

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



C.U.P. & Preliminary Plat Application

TO BE COMPLETED BY THE PLANNING AND ZONING DEPARTMENT		<input type="checkbox"/> Check # _____ or <input type="checkbox"/> Cash
FILE #	<u>C.U.P. 22-06 (Additional Info)</u>	FEE \$ _____
ACCEPTED BY _____		DEPOSIT _____
CROSS REFERENCE FILE(S): _____		DATE _____
<input type="checkbox"/> ADMINISTRATIVE PLAT	COMMENTS: _____	RECEIVED MAR 02 2022 BY: _____
<input type="checkbox"/> SHORT PLAT	_____	
<input type="checkbox"/> FULL PLAT	_____	

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.

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

- ❖ A preliminary plat containing all of the necessary requirements according to the Valley County Subdivision Regulations.
- ❖ A phasing plan and construction timeline.
- ❖ One 8½ x 11" – 300 scale drawing of the proposed subdivision showing only the street names and lots.
- ❖ A plot plan, drawn to scale, showing existing utilities, streets, easements, ditches, 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.
- ❖ A Wildfire Mitigation 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 list is required.

Ten (10) copies of the application and additional materials are required.

We recommend you review Title 9 and Title 10 of the Valley County Code online at

www.co.valley.id.us/planning-zoning or

at the Planning and Zoning Office, 219 North Main, Cascade, Idaho.

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

PROPOSED SUBDIVISION NAME Schafer Subdivision

APPLICANT Big Cabin Properties

Owner X ☐

Option Holder ☐

Contract Holder ☐

PHONE [REDACTED]

APPLICANT'S SIGNATURE B. Schafer

DATE 3-2-22

APPLICANT'S MAILING ADDRESS 13526 State Highway 55 McCall, ID 83638

OWNER Brain Schafer

PHONE [REDACTED]

OWNER'S MAILING ADDRESS 13526 State Highway 55 McCall, ID 83638

Nature of Owner's Interest in this Development? Owns the property and land.

AGENT/REPRESENTATIVE James Fronk

FAX

PHONE [REDACTED]

AGENT/REPRESENTATIVE ADDRESS P.O. Box 576, McCall, ID 83638

ENGINEER Secesh Engineering, Inc.

PHONE [REDACTED]

ENGINEER ADDRESS P.O. Box 70 McCall, ID 83638

1. SIZE OF PROPERTY 14.65 acres
2. NUMBER OF ACREAGE OF ADJACENT LAND HELD BY THIS OWNER None
3. ANY RESTRICTIONS ON THIS PROPERTY?
Easements to No
Deed Restrictions None
Liens or encumbrances None
4. LEGAL DESCRIPTION NW4 NE4, Lying East of HWY 55, S27 T17N R3E.
5. TAX PARCEL NUMBER Tax # 165
Quarter NW4, NE4 Section 27 Township 17N Range 3E
6. EXISTING LAND USES AND STRUCTURES ON THE PROPERTY ARE AS FOLLOWS:
See Attached Narrative.
7. 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: Lake Fork Creek, No hazardous materials.
8. ADJACENT PROPERTIES HAVE THE FOLLOWING BUILDING TYPES AND/OR USES:
North One single family dwelling on 14 acres.
South Irrigated Pastureland. 115 acres plus other adjacent parcels.
East One single family dwelling on 2.0 acres. 19 acres undeveloped.
West State Highway 55.

- 8a. TYPE OF TERRAIN: Mountainous ☐ Rolling X☒ Flat ☐ Timbered ☐
- 8b. DOES ANY PORTION OF THIS PARCEL HAVE SLOPES IN EXCESS OF 15%? NO
- 8c. DESCRIBE ANY SIGNIFICANT NATURAL RESOURCES SUCH AS ROCK OUTCROPPING, MARSHES, WOODED AREAS: Adjacent to Lake Fork Creek.
- 9a. WATER COURSE: Lake Fork Creek
- 9b. IS ANY PORTION OF THE PROPERTY LOCATED IN A FLOODWAY OR 100-YR FLOODPLAIN?
Information can be obtained from the P&Z Office. Include a map if yes. Yes - See attached Russel Map.
- 9c. ARE THERE WETLANDS LOCATED ON ANY PORTION OF THE PROPERTY? Yes – Adjacent to Lake Fk. Creek.
- 9d. WILL ANY PART OF THE PROPERTY BE SUBJECT TO INUNDATION FROM STORMWATER OVERFLOW OR SPRING MELTING RUN-OFF? No
- 10a. NUMBER OF EXISTING ROADS: NA Width Private or Public?
Are the existing road surfaces paved or graveled? Driveways and parking area gravel.
- 10b. NUMBER OF PROPOSED ROADS: Four driveways Proposed width: 20 Ft.
Will the proposed roads be publicly or privately maintained? Private
Proposed road construction: Gravel X☒ Paved ☐
- 11a. EXISTING UTILITIES ON THE PROPERTY ARE AS FOLLOWS:
Power, Phone Lots 1 and 2.
- 11b. PROPOSED UTILITIES: Power, Phone Lots 3 and 4. (Existing Service is installed in overhead utilities, located in Spink LN.)
Proposed utility easement width NA Location
- 12a. SOLID WASTE DISPOSAL METHOD: Individual Septic X☒ Central Sewage Treatment Facility ☐
- 12b. POTABLE WATER SOURCE: Public ☐ Water Association ☐ Individual X☒
If individual, has a test well been drilled? No Depth Flow Purity Verified?
Nearest adjacent well 900 lf. - SE Depth Flow
13. ARE THERE ANY EXISTING IRRIGATION SYSTEMS? No
Are you proposing any alterations, improvements, extensions, or new construction? NA
If yes, explain:
14. DRAINAGE (Proposed method of on-site retention): Pre-treatment, use of existing Storage Pond.
Any special drains? No (Please attach map)
Soil type (Information can be obtained from the Soil Conservation District): Donnel 0 to 2 %
15. WILL STREETS AND OTHER REQUIRED IMPROVEMENTS BE CONSTRUCTED PRIOR TO THE RECORDING OF THE FINAL PLAT? No
If not, indicate the type of surety that will be put up to ensure the construction of the improvements within one (1) year from the date of filing the plat: NA - Not needed – existing.

16. OUTLINE OF PROPOSED RESTRICTIVE COVENANTS:

Setbacks: Front 20 ft. Sides 10 ft. - 30' along HWY 55 Rear 10 ft.

Mobile homes allowed? Yes

Minimum construction value _____ Minimum square footage _____

Completion of construction required within NA Days ☐ Months ☐ Years ☐

Resubdivision permitted? No

Other _____

17. LAND PROGRAM:

Acreage in subdivision 14.65 Acres Number of lots in subdivision Four (4)

Typical width and depth of lots 300 ft.

Typical lot area 4.0 Acres Minimum lot area 2.4 Acres Maximum lot area 4.9 Acres

Lineal footage of streets NA Average street length/lot NA

Percentage of area in streets NA %

Percentage of area of development to be public (including easements) _____ %

Maximum street gradient _____

Indicate if subdivision is to be completely developed at one time; if not, describe stages _____

See Attached Narrative.

18. COMPLETE ATTACHED PLAN FOR IRRIGATION. **See Attached**

19. COMPLETE ATTACHED WEED CONTROL AGREEMENT. **See Attached**

20. COMPLETE ATTACHED IMPACT REPORT. It must address potential environmental, economic, and social impacts and how these impacts are to be minimized. **See Attached**

Valley County Planning & Zoning Department

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Conditional Use Permit Application

TO BE COMPLETED BY THE PLANNING AND ZONING DEPARTMENT	
FILE # <u>C.U.P. 22-06</u>	<input checked="" type="checkbox"/> Check # <u>3005</u> or <input type="checkbox"/> Cash
ACCEPTED BY _____	FEE \$ <u>600.00</u>
CROSS REFERENCE FILE(S): _____	DEPOSIT \$ <u>1000.00</u>
PROPOSED USE: <u>Mixed-use subdivision</u>	DATE <u>1-31-2022</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: Brian Self Date: 1/25/22

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.

APPLICANT Big Cabin Properties PHONE [REDACTED]

Owner ☒ Purchaser ☐ Lessee ☐ Renter ☐

APPLICANT'S MAILING ADDRESS 13526 State Highway 55 McCall, ID ZIP 83816

OWNER'S NAME Brain Schafer

OWNER'S MAILING ADDRESS 13526 State Highway 55 McCall, ID 83638 ZIP

AGENT/REPRESENTATIVE James Fronk FAX PHONE [REDACTED]

AGENT/REPRESENTATIVE ADDRESS P.O. Box 576 McCall, ID ZIP 83638

CONTACT PERSON (if different from above)

CONTACT'S ADDRESS ZIP PHONE

ADDRESS OF SUBJECT PROPERTY 13526 State Highway McCall, ID 83638

PROPERTY DESCRIPTION (either lot, block & subdivision name or attach a recorded deed with a metes and bounds description.)
NW4 NE4, Lying East of HWY 55, S27 T17N R3E.

TAX PARCEL NUMBER Tax # 165

Quarter NW4 NE4 Section 27 Township 17N Range 3E

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

2. SIZE OF PROPERTY 14.65 Acres ☒ or Square Feet ☐

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

See Attached Naritive.

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: Lake Fork Creek, No hazardous materials.

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

North One single family dwelling on 14 acres.

South Irrigated Pasture Land. 115 acres plus other adjacent parcels.

East One single family dwelling on 2.0 acres. 19 acres undeveloped.

West State Highway 55

6. MAXIMUM PROPOSED STRUCTURE HEIGHT: 35 ft.

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

Number of Proposed Structures: Number of Existing Structures:

Proposed Gross Square Feet

Existing Gross Square Feet

1st Floor

1st Floor

2nd Floor

2nd Floor

Total

Total

- 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): 3500 sf.
SQUARE FOOTAGE OF EXISTING RESIDENTIAL STRUCTURES: _____
- 8c. DENSITY OF DWELLING UNITS PER ACRE: NA
9. SITE DESIGN:
Percentage of site devoted to building coverage: NA
Percentage of site devoted to landscaping: NA
Percentage of site devoted to roads or driveways: NA
Percentage of site devoted to other uses: NA, describe: _____
Total: 100%
10. PARKING (If applicable): **Office Use Only**
a. Handicapped spaces proposed: Four (4) Handicapped spaces required: _____
b. Parking spaces proposed: Twentyfive (25) Parking spaces required: _____
c. Number of compact spaces proposed: NA Number of compact spaces allowed: _____
d. Restricted parking spaces proposed: NA
e. Are you proposing off-site parking: NA
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>10'</u> | _____ | _____ | _____ |
| Side | <u>10'</u> | <u>30' along HWY 55</u> | _____ | _____ |
| Street Side | <u>NA</u> | _____ | _____ | _____ |
- 12a. NUMBER OF EXISTING ROADS: NA Width: _____ Private or Public? _____
Are the existing road surfaces paved or graveled? Driveways and parking area gravel.
- 12b. NUMBER OF PROPOSED ROADS: Four driveways Proposed width: 20 ft.
Will the proposed roads be publicly or privately maintained? Private
Proposed road construction: Gravel ☒ Paved ☐
- 13a. EXISTING UTILITIES ON THE PROPERTY ARE AS FOLLOWS:
Power, Phone Lots 1 and 2.
- 13b. PROPOSED UTILITIES: Power, Phone Lots 3 and 4.
Proposed utility easement width NA 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? No Depth _____ Flow _____ Purity Verified? _____
Nearest adjacent well 900 lf. - SE Depth _____ Flow _____

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

16. DRAINAGE (Proposed method of on-site retention): Use of existing Storage Pond pre-treatment before.
Any special drains? No (Please attach map)
Soil type (Information can be obtained from the Soil Conservation District): Donnel 0 to 2 %
- 17a. IS ANY PORTION OF THE PROPERTY LOCATED IN A FLOODWAY OR 100-YR FLOODPLAIN?
(Information can be obtained from the Planning & Zoning Office) Yes - See attached Russel Map.
- 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? Yes
18. IS THERE ANY SITE GRADING OR PREPARATION PROPOSED? Yes If yes, Explain:
Additional storage yard, parking and driveways.

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. **See Attached IMPACT REPORT.**



VALLEY COUNTY PLANNING & ZONING DEPARTMENT

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APPLICATION FOR IRRIGATION PLAN APPROVAL

submitted with C.U.P. & Subdivision Applications
(Idaho Code 31-3805)

Applicant(s): Big Cabin Properties

P.O. Box 1029
Mailing Address

Coeur d Alene, Idaho
City, State

83816
Zip

Location of Subject Property: 13526 Hwy 55 - Intersection Spink and Hwy 55

(Property Address or Two Nearest Cross Streets)

Assessor's Account Number(s): RP Tax 165 Section 27 Township 17N Range 3E

C.U.P Number: _____

This land: ☐ Has water rights available to it
☒ Is dry and has no water rights available to it. If dry, please sign this document and return to the Planning & Zoning Department as part of your application.

Idaho Code 31-3805 states that when all or part of a subdivision is "located within the boundaries of an existing irrigation district or canal company, ditch association, or like irrigation water deliver entity ... **no subdivision plat or amendment to a subdivision plat or any other plat or map recognized by the city or county for the division of land will be accepted, approved, and recorded unless:**"

- A. The appropriate water rights and assessment of those water rights have been transferred from said lands or excluded from an irrigation entity by the owner; or
- B. The owner filing the subdivision plat or amendment to a subdivision plat or map has provided for the division of land of underground tile or conduit for lots of one acre or less or a suitable system for lots of more than one acre which will deliver water to those land owners within the subdivision who are also within the irrigation entity with the appropriate approvals:
 - 1. For proposed subdivisions located within an area of city impact, both city and county zoning authorities must approve such irrigation system in accordance with 50-the irrigation system.
 - 2. For proposed subdivisions outside of negotiated areas of city impact, the delivery system must be approved by the Planning and Zoning Commission and the Board of County Commissioners with the advice of the irrigation entity charged with the delivery of water to said lands.

To better understand your irrigation request, we need to ask you a few questions. A list of the map requirements follows the short questionnaire. **Any missing information may result in the delay of your request before the Planning and Zoning Commission and ultimately the approval of your irrigation plan by the Board of County Commissioners as part of final plat approval.**

1. Are you within an area of negotiated City Impact? Yes X No

2. What is the name of the irrigation and drainage entities servicing the property? NA

Irrigation: _____

Drainage: _____

3. How many acres is the property being subdivided? 14.65 acres

4. What percentage of this property has water? NA

5. How many inches of water are available to the property? NA

6. How is the land currently irrigated? ☐ surface ☐ sprinkler ☒ irrigation well
☐ above ground pipe ☐ underground pipe

7. How is the land to be irrigated after it is subdivided?

☐ surface ☐ sprinkler ☒ irrigation well

☐ above ground pipe ☐ underground pipe

8. Please describe how the head gate/pump connects to the canal and irrigated land and where ditches &/or pipes go.

NA

9. Is there an irrigation easement(s) on the property? ☐ Yes ☒ No

10. How do you plan to retain storm and excess water on each lot? Yes

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) Pre-treatment sediment basins.

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 waste water 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 currently in effect 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: Brian Schf
Applicant / Property Owner

Date: 01/03/2022
(Application Submitted)



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

Big Cabin Properties

P.O. Box 1029

Coeur D Alene, ID 83816

By: Brian Schf

By: _____

Valley County Weed Control

Date: 01/03/2022

Date: _____

January 25, 2022

Schafer Subdivision Narrative:

Owner Statement – Brian Schafer (Big Cabin Properties)

Fifty plus years an Idahoan, I have founded three successful businesses. I am fortunate to have achieved significant professional success, 1994 Idaho Exporter of the year, named a top Mountain Architect ten times, and received a U.S. Patent for new Log Home building technology in 2021, at this stage in my life I am drawn more to giving back.

While I founded my company in 1981 in the Lewiston, ID. port area, I moved too and have owned and operated my primary production facility (80 acres) on HWY 95 north of CDA and adjacent to Silverwood Theme Park in 2002. I personally moved to McCall in 2012 and purchased this local property on HWY 55 in 2017, the site of the first production sawmill in Valley County by the Brown family.

My goal is to continue my significant business operation at my North Idaho location with my experienced staff. This allows me the time to focus on the creation of a campus environment here in Valley County. The Academy will benefit the local community by providing an accredited apprenticeship program for Mountain Style residential construction. Log, Timber-frame, Net Zero Design along with other subtrade instruction to combine into what we call a well-rounded Master Mountain Builder Program.

Schafer Subdivision Description

The Schafer Subdivision consists of four (4) Lots. The proposed overall objective of the project is to have an operational log milling yard for the manufacturing of Log Home components to be sold as complete Log Home packages and assembled off site. In addition, the four-lot subdivision will provide for the following uses. A skilled craftsman learning Academy with work force and academy housing. The use of the residential\commercial lots to provide for a constructed residential dwelling to show case the final cabin product, additional shop\storage buildings with use of the second floor of the buildings as additional housing for the log mill operation and learning Academy.

The following narrative describes the Schafer Subdivisions uses by lot (see attached Figure 2 for proposed uses Site Plan):

Lot 1.

Existing Conditions:

Existing Log Yard and Log Home manufacturing business. The existing mill operational buildings consist of a small business office, adjacent enclosed shop, an opened covered milling shed with associated manufacturing milling and storage yard. Existing business access is from State Highway 55 with constructed entrance approach and driveway. There is an existing 100-foot no-build setback from State Highway 55 (See Existing Conditions - Figure 1).

Proposed improvements and uses:

1. Phase 1 - (Lot 1) Construct an additional open Milling Shed approximately 45 ft. x 120 ft. and one existing Container Box converted to a dry kiln for the log product. In addition, the construction of an open Dry Storage Shed for wood and equipment storage. The dry storage shed will have one end of the building enclosed for one (1) unit work force housing (30 ft. x 120 ft.). Remove existing small storage sheds marked with an X (see attached Figure 2 Site Plan). Existing small office and other storage buildings will remain. Applicant is requesting a Variance from the set back of the 100-year flood plain for the open Milling Shed (45' ft. x 120 ft.). The Milling Shed building is open sided with a raised graveled floor.

Phase 2 – (Lot 1) (Future Increased Business Demand) may require an additional Dry Storage/Equipment Production Shed with the same building dimensions as noted above. Site location of building to be determined.

Lot
2

2. Phase 1 - (Lot 2) Light industrial building to be used as shop and or storage with six (6) work force housing units located on the second level with one bedroom each. Approximately 5000 s.f. (two story - 40 ft. x 125 ft.). The light industrial use building may be leased or sold in the future. Easement for access through Lot Two (2) access from Spink Lane.

Variance Requested:

A 100 ft. building setback from State Highway 55 to be waived.

Reason Requested:

State Highway 55 future widening site improvements have been installed. The removal of the setback allows for buildings and work force housing to be construction within the vacated setback. Building constructed on the State Highway 55 vacated 100 ft setback will have a 30 ft. building setback from the State Highway 55 Right-Of-Way.

Phase 2 – (Lot 2) (Future Increased Business Demand) may require an additional storage/covered parking building. Site location of building to be determined.

3. (Lot 3) Single family residence approximately 3500 s.f. to be used as a Model Home to show case the finished milled and cabin products. Three (3) units work force housing (bedrooms). Lot 3 may be sold for a private single family residence in the future. Lot access from Spink Lane.

5. Phase 1 - (Lot 4) Light industrial use to be leased or used as storage with six work force housing units on the second floor with one bedroom each. Approximately 5000 s.f. (40 ft. x 125 ft.). The light industrial use building may be leased or sold in the future. Lot access from Spink Lane.

Phase 2 – (Lot 4) (Future Increased Business Demand) may require an additional storage/covered parking building. Site location of building to be determined.

Impact Report:

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.**

The project proposes four lot subdivision. Lot one (1) is an existing use that consists of a log milling yard business office, shop, milling shed and several existing small accessory buildings for storage and parking. The existing access approach from State Highway 55 is grandfathered. The proposed improvements and additions to lot one (1) is one roof cover, open sided log milling building and access to an added enclosed shop and work force/academy housing. The entry and exit onto State Highway have a long and open site distances in both directions. The small scale of this existing and proposed future development impacts to traffic impact to HWY 55 is Insignificant. Lots 2,3, & 4 will be accessed from Spink Road creating no additional traffic on existing permitted access for lot 1.

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

Proposed affordable work force housing. See impact number 21 below for additional details.

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.

At the time of building construction for the proposed 4 lots there will be a temporary increase in noise due to construction in the in the lot development areas. Construction shall be during the daylight hours only and will comply with the noise and vibration levels set forth in the VALLEY COUNTY LAND USE DEVELOPMENT ORDINANCE. It is not anticipated that there will be any long-term noise impacts resulting from the lots development.

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.

At the time of building construction for the proposed 4 lots there will be a slight increase in heat and glare within the 4 lots due to construction and related activities associated with the lot's development. Long term heat and glare should be minimized to greatest extent possible by site planning, building orientation, vegetative screening, and selection of none glare building materials.

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.

Lot one will have a dry kiln for the log product drying using propane gas/wood. Lot 1 has existing wood shop stove. Lots 2 and 4 will have one wood burning stove each. Lot 3 may have two.

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.

Proposed water for the 4 lots shall be provided by individual wells suppling potable water. The existing pond will be used for fire protection with a dry hydrant installed.

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

Planning measures will provide for natural open space fire breaks, necessary building access and utilize best design fire practices for fire protection.

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.

Building areas located on the 4 lots are located in open areas.

Building areas located on the 4 lots are located in open areas.

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

The 4 lot subdivision will implement Best Management Practices for stabilization of soils and sediment erosion control. The practices implemented on the site shall be in compliance with Section 3.03.04 (d) of the Valley County LUDO. Best Management Practices (BMP's) and shall be used as outlined in the "Department of Environmental Quality's Handbook of Stormwater Best Management Practices for Idaho Cities and Counties" to capture, disperse, and treat stormwater and to stabilize and prevent sedimentation of disturbed soils.

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

The parcel sits on one map zone as outlined in the NRCS "Soil survey of Valley County Idaho." The proposed project has meadow and rangeland characteristics and is mapped as Donnel series soil. This soil is deep, and permeability is well drained with possible slopes terraces up 6 to 8 percent. Soil and erosion control measures will be implemented to avoid potential erosion and stability problems.

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

Grading will be accomplished with maximum preservation of the site's natural character. Cut and Fill slopes along driveways will be carefully designed to minimize visual impacts, Preservation of the existing natural features and stormwater conveyance patterns will be maintained, and appropriate best management practices will be implemented in accordance with the Idaho Environmental Quality's Handbook of Stormwater BMPs.

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.

The proposed development lot 1 will be visible from State Highway 55. Lots 2 through 4 are adjacent to Spink Lane and will have limited visibility to the only adjacent residence located on the south side of Spink Lane. The applicant will use landscaping to screen the structures as much as possible and reduce visibility from Highway 55 and surrounding area located on Spink Lane.

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.

The selection of the site was determined by its existing land use (log milling and log home manufacturing business).

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

The proposed development will increase tax revenue. It will provide jobs during the construction of buildings and long term with the manufacturing of log home products.

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

Because of the small scale of this development, it is not anticipated that the project will have significant economic impacts on the greater community. Associated property taxes and job creation will offset any additional burden placed on the public services by the addition of these 4 lots.

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

Because of the small scale of this development, it is not anticipated that the project will have significant impacts on the existing businesses and developments.

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.

The proposed development impacts to natural resources for lot 1 is minimal, its currently an existing use. The construction of the driveways and parking areas for lot 1 will use local resources of crushed rock and building material from local building supply vendors. Lots 2 through 4 impacts to the natural resources will only change the use of the property from agricultural to residential/light industrial. The construction of the driveways and parking areas will use local resources of crushed rock and building material from local building supply vendors. All proposed activities will be designed to protect the natural integrity of the existing landscape and adjacent properties.

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

Because this project proposes to use the existing land use and provide minor driveways and parking area improvements by the developer, it is not anticipated that the project will be abandoned at partial completion. The development will be phase by lots and all improvements are standalone projects that consist of residential/light industrial uses (shops, storage, work force housing, Craftsman Academy and Log Home product production.

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

See Schafer Subdivision Narrative attached.

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

Proposed construction time schedule:

Phase 1

Lot 1 and 2 - Improvement's spring and fall of 2022, with the completion target of summer of 2023.

Lot 3 - Improvements is spring and fall of 2023, with the completion target of summer of 2024.

Lot 4 -Improvements is spring and fall of 2024, with the completion target of summer of 2025.

Phase 2

To be determined by economic conditions and building industry market needs.

21. Anticipated range of sale, lease, or rental prices for dwelling units, building or other site, or non-residential floor space to insure compatibility with adjacent land use and development.

The anticipated rental pricing for work force housing is as follows:

1. Part of employee compensation or at affordable housing market value.
2. Part of the skilled craftsman learning Academy package.
3. Non-employee or academy student rental price is at affordable housing market value.



Bearings based on GPS derived State Plane Grid
Elevations based on Geoid 03. NAVD83
One Foot Contour Interval, dashed when
bathymetric (below water surface)

- ### LEGEND

- und 1/4 Corner
und 5/8" rebar mkd. PLS 6021
und Right of Way Monument

SURVEY NOTES:
Survey was performed with Trimble 5800 RTK-GPS units and Station 1 Total Stations. GPS base station VCB was corrected using NGS OPUS CORS solutions for 7 occupations from 2006–2012.
In the driveway line work in Slole Plane Grid HAS been modified using a Combined factor of 1.000251010, applied at the E11N corner
Elevations are at ground, derived from the Geoid Q3 model
Bearings are Slole Plane Grid. Measured ends are –071.519.24783°

FIRM 160220 0475A 9/5/1990
prelim. FIRM 16085C1025C 8/26/2018
Address: # 13526 Hwy 55
Parcel # RP17N03E27-0606A

SITE SURVEY

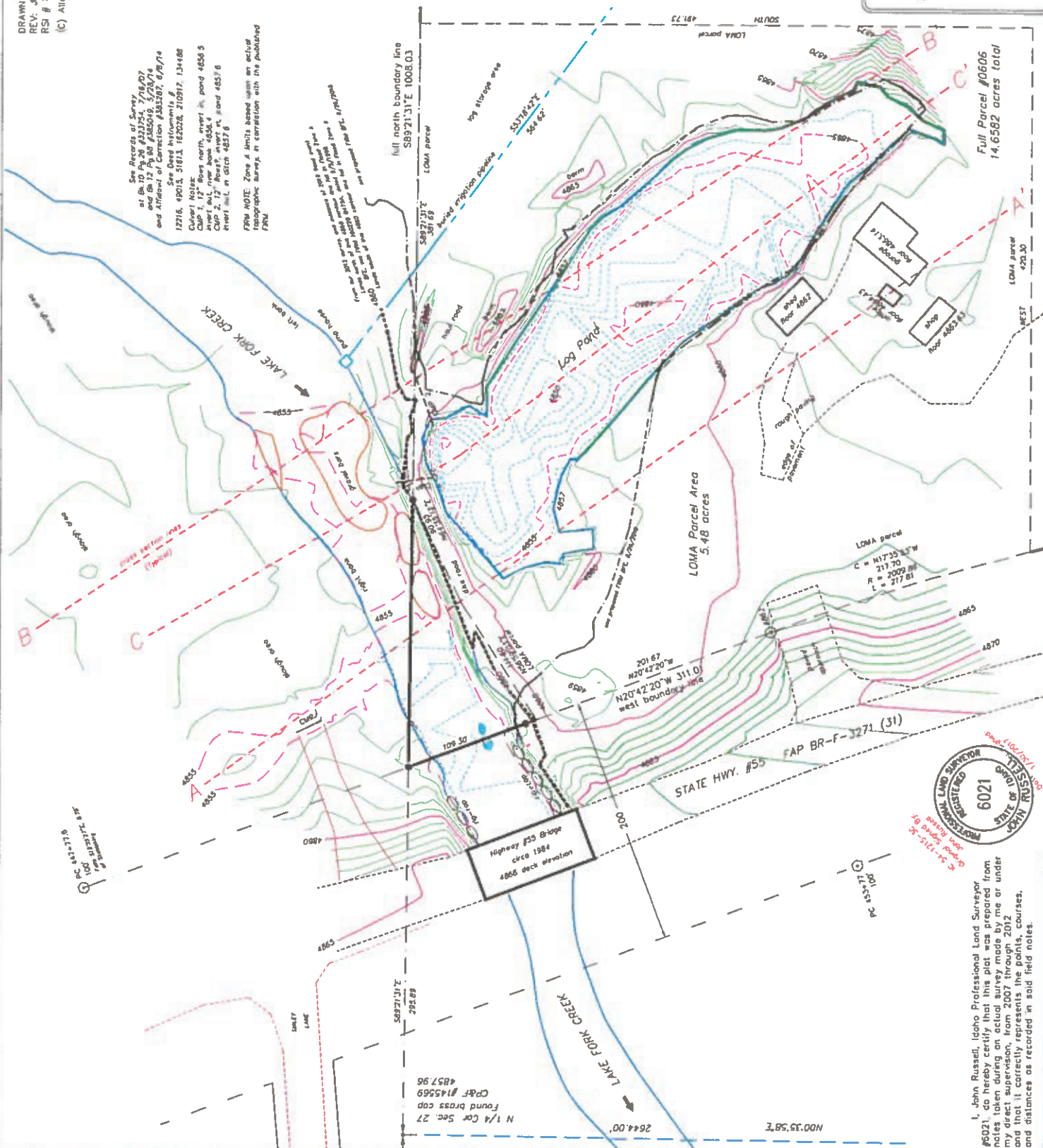
SITE SURVEY
Allard/Helmich Mill

showing current site topography,
interpolated BFE from FIRM dated 9/5/90,
and proposed BFE from Valley County GIS

situated in the
northwest 1/4 northeast 1/4 Section 27
T.17N., R.3E., B.M.

Russell Surveying, Inc. ~ McCall, Idaho
January 2017

January 2017
1/29/17 Sheet 1 of 2



See Records of Survey
at Sta 10, Pgs 26, 32, 33, 34, 37, 40, 47
and Sta 12, Pgs 38, 39, 40, 41, 42, 43, 44
and Affidavit of Correction 363, 373, 478, 479

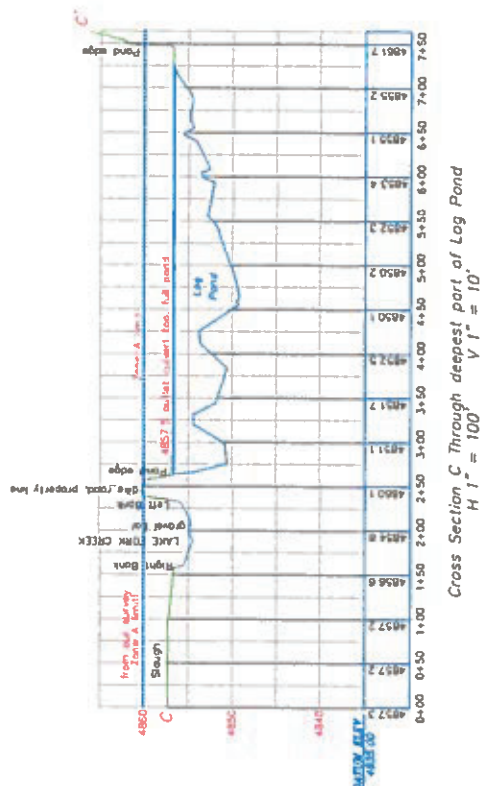
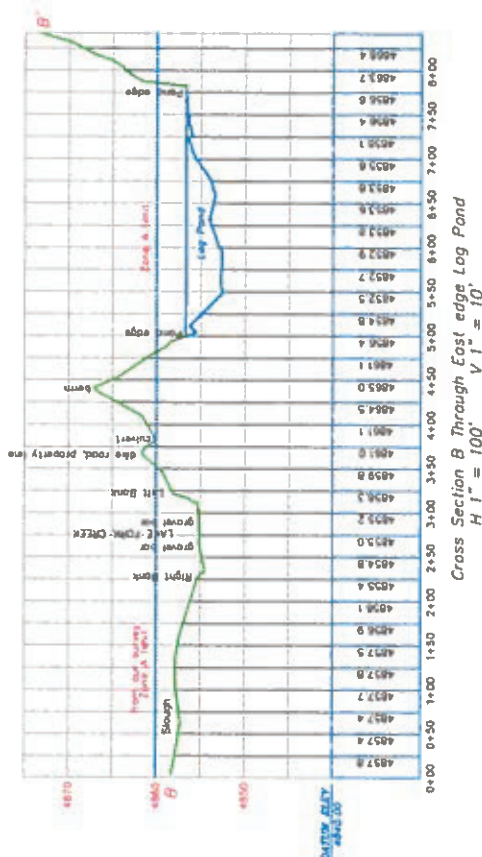
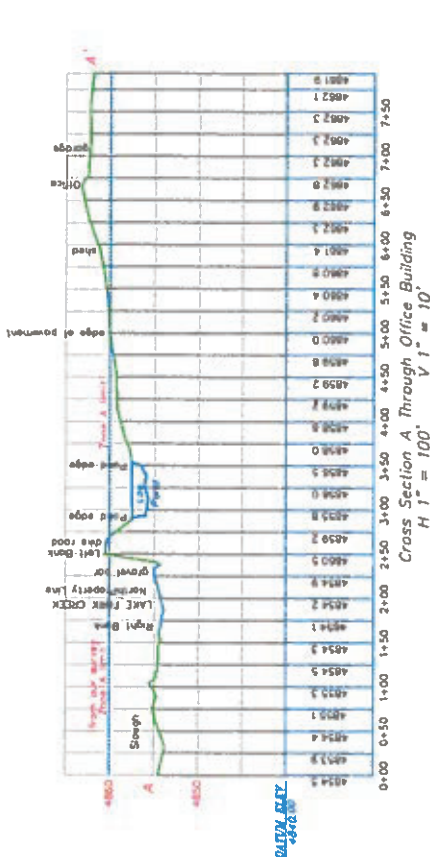
See Deed Instruments 8
12216, 49013, 51611, 162022, 210912, 134485

Currier Notice
Currier, 12th Pgs north, entry 2, pond 4254.5
Currier, 12th Pgs north, entry 2, pond 4254.5
Currier, 12th Pgs north, entry 2, pond 4254.5
Currier, 12th Pgs north, entry 2, pond 4254.5
Currier, 12th Pgs north, entry 2, pond 4254.5

I, John Russell, Idaho Professional Land Surveyor #5021, do hereby certify that this plat was prepared from notes taken during an actual survey made by me or under my direct supervision, from 2007 through 2012, and that it correctly represents the points, courses, and distances as recorded in said field notes.



DRAWN: J. Russell DATE: 1/25/2017 SHEET: 2 of 2
 REV: JR 1/26-30
 RSY # 17-007 Drawing: 17-07A.dwg 2017Profile Job
 (C) Allard Mill Topo, Russell Geometric (2017) All Rights Reserved



Bearings based on GPS derived State Plane Grid
 Elevations based on Geoid 03 NAVD83
 One Foot Contour interval, dashed when
 bathymetric (below water surface)

LEGEND

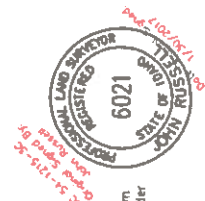
- Found 1/4 Corner
- Found 5/8" rebar mkd PLS 6021
- Found Right of Way Monument
- Culvert

SURVEY NOTES:
 Survey performed with Trimble 5800 RTK-GPS units and
 known 1" Total Station. GPS base station VCS was corrected
 using NGS OPUS solutions for 7 occupations from 2006-2012.
 In this drawing line work is State Plane Grid NAD83 based, modified using
 a combined factor of 1.00021010, applied at the Elfin corner.
 Elevations are at ground, derived from the Geoid 03 model.
 Bearings are State Plane Grid. Mapping angle is -07339 24789°.

FIRM 160220 0475A 9/5/1990
 prelim. FIRM 16095C1025C 8/26/2016
 Address: # 13526 Hwy 55
 Parcel # RP17N03E27-0606A

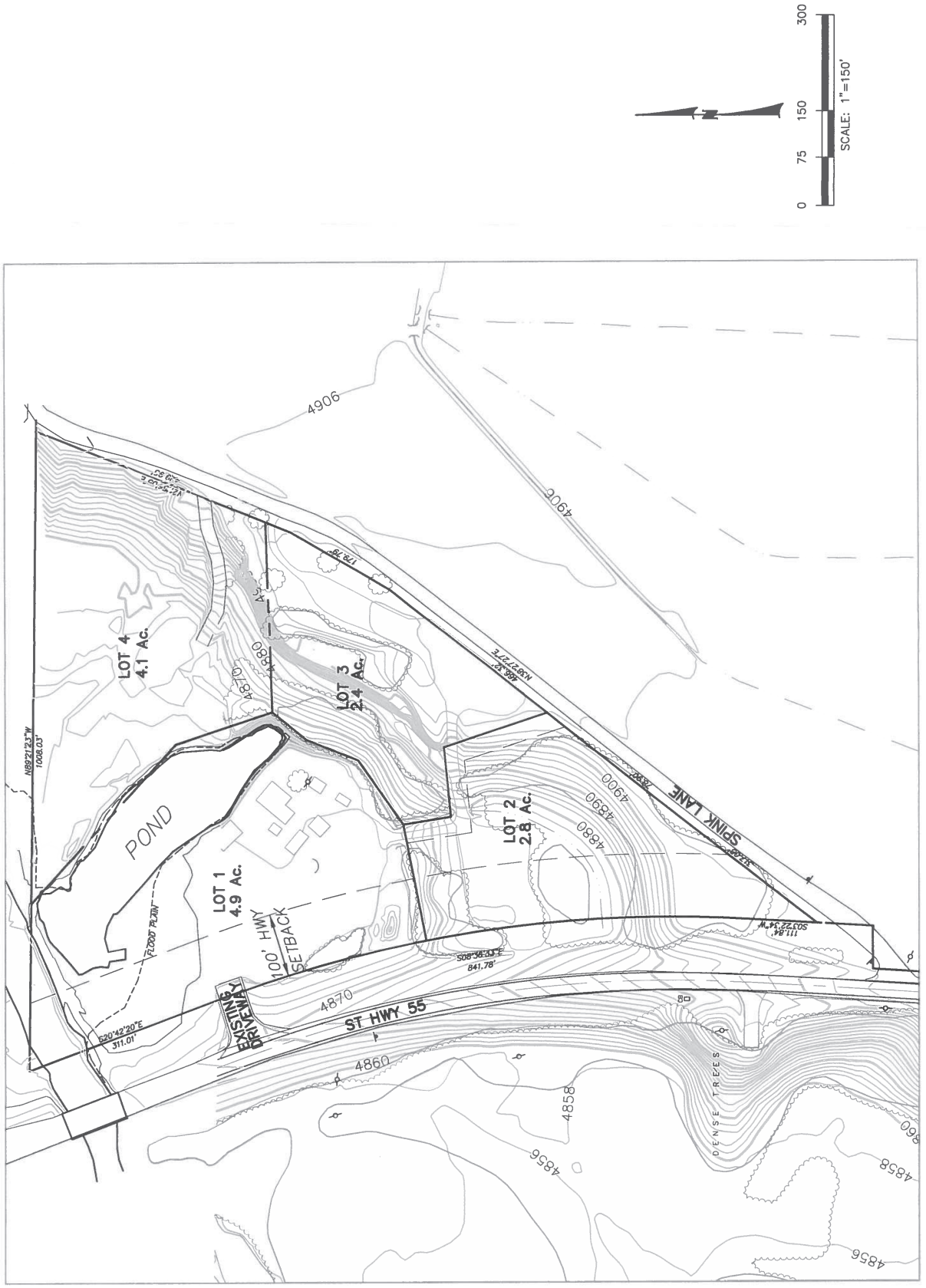
SITE SURVEY
Allard/Helmich Mill
 showing three cross section
 profiles
 (vertical exaggerated by 10)

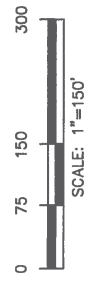
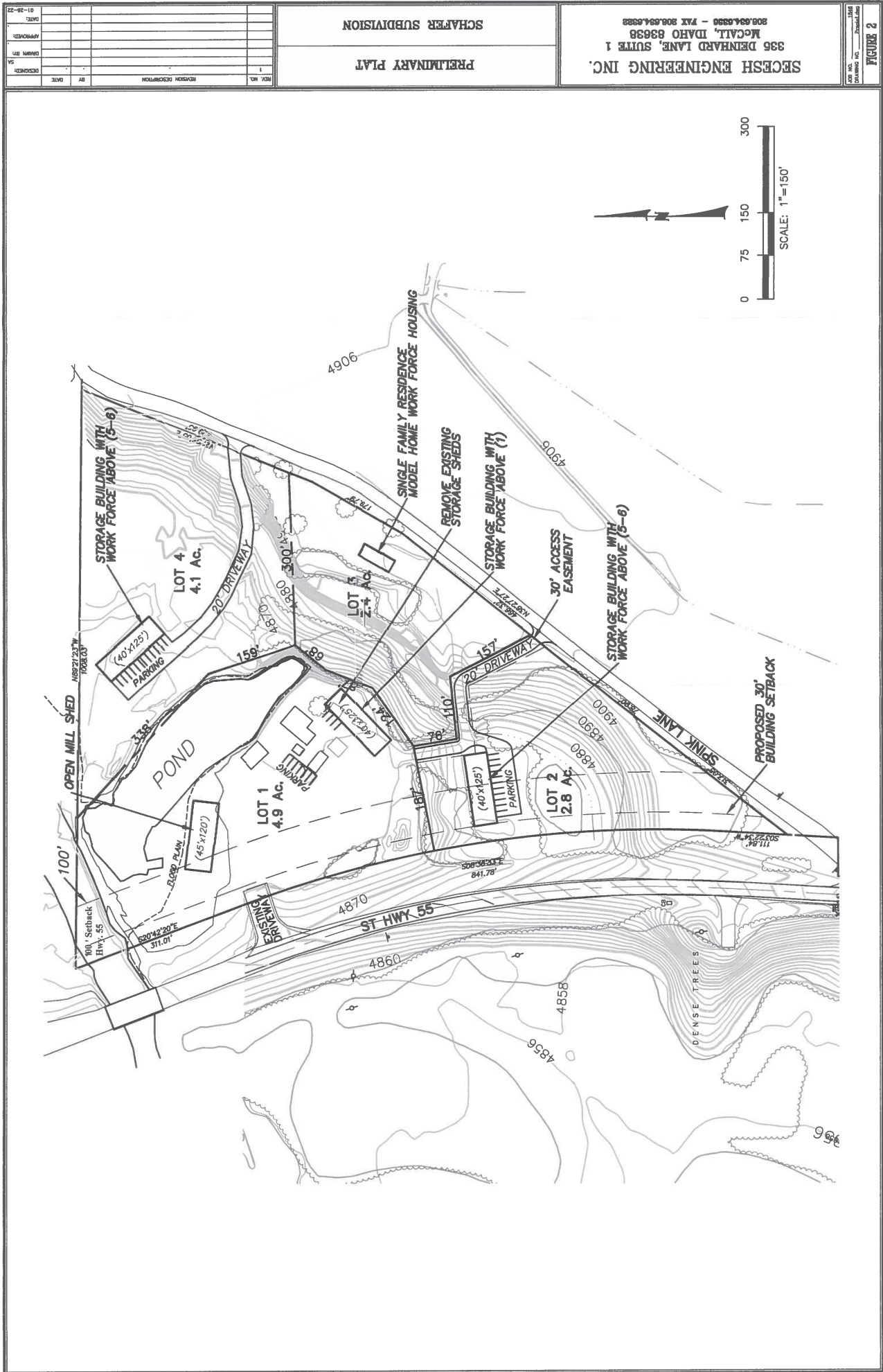
situated in the
 northwest 1/4 northeast 1/4 Section 27
 T.17N., R.3E., B.M.
 Valley County, Idaho
 Russell Surveying, Inc. ~ McCall, Idaho
 January 2017
 1/30/17 Sheet 2 of 2



I, John Russell, Idaho Professional Land Surveyor
 #6021, do hereby certify that this plot was prepared from
 notes taken during an actual survey made by me or under
 my direct supervision, from 2007 through 2012
 and that it correctly represents the points, courses,
 and distances as recorded in said field notes.

FIGURE 1





SECESH ENGINEERING INC.
 336 DEINHARD LANE, SUITE 1
 McALL, IDAHO 83638
 208.694.6390 - FAX 208.694.6382

PRELIMINARY PLAT
 SCHAFER SUBDIVISION

REV. NO.	REVISION DESCRIPTION	BY	DATE
1			
DESIGNED BY			
DRAWN BY			
APPROVED			
DATE			