

## Valley County Planning and Zoning

PO Box 1350 • 219 North Main Street  
Cascade, ID 83611-1350



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<b>STAFF REPORT:</b>	C.U.P. 22-06 Schafer Subdivision – Final Plat
<b>MEETING DATE:</b>	December 8, 2022
<b>TO:</b>	Planning and Zoning Commission
<b>STAFF:</b>	Cynda Herrick, AICP, CFM Planning and Zoning Director
<b>APPLICANT / OWNER:</b>	Big Cabin Properties LLC PO Box 1029 Coeur d'Alene ID 83816
<b>REPRESENTATIVE:</b>	James Fronk Consulting LLC P.O. Box 576 McCall, ID 83638
<b>ENGINEER:</b>	Crestline Engineers PO Box 2330 McCall, ID 83638
<b>SURVEYOR:</b>	Ralph Miller, Secesh Engineering, Inc. PO Box 70 McCall, ID 83638
<b>LOCATION:</b>	13526 Highway 55 RP17N03E270606 in the NWNE Section 27, T.17N, R.3E, Boise Meridian, Valley County, Idaho
<b>SIZE:</b>	Approximately 14.7 acres
<b>REQUEST:</b>	Mixed-Use Subdivision
<b>EXISTING LAND USE:</b>	Rural Industrial (Grandfathered Sawmill) and Bare Land

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Brian Schafer of Big Cabin Properties LLC is requesting final plat approval. The commission will review the final plat to determine conformance with the preliminary plat, approved densities, and conditional use permit.

The approval for a conditional use permit and preliminary plat was effective June 7, 2022. The preliminary plat approval was for a 4-lot, mixed-use subdivision that includes heavy industrial (lumber mill), light industrial, multiple-residence, and single-family residential uses as well as a craftsman learning academy. The craftsman learning academy is the highlight for Lot 1 with residential uses for students proposed on Lot 2.

Lot 1 – Continuation of log yard and log home manufacturing business with the craftsman learning academy. Additional storage building with a caretaker residence on the second floor; and an open mill shed.

Lot 2 – Light industrial building to be used as shop and/or storage with six 1-bedroom housing units located on the second level. Future additional building proposed.

Lot 3 – A model home with work-force housing and/or student housing. Can be sold separately in the future.

Lot 4 – Light industrial building to be leased or used as storage with six 1-bedroom housing units located on the second level. Additional storage/covered parking building possible in future.

The Board of County Commissioners also approved variances:

- 1) Relaxation of 70' from 100-ft setback from the front property line along Highway 55:
- 2) Relaxation of 40' for the pole building and 60' for the storage building from the high-water line of the pond:

Individual wells and individual septic systems are proposed. A floodplain designation is shown on the plat. There would be no building within the floodplain or wetlands.

#### **FINDINGS:**

1. The final plat was submitted on November 14, 2022.
2. Legal notice was posted in the *Star News* on Nov. 17, 2022, and Nov. 23, 2022. The proposed final plat was posted on the Valley County website on Nov. 8, 2022. **This is not a public hearing.**
3. Agency comment received: *none*

#### **STAFF QUESTIONS / COMMENTS / RECOMMENDATION:**

- 1) **Are the wetlands indicated on the final plat approved by the Army Corps of Engineers? How were the wetlands delineated?**
- 2) **The following are the conditions of approval and comments as to whether the applicant has complied with each condition.**

#### **Approved Conditions of Approval – Instrument # 450628:**

1. The application, the staff report, and the provisions of the Land Use and Development Ordinance are all made a part of this permit as if written in full herein. ✓
2. Any change in the nature or scope of land use activities shall require an additional Conditional Use Permit. ✓
3. The final plat shall be recorded within two years, or this permit will be null and void. All uses shall be established within five years or a new conditional use permit for the uses will be required. **Must be recorded by Jun 7, 2024. All uses shall be established by June 7, 2027.**
4. The issuance of this permit and these conditions will not relieve the applicant from complying with applicable County, State, or Federal laws or regulations or be construed as permission to operate in violation of any statute or regulations. Violation of these laws,

regulations or rules may be grounds for revocation of the Conditional Use Permit or grounds for suspension of the Conditional Use Permit. ✓

5. Must have an approved storm water management plan and site grading plan approved by the Valley County Engineer prior to any work being done on-site.  
**Applicant states this in in process.**

Need \_\_\_\_\_

6. Lots 2, 3, and 4 shall access from Spink Lane. ✓ **Plat Note #1**

7. A Declaration of Installation of Utilities shall be placed on the face of the plat if all utilities are not in place at the time of recordation. ✓ **Plat Note #2**

8. Must comply with Central District Health requirements. **Will receive CDH approval prior to submittal to the Board of County Commissioners.**

Need \_\_\_\_\_

9. A letter of approval is required from Donnelly Fire District prior to recording the final plat.  
**Will receive prior to submittal to the Board of County Commissioners.**

Need \_\_\_\_\_

10. Wetlands and floodplain shall be marked as "no-build areas" on final plat. ✓

11. All lighting must comply with the Valley County Lighting Ordinance.  
**To be included in CCRs.**

Need \_\_\_\_\_

12. A landscaping plan is required.

Need \_\_\_\_\_

13. CCR's should address, lighting, wildfire prevention, noxious weeds, septic maintenance, and limit each lot to one wood burning device.

Need \_\_\_\_\_

14. Shall place addressing numbers at the residence and at the driveway entrance if the address numbers are not visible from the road. **To be included in CCRs.**

Need \_\_\_\_\_

15. Prior to construction of any on-site improvements, the applicant shall meet with the Valley County Road Director and/or Board of County Commissioners to discuss off-site road improvements. If an agreement cannot be reached the application shall be set for another public hearing with the Valley County Planning and Zoning Commission to determine if the application can be approved without improvements and still meet their mandates concerning public health, safety, and welfare matters. The discussion will be concerning current road conditions and potential mitigation for impacts caused by the development.

Need \_\_\_\_\_

16. The following note shall be placed in the notes on the face of the final plat: ✓  
"The Valley County Board of Commissioners have the sole discretion to set the level of service for any public road; the level of service can be changed."
17. New structures, including fencing greater than 6-feet tall, must have building permits and be approved as part of a conditional use permit. ✓
18. The site must be kept neat and orderly. ✓
19. Shall obtain a sign permit prior to installation of a sign. ✓
20. Hours of operation are limited to 7:00 a.m. to 7:00 p.m., Monday through Saturday. ✓
21. Shall have the variance approved for the setbacks from Highway 55 and from high water line by the Board of County Commissioners. ✓ **Approved at BOCC hearing on May 23, 2022**
22. There shall be a Development Agreement memorializing the approved uses for each lot, including the description of the academy, and any requirements agreed to with the road department, including dust control.  
Need \_\_\_\_\_
23. There shall be no rentals less than thirty days. **Should be noted in CCRS.**  
Need \_\_\_\_\_
24. Approval of the commercial storage buildings and residential units on Lots 2 and 4 go with the current owner/applicant unless the sanitary restrictions for the specific proposed uses are released by Central District Health. ✓
25. A wetland delineation is required. ✓ **Shown on Plat.**
26. Must place irrigation pipe easement on plat across Lot 4 if not abandoned.  
Need \_\_\_\_\_
27. If lots are sold there must be full disclosure of industrial uses in close proximity.  
**Should be noted in CCRS.**  
Need \_\_\_\_\_

\_\_\_\_\_ **End Conditions of Approval** \_\_\_\_\_

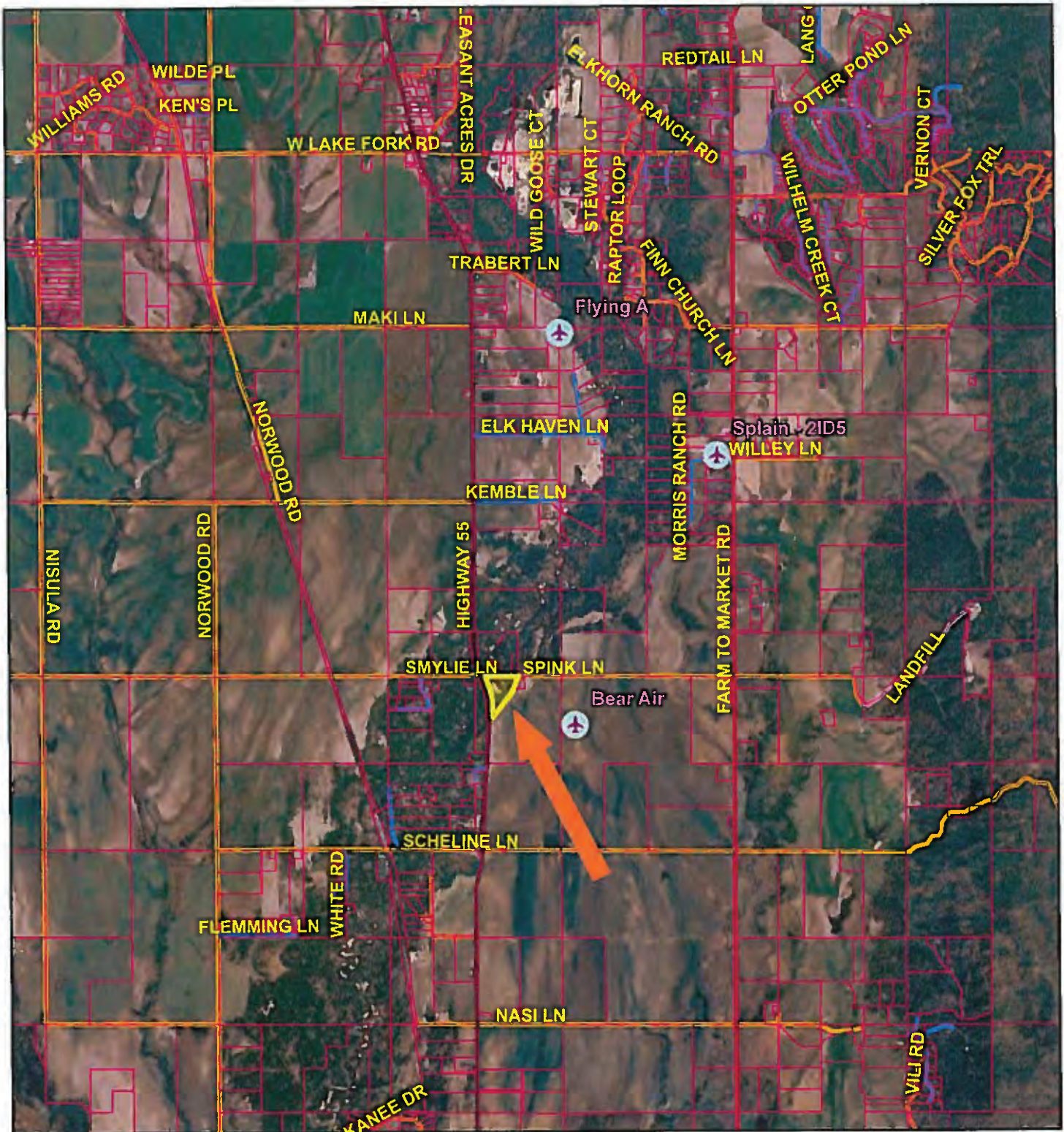
**ATTACHMENTS:**

- Vicinity Map
- Aerial Map
- Conditional Use Permit
- Proposed Final Plat
- Preliminary Plat Approved by BOCC
- Mountain Master Builder Academy Curriculum
- Applicant's Submittal for Final Plat








**END OF STAFF REPORT**



# C.U.P. 22-06 at 13526 Highway 55



2/3/2022, 10:20:42 AM

-  Airstrips
-  Parcel Boundaries
- All Road Labels
- Roads
-  MAJOR
-  COLLECTOR
-  URBAN/RURAL
-  PRIVATE
-  OTHER



Earthstar Geographics

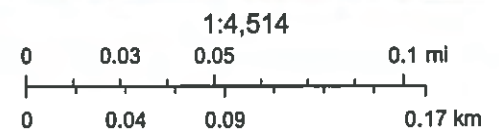


# C.U.P. 22-06 at 13526 Highway 55



2/3/2022, 10:18:15 AM

- |   |                   |   |             |
|---|-------------------|---|-------------|
|   | Parcel Boundaries |  | MAJOR       |
|  | Addresses         |  | URBAN/RURAL |
| All Road Labels   |                   |   |             |



Maxar

# Valley County Planning and Zoning

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**Instrument # 450628**

VALLEY COUNTY, CASCADE, IDAHO  
6-8-2022 10:45:57 AM Mon May 6 of Pages: 3  
Recorded for : P&Z  
DOUGLAS A. MILLER Fee: 0.00  
Ex-Officio Recorder Deputy  
Index to: COUNTY MISC

## CONDITIONAL USE PERMIT NO. 22-06 Schafer Subdivision

**Issued to:** Big Cabin Properties LLC  
PO Box 1029  
Coeur d'Alene ID 83816

**Property Location:** The site is 14.67 acres addressed at 13526 Highway 55 on  
RP17N03E270606 in the NENW Section 27, T.17N, R.3E,  
Boise Meridian, Valley County, Idaho.

The Board of County Commissioner's denied the appeal and upheld the approval of the Valley County Planning and Zoning Commission's decision of April 14, 2022. The Commission's decision stands, and you are hereby issued Conditional Use Permit No. 22-06 with Conditions for establishing a single family residential subdivision with variances as described in the application, staff report, and minutes.

The effective date of this permit is June 7, 2022.

### Conditions of Approval:

1. The application, the staff report, and the provisions of the Land Use and Development Ordinance are all made a part of this permit as if written in full herein.
2. Any change in the nature or scope of land use activities shall require an additional Conditional Use Permit.
3. The final plat shall be recorded within two years, or this permit will be null and void. All uses shall be established within five years or a new conditional use permit for the uses will be required.
4. The issuance of this permit and these conditions will not relieve the applicant from complying with applicable County, State, or Federal laws or regulations or be construed as permission to operate in violation of any statute or regulations. Violation of these laws, regulations or rules may be grounds for revocation of the Conditional Use Permit or grounds for suspension of the Conditional Use Permit.
5. Must have an approved storm water management plan and site grading plan approved by

the Valley County Engineer prior to any work being done on-site.

6. Lots 2, 3, and 4 shall access from Spink Lane.
7. A Declaration of Installation of Utilities shall be placed on the face of the plat if all utilities are not in place at the time of recordation.
8. Must comply with Central District Health requirements.
9. A letter of approval is required from Donnelly Fire District prior to recording the final plat.
10. Wetlands and floodplain shall be marked as "no-build areas" on final plat
11. All lighting must comply with the Valley County Lighting Ordinance.
12. A landscaping plan is required.
13. CCR's should address, lighting, wildfire prevention, noxious weeds, septic maintenance, and limit each lot to one wood burning device.
14. Shall place addressing numbers at the residence and at the driveway entrance if the address numbers are not visible from the road.
15. Prior to construction of any on-site improvements, the applicant shall meet with the Valley County Road Director and/or Board of County Commissioners to discuss off-site road improvements. If an agreement cannot be reached the application shall be set for another public hearing with the Valley County Planning and Zoning Commission to determine if the application can be approved without improvements and still meet their mandates concerning public health, safety, and welfare matters. The discussion will be concerning current road conditions and potential mitigation for impacts caused by the development.
16. The following note shall be placed in the notes on the face of the final plat:  
"The Valley County Board of Commissioners have the sole discretion to set the level of service for any public road; the level of service can be changed."
17. New structures, including fencing greater than 6-feet tall, must have building permits and be approved as part of a conditional use permit.
18. The site must be kept neat and orderly.
19. Shall obtain a sign permit prior to installation of a sign.
20. Hours of operation are limited to 7:00 a.m. to 7:00 p.m., Monday through Saturday.
21. Shall have the variance approved for the setbacks from Highway 55 and from high water line by the Board of County Commissioners.
22. There shall be a Development Agreement memorializing the approved uses for each lot, including the description of the academy, and any requirements agreed to with the road department, including dust control.



23. There shall be no rentals less than thirty days.

24. Approval of the commercial storage buildings and residential units on Lots 2 and 4 go with the current owner/applicant unless the sanitary restrictions for the specific proposed uses are released by Central District Health.

25. A wetland delineation is required.

26. Must place irrigation pipe easement on plat across Lot 4 if not abandoned.

27. If lots are sold there must be full disclosure of industrial uses in close proximity.

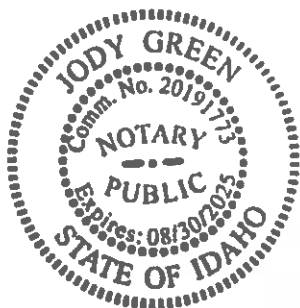
### END CONDITIONAL USE PERMIT

Date June 8, 2022

Approved by Cynda Herrick

On this 08th day of June, 2022<sup>\*\*\*</sup>, before me, a notary public in and for said State, Cynda Herrick personally appeared, and is known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year in this certificate above written.



[Signature]  
Notary Public  
Residing at: Valley County  
Commission Expires: 8/30/25

*Located in*



SCALE: 1"=100'  
BEARINGS BASED ON GPS DERIVED  
STATE PLANE GRID, IDAHO WEST ZONE



## SURVEY NARRATIVE

- A *Plot* is defined to create 4-bits from the parent *parcel*. The brief description on the *Parcel* record does not clue us by a significant amount. The intent of the *closed* appears to transfer the property between Highway 25 and Spunk Lane within section 27. The *colts* along Spunk Lane were collected by Count-Baldwin Method and shown on Record of Survey in Book 10 at Page 26. I have felt this requirement to define the boundary of this subdivision along Spunk Lane. The Right-of-Way for Spunk Lane as depicted in this Plot is defined as a 35' *foot* width from the centerline of travelled *right of way*. It is defined by Record of Survey, Book 5 Page 348, as the road continues north.

### B. Record Documents:

Record of Survey Book 10 Page 26,  
Record of Survey Book 5 Page 348,  
Deed of Trust, Instrument Number 40514

# HEALTH CERTIFICATE

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE TITLE 50 CHAPTER 13 HAVE BEEN SATISFIED. SANITARY RESTRICTIONS MAY BE REMOVED, IN ACCORDANCE WITH IDAHO CODE TITLE 50 CHAPTER 13, SECTION 90-1326, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL.

DISTRICT HEALTH DEPARTMENT, EHS

### LEGEND

## SUBMISSION BOUNDARY

- FOUND 5/8" IRON PIN
  - FOUND 1/2" IRON PIN
  - SET 5/8" X 30" REBAR MARK LS 8577
  - SET 1/2" X 24" REBAR MARK LS 8577
  - ✚ FOUND BRASS CAP MONUMENT
  - ✚ FOUND ALUMINUM CAP MONUMENT
  - FOUND HIGHWAY RIGHT-OF-WAY MONUMENT
  - ANGLE POINT - NOTHING SET
- EASEMENT LINE
- WET AREA - NO BUILDING

**SECESH ENGINEERING, INC.**

**McCall, Idaho**

NOTES

1. Utilities #1, #2, #3 & #4 shall be accessed from South Lane.
2. Utilities #5 shall be completed as provided in the Description of Utilities, which is being recorded concurrently with this Pact with the Office of Recorder of Volney County, Iowa, as instrument No. \_\_\_\_\_.
3. No additional domestic water supply shall be installed beyond the water system approved in the Sanitary Release.
4. There shall be no further subdivision of any Lot shown on this Pact without the approval of the Health Authority.
5. Flood zones shown on this pact are per FEMA FIRM panel #16055C 1023  
Flood Hazard Insurance # 147  
Flood Zone Number 4  
Base Flood Elevation: 486.0, derived from the Volney County GIS Website, applied from nearby  
BFE lines.
6. Flood Zones are subject to change by FEMA and all land within a floodway or floodplain is regulated by Title 9 and Title 11 of the Volney County Code
7. The Volney County Board of Commissioners shall have the sole discretion to set the level of service for any public road, the level of service may be changed.
8. All Lots are to have wood burning devices per Volney County Code

# SCHAFER SUBDIVISION

Located in  
NE 1/4 Section 27, T.17N., R.3E., B.M.  
Valley County, Idaho

## CERTIFICATE OF OWNER

A parcel of land, located in Section 27, T.17N., R.3E., B.M., more particularly described as follows:

COMMENCING at the north 1/4 corner of said Section 27 as shown on a record of Survey filed in Book 10 of Page 26 of Surveys, Records of Valley County, Idaho; thence, along the north line of said Section 27,

S.89°21'34"E., 296.11 feet to the POINT OF BEGINNING; thence, continuing along said section line,

1.) S.21°39'59"E., 1025.93 feet to the east 1/16 corner of said Section 27; thence, departing said section line,

2.) S.21°39'59"N., 434.63 feet; thence,

3.) S.30°09'59"N., 130.32 feet; thence,

4.) S.38°25'00"N., 919.85 feet to a point on the east Right-of-Way for State Highway 55; thence, along said Right-of-Way,

5.) N.3°22'24"E., 125.98 feet to the beginning of a tangent curve; thence,

6.) along said curve to the left having a radius of 2009.86 feet, an arc length of 848.06 feet, through a central angle of 24°10'33" and a chord bearing and distance of N.8°35'07"W., 841.78 feet; thence, tangent from said curve,

7.) N.20°41'54"W., 310.77 feet to the POINT OF BEGINNING.

CONTAINING 14.65 Acres, more or less.

That it is the intention of the undersigned to and they do hereby include said land in this Plat.

The owner hereby dedicates to the Public the streets and Rights-of-Way as shown on this plat for public use.

The land within this plat is not within an irrigation district as defined in Idaho Code 31-3805, and the requirements of i.c. 31-3805 are not applicable.

BIG CABIN PROPERTIES LLC

By: BRIAN SCHAFER, OWNER

## ACKNOWLEDGMENT

STATE OF IDAHO, )

(ss. )

County of Valley )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2022, before me, \_\_\_\_\_, a Notary Public in and for said State, personally appeared BRIAN SCHAFER, known or identified to me to be the Owner of BIG CABIN PROPERTIES LLC, the person who executed the instrument on behalf of said limited liability company, and acknowledged to me that such limited liability company executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year in this certificate first above written.

NOTARY PUBLIC FOR IDAHO  
My Commission Expires: \_\_\_\_\_

## APPROVAL OF THE BOARD OF VALLEY COUNTY COMMISSIONERS

ACCEPTED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022, BY THE BOARD OF COUNTY COMMISSIONERS OF VALLEY COUNTY, IDAHO.

CHAIRMAN

## APPROVAL OF THE VALLEY COUNTY PLANNING AND ZONING COMMISSION

ACCEPTED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022, BY THE VALLEY COUNTY PLANNING AND ZONING COMMISSION.

CHAIRMAN

## CERTIFICATE OF COUNTY SURVEYOR

I, GEORGE BOWERS, REGISTERED PROFESSIONAL LAND SURVEYOR FOR VALLEY COUNTY, IDAHO, DO HEREBY CERTIFY THAT I HAVE CHECKED THIS PLAT AND THAT IT COMPLIES WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

VALLEY COUNTY SURVEYOR

## CERTIFICATE OF SURVEYOR

I, RALPH MILLER, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, AND THAT THIS PLAT AS DESCRIBED IN THE "CERTIFICATE OF OWNERS" WAS DRAWN FROM THE FIELD NOTES OF A SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND ACCURATELY REPRESENTS THE POINTS PLATTED HEREON, AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

RALPH MILLER  
IDAHO NO. 9577



## CERTIFICATE OF COUNTY TREASURER

I, THE UNDERSIGNED, COUNTY TREASURER IN AND FOR THE COUNTY OF VALLEY, STATE OF IDAHO, PER THE REQUIREMENTS OF I.C. 50-1308, DO HEREBY CERTIFY THAT ANY AND ALL CURRENT AND/OR DELINQUENT COUNTY PROPERTY TAXES FOR THE PROPERTY INCLUDED IN THIS SUBDIVISION HAVE BEEN PAID IN FULL. THIS CERTIFICATION IS VALID FOR THE NEXT THIRTY (30) DAYS ONLY.

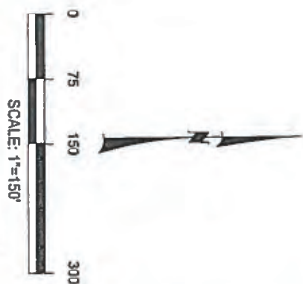
DATE \_\_\_\_\_

COUNTY TREASURER

RP17NDCE270606

SECESH ENGINEERING, INC.  
McCall, Idaho





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

FIGURE 2



## MOUNTAIN MASTER BUILDER ACADEMY

**BRIAN SCHAFER, FOUNDER**

**13526 HWY 55**

**MCCALL, ID 83638**



# OVERVIEW

## MOUNTAIN MASTER BUILDER ACADEMY

The innovative and supreme timber home industry is devoid of a comprehensive apprenticeship program to develop both passionate leaders and an enthusiastic labor force. North Central Idaho suffers from a critical lack of a skilled work force and associated affordable housing.

Now more than ever before, wood, as a renewable building material, continues to play an essential role in the construction industry. Countries around the world are lowering their dependability on fossil fuels and the construction industry looks to reduce greenhouse gas emissions from high carbon materials, like concrete and steel.

The Mountain Master Builder Academy is industry driven. And as one of the front-runners and innovators in the timber home market over the last 40+ years, we sincerely see the need to create an industry recognized training program that creates master builders that possess the key skills of log & timber building; as well as, basic understanding of other key elements in the unique setting of the mountains.

- Site Planning with Snow Conscientiousness
- Architectural and Structural Engineering Design
- Log & Timber Frame Joinery
- Excavation/Foundation
- Conventional Framing
- Plumbing: Rough In and Finish
- Electrical: Rough In and Finish
- HVAC
- Roofing
- Masonry
- Flooring and Tile
- Finish Carpentry





## GOAL

Create an accredited and comprehensive Mountain Master Builder Apprenticeship Academy. The academy will thoroughly train and prepare apprentices so they may confidently enter the residential and/or commercial timber home industry. Currently there is no educational authority with related curriculum.

## LOCATION

Practical and theoretical training will take place at Edgewood premisses located at:

**13526 Hwy 55  
McCall, ID 83638**

## WHO IS THE ACADEMY FOR

The Mountain Master Builder Academy is for anyone who wants to confidently enter the residential and/or commercial timber home industry, either as employee in an established construction company or start their own firm. As companies are continuously seeking skilled employees, these apprentices will be in high demand.

## APPRENTICESHIP DURATION

18 months, divided into 3 terms.

Each term duration is 6 months and will finish with mid-term assessment.

## TUTORS

Preliminary discussions regarding this academy have been received with an enormous amount of interest from the building community. We already have numerous commitments from successful business owners offering their time as a tutor at the Academy to educate in the basic understanding of their trade. Additionally, we will offer the opportunity for our students to spend time on the actual job site while that specific phase of work is being completed as a member of that crew.

## CURRICULUM OUTLINE

**50% - 70%** of the tuitions will be focused on log crafting and timber framing to create a structure. The students will learn effective practices and methods largely acknowledged and practiced by log building industry throughout the world.

**50% - 30%** of program will provide cursory introduction of other subcontractor's trades and materials, plus their integration to the unique environment of log and timber homes. These supplementary areas will provide general understanding of field experience and industry standards instructed by qualified specialists in those trades.

TERM 1	PRACTICAL	THEORETICAL
900 hrs	540 hrs	360 hrs
%	60%	40%

### 1. PRACTICAL: SAFETY, MATERIALS, LOG BUILDING TOOLS

- 1.1 Trade Introduction
- 1.2 Health and Safety
- 1.3 Natural Wood as a Building Material and its Behavior in the Environment
- 1.4 Wood Products
- 1.5 Hand Tools
- 1.6 Power Tools
- 1.7 Rigging
- 1.8 Access Structures
- 1.9 Building Layout
- 1.10 Joints and Fasteners
- 1.11 Corner Notch Style
- 1.12 Wall Construction

### 1. THEORETICAL: PLANS & CODES, BUILDING SCIENCE

- 1.1 Design & Architecture
- 1.2 Interior Design
- 1.3 Plans Reading
- 1.4 Plans Drawing
- 1.5 Building Codes
- 1.6 Engineering

TERM 2	PRACTICAL	THEORETICAL
900 hrs	630 hrs	270 hrs
%	70%	30%

## 2. PRACTICAL: LOG WALLS, LOG ROOF SYSTEM, LOG JOISTS & BEAMS, LOG COLUMNS

- 2.1 Wall Construction
- 2.2 Log Roof system
- 2.3 Log Trusses
- 2.4 Log Beams
- 2.5 Log Floor Joists
- 2.6 Log Columns

## 2. THEORETICAL: WEATHER TIGHT SHELL, BUILDING SCIENCE

- 2.1 Windows and Doors
- 2.2 Energy Code (REScheck)
- 2.3 HVAC (Heating and Cooling)
- 2.4 Excavation
- 2.5 Foundation
- 2.6 Masonry and Concrete Walls
- 2.7 Drainage
- 2.8 Framing

TERM 3	PRACTICAL	THEORETICAL
900 hrs	720 hrs	180 hrs
%	80%	20%

## 3. PRACTICAL: TIMBER FRAMING, SPECIALTY ELEMENTS

- 3.1 Timber Framing
- 3.2 Log Stairs & Railing
- 3.3 Log Furniture
- 3.4 Specialty Structural Elements
- 3.5 Maintenance

## 3. THEORETICAL: WEATHER TIGHT SHELL, BUILDING SCIENCE

- 3.1 Budget, Estimating and Pricing
- 3.2 Electrical & Lighting
- 3.3 Plumbing
- 3.4 Roofing
- 3.5 Landscaping
- 3.6 Passive Home



## PRELIMINARY RECOMMENDED LITERATURE:

- **Effective Practices & Methods for Handcrafted Log Home Construction** (<https://logassociation.org/ilba-publications/>)
- **Log Construction Manual** (<https://logbuilding.org/TOC.html>)
- **Log Cabin Secrets: Dovetails** (<https://logbuilding.org/TOC.html>)

TRADE SPECIFIC LITERATURE TO BE RECOMMENDED AT  
THE APPROPRIATE TIME PRIOR TO INSTRUCTION

James Fronk Consulting, LLC.  
P.O. Box 576  
McCall, Idaho 83638



November 14, 2022

Valley County Planning  
& Zoning Administrator  
Cynda Herrick, AICP, CFMO  
219 North Main Street  
P.O. Box 1350  
Cascade, Idaho 83611

RE: C.U.P. 22-06 Schafer Subdivision

Dear Commissioners,

Schafer Subdivision Final Plat 22-06 is in compliance with the Preliminary Plat approved by the Valley County Board of Commissioners on May 23, 2022.

The Schafer Subdivision consists of four (4) Lots. The overall objective of the Subdivision 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 describes the Schafer Subdivisions conditions of approval status:

1. Storm water management plan and grading plan is in process with a submittal and approval before work is started on-site.
2. Lots 2, 3, and 4 shall have access from Spink Lane.
3. Central District Health Septic Engineering Report (SER) is in review and will have approval before Final Plat submittal to the County Commissioners.
4. The letter of approval from the Donnelly Fire District is in process. Applicant has conducted an initial meeting with District on requirements. The Donnelly Fire District approval will be submitted prior to Final Plat submittal.
5. The Wetland Delineation field work and report are complete, and the wetland boundaries are shown on page 1 (one) of the Final Plat.
6. Wetland and Floodplain will be marked has no-build on the Final Plat.

7. The Landscape Plan will include protection and enhancement of the existing natural vegetation surrounding the subdivision.
8. Private Road Declaration will be submitted to the County before Final Plat submittal to the County Commissioners.
9. The Final Plat will have a note on the face of the plat: "The Valley County Board of Commissioners have the sole discretion to set the level of service for any public road; the level of service can be changed."
10. A development agreement will be recorded with the Final Plat. The development agreement will include the approved uses for each lot; including the academy and agreements required by the Valley County Road Department.
11. The applicant will record a limited CCRs document with the Final Plat and will be submitted before the time of final plat approval. The limited CCRs will contain the following:
  - a. Long-term maintenance of the Wildland Urban Interface Fire Protection Plan.
  - b. 1 (one) wood-burning device per lot.
  - c. Dark-Sky lighting compliance.
  - d. Noxious weed Identification and prevention plan.
  - e. Address posting on home or building and driveway entrance.
  - f. Septic Maintenance.

Thank you.

Sincerely,



James G. Fronk, L.A.  
James Fronk Consulting, LLC.

[REDACTED]

Cc: Brian Schafer



## Valley County Assessor's Office

P.O. Box 1350 • 219 N. Main Street  
Cascade, Idaho 83611-1350  
Phone (208) 382-7126 • Fax (208) 382-7187

**JUNE FULLMER**  
Assessor  
jfullmer@co.valley.id.us



**Department of Motor Vehicles**  
Phone (208) 382-7141 • Fax (208) 382-7187

**SUE LEEPER**  
Chief Deputy Assessor  
sleeper@co.valley.id.us

October 24, 2022

Cynda Herrick  
Valley Co. P&Z Administrator  
Valley County Courthouse  
Cascade, Idaho 83611

RE: Final Plat Review " Schafer Subdivision "

Dear Cynda,

This letter is in response to your request for our office to review the final plat of the above referenced subdivision.

I have run a traverse of the subdivision boundary from the legal description provided on the Certificate of Owners. Enclosed you will find a copy. This **2023** proposed plat will encompass the parcel(s) referenced on the Assessment Roll as TAX #165 IN NW4 NE4, LYING E. OF HIGHWAY 55 "HELMICH LOG PRODUCTS" (MILLSITE) in Section 27 of Township 17 North, Range 3 East. The parcel number(s) and ownership are as follows:

**RP 17N03E270606 – Big Cabin Properties LLC**

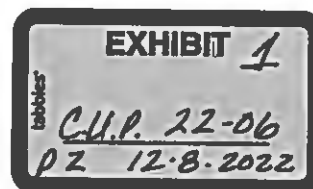
I have enclosed a copy of the GIS plat, T17N R3E Section 27, with this proposed replat highlighted. We have found a few discrepancies within this plat. Ralph, please review the face of the plat, there are some distance errors and correct the bearing of call 1.) on the Certificate of Ownership page. See attached We recommend this issue be resolved prior to recording this proposed Subdivision.

Please feel free to contact our office with any further questions or inquiries. Thank you for allowing us the opportunity to review this plat.

Sincerely,

Laurie Frederick  
Cadastral Specialist III  
Valley County Cartography Department

Enclosure  
Cc: Chip Bowers, Valley County Surveyor; Ralph Miller, Secesh Engineering Inc.  
/ljf



**CURVE TABLE**

CURVE	RADIUS	LENGTH	TANGENT	DELTA	BEARING	CHORD
C1	2009.86	848.06	430.43	24°10'33"	N08°36'07"W	841.78
C2	615.00	177.53	89.39	16°32'22"	N30°11'42"E	176.91
C3	9305.00	78.81	39.41	0°29'07"	S38°13'19"W	78.81
C4	2009.86	503.88	253.27	14°21'52"	N03°41'47"W	502.57
C5	2009.86	144.17	72.09	0°29'07"	S38°13'19"W	144.17

CURVE	RADIUS	LENGTH	TANGENT	DELTA	BEARING	CHORD
C1	2009.86	848.06	430.43	24°10'31"	N08°36'07"W	841.78
C2	615.00	177.53	89.39	16°32'27"	N30°11'42"E	176.91
C3	9305.00	78.81	39.41	0°29'07"	S30°11'19"W	78.81
C4	2009.86	503.88	253.27	14°21'52"	N03°41'47"W	502.52
C5	2009.86	344.17	172.10	09°07'10"	S09°07'10"E	344.17



TWP. 17N RANGE 03E SECTION 27

J:\Assessor\Traverse PC\traverse 2013\17n\3E\SEC27.TRV

T17N 3E SEC 27

Schafer Subdivision boundary

638160.5959 SqFt 14.6502 Acres

Point	Type	Grid Bearing	Grid Dist	Radius	Arc Length	Delta	Northing	Easting
221'							1138181.61	2539808.62
E16N/27		S89°21'34"E	1025.93				1138170.14	2540834.49
1A'		S21°39'59"W	434.63				1137766.22	2540674.02
2A'		S30°09'59"W	130.32				1137653.55	2540608.54
3A'		S38°25'00"W	919.85				1136932.83	2540036.96
218A	PC	N3°22'24"E	125.98				1137058.60	2540044.38
220A	PT	N8°36'07"W	841.78	-2009.86	848.06	24°10'33"	1137890.91	2539918.47
221A		N20°41'54"W	310.77				1138181.62	2539808.63

Monday, October 17, 2022 16:58:19

lfrederick