

Valley County Planning and Zoning

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



Phone: 208-382-7115
Fax: 208-382-7119
Email: cherrick@co.valley.id.us

STAFF REPORT: C.U.P. 22-13 Paikka Bakery
HEARING DATE: May 12, 2022
TO: Planning and Zoning Commission
STAFF: Cynda Herrick, AICP, CFM
Planning and Zoning Director
APPLICANT / OWNER: Finn Place LLC
PO Box 4304
McCall, ID 83638
REPRESENTATIVE Steve Millemann
Millemann Pemberton & Holm LLP
PO Box 1066
McCall, ID 83638
LOCATION: 14118 Highway 55
RP18N03E281815 in the NE ¼ Section 18, T.18N, R.3E,
Boise Meridian, Valley County, Idaho
SIZE: 3 acres
REQUEST: Bakery and Events
EXISTING LAND USE: Single-Family Residence

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.

Baked goods and seasonal garden products would be produced at the site and delivered to local vendors. The bakery would also take individual orders, available for pick-up one day per week. Up to 18 dinners per year will also be held at the site, some inside and some within a tented area. The events are anticipated to not exceed 35 guests. Two or three employees are anticipated.

The site also has a shop with an apartment.

The existing septic system and two individual wells would be used for the business. Electrical power and telephone services exist.

Landscaping would be added to screen the site from Highway 55 and from the residence to the south.

The 3-acre site is addressed at 14118 Highway 55. There is existing shared access from Highway 55. This property is Lot 1 of the proposed Finn Barn Subdivision.

Previous commercial conditional use permits for the site are:

- C.U.P. 08-19 Rustic Outet
- C.U.P. 06-23 Rustic Elegance

FINDINGS:

1. The application was submitted on March 24, 2022.
2. Legal notice was posted in the *Star News* on April 21, 2022, and April 28, 2022. Potentially affected agencies were notified on April 12, 2022. Property owners within 300 feet of the property line were notified by fact sheet sent April 12, 2022. The site was posted on April 22, 2022. The notice and application were posted online at www.co.valley.id.us on April 8, 2022.
3. Agency comment received:

Central District Health requires additional information including application for a food establishment license, building pans, Accessory Use Application, plot plan, and details regarding plumbing, wastewater, events, and well use. (April 14, 2022)

Paul Ashton, Parametrix and Valley County Engineer, stated that a larger and legible site plan and grading, drainage, and stormwater management plan need to be submitted. (May 3, 2022)
4. Public comment received: *none*
5. Physical characteristics of the site: Relatively flat
6. The surrounding land use and zoning includes:
North: Home-Based Business
South: Single Family Residential and Elk Creek Baptist Church
East: Single Family Residential
West: Single Family Residential and Agricultural
7. Valley County Code (Title 9): In Table 9-3-1, this proposal is categorized under:
 - 5. Commercial Uses, d. Area Business

TABLE 5-A STANDARDS FOR CONDITIONAL USES

Use Description	Building Setbacks (feet)				Minimum Lot Area	Max. % Lot Cover	Minimum Street Frontage	Max. Building Height	Minimum Parking Spaces
	Front	Side	Side Street	Rear					
Commercial Use Area Business	30	10	30	30		40	75	35	1 + 1/250 sqft

9-5-3: STANDARDS:

B. Setbacks:

2. Highway 55: All structures shall be set back one hundred feet (100') from the right of way line of Highway 55 unless a more restrictive setback is required within other sections of this title.

9-5A-2: ROADS AND DRIVEWAYS:

- B. Access Roads Or Driveways: Residential developments, civic or community service uses, and commercial uses shall have at least two (2) access roads or driveways to a public street wherever practicable.
- E. Access To Highway 55: Access to Highway 55 shall be limited at all locations and may be prohibited where other access is available. An access permit from the Idaho transportation department may be required.

9-5A-3: PARKING AND OFF STREET LOADING FACILITIES:

- A. Site Plan: The site plan for a conditional use permit shall include a detailed scale drawing showing the parking area plan including driveways, parking spaces, setbacks, landscaping, buildings, vehicle maneuver areas including firetrucks and refuse collection trucks, snow storage, and drainage.
- B. Accessory Parking And Loading Facilities Required: Accessory parking and loading facilities shall be provided as required herein for every building and structure erected, and every land use established after the effective date hereof; unless the commission or the board determines that the proposed parking is adequate.
- D. (h). Prohibited In Setback Zone: No part of a parking area shall be located within a required setback zone such as a side, front, or rear yard.

9-5A-4: LANDSCAPING:

- B. Landscaping; Standards Of Design:
 - 1. Minimum Requirements: Each site to be developed under a conditional use permit shall be required to provide landscape areas equal to or exceeding the following minimum amounts:
 - b. Service/Commercial Use: Each site for proposed service/commercial use shall have a minimum of fifteen percent (15%) of the net site/lot area in landscaping.
 - d. Additional Landscaping: In addition to the minimum on site landscaping, there shall be landscaping in the entire area of the right of way, between street property line and back of street curb, road, back slope, or fill slope, except for approved driveways, walkways, bike paths, and snow storage areas.
 - 5. Commercial, Office Or Industrial Use Adjacent To Residence: Where a commercial, office or industrial user of over fifty thousand (50,000) square feet building area is located adjacent to a residence, the landscape buffer described in subsection B3 of this section shall be increased to fifteen feet (15') (adjacent to that user), with two (2) rows of trees along the interior side of the property line. Each row is to contain minimum fifteen (15) gallon trees spaced fifteen feet (15') on center, staggered for maximum effect in buffering the two (2) uses.
 - 6. Criteria For Trees Along Street Frontage: Trees shall be required along all street frontages according to the following criteria:
 - a. A minimum of one tree shall be planted for every twenty five feet (25') of linear street frontage. The trees may be grouped or planted in groves;
 - b. Fifty percent (50%) shall be twenty four inch (24") box size or larger with the balance being minimum fifteen (15) gallon size;
 - c. The trees selected shall be compatible with the overall site and landscape plan as well as adjacent sites.
 - 7. Standard Tree Planting Detail: All trees shall be planted and staked in accordance with the "Standard Tree Planting Detail" diagram in section 9-5-4 of this chapter. Plant sizes to be in accordance with Nurseryman Association standards.
 - 9. Mounding And Berming: All mounding and berming shall have slopes no steeper than three to one (3:1).
 - 10. Ground Cover: A minimum of fifty percent (50%) of the landscaped areas is to be planted with vegetative ground cover. Minimum size and spacing to be one gallon size plants at a maximum three feet (3') on center.

9-5B-1: NOISE:

- A. Commercial Or Industrial Activity: The noise emanating from any commercial or industrial activity shall be muffled so as not to become objectionable due to intermittent beat, frequency or shrillness, and shall not exceed forty (40) decibels between the hours of seven o'clock (7:00) P.M. and seven o'clock (7:00) A.M., and sixty (60) decibels at other hours at the property line if adjacent uses are not the same.

9-5B-6: OPEN STORAGE:

All storage shall be located within an area not closer than twenty feet (20') from the street right of way line and shall be enclosed with a heavy wire or board fence not less than six feet (6') high, or by plantings the same height. Lumber, coal, or other combustible material will be fully accessible to firetrucks at all times. Open storage of toxic or hazardous materials shall not be allowed.

9-5F-1: COMMERCIAL USES; SITE OR DEVELOPMENT STANDARDS:

Commercial uses requiring a conditional use permit shall meet the following site or development standards, except as may be modified by a PUD:

A. Minimum Lot Area:

1. The minimum lot area shall be unlimited herein except for the provisions of subsection 9-5-3A2 of this chapter, and except the minimum area for a ski area shall be forty (40) acres.
2. Frontage on a public or private road shall not be less than seventy-five feet (75') for each lot or parcel.

B. Minimum Setbacks:

1. The minimum setbacks for neighborhood businesses shall be thirty feet (30') from front, rear, and side street property lines and ten feet (10') from all side property lines.
2. The minimum setbacks for service and recreation businesses shall be fifty feet (50') from rear, front, and side street property lines and thirty feet (30') from side property lines.
3. The minimum setbacks for area businesses shall be the same as those for neighborhood businesses. Salvage yards, auto wrecking yards, or commercial agricultural businesses shall be located not less than one thousand feet (1,000') from any residential development, civic or community service use, or other noncompatible commercial use, unless the impacts are adequately mitigated by implementation of standards as approved by the commission. The setbacks will be determined in relation to impact mitigation.

C. Maximum Building Height And Floor Area:

1. Building heights shall not exceed thirty five feet (35') above the lower of the existing or finished grade.
2. The building size or floor area shall not exceed the limitations of subsections 9-5-3A and C of this chapter and title 6, chapter 1 of this code.
3. No building or combination of buildings may cover more than forty percent (40%) of the lot or parcel, except recreation business buildings may not cover more than one percent (1%) of the lot and agricultural business buildings may not cover more than twenty percent (20%) of the lot or parcel.

SUMMARY:

Compatibility Rating: Staff's compatibility rating is a +20.

The Planning and Zoning Commission should do their own compatibility rating prior to the meeting (form with directions attached).

STAFF COMMENTS:

1. The site is outside of the designated floodplain.
2. The parcel is within the Lake Irrigation District boundary.
3. The parcel is within the McCall Fire District.
4. Parking cannot be within the 100-ft setback from the property line along Highway 55.
5. The shared access driveway would be shared by the shop/apartment, the bakery, and a future homesite on Lot 2.
6. Are the 2-3 employees in addition to the owner(s) working at the bakery?

7. The proposed landscaping (trees) south of the proposed bakery and apartment/shop would actually be planted on the future Lot 2.

ATTACHMENTS:

- Conditions of Approval
- Blank Compatibility Evaluation
- Staff's Compatibility Evaluation
- Vicinity Map
- Aerial Map
- Assessor's Plat for T.18N R.3E Section 28
- Site Plan
- Pictures taken April 22, 2022
- Responses

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. This includes 35 guests and 18 dinner maximums.
3. The use shall be established by within one year, or a permit extension 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 submit approval letter from Central District Health.
6. Must comply with requirements of the McCall Fire District. A letter of approval is required.
7. Must submit approval permit from Idaho Transportation Department.
8. All lighting must comply with the Valley County Lighting Ordinance. All lights shall be fully shielded so that there is not upward or horizontal projection of lights. All existing non-compliant lighting should be brought into compliance within one year of approval of the conditional use permit.
9. Shall obtain a sign permit prior to installation of a sign.
10. Hours of operation are limited to 8 a.m. to 10 p.m.
11. The public would be allowed on-site to pick up orders on Saturdays and for dinner events.

END OF STAFF REPORT

9-11-1: APPENDIX A, COMPATIBILITY EVALUATION:

A. General: One of the primary functions of traditional zoning is to classify land uses so that those which are not fully compatible or congruous can be geographically separated from each other. The county has opted to substitute traditional zoning with a multiple use concept in which there is no separation of land uses. Proposed incompatible uses may adversely affect existing uses, people, or lands in numerous ways: noise, odors, creation of hazards, view, water contamination, loss of needed or desired resources, property values, or infringe on a desired lifestyle. To ensure that the county can continue to grow and develop without causing such land use problems and conflicts, a mechanism designed to identify and discourage land use proposals which will be incompatible at particular locations has been devised. The compatibility evaluation of all conditional uses also provides for evaluations in a manner which is both systematic and consistent.

B. Purpose, Use:

1. The compatibility rating is to be used as a tool to assist in the determination of compatibility. The compatibility rating is not the sole deciding factor in the approval or denial of any application.
2. Staff prepares a preliminary compatibility rating for conditional use permits, except for conditional use permits for PUDs. The commission reviews the compatibility rating and may change any value.

C. General Evaluation: Completing the compatibility questions and evaluation (form):

1. All evaluations shall be made as objectively as possible by assignment of points for each of a series of questions. Points shall be assigned as follows:

Plus 2 - assigned for full compatibility (adjacency encouraged).

Plus 1 - assigned for partial compatibility (adjacency not necessarily encouraged).

0 - assigned if not applicable or neutral.

Minus 1 - assigned for minimal compatibility (adjacency not discouraged).

Minus 2 - assigned for no compatibility (adjacency not acceptable).

2. Each response value shall be multiplied by some number, which indicates how important that particular response is relative to all the others. Multipliers shall be any of the following:

x4 - indicates major relative importance.

x3 - indicates above average relative importance.

x2 - indicates below average relative importance.

x1 - indicates minor relative importance.

D. Matrix - Questions 1 Through 3: The following matrix shall be utilized, wherever practical, to determine response values for questions one through three (3). Uses classified and listed in the left hand column and across the top of the matrix represent possible proposed, adjacent, or vicinity land uses. Each box indicates the extent of compatibility between any two (2) intersecting uses. These numbers should not be changed from proposal to proposal, except where distinctive uses arise which may present unique compatibility considerations. The commission shall determine whether or not there is a unique consideration.

E. Terms:

DOMINANT ADJACENT LAND USE: Any use which is within three hundred feet (300') of the use boundary being proposed; and

1. Comprises at least one-half ($\frac{1}{2}$) of the adjacent uses and one-fourth ($\frac{1}{4}$) of the total adjacent area; or
2. Where two (2) or more uses compete equally in number and are more frequent than all the other uses, the one with the greatest amount of acreage is the dominant land use; or
3. In all other situations, no dominant land use exists. When this occurs, the response value shall be zero.

LOCAL VICINITY: Land uses within a one to three (3) mile radius. The various uses therein should be identified and averaged to determine the overall use of the land.

F. Questions 4 Through 9:

1. In determining the response values for questions 4 through 9, the evaluators shall consider the information contained in the application, the goals and objectives of the comprehensive plan, the provisions of this title and related ordinances, information gained from an actual inspection of the site, and information gathered by the staff.
2. The evaluator or commission shall also consider proposed mitigation of the determined impacts. Adequacy of the mitigation will be a factor.

Compatibility Questions and Evaluation

Matrix Line # / Use: _____

Prepared by: _____

YES/NO X Response
Value

Use Matrix Values:

(+2/-2) X 4 _____

1. Is the proposed use compatible with the dominant adjacent land use?

(+2/-2) X 2 _____

2. Is the proposed use compatible with the other adjacent land uses (total and average)?

(+2/-2) X 1 _____

3. Is the proposed use generally compatible with the overall land use in the local vicinity?

Site Specific Evaluation (Impacts and Proposed Mitigation)

(+2/-2) X 3 _____

4. Is the property large enough, does the existence of wooded area, or does the lay of the land help to minimize any potential impacts the proposed use may have on adjacent uses?

(+2/-2) X 1 _____

5. Is the size or scale of proposed lots and/or structures similar to adjacent ones?

(+2/-2) X 2 _____

6. Is the traffic volume and character to be generated by the proposed use similar to the uses on properties that will be affected by proximity to parking lots, on-site roads, or access roads?

(+2/-2) X 2 _____

7. Is the potential impact on adjacent properties due to the consuming or emission of any resource or substance compatible with that of existing uses?

(+2/-2) X 2 _____

8. Is the proposed use compatible with the abilities of public agencies to provide service or of public facilities to accommodate the proposed use demands on utilities, fire and police protection, schools, roads, traffic control, parks, and open areas?

(+2/-2) X 2 _____

9. Is the proposed use cost effective when comparing the cost for providing public services and improving public facilities to the increases in public revenue from the improved property?

Sub-Total (+) _____

Sub-Total (--) _____

Total Score _____

The resulting values for each questions shall be totaled so that each land use and development proposal receives a single final score.

APPENDIX A

MATRIX FOR RATING QUESTIONS 1, 2, and 3

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23
1. AGRICULTURAL		+2	-1	-2	-2	-2	-2	+1	+1			+2	+1	+1	-1	-1	+2	-1	-2	-1	+1	+2	+2
2. RESIDENCE, S.F.	+2		+2	+1	+1	+1	+1	+1	+1	-1	+2	+1	-2	+1	-1	+1	+1	+1	-1	+1	+1	-2	-2
3. SUBDIVISION, S.F.	-1	+2		+1	+1	+1	+1	+1	+1	-1	+2	+1	-2	+1	-1	+1	+2	+1	-1	+2	+1	-2	-2
4. M.H. or R.V. PARK	-2	+1	+1		+1	+1	+1	+1	+1	-1	+2	+1	-2	+1	-1	+1	+1	+1	-1	+1	+1	-2	-2
5. RESIDENCE, M.F.	-2	+1	+1	+1		+2	+2	+1	+1	-1	+2	+1	-2	+1	-1	+1	+1	+1	-1	+1	+1	-2	-2
6. SUBDIVISION, M.F.	-2	+1	+1	+1	+2		+2	+1	+1	-1	+2	+1	-2	+1	-1	+1	+1	+1	-1	+1	+1	-2	-2
7. P.U.D., RES.	-2	+1	+1	+1	+2	+2		+1	+1	-1	+2	+1	-2	+1	-1	+1	+1	+1	-1	+1	+1	-2	-2
8. REL., EDUC & REHAB	+1	+2	+1	+1	+1	+1	+1		+1	+1	-1	+2	-2	-1	-1	+2	+2	+1	+1	-1	+1	-2	-1
9. FRAT or GOVT	+1	+1	+1	+1	+1	+1	+1	+1		+1	-1	+2	-2	-1	-1	+1	+1	+1	+1	-1	+1	-2	-2
10. PUBLIC UTIL (1A-3.1)	+1	-1	-1	-1	-1	-1	-1	+1	+1		+1	+1	-1	+1	+1	+1	-1	+1	+1	+1	+1	-1	+1
11. PUBLIC REC	+1	+2	+2	+2	+2	+2	+2	-1	-1	+1		+2	-1	+1	+1	+1	+2	+1	+1	+1	+2	+1	+1
12. CEMETERY	+2	+1	+1	+1	+1	+1	+1	+2	+2	+2	+2		+1	+1	+1	+1	+1	+1	+1	+1	+2	+1	+1
13. LANDFILL or SWR. PLANT	+1	-2	-2	-2	-2	-2	-2	-2	-2	-1	-1	+1		-1	-1	-2	-2	-2	-2	-1	+2	+2	+2
14. PRIV. REC. (PER)	+1	+1	+1	+1	+1	+1	+1	-1	-1	+1	+1	+1	-1		+1	+1	+1	+2	+1	+2	+2	-1	+1
15. PRIV. REC. (CON)	-1	-1	-1	-1	-1	-1	-1	-1	-1	+1	+1	+1	-1	+1		-2	-2	-1	-2	-2	+2	-1	+1
16. NEIGHBORHOOD BUS.	-1	+1	+1	+1	+1	+1	+1	+2	+1	+1	+1	+1	-2	+1	-2		+1	+2	+2	+1	+2	-1	-1
17. RESIDENCE BUS.	+2	+2	+2	+1	+1	+1	+1	+2	+1	-1	+2	+1	-2	+1	-2	+1		+1	+1	+1	+1	-2	-2
18. SERV. BUS.	-1	+1	+1	+1	+1	+1	+1	+1	+1	+1	+1	+2	+2	+2	+2	+2	+2		+2	+2		+1	+1
19. AREA BUS.	-2	-1	-1	-1	-1	-1	-1	+1	+1	+1	+1	+1	-2	+1	-2	+2	+2	+2		+1	+2	-2	-2
20. REC. BUS.	-2	+2	+2	+1	+1	+1	+1	-1	-1	+1	+1	+1	-1	+2	-2	+1	+1	+2	+1		+2	-2	+1
21. LIGHT IND.	+1	+1	+1	+1	+1	+1	+1	+1	+1	+1	+1	+2	+2	+2	+2	+2	+2	+2	+2	+2		+1	+1
22. HEAVY IND.	+2	-2	-2	-2	-2	-2	-2	-2	-2	+2	-1	+1	+2	-1	-1	-1	-2	-1	-2	-2	+1		+1
23. EXTR. IND.	+2	-2	-2	-2	-2	-2	-2	-1	-2	+2	+1	+1	+2	+1	+1	-1	-2	-1	-2	+1	+1	+2	

THE SOLID SQUARES AS +2

Compatibility Questions and Evaluation

Matrix Line # / Use: 19

Prepared by: GT

YES/NO X Response Value

Use Matrix Values:

(+2/-2) -1 X 4 -4

1. Is the proposed use compatible with the dominant adjacent land use?

Residential

(+2/-2) +2 X 2 +4

2. Is the proposed use compatible with the other-adjacent land uses (total and average)?

Residential Business

(+2/-2) +1 X 1 +1

3. Is the proposed use generally compatible with the overall land use in the local vicinity?

See 142 w/ Area Business & AS

Site Specific Evaluation (Impacts and Proposed Mitigation)

(+2/-2) +1 X 3 +3

4. Is the property large enough, does the existence of wooded area, or does the lay of the land help to minimize any potential impacts the proposed use may have on adjacent uses?

It is large enough & has proposed landscaping to mitigate.

(+2/-2) +2 X 1 +2

5. Is the size or scale of proposed lots and/or structures similar to adjacent ones?

Yes

(+2/-2) +2 X 2 +4

6. Is the traffic volume and character to be generated by the proposed use similar to the uses on properties that will be affected by proximity to parking lots, on-site roads, or access roads?

Very little traffic - see Traffic Impact Study

(+2/-2) +1 X 2 +2

7. Is the potential impact on adjacent properties due to the consuming or emission of any resource or substance compatible with that of existing uses?

Yes - may be some added "people" noise

(+2/-2) +2 X 2 +4

8. Is the proposed use compatible with the abilities of public agencies to provide service or of public facilities to accommodate the proposed use demands on utilities, fire and police protection, schools, roads, traffic control, parks, and open areas?

Yes

(+2/-2) +2 X 2 +4

9. Is the proposed use cost effective when comparing the cost for providing public services and improving public facilities to the increases in public revenue from the improved property?

Yes

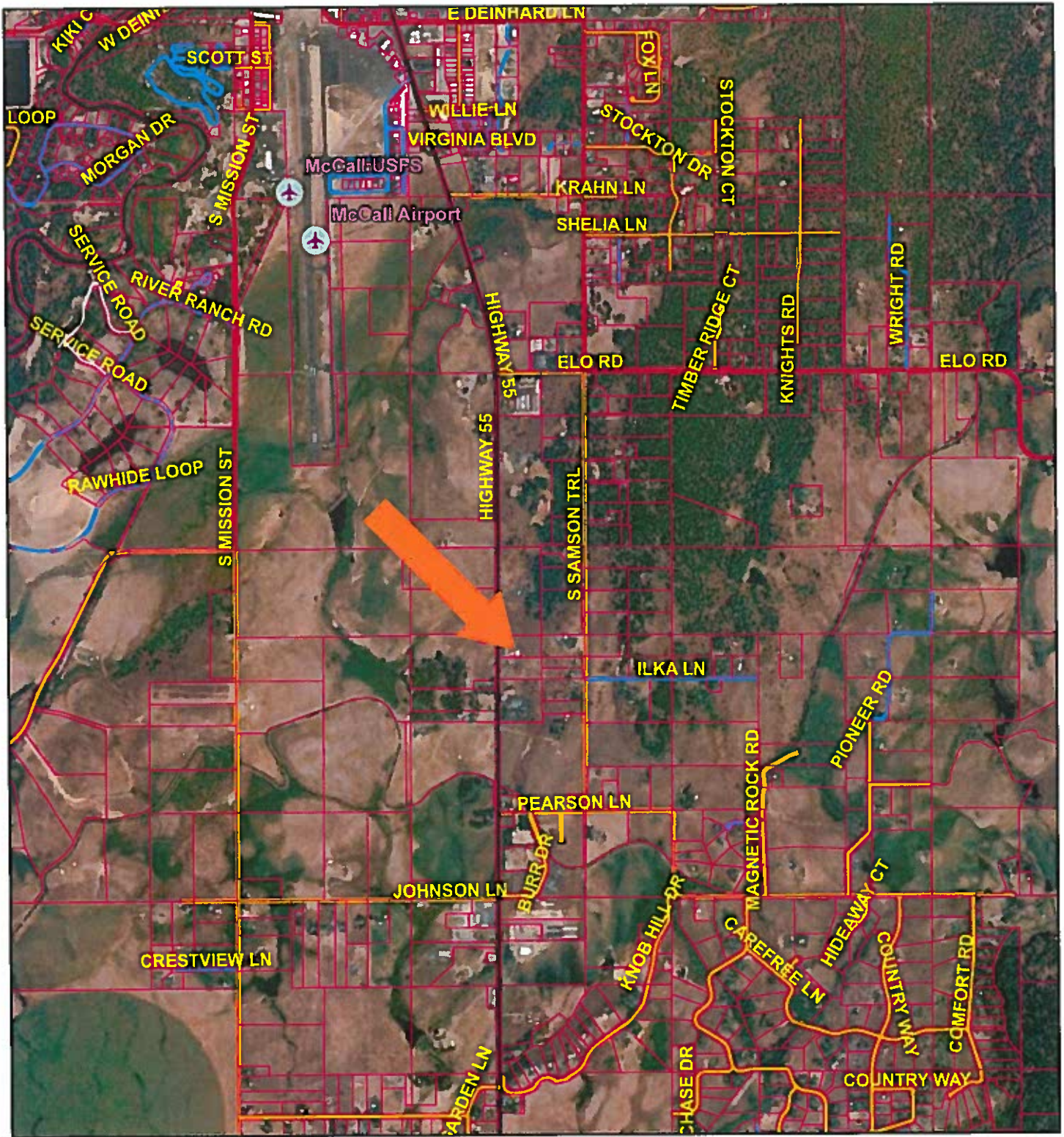
Sub-Total (+) 24

Sub-Total (--) 4

Total Score +20

The resulting values for each questions shall be totaled so that each land use and development proposal receives a single final score.

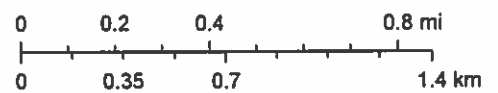
C.U.P. 22-13 Vicinity Map



3/25/2022, 2:20:24 PM

1:36,112

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

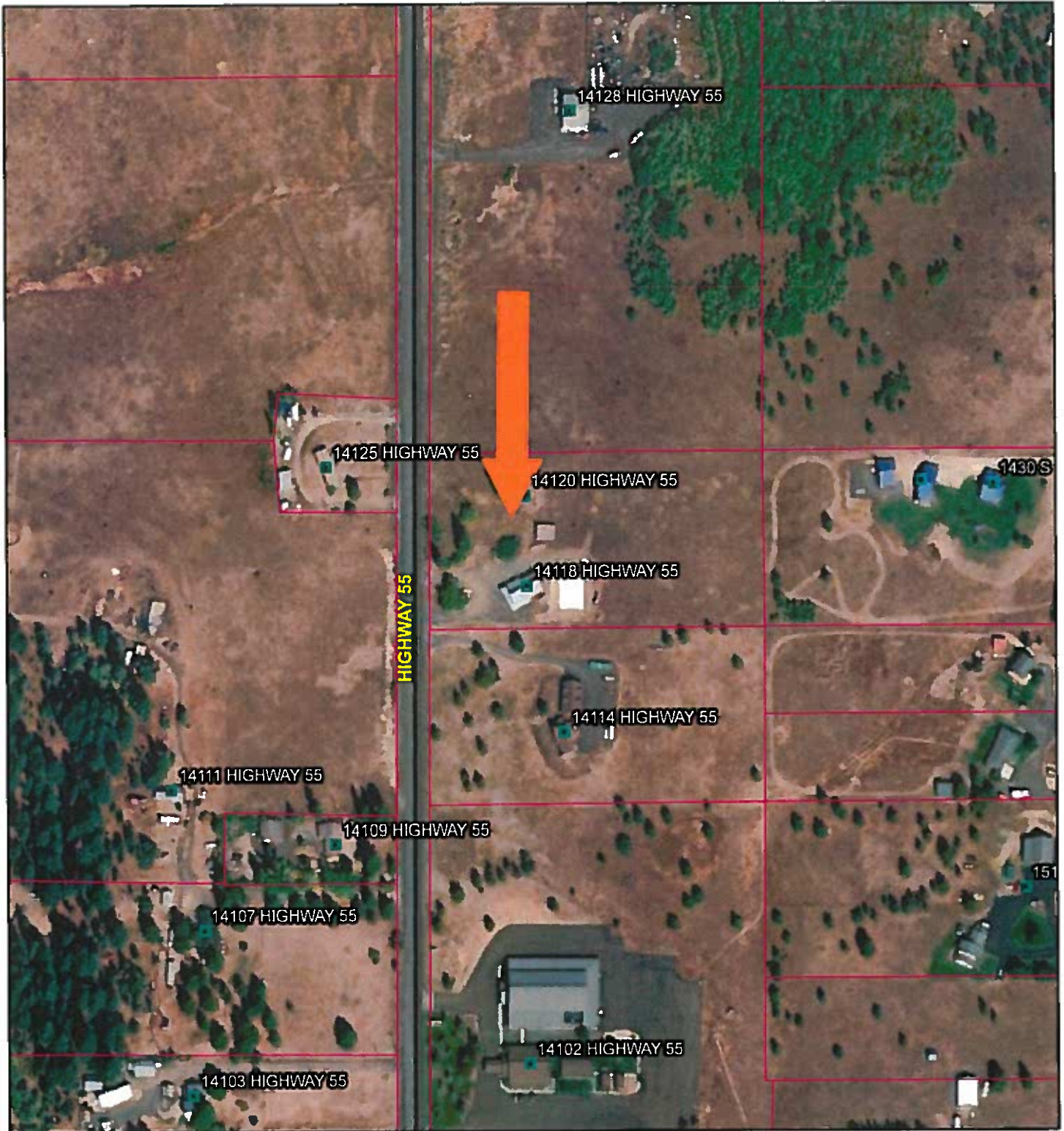


Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Web AppBuilder for ArcGIS

Maxar | Valley County IT | Compiled by the Bureau of Land Management (BLM), National Operations Center (NOC), OC-530. | United States Forest Service Natural Resource Manager (NRM) Infra

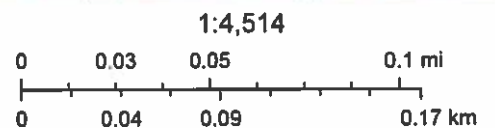
C.U.P. 22-13 Aerial Map



3/25/2022, 2:06:44 PM

- 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

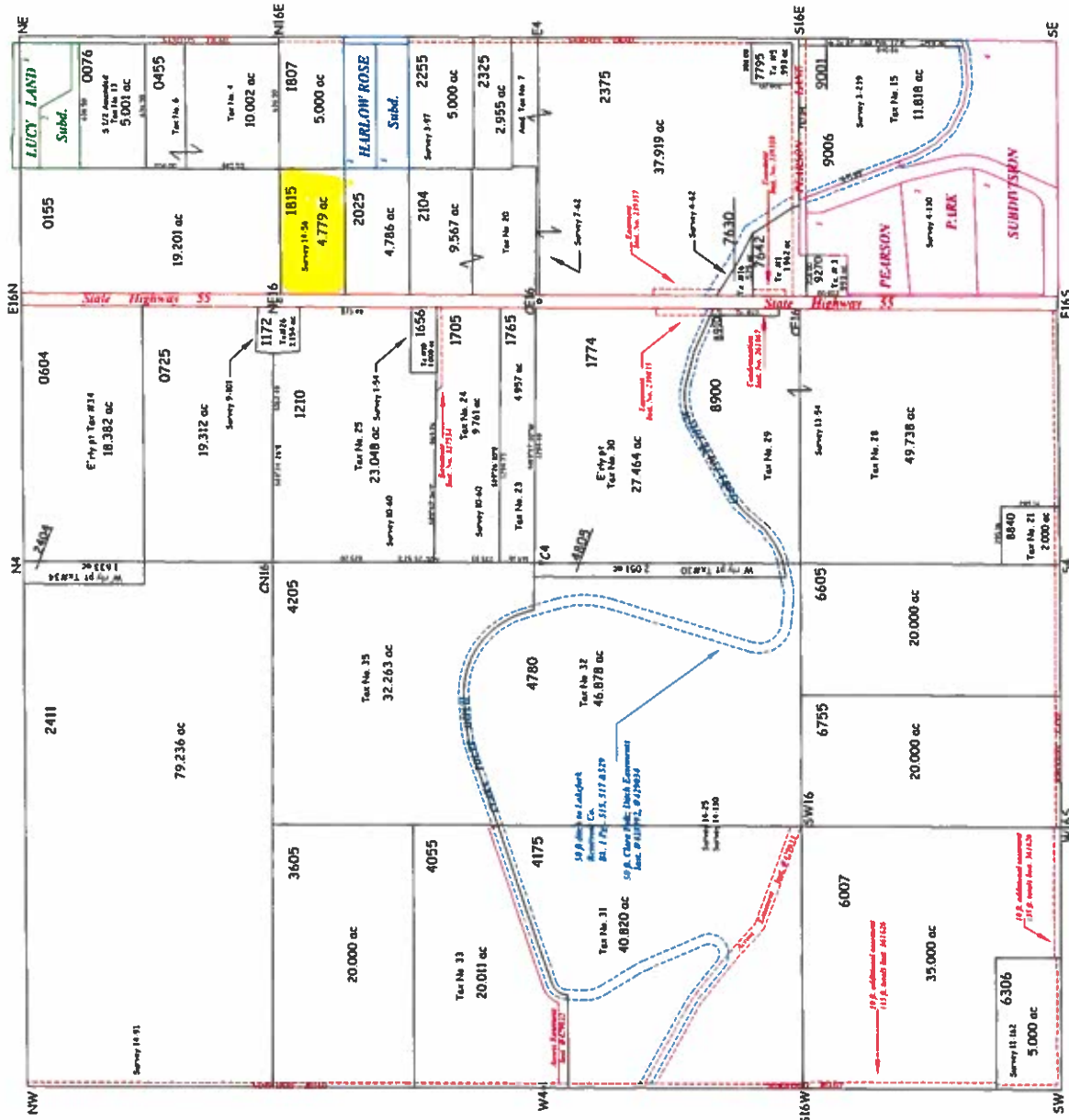
Web AppBuilder for ArcGIS

PLAT TITLE

T W P . 1 8 N R O S E S E C . 2 8

VALLEY COUNTY
Cartography Dept.
Assessor's Office
Cascade, ID 83611

Filename:
Valley County Base Map
Scale: 1" = 400 ft.
Date: 6/30/2021
Drawn by: L. Frederick

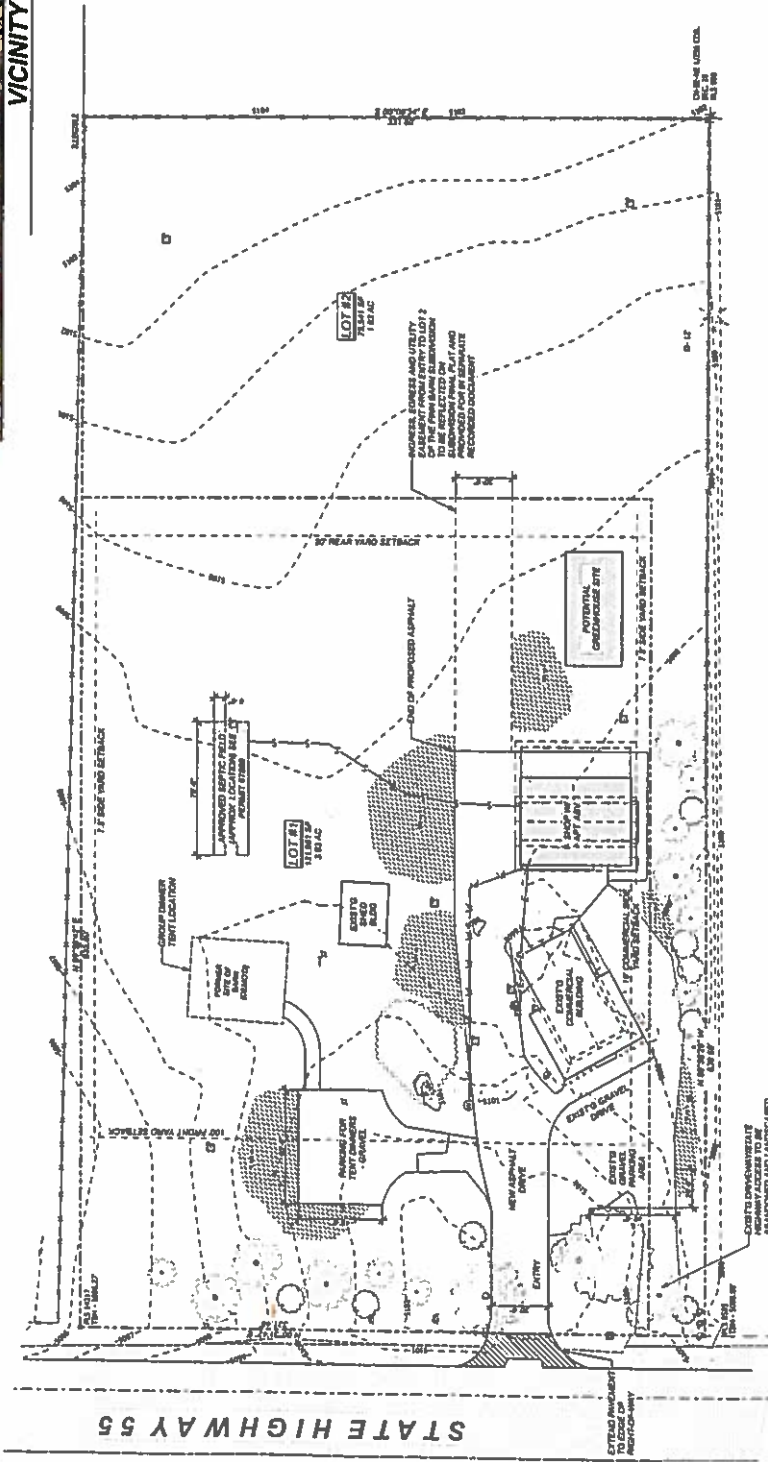


This drawing is to be used for reference purposes ONLY. The Townships is NOT Responsible for any inaccurate or outdated data.

	SF	%	TOTAL
FINN BARN LOT 1	13166.00	0.40	52764 ALLOWABLE
A BLDG FOOTPRINT	2388.00	1.00	2388.00 A
DRIVEWAY	2176.00	1.00	2176.00 A
SHOP W/APT ABOVE	2630.00	1.00	2630.00 A
APARTMENT	1600.00	1.00	1600.00 A
FUTURE GREENHOUSE	1800.00	1.00	1800.00 A
		TOTAL A	7318.00



VICINITY MAP



CUP SITE PLAN

SCALE: 1" = 30'

[illegible]

FINN BARN SUBDIVISION
MCCALL, VALLEY COUNTY

CUP2

McCALL DESIGN & PLANNING •

PO Box 729
McCALL, IDAHO 83638

SUSSEWILL • VANNY

208-634-5707

STANLEY W. LAM, C.S. 1983



BOOKS

low







Valley County Transmittal
Division of Community and Environmental Health

Return to:

- ☐ Cascade
☐ Donnelly
☐ McCall
☐ McCall Impact
☒ Valley County

Rezone # _____

Conditional Use # CUP 22-13

Preliminary / Final / Short Plat Paikha Bakery

14118 Highway 55
Sec 18

- ☐ 1. We have No Objections to this Proposal.
- ☐ 2. We recommend Denial of this Proposal.
- ☒ 3. Specific knowledge as to the exact type of use must be provided before we can comment on this Proposal.
- ☐ 4. We will require more data concerning soil conditions on this Proposal before we can comment.
- ☐ 5. Before we can comment concerning individual sewage disposal, we will require more data concerning the depth of:
- | | |
|--|---|
| <input type="checkbox"/> high seasonal ground water | <input type="checkbox"/> waste flow characteristics |
| <input type="checkbox"/> bedrock from original grade | <input type="checkbox"/> other _____ |
- ☐ 6. This office may require a study to assess the impact of nutrients and pathogens to receiving ground waters and surface waters.
- ☐ 7. This project shall be reviewed by the Idaho Department of Water Resources concerning well construction and water availability.
- ☐ 8. After written approvals from appropriate entities are submitted, we can approve this proposal for:
- | | | |
|--|--|---|
| <input type="checkbox"/> central sewage | <input type="checkbox"/> community sewage system | <input type="checkbox"/> community water well |
| <input type="checkbox"/> interim sewage | <input type="checkbox"/> central water | |
| <input type="checkbox"/> individual sewage | <input type="checkbox"/> individual water | |
- ☐ 9. The following plan(s) must be submitted to and approved by the Idaho Department of Environmental Quality:
- | | | |
|---|--|--|
| <input type="checkbox"/> central sewage | <input type="checkbox"/> community sewage system | <input type="checkbox"/> community water |
| <input type="checkbox"/> sewage dry lines | <input type="checkbox"/> central water | |
- ☐ 10. Run-off is not to create a mosquito breeding problem
- ☐ 11. This Department would recommend deferral until high seasonal ground water can be determined if other considerations indicate approval.
- ☐ 12. If restroom facilities are to be installed, then a sewage system MUST be installed to meet Idaho State Sewage Regulations.
- ☒ 13. We will require plans be submitted for a plan review for any:
- | | | |
|--|---|--|
| <input checked="" type="checkbox"/> food establishment | <input type="checkbox"/> swimming pools or spas | <input type="checkbox"/> child care center |
| <input type="checkbox"/> beverage establishment | <input type="checkbox"/> grocery store | |
- ☒ 14. SEE ATTACHMENT

Reviewed By: [Signature]

Date: 4/14/22

CUP- 22-13

Paikka Bakery

14118 Highway 55

The applicant will need the following:

- 1.) Submit an application for a food establishment license to CDH.
- 2.) Submit building plans and schedule an appointment for an establishment plan review prior to beginning and remodel of the existing facility.
- 3.) Submit an Accessory Use Application to CDH so that the existing septic system can be evaluated to see if it is large enough to accommodate the maximum daily flows of wastewater.
- 4.) Provide a detailed plot plan and identify all structures and the uses of those structures that will have plumbing connections to the septic system.
- 5.) Provide specific details regarding processes in the structure that will generate wastewater, the maximum number of employees and the maximum number of patrons that will attend the proposed dinners that will be held at the facility. Also, if other events are proposed, such as; weddings, reunions, overnight accommodations, etc. provide details regarding maximum number of patrons who might attend these events.
- 6.) Depending on the number of patrons attending the events, and the number of events proposed, the wells may need to be considered public water well(s). If that is the case the applicant will need to work with CDH's public Water System specialist and the Department of Environmental Quality to obtain approval of the well(s) for use as a public water system.

Mike Reno

Supervisor, Land Programs

TECHNICAL MEMORANDUM

DATE: May 3, 2022
TO: Cynda Herrick, AICP
Valley County Planning and Zoning Administrator
FROM: Paul Ashton, PE
SUBJECT: May 12, 2022, Planning and Zoning Agenda Items
CC: Cody Janson, PE
PROJECT NUMBER: 314-4875-011
PROJECT NAME: Valley County Engineering Services

The following comments are for the items listed in the on the May 12, 2022, Valley County Planning and Zoning Commission agenda:

Old Business:

1. C.U.P 21-06 Moon View Ranch Subdivision – Final Plat

Valley County Engineer reviewed the Final Roadway, Grading, and Stormwater Improvements Plans and Stormwater Drainage Report last year and recommended approval of the documents in a letter dated June 18, 2021.

New Business:

1. C.U.P 22-11 Central Mountain Land Services

Not reviewed by the Valley County Engineer.

2. C.U.P 22-12 Gemma's Outdoor Market

Not reviewed by the Valley County Engineer.

3. C.U.P 22-13 Paikka Bakery – Preliminary and Final Plat

A CUP Site Plan and Preliminary Grading, Drainage, and Stormwater Management plan were submitted with the C.U.P application but were too small and not legible for an extensive review. This project will require review and approval by Valley County of the site grading, drainage, and stormwater management plan, including erosion control measures, best management practices, and drainage calculations, prior to final plat approval. After reviewing the C.U.P. application, including the Traffic Impact Analysis, we have no additional comments.

Please contact me if you have any questions.

Sincerely,

PARAMETRIX
Valley County Engineer

A handwritten signature in blue ink, appearing to read "Paul S. Ashton", with a long horizontal flourish extending to the right.

Paul Ashton, PE