

Valley County Planning and Zoning

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



Phone: 208-382-7115
Email: cherrick@valleycountyid.gov

STAFF REPORT: C.U.P. 25-022 Paikka Bakery - Amendment of C.U.P. 22-13
HEARING DATE: September 11, 2025
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 Amy Holm, Millemann Pemberton & Holm LLP
PO Box 1066, McCall, ID 83638
LOCATION: 14118 Highway 55
Finn Barn Subdivision Lot 1 Block 1 in in the SENE Section 18, T.18N,
R.3E, Boise Meridian, Valley County, Idaho
SIZE: 3 acres
REQUEST: Amend C.U.P. to increase the number of days of use by the public
EXISTING LAND USE: C.U.P. 22-13 Paikka Bakery

Finn Place LLC is requesting an amendment to an existing conditional use permit for a wholesale farm-to-table bakery. Individual orders, available for pick-up, and 18 dinners per year are allowed.

A condition of approval currently limits the public on-site to pick up orders one day per week and for the dinner events. Based on demand, the applicant requests that the public be allowed on-site five days per week in addition to the dinner events.

The site includes a commercial building, a shop with apartment, two sheds, and a 30-ft x 48-ft greenhouse/hoophouse on the east side of the property. The applicant proposed to add a second moveable greenhouse on the property (shown as a green rectangle on site plan).

The existing septic system and two individual wells would continue to be used.

The 3-acre site is accessed from Highway 55. A shared access is used to access both Lot 1 and Lot 2 of Finn Barn Subdivision.

FINDINGS:

1. The application was submitted on July 28, 2025

2. Legal notice was posted in the *Star News* on August 21, 2025, and July 31, 24, 2025. Potentially affected agencies were notified on August 12, 2025. Neighbors within 300 feet of the property line were notified by fact sheet sent August 13, 2025. The site was posted on August 19, 2025. The notice and application were posted online at www.co.valley.id.us on August 12, 2025.
3. Agency comment received:
 Emily Hart, McCall Airport Manager, had no comments. (August 21, 2025)
 Ryan Garber, McCall Fire & EMS, had no comments. (September 2, 2025)
 The application includes an email from Niki Benyakhlef, ITD, who stated that ITD will not require an additional study nor turn lanes at this time. (July 25, 2025)
4. Public comment received: *none*
5. Physical characteristics of the site: Relatively flat
6. The surrounding land use and zoning includes:
 North: Single-Family Residential Lot; Idaho Water Sports
 South: Single Family Residential Parcels and Elk Creek Baptist Church
 East: Single Family Residential Parcels
 West: Single Family Residential Parcels
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

TITLE 9 LAND USE AND DEVELOPMENT

9-5-3: STANDARDS:

The provisions of this chapter shall apply to the various buildings and uses designated herein as conditional uses.

B. Setbacks:

1. Structures Exceeding Three Feet In Height: The setbacks for all structures exceeding three feet (3') in height are specified herein under the site and development standards for the specific use.
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.
3. High Water Line: All residential buildings shall be set back at least thirty feet (30') from high water lines. All other buildings shall be set back at least one hundred feet (100') from high water lines.
4. Front Yards: Front yards shall be determined by the structure establishing the principal use on the property and the location of the access street or road.
5. Encroachment On Yards: No other structure may encroach on the yards determined for the structure establishing principal use.
6. Measurement: All building setbacks shall be measured horizontally, on a perpendicular to the property line, to the nearest corner or face of the building including eaves, projections, or overhangs.

9-5A SITE IMPROVEMENTS

9-5A-1: GRADING:

- A. Permit Required: Grading to prepare a site for a conditional use or grading, vegetation removal, construction or other activity that has any impact on the subject land or on adjoining properties is a conditional use. A conditional use permit is required prior to the start of such an activity.
- D. Wetlands: Grading or disturbance of wetlands is subject to approval of the U.S. corps of engineers under the federal clean water act. The federal permit, if required, shall be part of the conditional use permit.
- E. Site Grading Plan:
 - 1. The conditional use permit application shall include a site grading plan, or preliminary site grading plan for subdivisions, clearly showing the existing site topography and the proposed final grades with elevations or contour lines and specifications for materials and their placement as necessary to complete the work. The plan shall demonstrate compliance with best management practices for surface water management for permanent management and the methods that will be used during construction to control or prevent the erosion, mass movement, siltation, sedimentation, and blowing of dirt and debris caused by grading, excavation, open cuts, side slopes, and other site preparation and development. The plan shall be subject to review of the county engineer and the soil conservation district. The information received from the county engineer, the soil conservation district, and other agencies regarding the site grading plan shall be considered by the planning and zoning commission and/or the board of county commissioners in preparing the conditions of approval or reasons for denial of the applications.
- F. Land Surfaces Not Used For Roads, Buildings And Parking: All land surfaces not used for roads, buildings and parking shall be covered either by natural vegetation, other natural and undisturbed open space, or landscaping.
- G. Stormwater Management Plan: Prior to issuance of building permits, the administrator must receive a certification from the developer's engineer verifying that the stormwater management plan has been implemented according to approved plans.

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.

9-5A-4: LANDSCAPING:

- A. Purpose And General Regulations:
 - 3. General Regulations
 - d. Strip, Excavate, Remove Topsoil Or Berm Up Soil On Site: No person, firm or corporation shall strip, excavate or remove topsoil nor shall they berm up soil on a site, except to accommodate an approved building, building addition or facilitate necessary and approved site improvements. These changes must be part of the approved site grading and stormwater management plan. This subsection does not apply to sites where permitted uses exist or are proposed.
 - f. Use Of Landscaped Areas: Landscaped areas shall not be used for parking of vehicles, display of merchandise or other uses detrimental to the landscaping.
 - 4. Maintenance:
 - a. Responsibility For Maintenance: The landscape areas on site, as well as in the right of way, shall be maintained by the owner or owner's association (should the property be subdivided) or the lessee of the site. Any areas designated and intended for the purposes of on site water retention shall be maintained and reserved for that specific purpose. Any alteration or deterioration of those areas shall be considered a violation of this title and any applicable ordinance.
 - b. Replacement Of Plant Material: Any plant material that does not survive shall be replaced within thirty (30) days of its demise.

- c. Removal Or Destruction Of Landscape Material: The removal or destruction of landscape material previously approved by the county shall constitute a violation of this title. Replacement of landscape material shall be of like size as that which was removed or destroyed.
 - d. Maintained In Accordance With Site and/or Landscape Plan: Landscaping, irrigation systems, walls, screening devices, curbing and lighting shall be reasonably maintained in accordance with the approved site and/or landscape plan. Plant material shall not be severely pruned such that the natural growth pattern or characteristic forms are significantly altered.
 - e. Modification and/or Removal Of Existing Landscaping: Modifications and/or removal of existing landscaping shall require prior approval.
 - f. Lack Of Maintenance: The lack of maintenance shall constitute a violation of this title.
 - g. Sight Obscuring Landscape Features: Sight obscuring landscape features such as hedges shall be maintained in such a manner that vision necessary for safe operation of motor vehicles or bicycles along or entering public roadways is not obstructed.
- 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.
 - 4. Use Adjacent To Single-Family Residential Development: Where multi-family, commercial, office or industrial uses are adjacent to or separated by an alley or lesser separation from a single-family residential development, such trees shall be planted at ten feet (10') on center, with every other tree being a minimum twenty four inch (24") box size.
 - 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.
 - 8. On Site Water Retention Areas: All on site water retention areas, other than paved surfaces, shall be entirely landscaped and shall comply with the following criteria:
 - a. The retention areas shall not occupy more than sixty seven percent (67%) of the on site street frontage landscape area;
 - b. All retention areas shall maintain slopes no steeper than three to one (3:1).
 - 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.
 - 11. Landscape Designs: Landscape designs shall be compatible with adjacent properties. Selected stock shall be especially suited for this climate or shall be from native stock.

9-5A-5: FENCING:

- A. Substituted For Planting Screens: Fencing may be substituted for planting screens subject to the approval of the staff and the commission.
- B. Separation Or Screening: Fencing shall be installed to provide separation or screening as specified in the site or development standards for the specific use. A sight obscuring fence required by the commission for any conditional use shall be stained or painted a single solid color, shall not be used for advertising, and shall be maintained in good repair.
- E. Construction And Materials: Fence construction and materials shall be in accordance with commonly accepted good practices to produce a neat appearing durable fence. The location, height, and materials used for constructing a fence shall be approved by the commission and specified in the conditional use permit. Fences required for any conditional use shall be maintained in good repair.
- F. Conditional Use Adjoins Agricultural Uses: Where a conditional use adjoins an agricultural use where animal grazing is known to occur for more than thirty (30) consecutive days per year, the permittee shall cause a fence to be constructed so as to prevent the animals from entering the use area. The permittee shall provide for the maintenance of said fence through covenants, association documents, agreement(s) with the adjoining owner(s), or other form acceptable to the commission prior to approval of the permit so that there is reasonable assurance that the fence will be maintained in functional condition so long as the conflicting uses continue.
- G. Obstruction Of Vision: Sight obscuring fences, hedges, walls, latticework, or screens shall not be constructed in such a manner that vision necessary for safe operation of motor vehicles or bicycles on or entering public roadways is obstructed.

9-5B PERFORMANCE STANDARDS**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-2: LIGHTING:**9-5B-3: ELECTRICAL INTERFERENCE:**

Provisions must be made for necessary shielding or other preventive measures against interferences occasioned by mechanical, electrical, electronic, and nuclear equipment, uses or processes with electrical apparatus in nearby buildings or land uses.

9-5B-4: EMISSIONS:

- A. Obnoxious Odors; Toxic Or Corrosive Fumes Or Gases: The emission of obnoxious odors of any kind shall not be permitted, nor the emission of any toxic or corrosive fumes or gases.
- B. Dust: Dust created by an industrial, commercial, or recreational operation shall not be exhausted or wasted into the air. All operations shall be subject to the standards in appendix C, fugitive dust 1. State air quality permits, when required, may be a condition of approval of the conditional use permit or may be required to be a part of the conditional use permit at the discretion of the commission.

9-5B-5: DUST:

- A. Minimization Required: Dust and other types of air pollution borne by the wind from such sources as storage areas and roads, shall be minimized by appropriate landscaping, paving, oiling, watering on a scheduled basis, or other acceptable means.
- B. Created By Approved Operation: Dust created by any approved operation shall not be exhausted or wasted into the air. The standards in appendix C, fugitive dust 1 along with state air quality permits, when required, may be a condition of approval of the conditional use permit or may be required to be a part of the conditional use permit at the discretion of the commission.

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.

9-5B-7: FIRE PROTECTION:

Provisions must be made to implement prefire activities that may help improve the survivability of people and homes in areas prone to wildfire. Activities may include vegetation management around the home, use of fire resistant building materials, appropriate subdivision design, removal of fuel, providing a water source, and other measures. Recommendations of the applicable fire district will be considered.

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:
 - 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.
 - D. Site Improvements:
 - 1. Where commercial uses are proposed on a lot or parcel having frontage on Highway 55 and a side street, the access shall be limited to the side street.
 - 2. Parking spaces for neighborhood and area businesses shall be provided at the rate of one, plus one per each two hundred fifty (250) square feet of floor area.
-

SUMMARY:

A compatibility rating was not completed since this is an amendment and not a new use.

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

STAFF COMMENTS:

- 1. This site is within the McCall Fire District , Water District 65D, and Lake Irrigation District and a herd district.
- 2. The Proposed Site Plan and the submitted landscape plan do not match. It appears the landscape plan is from the original approval.
- 3. The applicant shall confirm that existing landscaping meets the approved landscaping plan.
- 4. The existing sign was not permitted by Planning and Zoning; a sign application is required.
- 5. Has the parking within the 100' setback been constructed? I question parking in the setback area.

Question to P&Z Commission:

1. Does this use meet the minimum standards in Title 9, Chapter 5, of the Valley County Code in regards to frontage, lot size, etc.? If not, which ones does it not comply with?
2. Would impacts be properly mitigated? If not, which impacts would not be mitigated?
3. If not approved, what could the applicant do to gain approval?

Standards of Approval:

1. Will the application result in an increase in value of private property? VCC 9-5-2(B)(3).
2. Will the approval of the application result in an undue adverse impact on the environment? VCC 9-5-2(B)(3).
3. Will the approval of the application result in an undue adverse impact on adjoining properties? VCC 9-5-2(B)(3).
4. Will the approval of the application result in an undue adverse impact on governmental services? VCC 9-5-2(B)(3).
5. Is the application consistent with the Valley County Comprehensive Plan? VCC 9-5-2(B)(3).
6. Conditional uses may be approved only after a C.U.P. has been evaluated to determine that the impacts can be mitigated through conformance with conditions of approval. VCC 9-5-2(A).

These six standards should be a significant focus of attention during the public hearing and deliberations because they need to be resolved in order to justify approval. VCC 9-5-1(C) directs the decision-making body to encourage conditional uses where noncompatible aspects of the application can be satisfactorily mitigated through development agreements for the costs to service providers and impacts to surrounding land uses. Because mitigation measures are a requirement of approval the applicant needs to understand that he/she will be required to perform some off-site improvements. They are not mandatory but without them the application cannot satisfy the mitigation of impacts requirement and would be denied under the ordinance.

ATTACHMENTS:

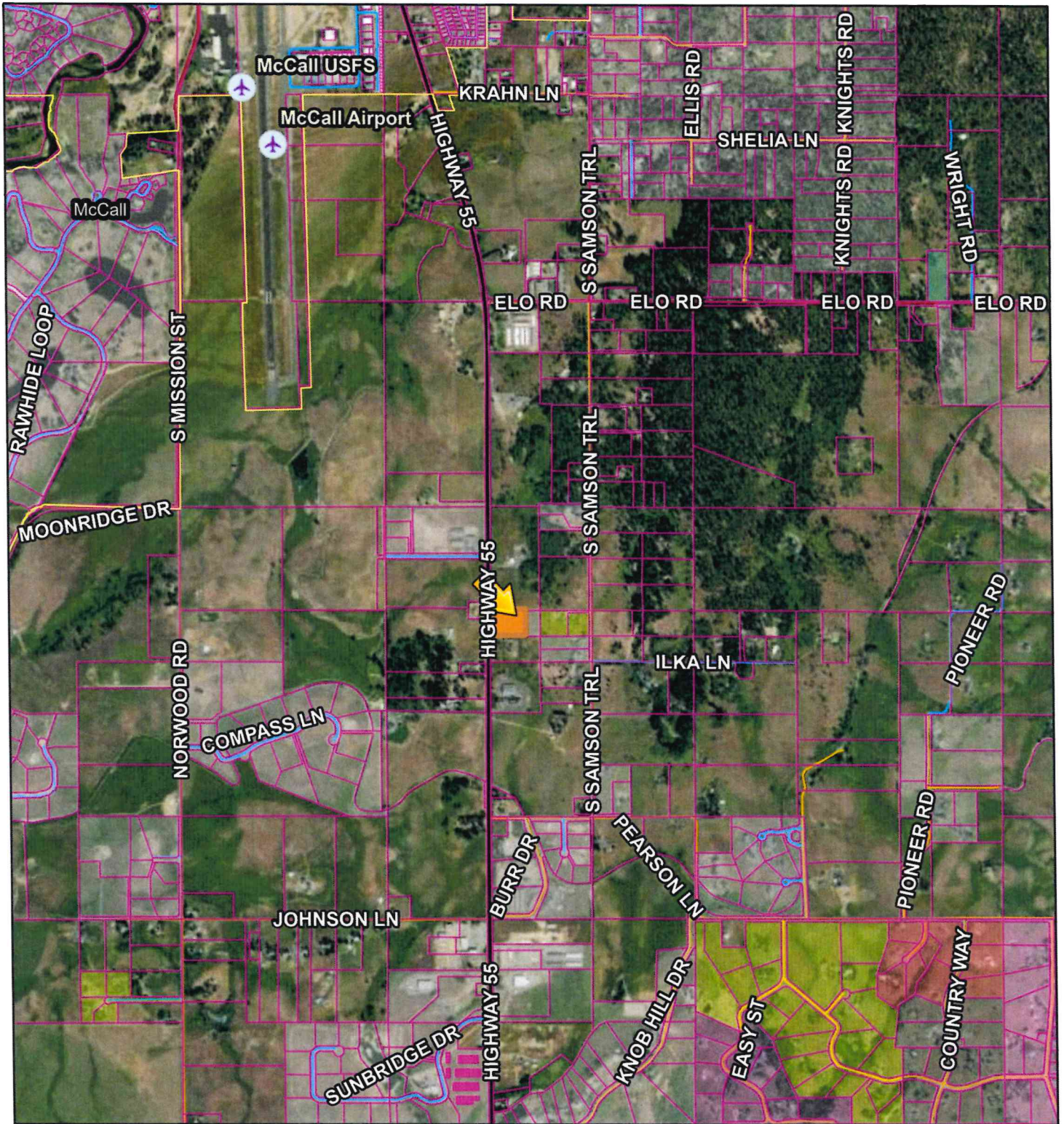
- Proposed Conditions of Approval
- Location Map
- Aerial Map
- Google Maps View of Area, 2025
- Google Street View, October 2024
- Assessor's Plat for T.18N R.3E Section 28
- Finn Barn Subdivision Plat
- Pictures taken August 19, 2022
- C.U.P. 22-13, Instrument # 450368
- C.U.P. 22-13 Site Plan
- Proposed C.U.P. 25-022 Site Plan
- Responses

Proposed 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. Any violation of any portion of the permit will be subject to enforcement and penalties in accordance with Title 9-2-5; and, may include revocation or suspension of the conditional use permit.
2. Any change in the nature or scope of land use activities shall require an additional Conditional Use Permit.
3. 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.
4. The use shall be established within one year, or a permit extension will be required.
5. A placement permit is required for the greenhouse.
6. 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.
7. A sign permit is required for any exterior sign advertising the business operation.
8. Hours of operation for public visitation are limited to 8 a.m. to 10 p.m.
9. The public would be allowed on-site to (1) pick up orders five days per week and (2) for 18 dinner events per year.
10. Parking is not allowed in the setback area. If parking does occur in the setback area in the short-term, it cannot be a reason not to expand the Highway system.

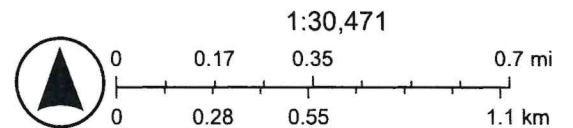
END OF STAFF REPORT

C.U.P. 25-022 Location Map



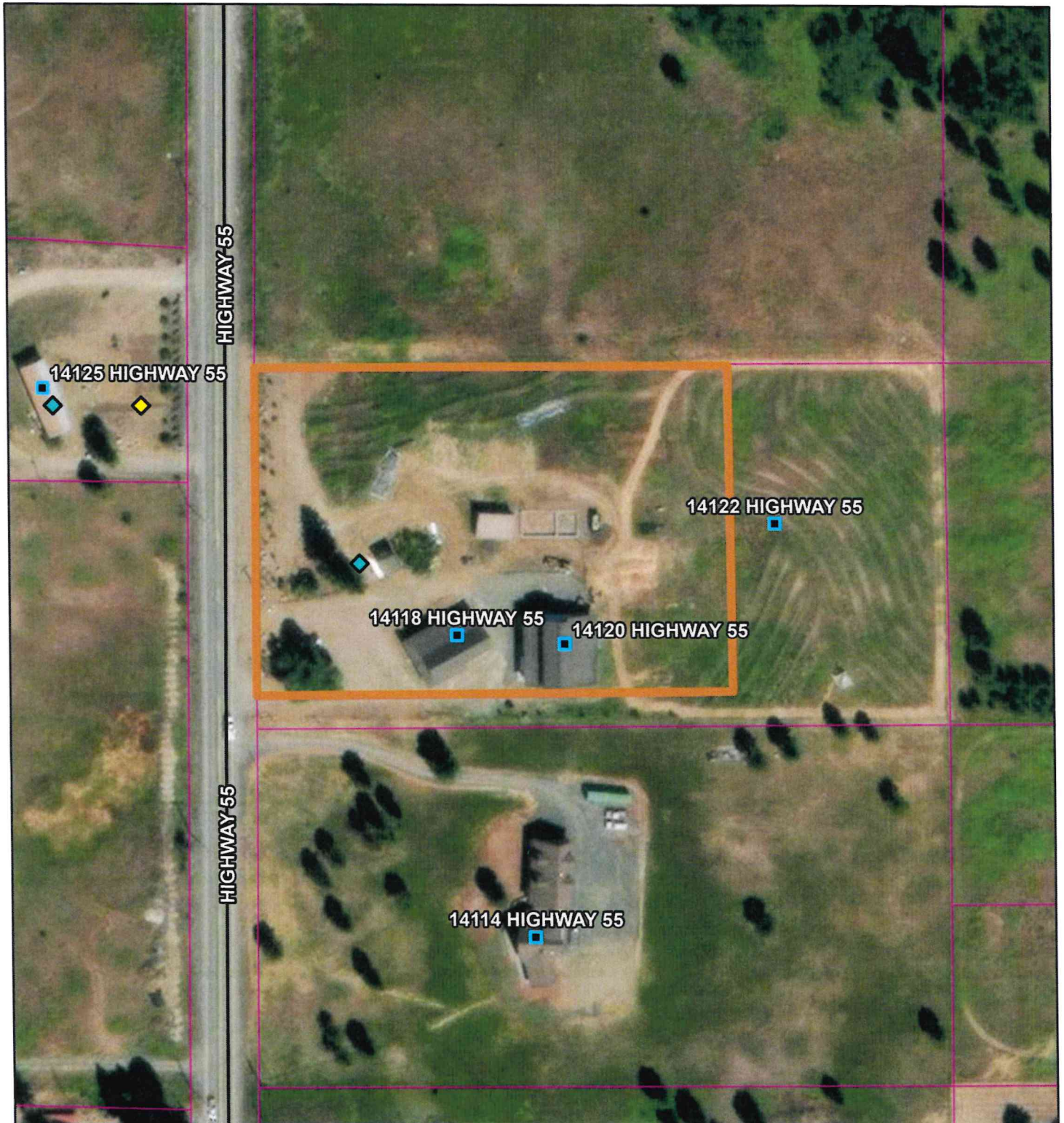
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-  Airstrips
-  Municipalities
-  Parcel Boundaries



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C.U.P. 25-022 Aerial Map



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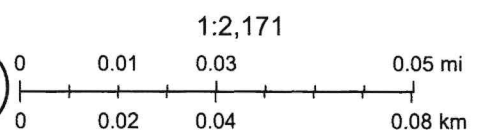
Permits

◆ CUP

◆ GF

■ Address Points

□ Parcel Boundaries

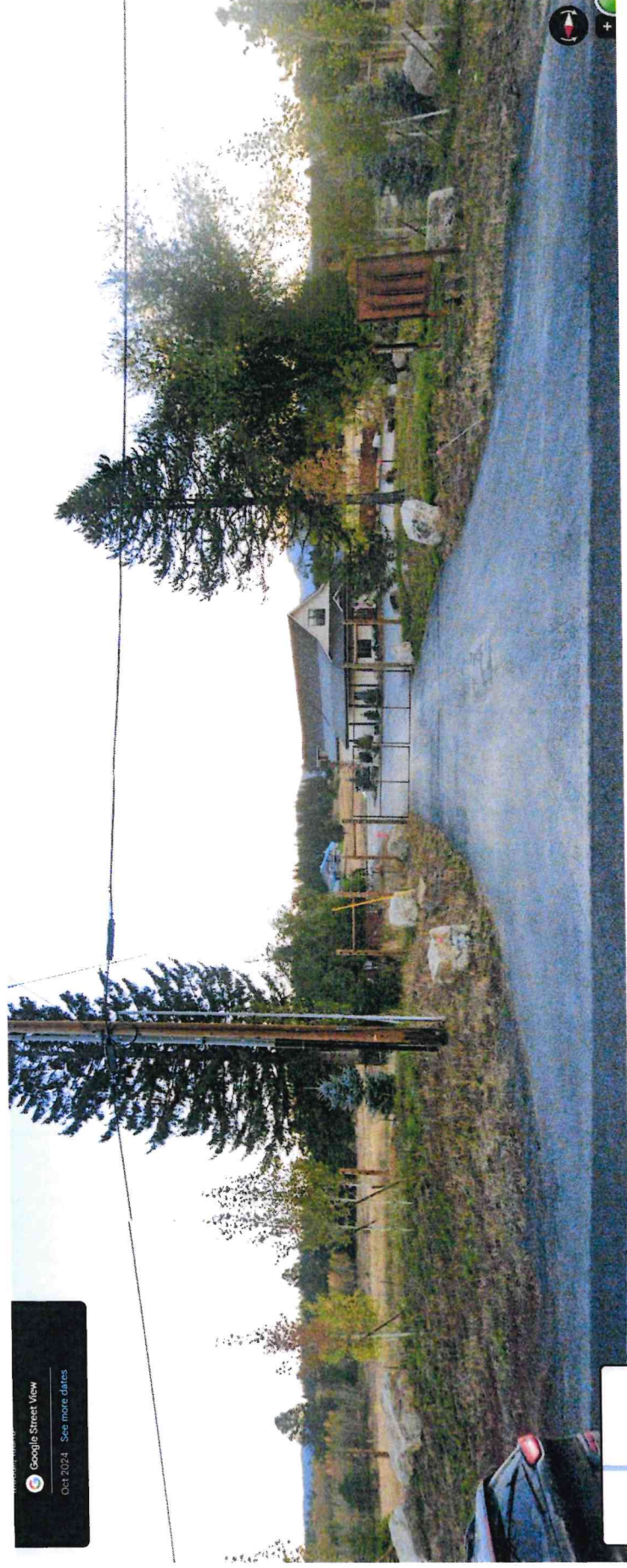


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Google Maps – Aerial View - 2025



14118 Highway 55, Looking Easterly (Source Google Maps – Street View, October 2024)

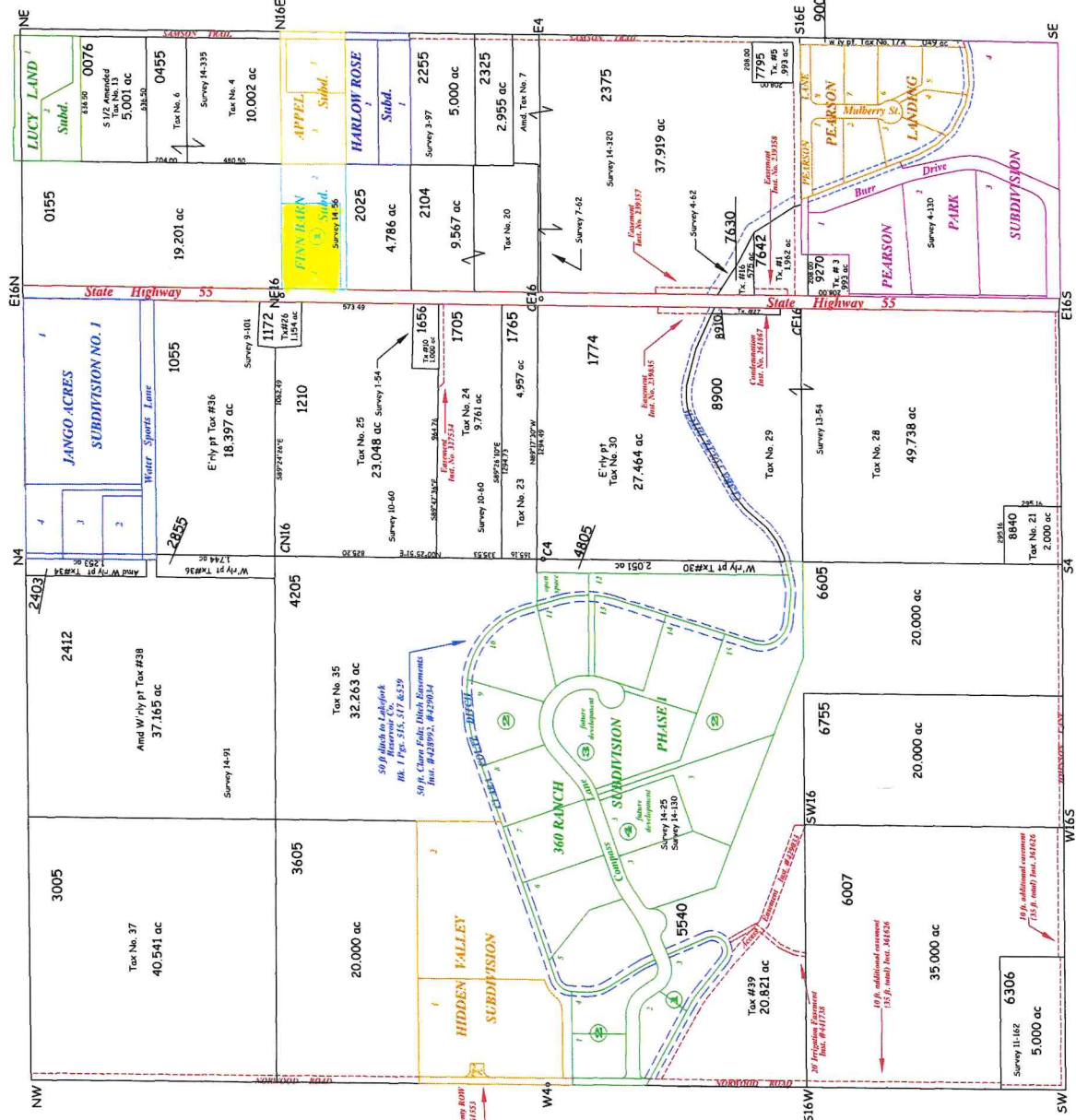


PLAT TITLE

T W P . 1 8 N R O 3 E S E C . 2 8

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

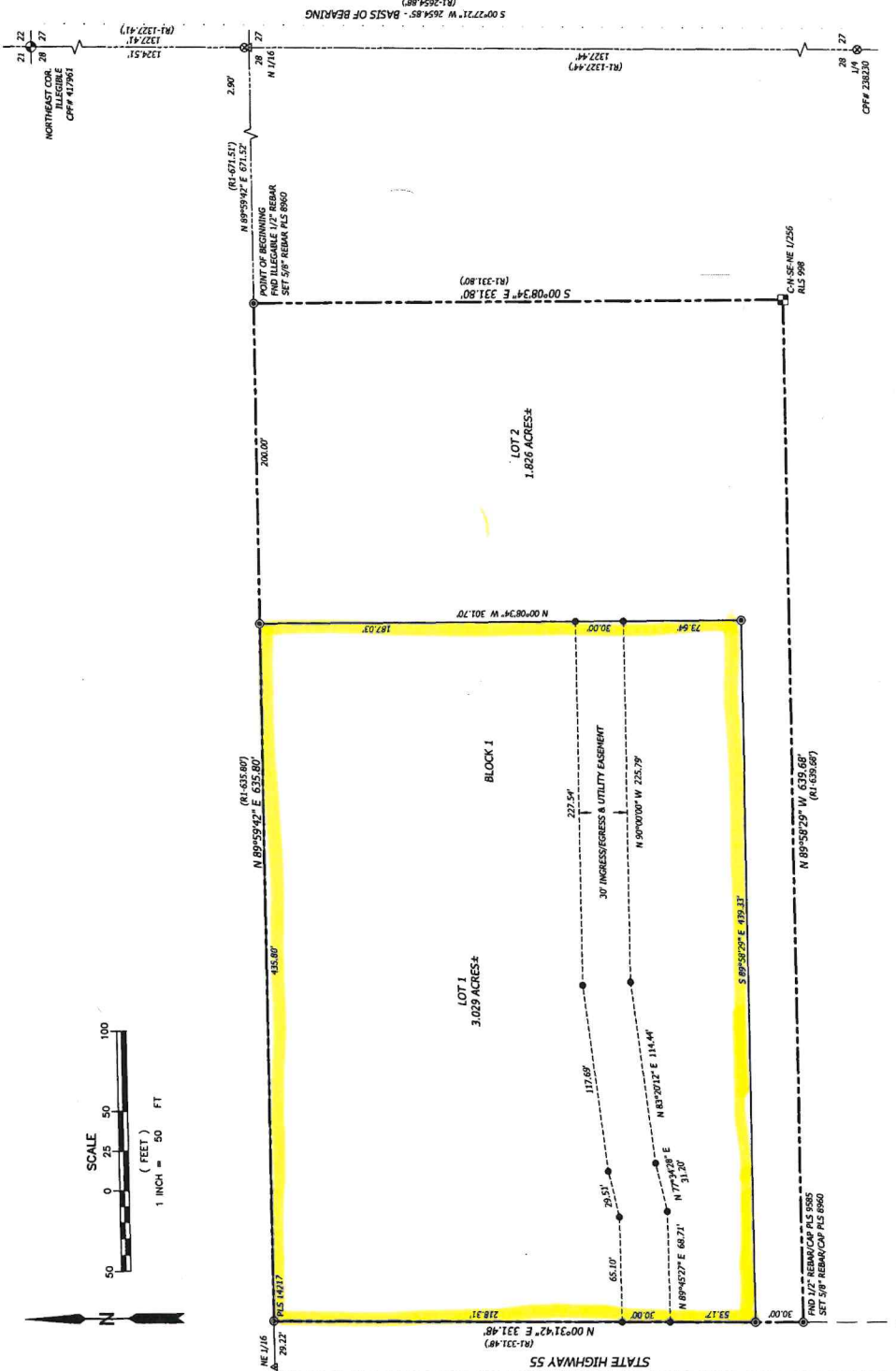
Filename:
Valley County Base Map
Scale: ~~1"=400ft.~~
Date: 10/31/2024
Drawn by: L.Frederick



This Drawing is to be Used for Reference Purposes ONLY. The County is NOT Responsible for Any Inaccuracies Cautioned Errors.

FINAL PLAT FOR FINN BARN SUBDIVISION LOCATED IN A PORTION OF THE SE 1/4 NE 1/4 OF SECTION 28, T. 18 N., R. 3 E., B.M., VALLEY COUNTY, IDAHO 2023

Instrument # 455219
VALLEY COUNTY, CASCADE, IDAHO
1:27:30 PM 09:24:37 AM No. of Pages: 2
1:27:30 PM 09:24:37 AM No. of Pages: 2
DOUGLAS A. MILLER, Surveyor
E-Office Recorder, Deputy
11/11/2023



LEGEND

---	SUBDIVISION BOUNDARY LINE
---	CENTERLINE
---	RIGHT OF WAY
○	FOUND 5/8\" REMARK AS NOTED
○	FOUND 1/2\" REMARK AS NOTED
○	FOUND 1.5\" IRON PIPE
○	FOUND BRASS CAP
○	FOUND ALUMINUM CAP
○	SET 5/8\" REMARK CAP PLS 8960
○	SET 1/2\" REMARK CAP ENST PLS 8960
●	CALCULATED POINT
▲	CORNER REPERMUTATION AND FILING INST. NO.
CH #	

CERTIFICATE OF SURVEYOR

I, FRITZ BROWNELL, PLS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR LICENSED BY THE STATE OF IDAHO, AND THAT THIS PLAT AS DESCRIBED IN THE "CERTIFICATE OF OWNERS" WAS DRAWN FROM AN ACTUAL SURVEY MADE ON THE GROUND ON UNDER MY DIRECT SUPERVISION AND IN ACCORDANCE WITH THE PLATTING ACT, SURVEYS AND CORNER REPERMUTATION AND FILING ACT, IDAHO CODE 55-1601 THROUGH 55-1612.



- NOTES:**
1. THIS PLAT IS SUBJECT TO IDAHO CODE SECTION 31-3805 AND IS WITHIN LAKE IRRIGATION DISTRICT. NO IRRIGATION WATER SHALL BE SUPPLIED TO ANY LOT HEREIN.
 2. EXTERIOR LIGHTING SHALL COMPLY WITH VALLEY COUNTY LAND USE AND DEVELOPMENT ORDINANCE.
 3. SUBJECT TO A RECORD OF SURVEY, BOOK 14, PAGE 56, RECORDED AUGUST 20, 2020 AS INSTRUMENT NO. 431455 OF OFFICIAL RECORDS.
 4. SURROUNDING LAND USES ARE SUBJECT TO CHANGE.
 5. LOTS CANNOT BE SPLIT WITHOUT A VALLEY COUNTY PLAT APPROVAL.

- REFERENCES:**
- A1) RECORD OF SURVEY, BOOK 14, PAGE 56
 - A2) RECORD OF SURVEY, BOOK 9, PAGE 101
 - A3) RECORD OF SURVEY, BOOK 10, PAGE 60
 - A4) RECORD OF SURVEY, BOOK 12, PAGE 55
 - A5) RECORD OF SURVEY, BOOK 12, PAGE 57
 - A6) WARRANTY DEED INST. NO. 434223

RESTRICTIVE COVENANTS: FILED UNDER INSTRUMENT NO. 455210 RECORDS VALLEY COUNTY.

BUILDING SETBACKS: SET BACKS WILL COMPLY WITH VALLEY COUNTY REGULATIONS.

DECLARATION OF UTILITIES: THE UTILITIES SERVING FINN BARN SUBDIVISION HAVE BEEN INSTALLED. VALLEY COUNTY SHALL HAVE NO RESPONSIBILITY FOR THE CONSTRUCTION OR MAINTENANCE OF SAID UTILITIES.

RELEASE OF SANITARY RESTRICTIONS: SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13, HAVE BEEN SATISFIED. THE LETTER TO BE READ ON FILE WITH THE COUNTY CLERK, IN ACCORDANCE WITH SECTION 50-1326, SANITARY RESTRICTIONS HAVE BEEN IMPOSED. IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL.

DISTRICT HEALTH DEPARTMENT, REFS DATE: 11/11/23
LETTER OF APPROVAL, ON FILE WITH THE VALLEY COUNTY RECORDER UNDER INSTRUMENT NO. 455210

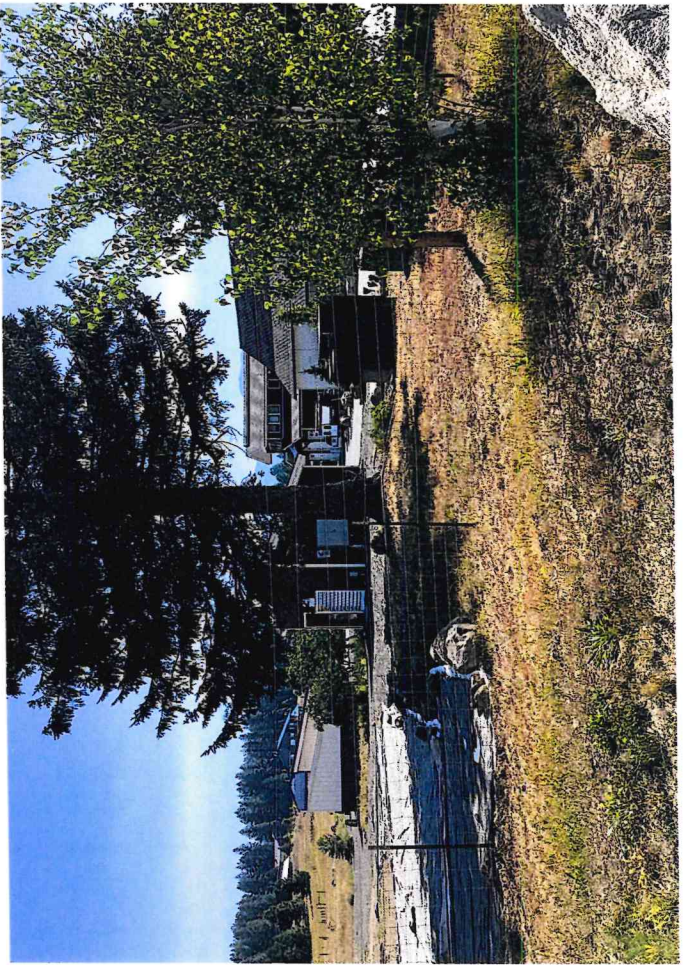
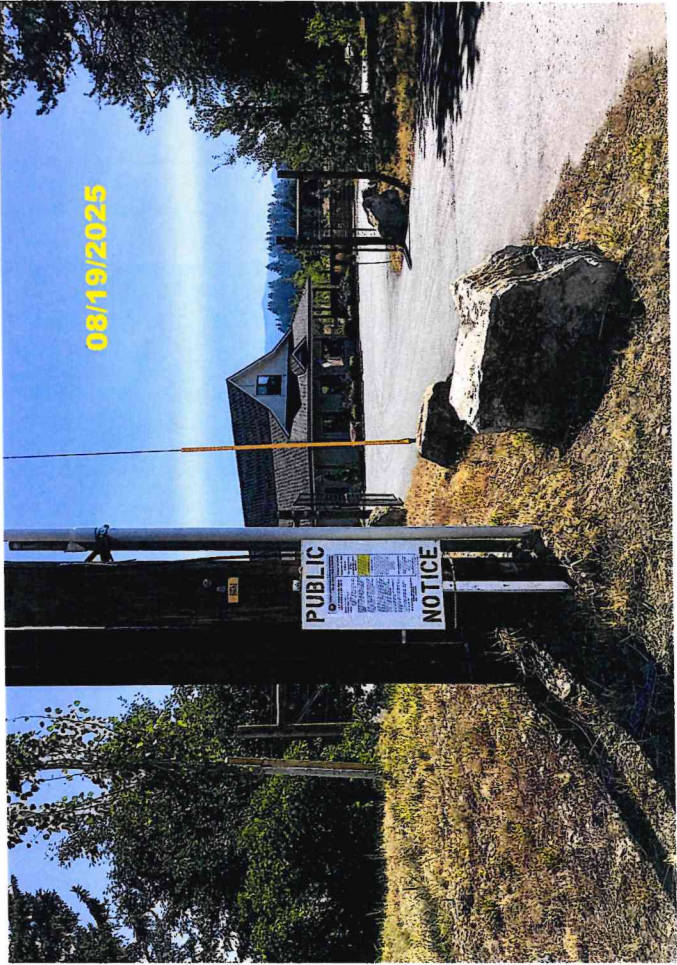
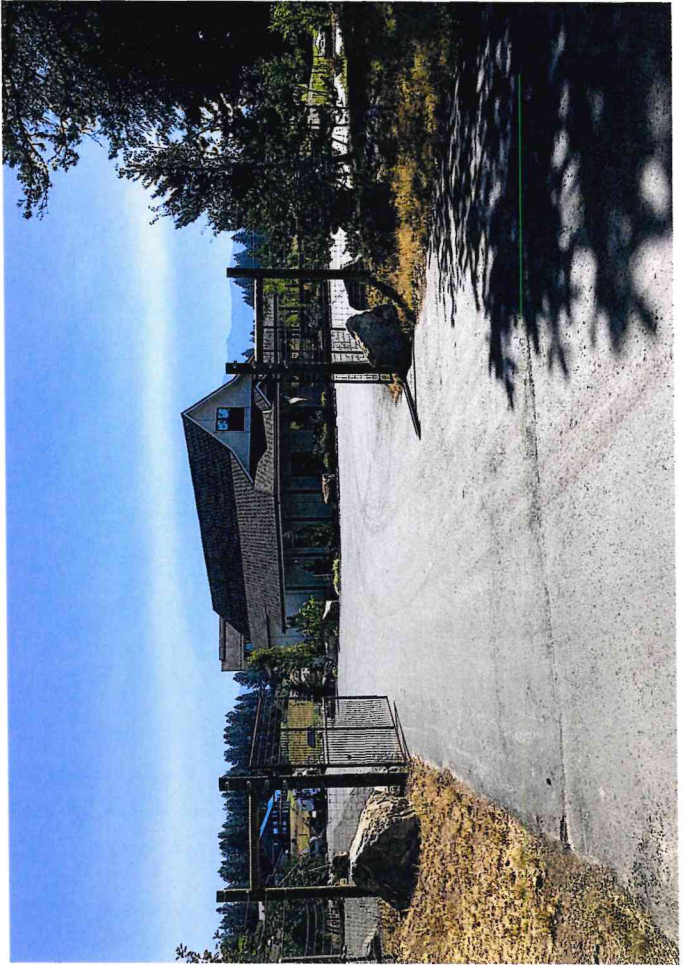
FEMA NOTE
THIS PARCEL LIES WITHIN ZONE X.
PER MAP NO. 16085C (FLOOD HAZARD) DATED 2/1/2019.
ZONE X: AREA OF MINOR FLOOD HAZARD.

2030 S. WASHINGTON AVE.
EMMETT, ID 83617
(208) 398-8104
FAX (208) 398-8105



WWW.SAWTOOTHLS.COM

SHEET: 1 OF 2	DATE: 3/2022	AK	FB	110322	110322-PP
DRAWN BY: TOMBAY	CHECKED BY: TOMBAY	DATE: 11/11/23			



Valley County Planning & Zoning

PO Box 1350 • 219 North Main Street
Cascade, ID 83611-1350
Phone: 208-382-7115
Email: cherrick@co.valley.id.us



Instrument # 450368

VALLEY COUNTY, CASCADE, IDAHO
5-26-2022 10:02:40 AM No. of Pages: 2
Recorded for : P&Z
DOUGLAS A. MILLER Fee: 0.00
Ex-Officio Recorder Deputy
Index to: COUNTY MISC

CONDITIONAL USE PERMIT NO. 22-13 Paikka Bakery

Issued to: Finn Place LLC
PO Box 4304
McCall, ID 83638

Property Location: The site is 3 acres addressed at 14118 Highway 55 on
RP18N03E281815 in the NE ¼ Section 18, T.18N, R.3E,
Boise Meridian, Valley County, Idaho.

There have been no appeals of the Valley County Planning and Zoning Commission's decision of May 12, 2022. The Commission's decision stands, and you are hereby issued Conditional Use Permit No. 22-13 with Conditions for establishing a bakery as described in the application, staff report, and minutes.

The effective date of this permit is May 24, 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. 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 for public visitation are limited to 8 a.m. to 10 p.m.
11. The public would be allowed on-site to pick up orders one day per week and for dinner events.

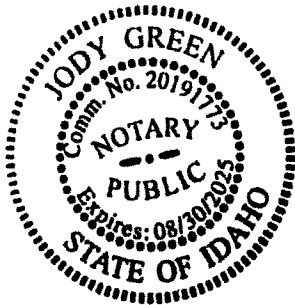
END CONDITIONAL USE PERMIT

Date May 25 2022

Approved by Cynda Herrick

On this 25 day of MAY, 2022^{***}, 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.



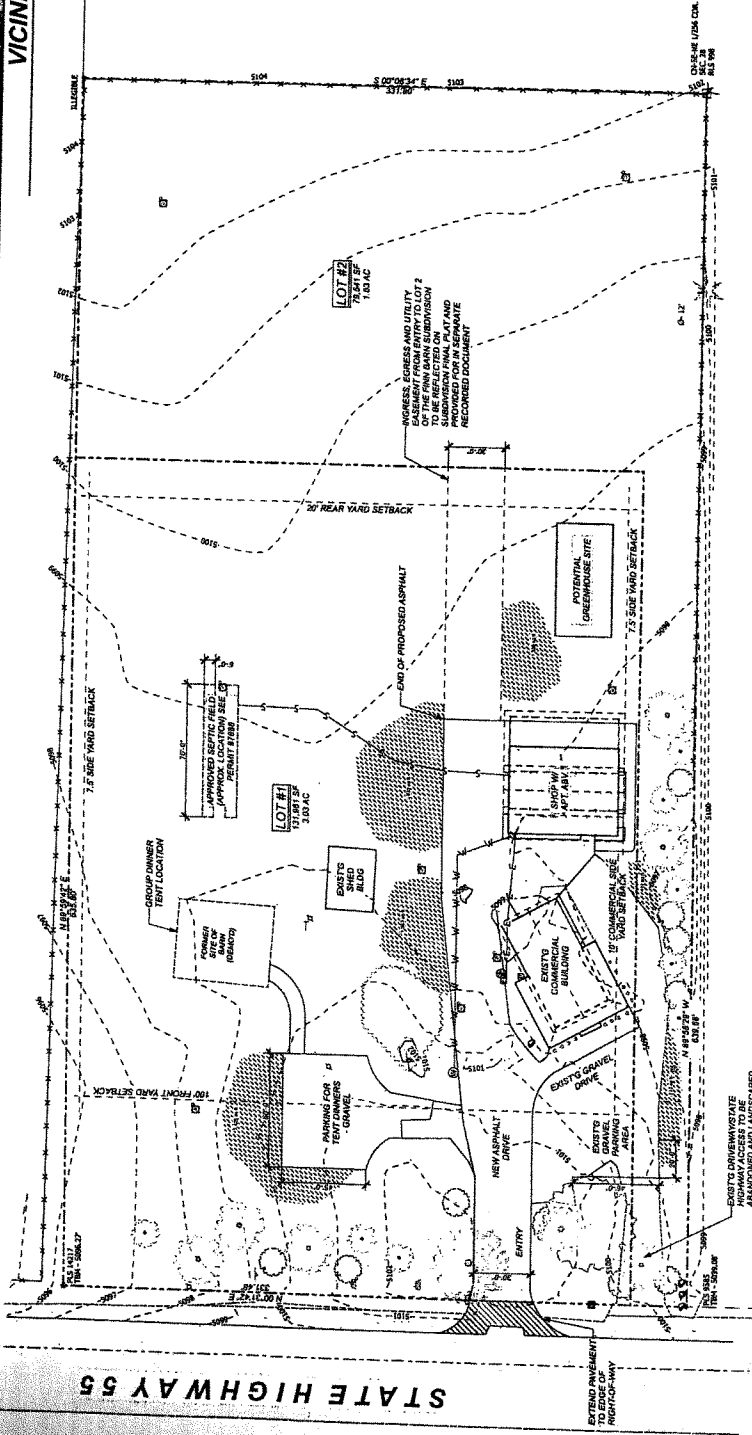
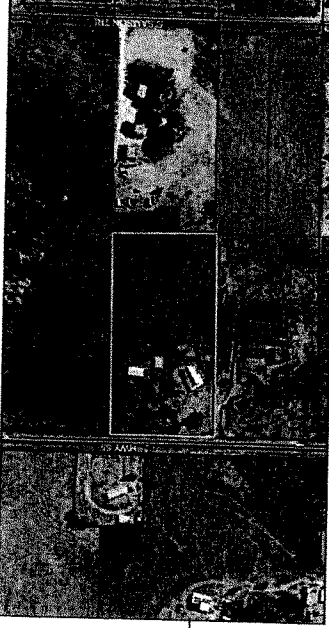
[Signature]
Notary Public
Residing at: Valley County
Commission Expires: 8/30/25

Approved site plan for C.U.P. 22-13

LOT COVERAGE CALCULATION

	SF	%	TOTAL
FINN BARN LOT 1	131981.00	0.40	52764 ALLOWABLE
A - BLDG. FOOTPRINT	2836.00	1.00	2836.00 A
COMM. RED BARN BUILDING	2800.00	1.00	2800.00 A
SHOP W/ APT ABOVE	1800.00	1.35	1800.00 A
FUTURE GREENHOUSE			7316.00
TOTAL A			7316.00

VICINITY MAP



CUP SITE PLAN
SCALE: 1" = 30'

SITE PLAN LEGEND

EXISTING GRADE	PROPERTY LINE	NEW BUILDING	NEW GRAVEL DRIVE	NEW ASPHALT DRIVE	EXISTING GRAVEL DRIVE	NEW STORAGE	CONCRETE TREE	DECIDUOUS TREE	WATER	SEWER	ELECTRIC SERVICE
FINISHED GRADE	SETBACKS	OUTLINE	NEW BUILDING	NEW ASPHALT DRIVE	EXISTING GRAVEL DRIVE	NEW STORAGE	CONCRETE TREE	DECIDUOUS TREE	WATER	SEWER	ELECTRIC SERVICE

CUP2

FINN BARN SUBDIVISION
McCALL, VALLEY COUNTY

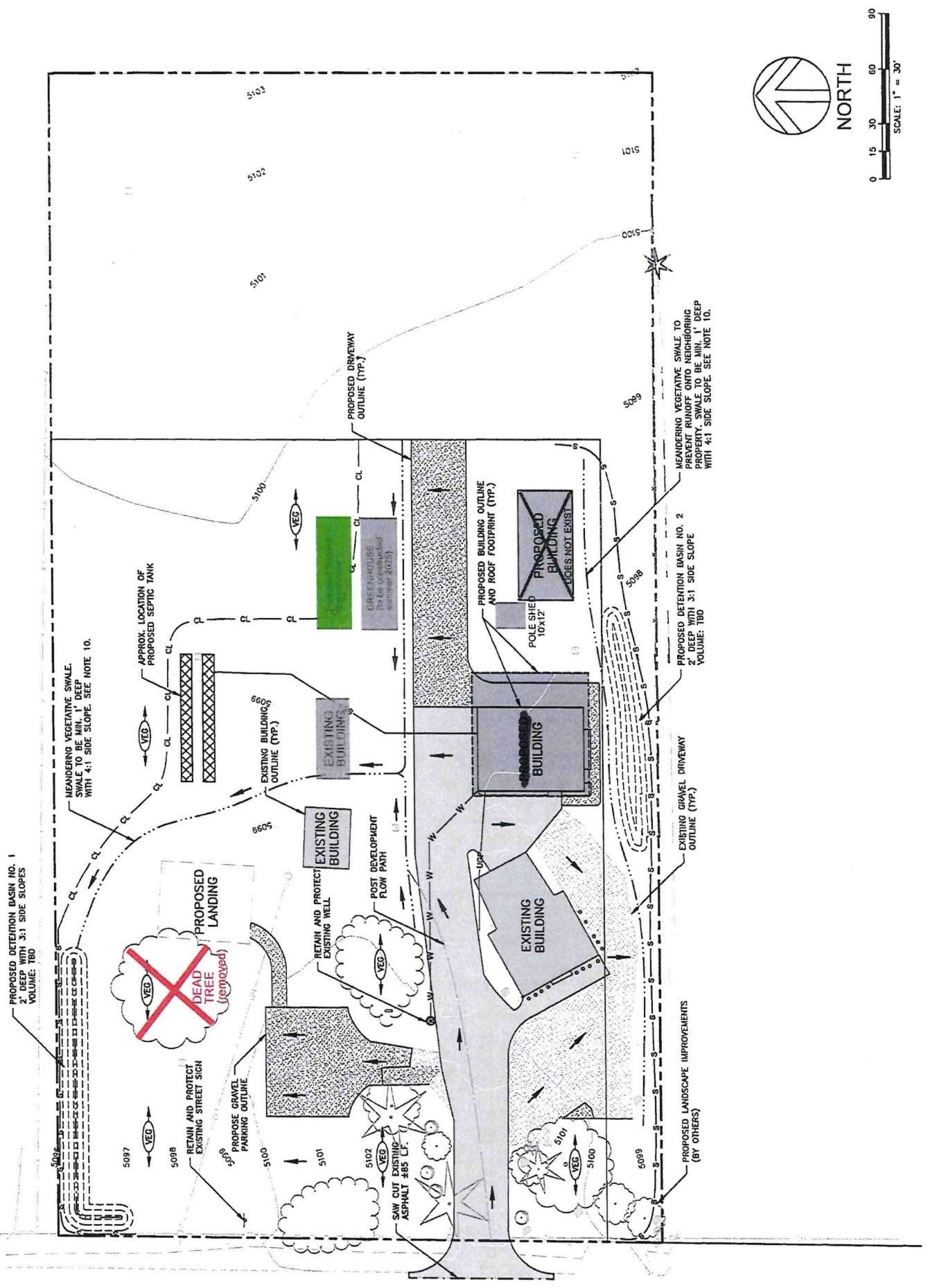
McCALL DESIGN & PLANNING
PO Box 729
McCALL, IDAHO 83638
208-634-5707

DATE: 3/9/22

DRAWN BY: LAY, C.S., N.S.

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Site Plan



From: Emily Hart <ehart@mccall.id.us>
Sent: Thursday, August 21, 2025 10:52 AM
To: Lori Hunter <lhunter@valleycountyid.gov>
Subject: Re: Public Hearings - Valley County PZ - Sept. 11, 2025

Lori,

SUB 25-019 is 1.8 miles from Runway 34. In Horizontal Surface. Prescreen for FAA Form 7460-1 submittal <https://oeaaa.faa.gov/oeaaa/oe3a/main/#/noticePrescreen>

Obstruction Evaluation / Airport Airspace Analysis (OE3A)

The Federal Aviation Administration (FAA) Obstruction Evaluation Group (OEG) is currently closed. Unfortunately, due to this closure we will not be able to accept new or process previously submitted applications for off-airport filings under 14 CFR Part 77. Upon our return, the OEG staff will immediately begin accepting e-filings via this website and process applications as quickly as possible ...

oeaaa.faa.gov

No other Airport comments for the Sept. 11 Agenda.

Have a great day,

Emily

Emily Hart, C.M. | McCall Airport Manager
336 Deinhard Lane Hangar 100 | McCall, ID 83638
Direct: 208.634.8965 | Cell: 208.630.3441
www.mccall.id.us/airport

From: Ryan Garber <ryan@mccallfire.com>
Sent: Tuesday, September 2, 2025 1:10 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: CUP 25-022 Paikka Bakery amendment of CUP 22-13

Cynda,

McCall Fire has no comments on the purposed amendment.

Ryan

Captain Ryan Garber
Fire Prevention / Code Enforcement
McCall Fire & EMS
201 Deinhard Lane
McCall, ID 83638
www.mccallfire.com
Office: (208) 634-4306
Cell: (208) 469-0135

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[Schedule a Phone Call with Ryan](#)
[Schedule a Firewise Safety Inspection](#)
[Schedule another type of inspection](#)




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 [Book time to meet with me](#)