



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

C.U.P. 22-13 Paikka Bakery

Applicant: Finn Place LLC

Property Owner: Finn Place LLC

Location: 14118 Highway 55
RP18N03E281815
NE ¼ Section 18, T.18N, R.3E
Boise Meridian, Valley County, Idaho

Project Description:

Finn Place LLC is requesting a conditional use permit for a bakery. The existing building, previously used for a retail business, would be remodeled. A greenhouse is also proposed.

Up to 18 dinners per year will also be held at the site.

The site also has a shop with apartment.

The existing septic system and two individual wells would be used for the business.

The 3-acre site is addressed at 14118 Highway 55. There is existing shared access from Highway 55.

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 and staff report
will be posted online at:**

www.co.valley.id.us

PUBLIC HEARING

May 12, 2022

6:00 p.m.

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

You are invited to participate in the public hearing and/or comment on the proposal.

You may view the hearing by going to our website, www.co.valley.id.us, and click on "Watch Meetings Live".

The meeting is in-person. We no longer provide call-in service. This service was discontinued by our provider.

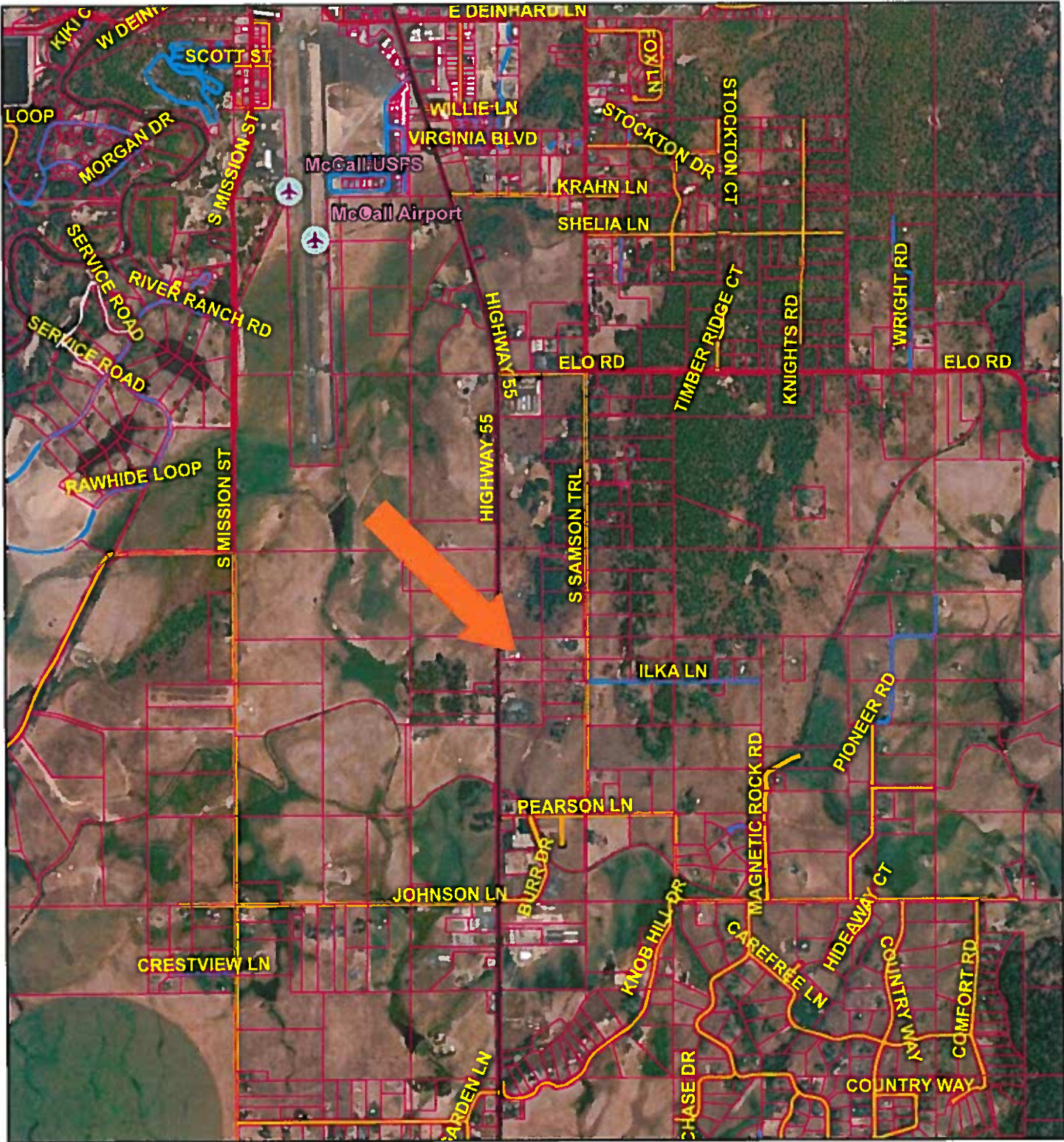
You may comment in person, by U.S. Postal Service mail, or by email. Written comments greater than one page must be received at least seven days prior to the public hearing. To be included in the staff report, comments must be received by
5:00 p.m., Wednesday, May 4, 2022.

If you do not submit a comment, we will assume you have no objections.

**Direct questions and
written comments to:**

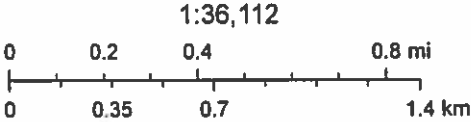
Cynda Herrick, AICP, CFM
Planning & Zoning Director
PO Box 1350
Cascade, ID 83611
208-382-7115
cherrick@co.valley.id.us

C.U.P. 22-13 Vicinity Map



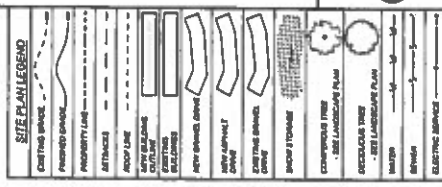
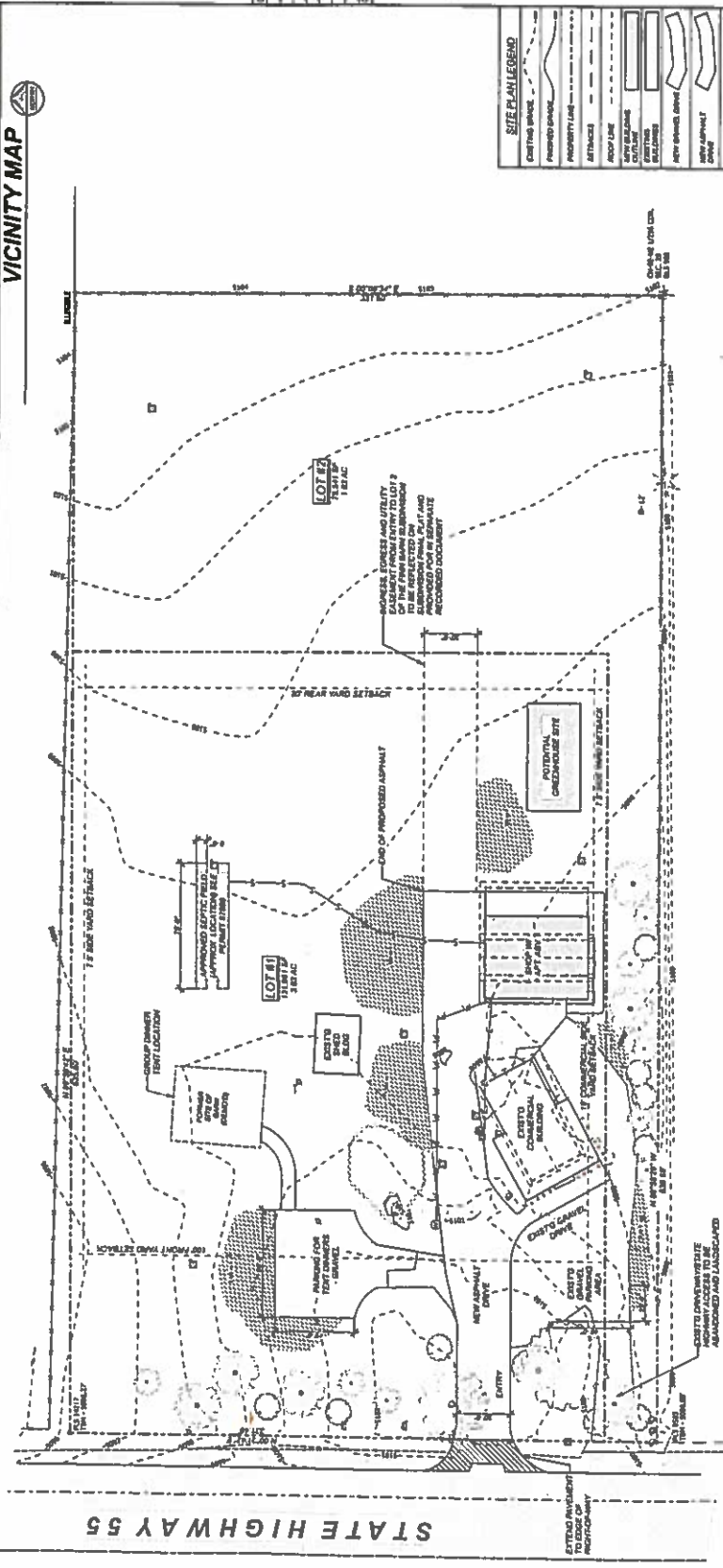
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- Airstrips
- Parcel Boundaries
- All Road Labels
- Roads
 - MAJOR
 - COLLECTOR
- URBAN/RURAL
- PRIVATE
- OTHER
- County Boundaries
 - VALLEY COUNTY

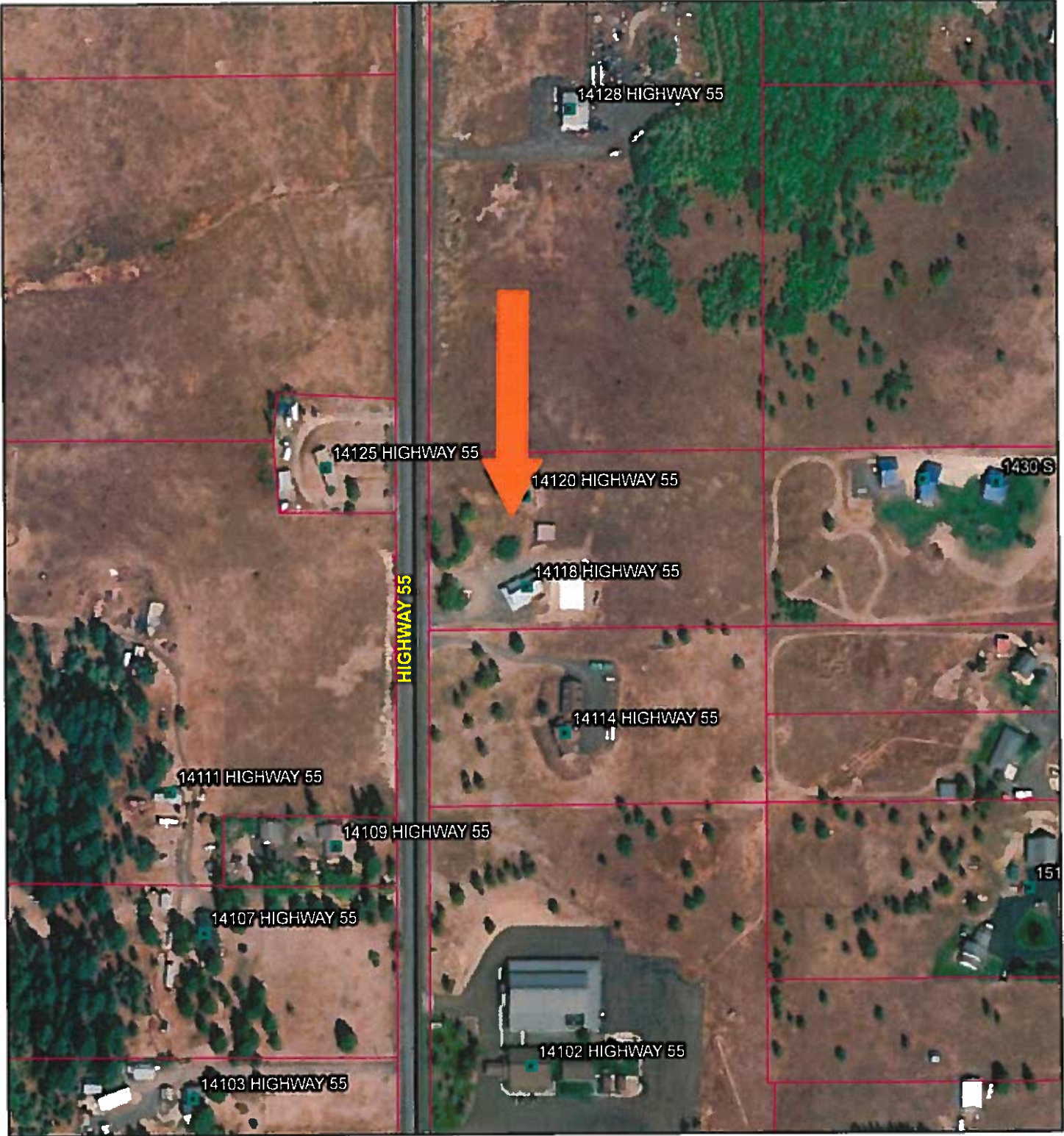


Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

LOT COVERAGE CALCULATION			
	SF	%	TOTAL
FRONT LOT 1	131961.00	0.40	52784 ALLOWABLE
Δ - BLDG. FOOTPRINT			
COMM. RED BARN BUILDING	2626.00	1.00	2626.00 A
SHOP W/ APT ABOVE	2860.00	1.00	2860.00 A
FUTURE GREENHOUSE	1800.00	1.00	1800.00 A
		TOTAL A	7316.00



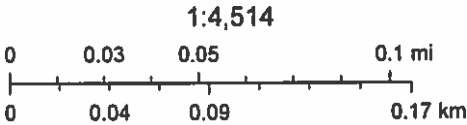
C.U.P. 22-13 Aerial Map



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- Parcel Boundaries
- Addresses
- All Road Labels
- Roads
- MAJOR
- County Boundaries

VALLEY COUNTY



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

Web AppBuilder for ArcGIS