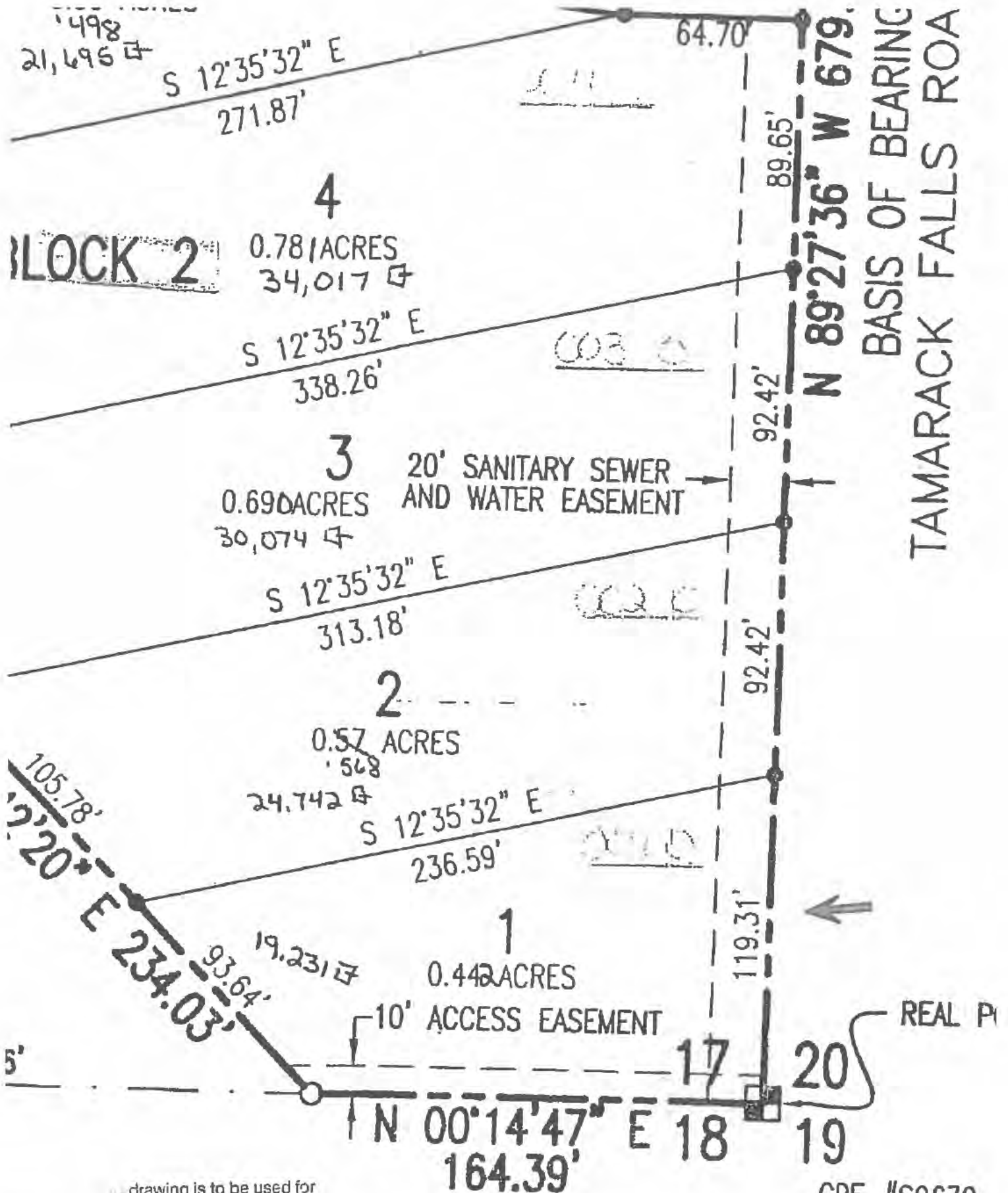
- Application must be received prior to the start of construction (ex. Building Permits, excavation)
- Term of exemption, not to exceed 5 years, will be up to the discretion of the Valley County Board of Commissioners
- Retail sales business do not qualify
- Multi use may qualify excluding retail sale area
- Housing
  - Multi-family housing must have 5 units or more per structure.
  - Multi-Family housing units may qualify if more than one structure is built totaling 5 or more units
  - For local housing only (workforce)
  - Short term rentals not allowed
  - Units cannot be individually sold (e.g., no condominiums)
- Remodel and/or additions to existing businesses
  - Only the area of remodel/addition may qualify for exemption
  - Retail sales additions/remodel will not qualify

For further information regarding the 63-602NN application process and instructions, please contact the Valley County Assessor's office at 208-382-7126.

N/A

## ***Brutsman Lodge house Rules***

- 1. Quiet time outside is 10 PM to 7 AM, Please keep noise to a minimum, we have neighbors that have bionic ears, we have had a couple occasions where we have been in trouble this is a very important rule.***
- 2. No driving beyond the fence, this is BOR land, no motorized vehicles***
- 3. No driving 4-wheelers on the East side of lodge, grass has been planted and trying to grow, keep the driving in parking lot to a minimum, no excessive driving in circles on 4 wheelers***
- 4. Internet password is on the modem in Pantry off the kitchen***
- 5. No pets without prior approval***
- 6. Please take your trash out to the green trash cans, set extra garbage next to it if there is no room.***
- 7. Please remove sheets and pillow cases and bring to the laundry room***
- 8. Please bring all used towels to the laundry room.***
- 9. If you wash personnel laundry the soap is added automatically***
- 10. Please rinse yourself off with outside shower before entering hot tub, please help keep it clean, help us keep sand out have little kids rinse off after coming up from the beach.***
- 11. No snowmobiles on the concrete, the skis will scratch the colored concrete.***
- 12. Thank you and have fun,***
- 13. Emergency phone [REDACTED] for Ron and [REDACTED] for Tamara***

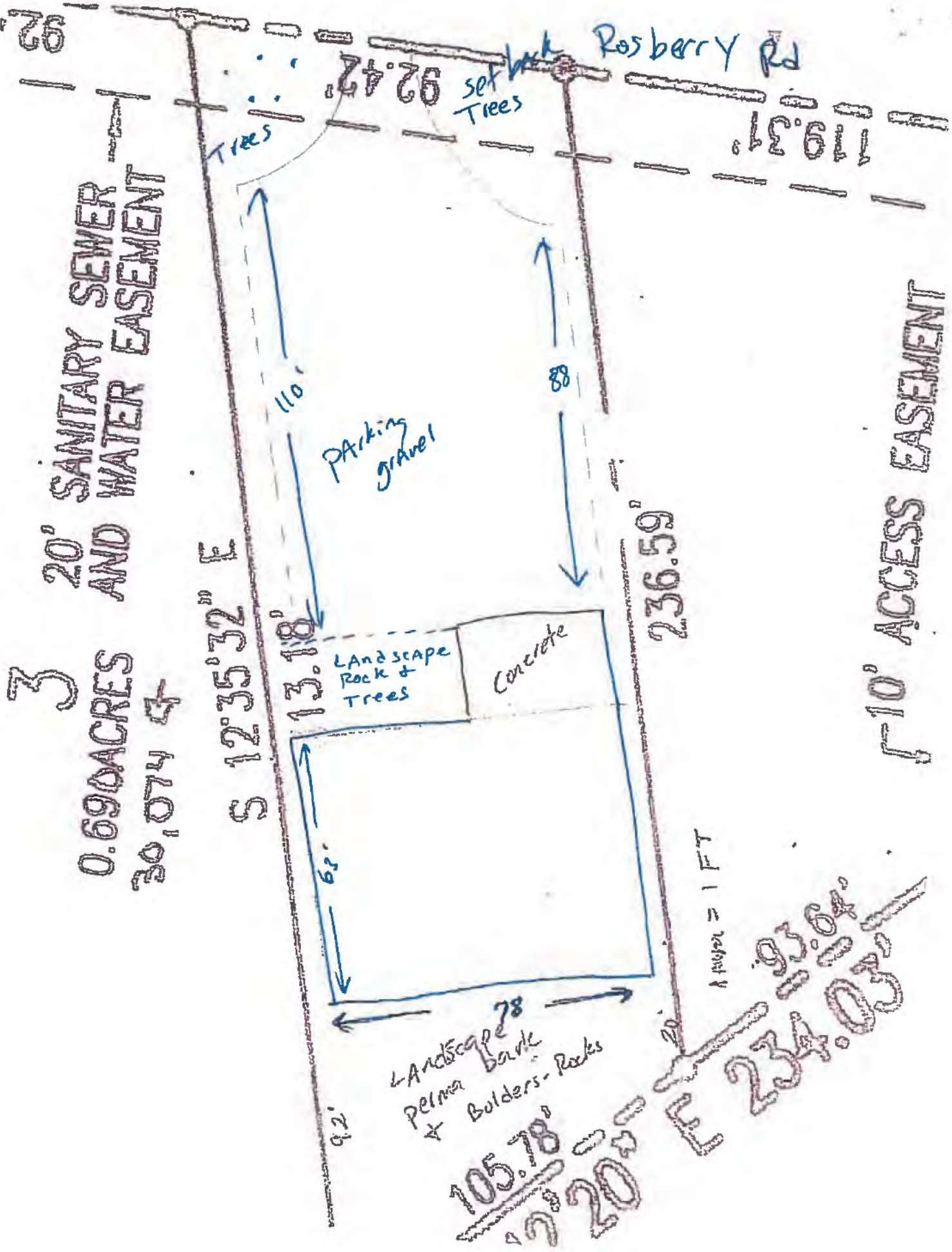


**BLOCK 2**

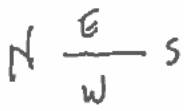
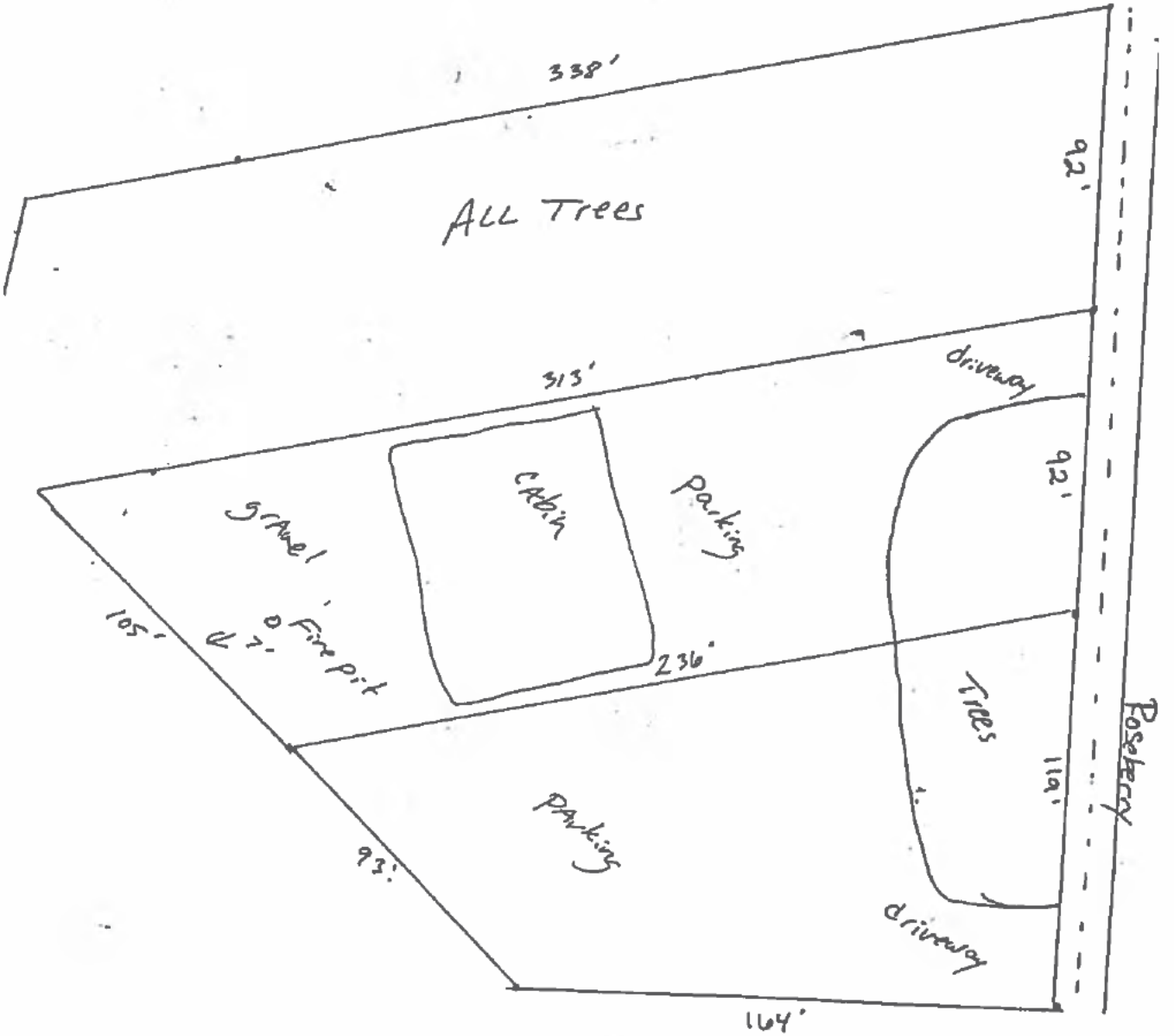
BASIS OF BEARING  
 TAMARACK FALLS ROA

This drawing is to be used for  
 reference purposes only. First  
 American Title Co. is not  
 responsible for any inaccuracy  
 contained here.

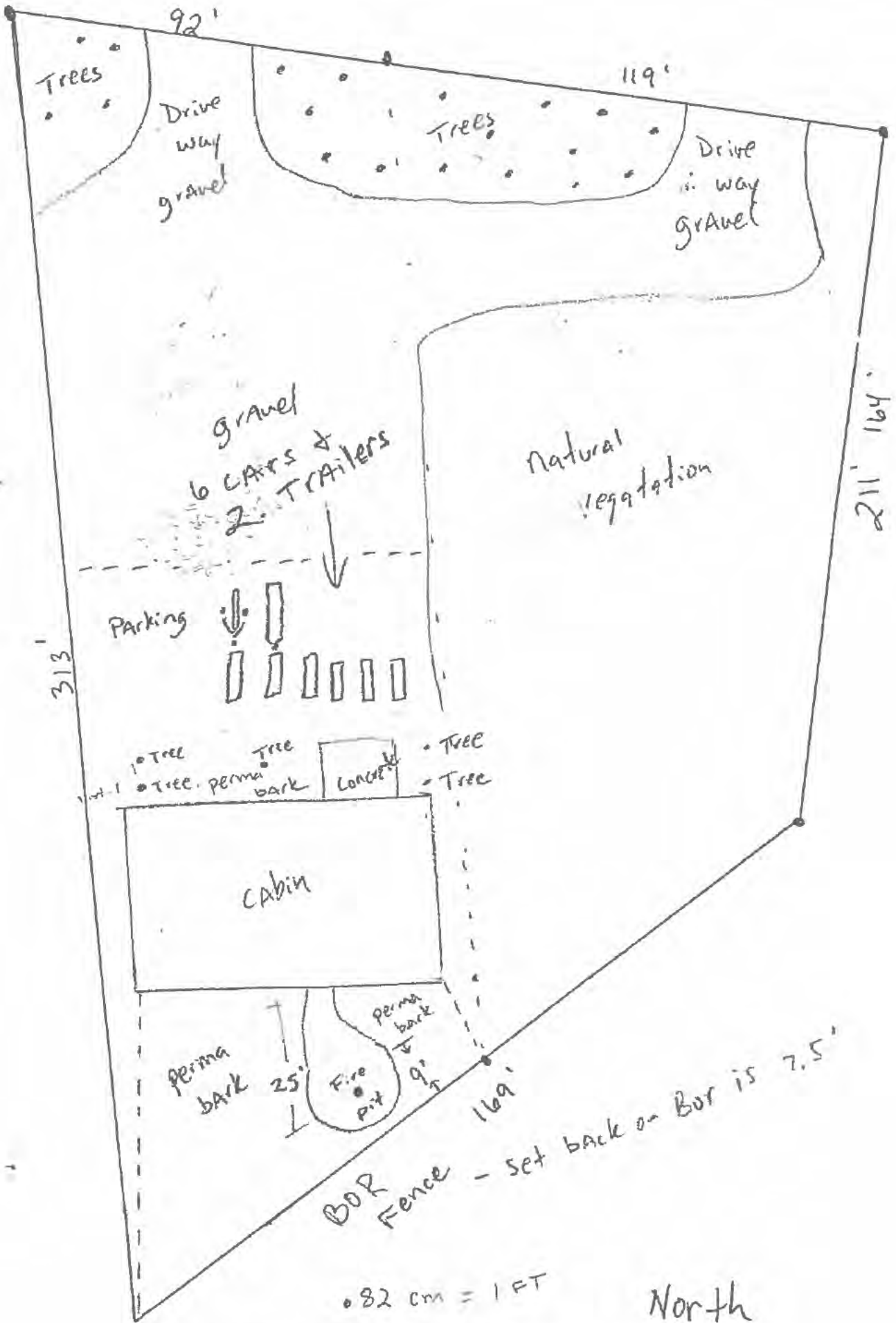
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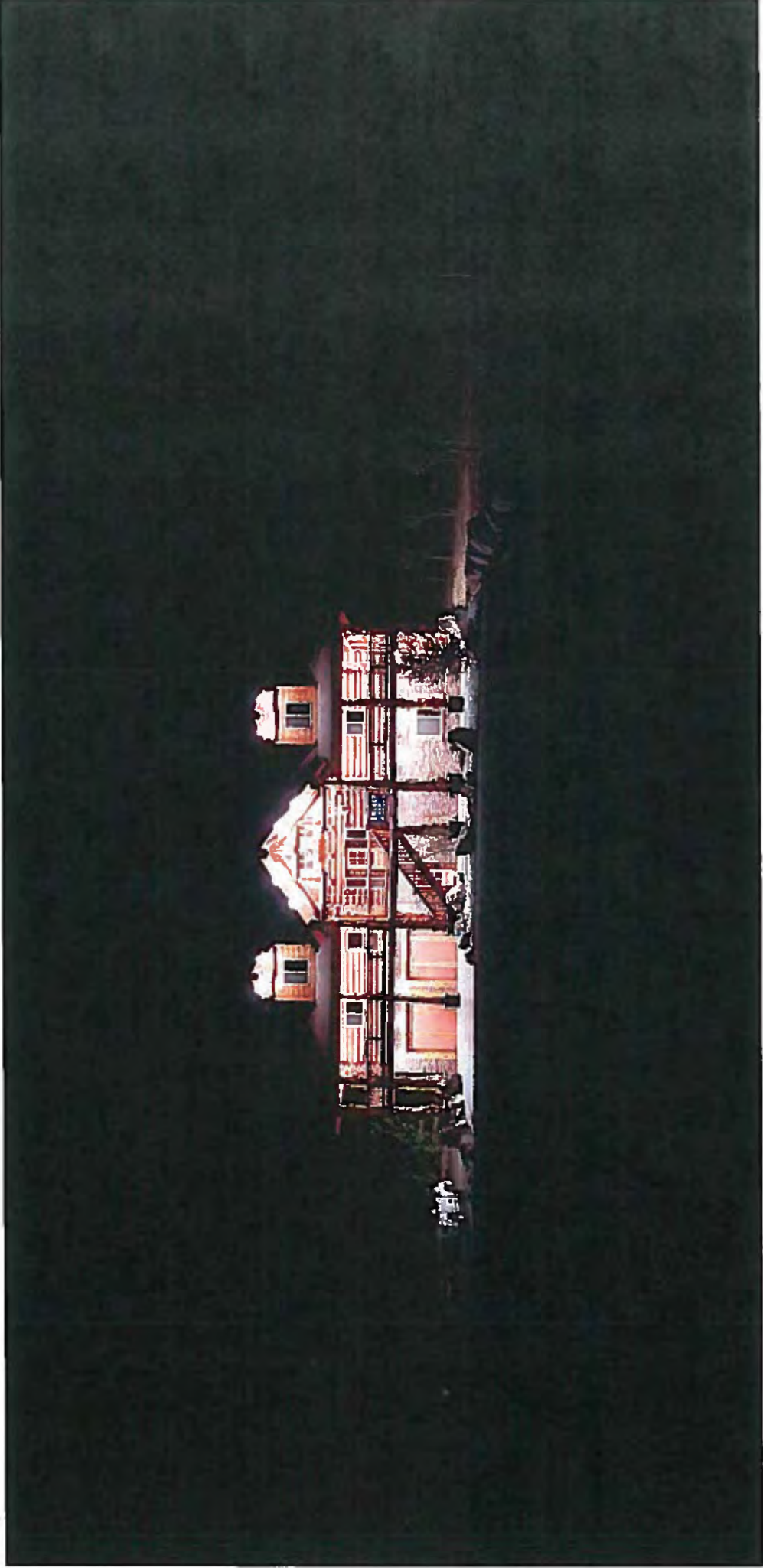


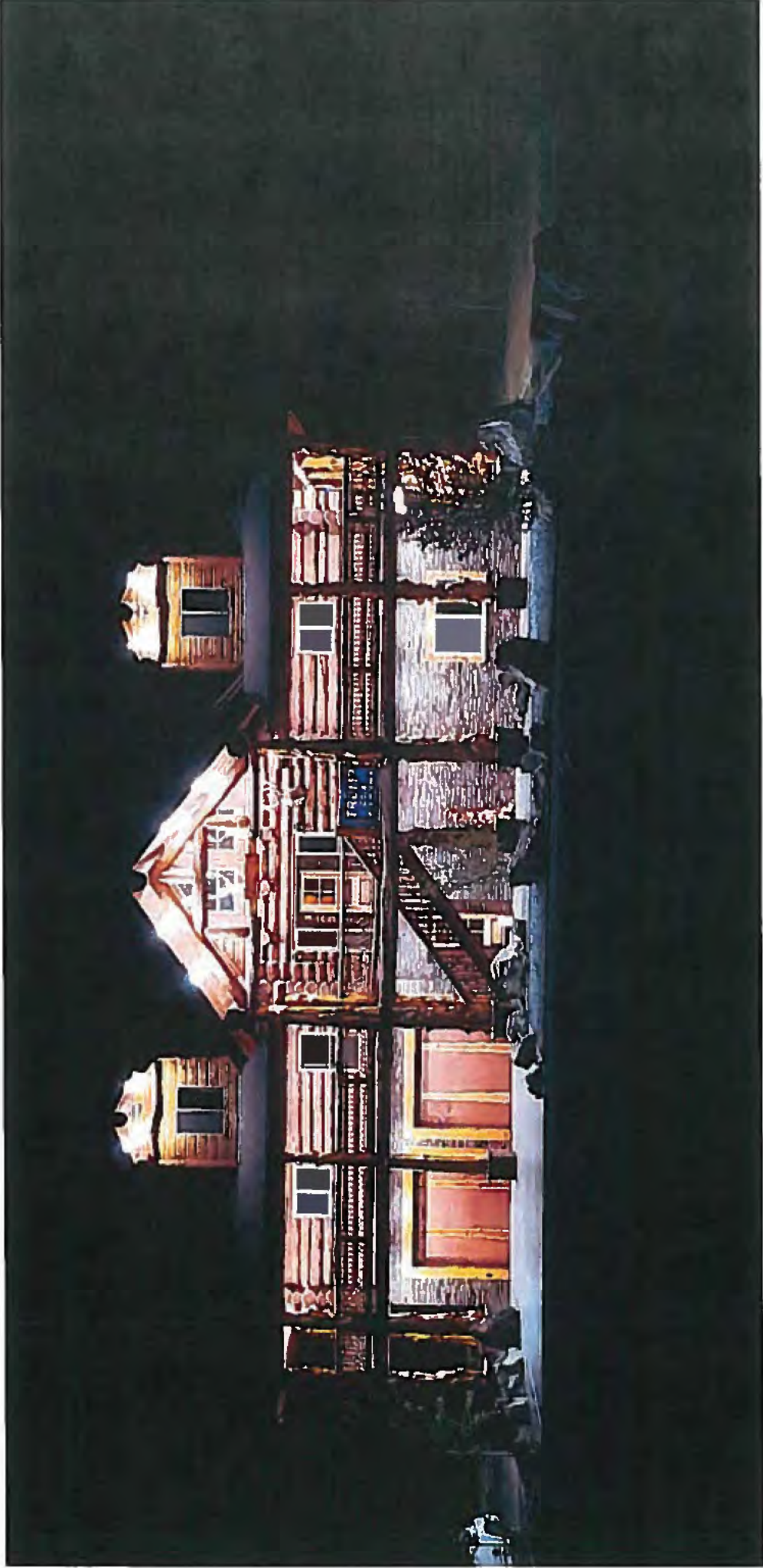




# Roseberry - South





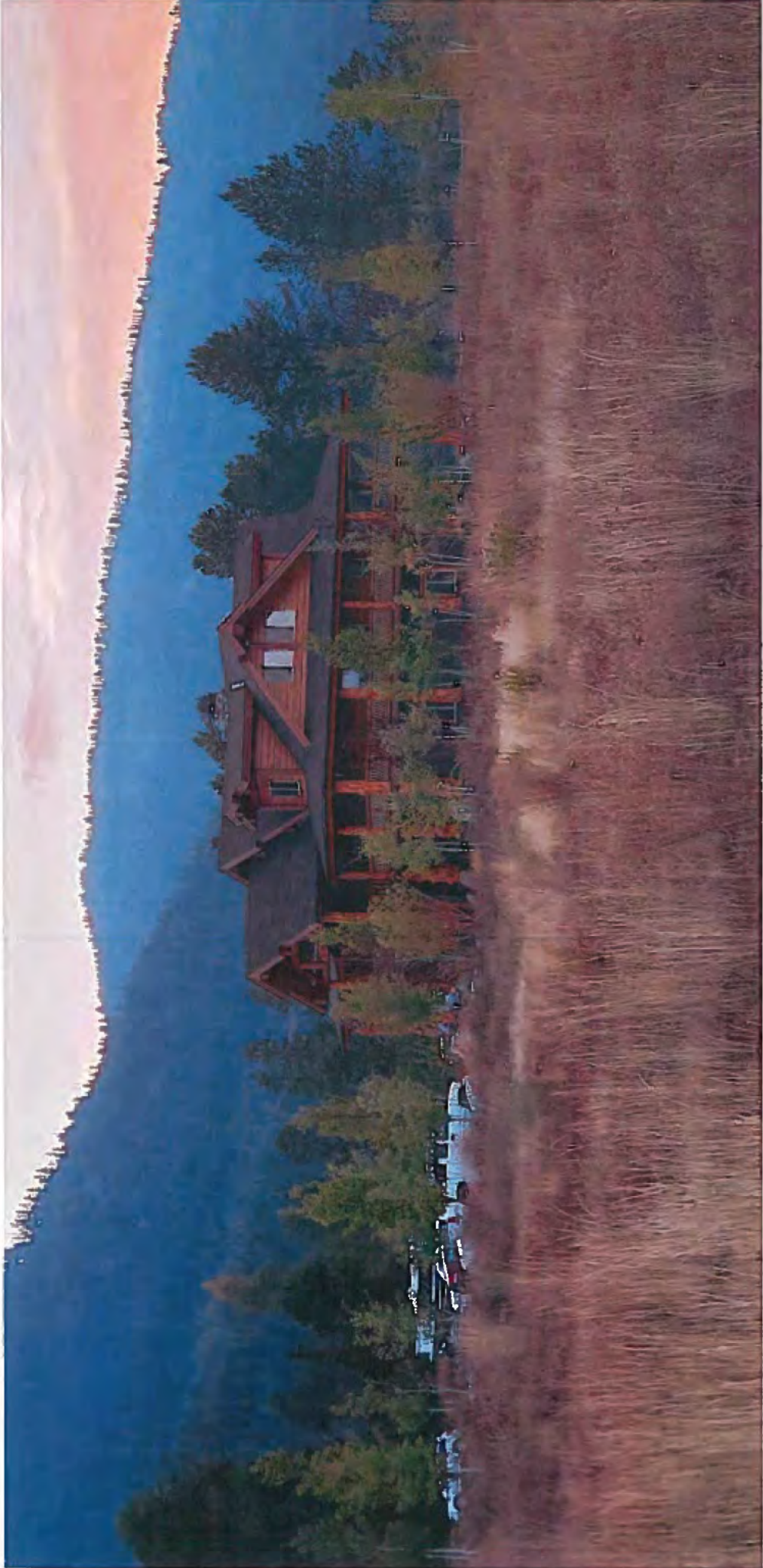




Driveway looking to the left, clear line of sight.



Driveway looking to the right, clear line of sight.



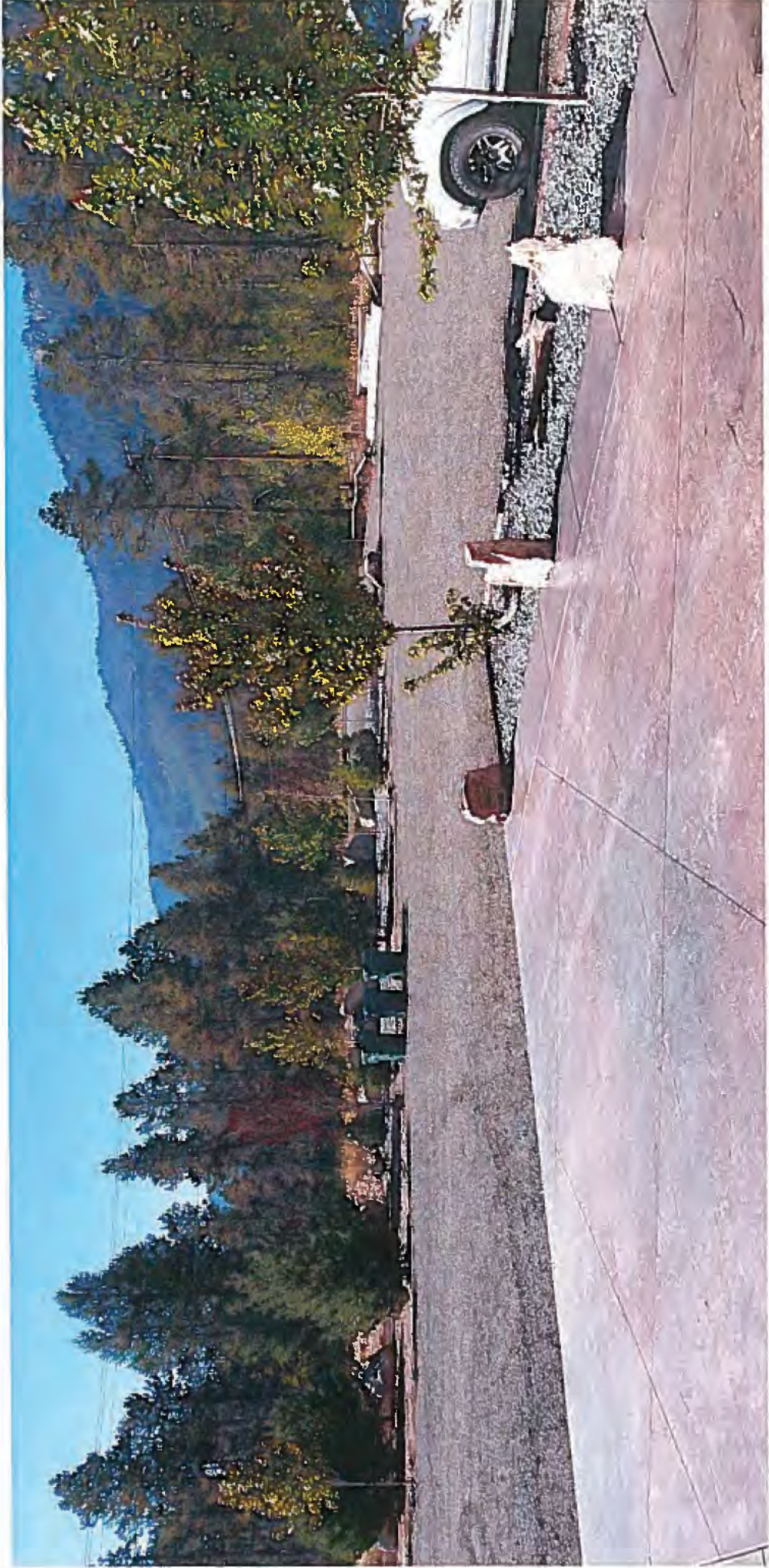


Looking East.





Looking out from garage to Roseberry RD.



Looking southwest towards Roseberry RD

