



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

C.U.P. 20-15 Brutsman Lodge

Applicant/Owner: Ron and Temara Brutsman

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

Project Description:

Ron and Temara Brutsman are requesting approval to establish a lodge that is approximately 7,753 sqft, including garage and covered porch. There would be room for 30 people to sleep in the five bedrooms and six bathrooms.

Central sewer and water will be used. There are five exit doors. There are smoke alarms, LP gas detectors, carbon monoxide detectors, and accessible fire extinguishers on each level.

Access is via two existing driveways off W. Roseberry Road, a public road.

The site is 1.01 acre and 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,
will be posted online at:

www.co.valley.id.us/public-hearing-information

PUBLIC HEARING

August 13, 2020

6:00 p.m.

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

Changing Covid-19 considerations may necessitate telephonic testimony and/or limited access. Please call for further information. Public Hearing Procedures will be posted at www.co.valley.id.us/public-hearing-information

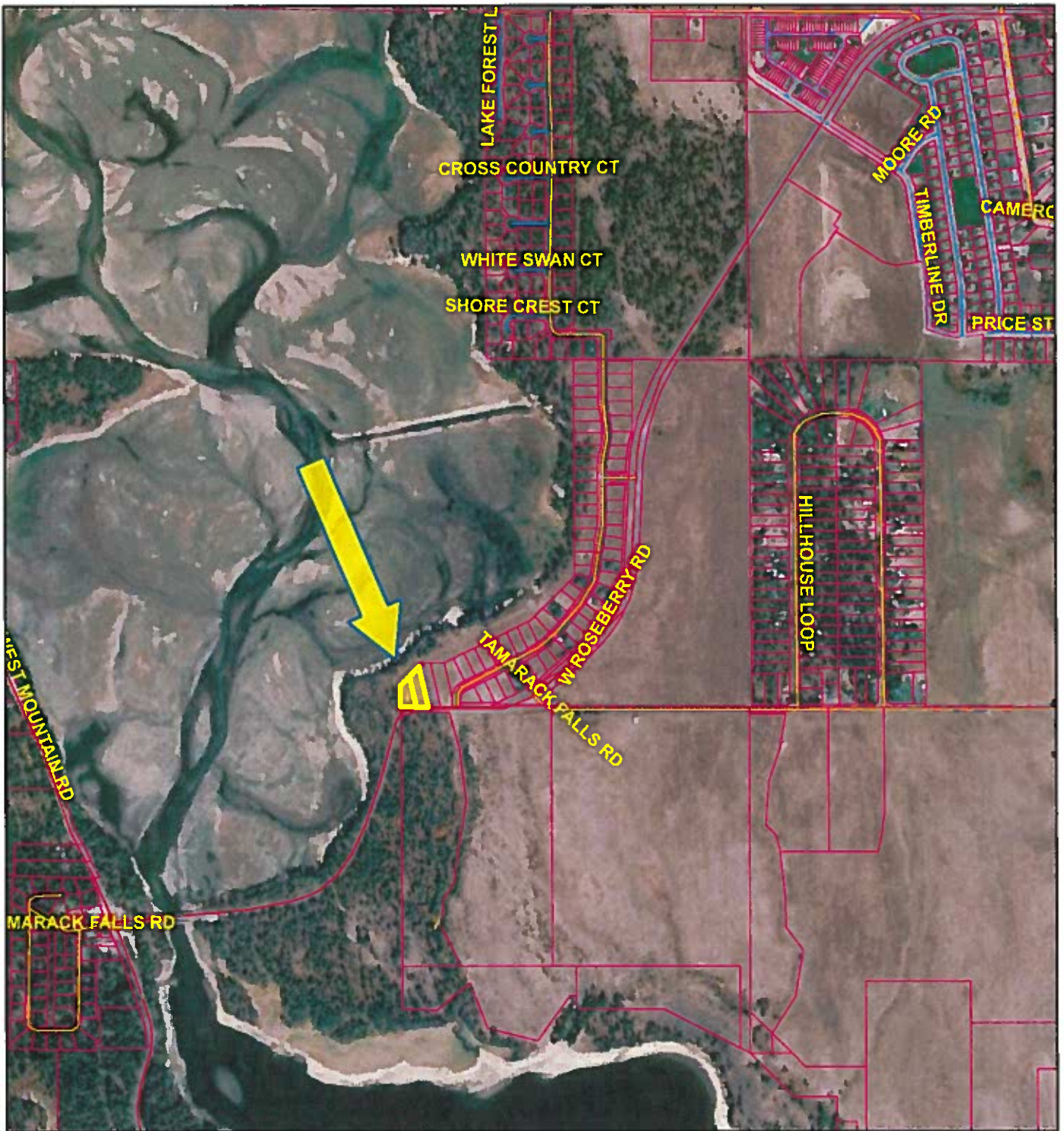
You are invited to participate in the public hearing and/or comment on the proposal. You may view the entire hearing by going to our website, www.co.valley.id.us, and click on "Watch Commissioner Meetings Live"

You may comment in person or by mail, fax, or email. If you want to testify telephonically or in person, please call. Written comments must be received at least seven days prior to the public hearing. If you do not submit a comment, we will assume you have no objections to the application.

Direct questions and written comments to:

Cynda Herrick, AICP, CFM
Planning & Zoning Administrator
PO Box 1350
Cascade, ID 83611
208-382-7115 (phone)
208-382-7119 (fax)
cherrick@co.valley.id.us

C.U.P. 20-15 at 1888 W Roseberry Road



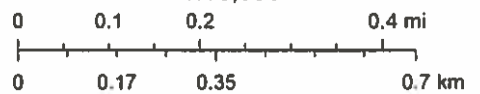
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Parcel Boundaries Roads

All Road Labels

- COLLECTOR
- URBAN/RURAL
- PRIVATE

1:18,056



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

3

0.690 ACRES
30,074 sq ft
20' SANITARY SEWER AND WATER EASEMENT

S 12°35'32" E

313.18'

92.42'

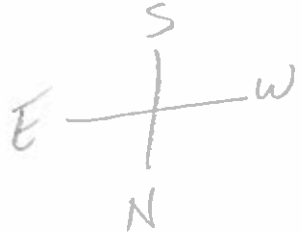
Roseberry Rd

119.31'

20 Trees

Trees
20 Trees

Trees
5 Trees



ASPHALT PARKING

70'

70'

236.59'

PARKING

ROCKS
3-TREE

CONCRETE

CABIN

1 mm = 1 FT

80'
LANDSCAPE PERMA PARK & BOLDERS

105.78'

20'

E 234.03'
93.64'

10' ACCESS EASEMENT