

VALLEY COUNTY BOARD OF COUNTY COMMISSIONERS

APPEAL OF PLANNING & ZONING COMMISSION APPROVAL

CUP 26-012

SCHNEIDER PROPANE STORAGE

APPELLANTS:

David & Deborah Billig

Branden & Aneta Fiscus

Kacie & Shawn Frederick

Vitaliy & Olga Gavrilyuk

Tony & Brie Ghinazzi

Robert & Christine Kovacs

Rebecca Peterson

Dean Snyder

Thane States & Cindy Pagan

Marvin & Gayle Ward

Date Submitted: June 22nd, 2026

Prepared for Filing with:
Valley County Development Services



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B – Pg 15-41	Property Owner Statements
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VALLEY COUNTY BOARD OF COMMISSIONERS

APPEAL OF CUP 26-012

PROPANE STORAGE AND DISTRIBUTION FACILITY

APPELLANTS: (in alphabetical order)

David and Deborah Billig
8620 Eagle Bay Court North Port, FL34287
lot 5 & 6 - 33 Challis & 15 Dakota Way, Cascade

Jake and Jaime Chenoweth
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Lot 20

Dina & Jesse Clemons
21 Via Palacio San Clemente, CA. 92673
Lot 10

Branden & Aneta Fiscus
1730 W Cedar Grove St. Meridian, ID 83646
Lot 3 Saddle Rock

Daniel and Sarah Foutz
47 Sawtooth Loop Cascade ID 83611
Lot 28

Kacie and Shawn Frederick
3913 N Morello Avenue Meridian, ID 83646
Lot #21

Vitaliy and Olga Gavrilyuk
1443 W. Tumble Creek Dr Meridian, ID. 83646
lot 11 - 34 Dakota Way, Cascade

Andrew Gerard
3453 S Summerset Way, Boise, ID 83709
Lot 31 – 60 Sawtooth Loop

Tony & Brie Ghinazzi
1175 N Longhorn Ave Eagle ID
Lots 9 & 15 – 26 Dakota Way / 32 Saddle Rock Dr

Michelle Hall
201 S 18th St La Grande, Oregon 97850
Lot 2

Peter Korneychuck
3783 E Levin St Meridian, ID. 83642
Lot 11

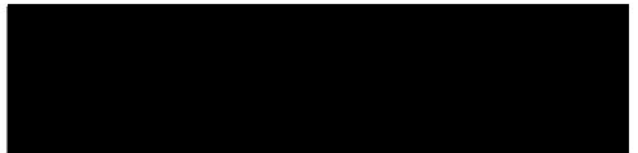
Robert and Christine Kovacs
10348 W Altair Dr, Star ID 83669
(Lot 27) 43 Sawtooth Loop, Cascade, ID

Rebecca Peterson
11 Sawtooth Loop Cascade ID 83611
Lot 22

Dean and Andrea Snyder
10 Saddle Rock Dr. Cascade ID

Thane States and Cindy Pagan
19740 North Smokeys Draw Place
Boise, Idaho 83714
41 Saddle Rock Drive

Marvin & Gayle Ward
152 E Shafer View Dr, Meridian, ID 83642
Lot 13 - 37 Challis Lane



PROPERTY: Portion of Tax Parcel 12N04E172646
Saddle Rock Area
Valley County, Idaho

INTRODUCTION

Pursuant to Valley County Code 9-5H-12, Appellants hereby appeal the Planning and Zoning Commission's approval of CUP 26-012.

Appellants are neighboring property owners and aggrieved persons whose properties, safety, property interests, and quality of life may be adversely impacted by the **proposed propane** storage and distribution facility.

Appellants respectfully request that the Board of County Commissioners reverse the approval of CUP 26-012 or, alternatively, remand the application for further review and additional findings.

Because written findings, conclusions, and conditions of approval have not yet been made available, Appellants reserve the right to supplement and amend this appeal upon receipt and review of the complete administrative record.

Valley County Code requires that a Conditional Use Permit satisfy all applicable approval criteria, including property values, environmental impacts, impacts to adjoining properties, impacts to governmental services and infrastructure, and consistency with the Valley County Comprehensive Plan. Appellants contend that the record does not support the required findings and that the application fails to satisfy multiple approval criteria.

GROUND FOR APPEAL

I. THE APPLICATION DOES NOT SATISFY THE COMPREHENSIVE PLAN CONSISTENCY REQUIREMENT

One of the required standards for approval is whether the application is consistent with the Valley County Comprehensive Plan.

The Comprehensive Plan contains numerous goals and policies intended to preserve Valley County's rural character, protect public health, safety, and welfare, maintain adequate levels of public services, address wildfire risks, and ensure compatibility between neighboring land uses. Relevant Comprehensive Plan provisions are identified in **Exhibit A – Valley County Comprehensive Plan Provisions Relevant to CUP 26-012**.

As shown in Exhibit A, the Comprehensive Plan includes policies directing the County to retain rural character, protect private property from incompatible uses, protect citizens from unsafe conditions, address wildfire hazards, and maintain adequate levels of service. Appellants contend that the record does not demonstrate that the proposed use satisfies these policies.

The proposed use is a commercial propane storage and distribution facility located within or immediately adjacent to an established residential subdivision.

Numerous neighboring property owners testified that they purchased property within Saddle Rock specifically because of its rural, residential character and expectation of a quiet mountain community free from commercial development. Property owners testified that they relied upon those characteristics when making significant financial investments, including the purchase of lots and commencement of home construction. The record contains evidence that the proposed propane storage and distribution facility is fundamentally different in character and intensity than the surrounding residential development and is inconsistent with those expectations.

Appellants contend that the record contains substantial evidence demonstrating inconsistency with the Valley County Comprehensive Plan and that the application therefore fails to satisfy the approval standard requiring consistency with the Comprehensive Plan.

As reflected in **Exhibit D- Planning & Zoning Meeting Minutes (June 11, 2026)**, Page 20, Commissioner Roberts specifically expressed concerns that the proposed use was incompatible with surrounding residential development, conflicted with the Comprehensive Plan, and implicated health, safety, and welfare concerns. While Appellants do not rely solely upon the views of any individual commissioner, these comments demonstrate that the record contained evidence supporting denial of the application.

II. THE APPLICATION DOES NOT SATISFY THE PROPERTY VALUE STANDARD

The approval criteria require consideration of whether the proposed use will adversely impact private property values.

Testimony presented during the public hearing raised concerns regarding diminished property values and reduced marketability of neighboring residential properties. Property owners expressed concerns that locating a propane storage and distribution facility within a residential subdivision could negatively impact future sales, buyer perceptions, and long-term property values.

The record contains evidence supporting these concerns. Appellants contend that the evidence does not support a conclusion that the proposed use will have no adverse impact on neighboring property values.

III. THE APPLICATION DOES NOT SATISFY THE ADJOINING PROPERTY STANDARD

The approval criteria require a determination that the proposed use will not result in an undue adverse impact on adjoining properties.

The record contains testimony and evidence regarding:

- Wildfire concerns.
- Public safety concerns.
- Property value impacts.
- Residential compatibility concerns.
- Traffic concerns.
- Visual impacts.
- Insurance and insurability concerns.
- Impacts on the character and enjoyment of neighboring residential properties.

The proposal introduces a commercial propane storage and distribution operation into an area developed and marketed as a residential community. Neighboring property owners have raised legitimate concerns regarding the compatibility of the proposed use with existing and planned residential development. The Commission's deliberations acknowledged ongoing concerns regarding compatibility, property values, and impacts to neighboring properties, as reflected in **Exhibit D- Planning & Zoning Meeting Minutes (June 11, 2026)**.

Appellants contend that the record contains substantial evidence demonstrating potential adverse impacts to neighboring properties.

The record also contains concerns regarding the use of Saddle Rock's private road system to serve a commercial propane storage and distribution operation. During the public hearing, discussion focused primarily on the Declarant's ability to add additional property to the private road system. Appellants do not dispute that the Declaration reserves the right to grant access to additional property. However, neighboring property owners raised a separate concern regarding whether commercial use of the private roads serving a propane distribution facility is consistent with the purpose and restrictions contained within the Private Road Declaration (Exhibit I).

The Declaration expressly provides that the private roads are not intended to be dedicated to or used for the benefit of the general public or for public purposes. While the Declaration permits the addition of property to the road system, it further provides that such property remains subject to the provisions and restrictions of the Declaration. The record does not demonstrate that the compatibility of the proposed commercial operation with the Private Road Declaration was adequately evaluated.

See Exhibit I - Saddle Rock Private Road Declaration.

In addition, the proposed operation would utilize Saddle Rock's privately maintained road system for recurring commercial traffic, including propane delivery vehicles and support vehicles. Neighboring property owners raised concerns regarding increased traffic, accelerated wear and deterioration of privately maintained roads, and the resulting maintenance and repair costs that may be borne by subdivision property owners. These concerns were not meaningfully addressed in the record and further support Appellants' concerns regarding compatibility, adjoining property impacts, traffic impacts, and preservation of the residential character of the surrounding area.

IV. WILDFIRE, PUBLIC SAFETY, INSURANCE, AND TRAFFIC IMPACTS WERE NOT ADEQUATELY EVALUATED

The subject property is located within a heavily forested area that is susceptible to wildfire. Wildfire risk is a significant concern throughout Valley County and is specifically recognized throughout the Valley County Comprehensive Plan.

The surrounding area consists of timbered residential lots and homes located within the Wildland Urban Interface. Property owners in the area have experienced increasing difficulty obtaining and maintaining homeowners insurance due to wildfire exposure. In some cases, insurance premiums have increased substantially and insurance carriers have become increasingly selective in providing coverage within wildfire-prone areas.

The record does not appear to contain a meaningful evaluation of:

- The effects of locating a propane storage and distribution facility within a heavily timbered residential area.

- Potential impacts on neighboring properties during a wildfire event.
- Potential impacts on insurance availability or affordability.
- Emergency response considerations.

Appellants further note that one of the conditions of approval requires that a vehicle capable of relocating the propane tank be available during wildfire season. However, safety and operating documents associated with the proposed tank system contain relocation restrictions that appear inconsistent with this condition of approval. Specifically, the documents state that the tank should not be moved while containing product and may not be legally transported on public roads when loaded beyond specified limits.

See Exhibit K – Portable LPG Tank Operating Procedures and Safety Documents.

The record does not demonstrate that the Commission evaluated the feasibility, timing, operational requirements, or safety considerations associated with relocating the tank during a wildfire emergency, particularly if the tank contains propane at the time relocation becomes necessary. Appellants contend that the effectiveness of this condition as a wildfire mitigation measure was not adequately evaluated prior to approval.

- The extent to which the proposed facility relies upon privately funded fire suppression infrastructure associated with Saddle Rock and whether such reliance could affect resources available to surrounding property owners during an emergency.
- Evacuation concerns.
- Long-term compatibility with surrounding residential development.
- The traffic impacts associated with increased truck trips beyond those reviewed by the Idaho Transportation Department (ITD).

As reflected in **Exhibit C- Idaho Transportation Department Correspondence**, ITD advised Valley County that it had no concerns with the proposal as presented and specifically noted that "4 trips/day is not a concern." ITD further requested notification if trip generation was expected to change from that assumption. However, the approval ultimately authorized a higher level of activity, effectively doubling the number of acceptable trips. The record does not demonstrate that ITD reviewed, approved, or was notified of the increased traffic volume authorized through the approval process, nor does it contain evidence that the impacts of the increased traffic volume were adequately evaluated.

While the application references certain propane safety equipment and operational safeguards, those measures do not fully address the broader wildfire, traffic, and public safety concerns raised by neighboring property owners.

The applicant presented examples of propane facilities in various locations throughout Valley County. However, the record does not demonstrate that those facilities are similarly situated to the proposed location with respect to adjacency to residential lots, wildfire exposure, private road access, subdivision character, or surrounding development patterns.

Appellants contend that the evidence presented was insufficient to support a finding that the proposal will not create undue adverse impacts on neighboring properties, public safety, transportation facilities, or the surrounding environment.

V. THE RECORD CONTAINS UNRESOLVED QUESTIONS REGARDING COMPATIBILITY AND IMPACTS

The application materials and public notice provided limited information regarding the full scope and operation of the proposed facility.

The site plan submitted as part of the application lacked sufficient detail regarding operational areas, equipment placement, circulation patterns, screening, buffering, fire protection measures, and the relationship of the proposed facility to nearby residential properties.

As a result, neighboring property owners were not provided with sufficient information to fully assess issues related to compatibility, public safety, wildfire risk, traffic impacts, visual impacts, and impacts to surrounding residential properties.

Additionally, the record contains questions regarding site layout, operational details, mitigation measures, and long-term impacts that were not fully addressed prior to approval.

Additional questions remain regarding the extent to which the proposed facility relies upon infrastructure, resources, or emergency systems associated with Saddle Rock. During the approval process, the applicant emphasized that the property is separate from the subdivision. However, references were also made to fire suppression resources located within or associated with Saddle Rock. The record does not clearly identify the ownership, capacity, intended use, or availability of those resources for the proposed commercial operation, nor does it evaluate whether such reliance could affect neighboring property owners during an emergency event.

Several conclusions presented in support of the application—including assertions regarding visibility, screening, compatibility, road impacts, and operational impacts—were presented as statements without supporting studies, measurements, independent analysis, or other objective evidence. For example, the applicant's presentation asserted that the site is fully screened from public view and not visible from Highway 55, any roadway within Saddle Rock Subdivision, or any residential lot. Neighboring property owners dispute these assertions and have submitted photographs and testimony indicating otherwise. **See Exhibit J – Photographs of Propane Equipment Prior to Approval** The record does not demonstrate that these conclusions were independently verified prior to approval.

The record also contains unresolved questions regarding use of Saddle Rock's private road system by a commercial propane storage and distribution operation. Appellants do not dispute that the Private Road Declaration allows additional property to be granted access to the road system. However, neighboring property owners raised a separate concern regarding whether

commercial use of the private roads for a propane distribution facility is consistent with the Declaration's purpose and restrictions.

The Declaration states that the private roads are not intended for public use or public purposes. The record does not show that the compatibility of the proposed commercial operation with the Declaration was adequately evaluated. This issue further supports Appellants' concerns regarding compatibility, traffic impacts, and preservation of Saddle Rock's residential character.

The record does not clearly identify how several conditions of approval will be monitored, enforced, or verified over time, including traffic limitations, wildfire-related conditions, and emergency relocation requirements.

Appellants contend that the Commission approved the application despite unresolved questions and incomplete information regarding the impacts of the proposed use.

VI. COMMENCEMENT OF THE PROPOSED USE PRIOR TO APPROVAL

Appellants have obtained photographs showing propane storage equipment located on the property prior to approval of CUP 26-012. These photographs are attached as **Exhibit J – Photographs of Propane Equipment Prior to Approval**.

The application seeks authorization for propane storage and operation of a propane distribution facility. The presence of propane storage equipment on the property prior to approval raises questions regarding whether portions of the proposed use had commenced before all required approvals and added conditions adopted during the hearing were obtained.

The photographs contained in **Exhibit J** document the presence of propane storage equipment on the property prior to the Commission's approval and support Appellants' request for further review of the timing and nature of activities occurring on the site before the approval process was complete.

Appellants respectfully request that the Board determine:

- Whether propane storage equipment was placed on the property prior to approval.
- Whether propane was being stored on-site prior to approval.
- Whether commercial propane-related activities were occurring prior to approval.
- Whether all required approvals had been obtained before the proposed use was initiated.

Appellants do not assert conclusions regarding these questions at this time. However, the photographs attached as **Exhibit J** raise legitimate questions regarding whether elements of the proposed use were established prior to completion of the land use approval process. These questions warrant review as part of the Board's consideration of this appeal and the overall evaluation of the application.

REQUEST FOR RELIEF

For the reasons stated above, Appellants respectfully request that the Valley County Board of Commissioners:

1. Reverse the approval of CUP 26-012; or
2. Remand the application to the Planning and Zoning Commission for additional review, findings, and consideration of the issues identified in this appeal; and
3. Grant such other relief as the Board deems appropriate.

Appellants further reserve the right to supplement this appeal upon receipt of the Commission's findings, conditions of approval, meeting minutes, and complete administrative record.

DATED this 22 day of June, 2026.

APPELLANTS:

Exhibit Index

Exhibit A – Valley County Comprehensive Plan Provisions Relevant to CUP 26-012

Exhibit B – Property Owner Statements

- B-1 David & Deborah Billig
- B-2 Branden & Aneta Fiscus
- B-3 Kacie and Shawn Frederick
- B-4 Vitaliy & Olga Gavriluk
- B-5 Tony & Brie Ghinazzi
- B-6 Robert & Christine Kovacs
- B-7 Rebecca Peterson
- B-8 Dean Snyder
- B-9 Thane States and Cindy Pagan
- B-10 Marvin & Gayle Ward

Exhibit C – Idaho Transportation Department Correspondence

Exhibit D – Planning & Zoning Meeting Minutes (June 11, 2026)- DRAFT

Exhibit E – Applicant Presentation to Planning & Zoning Commission

Exhibit F – CUP 26-012 Application Materials

Exhibit G – Staff Report

Exhibit H – Public Notice and Site Plan

Exhibit I – Saddle Rock Private Road Declaration

Exhibit J – Photographs of Propane Equipment Prior to Approval

Exhibit K – Portable LPG Tank Operating Procedures and Safety Documents

Exhibit L – Real Estate Professional Statements

EXHIBIT A

VALLEY COUNTY COMPREHENSIVE PLAN PROVISIONS RELEVANT TO CUP 26-012

CUP 26-012 Appeal

Contents:

1. Valley County Comprehensive Plan Provisions Relevant to CUP 26-012

Purpose:

This exhibit identifies provisions of the Valley County Comprehensive Plan that Appellants contend are relevant to the review of CUP 26-012, including policies related to rural character, compatibility, private property rights, wildfire risk, public safety, and public services.

Appellants offer these materials to demonstrate Comprehensive Plan provisions that do not appear to have been fully addressed in the record prior to approval of CUP 26-012.

Comprehensive Plan Section	Exact Language	Relevance to CUP 26-012
Chapter 2 – Population, Goal II, Objective 1	"Retain the character of small towns in a rural setting."	The proposed propane storage facility introduces a commercial/industrial use into a predominantly residential and rural area. The record does not demonstrate how the use preserves existing rural character.
Chapter 3 – Private Property Rights, Goal I, Objective 2	"Protect private property from... nearby incompatible uses."	The Commission did not make findings explaining why large-scale propane storage is compatible with surrounding residences and neighboring properties.
Chapter 3 – Private Property Rights, Goal I, Objective 3	"Protect each citizen... from unsafe and unhealthy conditions caused or worsened by activities, uses, structures, buildings or other factors located on someone else's privately owned property."	The record does not adequately address fire, evacuation, smoke, explosion risk, or other safety impacts to nearby residents.
Chapter 5 – Hazardous Areas, Wildfire	"Wildfire has become the number one hazard risk in Valley County."	The project is located in a heavily forested area where wildfire risk is a recognized county concern.
Chapter 5 – Goal II	"Protect the health and safety of Valley County residents and visitors, structural and infrastructure assets..."	The Commission should have made specific findings regarding wildfire, emergency response, and public safety impacts.
Chapter 2 – Goal I, Objective 1	"Maintain or improve existing levels of service as new growth occurs."	The record does not clearly demonstrate that fire protection and emergency response services are sufficient for the proposed use.

EXHIBIT B

PROPERTY OWNER STATEMENTS

CUP 26-012 Appeal

Contents:

B-1 David & Deborah Billig
B-2 Branden & Aneta Fiscus
B-3 Kacie & Shawn Frederick
B-4 Vitaliy & Olga Gavriluk
B-5 Tony & Brie Ghinazzi
B-6 Robert & Christine Kovacs
B-7 Rebecca Peterson
B-8 Dean Snyder
B-9 Thane States & Cindy Pagan
B-10 Marvin & Gayle Ward

Purpose:

This exhibit contains written statements from neighboring property owners and residents of the Saddle Rock area who are directly affected by the proposed commercial propane storage and distribution facility approved under CUP 26-012.

The statements provide firsthand observations and concerns regarding the proposed use, including impacts on residential character, compatibility with surrounding land uses, traffic and road impacts, wildfire risk, emergency response considerations, private road use, property values, insurance availability, environmental concerns, and the overall suitability of the proposed commercial operation within a predominantly residential and forested area.

Appellants offer these statements as evidence of the concerns raised by neighboring property owners throughout the public review process and in support of the issues addressed in Sections II, III, IV, V, and VI of the Appeal.

The statements are offered to demonstrate the substantial concerns of adjoining property owners regarding the impacts of the proposed use and the adequacy of the record supporting approval of CUP 26-012.

David and Deborah Billig
Owners of lot 5 & 6
33 Challis & 15 Dakota Way, Cascade

Mailing address:

8620 Eagle Bay Court
North Port, FL34287

[REDACTED]
[REDACTED]

Purchased lot 5 in 2023 and lot 6 in 2024

Why we purchased it. We bought land for our retirement home and were specifically looking for rural mountain forested land with views in a quiet community away from development, noise and commercialization. We intentionally avoid communities that do not have restrictions and zoning to protect our investment. We added lot 6 in 2024 to further increase our privacy.

Adverse impact to us personally and specifically:

Our property is within 800 ft of the CUP property in question.

A BLEVE (a boiling liquid expanding vapor explosion) of a 30,000 gallon LPG tank has a 350 ft diameter fire ball and incinerates anything within that zone per HUD. A shock wave that can destroy windows and do structural damage to buildings within 1500 ft spreads per ScienceDirect.com. Note: 21 of the lots are within the shock wave zone. Shrapnel from the exploding tank can travel 1 mile per CAMEO Chemicals. Plus the increased impact on a wild fire in a wild fire zone where there was an actual wildfire within 3 miles in 2022.

Several realtor summaries provided recently support a loss of value to property. We have approximately 600K invested in the two land lots we own. We invested in an architectural plan for our home, found our builder, got our finances lined up but then put the entire thing on hold last winter because of the surprise additional phases that were inconsistent with what we were sold and now there is the added concern of a commercial business.

Due to the proximity of our property, we would pass this site everyday where it is visually unappealing. The noise of their trucks and beeping of backing up will be heard. The increased traffic of their trucks making a left hand turn off of an already crowded 55 at the top of the hill in a passing zone will impede our access. While using only .04% or 120 ft of private road. Their trucks due to the number of trips daily and their size and weight will significantly damage private roads more than any resident's usage. Thereby increasing the Private road costs of all residents. We own two lots and thus pay twice. All of these affects our property value, our enjoyment of our property (noise, traffic, visual impact), increases fire risk which is always a big concern, increases costs of road maintenance and affects our overall safety and well being.

Our basis for an appeal open to edits including or not including as the group feels is appropriate or strategic for our objective.

1. Questions specifically asked at the hearing were ignored or not addressed by the applicant nor the commissioners. (These are the questions asked by Dave during his 3 mins)

1a. Why is there a need for a 30000 gallon storage tank and delivery business within a residential area with there are already 3 within 10 miles of the location? One is only 3 miles away. All of which are located in light industry areas and not residential?

1b. While the Schneider's are allowed to use the private roads for additional properties (item 1f of Declaration) the same Private Road Declaration clearly states that those properties would then be "subject to the rights and obligations contained in this Declaration, regardless of whether such other real property is within Saddle Rock Subdivision." Thereby they must comply with the Declaration regardless if they are within or outside the Saddle Rock (not to be confused with CCR or HOA rules as those are separate.) Furthermore these declarations clearly state the private roads are not a public easement "Nothing in this Declaration is intended, and it shall not be interpreted or deemed, to constitute a gift or dedication of any portion of the Private Roads to the general public or for the benefit of the general public or for any public purpose whatsoever, other than those expressly contained herein, it being the intention that this Declaration shall be strictly limited to and for the purposes expressed herein; notwithstanding the foregoing any and all additional lots and property which Declarant authorizes access via the Private Roads" (Item 7 of Declarations). Therefore, how can the board approve the CUP to use any portion of the Private Roads? (Recommend including a copy of the Declaration and highlighting the points in question)

1c. If the Commissioners role is to protect the safety and welfare of the Valley County Residents please explain how allowing this CUP supports the goals and objectives of the Zoning board and the Comprehensive Plan of Valley County? (Commissioner Roberts started to address this question but got only a few comments in and said he was a "no" based off the compatibility; the other commissioners completely ignored it)

1d. What is very concerning to me is that the hearing is being held tonight but the property already has tanks on it including the 30000 storage tank and the company has already hired employees and is training this week nearby. So why have a hearing if the board has already approved their fellow board member's CUP?

2. Misrepresentation of information by Applicant

2a. Applicant stated there were no tanks on property. Photos show this was not true.

2b. Applicants stated the site could not be seen or heard from any road or lot. This statement is also not true. Photos taken from the roadway. Noise can be heard all the way to current back lots.

2c. Applicant did not address the violations of using private roads by a public business, instead she focused only on their right to add properties to the private roads. She presented this over and over without addressing the real violations. See highlighted area of the Private road Declaration.

2d. Applicant stated there would only be 1 truck, 30000 tank and 4 trips a day. The truth is there are no less than three trucks - the Bobtail truck which delivers daily propane to homeowner/business tanks; the flat bed truck that delivers the stored tanks to local homes, and a semi truck that delivers propane to the 30000 gallon storage tank on the site, plus the employees' vehicles.

2e. Applicant states in testimony there is no impact to neighboring lots and owners. This was not backed up with any facts or evidence. This is just her statement or belief. She repeatedly states her belief and thoughts trying to make it a fact. Several owners brought forth statements of devaluation of property by outside non biased realtors, spoke on the fire, wildfire increase risks and overall safety, shared specific violations of Private Road Declaration (which does apply to all added properties regardless if they are part of the development or not), and environmental and safety risk that was not factually credited over the applicant's beliefs.

3. Misalignment of the CUP with the Valley County Commissioners

3a. Approval of the CUP does not align with the Valley County's Comprehensive Plan

3b. Approval of the CUP will result in an adverse impact on the environment in the event of fire/wild fire.

3c. There is adverse impact on adjoining properties in terms of health safety and devaluation of property values.

4c. There is an adverse impact on Highway 55 traffic and for residents who live in Saddle Rock

(Commissioner Roberts addresses some of these but the other Commissioners ignore them. This misalignment is where Commissioner Roberts votes no)

4. Lack of facts and data to support Applicant's beliefs were not presented.

Applicant shared her personal beliefs and assumptions versus facts/evidence on visual, sound, environmental impact, value to property and property fire risk and quality of life for landowners. She did share safety risk data but all data was on light industrial sites not in a residential forest area. She did state the Fire Chief had approved but no evidence of the Fire Chiefs statement, concerns, or restrictions were shared.

5. Bias by Commissioners demonstrated

5a. A member of the public presented a licensed realtor's statement that stated " regardless if the risk were real or not, the perceived risk by potential buyers would devalue the owner's property." This was an unbiased statement made by a local, licensed, experienced realtor but discredited by Commissioner Brad Mabe, who stated Applicant was a realtor & developer and the Applicant says there is no loss in value and thus he did not believe the outside realtor's statement. Clearly the Applicant would be biased.

5b. Multiple times throughout the hearing Commissioners Mabe and Porter gave more weight to the beliefs and thoughts of the Applicant over any data presented by the public.

6. Approving Commissioners appeared to have a desire to make CUP tenable vs declining the requests.

Instead of validating the factual concerns raised by residents of increase fire/wildfire risks in a heavily wooded residential area, that was within 3 miles of a wildfire 2 years ago; several members of the board chose to not to decline the CUP based on these risks but instead started making additions to the CUP in an effort to make it more tenable by adding fencing, large semi truck, put the tank on

wheels, etc without input or discussion from the public. How does this help unless a driver is also permanently stationed at the site to drive it out in a wildfire?

7 Residents raised concerns about damage to private roads, noise, increased traffic impact on 55, the impact on our quality of life in a rural area and the cost to maintain the private roads and they were not discussed. These were not acknowledged or addressed. Instead, at the very end of the meeting, without discussion, Commissioner Porter and Director Herrick made the impact worse by increasing the allowed road trips from the 4 (as requested by the applicant) to 8 per day.

Further more, the applicant had stated there would be only one Bobtail Truck in her presentation but as stated before there will be three plus the newly added semi located on site permanently for fire removal. If we can see and hear the current tank and bobtail truck, these additional trips and trucks have further increased the adverse impact to local property owners.

Branden and Aneta Fiscus
1730 W Cedar Grove St.
Meridian, ID. 83646
[REDACTED]
Lot 3, Saddle Rock Subdivision

To Whom it May Concern:

We purchased our property in 2023 with the dream of building a home in a secluded and forested area in Valley County which we were willing to pay a premium price for. This dream was recently upended when we discovered Heidi and Ryan Schneider proposed leasing land to a large commercial propane company next to our subdivision.

We are writing this letter to inform you of our intent to appeal the Valley County P&Z Commissioners ruling on CUP 26-012. Below are some of the main areas we felt were not properly addressed or considered during the P&Z meeting on June 11, 2026.

Large commercial vehicles entering and exiting the subdivision on Challis Lane which is maintained by the Saddle Rock subdivision will create an undue financial burden by increasing the maintenance costs of the private roadway. Heidi Schneider stated during the hearing the propane company will also pay HOA dues for the roadway use. The amount of maintenance that will be required for large commercial vehicles traveling on the roadway all week long will far exceed what the company will contribute to the subdivision.

2. Allowing a commercial business to operate next to the Saddle Rock Subdivision will inevitably cause a financial strain on residents of the Saddle Rock Subdivision by lowering property values. Individuals looking to purchase properties in remote locations like the Saddle Rock Subdivision do not want any type of commercial property next to them. The commercial business also does not create any value to the Saddle Rock Subdivision.

3. The commercial vehicles entering and exiting the subdivision will increase the noise, dust and vibrations in the Saddle Rock Subdivision which goes against the culture and tranquility of the neighborhood.

4. CUP 26-012 will increase the fire and explosion risks to the area. The Saddle Rock Subdivision is in a remote location with extended response times for first responders. This area is heavily forested and has a limited amount of water resources available if a catastrophic event or fire occurs. The large propane tank storage tank increases the risks to the homes and residents of the Saddle Rock Subdivision without proper mitigation. During the P&Z approval it was required a truck be on site to remove the propane tank in the event of a fire but it was not addressed of who would hook up the truck to the tank, how long it would take them to attach the tank and how long it would take for the individual to respond. There were also no guidelines to ensure the truck would be on site when it was required to be there.

5. Heidi's correspondence with the Idaho Transportation stated there would be a total of 4 trips onto and out of Challis Lane from Highway 55 per day. This would be a personal vehicle entering the property, a work truck leaving, a work truck returning and a personal vehicle leaving at the end of the day. When the residents of Saddle Rock started to show their opposition to the proposal Heidi sent the Saddle Rock residents a message of the Saddle Rock Subdivision Facebook page stating a single Bobtail truck would be operating out of the proposed sight. On Heidi's Impact Report she stated it would not create any additional traffic and there would be only four trips per day (in/out/in/out). During the Planning and Zoning hearing for some unknown reason Commissioner Potter changed the conditions to two Bobtail trucks and eight trips per day. This is double of what all the documentation requested.

Heidi testified at the P&Z hearing that to mitigate the fire risk where she felt comfortable the propane storage tank was on a chassis that could be "removed immediately" if there was a fire or emergency. Commissioner Ken Roberts stated one of the conditions of approval should be that the propane company have a truck attached to the 33,000 gallon tank during the fire season and the propane company should demonstrate they could move the tank in a matter of minutes. According to Enduring Block's safety operating procedures (the company who had the storage tank on the proposed sight prior to approval) the tank can explode in less than five minutes with a 1/2 mile explosion radius. The tank cannot be moved unless it has less than 900 gallons or 5% of its capacity. If the tank was full during an emergency the tank would have to be emptied of approximately 32,000 gallons of liquid propane before it could be moved. A full 33,000 gallon propane tank weighs approximately 81,000 pounds which I believe a normal truck would have trouble transporting. Because of these facts it would make the condition of approval impossible.

Branden and Aneta Fiscus

Formal Opposition Statement to Proposed Commercial Propane Lease

Kacie and Shawn Frederick

Lot #21 – Saddle Rock Subdivision

3913 N Morello Avenue

Meridian, ID 83646

Property Owned Since: March 14, 2025

I. Introduction and Statement of Interest

We are the lawful owners of real property located within the Saddle Rock subdivision. We submit this statement to appeal the proposed lease and use of neighboring property for **commercial propane storage and distribution activities**.

Our interest in this matter is direct and substantial, as the proposed use will **materially and adversely impact our , financial interests, safety, and the residential character of our community**.

II. Reliance on Representations and Community Character

At the time of purchase, we made our decision in express reliance on representations that Saddle Rock would remain a **low-density residential and rural environment**, characterized by:

- Solitude and quiet enjoyment
- Absence of commercial and industrial activity
- Preservation of natural surroundings and wildlife

No disclosure was made regarding any **pending or contemplated rezoning or commercial use** of nearby parcels. This omission is particularly concerning given that the property owner promoting the lease also serves as **President of the Homeowners Association**, creating a heightened expectation of transparency and fiduciary responsibility.

III. Lack of Transparency and Material Misrepresentation

The first communication to homeowners regarding this project occurred on **May 29, 2026**, after planning efforts were already underway.

Initial written representations included assertions that:

- Only a **single bobtail truck** would service the site
- Traffic would be minimal, limited to **one daily trip**
- The operation would **not be visible** from within the community

Subsequent testimony and evidence presented at the Conditional Use Permit (CUP) hearing directly contradict these claims, including:

- Statements indicating **up to eight (8) truck trips per day**
- Visual evidence demonstrating **clear visibility of propane tanks from within Saddle Rock**

These discrepancies constitute material inconsistencies that undermine the credibility of the proposal and raise serious concerns regarding **good faith disclosures and informed community consent**.

IV. Incompatibility with Residential Zoning and Use

The proposed commercial propane operation is inherently **incompatible with the established residential and rural character** of Saddle Rock. Specifically, the use introduces:

- Industrial-scale equipment and storage
- Increased heavy commercial vehicle traffic
- Noise, visual intrusion, and operational disruption

Such impacts are inconsistent with the **intended use and reasonable expectations of homeowners** and constitute a fundamental alteration of the neighborhood's character.

V. Financial Harm and Economic Impact

The proposed use presents significant and foreseeable financial harm to homeowners, including:

1. Increased Infrastructure Costs

- The use of **private subdivision roads by heavy commercial vehicles** will accelerate deterioration
- While the leased parcel may contribute a portion, the remaining burden will be distributed among homeowners through **increased HOA assessments**

2. Property Value Impairment

Proximity to industrial and hazardous facilities is associated with measurable declines in residential property values, typically ranging from 2% to 7%, with broader environmental stigma effects reaching up to 20% in certain cases. This creates a direct risk of market depreciation for Lot #21 and similarly situated properties.

3. Insurance Risk and Premium Increases

- The placement of **bulk propane storage within a high wildfire risk area** introduces heightened underwriting concerns
- Homeowners may experience:
 - Increased insurance premiums
 - Coverage limitations or exclusions
 - Potential difficulty obtaining or renewing policies

VI. Safety and Environmental Concerns

The introduction of a propane storage and distribution operation poses material risks, including:

- Elevated **fire hazard** due to flammable fuel storage in a wildfire-prone region
- Increased likelihood of **transport-related incidents** involving hazardous materials
- Long-term environmental exposure risks associated with fuel handling

Additionally, the project will disrupt established **wildlife patterns**, including deer migration corridors that currently pass through and around the subdivision. The resulting disturbance will degrade the ecological integrity and natural experience that define the community.

VII. Lack of Long-Term Protections and Precedent Risk

No enforceable assurances have been provided regarding:

- The **scope or limitation of use** beyond the initial lease term
- Future leasing or sale to **additional commercial or industrial operators**
- Restoration or mitigation obligations upon cessation of use

Approval of this proposal would establish a **dangerous precedent**, effectively opening the door to incremental commercialization within a residential subdivision.

VIII. Absence of Community Benefit

The proposed lease provides **no demonstrable benefit to Saddle Rock residents**, including no:

- Economic benefit to homeowners
- Improvement to community infrastructure
- Enhancement of public safety or services

Instead, it shifts **risk, cost, and burden onto the community** for the benefit of a private commercial interest.

IX. Conclusion and Request for Relief

For the foregoing reasons, we respectfully assert that the proposed commercial propane lease:

- Is **incompatible with residential zoning and land use expectations**
- Was advanced without **adequate disclosure or transparency**
- Will impose **material financial, environmental, and safety risks**
- Provides **no corresponding benefit to affected property owners**

Vitaliy and Olga Gavriluk
Owners of lot 11
34 Dakota Way, Cascade

Mailing address:

1443 W. Tumble Creek Dr
Meridian, ID. 83646

██████████
██████████

1. Residents raised concerns about homeowners insurance either being raised or policies being dropped altogether.

It's important to note that this particular proposed propane storage facility is in a heavily forested area and a fire zone as well.

- Insurance companies routinely evaluate risk factors when determining whether to insure a home, renew a policy, or adjust premiums
- Factors insurers may consider include:
 - a. Size of facility (small residential tanks vs. 30,000-gallon storage tanks)
 - b. Frequency of propane truck traffic (which is now up to 8 trips per day)
 - c. Whether the property is within a fire zone (which we are)
 - d. Whether the hazardous use was added after the home was built

I would like to share a personal experience that demonstrates why insurance availability is a legitimate concern for homeowners in Saddlerock. We have already experienced difficulties obtaining homeowners insurance. We were issued a policy by Safeco, only to have that policy dropped. In a notice dated November 19, 2025, Safeco stated the reason for the policy being dropped was:

“The increased fire and smoke hazards at the insured location and proximity and density of the native vegetation.”

If homeowners are already facing insurance challenges due to wildfire exposure, I ask the Board to consider what effect a new 30,000-gallon propane storage facility, along with increased propane truck traffic, could have on future insurance availability, and homeowners ability to sell their properties.

2. Concerns regarding safety, and general welfare, and compability with surrounding uses

It was mentioned during the Valley County Planning and Zoning meeting for the proposed CUP that the 30,000 gallon propane tank would be on a chassis. Will there be a semi hooked up to the chassis during the fire season at all times? This question was not answered.

This raises important questions regarding how relocating a large propane storage tank could be carried out safely, particularly given the traffic conditions on Highway 55. Traffic volumes can be heavy, and the passing lane near the entrance of Saddlerock often results in vehicles traveling at higher rates of speed. The current speed limit is 60 mph.

Even under normal conditions, the now eight delivery trips present significant safety concerns. Increased truck traffic involving large propane loads creates the potential for accidents affecting both delivery vehicles and the traveling public.

In conclusion:

Valley County's planning process is intended to protect health, safety, and general welfare, and compatibility with surrounding uses is an important consideration. A residential neighborhood should not bear uncertain economic risks from a new storage propane facility being placed in the entrance of the Saddlerock subdivision.

Can the Board make a factual finding, based on evidence in the record, that Saddlerock homeowners will not experience adverse economic impacts-including insurance availability, higher premiums, or reduced marketability? If not, how can the Board conclude that those impacts have been mitigated?

Tony & Brie Ghinazzi
1175 N Longhorn Ave. Eagle ID 893616
Lot 9 & 15 Saddle Rock Subdivision

RE: CUP 26-012 Appeal

To Whom it May Concern:

We submitted comments during the public hearing process regarding CUP 26-012, Schneider Propane Storage, and continue to hold concerns regarding the approval of this application.

Throughout the review process, neighboring property owners raised questions regarding the long-term impacts of introducing a commercial propane storage and distribution facility into a predominantly residential and heavily forested area. While the right to seek approval was not disputed, questions for us remain regarding community compatibility, wildfire risk & insurance, traffic safety off a high speed busy road transition to a rural dirt road, use of private road and emergency water, and diminishing property value.

One of our greater concerns is that approval of a commercial propane storage and distribution operation may establish precedence for future commercial or industrial development in the area, or facilitate planned growth for the subject business, as more probable in the future. We believe the potential cumulative impact of such uses on the rural and residential character of the surrounding community has not adequately evaluated nor understood by buyers historically at point of sale, as one of the most reiterated neighborhood comments.

We also remain concerned regarding wildfire mitigation and emergency response. The Saddle Rock area is heavily forested and already faces significant wildfire risk. During the hearing process, considerable discussion focused on wildfire concerns and emergency relocation of the propane tank. However, questions remain for us regarding the feasibility and location of relocating the tank during an emergency, the adequacy of emergency response planning and expediency, and thus the potential impacts on surrounding residents and property owners.

Additionally, questions remain regarding the use of privately maintained subdivision roads to serve in a combined capacity for commercial operation. Residents currently bear the costs of road maintenance, repairs, and snow removal. These concerns were raised regarding increased commercial traffic, road wear, maintenance obligations, and the compatibility of the proposed use with the intended purpose of the private road system, and the response that the proposed business will pay an equal share does not satisfy the reality of the specific increased wear caused by bigger trucks and equipment for the intended commercial use in our opinion. It's not a 1-to-1 increase.

We also remain concerned regarding lighting, noise, visual impacts, and the overall effect of the proposed facility on the rural character of the area. While conditions of approval were imposed, the record does not clearly demonstrate how certain conditions will be monitored or enforced over time.

Finally, we remain concerned regarding potential impacts on property values and resale. We purchased for the express intent of enjoying a tranquil residential environment. The introduction of a commercial propane storage and distribution facility raises concerns from us regarding buyer perceptions (as we infuse our own concerns into the hearts and minds of future prospective buyers), insurability, and preservation of neighborhood character.

For these reasons, we support the appeal of CUP 26-012 and respectfully request that the Board of County Commissioners review the record for determining whether the approval criteria required by Valley County Code have been satisfied. As well we hope that a seemingly unified and unanimous community opposition is worthy of merit.

We hold no ill will toward Ryan and Heidi, we simply feel this adds zero positive value to the neighborhood, while it does introduce potential negative value in several respects to the neighborhood.

Thank you for your time and consideration.

Tony & Brie Ghinazzi

- Names: Robert and Christine Kovacs
- Current Domicile: 10348 W Altair Dr, Star ID 83669
- Subdivision Address: (Lot 27) 43 Sawtooth Loop, Cascade, ID

Also note - we have commenced construction of our future home on Lot 27 and plan to be full time residents once completed in Q1 2027.

- Ownership Duration: 13 months
- Reason for Purchase: We were drawn to Saddle Rock for its peaceful, quiet, and natural surroundings.

Statement of Concerns

The proposed propane tank storage tank / fueling is inconsistent with Valley County's Comprehensive Plan. Specifically, as it negatively impacts land-use compatibility and increases environmental hazards, including fire risks and noise disturbances. Businesses of this nature are most typically located in a commercial or industrial location not adjacent to a private rural subdivision. Wildfires, lightning strikes and accidents happen, why increase the risk to property owners by allowing this business to dwell in this location and potentially affect their insurance coverage.

The Saddle Rock subdivision is strictly a residential community per the HOA, by permitting the subdivisions roads to be utilized for multiple daily commercial activity is in violation of Section 7 of the Private Road Declaration. This project will have severe impacts to the Saddle Rock subdivision's private road (Challis Lane) due to increased transportation and associated maintenance costs.

Initially it was understood the Applicant was requesting 4 trips per day of the bobtail delivery truck.... not sure why & how the Valley County Planning & Zoning Board ended approving the proposal with 8 trips per day. The '8 trips' was a mis-statement by one of the Valley County Planning & Zoning Board members, it should have been caught and corrected during the Public Hearing and must be acknowledged as such and amended accordingly at the next Valley County Planning & Zoning Board Meeting.

Also the on site storage tank holds 30,000 gallons of propane. In the proposal it states "Refilling of the on-site tank is anticipated approximately once every 8 to 10 weeks". Well if the bobtail delivery truck holds 4,000 gallons and the demand is there for propane and they are allowed 8 trips a day.... they could technically deplete the on-site storage tank within 1 day of deliveries. At that point do we believe the Applicant would let the on-site tank remain dry until the next duly scheduled delivery of every 8 to 10 weeks or are they going to go back to the Valley County Planning & Zoning Board and request an additional 30,000 gallon or larger on-site storage tank be approved for the site and or increase the size from the 2 acres of the 5.88 acre lot.

The propane storage site will have a negative impact on the subdivision property values, who would knowingly want to live next to that? Wondering if any of the Valley County Planning & Zoning Board Members would purchase a lot there?

Also - not sure it was missed during our viewing of the live Public Hearing but don't all the Planning & Zoning Board Members, the Applicants and those requesting to Speak / Provide Comment at the Public Hearing have to be 'sworn in' to their statements / testimony?

Best regards,

Chris & Bob Kovacs
Lot 27

Shneiders

Rebecca Peterson

Lot 22 in phase 2 of Saddle Rock Subdivision

We bought a lot in Saddlerock Subdivision in the Fall of 2024. The primary reason we bought here was for a quiet place to get away from the business of the Boise Valley.

I am not in favor of the proposed propane tank the Shneiders want to install. I feel like it will not be beneficial to the homeowners and very detrimental to the value of our property because of the commercialization. It will make it more difficult to get homeowners insurance and increase the cost of the insurance because of the fire hazard.

Sincerely,

Rebecca Peterson

To whom it may Concern:

My name is Dean Snyder and I am writing this in regards to the appeal of the Schneider Propane Business being allowed to operate next to the Saddle Rock subdivision, First I am against this I wish the planning and zoning commission would have taken more time to truly listen to the community and evaluate if this was a good fit for the community. I purchased my parcel at the beginning of 2022, and was told that there would only be 27 residents in the entire community 9 lots per entrance. I was told that the developers still had lots of acreage in the area and if they chose to develop more lots the city would require signals entering into the subdivision. Since purchasing my lot the developer not only closed the farthest north entrance to the subdivision narrowing it to 2, but has also add considerably more lots than 27 with 2 more phases coming. Things change and realtors don't always tell the truth which is fine, but I bought this parcel with the assumption it would be private, very limited homeowners and be a place of peace and tranquility that me and my family could spend weekends on and eventually retire on. Thankfully the property owners have all been very good people and respected the fact that everyone one there, is there for the same reason privacy, and peace and quiet. Because of that we have chosen to stay even though the Schneider's have completely changed the development we were told was coming. I also tried to acquire the parcel in question and was told that the same deed restrictions put on current Saddle Rock property would apply if I was able to purchase this piece amongst other things that included no commercial or business use, the reason being they want to protect the subdivision that was designed and being built for residential use. I was also asked to take down a cross on the corner of my property by Ryan and Heidi as they thought this would be offensive and could limit their potential buyers. I happily agreed to their request because I also wanted to keep the community residential and don't want to affect anyone's income for something I put up.

The questions I have are if Ryan and Heidi truly felt a wooden cross would limit buyers, then they should acknowledge that a propane business would also limit their potential buyers and lower the value of the current properties. I would hope

whoever is reading this would question the true intent of the Schneider's, because after the ruling they have promised to keep things out of sight, fenced and a truck ready at all times in case of an emergency, while limiting only 8 trucks a day into the facility. So I would like to ask, who's going to monitor 8 trucks a day? Who's going to have the keys and access to the supposed truck locked behind a fence to get the tank out in an emergency? The Schneider's live in McCall so it can't be them, the current property owners don't live there full time so it can't be 1 individual.

The Schneider's have proven to say, at least to me, whatever is needed to benefit themselves with truly no regard to the community they are developing. Because whenever there is something in question or they don't like they have the ability to twist or change it to their benefit, If that wasn't true there would only be 27 lots, or we would have a signal at our entrance, and we would not be discussing the proposed business.

My concerns reach beyond the safety from wildfires, but also the greater safety for the public of trucks entering and existing the subdivision off Highway 55. The stretch of 55 in front of Saddle Rock is already dangerous with the way traffic speeds and passes, 55 is dangerous and people have a tendency to drive reckless headed north after being pinned up in the canyon, and when headed south people are always speeding trying to pass everyone before getting to the canyon. Large trucks carrying propane should not be allowed in or out of those entrances without signals.

When it comes to property value's I have personally asked local real estate professionals and they have said our values would be significantly impacted negatively.

Heidi and Ryan have done a great job as far keeping the beauty in the development, so I have no concern about them keeping that beauty however the ruling goes.

I would ask you to hit pause for a minute and evaluate this issue in a little more depth, maybe ask the developer to have an independent traffic study done to see if it's truly safe to having truck entering without a signal, maybe we should have a team of real estate professional tell us their opinion on how this will affect our values? Now that we have a proposed exist plan for the propane tank if a wildfire breaks out, is it truly doable.

It's unfortunate but with Heidi Schneider on the planning and zoning commission and with financial benefit of having a business I don't think our concerns were truly heard, and the impact was truly evaluated, as our public officials we trust that you will look out for everyone's best interest and safety. No just the developer, not just the property owners, but also the general public. So when making the decision shouldn't you also ask is there a need? I don't think you could make a case for even having a need for this type of business in the area. Which make me believe the only benefit is for the developer's financial benefit, and the restrictions put on them for safety will not be enforced, and based on their track record they will apply to have them changed when it suits them if enforced.

With all that being said I ask you to deny this or at least postpone it until further studies can be done, and we use people that are not influenced or have the potential of being influenced by Heidi's place on the planning and zoning committee.

Thank you,

Dean Snyder

10 Saddle Rock

Cascade Idaho

Thane States and Cindy Pagan
Husband and Wife, Owners of 41 Saddle Rock Drive since September 2024
Current Address:
19740 North Smokeys Draw Place
Boise, Idaho 83714

Valley County Board of Commissioners,

We strongly oppose the proposed propane commercial operation at Saddle Rock, and expressed our position via written testimony to both the developers and the Planning and Zoning Commission.

We acquired the land in 2024 in preparation for retirement in the next couple of years. Today we very much enjoy the time we spend in our land, especially the privacy and tranquility it offers. Growing up in Idaho we looked forward to a peaceful retirement season in Valley County. Saddle Rock was presented to us as a community that could offer such peace, not a place where any businesses would be operating.

Propane is a hazardous material, and extremely flammable. We understand the importance of propane in a rural community, however this operation is not compatible in a residential area, densely surrounded by trees and prone to wildfires. The risk is just too high. We find the proposed fire prevention and mitigation measures approved by the Planning and Zoning Commission to be insufficient for the level of risk. An operation of this nature belongs in a commercial and/or industrial area of town.

Access to homeowners insurance is expected to be affected by the proximity of this operation to our properties. We spoke to a retired, seasoned insurance professional who confirmed our concerns on this topic. Today it is already very difficult to secure insurance in Saddle Rock due to fire risk with only a couple of companies willing to underwrite.

We respectfully request the Board revokes the CUP approval.

Cindy Pagán and Thane States

Valley County Commissioners

RE: CUP 26-012

Dear Commissioners,

This letter is to appeal Planning & Zoning's approval of CUP 26-012.

We respectfully appeal the approval of Conditional Use Permit (CUP) 26-012 and request that the Board reverse the decision or remand the application for further review.

We feel our appeal is based on concerns that the record does not contain sufficient evidence to support the findings required for approval, particularly regarding public safety, compatibility with surrounding land uses. Protection of neighboring property owners, and the long-term impacts on the residential character of the Saddle Rock subdivision.

We spoke with ITD and with Cascade Rural Fire District. During our discussions with representative of both these places we were informed that while proposal may meet applicable technical requirements, there are still concerns regarding the location. Both gentlemen said they personal didn't agree with the location, but it did meet specifications, therefore approving the location. The gentlemen at the Fire District office explained that it is at least 15-20 minutes to dispatch fire protection. That's just to dispatch, not to hook up to water and then begin to fight a blazing fire. We all know how fast fire spreads in a dry timbered area. Especially in the dry seasons that we have been experiencing the last couple of years. Our neighborhood could be gone in a flash. Ms. Schnieder spoke how safe propane tanks are, but things happen and especially with a 33,000-gal propane tank sitting there along with 2 bobtail truck full of propane and any smaller tanks loaded to be taken out to customer. Although safety measures are described in the application, propane remains a highly flammable material. The potential risk of fire, explosion, equipment failure, vehicle accidents, or emergency response situations raises concerns for nearby residents and property owners. This could be catastrophic !!!! Kids will be kids and what if they were out shooting BB guns or other guns into the direction of these tanks. Something as simple as that is all it takes !!!

The primary purpose of the conditional use review process is to determine whether a proposed use can operate without creating undue risks to surrounding properties and residents. We do not believe the record adequately demonstrates that this standard has been met.

While safety measures were discussed during the hearing, the record does not appear to contain a comprehensive analysis of the potential impacts of a propane-related emergency occurring within this particular residential and timbered setting. Given the scale of the proposed storage capacity and the surrounding conditions, we believe additional evaluation is warranted before concluding that the proposal adequately protects public health and safety.

Ms. Schnieder mention in her application and in a letter to all of owners that this site would not be seen from anywhere in the subdivision. She is correct from the highway and the entrance into the subdivision, but not while driving into the new phases. As you have

probably seen the pictures submitted with the appeal you can see the site very well. It is all very disturbing that during the applicant's presentation she was asked if there were any propane tanks currently on the property. She blatantly lied and said "no". Pictures do not lie !!! I'm not sure if there were any other untruths that Ms. Schnieder has given us or to the commission.

We would be curious to know if their lot has been zoned for "Industrial" use NEXT to recreational/residential?? What are the Schnieder's plans for the future? What door is being opened for future Industrial or commercial use? You can tell we are very concerned.

Another disturbing item during the hearing is that Ms. Schnieder, the applicant, requested the use permit for one 33,000-gal storage tank and one Bobtail truck to dispense the propane to the community. It was explained to the neighborhood and the commissioners that there would be four trips in and out with this one Bobtail. Snuck in at the very end of the Commission's deliberation Ms. Potter changed the applicant's one Bobtail truck to two and eight trips in and out. The Applicant didn't even ask for that. Why did Ms. Potter change that unless the two colluded before the meeting ever began. We know that Ms. Potter and Ms. Schnieder are friends serving together as Commissioners. Of course we can't prove this, but the way it went down would be so inappropriate and deceiving for Commissions. Ms. Potter should have been recused from the board too since there is a friendship there.

Because this represented a significant increase in operational activity, we question whether the impacts associated with the expanded operation were fully evaluated and whether affected property owners had a meaningful opportunity to comment on those changes before approval.

As we said in the Hearing Saddle Rock was established and marketed as a residential subdivision. Like many of our neighbors, we purchased property in this community with the expectation that the area would remain residential in nature and preserve the quiet, rural character that attracted us to the development. The introduction of a commercial operation within the subdivision is inconsistent with those expectations and raises concerns about the future character of the community.

We know that this permit gives limited operation involving storage and minimal vehicle traffic, but can establish precedents for future commercial activity. Businesses often evolve and expand over time, potentially resulting in increased vehicle traffic, operational activity, equipment storage, signage, lighting, and other impacts that may not be present initially.

We do feel this affect our property values. If I were looking at a lot in Saddle Rock now and knowing that there was propane storage there, we would not want to buy. We would be very leary of propane in a forested area. Too big of an investment to take such risks.

Based on the evidence presented, we do not believe the record contains substantial evidence supporting findings that:

1. The proposed use adequately protects public health and safety;

2. The proposed use is compatible with surrounding residential and recreational land uses;
3. The proposed use will not adversely affect neighboring properties;
4. The proposed use preserves the residential character of the Saddle Rock subdivision; and
5. The long-term impacts of the project have been sufficiently evaluated.

For these reasons, we respectfully request that the county Commissions grant this appeal and reverse the approval of CUP 26-012. Alternatively, we request that the matter be remanded for additional review, further findings, and a more complete evaluation of the public safety, compatibility, and neighborhood impacts associated with the proposal.

Thank you for your time, consideration, and service to our community.

Sincerely,

Gayle Ward (152 E Shafer View Dr, Meridian, ID 83642)
Marvin Ward

Lot 13
37 Challis Lane

EXHIBIT C

IDAHO TRANSPORTATION DEPARTMENT CORRESPONDENCE

CUP 26-012 Appeal

Contents:

1. Idaho Transportation Department (ITD) correspondence regarding CUP 26-012
2. Agency comments concerning anticipated traffic associated with the proposed propane storage facility

Purpose:

This exhibit is submitted in support of Appellants' concerns regarding traffic impacts, roadway safety, and the adequacy of agency review associated with CUP 26-012.

The correspondence reflects that ITD reviewed the proposal based upon representations that the facility would generate approximately four (4) trips per day and specifically indicated that "4 trips/day is not a concern." The correspondence further requested notification if trip generation was expected to change from that assumption.

Appellants contend that the record does not demonstrate that ITD reviewed or approved the increased traffic activity ultimately authorized through the approval process. The exhibit is offered to demonstrate that agency review may have been based upon assumptions different from those reflected in the final approval and to support Appellants' concerns regarding traffic impacts, roadway safety, and the adequacy of the record.

Appellants offer this exhibit in support of Sections III, IV, and V of the Appeal.

From: Kendra Conder <Kendra.Conder@itd.idaho.gov>
Sent: Monday, June 1, 2026 10:54 AM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: CUP-012 Schneider Propane Storage

Hi Cynda,

I've messaged back and forth with Heidi on the propane storage application (see attached). I don't have any concerns with what is being proposed, but did ask Heidi to let me know if trip generation is expected to change (4 trips/day is not a concern).

Thanks!

Kendra Conder

District 3 | Development Services Coordinator
Idaho Transportation Department
Office: 208-334-8377
Cell: 208-972-3190



YOUR Safety * ► YOUR Mobility *** ► YOUR Economic Opportunity**

EXHIBIT D

PLANNING & ZONING COMMISSION DRAFT MEETING MINUTES JUNE 11, 2026

CUP 26-012 Appeal

Contents:

1. Valley County Planning & Zoning Commission Draft Meeting Minutes – June 11, 2026 (draft)

Purpose:

This exhibit is submitted in support of Appellants' appeal and contains the official record of the Planning & Zoning Commission's deliberations and approval of CUP 26-012.

The minutes document discussion and findings relevant to several issues raised in this appeal, including:

- Discussion regarding consistency with the Valley County Comprehensive Plan.
- Discussion regarding compatibility of the proposed use with the surrounding residential area.
- Discussion regarding wildfire concerns, emergency response considerations, and conditions requiring the availability of equipment capable of relocating the propane tank during fire season.
- Discussion regarding traffic impacts and anticipated trip generation associated with the proposed facility.
- Discussion regarding conditions of approval imposed by the Commission.
- The Commission's final motion and vote approving CUP 26-012.

Appellants offer this exhibit in support of Sections I, III, IV, V, and VI of the Appeal and as evidence of the issues considered by the Commission, the conditions relied upon in approving the application, and the basis for the Commission's decision.

Valley County Planning and Zoning Commission

PO Box 1350 • 700 South Main Street
Cascade, ID 83611-1350



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

Ken Roberts, Chairman
Carrie Potter, Vice-Chair

Brad Mabe, Commissioner
Ben Oyarzo, Commissioner
Heidi Schneider, Commissioner

MINUTES

Valley County Planning and Zoning Commission
June 11, 2026
Valley County Court House - Cascade, Idaho
PUBLIC HEARING - 4:00 p.m.

A. OPEN: Meeting called to order at 4:00 p.m. by Vice Chairman Potter. A quorum exists.

PZ Director – Cynda Herrick:	Present
PZ Commissioner – Brad Mabe	Present via Teams
PZ Commissioner – Ben Oyarzo:	Excused
PZ Commissioner – Carrie Potter:	Present
PZ Commissioner – Ken Roberts:	Present via Teams
PZ Commissioner – Heidi Schneider:	Present
PZ Planner II – Lori Hunter:	Present

1. MINUTES: Commissioner Schneider moved to approve the minutes of May 14, 2026, and May 21, 2026. Commissioner Mabe seconded the motion. Motion passed unanimously.

Vice Chairman Potter chaired the meeting.

C. OLD BUSINESS:

1. C.U.P. 24-08 White Meadow Subdivision – Final Plat Extension Happy Mountain Group LLC is requesting a two-year extension of the conditional use permit and final plat approval that expires on June 25, 2026. The 2.86-acre site is parcel RP17N03E330720 located in the NWNE Section 33, T.17N, R.3E, Boise Meridian, Valley County Idaho. Action Item. Not a public hearing.

Vice Chairman Potter introduced the item and asked if there was any exparte contact or conflict of interest; there was none. Director Herrick presented the staff report.

Staff responded to questions from Commissioners.

Commissioner Roberts moved to approve the final plat extension of C.U.P. 24-08 White Meadow Subdivision for two years. Commissioner Mabe seconded. Motion carried unanimously.

There is a 10-day appeal period to the Board of County Commissioners in accordance with Valley County Code 9-5H-12.

2. **SUB 26-005 Pine Creek Ranch South Subdivision - Preliminary Plat:** Pine Creek Ranch LLC is requesting a conditional use permit for a subdivision that will contain four-development parcels on 90.87 acres. Permanent public rights-of-way with privately maintained 28-ft wide gravel roads would be platted with the potential to provide emergency access to development within the city of McCall. The site would be accessed from Stockton Court, a public road. The site, addressed at 389 Stockton Court, is parcel RP18N03E154641 in the S ½ Section 15, T.18N, R.3E, Boise Meridian, Valley County, Idaho. **Tabled from May 14, 2026.** Action Item.

Vice Chairman Potter introduced the item and asked if there was any exparte contact or conflict of interest; there was none. Commissioner Roberts stated that Randy Wall attempted to reach him via text. Commissioner Roberts did not open any of the information. Vice Chairman Potter cautioned the public and stated that all communications to the PZ Commissioners must go through Staff, not directly to any Commissioners.

Commissioner Schneider moved to remove SUB 26-005 Pine Creek Ranch South Subdivision from the table. Commissioner Roberts seconded. Motion passed unanimously.

Director Herrick stated there have been a number of requests to reopen the public hearing. At meeting on May 14, 2026, the PZ commissioners decided not to reopen the public hearing and determined the requested information concerning writing the condition of approval from Staff would not be additional information. The Prosecuting Attorney cautioned Staff about reopening public hearings. If the PZ Commission decided to reopen the public hearing; then a future date would need to be determined. Director Herrick confirmed that the applicant has not submitted or changed anything since the meeting on May 14, 2026. Commissioner Roberts and Vice Chairman Potter concurred with the Prosecuting Attorney. The public hearing was not reopened; the Commissioners continued deliberations.

Director Herrick presented the staff report addendum. The proposed conditions of approval remain the same with the addition of #13 regarding development agreements.

There was discussion between Commissioners and Staff regarding the various scenarios presented in the staff report addendum. If only the road is improved, the developer would pay for off-site mitigation. Any development on the parcel to the north would require a separate application process with the City of McCall. The new roadway would provide secondary access and circulation.

Commissioner Roberts stated that the proposal would change the land use to a road access is consistent with Valley County Code. The Commission is not tasked with the question about what a subdivision would look like in the City of McCall. Future development would require additional application(s) and approval(s).

In response to the concerns regarding a Wildland Urban Interface Protection Plan (WUI), the staff report included a table with information and a timeline for clarification. This is not new information. WUI plans would be required for future applications.

Road right-of-way widths were discussed. The proposal includes an 80-ft road right-of-way.

Director Herrick stated the PZ Commission will need to make a finding on Valley County Code 7-1-5 that requires annexation into the City of McCall for an adjacent parcel unless the Commission determines that there is not a change in the principal land use. Commissioners

discussed further. There is currently one residence on the property. The proposed use is residential with a new road. It is not a change in the principal land use.

The Commission reviewed the questions and standards of approval as listed in the Staff Report and Valley County Code.

1. Does this subdivision 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?

Commissioner Schneider stated the project does meet the minimum standards and is compatible. Further development would require additional applications and approval. It is compatible. Commissioner Roberts concurred and stated the proposed 80-ft road right-of-way is greater than the minimum 70-ft required. Commissioner Mabe agreed that the proposal meets requirements.

2. Does this subdivision meet the minimum standards in Title 10 of the Valley County Code in regards to the access road, etc.?

Vice Chairman Potter stated this was also discussed under Question 1. Commissioner Roberts concurred and stated the Commission is making recommendations for the Board of County Commissioners (Board) regarding the development agreement. The Commission will lean heavily on the expertise of the County Engineer and Road Department to make sure additional traffic on the roads are mitigated through a development agreement. Vice Chairman Potter stated future development would likely require a revised traffic impact study at the time of development. Director Herrick stated that should be inserted in the development agreement.

3. Are impacts being properly mitigated? If not, which impacts are not mitigated?

Commissioner Schneider stated the impacts are being mitigated. Commissioner Schneider would like a recommendation for the development agreement to include a requirement for both paving and pathway if the roadway does provide connection with a future subdivision within the City of McCall. This would help mitigate the traffic and dust on Stockton. Commissioner Mabe and Commissioner Roberts both agreed.

Standard of Approval:

1. Will the application result in an increase in value of private property? VCC 9-5-2(B)(3).

All Commissioners concurred that the value of the private property would increase due to additional residential building sites.

2. Will the approval of the application result in an undue adverse impact on the environment? VCC 9-5-2(B)(3).

Commissioner Mabe stated nothing would be unusual. Commissioner Roberts stated as long as road building standards, Idaho Statutes, and Valley County ordinances for building a road are met, there would be no undue adverse impact. Commissioner Schneider concurred. Director Herrick stated the new riparian overlay codes would further control impacts to the environment. Vice Chairman Potter stated wetlands will be delineated and marked as "no build" areas.

3. Will the approval of the application result in an undue adverse impact on adjoining properties? VCC 9-5-2(B)(3).

Commissioner Schneider stated this would be mitigated by conditions of approval. The primary concerns heard from the public involved traffic and dust. Paving should occur upon additional development of parcel(s). Commissioner Roberts stated the impact will depend on future development proposals. A traffic impact study would flush out impacts to roads up to and including Highway 55.

4. Will the approval of the application result in an undue adverse impact on governmental services? VCC 9-5-2(B)(3).

Commissioner Roberts stated as long as the development agreement is adequate, impacts can be mitigated. Vice Chairman Potter stated additional connectivity would be an asset for the community. Commissioners concurred that the proposal would provide a secondary access and escape route for emergencies for existing subdivisions. Mandatory requirements exist for Federal Aviation Administration (FAA) form 7460-1 to protect McCall Airport.

5. Is the application consistent with the Valley County Comprehensive Plan? VCC 9-5-2(B)(3).

Commissioner Roberts stated the Commission is charged by Idaho State Statute to encourage development in and around existing areas of residential uses where central water and sewer services exist. The Commission is also charged with retaining the rural atmosphere of Valley County; this application is not proposing building a subdivision out in middle of flat, open pastureland. Vice Chairman Potter the proposal promotes development near existing infrastructure. Director Herrick stated the site is within the existing McCall Impact Area.

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).

Commissioner Roberts believes #6 exists to make sure impacts are mitigated prior to approval.

Agencies have provided comments. Valley County Road Department stated the proposed connection would provide essential secondary emergency access to areas that are currently difficult or impossible for emergency services to reach, thereby improving overall public safety. McCall Fire and EMS stated the plans appear to meet the standards for access roads; however, site verification will be required.

Commissioner Roberts moved to approve the conditional use permit and preliminary plat for SUB 26-005 Pine Creek Ranch South Subdivision with the stated conditions. Commissioner Schneider seconded the motion.

Commissioner Roberts states the question before the Commission is about land use for an access road, not about approval of a bigger subdivision. If the applicant or someone else chooses to apply for a subdivision for a greater magnitude, the application still has to go through the process with the City of McCall and or the Valley County PZ Commission. It is reasonable to have an access road for secondary access or potentially for four lots.

The motion carried unanimously.

There is a 10-day appeal period to the Board of County Commissioners in accordance with Valley County Code 9-5H-12.

4:39 p.m.

D. NEW BUSINESS:

1. **SUB 25-019 Rocky Mountain Storage – Preliminary Plat:** Pearson Storage Partners LLC is requesting a conditional use permit for a subdivision on 18.47 acres. Block 1 would include 103 condominium storage units and two offices/bathroom units. Individual septic systems and individual wells are proposed. Access would be from a new private road onto Highway 55. The site, addressed at 14014 Highway 55, is parcel RP18N03E331807 and part of Vandal Flat Subdivision Lot 2 in the NE ¼ Section 33, T.18N, R.3E, Boise Meridian, Valley County, Idaho. **The Board of County Commissioners has remanded this item to the PZ Commission for further consideration of new information including the Traffic Impact Study and mitigation of visual impacts. Tabled from May 14, 2026. Action Item.**

Vice Chairman Potter introduced the item and asked if there was any exparte contact or conflict of interest. Commissioner Potter recused herself due to a conflict of interest. A quorum exists.

Commissioner Roberts moved to remove SUB 25-019 Rocky Mountain Storage – Preliminary Plat from the table. Commissioner Mabe seconded. Motion passed unanimously.

Director Herrick presented the staff report and summarized the following exhibits:

- **Exhibit 1** – Paul Ashton, Parametrix and Valley County Engineer, listed requirements. (May 14, 2026)
- **Exhibit 2** – Email correspondence between the Valley County Engineer, Crestline Engineers, the applicant, and PZ Director Herrick regarding the approach onto Highway 55. Additional stormwater discharge will not result. (May 20, 2026, May 19, 2026)
- **Exhibit 3** – Kendra Conder, Idaho Transportation Department, confirmed that the ITD access permit is for both Rocky Mountain Storage and Vandal Flats Subdivision. (May 29, 2026)

Vandal Flats is the two-lot subdivision directly to the north. The storage units would share the access point with this subdivision. The access will be a platted road onto Highway 55, not a shared driveway.

Vice Chairman Potter asked for the applicant's presentation.

Matthew Parks of Clark Wardle located in Boise represented the applicant. The application was remanded back to the Commission by the Board of County Commissioners. Mr. Parks referred to the updated plat and renderings included in the staff report. Commissioner Maupin stated the proposed use is compatible with the area. Commissioner Thompson stated he could not deny the project. Staff assigned a favorable compatibility rating. The project is less intensive than many other commercial uses would generate minimal traffic according to the traffic impact study (TIS) that was provided to Idaho Transportation Department, paramedics, and County Commissioners. The project would generate 75 to 78 daily trips. The project would have a small impact on the neighbors noise-wise. Retail activity, manufacturing, outdoor storage, and residential occupancy would be prohibited. The Board of County Commissioners recognized these operational realities and indicated that the project is compatible for the area and the mixed-use corridor.

The one sold building along Highway 55 has been modified to four buildings. Landscaping has been revised and over 100 trees would be installed. There would be a 3-ft high berm, the building roof pitch would point downward toward the highway, the plat includes open space and a delineated wetland area. The screening features would be constructed of metal for maintenance purposes; a rendering was submitted. Substantial CCRs require maintenance of

property, and a property owner association would exist.

A 75-ft dedicated road right-of-way with a paved surface would address concerns of Commissioner Maupin and Director Herrick. Asphalt shingles would lessen the glare seen by the neighbors compared to a metal roof. The design is visibly pleasing and will help with snow shedding. Page 2 of the proposed plat shows over 100,000-sqft for snow storage area.

A TIS is not typically required in this type of project. The TIS had not been reviewed by the Valley County Engineer prior to the previous PZ Commission hearings. The TIS was reviewed prior to the Board of County Commission's public hearing; the engineer agreed with the findings of ITD.

One of the issues previous mentioned by the PZ Commission was the lack of potential environmental mitigation. This was addressed by the Board of County Commissioners; based on the mitigation efforts and the engineered storm water retention, there would be no impact on the environment. CCRs will require dark-sky compliant lighting. There will be no storage of hazardous materials, no long-term exterior parking, and no outside storage. The site would not be a contractor yard.

The applicant is agreeable to a development agreement which will provide a mechanism to allow Valley County to enforce CCRs. The applicant is agreeable to incorporating any environmental protections onto the final plat.

Mr. Parks stated that Valley County Code requires that the Commission evaluate this project, mitigation efforts, and compatibility. The project is compatible. There are robust conditions of approval proposed. A TIS was completed and three access points were consolidated into one. Concerns have been addressed.

Commissioner Mabe stated his previous denial was because the proposed design was not compatible along the Scenic Byway due to long line of buildings parallel to Highway 55. The revision does not address the impact to the Scenic Byway and the ability to see through or over the approximately 1000-ft length of buildings. This is not similar to the storage buildings across Highway 55. Originally the Commission was told that one building was split in order to provide snow removal. Now the one long building design has been changed to four buildings by removing one unit between each building. Has the applicant looked at other options?

Mr. Parks stated that the revision was to breakup the monotony of a solid building. At the Board of County Commissioner level, Commissioners Thompson and Maupin stated that orientation was not a concern. Mr. Parks stated that it takes a vehicle approximately 8-9 seconds to drive by the property. Other modifications have been considered but based on the site layout required setbacks from highway, and existing wetlands, this proposal is the best configuration.

Commissioner Roberts stated removing only one stall in the midst of a very long building does not break up the monotony. Has the applicant considered removing buildings? Mr. Parks stated the applicant has considered other alternatives. The revised site plan addressed concerns of the Board of County Commissioners. There will be four buildings fronting the highway.

Rob Pair of Crestline Engineers in McCall, stated the original site plan showed one long building fronting Highway 55. The design was changed to two buildings to break up the building and to add snow storage. The building design has been further modified to four buildings along the highway to break up the monotony. New features have also been added including windows on the highway side of the building. The screening walls will also break up the view. The Board of

County Commissioners discussed orientation of buildings. If the buildings run perpendicular to the highway, people would be able to see loading and unloading of the storage units.

Vice Chairman Potter opened the public hearing and asked for proponents. There were none. Vice Chairman Potter asked for undecided. There were none. Vice Chairman Potter asked for opponents. There were none.

Mr. Parks added that renderings of the building with windows were included in the staff report.

Vice Chairman Schneider closed the public hearing. The Commission deliberated. The Commissioners confirmed that they were reviewing the most recent renderings and drawings as presented.

Commissioner Mabe stated that nothing has changed his original stance that the proposal and building design are not compatible with the Scenic Byway. He did watch the public hearing before the County Commissioners. He does not support the project.

Commissioner Roberts stated Commissioner Mabe raised good points. The applicant has attempted to compare the proposal with another project in close proximity. However, the overall natural grade and elevation of land lying east of Highway 55 at this site is substantially higher than that immediately west of Highway 55. The view of buildings located at a lower elevation on the west side is easier to overcome and more easily seen over. The proposal is not compatible to the adjacent residents in the Knob Hill area. The impact to the view corridor has been rarely addressed by the applicant. Safety issues remain along Highway 55. The 75-78 trips per day is significant. Left-handed lanes have been required for less trips. It behooves the Commission to stop allowing major development along Highway 55 that have significant trips without consideration of left-hand turn lanes. Approval would create a greater burden on the highway; there is a safety issue between Lake Fork and McCall. Commissioner Roberts disapproves of the buildings orientated parallel to Highway 55. As Commissioner Mabe noted, this is a Scenic Byway. In addition, this proposal incorporates a previous application for personal use of a site that has been changed to a commercial use. The normal process for land use has been short-cuttled. Commissioner Roberts is not in favor of the project.

Commissioner Schnieder stated she was not present at the February PZ Commission public hearing. Nor was she on the Commission during the decision approving the storage building for personal use. She also watched the public hearing held by the Board of County Commissioners. She agrees with Commissioner Mabe and Commissioner Roberts to some extent. The building design could be broken up more. However, the landscape plan is fantastic with a significant amount of landscaping that would mitigate the visual impact. Regarding traffic safety, Commissions rely on traffic engineers and ITD. If ITD has approved the approach with this proposed use, then she has a reason to support the applications. Reducing three approaches to one approach in this busy area is a win for the County and Highway 55 users.

Commissioner Roberts moved to deny the conditional use permit and preliminary plat for SUB 25-019 Rocky Mountain Storage. Commissioner Mabe seconded the motion. Commissioner Roberts and Commissioner Mabe voted in favor of the motion; Commissioner Schneider opposed the motion. The motion passed resulting in denial of the conditional use permit and preliminary plat for SUB 25-019 Rocky Mountain Storage

There is a 10-day appeal period to the Board of County Commissioners in accordance with Valley County Code 9-5H-12.

Commissioner Potter rejoined the Commission.

5:22 p.m.

2. **VAC 26-001 Boyer Vacation of Utility Easement:** Warren Boyer is requesting vacation of a 12-ft utility easement centered on the lot line between Lot 29 and Lot 30 of Lake Cascade Ranch Subdivision in order to build a shop over the lot lines. Each lot is 0.45 acres and addressed at 13128 Tucker RD and 13126 Tucker RD. The site is located in the W ½ of the NW ¼ Section 16, T.16N, R.3E, Boise Meridian, Valley County, Idaho. Action Item.

Vice Chairman Potter introduced the item and asked if there was any exparte contact or conflict of interest; there was none. Director Herrick presented the staff report, displayed the site and GIS map on the projector screen, and summarized the following exhibits:

- **Exhibit 1** – Jerry Holenbeck, Donnelly Fire Marshal, had no comments, concerns, or requirements at this time. (June 8, 2026)

Director Herrick stated if approved, the property owner would complete a combination form with the Assessor's Office. There is an existing home; the owner wishes to add a shop that would be constructed over the area with the utility easement.

Vice Chairman Potter asked for the applicant's presentation.

Warren Boyer, Boise, owns the two adjacent lots. He did not know there was a utility easement on the lot line until recently. He concurs with the staff report.

Vice Chairman Potter opened the public hearing and asked for proponents. There were none.

Vice Chairman Potter asked for undecided. There were none.

Vice Chairman Potter asked for opponents. There were none.

Vice Chairman Potter closed the public hearing. The Commission deliberated. Commissioner Schneider saw no issues. Commissioner Mabe stated there would be no impairment to future development. Commissioner Robert is in favor as long as the lots are combined.

Commissioner Schneider moved to recommend approval of VAC 26-001 Boyer Vacation of Utility Easement to the Board of County Commissioners. Commissioner Roberts seconded the motion. Motion carried unanimously. This matter will be forwarded to the Board of County Commissioners for a future public hearing.

5:29 p.m.

3. **C.U.P. 26-008 Troutner Multiple Residences:** Jeff and Kathy Troutner are requesting a conditional use permit for two residences on one parcel. The homes would share a well and an individual septic system is proposed. Access would be from a shared driveway onto Elk Haven Way, a private road. The 18.67-acre parcel, addressed at 84 Elk Haven Way, is Elk Haven Subdivision Lot 9, located in the NW ¼ Section 14, T.17N, R.3E, Boise Meridian, Valley County Idaho. Action Item.

Vice Chairman Potter introduced the item and asked if there was any exparte contact or conflict of interest; there was none. Director Herrick presented the staff report and summarized the following exhibit:

- **Exhibit 1** – Jerry Holenbeck, Donnelly Fire Marshal, had no comments, concerns, or requirements at this time. (June 8, 2026)

Commission Roberts expressed concern of the lack of road maintenance agreement among the existing landowners for the Elk Haven Lane and Elk Haven Way. This issue was brought up during a previous application. Director Herrick stated the roads are platted as private roads.

There are multiple properties accessing the private, platted roadways. This proposal would add a shared driveway for both homes on the lot; there would only be one shared access to the private roads.

Vice Chairman Potter asked for the applicant's presentation.

Micheal Cherry of Morton Buldings, Nampa, Idaho, is the contractor for project and represented the applicant. Property owners using the roadway were notified; a meeting notice sign was posted along the road. There would not be a woodburning device within the residence in the shop. The irrigation plan and weed control agreement have been signed and were included in staff report. The property owner would need to answer if the expanded use of the private roads has been approved the homeowner association. Mr. Cherry is not aware if an agreement for road maintenance, snow removal, or repair exists.

Commissioner Roberts was concerned about future maintenance and neighbor cooperation. He recommended a condition of approval stating that if there is a shared road maintenance agreement, this parcel shall contribute a proportional share based on number of residences.

Vice Chairman Potter opened the public hearing and asked for proponents. There were none. Vice Chairman Potter asked for undecided. There were none. Vice Chairman Potter asked for opponents. There were none.

Vice Chairman Potter closed the public hearing. The Commission deliberated. Conditions of approval were discussed.

Commissioner Schneider moved to approve C.U.P. 26-008 Troutner Multiple Residences with the stated conditions.

COA: If a homeowner association exists, the applicant must have approval for expanded access.

COA: Shall contribute a proportional share for road maintenance based on number of residences.

Commissioner Roberts seconded the motion. Motion carried unanimously.

There is a 10-day appeal period to the Board of County Commissioners in accordance with Valley County Code 9-5H-12.

5:40 p.m.

- 4. SUB 26-008 Serenity Fields Subdivision – Preliminary Plat:** Serenity Fields LLC is requesting a conditional use permit for a four-lot single-family residential subdivision on 10.5 acres. Lots would range from 1.6 acres to 5.6 acres in size. Individual well and septic are proposed. Access would be from a new private gravel road onto Highway 55. The site is part of a 27.46-acre parcel RP18N03E281774, addressed at 14091 Highway 55, and located in the S ½ of Section 28, T.18N, R.3E, Boise Meridian, Valley County Idaho. Action Item.

Vice Chairman Potter introduced the item and asked if there was any exparte contact or conflict of interest; there was none. Director Herrick presented the staff report and summarized the following exhibits:

- **Exhibit 1** – Photos of the berm and revised preliminary plat (June 11, 2026)
- **Exhibit 2** – FAA form 7460-1 (Received from applicant on June 11, 2026)
- **Exhibit 3** – CDH application for subdivision review (Received from applicant on June 11, 2026)

- **Exhibit 4** – Shirley Florence stated Lake Irrigation District has approved the proposed water split and requests that the plat states that not all lots are assigned Lake Irrigation District Water. (Received June 11, 2026)

The berm has been hydroseeded.

The recent Idaho State Statutes Title 42, 38, and 67 and the distribution of surface water for irrigation of lots was discussed. Lake Irrigation District has shares, not water rights. Clarification from legal counsel is needed regarding the proposed transfer of water shares to remanent parcel. This issue will be resolved prior to final plat submittal.

The McCall Airport Manager's comments and a possible avigation easement were discussed. Director Herrick referred to the avigation easements required by the City of Boise that requires CCRs, increased soundproofing of buildings, etc.

The prior approved application was for seven residences on one parcel; that conditional use permit would expire and be replaced by this application with four residences. The previous approval required some mitigation of dust for the adjoining properties to the north. Staff did not receive any neighbor comments for this application.

Vice Chairman Potter asked for the applicant's presentation.

Jason Porter, 14091 Highway 55, represented the applicant. This subdivision application would reduce the number of residences to four and allow his children to get financing for the home construction. He met with Lake Irrigation District Board today and received approval of the proposal to transfer water use to the remanent parcel. Dust is a big concern. The posted speed limit on the existing driveway is 10 mph. The plan is to use different road material to reduce the dust; using "2-3 minus" material will have a lower content of fine material and less dust. There will be a road maintenance agreement and fire tank agreement. The stormwater plan and ITD access will be handled by Trevor Howard of Timberline Associates. The berm is in good shape with growing vegetation and will continue to be improved.

Commissioner Roberts was concerned about future dust control but agreed that the road material change would be beneficial.

Commissioner Mabe asked if the applicant was agreeable to an avigation easement. Further explanation of an avigation easement was given. This easement would recognize that planes fly over the property at low altitudes due to the proximity of McCall Airport. The easement would release the right to contest the noise, vibration, etc., that comes from living at the end of the airport runway. Additional installation in homes would reduce noise. Mr. Porter stated he is agreeable to an avigation easement and did submit the approved FAA form (**Exhibit 2**).

There was additional discussion with the applicant regarding irrigation. Mr. Porter stated that currently there is 20 inches of water for 29.5 acres. The agreement with Lake Irrigation District is 17.5 inches of water for the remanent parcel to the south, 2.5 inches for the 5.6 acres with the existing home; and no irrigation water for the other three lots. The method of conveyance must be approved by Lake Irrigation District. There are new Idaho Statutes requiring irrigation-related notes on the face of plats.

Vice Chairman Potter opened the public hearing and asked for proponents.

Doug Wilkinson, Meridian, plans to build on one of the new lots. The plan is for all four lots to be owned by family members.

Vice Chairman Potter asked for undecided. There were none.

Vice Chairman Potter asked for opponents.

Mike Houston, 14103 Highway 55, voiced questions regarding the access to and use of the remnant parcel, proposed building elevations, and setbacks from his property line to the immediate north of the proposed subdivision. He is concerned about possible shading of his property and garden.

Vice Chairman Potter asked for rebuttal from the applicant.

Mr. Porter addressed questions. The road width is 28-ft. Mr. Houston's property is higher than the proposed buildings sites on the new lots. The plat shows 85-ft to property line. Lot 2 has a 30-ft front setback. There will be room to park vehicles in front of the houses. There would be a driveway constructed just west of the berm to the remnant parcel south of the proposed subdivision.

Vice Chairman Potter closed the public hearing. The Commission deliberated.

Commissions concurred that this was a good proposal. It is better than the previous approval for multiple residences due to the reduction in homesites and for future sales of the homes. Commissioner Mabe wanted to require an avigation easement/ and dust control mitigation. Commissioner Roberts spoke to conditions of approval for irrigation water.

Commissioner Schneider moved to approve the conditional use permit and preliminary plat for SUB 26-008 Serenity Fields Subdivision with the stated conditions.

COA: Must clarify transfer of use and conveyance of surface water.

COA: Will require an avigation easement similar to City of Boise avigation easements.

COA: Must construct road to lessen dust or mitigate dust.

Commissioner Mabe seconded the motion. Motion carried unanimously.

There is a 10-day appeal period to the Board of County Commissioners in accordance with Valley County Code 9-5H-12.

6:21 p.m.

- 5. SUB 26-007 Gestrin Grove Subdivision - Preliminary and Final Plat:** Michelle Basye and Ellis Leon Renz are requesting a conditional use permit for a four-lot single-family residential subdivision on 1.35 acres. Lots are 0.34 acres in size. Central sewer provided by North Lake Recreational Sewer and Water District and individual wells are proposed. Lots would be accessed from Gestrin Road and West Roseberry Road, both public, paved roads. The site is Fran-Dot Subdivision No. 3 Lot 2 in the SWSW Section 9, T.16N, R.3E, Boise Meridian, Valley County, Idaho. Action Item

Vice Chairman Potter introduced the item and asked if there was any exparte contact or conflict of interest; there was none. Director Herrick presented the staff report and summarized the following exhibit:

- **Exhibit 1** – Jerry Holenbeck, Donnelly Fire Marshal, listed requirements. (June 8, 2026)

This would be a replat of an existing lot. Valley County Code requires a maximum 2.5 residences per acre; the applicant requested a 2.95 residences per acre. A variance from the required density was requested due to the configuration of existing lot. If not approved, the applicant would request a change in boundary and reduction to three lots; the resulting remnant parcel could be sold to the neighbor.

Vice Chairman Potter asked for the applicant's presentation.

Michelle Basye, McCall, described the proposal. The proposal meets the minimum lot square footage. Four lots would result in more affordable starter-home opportunities. No CCRs nor homeowner association are proposed. Camping would be allowed. The proposal fits the community's need for housing. Each lot would have a driveway.

Commissioners and the applicant discussed the size of the buildable portion of the lots. The sites are not meant for big homes and are longer than wide. The plat should show building areas so future owners would be informed. Maximum lot coverage is 35% and includes all impervious materials including asphalt or concrete driveways.

Vice Chairman Potter opened the public hearing and asked for proponents. There were none. Vice Chairman Potter asked for undecided. There were none. Vice Chairman Potter asked for opponents. There were none.

Vice Chairman Potter closed the public hearing. The Commission deliberated. Commissioner Schneider is concerned that the addition of all impervious materials is pushing people to not pave driveway; she would like additional discussion on this matter at a future date. Director Herrick stated the change was made due to concerns of runoff of surface water into streams and lakes, made worse by people putting concrete right up to property line boundaries.

Commissioner agreed that the proposal is a creative solution for a unique lot and prefer four lots over three lots plus a remainder piece to reduce future problems and provide affordable lots. Commissioners agreed the variance from the maximum density is acceptable for this location. A variety of homes are needed in Valley County. The lot sizes and shapes would require homes that are not large or high-end. The homes would be on central sewer which is encouraged by the Commission. Unfortunately, central water is not available at this time.

Commissioner Schneider moved to approve the conditional use permit and preliminary plat for SUB 26-007 Gestrin Grove Subdivision with the stated conditions.

COA: Must place setbacks on face of plat.

COA: A variance from the maximum density is approved as part of the conditional use permit.

Commissioner Roberts seconded the motion. Motion carried unanimously.

There is a 10-day appeal period to the Board of County Commissioners in accordance with Valley County Code 9-5H-12.

6:40 p.m. – short recess to 6:44 p.m.

- 6. VAR 26-003 Rogers Cabin LLC Setback Variance:** Rogers Cabin LLC is requesting a variance to relax the rear setback from 7.5 feet to 4.5 feet to replace the existing deck. The existing deck footprint would not change. The 0.30-acre site is Big Smoky No. 1 Subdivision Lot 20, addressed at 12969 Sandy Drive, and located in Section 21, T.16N, R.3E, Boise Meridian, Valley County, Idaho. Action Item.

Vice Chairman Potter introduced the item and asked if there was any exparte contact or conflict of interest; there was none. Director Herrick presented the staff report and summarized the following exhibit:

- **Exhibit 1** – Jerry Holenbeck, Donnelly Fire Marshal, had no comments, concerns, or requirements at this time. (June 8, 2026)

Vice Chairman Potter asked for the applicant's presentation.

Justin Higgins, Nampa, represented Rogers Cabin LLC, the property owners. The existing deck was constructed in 1978. All snow shed from the metal roof falls onto existing deck. The owners wish to reconstruct the deck which has visibly failed and collapsed. The proposal would not change the building footprint that has existed for many years. Mr. Higgins referred to pictures that show the existing setbacks from U.S. Bureau of Reclamation-managed land. There are two points that conflict with the required 7.5-ft building setback. The deck is at ground level with the highest point at 24 inches above ground. However, the wraparound built-in bench is above the 30-inch building height that requires setbacks.

Vice Chairman Potter opened the public hearing and asked for proponents. There were none.

Vice Chairman Potter asked for undecided. There were none.

Vice Chairman Potter asked for opponents. There were none.

Vice Chairman Potter closed the public hearing. The Commission deliberated.

Director Herrick referred to Valley County Code 9-4-3-2A. Any structure under 36-inches does not have to follow setback requirements. There was further discussion on the letter submitted by the U.S. Bureau of Reclamation concerning unauthorized encroachments onto Bureau-managed land. Commissioner Schneider, Commissioner Potter, and Commissioner Mabe had no issues as long as the deck remains in the same footprint. It does need repaired; it is a safety issue. Commissioner Roberts is concerned about setting a precedent and would like the Commission to identify why the variance should be granted as there is a propensity for people to place a deck as close to the water as possible. Commissioner Schneider referred to the pictures and stated there is a valid safety issue; only the existing footprint would be allowed with no expansion of the deck. Commissioner Potter stated if the built-in bench was not rebuilt, then setbacks would not be an issue as a building permit would not be required. Commissioner Mabe appreciated that a contractor proactively made sure the project would be in compliance with Valley County Codes. The Commissioners stated that reasons for approval include the use of the original, existing footprint, safety issues, ingress/egress from the home, and that the deck is not encroaching onto Bureau land. The deck does comply with the minimum 50-ft setback from the highwater line. Construction would include best management practices (BMPs) and a stormwater management plan approved by the Valley County Engineer.

Commissioner Schneider moved to recommend approval of VAR 26-003 Rogers Cabin LLC Setback Variance to the Board of County Commissioners; Commissioner Mabe seconded. Motion passed unanimously.

The matter will be forwarded to the Valley County Board of County Commissioners. This was a unanimous decision; therefore, the Board is not required to have a public hearing prior to making a decision.

7:05 p.m.

7. **CUP 26-009 CM Backcountry Rentals Shop and Lodge Amendment of CUP 24-07:** CM Backcountry Rentals LLC is requesting an amended conditional use permit to add an 8,000-sqft storage building to the existing shop, storage, and lodging quarters. The 4.8-acre parcel, addressed at 11 Rogers Lane, is Hinson Acres Subdivision Lot 1 in the NWNW Section 3 and NENE Section 4, T.17N, R.3E, Boise Meridian, Valley County Idaho. Action Item.

Vice Chairman Potter introduced the item and asked if there was any exparte contact or conflict of interest; there was none. Director Herrick presented the staff report. The conditions of approval are the same as CUP 24-07. This proposal does not eliminate outside storage at the site.

Vice Chairman Potter asked for the applicant's presentation.

Cody Monroe, 313 McBride, McCall, stated the shop is desired to store equipment out of weather and to improve the overall look of the site. No additional traffic would result. The design would be similar to the existing building.

Vice Chairman Potter opened the public hearing and asked for proponents. There were none.

Vice Chairman Potter asked for undecided. There were none.

Vice Chairman Potter asked for opponents. There were none.

Vice Chairman Potter closed the public hearing. The Commission deliberated. Commissioners agreed that the proposal was a good idea as inside storage is desirable. The building site is in a good location and fits in with the existing use of the property.

Commissioner Schneider moved to approve C.U.P. 26-009 CM Backcountry Rentals Shop and Lodge Amendment of CUP 24-07 with the stated conditions. Commissioner Mabe seconded the motion. Motion carried unanimously.

There is a 10-day appeal period to the Board of County Commissioners in accordance with Valley County Code 9-5H-12.

7:14 p.m.

8. **SUB 26-009 Paradise Cove II Subdivision – Preliminary Plat:** Loomis Homes INC is requesting a conditional use permit for a two-lot single-family residential subdivision on 2.38 acres. Proposed lots are 1.12 acres. North Lake Recreational Sewer and Water District would provide central sewer; individual wells are proposed. The lots would be accessed from Paradise Lane, a public gravel road. The site is part of parcels RP15N03E0300605 and RP15N03E030006 located in the N ½ of the NE ¼ Section 3, T.15N, R.3E, Boise Meridian, Valley County Idaho. Action Item.

Vice Chairman Potter introduced the item and asked if there was any exparte contact or conflict of interest; there was none. Director Herrick presented the staff report and summarized the following exhibit:

- **Exhibit 1** – Jerry Holenbeck, Donnelly Fire Marshal, listed requirements. (June 8, 2026)

Vice Chairman Potter asked for the applicant's presentation.

Steve Loomis, Horseshoe Bend, concurred with the staff report. He clarified the proposal to create a cul-de-sac where there is currently only a snowplow turnaround on private property owned by Mr. Higgins. Paradise Cove Subdivision property owners pay Mr. Higgins annual fees for the use of a well. This easement and use would continue. Mr. Loomis is in the process of

applying for both central sewer and water services. He is not sure if central water would be available to this site.

The shaded area on the plat will be a new cul-de-sac. This turn-around area would be dedicated to Valley County. Paradise Lane is very narrow, and expansion of the road width would be beneficial to Valley County and the neighborhood.

Vice Chairman Potter opened the public hearing and asked for proponents. There were none. Vice Chairman Potter asked for undecided. There were none. Vice Chairman Potter asked for opponents. There were none.

Vice Chairman Potter closed the public hearing. The Commission deliberated. The proposal looks straightforward. Commissioners preferred connection to central water services if possible. Positives include the additional land for a road turn-around and annexation into North Lake Recreational Sewer and Water District to provide central sewer especially since the site is near Lake Cascade. Access and the narrow road have been problematic for years.

Commissioner Mabe moved to approve the conditional use permit and preliminary plat for SUB 26-009 Paradise Cove II Subdivision with the stated conditions and

- **removal of proposed COA # 17 which duplicates # 14.**

Commissioner Roberts seconded the motion. Motion carried unanimously.

There is a 10-day appeal period to the Board of County Commissioners in accordance with Valley County Code 9-5H-12.

7:31 p.m.

- 9. CUP 26-010 Time Construction & Management:** Time Construction & Management LLC is requesting a conditional use permit to operate a sheet metal and roofing company. The 0.97-acre site, addressed at 13876 Highway 55, is Pleasant Acres Subdivision Lot 5N in the SW ¼ Section 3, T.17N, R.3E, Boise Meridian, Valley County Idaho. Action Item.

Vice Chairman Potter introduced the item and asked if there was any exparte contact or conflict of interest; there was none. Commissioner Mabe stated he has done business with the applicant in past but nothing currently. Director Herrick presented the staff report.

Vice Chairman Potter asked for the applicant's presentation

Tim Elam, 57 Deer Run RD, Cascade, stated the business is similar to previous uses at the site. The business provides and services the community with roofing and sheet metal products. The site is rented. He plans to work on the long-deferred maintenance on the existing building. There is room for customers to park on the side of the building instead of between the building and highway; occasionally customers park in front. Employees park elsewhere on the property. The building predates the 100-ft setback from Highway 55. There is a three-bedroom apartment that is used for employee housing. The other buildings are used for storage, office space, and showroom space.

Commissioner Roberts stated the site is along the Scenic Byway corridor and landscaping is a concern. There is pressure from the community to enhance landscaping and design along Highway 55. Mr. Elam said he is working with the landlord to clean up the area and will work with PZ Staff to guide landscaping.

Vice Chairman Potter opened the public hearing and asked for proponents. There were none.
Vice Chairman Potter asked for undecided. There were none.
Vice Chairman Potter asked for opponents. There were none.

Vice Chairman Potter closed the public hearing. The Commission deliberated. Parking and landscaping was discussed. It may be difficult to keep people from parking between the primary building and Highway 55. The area could be signed as "No Parking".

Commissioner Mabe moved to approve C.U.P. 26-010 Time Construction & Management with the stated conditions.

COA: Shall work with PZ Staff to develop a landscaping plan which includes no parking between the primary building and Highway 55.

Commissioner Schneider seconded the motion. Motion carried unanimously.

There is a 10-day appeal period to the Board of County Commissioners in accordance with Valley County Code 9-5H-12.

7:44 p.m.

10. CUP 26-011 Anderson Multiple Residence: Tim Anderson is requesting a conditional use permit for two residences on one parcel. The homes would share a well; individual septic systems are proposed. Access would be from a shared driveway onto Sixty Lane, a public road. The 60-acre site, addressed at 222 Sixty LN, is parcel RP12N04E287806 in the SE ¼ Section 28, T.12N, R.3E, Boise Meridian, Valley County Idaho. Action Item.

Vice Chairman Potter introduced the item and asked if there was any exparte contact or conflict of interest; there was none. Director Herrick presented the staff report.

Vice Chairman Potter asked for the applicant's presentation.

Tim Anderson, Meridian, stated a barn with living quarters was constructed in 2024. They wish to add a primary residence to the property. The barn has a wood stove and another is desired in the new home.

Vice Chairman Potter opened the public hearing and asked for proponents. There were none.
Vice Chairman Potter asked for undecided. There were none.
Vice Chairman Potter asked for opponents. There were none.

Vice Chairman Potter closed the public hearing. The Commission deliberated. The property will remain one 60-acre parcel with two residences. A split of the property would require a subdivision plat. Commissioners agreed that this is a straightforward application with no issues.

Commissioner Roberts moved to approve C.U.P. 26-011 Anderson Multiple Residence with the stated conditions. Commissioner Mabe seconded the motion. Motion carried unanimously.

There is a 10-day appeal period to the Board of County Commissioners in accordance with Valley County Code 9-5H-12.

7:51 p.m.

11. VAR 26-004 Holden Setback Variance: Timothy Holden is requesting a variance to relax the front yard setback from 20 feet to 7.5 feet for placement of a shipping container. The

1.0-acre site is Gold Dust Ranch No. 2 Subdivision Lot 146, addressed at 90 W Prospectors DR, and located in the NESE Section 9 and the NWSW Section 10, T.13N, R.4E, Boise Meridian, Valley County Idaho. Action Item.

Vice Chairman Potter introduced the item and asked if there was any exparte contact or conflict of interest; there was none. Director Herrick presented the staff report and referred to pictures in staff report showing topography. Setback distance is measured on a horizontal line. The site is well above the road. The site plan, including septic drainfield and well locations, was reviewed by Commissioners.

Vice Chairman Potter asked for the applicant's presentation.

Tim Holden, 90 Prospectors Drive, stated the container would provide storage for vehicle and patio equipment. Additional storage needed at the home. This is the only available site without significant excavation and/or setback variances from either the existing garage or eastern property line. He was agreeable to a condition requiring removal of the shipping container if the property is sold.

Vice Chairman Potter opened the public hearing and asked for proponents. There were none.

Vice Chairman Potter asked for undecided. There were none.

Vice Chairman Potter asked for opponents. There were none.

Vice Chairman Potter closed the public hearing. The Commission deliberated and had no concerns.

Commissioner Roberts moved to recommend approval of VAR 26-004 Holden Setback Variance to the Board of County Commissioners with the following condition of approval:

- Shipping container must be removed if property is sold.

Commissioner Schneider seconded the motion. Motion passed unanimously.

The matter will be forwarded to the Valley County Board of County Commissioners. This was a unanimous decision; therefore, the Board is not required to have a public hearing prior to making a decision.

8:00 p.m.

12. CUP 26-012 Schneider Propane Storage: Heidi and Ryan Schneider are requesting a conditional use permit to lease approximately two acres of a proposed 5.88-acre parcel to a propane distribution company for the purpose of propane tank storage and delivery. Access would be from Challis Lane, a private road, to Highway 55. The future parcel is a portion of RP12N04E172646 located in the NW ¼ Section 17, T.12N, R.4E, Boise Meridian, Valley County Idaho. Action Item.

Vice Chairman Potter introduced the item and asked if there was any exparte contact or conflict of interest. Commissioner Schneider recused herself due to a conflict of interest. A quorum exists. The proposed hours of operation per the applicant is 8:00 a.m. to 5 p.m.

Director Herrick presented the staff report and summarized the following exhibits:

- **Exhibit 1** – Slide Presentation by Applicant

Staff and Commissioners discussed the application and a commercial versus an industrial

designation. There would be no retail sales at this site. Valley County Code Table 9-3-1 generally describes storage yards as commercial uses, light industrial is manufacturing, and heavy industry includes concrete plants. Therefore, the proposed use is best categorized as Commercial – Area Business.

Vice Chairman Potter asked for the applicant's presentation.

Heidi Schneider, 291 Ashton Lane, referred to Exhibit 1. The site was originally planned to be part of Saddle Rock 4. It is now a remainder piece. The site receives a lot of highway noise. Previous and current use of the parcel is a storage and equipment area for the buildout of the Saddle Rock Subdivisions. Exhibit 1 includes a more detailed site plan that includes setbacks from property lines. The site is not visible from Challis Lane nor Highway 55. Approximately 120-ft of the private road would be used by the business. As declarant to Saddle Rock, the Schneiders did retain the right to maintain private ownership of the road right-of-way; it will eventually be turned over to the homeowner association after completion of development. All property owners within Saddle Rock pay proportional fees for road maintenance, including landowners who own unplatted, rural parcels and use the private roads. This reduces the maintenance costs for everyone. The lessee will also pay toward road maintenance. In 2025, the fee was \$500 per lot. The lessee would only use 0.04% of the entire private road system, but still pay full amount that each lot owner does. The site is not visible off-site due to steep topography along Highway 55 and existing screening by conifers. The site is currently used for equipment storage which is not visible from highway or Challis Lane. The use would not affect any lot owners and she does not believe this use would affect future sales of lots.

The site has been treated as required under the approved Saddle Rock Wildland Urban Interface Fire Protection Plan. Propane is heavily used throughout Valley County. Exhibit 1 Includes pictures of filled storage tanks near a local school, in downtown Donnelly, and in a residential area next to a park in McCall; propane facilities are located throughout the County in variety of sites that are very visible. The benefit of proposed location is the lack of visibility.

There would be no retail sales, no public traffic or access, and no outdoor lighting. There would be empty storage tanks, a larger tank stored on site, and a bobtail-truck that leaves the site during the day.

The Schneiders have invested significant time and capital resources into the area. They do not want to negatively impact the character they have created in the subdivision. Mrs. Schneider reviewed the standards of approval included in the staff report.

- She does not believe the use would change the appearance or character of the area; the site is hidden from view.
- The use would not have an undue adverse impact on environment. The use is subject to approval by Cascade Fire. Significant time and money has been spent on fire mitigation in the Saddle Rock development area.
- Adjoining properties will not see, hear, or interact with the proposed use.
- ITD has approved the access points. The Commission relies on the expertise of engineers and agencies.
- The lessee will contribute toward private road maintenance.
- The use is compatible. The limited scale and operation will be effectively hidden from community and highway.
- The use serves a community need.

The 1-acre area would be fenced. Not all existing propane sites are currently fenced, but they may predate the current requirements of the Cascade Fire Department.

Commissioner Mabe stated that many properties in Valley County have 500-gallon or 1000-gallon tanks near homes. He appreciates that the site is not visible from Highway 55. The daily trips are minimal, the lessee would pay towards road maintenance, and the site is not within a platted subdivision.

Commissioner Roberts asked about the size of the large storage tank. Mrs. Schneider stated the 30,000-gallon tank is located on a chassis and will be used for filling the bobcat truck the filling tank. If any emergency such as a fire was to occur, the tank is mobile and can be removed immediately. The application shows the number of propane tanks planned to be stored. Equipment storage must stay within the leased area. There was additional discussion on the pictures of other propane storage in Valley County. The site will comply with Cascade Rural Fire and State of Idaho requirements, including automatic shutoff valves.

Vice Chairman Potter opened the public hearing and asked for proponents. There were none. Vice Chairman Potter asked for undecided. There were none. Vice Chairman Potter asked for opponents.

Dean Snyder, 10 Saddle Rock, Meridian, was one of the original owners of Saddle Rock lots. He does not dispute what Ms. Schneider has said. His property touches both entrances into Saddle Rock Subdivisions. His concerns are not about safety but the value of his property. His property has deed restrictions to protect the Saddle Rock development that include no commercial use or further subdivision. Randy Mead, a local realtor, told him the use would negatively impact his property value due to the perception of possible buyers.

Marvin Ward, Meridian, has mixed feelings. He is opposed to propane storage in residential areas. The perception is that this site was part of the Saddle Rock development. He is concerned that additional commercial uses would follow. He is concerned that use of the site would grow with additional tanks, trucks, and traffic. Currently the Saddle Rock area is not being used by full-time residents; therefore, this use would result in greater number of daily traffic compared to the individual lots. The use would impact future sales of property.

Gayle Ward, Meridian and owner of Lot 37 in Saddle Rock Subdivision, believes she has been deceived. She assumed that the site would eventually be residential lot. She is concerned about the addition of other commercial development in the area and the future growth of this company. They purchased this site to get away from commercial activities. Property insurance was difficulty to get already.

Brandon Fiscus, Meridian and owner of Lot 3 in Saddle Rock Subdivision, stated residents bought lots within Saddle Rock at a premium price to be in a secluded, forest area free from business uses. The property has strict CCRs. The proposed use does not align with the subdivisions culture, does not add value, and would increase insurance costs and traffic. The use would impact the private road greater than the payment made by the lessee. He is concerned about safety.

David Billig, 33 Challis Lane and 15 Dakota Way, Florida, concurs with the points the majority of Saddle Rock lot owners have voiced in opposition. He asked the Commission why Valley County needs another LPG company in the midst of a residential area. The private road declaration for the subdivision states that the private road is not for the general public nor for the benefit of the general public. The purpose of the Commission is to protect the health, safety, and welfare of County residents. A new 30,000 gallon LPG tank is already on site. A bobtail truck from a new company to the Cascade area may already be using the site without the approval of a conditional use permit.

Vice Chairman Potter asked for rebuttal from the applicant.

Mrs. Schneider stated if she or Ryan felt that the proposed use would devalue the surrounding properties, they would not allow the use. Saddle Rock Phased 3, 4, and 5 are still coming on line. She does not believe this use would affect the value of these properties which the Schneiders will have for sale. When the Schneiders began the Saddle Rock development, they did not own this specific 77-acre parcel. Mrs. Schneider referred to the recorded private road declaration. There are a number of parcels outside of the platted subdivision lots that use the private Saddle Rock roads. Those other parcels also pay the same amount for road maintenance. The roads are currently in fantastic shape. The roads serve the entire community and they as developers have maintained the right to annex any parcel into the private road system. The lessee will have to meet requirements of the conditional use permit. A change in use would require approval by the PZ Commission. If this company wants to expand, they would come back to commission or they would need to find another site. Mrs. Schneider did reach out to insurance and was told the proposed use would not affect insurance rates. There are large propane storage tanks are throughout the community including next to residential uses on individual lots. In addition, there are seven underground water storage tanks for fire suppression within Saddle Rock Subdivision Phases. There is a diesel tank currently on the site that has been there for many years; the diesel is used by the equipment used for developing the area. There are no propane tanks currently on the site. This site is private property that is not visible from off-site locations.

Vice Chairman Potter closed the public hearing. The Commission deliberated.

Commissioner Mabe stated he understands the concerns of the public. However, he believes the applicant has done a good job and mitigated these issues. He did not find any examples of insurance companies canceling or not providing insurance due to propane tanks. The ability to move the tank is comforting and reduces concerns compared to permanent tanks. The mitigation that has occurred and the recorded WUI also reduces concerns. The area must be fenced and secured. The number of daily trips and a growing business are controlled with conditions of approval.

Commissioner Roberts referenced the compatibility rating and a commercial versus light industry use. He concurs with the staff calculation of a (-8) for Questions 1, 2, and 3. Questions 4 – 9 are to determine if the use is compatible or if not, what can be done to mitigate impacts. Commissioner Roberts does not believe the road capacity is a big issue, the applicant has reserved the road for other things. He referred to the Standards of Approval 1-5. From the applicant's perspective, there is no loss in value; however, public testimony disagrees. There is potential for undue environmental impacts. He referred to the pictures of other storage facilities and stated these are generally not in wooded areas. There is impact on the neighbors based on testimony and people's perceptions. There are not adverse impacts to governmental services. Commissioner Roberts stated that a commercial propane storage facility within or directly adjacent to residential area is not compatible. People bought those lots with the intent that the site was going to be a residential area. The use would conflict with the Comprehensive Plan and the health, safety, and welfare of the community.

Commissioner Potter believes there are lots of positive aspects to this application. The site is already being used for storage and construction equipment. The site is already graded and is a 1-acre lease on larger parcel. Fire requirements will be complied with. Neighbors do have valid concerns regarding future growth of the business. The application states one 30,000 gallon tank and four trips per day. According to Google.com, a bobcat truck can hold up to 4,000 gallons of propane. Servicing four homes per day would be two trucks per day, a total of eight trips per day.

Commissioner Roberts stated the storage tank should be connected to a semi-tractor to be removable at all times during June through October. These tanks are typically plumbed; therefore, he is not sure if company would be willing to accommodate this. He stated that adding conditions to make something work means that the use is incompatible. The use would reduce property values, particularly those more proximal to site.

Commissioner Mabe stated that additional conditions are in response to public comments. Retail sales, trips limited due to concerns. Limiting the number of trips would be a response to the concerns raised by the public. There are conflicting comments on whether or not the use would impact property values. The applicants have the largest stake in value of the property, far greater than income from leasing the site. The applicant is also a realtor. This would be more an issue if the site was visible. Commissioner Mabe asked Commissioner Roberts to elaborate on the lack of alignment with the Comprehensive Plan.

Chairman Roberts stated the concern for health, safety, and welfare is founded in the Idaho Statute from which land use ordinances are written from. The value of adjacent property affects welfare. If the Commission allows a use on property that has a negative effect on another, that becomes an unmitigated takings from impacted individual(s). The Comprehensive Plan includes a chapter on land use, where uses should be located, and the impacts to adjacent landowners. Those types of businesses should be grouped together in areas where businesses are already located, not in the middle of rural Valley County where no other commercial use exists. If the site had been near one of the existing commercial hubs such as Clear Creek or Lake Fork, he would not have objections.

Commissioner Mabe believes the basis of the operation is understood. The debate remains concerns the impact to surrounding property values, if the use is compatible, and if the use would create a fire risk. Cascade Fire Chief has stated what standards must be met. The use will be hidden and there will be conditions to limit equipment and daily traffic.

Vice Chairman Potter stated that a number of things contribute to property values, including traffic, noise, privacy, and density. She believes the proposed use would have limited or no impact.

Commissioner Mabe moved to approve CUP 26-012 Schneider Propane Storage with the stated conditions.

COA: Must fence site.

COA: Shall limit number of daily trips to a maximum of eight (8) trips per day.

COA: Shall limit the use to a maximum of two (2) bobcat trucks.

COA: Shall limit the use to one 30,000-gallon tank on a chassis.

COA: Must have truck available to move the tank June through October.

Revised COA # 5: Must comply with requirements of the Cascade Fire District. Fire mitigation must meet or exceed fire department's requirements.

Vice Chairman Potter seconded the motion. Commissioner Mabe and Vice Chairman Potter voted in favor; Commissioner Roberts voted in opposition. Motion carried.

There is a 10-day appeal period to the Board of County Commissioners in accordance with Valley County Code 9-5H-12.

Commissioner Schneider rejoined the Commission.

E. OTHER

1. Appeal of Administrative Decision to require a conditional use permit for pool facility at Jug Mountain Ranch PUD

Commissioner Schneider recused herself due to conflict of interest.

Director Herrick stated she is not opposed to a pool at Jug Mountain Ranch; however, she would like the Commission to determine if a conditional use permit is required to add a pool facility to amenities available to the property owners within Jug Mountain Ranch. The 1997 application did specifically mention a pool; however, the 1997 application was withdrawn. A pool facility was not included in the approved 1998 PUD application. There were a number of amenities listed in the 1998 application; Director Herrick is not sure why a pool was not listed.

The Commission should determine if a pool facility fits the character of the recreational activities available at Jug Mountain Ranch. Jug Mountain Ranch did obtain a conditional use permit for a tubing hill.

The matter was discussed by the Commissioners; recreation is a loose term. All the bike paths and skiing is offered to the public. This would be a property owner amenity. It is standard for country clubs to have swimming pools. A swimming pool is mundane and not impactful; a go-kart activity is recreational but non-standard and would have impacts.

Commissioner Roberts moved that a pool at Jug Mountain Ranch would be considered an amenity and not require a conditional use permit. Commissioner Mabe seconded the motion. The motion passed unanimously.

F. FACTS AND CONCLUSIONS - Action Items:

- VAR 26-002 Koskella Shared Driveway Variance
- CUP 26-004 Maxton Short-Term Rental
- SUB 26-004 Orange Sky Subdivision
- CUP 26-006 Idaho Tree Equipment Storage and Employee Housing
- CUP 26-007 Idaho Fish and Game Office and Employee Housing
- CUP 22-34 Shoemaker Donnelly Storage – Extension Request

Commissioner Roberts moved to approve the Facts and Conclusions as presented and authorize the chairman to sign. Commissioner Schneider seconded the motion. Motion carried unanimously.

Vice Chairman Potter adjourned the meeting at 9:43 p.m.

EXHIBIT E

APPLICANT PRESENTATION TO PLANNING & ZONING COMMISSION

CUP 26-012 Appeal

Contents:

1. Applicant Presentation to the Planning & Zoning Commission dated June 11, 2026

Purpose:

This exhibit contains the presentation materials submitted by the applicant and presented to the Planning & Zoning Commission in support of CUP 26-012.

The presentation includes representations and assertions regarding the proposed facility's location, access, road usage, visual screening, operational characteristics, traffic impacts, compatibility with surrounding properties, and the anticipated use of the Saddle Rock private road system.

Among other things, the presentation asserts that:

- The proposed facility will utilize approximately 120 feet of private roadway and that the road declaration permits additional properties to utilize the road system.
- The proposed site is fully screened from public view and not visible from Highway 55, subdivision roadways, or residential lots.
- The operation will involve no retail sales, no public access, and no lighting.
- The proposed facility consists of a 30,000-gallon propane storage tank and related operations.

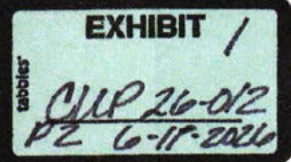
Appellants offer this exhibit as part of the administrative record and in support of Sections II, III, IV, V, and VI of the Appeal. The exhibit is relevant to issues concerning compatibility, adjoining property impacts, traffic and road use, wildfire

and public safety considerations, visual impacts, and consistency with the Valley County Comprehensive Plan.

Appellants further note that several representations contained within the presentation were discussed extensively during the public hearing and are directly relevant to issues raised in this appeal.

CUP 26-012 | Propane Storage Site

- ▶ Applicant: Saddle Rock LLC
- ▶ Heidi & Ryan Schneider





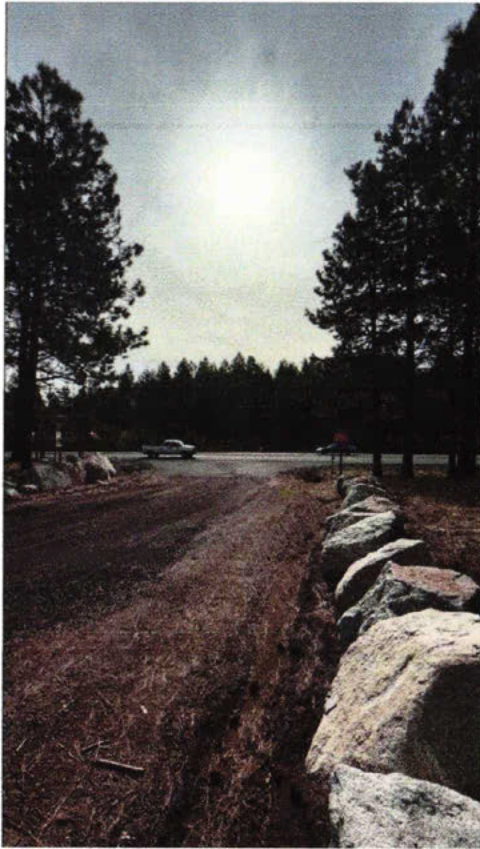
Project Location





Proposed Lease Area





Access & Road System

- ▶ 120' Feet of Private Road Utilized
- ▶ Approximately 0.4% of Total Road Network
- ▶ Direct Access From Highway 55 to Challis Lane
- ▶ Applicant Owns Private Roads
- ▶ Road Declaration Allows Additional Properties to Utilize Road System
- ▶ Lessee Will Contribute to Private Road Maintenance.



Access & Screening

The proposed site is fully screened from public view and is not visible from Highway 55, any roadway within Saddle Rock Subdivision, or any residential lot. Existing topography and vegetation provide complete visual buffering.

Proposed Operation

- No retail sales
- No public access
- No lighting



► Empty Storage Tanks



► Bobtail Truck



► 30,000-gallon storage tank



Propane plays a critical role in serving Valley County residents, businesses, schools, and public facilities. As a result, propane storage facilities are located throughout the county in a variety of settings, including residential neighborhoods, commercial districts, downtown areas, and along HWY 55. The facilities shown above are existing examples currently operating within Valley County.

April 22, 2026

Ryan & Heidi Schneider
291 Ashton Lane
McCall, ID 83638

Valley County Planning and Zoning
Attn: Cynda Herrick
219 North Main Street
PO Box 1350
Cascade, ID 83611

Dear Cynda,

Enclosed please find our Conditional Use Permit (CUP) application and associated materials. Upon review, we respectfully request that the application be scheduled for the Valley County Planning and Zoning agenda on June 11, 2026.

Project Description:

The proposed project consists of leasing approximately 2 acres of a 5.88-acre improved parcel to a propane distribution company for the purpose of propane tank storage and operation of a bobtail delivery truck for local service. The site will be used for tank storage and the filling of a single bobtail truck, which will be dispatched for delivery routes.

The site was originally planned as a separate parcel within Saddle Rock – Phase 4 and has historically been used for equipment and material storage during the build-out of the Saddle Rock subdivision. When it was determined that the area needed to remain dedicated to construction support, the parcel was removed from the Phase 4 final plat. This adjustment occurred after site grading and stormwater management improvements had already been completed. As a result, the site is currently graded and hard surfaced.

Operations under the CUP are expected to be low intensity, with one primary vehicle accessing the site to park, load the bobtail truck, depart for deliveries, and return. The operator will then leave the site in a personal vehicle. Proposed hours of operation are Monday through Friday, 8:00 a.m. to 5:00 p.m. Refilling of the on-site tank is anticipated approximately once every 8 to 10 weeks. Traffic impacts are expected to be minimal, limited primarily to a single delivery vehicle and periodic fuel deliveries.

The site will be developed in compliance with all applicable safety standards. All storage, handling, and operational procedures will meet requirements established by Cascade Fire, as coordinated with Fire Marshal Steven Hull, as well as all applicable state and local regulations.

Of the total 5.88-acre parcel, approximately 2 acres are included in this CUP request for propane storage. The remaining 3.88 acres will continue to be used for personal purposes and are not part of, nor subject to, this application. A future shop for equipment storage may be constructed on the retained portion of the property but is not included in this CUP application. Any such structure will be permitted separately through the applicable building permit process.

Please let us know if you need any additional information. We appreciate your time and consideration.

Regards,

Ryan & Heidi Schneider

Valley County Planning and Zoning

PO Box 1350 • 700 South Main Street
Cascade, ID 83611-1350



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

DISCLAIMER

Pre-application meetings with Valley County Staff are required prior to submitting an application.

Please note that information provided in a pre-application meeting or over the phone does not guarantee approval by either the Planning and Zoning Commission nor the Valley County Board of Commissioners. Planning and Zoning staff cannot give you legal advice. You should seek the advice of an attorney if you have specific legal questions regarding the sufficiency of your application.

Sincerely,

A handwritten signature in black ink, appearing to read "Cynda Herrick".

Cynda Herrick, AICP, CFM
Planning and Zoning Director

Valley County Code:

9-5H-1: PREAPPLICATION CONFERENCE:

A. Conference Required: Prior to the formal filing of an application, the applicant shall confer with the administrator or staff to obtain proper forms, information, and guidance.

B. Familiarity With Standards, Goals And Objectives: The applicant shall familiarize himself with the standards of this title, the goals and objectives of the comprehensive plan, and review procedure and submittal requirements, which will affect the proposal.

C. Meeting At Site Or Other Investigations: The preapplication conference may include a meeting at the proposed site and other investigations deemed necessary by the administrator or staff.

Conditional Use Permit Process

- ☐ **Pre-Application Conference with PZ Director Required – 208-382-7115.**
- ☐ **Contact Road & Bridge Director for pre-application appointment – 208-382-7195.**
- ☐ **Submit Application:** Deadline is 45 days prior to a PZ Commission meeting. Public Hearings are typically held on the 2nd Thursday of every month, starting at 6:00 p.m.
- ☐ **Staff will review, place on agenda, and notice.**
- ☐ **PZ Staff prepares a Staff Report.**
- ☐ **Public Hearing:**
 - Staff Report to Commissioners, Exhibits, and Questions for Staff
 - Presentation by Applicant
 - Testimony of Proponents.
 - Testimony of Undecided
 - Testimony of Opponents
 - Rebuttal by the Applicant
 - If new information is provided, must reopen for other testimony.
 - The public hearing is closed for Commissioner deliberation
 - Commissions approve a motion or table to a future date for more information.
 - There is a 10-day appeal period to the Board of County Commissioners in accordance with Valley County Code 9-5H-12.

Valley County Planning and Zoning Department

700 S. Main ST
PO Box 1350
Cascade, ID 83611
www.co.valley.id.us
cherrick@valleycountyid.gov
208-382-7115



Conditional Use Permit Application

TO BE COMPLETED BY THE PLANNING AND ZONING DEPARTMENT

☐ Check # _____ or ☐ Cash or ☐ Card

FILE # _____

FEE \$ _____

ACCEPTED BY _____

DEPOSIT _____

CROSS REFERENCE FILE(S): _____

DATE _____

PROPOSED USE: _____

When an application has been submitted, it will be reviewed in order to determine compliance with application requirements.

A hearing date will be scheduled only after an application has been accepted as complete or if applicant requests the hearing in writing.

Applicant's Signature: Ryan Schneider Date: 4/22/2026

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

- ☒ A **detailed project description** disclosing the purpose, strategy, and time frame of construction. Include a phasing plan if appropriate. Address fire mitigation, utilities, fencing, access, emissions, dust, noise, and outside storage.
- ☒ A **plot plan**, drawn to scale, showing the boundaries, dimensions, area of lot, existing and proposed utilities, streets, easements, parking, setbacks, and buildings.
- ☒ A **landscaping plan**, drawn to scale, showing elements such as trees, shrubs, ground covers, and vines. Include a plant list indicating the size, quantity, location and name (both botanical and common) of all plant material to be used.
- ☒ A **site grading plan** clearly showing the existing site topography and detailing the best management practices for surface water management, siltation, sedimentation, and blowing of dirt and debris caused by grading, excavation, open cuts, side slopes, and other site preparation and development.
- ☒ A **lighting plan**.
- ☒ **Names and addresses of property owners within 300 feet of the property lines.** Information can be obtained through the GIS Portal at www.co.valley.id.us. Only one copy of this list is required.
- ☒ **Three (3) copies** of the application, project description, plot plan, landscaping plan, grading plan, and impact report are required.
- ☒ A **Development Agreement may be required.** Possible road mitigation should be discussed with the Valley County Road and Bridge Director, 208-382-7195.

We recommend you review the Valley County Code online at www.co.valley.id.us
or at the Planning & Zoning Office at 219 North Main Street, Cascade, Idaho

Subject to Idaho Statute Title 55 Chapter 22 Underground Facilities Damage Prevention.

Date of Pre-Application Meeting with Staff: 04/21/2026

Staff Name(s): Cynda Herrick

CONTACT INFORMATION

APPLICANT Ryan and Heidi Schneider PHONE [REDACTED]

Owner ☒ Purchaser ☐ Lessee ☐ Renter ☐

MAILING ADDRESS 291 Ashton Lane, McCall ID ZIP 83638

EMAIL [REDACTED]

PROPERTY OWNER Saddle Rock LLC.

MAILING ADDRESS 291 Ashton Lane, McCall ID ZIP 83638

EMAIL [REDACTED]

AGENT / REPRESENTATIVE _____ PHONE [REDACTED]

MAILING ADDRESS 291 Ashton Lane, McCall ID ZIP 83638

EMAIL [REDACTED]

CONTACT PERSON (if different from above) _____

MAILING ADDRESS _____ ZIP _____

EMAIL _____ PHONE _____

PROPERTY INFORMATION

ADDRESS OF SUBJECT PROPERTY TBD Challis Lane, Cascade ID 83611

PROPERTY DESCRIPTION (either lot, block & subdivision name or attach a recorded deed with a metes and bounds description.)

TAX PARCEL NUMBER(S) RP12NO4E172646 (a portion of) **Remainder Parcel to Saddle Rock Phase 4

Quarter _____ Section _____ Township _____ Range _____

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

2. SIZE OF PROPERTY 5.88 Acres ☒ or Square Feet ☐

3. EXISTING LAND USES AND STRUCTURES ON THE PROPERTY ARE AS FOLLOWS:
Equipment storage, material storage.

4. ARE THERE ANY KNOWN HAZARDS ON OR NEAR THE PROPERTY (such as canals, hazardous material spills, and/or soil or water contamination)? If so, describe and give location: None.

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

North Un-sold residential (developed by applicant) Saddle Rock Phase 3

South Private Roadway and large residential parcel - 27 acres (developed by applicant)

East HWY 55

West Un-sold residential (developed by the applicant) Saddle Rock Phase 4

APPLICATION DETAILS

6. MAXIMUM PROPOSED STRUCTURE HEIGHT: NA

7. NON-RESIDENTIAL STRUCTURES OR ADDITIONS (If applicable):

Number of Proposed Structures: _____

Number of Existing Structures: 0

Proposed Gross Square Feet

1st Floor _____

2nd Floor _____

Total _____

Existing Gross Square Feet

1st Floor _____

2nd Floor NA

Total NA

8a. TYPE OF RESIDENTIAL USE (If applicable): Single family residence ☐ Multiple residences on one parcel ☐

8b. TYPE OF STRUCTURE: Stick-built ☒ Manufacture Home ☐ Mobile Home ☐ Tiny Home ☐ Other ☐ _____

8c. SQUARE FOOTAGE OF PROPOSED RESIDENTIAL STRUCTURES (If applicable): NA

SQUARE FOOTAGE OF EXISTING RESIDENTIAL STRUCTURES: NA

8d. DENSITY OF DWELLING UNITS PER ACRE: NA

9. SITE DESIGN:

Percentage of site devoted to building coverage: 0

Percentage of site devoted to landscaping: 10.93%

Percentage of site devoted to roads or driveways: .04%

Percentage of site devoted to other uses: 89.03, describe: Gravel Hard Surface

Total: **100%**

10. PARKING (If applicable):

a. Handicapped spaces proposed: 0

b. Parking spaces proposed: 0

c. Number of compact spaces proposed: 0

d. Restricted parking spaces proposed: 0

e. Are you proposing off-site parking: None

Office Use Only

Handicapped spaces required: _____

Parking spaces required: _____

Number of compact spaces allowed: _____

11. SETBACKS:

	<u>BUILDING</u>	<u>Office Use Only</u>	<u>PARKING</u>	<u>Office Use Only</u>
	Proposed	Required	Proposed	Required
Front	_____	_____	220'	_____
Rear	_____	_____	200'	_____
Side	_____	_____	210'	_____
Side Street	_____	_____	220'	_____

12. NUMBER OF EXISTING ROADS: 1 Width: Challis Lane (built to County Spec)

Existing roads will be: Publicly maintained? ☐ Privately Maintained? ☒ or Combination of both? ☐
Existing road construction: Gravel ☒ Paved ☐ or Combination of both? ☐

13. NUMBER OF PROPOSED ROADS: 0 Proposed width: NA

Proposed roads: Publicly maintained? ☐ Privately Maintained? ☐ or Combination of both? ☐
Proposed road construction: Gravel ☐ Paved ☐ or Combination of both? ☐

Anticipated Trip Generation [Refer to ITE – Trip Generation Manual within Roads Policy Manual] _____

Primarily heavy truck traffic? Yes ☐ No ☒ Combination ☐

14. ARE SHARED DRIVEWAYS PROPOSED? If so, please explain why. Yes ☐ No ☒

15. EXISTING UTILITIES ON THE PROPERTY ARE AS FOLLOWS:

Power stubbed to the parcel.

16. PROPOSED UTILITIES: None needed for CUP.

Proposed utility easement widths NA

Locations NA

17. SEWAGE WASTE DISPOSAL METHOD: Septic ☐ Central Sewage Treatment Facility ☐

Portable toilet.

Name: _____

18. POTABLE WATER SOURCE: Public ☐ Water Association ☐ Individual Well: ☐

If individual, has a test well been drilled? _____ Depth _____ Flow _____ Purity Verified? _____

Nearest adjacent well _____ Depth _____ Flow _____

No water needed.

19. DRAINAGE (Proposed method of on-site retention): See Saddle Rock, Phase 4 approved grading and drainage plans.

Any special drains? Attached Plans (Please attach map)

Soil type(s): 3' silty loam, 4' soft DG, 2' hard DG.

(Information can be obtained from the Natural Resource Conservation Service: websoilsurvey.nrcs.usda.gov)

Stormwater Prevention Management Plan will need approval from Valley County Engineer.

There will be no grading or drainage changes to the current site. Grading and drainage plans already approved.

20. IS ANY PORTION OF THE PROPERTY LOCATED IN A FLOODWAY OR 100-YR FLOODPLAIN?

(Information can be obtained from the Planning & Zoning Office) Yes ☐ No ☒

21. DOES ANY PORTION OF THIS PARCEL HAVE SLOPES IN EXCESS OF 15%? Yes ☒ No ☐

22. ARE THERE WETLANDS LOCATED ON ANY PORTION OF THE PROPERTY? Yes ☐ No ☒

23. IS ANY PORTION LOCATED WITHIN 150-FT OF ANY LAKE, POND, RIVER, OR YEAR-ROUND FLOWING CREEK OR STREAM? THIS IS A RIPARIAN AREA AS DEFINED BY VCC 9-6-6.

Yes ☐ No ☒

24. IS THERE ANY SITE GRADING OR PREPARATION PROPOSED? Yes ☐ No ☒

If yes, explain:

Site is already to grade. Has been used as equipment storage and material storage for the build-out and maintenance of Saddle Rock Subdivision.

25a. ARE THERE ANY EXISTING IRRIGATION SYSTEMS? Yes ☐ No ☒

Are you proposing any alterations, improvements, extensions or new construction? Yes ☒ No ☐

If yes, explain: 50x50 sq ft shop

25b. COMPLETE ATTACHED PLAN FOR IRRIGATION if you have water rights and are in an irrigation district. Submit letter from Irrigation District, if applicable.

26. COMPLETE ATTACHED WEED CONTROL AGREEMENT

27. COMPLETE ATTACHED IMPACT REPORT

Irrigation Plan

(Idaho Code 31-3805)

This land: ☐ Has water rights available to it
☒ Is dry and has no water rights available to it.

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

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

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

- 1. Are you within an area of negotiated City Impact? ☐ Yes ☐ No
- 2. What is the name of the irrigation district/company and drainage entities servicing the property?
Irrigation: _____
Drainage: _____
- 3. How many acres is the property being subdivided? _____
- 4. What percentage of this property has water? _____
- 5. How many inches of water are available to the property? _____
- 6. How is the land currently irrigated? ☐ surface ☐ sprinkler ☐ irrigation well
☐ above ground pipe ☐ underground pipe
- 7. How is the land to be irrigated after it is subdivided? ☐ surface ☐ sprinkler ☐ irrigation well
☐ above ground pipe ☐ underground pipe
- 8. Describe how the head gate/pump connects to the canal and irrigated land and where ditches &/or pipes go.

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

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

11. How do you plan to process this storm water and/or excess irrigation water prior to it entering the established drainage system? (i.e. oil, grease, contaminated aggregates)

Irrigation Plan Map Requirements

The irrigation plan **must be on a scalable map** and show all of the irrigation system including all supply and drainage structures and easements. Please include the following information on your map:

- ☐ All canals, ditches, and laterals with their respective names.
- ☐ Head gate location and/or point of delivery of water to the property by the irrigation entity.
- ☐ Pipe location and sizes, if any
- ☐ Rise locations and types, if any.
- ☐ Easements of all private ditches that supply adjacent properties (i.e. supply ditches and drainage ways).
- ☐ Slope of the property in various locations.
- ☐ Direction of water flow (use short arrows on your map to indicate water flow direction →).
- ☐ Direction of wastewater flow (use long arrows on your map to indicate wastewater direction →).
- ☐ Location of drainage ponds or swales, if any where wastewater will be retained on property
- ☐ Other information: _____

Also, provide the following documentation:

- ☐ Legal description of the property.
- ☐ Proof of ownership.
- ☐ A written response from the irrigation entity and/or proof of agency notification.
- ☐ Copy of any water users' association agreement which shows water schedules and maintenance responsibilities.
- ☐ Copy of all new easements ready for recording (irrigation supply and drainage).
- ☐ If you are in a city area of impact, please include a copy of the approvals by the city planning and zoning commission and city council of your irrigation plan.

=====Applicant Acknowledgement=====

I, the undersigned, agree that prior to the Planning and Zoning Department accepting this application, I am responsible to have all the required information and site plans.

I further acknowledge that the irrigation system, as approved by the Planning and Zoning Commission and ultimately the Board of County Commissioners, must be **bonded** and/or **installed** prior to the recording of the plat or building permit.

Signed: Ryan Schneider
Applicant

Date: 04 / 22 / 2026



VALLEY COUNTY

WEED CONTROL AGREEMENT

It shall be the duty and responsibility of all landowners to control noxious weeds on their land and property, in accordance with Idaho Statute 22-2407.

The purpose of this agreement is to establish a cooperative relationship between Valley County and the undersigned Cooperator to protect the natural and economic values in the Upper Payette River watershed from damages related to the invasion and expansion of infestations of noxious weeds and invasive plants. This is a cooperative effort to prevent, eradicate, contain and control noxious weeds and invasive plants on public and private lands in this area. Factors related to the spread of weeds are not related to ownership nor controllable at agency boundaries. This agreement formalizes the cooperative strategy for management of these weeds addressed in Valley County's Integrated Weed Management Plan.

In this continuing effort to control Noxious Weeds, Valley County Weed Control will consult with the undersigned Cooperator and outline weed identification techniques, present optional control methods and recommend proper land management practices.

The undersigned Cooperator acknowledges that he/she is aware of any potential or real noxious weed problems on his/her private property and agrees to control said weeds in a timely manner using proper land management principles.

Valley County Weed Department can be contacted at 208-382-7199.

By: Ryan Schneider
Applicant

By: Valley County Weed Supervisor

Date: 04/22/2026

IMPACT REPORT (from Valley County Code 9-5-3-D)

You may add information to the blanks below or attach additional sheets.

- ❖ An impact report shall be required for all proposed Conditional Uses.
- ❖ Thoroughly answer all questions. Mark N/A if the question is not applicable to your application.
- ❖ The impact report shall address potential environmental, economic, and social impacts and how these impacts are to be minimized as follows:

1. Traffic volume, character, and patterns including adequacy of existing or proposed street width, surfacing, alignment, gradient, and traffic control features or devices, and maintenance. Contrast existing with the changes the proposal will bring during construction and after completion, build-out, or full occupancy of the proposed development. Include pedestrian, bicycle, auto, and truck traffic.

Parcel is accessed off of Challis Lane, a private road, built to county spec, off of HWY 55. No additional traffic will be created through the storage building as that has been existing for the last 5 years. 4 trips per day (in/out/in/out) is expected from the propane storage. Parcel was already approved as a portion of Phase 4 final plat but later removed from the final plat.

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

NA

3. Noise and vibration levels that exist and compare to those that will be added during construction, normal activities, and special activities. Include indoor and outdoor, day and night variations.

No additional noise is expected. If anything there could be a reduction in noise with some equipment being stored inside.

4. Heat and glare that exist and that might be introduced from all possible sources such as autos in parking areas, outdoor lights, water or glass surfaces, buildings or outdoor activities.

Possible heat and glare from existing parked equipment and autos. If there is lighting on the building it will comply with Valley County code.

5. Particulate emissions to the air including smoke, dust, chemicals, gasses, or fumes, etc., both existing and what may be added by the proposed uses.

Site is currently graveled and hard packed. Minimal dust.

6. Water demand, discharge, supply source, and disposal method for potable uses, domestic uses, and fire protection. Identify existing surface water drainage, wetlands, flood prone areas and potential changes. Identify existing ground water and surface water quality and potential changes due to this proposal.

No well on site. No water needed. Saddle Rock Phase 1,2,3 and 4 all have underground water storage tanks for fire suppression. Drainage for the site was approved by Valley County Engineer during Saddle Rock Phase 4 review. No grading and drainage to the site will occur.

The site is already graded and hard surfaced.

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

Per Fire Chief Steven Hull, to minimize hazards required tank safety features will include: (1) Internal Emergency Shut-off valve (2) Hydrostatic Relief Valve (3) Pressure Relief Valve

8. **Removal of existing vegetation or effects thereon including disturbance of wetlands, general stability of soils, slopes, and embankments and the potential for sedimentation of disturbed soils.**

None.

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

No impacts to current site. Grading and storm-water plan already approved by Valley County Engineer.

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

None. No impacts to current site conditions. Landscaping will be the natural vegetation surrounding the parcel on all sides. Vegetation has been thinned and mulched for a park like setting per the prepared and approved WUI for Saddle Rock Phase 4. that is not visible from any other property including HWY 55.

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

No site grading required, site has previously been graded and hard surfaced and signed off. Drainage plans were approved during the Valley County Engineer's review of Saddle Rock Phase 4.

12. **Visibility from public roads, adjoining property, and buildings. Include what will be done to reduce visibility of all parts of the proposal but especially cuts and fills and buildings. Include the impacts of shadows from new features on neighboring property.**

Not visible from any other property including HWY 55. Mature timber surrounds on the site on all sides.

13. **Reasons for selecting the particular location including topographic, geographic and similar features, historic, adjoining land ownership or use, access to public lands, recreation, utilities, streets, etc., in order to illustrate compatibility with and opportunities presented by existing land uses or character.**

Easy access, large, rocked, flat. No impact to the public or view corridor of HWY 55.

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

Ag exemption will no longer apply to the parcel. Lessee could potentially employ local resident(s).

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

New propane company will create competition for current companies, which will provide residents of the County with other price options for their propane servicing.

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

No impacts. Nothing to compare it to.

- 17. State what natural resources or materials are available at or near the site that will be used in a process to produce a product and the impacts resulting from the depletion of the resource. Describe the process in detail and describe the impacts of each part.**

None.

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

None. The site is already prepared.

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

No residential proposed. 2 acres of the flat gravelled area will be leased to propane company for storage.

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

Upon approval of CUP, lessee plans to move onto the site.

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

Competitive market rate.

Property Tax Exemption

New and expanding business **may** qualify for a property tax exemption for up to 5 years by meeting the qualifications in accordance with Idaho Code§ 63-602NN

Application must be filed with the Valley County Assessor's office before construction begins.

Protocols for qualifying property exemption in Valley County, Idaho:

- Application must be received prior to the start of construction (ex. Building Permits, excavation)
- Term of exemption, not to exceed 5 years, will be up to the discretion of the Valley County Board of Commissioners
- Retail sales business do not qualify
- Multi use may qualify excluding retail sale area
- Housing
 - Multi-family housing must have 5 units or more per structure.
 - Multi-Family housing units may qualify if more than one structure is built totaling 5 or more units
 - For local housing only (workforce)
 - Short term rentals not allowed
 - Units cannot be individually sold (e.g., no condominiums)
- Remodel and/or additions to existing businesses
 - Only the area of remodel/addition may qualify for exemption
 - Retail sales additions/remodel will not qualify

For further information regarding the 63-602NN application process and instructions, please contact the Valley County Assessor's office at 208-382-7126.

Name & Mailing Address of Adjoining Property Owners

1.

PARCEL NO

RP12N04E174125

OWNER / ATTN.

SNYDER FAMILY TRUST

SITUS

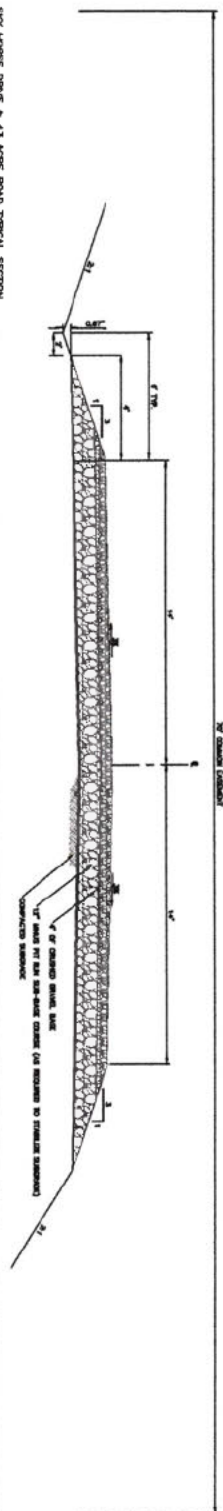
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CASCADE, ID 83611

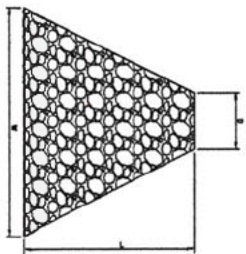
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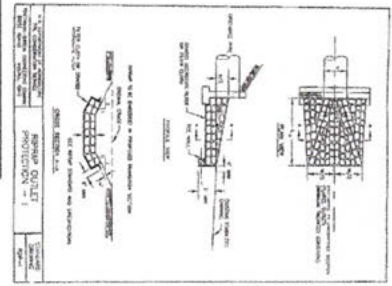


SKY HORSE DRIVE & 43 MOSE ROAD TYPICAL SECTION



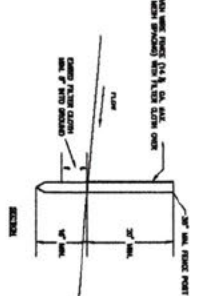
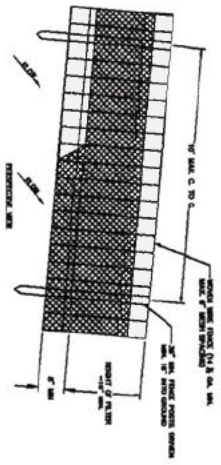
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CLAYPORT OUTLET EROSION PROTECTION (PERMANENT)

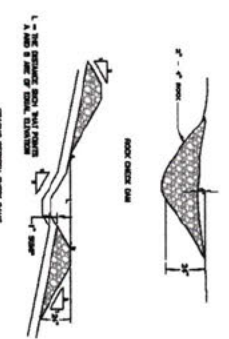
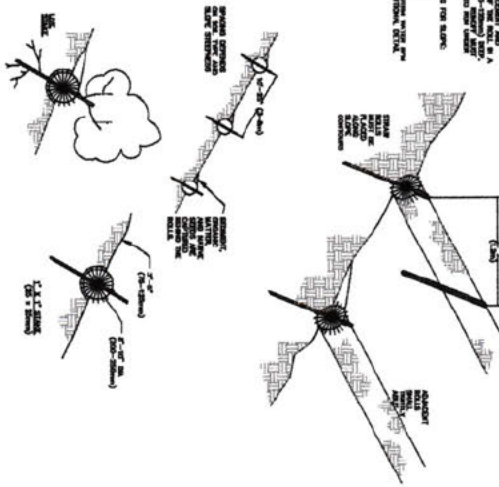


- FOR STRAW ROLL INSTALLATION:
1. STRAW ROLL SHALL BE PLACED ON A BED OF 12\"/>

STRAW ROLL DETAIL



- CONSTRUCTION NOTES FOR SADDLE ROCK SUBDIVISION:
1. STRAW ROLL SHALL BE PLACED ON A BED OF 12\"/>



CONSTRUCTION NOTES

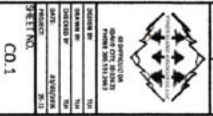
1. STRAW ROLL SHALL BE PLACED ON A BED OF 12\"/>

GENERAL NOTES

1. THE STRAW ROLL SHALL BE PLACED ON A BED OF 12\"/>

ADDITIONAL ROAD WIDTH OF HORIZONTAL CURVES

ROAD WIDTH	1-LANE	2-LANE	3-LANE
10 FEET TO 14 FEET	3 FEET	5 FEET	5 FEET
14 FEET TO 16 FEET	3 FEET	5 FEET	5 FEET
16 FEET TO 18 FEET	3 FEET	5 FEET	5 FEET
18 FEET TO 20 FEET	3 FEET	5 FEET	5 FEET
20 FEET TO 22 FEET	3 FEET	5 FEET	5 FEET
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24 FEET TO 26 FEET	3 FEET	5 FEET	5 FEET
26 FEET TO 28 FEET	3 FEET	5 FEET	5 FEET
28 FEET TO 30 FEET	3 FEET	5 FEET	5 FEET
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472 FEET TO 474 FEET	3 FEET	5 FEET	5 FEET
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562 FEET TO 564 FEET	3 FEET	5 FEET	5 FEET
564 FEET TO 566			



SADDLE ROCK SUBDIVISION PHASE 4
SECTIONS 8, 17, AND 18, T.12N., R.4E., B.M., VALLEY COUNTY, IDAHO

GRADING AND DRAINAGE PLANS
DETAILS AND NOTES

REVISIONS

NO.	DATE	DESCRIPTION
1		





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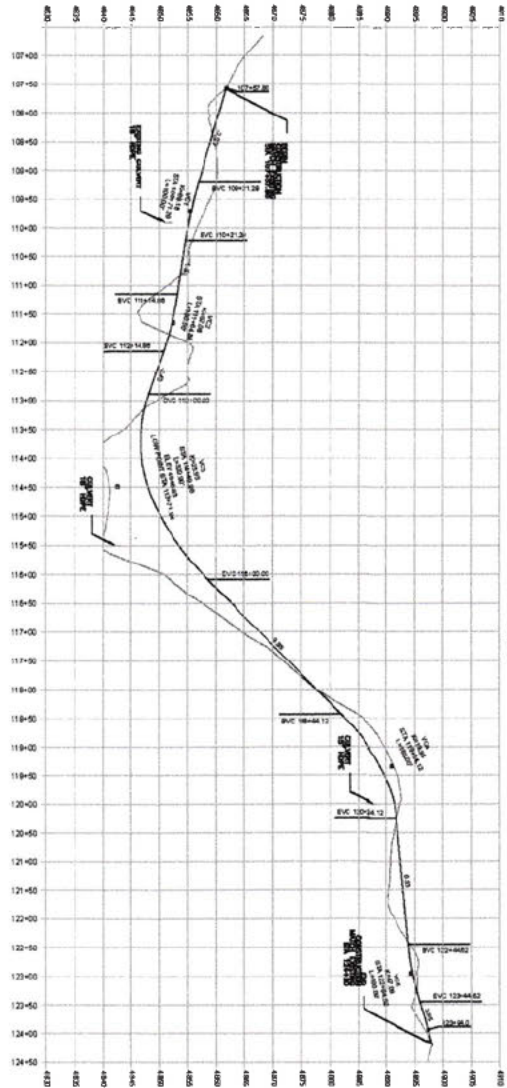
SADDLE ROCK SUBDIVISION PHASE 4
 SECTIONS 8, 17, AND 18, T.12N., R.4E., B.M., VALLEY COUNTY, IDAHO
 GRADING AND DRAINAGE PLANS
 PLAN
 43 ACRE ROAD & SKY HORSE DRIVE

REVISIONS	
NO.	DATE

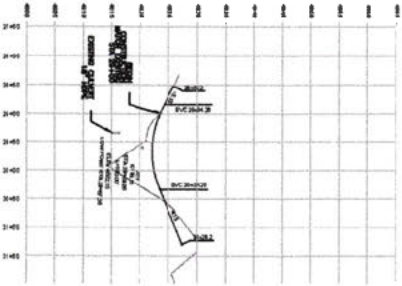


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SKY HORSE DRIVE



43 ACRE ROAD



REVISIONS	
NO.	DESCRIPTION
1	ISSUED FOR PERMIT
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4	REVISED
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SADDLE ROCK SUBDIVISION PHASE 4
 SECTIONS 8, 17, AND 18, T.12N., R.4E., B.M., VALLEY COUNTY, IDAHO
 GRADING AND DRAINAGE PLANS
 PROFILE
 43 ACRE ROAD & SKY HORSE DRIVE

DESIGNED BY
 J. L. SADDLE ROCK

CHECKED BY
 J. L. SADDLE ROCK

DATE
 12/1/2017

SHEET NO.
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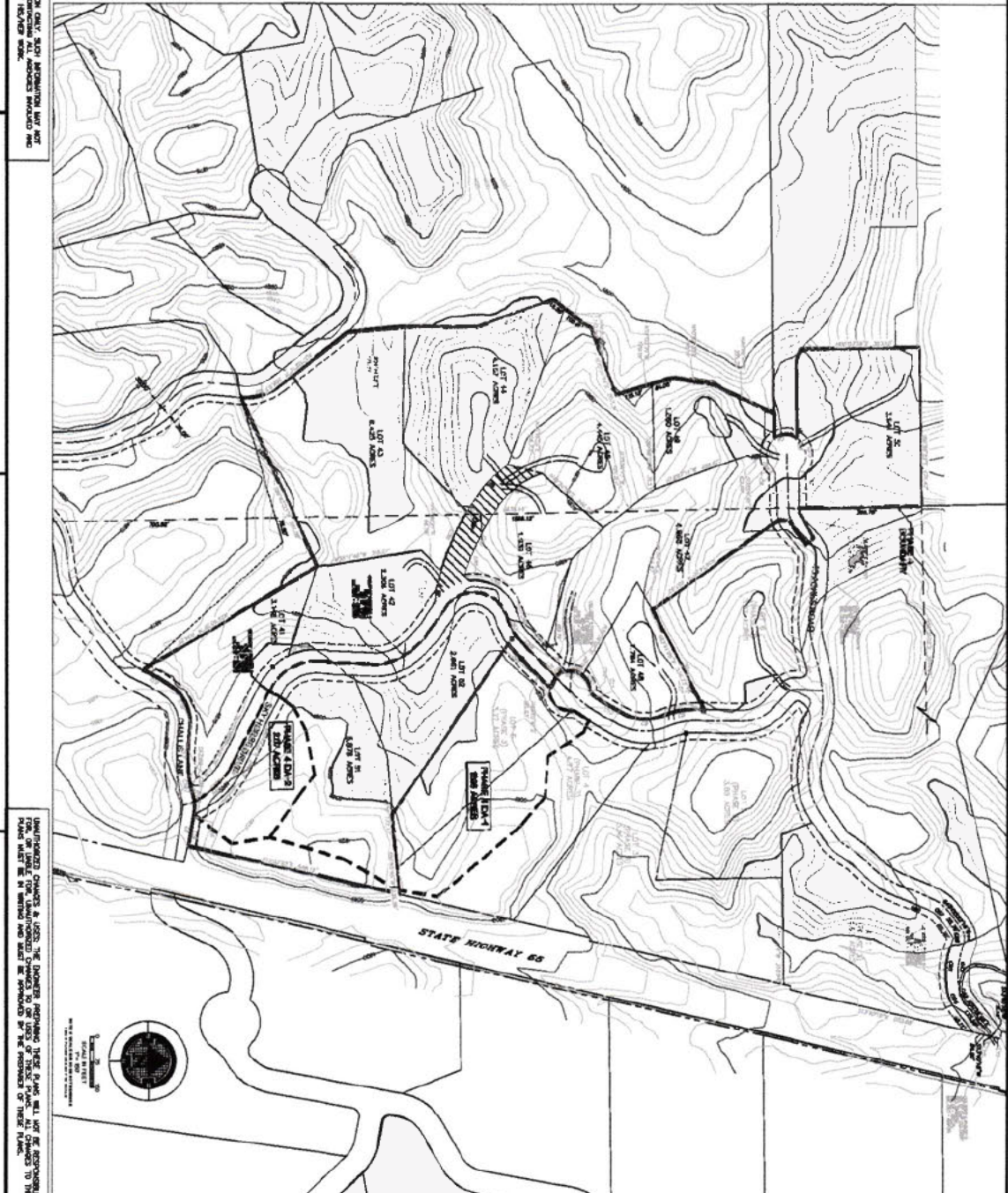
GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE STANDARD SPECIFICATIONS FOR HIGHWAYS, BRIDGES, AND STRUCTURES, AS ADOPTED BY THE BOARD OF SUPERVISORS OF VALLEY COUNTY, IDAHO. THE LATEST EDITIONS OF THE STANDARD SPECIFICATIONS FOR HIGHWAYS, BRIDGES, AND STRUCTURES, AS ADOPTED BY THE BOARD OF SUPERVISORS OF VALLEY COUNTY, IDAHO, SHALL BE USED IN CONNECTION WITH THIS PROJECT. THE LATEST EDITIONS OF THE STANDARD SPECIFICATIONS FOR HIGHWAYS, BRIDGES, AND STRUCTURES, AS ADOPTED BY THE BOARD OF SUPERVISORS OF VALLEY COUNTY, IDAHO, SHALL BE USED IN CONNECTION WITH THIS PROJECT. THE LATEST EDITIONS OF THE STANDARD SPECIFICATIONS FOR HIGHWAYS, BRIDGES, AND STRUCTURES, AS ADOPTED BY THE BOARD OF SUPERVISORS OF VALLEY COUNTY, IDAHO, SHALL BE USED IN CONNECTION WITH THIS PROJECT.

BEST MANAGEMENT PRACTICES

- BNP #1: CONSTRUCTION SHALL BE SCHEDULED DURING THE WET SEASON, FROM MAY 15 TO SEPTEMBER 15, TO MINIMIZE SOIL EROSION AND SEDIMENTATION.
- BNP #2: PREPARATION OF CONCRETE VERTICES - CONCRETE VERTICES SHALL BE PLACED IN THE CENTER OF THE DRAINAGE AREA, AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR HIGHWAYS, BRIDGES, AND STRUCTURES, AS ADOPTED BY THE BOARD OF SUPERVISORS OF VALLEY COUNTY, IDAHO.
- BNP #3: BEST MANAGEMENT PRACTICES SHALL BE USED TO PREVENT SOIL EROSION AND SEDIMENTATION FROM THE CONSTRUCTION SITE. BEST MANAGEMENT PRACTICES SHALL BE USED TO PREVENT SOIL EROSION AND SEDIMENTATION FROM THE CONSTRUCTION SITE. BEST MANAGEMENT PRACTICES SHALL BE USED TO PREVENT SOIL EROSION AND SEDIMENTATION FROM THE CONSTRUCTION SITE.
- BNP #4: CONSTRUCTION SHALL BE SCHEDULED DURING THE WET SEASON, FROM MAY 15 TO SEPTEMBER 15, TO MINIMIZE SOIL EROSION AND SEDIMENTATION.
- BNP #5: PREPARATION OF CONCRETE VERTICES - CONCRETE VERTICES SHALL BE PLACED IN THE CENTER OF THE DRAINAGE AREA, AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR HIGHWAYS, BRIDGES, AND STRUCTURES, AS ADOPTED BY THE BOARD OF SUPERVISORS OF VALLEY COUNTY, IDAHO.
- BNP #6: BEST MANAGEMENT PRACTICES SHALL BE USED TO PREVENT SOIL EROSION AND SEDIMENTATION FROM THE CONSTRUCTION SITE. BEST MANAGEMENT PRACTICES SHALL BE USED TO PREVENT SOIL EROSION AND SEDIMENTATION FROM THE CONSTRUCTION SITE. BEST MANAGEMENT PRACTICES SHALL BE USED TO PREVENT SOIL EROSION AND SEDIMENTATION FROM THE CONSTRUCTION SITE.
- BNP #7: CONSTRUCTION SHALL BE SCHEDULED DURING THE WET SEASON, FROM MAY 15 TO SEPTEMBER 15, TO MINIMIZE SOIL EROSION AND SEDIMENTATION.
- BNP #8: PREPARATION OF CONCRETE VERTICES - CONCRETE VERTICES SHALL BE PLACED IN THE CENTER OF THE DRAINAGE AREA, AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR HIGHWAYS, BRIDGES, AND STRUCTURES, AS ADOPTED BY THE BOARD OF SUPERVISORS OF VALLEY COUNTY, IDAHO.
- BNP #9: BEST MANAGEMENT PRACTICES SHALL BE USED TO PREVENT SOIL EROSION AND SEDIMENTATION FROM THE CONSTRUCTION SITE. BEST MANAGEMENT PRACTICES SHALL BE USED TO PREVENT SOIL EROSION AND SEDIMENTATION FROM THE CONSTRUCTION SITE. BEST MANAGEMENT PRACTICES SHALL BE USED TO PREVENT SOIL EROSION AND SEDIMENTATION FROM THE CONSTRUCTION SITE.
- BNP #10: CONSTRUCTION SHALL BE SCHEDULED DURING THE WET SEASON, FROM MAY 15 TO SEPTEMBER 15, TO MINIMIZE SOIL EROSION AND SEDIMENTATION.
- BNP #11: PREPARATION OF CONCRETE VERTICES - CONCRETE VERTICES SHALL BE PLACED IN THE CENTER OF THE DRAINAGE AREA, AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR HIGHWAYS, BRIDGES, AND STRUCTURES, AS ADOPTED BY THE BOARD OF SUPERVISORS OF VALLEY COUNTY, IDAHO.
- BNP #12: BEST MANAGEMENT PRACTICES SHALL BE USED TO PREVENT SOIL EROSION AND SEDIMENTATION FROM THE CONSTRUCTION SITE. BEST MANAGEMENT PRACTICES SHALL BE USED TO PREVENT SOIL EROSION AND SEDIMENTATION FROM THE CONSTRUCTION SITE. BEST MANAGEMENT PRACTICES SHALL BE USED TO PREVENT SOIL EROSION AND SEDIMENTATION FROM THE CONSTRUCTION SITE.
- BNP #13: CONSTRUCTION SHALL BE SCHEDULED DURING THE WET SEASON, FROM MAY 15 TO SEPTEMBER 15, TO MINIMIZE SOIL EROSION AND SEDIMENTATION.
- BNP #14: PREPARATION OF CONCRETE VERTICES - CONCRETE VERTICES SHALL BE PLACED IN THE CENTER OF THE DRAINAGE AREA, AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR HIGHWAYS, BRIDGES, AND STRUCTURES, AS ADOPTED BY THE BOARD OF SUPERVISORS OF VALLEY COUNTY, IDAHO.
- BNP #15: BEST MANAGEMENT PRACTICES SHALL BE USED TO PREVENT SOIL EROSION AND SEDIMENTATION FROM THE CONSTRUCTION SITE. BEST MANAGEMENT PRACTICES SHALL BE USED TO PREVENT SOIL EROSION AND SEDIMENTATION FROM THE CONSTRUCTION SITE. BEST MANAGEMENT PRACTICES SHALL BE USED TO PREVENT SOIL EROSION AND SEDIMENTATION FROM THE CONSTRUCTION SITE.

2. THE SADDLE ROCK SUBDIVISION SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE STANDARD SPECIFICATIONS FOR HIGHWAYS, BRIDGES, AND STRUCTURES, AS ADOPTED BY THE BOARD OF SUPERVISORS OF VALLEY COUNTY, IDAHO. THE SADDLE ROCK SUBDIVISION SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE STANDARD SPECIFICATIONS FOR HIGHWAYS, BRIDGES, AND STRUCTURES, AS ADOPTED BY THE BOARD OF SUPERVISORS OF VALLEY COUNTY, IDAHO. THE SADDLE ROCK SUBDIVISION SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE STANDARD SPECIFICATIONS FOR HIGHWAYS, BRIDGES, AND STRUCTURES, AS ADOPTED BY THE BOARD OF SUPERVISORS OF VALLEY COUNTY, IDAHO.



SADDLE ROCK

SADDLE ROCK SUBDIVISION

VALLEY COUNTY, ID

PHASE IV

DRAINAGE AREA MAP

PACIFIC AFFILIATES

CONSULTING ENGINEERS

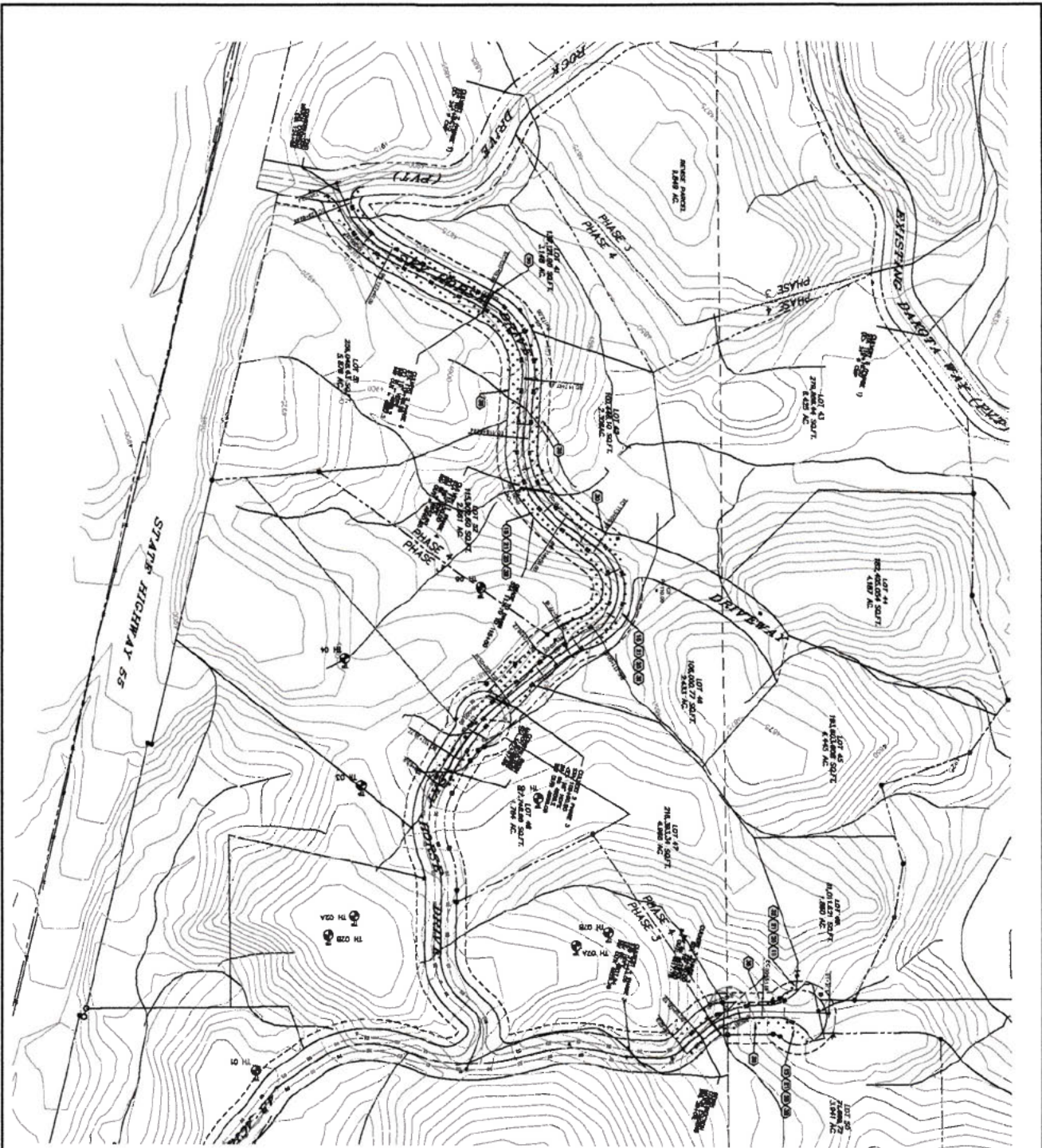
205 N. STREET, SUITE 8, BUREKA, CA 95501

TEL (707) 449-3001 • FAX (707) 449-3003

C30

DATE: 12-20-09

REVISION: 12-20-09



1. SADDLE ROCK SUBDIVISION PHASE 4 SECTIONS 8, 17, AND 18, T.12N., R.4E., B.M., VALLEY COUNTY, IDAHO 2. GRADING AND DRAINAGE PLANS EROSION CONTROL PLAN 43 ACRE ROAD & SKY HORSE DRIVE		3. SHEET NO. CA.0																																		
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Parametrix No. 314-4875-001 – Task 02.128

Kerstin Dettrich
Valley County Road and Bridge Director
520 South Front Street
P.O. Box 672 Cascade, ID 83611

Re: Saddle Rock Subdivision Phase 4 – Grading and Drainage Plans and Drainage Report

Dear Kerstin:

I have reviewed the above-referenced documents against the current Valley County (VC) Private and Public Road standards. Per my review, the plans and drainage report meet the required standards; therefore, I am recommending approval of the documents.

Please contact me with any questions or comments.

Sincerely,

PARAMETRIX



Paul Ashton, PE

cc: Cynda Herrick, AICP, CFM/Valley County Planning and Zoning Director
Jeff McFadden/Valley County Road Department



Kendra Conder <Kendra.Conder@itd.idaho.gov>
To: Heidi Schneider [REDACTED]
Cc: Ryan Schneider [REDACTED]

Mon, Apr 27, 2026 at 10:16 AM

Hi Heidi,

Thank you for checking in! 4 trips/day does not pose any concerns for us. Please keep me updated if you feel that anticipated trips will change.

Kendra Conder

District 3 | Development Services Coordinator

Idaho Transportation Department

Office: 208-334-8377

Cell: 208-972-3190



YOUR Safety >>> YOUR Mobility >>> YOUR Economic Opportunity

From: Heidi Schneider [REDACTED]
Sent: Wednesday, April 22, 2026 4:05 PM
To: Kendra Conder <Kendra.Conder@itd.idaho.gov>
Cc: Ryan Schneider [REDACTED]
Subject: Re: Turn lane Construction

CAUTION: This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

Hi Kendra,

We have a small company interested in leasing approximately 2 acres from us, with access off Challis Lane (the entrance to Saddle Rock Subdivision).

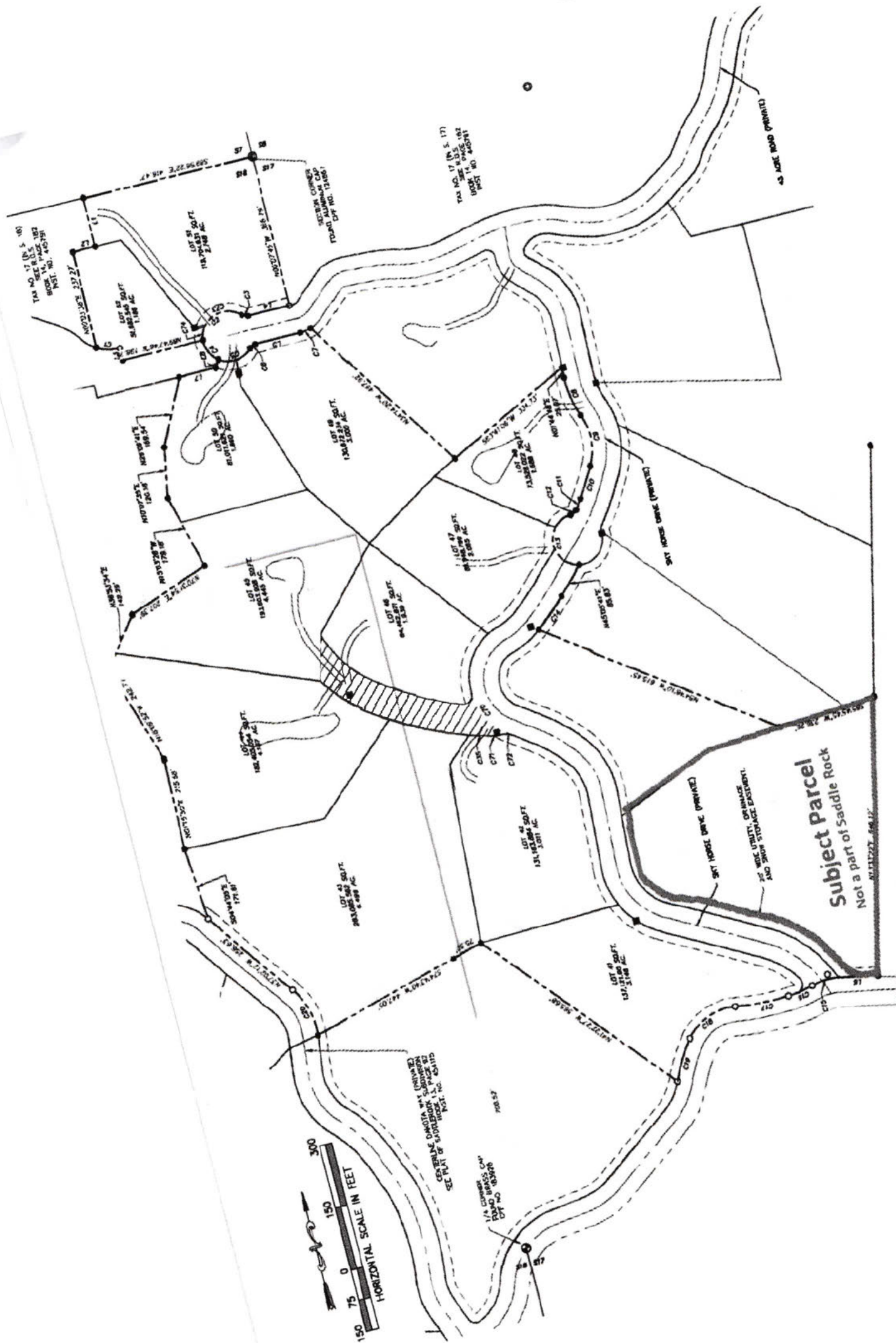
The use is expected to generate minimal additional traffic. Operations would occur Monday through Friday only and are anticipated to result in no more than four trips per day (arrival in a personal vehicle, departure in a work truck, return in the truck, and departure in the personal vehicle).

I don't anticipate this creating any concerns for the existing approach, but I wanted to check in with you to confirm.

Please let me know your thoughts, thank you!

Thank you!

Heidi Schneider





Valley County Planning and Zoning

PO Box 1350 • 700 South Main Street
Cascade, ID 83611-1350



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

STAFF REPORT: CUP 26-012 Schneider Propane Storage
MEETING DATE: June 11, 2026
TO: Planning and Zoning Commission
STAFF: Cynda Herrick, AICP, CFM
Planning and Zoning Director
APPLICANT: Ryan & Heidi Schneider
291 Ashton Lane, McCall ID 83638
PROPERTY OWNER: Saddle Rock LLC
291 Ashton Lane, McCall ID 83638
LOCATION: To Be Determined Challis Lane
Part of parcel RP12N04E172646 located in SWNE Section 17,
T.12N, R.4E, Boise Meridian, Valley County, Idaho
SIZE Approximately 2 acres
REQUEST: Commercial business – Propane Storage and Tank Filling
EXISTING LAND USE: Equipment and material Storage for Saddle Rock Subdivisions

Heidi and Ryan Schneider are requesting a conditional use permit to lease approximately two acres of a proposed 5.88-acre parcel to a propane distribution company for the purpose of propane tank storage and delivery.

The site would be used for propane tank storage, tank filling, and operation of a bobtail delivery truck for local services. Proposed hours of operations are Monday through Friday, 8:00 a.m. to 5:00 p.m. Refilling of the on-site tank is anticipated approximately once every 8 to 10 weeks.

The impact report states that four trips per day are expected from the use.

The site is currently graveled and hard-packed. To minimize hazards, required tank safety features will include an internal emergency shut-off valve, hydrostatic relief valve, and pressure relief valve.

The site is not visible from Highway 55. Existing landscaping includes conifers that have been thinned to meet the Saddle Rock Subdivisions Wildland Urban Interface Fire Mitigation Plan. The remaining portion of the parcel would be for personal purposes.

Access would be from Challis Lane, a private road, to Highway 55.

The site has been used as equipment storage and material storage for the build-out and maintenance of Saddle Rock Subdivision.

On June 2, 2026, the applicant submitted a response to concerns of neighboring property owners (attached). The facility will not be a retail site or public filling station. The use will not generate customer traffic. Typical operational activity is expected to be limited with four vehicle trips per day. The parcel is not part of the Saddle Rock Subdivision and is not subject to the CCRs. The site has been used for equipment and material storage associated with the development, construction, and maintenance of Saddle Rock. The site is graded, graveled, and is not visible from off-site locations.

FINDINGS:

1. A pre-application meeting was held with Staff on April 21, 2026.
2. The application was submitted on April 27, 2026.
3. Legal notice was posted in the *Star News* on May 21, 2026, and May 28, 2026. The applicant was notified by letter on May 11, 2026. Potentially affected agencies were notified on May 12, 2026. Property owners within 300 feet of the property line were notified by fact sheet sent by mail on May 12, 2026. The notice was posted online at www.co.valley.id.us on May 12, 2026. The site was posted on May 21, 2026.

4. Agency comment received:

Brent Copes, Central District Health, stated CDH has no objection. Any building generating wastewater will need a septic permit. (May 17, 2026)

Idaho Department of Environmental Quality (DEQ) provided general comments on air quality, wastewater, drinking water, surface water, solid waste, hazardous waste, water quality, ground water contamination, and best management practices. (May 26, 2026)

Kendra Conder, Idaho Transportation Department, included emails between the applicant and herself and stated four trips per day is not a concern. (June 1, 2026)

Steven Hull, Cascade Fire Chief, recommended conditions for approval based on the 2018 International Fire Code and NFPA 58. (June 2, 2026)

Paul Ashton, Parametrix and Valley County Engineer, did not review the application. (June 3, 2026)

5. Public comment received:

Dan Foutz originally sent comments in opposition. Based on clarification from the applicant, he changed his position to "unopposed". (May 27, 2026; May 29, 2026)

Comments in Favor

- The proposed use is appropriate and low-impact.
- Consistent with the character of the area.
- Does not adversely affect surrounding properties or public infrastructure.
- Meets intent of conditional use allowances within Valley County.
- Site is already established as location for equipment and material storage.
- Property owners should be able make reasonable, code-compliant use of their land.

- 1) Matthew and Terri Burke, 25 43 Acre Road, June 2, 2026
- 2) Brett Dodds, June 3, 2026
- 3) Charlie Kouba, Boise and Sawtooth Pl, June 4, 2026

Comments in Opposition:

- Does not align with the Valley County Comprehensive Plan and future land use designations.
- Wrong location. Approval would make it easier to justify other industrial or commercial uses in a rural residential area.
- Degradation of neighborhood character
- Additional traffic.
 - Who would pay for the additional wear and maintenance to Challis Lane, a private road?
 - Limited visibility at Highway 55 intersection.
- Noise concerns
- Exterior lighting concerns.
- Signage and visual impacts
- Fire risk, fire mitigation, and emergency response concerns due to pressurized and flammable propane tanks.
 - Would the Saddle Rock HOA be obligated for additional infrastructure or upgrades?
 - If approved, require evidence that the facility can withstand direct wildfire exposure without catastrophic failure.
- May negatively impact cost of homeowner insurance.
- Negative impacts to property values
- No demonstrated public benefit
- Environmental impact
- Future expansion concerns
- Contrary to Idaho Code 67-6508 and 67-6511
- Unknown size and type of truck used to refill the on-site tank.

- 4) Branden Fiscus, 20 Saddle Rock Drive, May 26, 2026
- 5) Brie Ghinazzi, May 27, 2026
- 6) Sarah Foutz, May 27, 2026
- 7) Andrew Gerard, 60 Sawtooth Loop, May 27, 2026
- 8) Brittany Gerard, May 28, 2026
- 9) Vitaliy and Olga Gavrilyuk, Saddle Rock Lot 11 Owners, May 31, 2026
- 10) David Billig, owner of 33 Challis and 15 Dakota Way, June 1, 2026
- 11) Dina Clemons, Saddle Rock Lot 10, June 1, 2026
- 12) Shawn and Kacie Frederick, Lot 21, Sawtooth Loop, June 1, 2026
- 13) Jake & Jaime Chenoweth, June 2, 2026
- 14) J and Marlene Clouss, 23 Vaughn Drive, June 2, 2026
- 15) Russell Ward, 37 Challis Lane, June 2, 2026
- 16) Cindy Pagán and Thane States, 41 Saddle Rock DR, June 2, 2026
- 17) Gayle and Marvin Ward, 37 Challis Lane, June 3, 2026
- 18) Robert and Christine Kovacs, Saddle Rock Lot 27, June 3, 2026

6. Physical characteristics of the site: Graveled, conifers; site is already graded.

6. The surrounding land use and zoning includes:

North: Single-Family Residential Lots (Saddle Rock Phase 3)

South: Challis LN; Agricultural (Productive Forest)

Staff Report

CUP 26-012 Schneider Propane Storage

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East: Highway 55; Single-Family Residential Lots (Herrick Hills)
West: Approved but not yet recorded Saddle Rock Phase 4

7. Valley County Code (Title 9): In Table 9-3-1, this proposal is categorized under:

- 5. Commercial Uses d. Area Business

Review of Title 9-5 Conditional Uses should be done.

9-1-10 DEFINITIONS

Lot Coverage: That portion of a lot that is occupied by the principal building and its accessory buildings, including overhangs, along with any structures requiring a building permit, and other impervious surfaces, such as driveways, patios, and accessory structures.

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:

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

A. Lot Areas:

2. Minimum Lot Size And Configuration: The minimum lot size and configuration for any use shall be at least sufficient to accommodate water supply facilities, sewage disposal facilities, replacement sewage disposal facilities, buildings, parking areas, streets or driveways, stormwater containment, snow storage, open areas, accessory structures, and setbacks in accordance with provisions herein. All lots shall have a reasonable building site and access to that site.
3. Direct Frontage Along Public Or Private Road: All lots or parcels for conditional uses shall have direct frontage along a public or private road with minimum frontage distance as specified in the site or development standards for the specific use.

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-1: GRADING:

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-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.

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:
- a. Multi-Family Use: Each site for a proposed multi-family use shall have a minimum of thirty percent (30%) of the net site/lot area in landscaping.
- 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.
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.

9-5A-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.

- C. Livestock In Residential Development: If livestock are allowed in a residential development, then fencing shall be installed to keep livestock out of public street rights of way. Cattle guards shall not be installed in public roads within residential developments.
- D. Random Entry: Fencing shall be installed to secure against random entry into hazardous areas or operations.
- 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.
- 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-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-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 dust¹. 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.
- C. Wood Burning Devices: Wood burning devices shall be limited to one per site. Wood burning devices shall be certified for low emissions in accordance with EPA standards.

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 dust¹ 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.

9-5C-4: MAXIMUM BUILDING HEIGHT AND FLOOR AREA:

- A. Maximum Height: Building heights, except as may be modified by a PUD, shall not exceed thirty five feet (35') above the lower of existing or finished grade.
- B. Building Size Or Floor Area: The building size or floor area, except as may be modified by a PUD, shall not exceed the limitations of subsections 9-5-3A and C of this chapter.

Staff Report

CUP 26-012 Schneider Propane Storage

Page 6 of 9

- C. Lot Coverage: No structure or combination of structures, except as may be modified by a PUD, may cover more than forty percent (40%) of the lot or parcel.

9-5C-5: SITE IMPROVEMENT:

- A. Off Street Parking Spaces: Two (2) off street parking spaces shall be provided for each dwelling unit. These spaces may be included in driveways, carports, or garages.
- B. Utility Lines: All utility lines, including service lines, that are to be located within the limits of the improved roadway in new residential developments must be installed prior to placing the leveling coarse material.

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.
 3. No frontage is required for recreation business.
- 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.

9-6-6: Riparian Area Overlay

SUMMARY:

Staff's compatibility rating is +14.

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

STAFF COMMENTS / QUESTIONS:

1. This site is within the Cascade Fire District and Water District 65. It is not within a herd nor an irrigation district.
2. The Commission should determine if additional landscaping is required.
3. A more detailed site plan is needed with:
 - Boundary of the 2-acre leased site and
 - Setbacks from property lines.
4. Is this a new propane company coming to the valley?
5. How many bobtail trucks will be operated from this site?
6. Please describe the use...storage of small tanks that will be taken to private property, one large tank on a chassis that the bobtail will fill from each day...?

Question to P&Z Commission:

1. Does this use meet the minimum standards in Title 9, Chapter 5, of the Valley County Code, 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. 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
- Blank Compatibility Evaluation and Instructions
- Compatibility Evaluation by Staff
- Location Map
- Aerial Map
- Google Maps – Aerial & Street Views
- Pictures Taken May 21, 2026
- Assessor Plat – T.12 R.4E Section 17
- Site Plan
- Responses
- Applicant's Submittal Dated June 2, 2026

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. Must comply with requirements of the Cascade Fire District.
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.
7. No parking allowed in the setback areas.
8. Shall post the site address at the driveway entrance.
9. The site must be kept in a neat and orderly manner.
10. Existing landscaping shall be maintained and replaced if necessary.
11. All noxious weeds on the property must be controlled.
12. Quiet hours are 10:00 p.m. to 7:00 a.m.
13. Hours of commercial operation shall be limited from 8:00 a.m. to 5:00 p.m.
14. Shall obtain a sign permit prior to installation of any signs, other than hazardous material warning signs, labels, and notices as required by the State of Idaho.

END OF STAFF REPORT

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.

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 (1/2) of the adjacent uses and one-fourth (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.

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

RATE THE SOLID SQUARES AS +2

Compatibility Questions and Evaluation

Matrix Line # / Use: #19 Area Business

Prepared by: CH

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?

SF Subdivision

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

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

Same as 1

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

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

Agricultural Forest is the area

Site Specific Evaluation (Impacts and Proposed Mitigation)

(+2/-2) +2 X 3 +6

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?

Yes it is large enough and has a lot of trees.

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

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

No Structure - residential tanks

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

Area Business is Residential, but will not impact lots

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

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?

There will be none

(+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?

No impact

(+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?

No Change

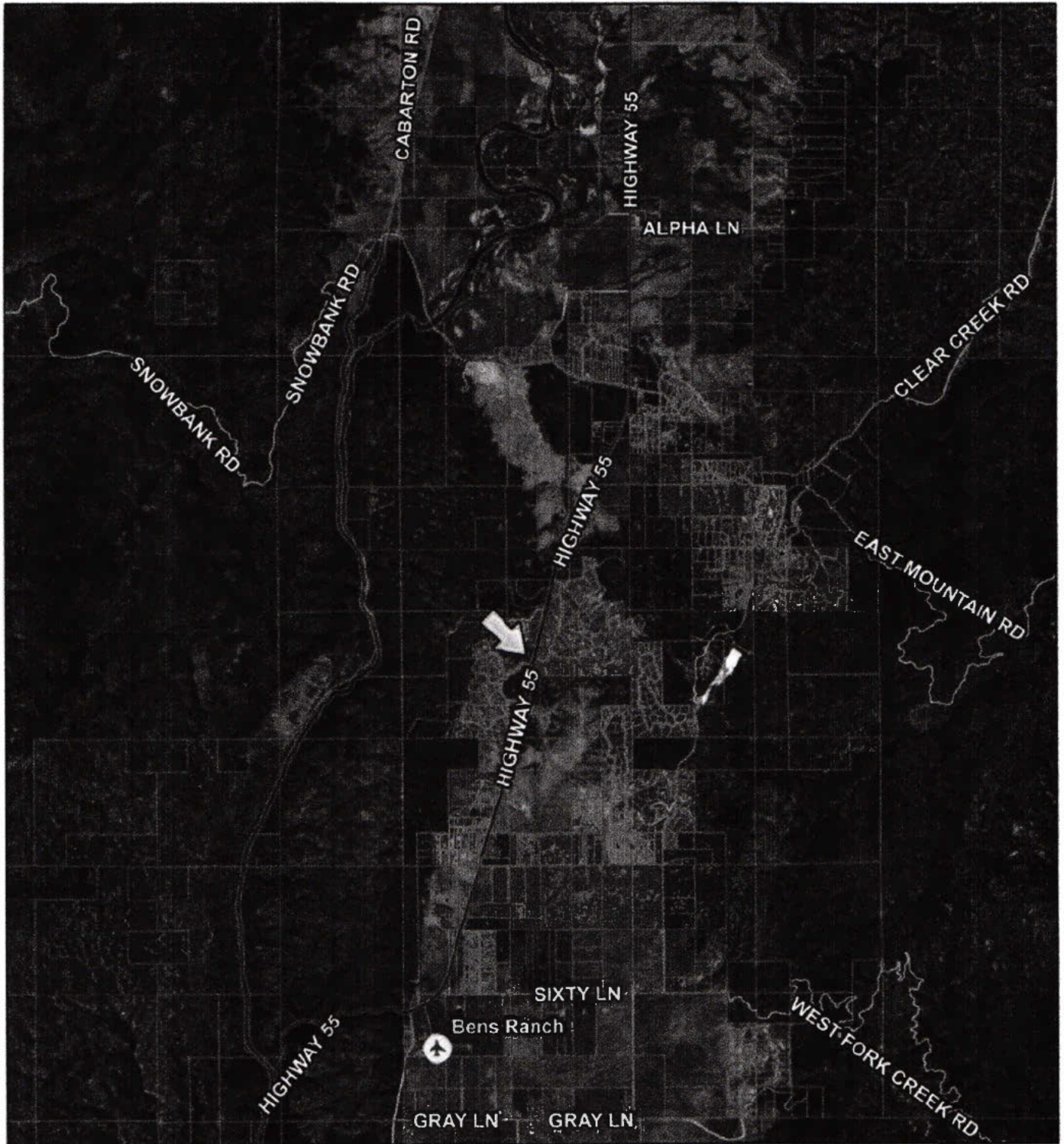
Sub-Total (+) 22

Sub-Total (-) 8

Total Score +14

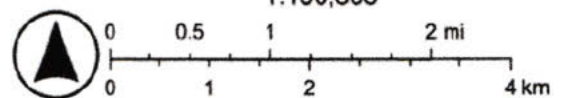
The resulting values for each questions shall be totaled so that each land use and development proposal receives a single final score.

CUP 26-012 Location Map



5/1/2026, 4:02:27 PM

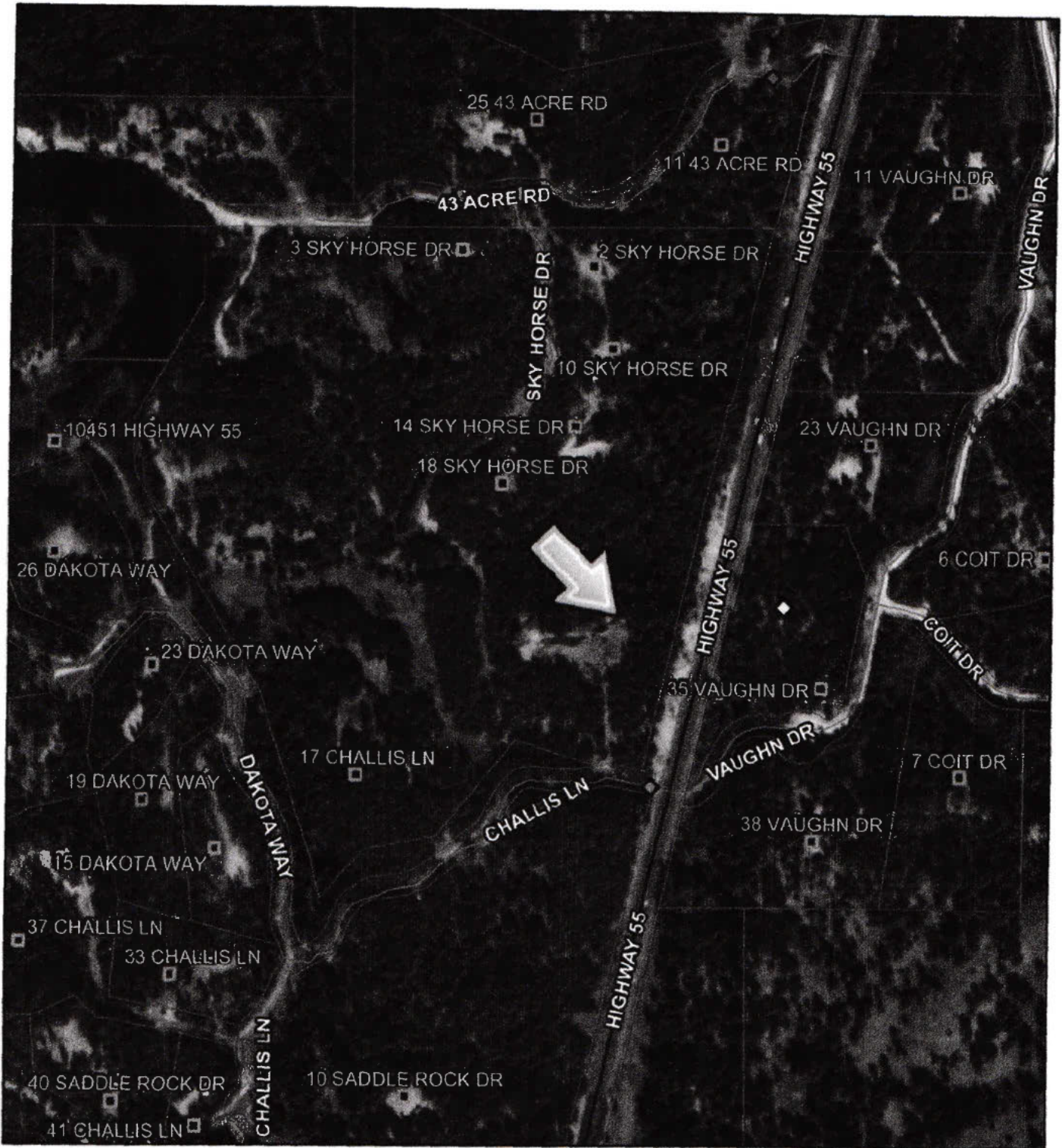
- | | | | |
|-------|----------------------|--|-------------|
| | Airstrips | | COLLECTOR |
| | Municipal Boundaries | | URBAN/RURAL |
| | Parcel Boundaries | | USFS |
| Roads | | | PRIVATE |
| | MAJOR | | OTHER |
| | MINOR COLLECTOR | | Other |



Earthstar Geographics

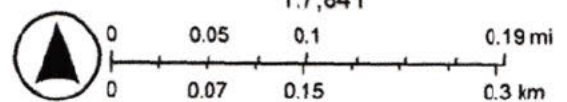
Created by Valley County

CUP 26-012 Aerial Map



5/1/2026, 3:58:45 PM

Permits	RVC	Undefined	Collector
CUP	STR	Airstrips	URBAN/RURAL
ADU	STS	Address Points	USFS
FP	VAC	Municipal Boundaries	PRIVATE
GF	VAR	Parcel Boundaries	OTHER
EXC	PSP	Roads	Other
Privy	HBB	MAJOR	
RES		MINOR COLLECTOR	



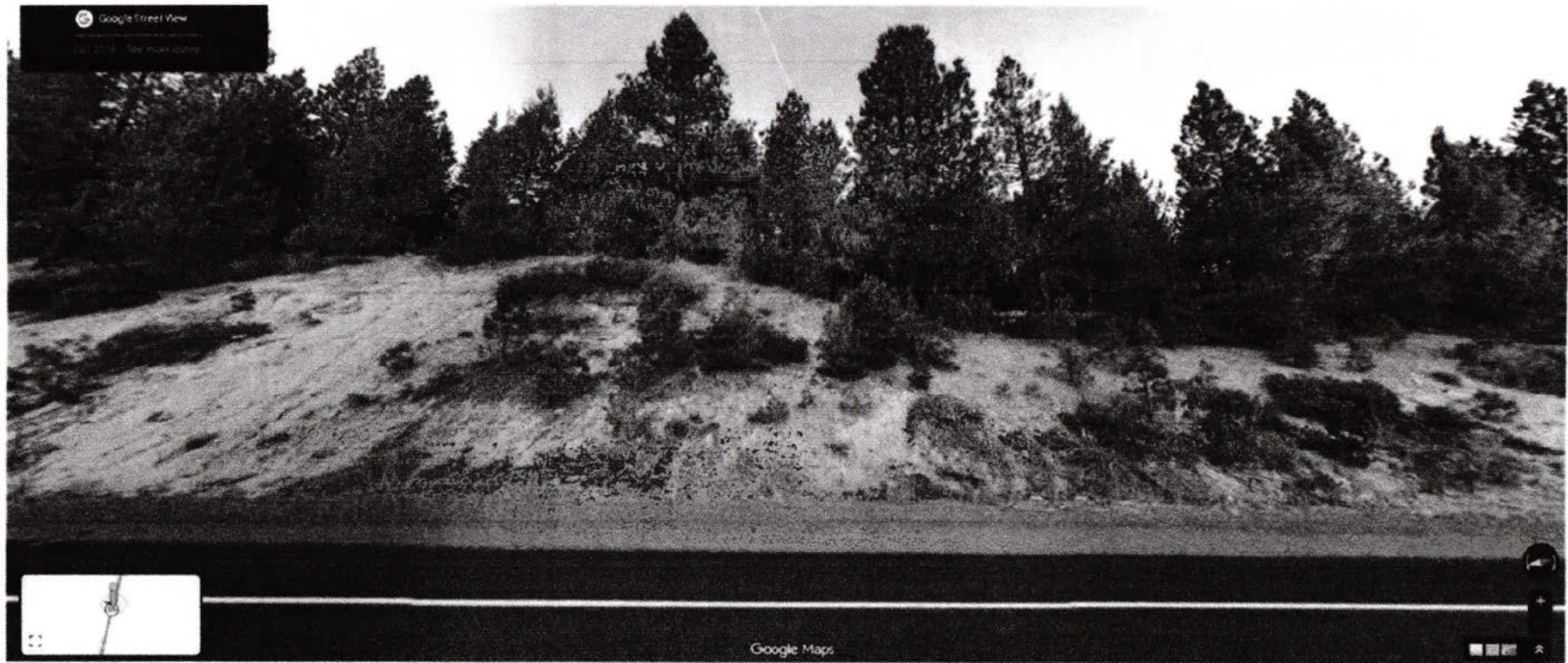
Vanior

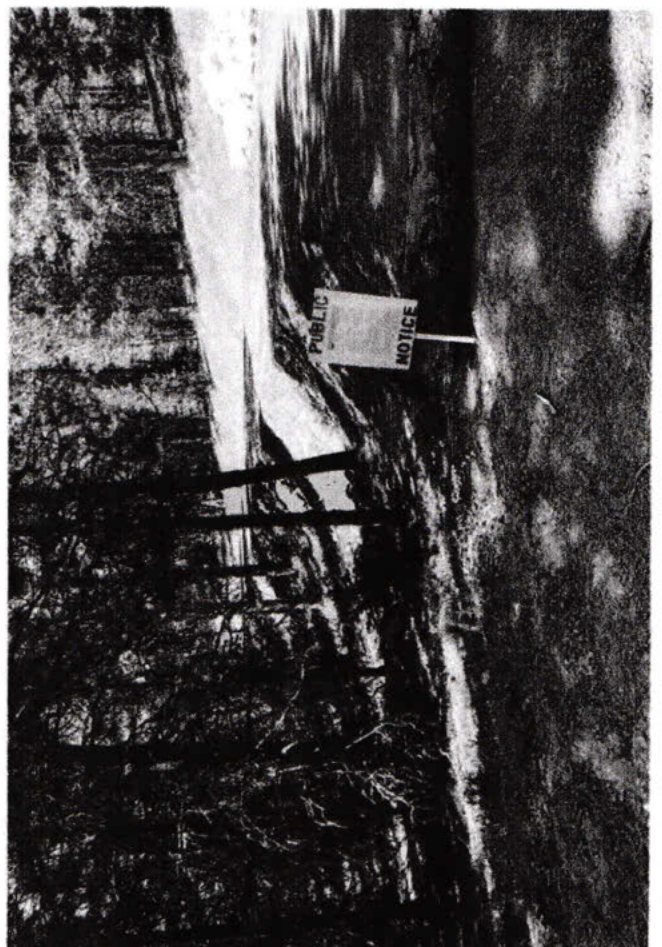
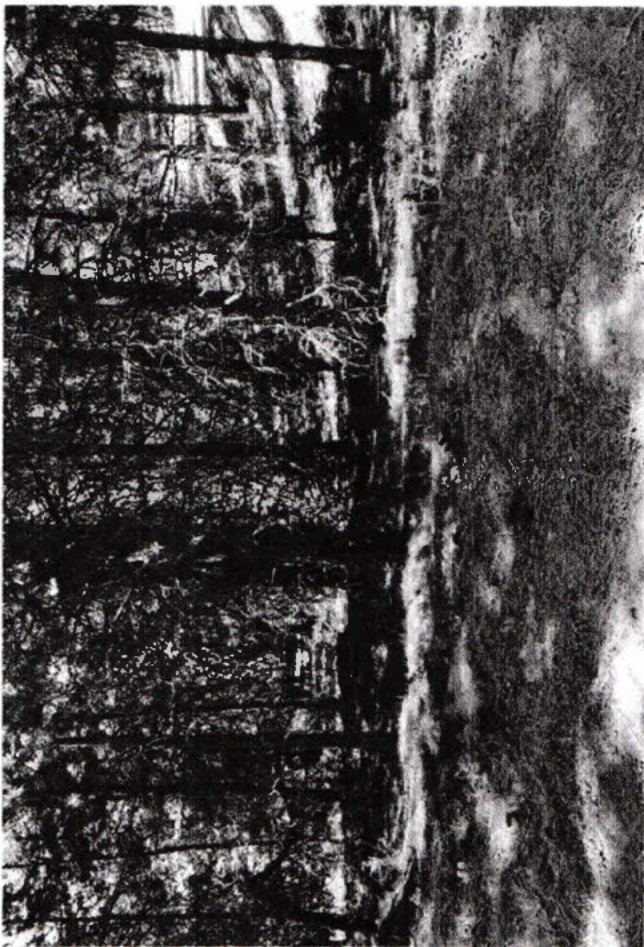
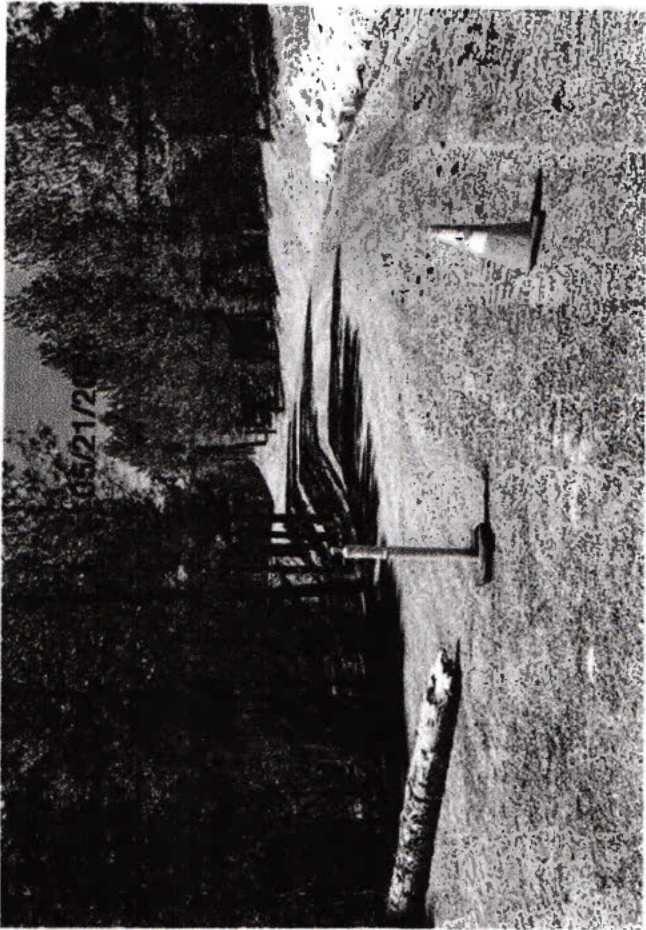
Google Maps – Aerial View



Looking Westerly from Highway 55

(Source Google Maps – Street View, October 2024)





TWP. 12N R04E SEC. 17

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

Filename: Box Map
 Valley County 4-2000
 Scale: 1/202026
 Date: 1/20/2026
 By: Frederick







Valley County Transmittal
Division of Community and Environmental Health

Return to:

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

Rezone # _____

Conditional Use # 26-012 Schweider Propane Storage

Preliminary / Final / Short Plat _____

- ☐ 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:
☐ high seasonal ground water ☐ waste flow characteristics
☐ bedrock from original grade ☐ 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:
☐ central sewage ☐ community sewage system ☐ community water well
☐ interim sewage ☐ central water
☐ individual sewage ☐ individual water
- ☐ 9. The following plan(s) must be submitted to and approved by the Idaho Department of Environmental Quality:
☐ central sewage ☐ community sewage system ☐ community water
☐ sewage dry lines ☐ 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:
☐ food establishment ☐ swimming pools or spas ☐ child care center
☐ beverage establishment ☐ grocery store
- ☒ 14. CDH has no objection to the CUP. Any building generating wastewater will need a septic permit.

Reviewed By: Bore

Date: 5/17/26



May 26, 2026

Cynda Herrick, Planning & Zoning Director
Valley County Planning & Zoning
700 S. Main Street, Cascade, ID 83611
cherrick@valleycountyid.gov

Subject: Valley County Planning and Zoning Public Hearing 6 11 2026

Dear Cynda Herrick:

Thank you for the opportunity to respond to your request for comment. While DEQ does not review every project on a project-specific basis, we attempt to provide the best review of the information provided. DEQ encourages agencies to review and utilize the Idaho Environmental Guide to assist in addressing project-specific conditions that may apply. This guide can be found at: <https://www2.deq.idaho.gov/admin/LEIA/api/document/download/15083>.

The following information does not cover every aspect of this project; however, we have the following general comments to use as appropriate:

1. AIR QUALITY D6, D8, D11

- Please review IDAPA 58.01.01 for all rules on Air Quality, especially those regarding fugitive dust (58.01.01.651), trade waste burning (58.01.01.600-617), and odor control plans (58.01.01.776).
For questions, contact David Luft, Air Quality Manager, at (208) 373-0201.
- IDAPA 58.01.01.201 requires an owner or operator of a facility to obtain an air quality permit to construct prior to the commencement of construction or modification of any facility that will be a source of air pollution in quantities above established levels. DEQ asks that cities and counties require a proposed facility to contact DEQ for an applicability determination on their proposal to ensure they remain in compliance with the rules.
- For questions, contact the DEQ Air Quality Permitting Hotline at 1-877-573-7648.

AIR QUALITY C1, D3, D4, D7

- Please review IDAPA 58.01.01 for all rules on Air Quality, especially those regarding fugitive dust (58.01.01.651), and trade waste burning (58.01.01.600-617).
- For new development projects, all property owners, developers, and their contractors must ensure that reasonable controls to prevent fugitive dust from becoming airborne are utilized during all phases of construction activities per IDAPA 58.01.01.651.
- DEQ recommends the city/county require the development and submittal of a dust prevention and control plan for all construction projects prior to final plat approval. Dust prevention and control plans incorporate appropriate best management practices to control fugitive dust that may be generated at sites.

- Citizen complaints received by DEQ regarding fugitive dust from development and construction activities approved by cities or counties will be referred to the city/county to address under their ordinances.
- Per IDAPA 58.01.01.600-617, the open burning of any construction waste is prohibited. The property owner, developer, and their contractors are responsible for ensuring no prohibited open burning occurs during construction.
- For questions, contact David Luft, Air Quality Manager, at (208) 373-0550.

2. WASTEWATER AND RECYLED WATER

- DEQ recommends verifying that there is adequate sewer to serve this project prior to approval. Please contact the sewer provider for a capacity statement, declining balance report, and willingness to serve this project.
- IDAPA 58.01.16 and IDAPA 58.01.17 are the sections of Idaho rules regarding wastewater and recycled water. Please review these rules to determine whether this or future projects will require DEQ approval. IDAPA 58.01.03 is the section of Idaho rules regarding subsurface disposal of wastewater. Please review this rule to determine whether this or future projects will require permitting by the local public health district.
- All projects for construction or modification of wastewater systems require preconstruction approval. Recycled water projects and subsurface disposal projects require separate permits as well.
- DEQ recommends that projects be served by existing approved wastewater collection systems or a centralized community wastewater system whenever possible. Please contact DEQ to discuss potential for development of a community treatment system along with best management practices for communities to protect groundwater.
- DEQ recommends that cities and counties develop and use a comprehensive land use management plan, which includes the impacts of present and future wastewater management in this area. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.
- For questions, contact Valerie Greear, Water Quality Engineering Manager at (208) 373-0459.

3. DRINKING WATER

- DEQ recommends verifying that there is adequate water to serve this project prior to approval. Please contact the water provider for a capacity statement, declining balance report, and willingness to serve this project.
- DEQ recommends verifying if the current and/or proposed drinking water system is a regulated public drinking water system. A drinking water system is a Public Water System (PWS) if it has at least 15 service connections or regularly serves an average of 25 or more people per day for at least 60 days per year (refer to the DEQ website at: <https://www.deq.idaho.gov/water-quality/drinking-water/>). For non-regulated systems, DEQ recommends annual testing for total coliform bacteria, nitrate, and nitrite.
- IDAPA 58.01.08 is the section of Idaho rules regarding public drinking water systems. Please review these rules to determine whether this or future projects will require DEQ approval.
- All projects for construction or modification of public drinking water systems require preconstruction approval.
- If any private wells will be included in this project, we recommend that they be tested for total coliform bacteria, nitrate, and nitrite prior to use and retested annually thereafter.
- DEQ recommends using an existing drinking water system whenever possible or construction of a new community drinking water system. Please contact DEQ to discuss this project and to explore options to both best serve the future residents of this development and provide for protection of groundwater resources.

- DEQ recommends cities and counties develop and use a comprehensive land use management plan which addresses the present and future needs of this area for adequate, safe, and sustainable drinking water. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.
- For questions, contact Valerie Greear, Water Quality Engineering Manager at (208) 373-0459.

4. SURFACE WATER

- A Construction General Permit from DEQ may be required for projects that meet the eligibility criteria and have an allowable discharge of storm water or authorized non-storm water associated with construction activities. For questions, contact Emily Montague, IPDES Compliance Supervisor, at (208) 813-0872.
- Please contact DEQ to determine whether this project will require an Idaho Pollutant Discharge Elimination System (IPDES) Permit. A Multi-Sector General Permit from DEQ may be required for facilities that have an allowable discharge of storm water or authorized non-storm water associated with the primary industrial activity and co-located industrial activity.
- For questions, contact Emily Montague, IPDES Compliance Supervisor, at (208) 373-0433.
- If this project is near a source of surface water, DEQ requests that projects incorporate construction best management practices (BMPs) to assist in the protection of Idaho's water resources. Additionally, please contact DEQ to identify BMP alternatives and to determine whether this project is in an area with Total Maximum Daily Load stormwater permit conditions.
- The Idaho Stream Channel Protection Act requires a permit for most stream channel alterations. Please contact the Idaho Department of Water Resources (IDWR), Western Regional Office, at 2735 Airport Way, Boise, or call (208) 334-2190 for more information. Information is also available on the IDWR website at: <https://idwr.idaho.gov/streams/stream-channel-alteration-permits.html>
- The Federal Clean Water Act requires a permit for filling or dredging in waters of the United States. Please contact the US Army Corps of Engineers, Boise Field Office, at 10095 Emerald Street, Boise, or call 208-345-2155 for more information regarding permits.
- For questions, contact Lance Holloway, Surface Water Manager, at (208) 373-0564.

5. SOLID WASTE, HAZARDOUS WASTE AND GROUNDWATER CONTAMINATION

- **Solid Waste.** No trash or other solid waste shall be buried, burned, or otherwise disposed of at the project site. These disposal methods are regulated by various state regulations including Idaho's Solid Waste Management Regulations and Standards (IDAPA 58.01.06), Rules and Regulations for Hazardous Waste (IDAPA 58.01.05), and Rules and Regulations for the Prevention of Air Pollution (IDAPA 58.01.01). Inert and other approved materials are also defined in the Solid Waste Management Regulations and Standards.
- **Hazardous Waste.** The types and number of requirements that must be complied with under the federal Resource Conservation and Recovery Act (RCRA) and the Idaho Rules and Standards for Hazardous Waste (IDAPA 58.01.05) are based on the quantity and type of waste generated. Every business in Idaho is required to track the volume of waste generated, determine whether each type of waste is hazardous, and ensure that all wastes are properly disposed of according to federal, state, and local requirements.

- **Water Quality Standards.** Site activities must comply with the Idaho Water Quality Standards (IDAPA 58.01.02) regarding hazardous and deleterious-materials storage, disposal, or accumulation adjacent to or in the immediate vicinity of state waters (IDAPA 58.01.02.800); and the cleanup and reporting of oil-filled electrical equipment (IDAPA 58.01.02.849); hazardous materials (IDAPA 58.01.02.850); and used-oil and petroleum releases (IDAPA 58.01.24.060 and 58.01.24.061). Petroleum releases must be reported to DEQ in accordance with IDAPA 58.01.24.060.01 and 58.01.24.061.04. Hazardous material releases to state waters, or to land such that there is likelihood that it will enter state waters, must be reported to DEQ in accordance with IDAPA 58.01.02.850.
 - **Groundwater Contamination.** DEQ requests that this project comply with Idaho's Ground Water Quality Rules (IDAPA 58.01.11), which states that "No person shall cause or allow the release, spilling, leaking, emission, discharge, escape, leaching, or disposal of a contaminant into the environment in a manner that causes a ground water quality standard to be exceeded, injures a beneficial use of ground water, or is not in accordance with a permit, consent order or applicable best management practice, best available method or best practical method."
 - For questions, contact Matthew Pabich, Waste & Remediation Manager, at (208) 373-0510.
- 6. ADDITIONAL NOTES**
- If an underground storage tank (UST) or an aboveground storage tank (AST) is identified at the site, additional regulations may apply. If an UST is present, the site should be evaluated to determine whether the UST is regulated by DEQ. If an AST is identified, EPA may have additional requirements. Both UST and AST sites should be assessed to determine whether there is potential soil and ground water contamination. Please call DEQ at (208) 373-0550, or visit the DEQ website <https://www.deq.idaho.gov/waste-management-and-remediation/storage-tanks/leaking-underground-storage-tanks-in-idaho/> for assistance. If applicable to this project, DEQ recommends that BMPs be implemented for any of the following land uses: wash water from cleaning vehicles, fertilizers and pesticides, animal facilities, composted waste, ponds and outdoor gun ranges. Please contact DEQ for more information on any of these conditions.

We look forward to working with you in a proactive manner to address potential environmental impacts that may be within our regulatory authority. If you have any questions, please contact me, or any of our technical staff at (208) 373-0550.

Sincerely,



Troy Smith
Regional Administrator

From: Kendra Conder <Kendra.Conder@itd.idaho.gov>
Sent: Monday, June 1, 2026 10:54 AM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: CUP-012 Schneider Propane Storage

Hi Cynda,

I've messaged back and forth with Heidi on the propane storage application (see attached). I don't have any concerns with what is being proposed, but did ask Heidi to let me know if trip generation is expected to change (4 trips/day is not a concern).

Thanks!

Kendra Conder
District 3 | Development Services Coordinator
Idaho Transportation Department
Office: 208-334-8377
Cell: 208-972-3190



YOUR Safety *** YOUR Mobility *** YOUR Economic Opportunity



Outlook

Re: Turn lane Construction

From Heidi Schneider [REDACTED]
Date Mon 4/27/2026 10:19 AM
To Kendra Conder <Kendra.Conder@itd.idaho.gov>
Cc Ryan Schneider <[REDACTED]>

CAUTION: This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

Will do, thank you Kendra.

Thank you!
Heidi Schneider
Cell: [REDACTED]

On Mon, Apr 27, 2026 at 10:16 AM Kendra Conder <Kendra.Conder@itd.idaho.gov> wrote:

Hi Heidi,

! Thank you for checking in! 4 trips/day does not pose any concerns for us. Please keep me updated if you feel that anticipated trips will change.

Kendra Conder

District 3 | Development Services Coordinator

Idaho Transportation Department

Office: 208-334-8377

Cell: 208-972-3190



YOUR Safety ***

From: Heidi Schneider <[REDACTED]>
Sent: Wednesday, April 22, 2026 4:05 PM
To: Kendra Conder <Kendra.Conder@itd.idaho.gov>
Cc: Ryan Schneider <[REDACTED]>
Subject: Re: Turn lane Construction

CAUTION: This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

Hi Kendra,

We have a small company interested in leasing approximately 2 acres from us, with access off Challis Lane (the entrance to Saddle Rock Subdivision).

The use is expected to generate minimal additional traffic. Operations would occur Monday through Friday only and are anticipated to result in no more than four trips per day (arrival in a personal vehicle, departure in a work truck, return in the truck, and departure in the personal vehicle).

I don't anticipate this creating any concerns for the existing approach, but I wanted to check in with you to confirm.

Please let me know your thoughts, thank you!

Thank you!

Heidi Schneider

Cell: [REDACTED]

On Mon, Feb 24, 2025 at 2:08 PM Kendra Conder <Kendra.Conder@itd.idaho.gov> wrote:

Hi Heidi,

Thanks for your patience! Attached is the updated staff report. We did accept your changes to the staff report expiration, but did not accept changes to the development summary.

Let me know if you need anything else!

Kendra Conder

District 3 | Development Services Coordinator

Idaho Transportation Department

Office: 208-334-8377

Cell: 208-972-3190



From: Heidi Schneider <[REDACTED]@[REDACTED]>
Sent: Wednesday, February 19, 2025 9:10 AM
To: Kendra Conder <Kendra.Conder@itd.idaho.gov>
Cc: Ryan Schneider <[REDACTED]@[REDACTED]>
Subject: Re: Turn lane Construction

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No worries, thank you! Hope your little one feels better.

Sent from my iPhone

On Feb 19, 2025, at 9:04 AM, Kendra Conder <Kendra.Conder@itd.idaho.gov> wrote:

Good Morning Heidi,

I am out with a sick kid today, but should be able to address this with my manager tomorrow.

Thank you!

Kendra

Get [Outlook for iOS](#)

From: Heidi Schneider [REDACTED]
Sent: Saturday, February 15, 2025 8:21:13 AM
To: Kendra Conder <Kendra.Conder@itd.idaho.gov>
Cc: Ryan Schneider <[REDACTED]>
Subject: Re: Turn lane Construction

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Hey Kendra, I am so sorry to bother you again, but I noticed a couple items on the letter that I was hoping you could address. I have attached your letter with my notes. If you are able to update the letter that would be great. Please let me know if you have any questions.

Regards,

Heidi Schneider

Cell: [REDACTED]

On Fri, Jan 24, 2025 at 8:50 AM Kendra Conder <Kendra.Conder@itd.idaho.gov> wrote:

Hi Heidi,

See attached! Let me know if you need anything else!

Kendra Conder
District 3 | Development Services Coordinator
Idaho Transportation Department
Office: 208-334-8377
Cell: 208-972-3190

<image001.png>

From: Heidi Schneider <[REDACTED]>
Sent: Thursday, January 23, 2025 10:04 AM
To: Kendra Conder <Kendra.Conder@itd.idaho.gov>
Cc: Ryan Schneider <[REDACTED]>
Subject: Re: Turn lane Construction

CAUTION: This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

Hi Kendra, that looks great! Just one last change, see attached with my notes. Please update from "phase 5" to "future phases". Thank you for your hard work on this!

Regards,

Heidi Schneider

Cell: [REDACTED]

On Tue, Jan 21, 2025 at 3:15 PM Kendra Conder <Kendra.Conder@itd.idaho.gov> wrote:

Hi Ryan,

See attached. Will this language work for what you need (see asterisk under requirements section)?

Thank you!

Kendra Conder

District 3 | Development Services Coordinator

Idaho Transportation Department

Office: 208-334-8377

Cell: 208-972-3190

<image001.png>

From: Ryan Schneider <[REDACTED]>

Sent: Thursday, January 16, 2025 3:13 PM

To: Kendra Conder <Kendra.Conder@itd.idaho.gov>; Heidi Schneider <[REDACTED]>

Subject: Re: Turn lane Construction

CAUTION: This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

Good afternoon Kendra, thank you staying on this for us. Can you include a section that states required turn lanes are not mandatory until 48 residences are constructed. I would like to have the option to construct the turn lanes at any time prior to that threshold. Thank you!!!

Ryan

On Thu, Jan 16, 2025 at 11:27 AM Kendra Conder
<Kendra.Conder@itd.idaho.gov> wrote:

Hi Heidi,

Attached please find the updated Saddle Rock staff report.

Let me know if there is any wording that should be changed!

Kendra Conder

District 3 | Development Services Coordinator

Idaho Transportation Department

Office: 208-334-8377

Cell: 208-972-3190

<image001.png>

From: Heidi Schneider <[REDACTED]>

Sent: Tuesday, January 14, 2025 10:00 AM

To: Kendra Conder <Kendra.Conder@itd.idaho.gov>

Cc: Ryan Schneider <[REDACTED]>

Subject: Re: Turn lane Construction

CAUTION: This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

Much appreciated, thanks Kendra.

Regards,

Heidi Schneider

Cell: [REDACTED]

On Tue, Jan 14, 2025 at 8:58 AM Kendra Conder
<Kendra.Conder@itd.idaho.gov> wrote:

Good Morning Heidi,

Yes, I am happy to do so! I will get an updated staff report sent over as soon as possible.

Thank you,

Kendra Conder

District 3 | Development Services Coordinator

Idaho Transportation Department

Office: 208-334-8377

Cell: 208-972-3190

From: Heidi Schneider [REDACTED]
Sent: Monday, January 13, 2025 10:46 AM
To: Kendra Conder <Kendra.Conder@itd.idaho.gov>

Cc: Ryan Schneider <[REDACTED]@[REDACTED].id>

Subject: Re: Turn lane Construction

CAUTION: This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

Hi Kendra, I want to confirm a few things.

Since I received the email dated December 20th, you and Ryan discussed the build-out of the subdivision. He explained that while we are the developers we are not constructing homes, just selling lots. Most buyers who are purchasing lots have no intention of building for years. We currently have one home under construction out of the 20 lots sold so far (over the last 2 years). With that said, we want to confirm that the requirement for turn lanes is based on the **number of homes constructed NOT the number of lots approved by the County.**

For example, we are not required to install the turn lane at Challis Lane until after the 48th home is constructed. And we are not required to construct the turn lane at Saddle Rock Drive until after the 56th home is constructed. 48 is the number of lots in phases 1,2,3, and 8 lots in phase 4. 56 is the number of lots in phases 1,2,3 and 4.

Can ITD revise the staff report to reflect the total number of homes allowed prior to the installation of the turn lane?

Please let me know if you have any questions. Thank you!

Regards,

Heidi Schneider

Cell: [REDACTED]

On Thu, Jan 9, 2025 at 2:57 PM Ryan Schneider <[REDACTED]> wrote:

----- Forwarded message -----

From: **Ryan Schneider** <[REDACTED]>
Date: Thu, Jan 9, 2025 at 2:56 PM
Subject: Re: Turn lane Construction
To: Kendra Conder <Kendra.Conder@itd.idaho.gov>

Thank you for working with us on this!! Really appreciate it!!

Ryan

On Thu, Jan 9, 2025 at 1:03 PM Kendra Conder
<Kendra.Conder@itd.idaho.gov> wrote:

Hi Ryan,

Thanks for the phone call! Just to recap:

- We are not requiring the installation of a turn lane until half way through phase 4, which is the completion of 8 homes
- You are still able to apply for phase 5 through the county, we'll just make comments regarding the required turn lane for phase 4

Let me know if you have any additional questions!

Kendra Conder

District 3 | Development Services Coordinator

Idaho Transportation Department

Office: 208-334-8377

Cell: 208-972-3190

From: Ryan Schneider <[REDACTED]>
Sent: Thursday, January 2, 2025 7:00 AM
To: Kendra Conder <Kendra.Conder@itd.idaho.gov>
Subject: Turn lane Construction

CAUTION: This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

Good morning Kendra,

I am the developer of Saddle Rock. You've been talking with Heidi regarding our next phases.

| | The sub division only has one residence with less than two being
| constructed each year. Is it possible to bond the turn lane construction
| until phase 1-3 are built out?

| Thanks for the help on this!!

-Ryan Schneider

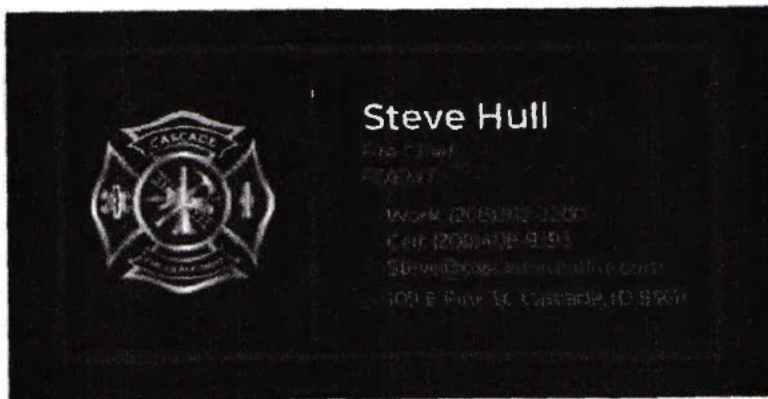
From: Steven Hull <steve@cascaderuralfire.com>
Sent: Tuesday, June 2, 2026 4:09 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: CUP 26-012 Schneider Propane Storage

Hi Cynda,

Please find attached the Cascade Rural Fire Protection District's letter of recommendation regarding the approval of a bulk propane tank on the Schneider property.

I have also included a copy of the Valley County LPG Ordinance. While I understand this application specifically concerns propane storage, the ordinance outlines specific installation requirements for LPG systems in homes. Providing this information now should be helpful as a new LPG provider becomes established.

Best regards,





Cascade Rural Fire Protection District

P. O. Box 825

109 East Pine Street

Cascade, Idaho 83611-0825

208.382.3200 – Phone

208.382.4222 – Fax

June 2, 2026

I reviewed CUP 26-012 for the Schneider Propane Storage project proposed on Challis Lane in the Saddle Rock Subdivision. Cascade Rural Fire District recommends the following conditions for CUP approval based on the 2018 International Fire Code and NFPA 58.

1. Mandatory Separation Distances

- **Buildings / Property Lines (50 feet):** * IFC: Table 6104.3 (2,001 to 30,000-gallon capacity tier)
 - **NFPA 58:** Table 6.4.1.1
- **Between Multiple Tanks (5 feet):** * IFC: Table 6104.3
 - **NFPA 58:** Table 6.4.1.1
- **Point of Transfer (50 feet):** * IFC: Section 6106.1 & Table 6104.3
 - **NFPA 58:** Table 6.7.2.1
- **Overhead Power Lines (6 feet horizontally):** * **NFPA 58:** Section 6.5.1.2 (Clearance from lines over 600V)
- **Ignition Sources (10 feet):** * IFC: Table 6104.3 (Footnotes) & Section 6109.11
 - **NFPA 58:** Section 6.25.4.1

2. Foundations and Structural Supports

A full 26,000-gallon tank weighs about 150,000 pounds, so structural stability must be maintained to prevent piping failure.

- **Noncombustible Supports and Fireproofing:** Masonry or steel supports must provide a 2-hour fire-resistance rating when the bottom of the tank is more than 18 inches above grade.
 - **IFC:** Section 6104.4
 - **NFPA 58:** Section 6.8.3.3
- **Foundation:** Provide a concrete pad foundation.
 - **NFPA 58:** Section 6.8.3.1
- **Piping Flexibility:** Provide loops or swing joints to accommodate settling and thermal expansion.

3. Required Safety Features

These features help prevent major vapor releases.

- **Internal Emergency Shutoff Valves (ESV):** Must be thermally activated and equipped with remote actuation located 25 to 50 feet away.
 - **IFC:** Section 6105.2
 - **NFPA 58:** Section 6.14
- **Hydrostatic Relief Valves:** Must relieve pressure in liquid lines trapped between closed valves.
 - **IFC:** Section 6101.1
 - **NFPA 58:** Section 6.15
- **Pressure Relief Valves (PRV):** Must be installed vertically, vent upward, and remain unobstructed.
 - **IFC:** Section 6107.2
 - **NFPA 58:** Section 6.9

4. Site Protection and Security

- **Physical Protection (Bollards):** Provide vehicle impact barriers using 4-inch steel posts set 3 feet deep, extending 3 feet above grade, and spaced no more than 4 feet on center.
 - **IFC: Section 312 (Vehicle Impact Protection)** .
 - **NFPA 58:** Section 6.21.3.1
- **Fencing and Signage:** * **IFC:** Section 6104.1& Chapter 50
 - **NFPA 58:** Section 6.21.4.2

Fence Construction & Height

- **Minimum Height:** Provide a minimum 6-foot industrial-grade fence, typically chain-link or a comparable noncombustible material.
- **Clearance:** Maintain at least 3 feet (36 inches) of clear space between the fence and any tank, piping, or bulk loading equipment.

Dual Egress Requirements

- **Two Means of Egress:** Any fenced enclosure around the tank must provide at least two separate gates or means of egress due to the risk of flash fire or liquid leaks.

- **Placement:** Locate gates to prevent entrapment, typically at opposite corners or ends of the enclosure so personnel can exit away from a leak regardless of wind direction.

Vegetation Control (10-foot clearance): Maintain a 10-foot clearance free of weeds and combustible debris. * **IFC:** Section 6107.3 (*Clearance of weeds and combustible debris*)

- **NFPA 58:** Section 6.6.1.4

5. Fire Safety Analysis (FSA)

A Fire Safety Analysis is required for an installation of this scale.

- **Written FSA for installations >4,000 gallons aggregate capacity:**
 - **IFC:** Section 6101.3
 - **NFPA 58:** Section 6.29 (*Specifically Sections 6.29.2 and 6.29.3, which detail the planning and submittal of the written FSA to Authority Having Jurisdiction*).

Respectfully,



Steven Hull
Fire Chief
Cascade Rural Fire District

Chapter 3

LIQUIFIED PETROLEUM GAS (LPG) SYSTEMS

6-3-1: SHORT TITLE:

6-3-2: PURPOSE:

6-3-3: APPLICABILITY:

6-3-4: PERFORMANCE STANDARDS and PROCESS:

6-2-1: SHORT TITLE:

This chapter shall be known and may be cited as the *VALLEY COUNTY LIQUIFIED PETROLEUM GAS (LPG) SYSTEMS ORDINANCE*.

6-2-2: PURPOSE:

The general purpose is to protect and promote the public health, safety and welfare of the general public, by establishing regulations and a process for implementing best LPG practices. This chapter establishes standards in order to accomplish the following and shall apply to all new liquified petroleum gas (LPG) installations, residential and commercial systems, and to existing installations when LPG service is reconnected after service is interrupted.

- A. Provide safe use of LPG products;
- B. Protect against dangerous and improper installation of LPG systems;
- C. Provide consistency in the construction industry;
- D. Provide for construction in our local weather conditions;
- E. Provide for a process that lessens the inattention of installers;
- F. Provide for a process that protects against overlooking of safety precautions;
- G. To work with other jurisdictions within the county to meet the purposes of this chapter.

6-2-3: APPLICABILITY:

This subsection shall apply to all new liquefied petroleum gas (LPG) installations, residential and commercial systems, and to existing installations when LPG service is reconnected after service is interrupted.

6-2-4: PERFORMANCE STANDARDS and PROCESS:

- A. Propane providers shall install systems following NFPA 54 & 58, including;

1. Two-stage regulator systems, or twin packing regulators underneath the tank lid, shall be installed on all LPG installations, with twin packing preferred.
2. The first stage regulator shall be installed under the hinged gauge cover supplied with the tank.
 - a. The atmospheric pressure aperture of the regulator shall point downward.
 - b. The first stage regulator shall be plumbed to the riser of the yard piping with a flexible riser to allow flexibility should tank shifting occur.
 - c. The riser from the yard piping shall be located not more than 12 inches from the walls of the tank.
3. The second stage regulator and riser pipe shall be installed on the gable end of the building, in an approved location (flat roofs, bonnet roofs, etc.).
 - a. The penetrating building nipple shall be schedule 80.
 - b. The outside hookup to the nipple shall also be schedule 80.
 - c. This riser shall be a flexible riser pipe and shall be securely supported/braced to the wall approximately ten (10) inches below the regulator to prevent bending of the pipe by lateral snow/ice loads.
4. A protective cover, approved by the gas supplier and the fire district, shall be installed over all second stage regulators/ or meters and riser piping, and securely supported to the ground or diagonally to the building wall.
5. The riser pipes for the yard piping shall not be embedded in concrete. Concrete placed around such riser shall be held back at least one inch (1") from all sides of the pipe.
6. Location of the centerline of LPG tanks shall be permanently marked using a snow stake.
 - a. Such stake shall be of sufficient height to be visible through anticipated maximum snow depth at the respective location.
 - b. Installation and maintenance of the snow stake is the responsibility of the LPG user.
7. Propane appliances shall not be permitted in any new installation in an attic or crawl space, effective May 1, 2020, unless a combustible gas detection is built into a system that shuts down the supply of propane in the event of a leak.
8. A combustible gas detector shall be installed in the lowest livable level of any building with an LPG appliance at the time of installation. Maintenance of the combustible gas detector shall be the responsibility of the LPG user.

9. Propane tanks shall be kept clear of snow so that quick access can be made to turn off the propane in emergencies. Keeping snow clear of the tank shall be the responsibility of the LPG user.

B. Submittal to Fire District: The propane company shall submit an LPG permit application and an LPG system plot plan to the appropriate fire district in the following circumstances:

1. After installation of a propane system
2. If service is interrupted and a new tank is being set

The LPG plot plan shall include, but not limited to, the tank location, tank capacity in U.S. gallons, route of yard piping, location of the riser pipe at the building, property boundaries, an outline of all existing/proposed building on the lot and a depiction of the ridgeline of any building to be supplied with LPG.

C. Submittal to Building Department: After installation by the propane company for new construction and inspection by the appropriate fire district, an approval shall be transmitted to the appropriate Building Department. The Building Department will not issue a certificate of occupancy until receipt of the inspection/approval is received.

From: [REDACTED]
Sent: Friday, May 29, 2026 11:00 AM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: RE: CUP 26-012 Schneider Propane Storage

Heidi Schneider sent an informational email to the Saddle Rock Owners, she is saying that this will not be open to the public but is for storage only for one commercial propane delivery company. Traffic will be about 1 truck per day. No additional lighting or signage will be added. If that is true than I am okay with the change and would change my position to "unopposed".

Thank you!

From: [REDACTED]
Sent: Wednesday, May 27, 2026 10:42 AM
To: cherrick@valleycountyid.gov
Subject: CUP 26-012 Schneider Propane Storage

Hi Cynda,

I am casting my vote for being opposed to this proposal. As much as I like the Schneiders and think they are great people, I just don't think this project belongs in the proposed location. There are no other commercial establishments anywhere near this area. I know all of my other neighbors in Saddle Rock are also opposed to it - I have not heard one positive comment. (I run the Saddle Rock facebook page). They are concerned about the noise, traffic, property value impact - all real and valid concerns that I share.

I would think something like this should be located near The Local at Clear Creek, or Alpha Nursery, or somewhere closer to Cascade.

Thank you for taking our comments and please let me know that you received this. Thank you,

Dan Foutz
[REDACTED]

From: AirPro Kouba [REDACTED]@il. [REDACTED]
Sent: Thursday, June 4, 2026 9:28 AM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: Cup regarding Propane storage/transfer station

Hi there!

My name is Charlie Kouba and I am a current property owner in the saddle rock development near Cascade Idaho. My lot is located off Sawtooth place in phase 1 of saddle rock.

I am in full support of the application submitted for the propane storage and transfer facility and I feel it will not affect me negatively.

The Schneider's have been a pleasure to work with and I have no concerns (if approved) that my property will be devalued in any way. I would welcome the addition and fully support the application for approval.

If you have any questions, please call me direct at [REDACTED] My home address is 18807 n old shore place Boise Idaho 83714.

Sincerely,

Charlie Kouba

Sent from my iPhone

From: Terri Burke <[REDACTED]>
Sent: Tuesday, June 2, 2026 1:12 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: Schneider Propane Storage CUP 26-12

Good afternoon Cynda,

My name is Matthew Burke and my wife and I own property at 2543 Acre Road, Cascade Idaho, adjacent to Saddle Rock Subdivision. We received the Valley County Planning and Zoning Commission flyer regarding Schneider Propane Storage proposal. We are writing to let you know we have no objections to this proposal and support Ryan Schneider in this venture.

Thank you for your time and assistance.

Matthew and Terri Burke

From: Brett Dodds <[REDACTED]@il.gov>
Sent: Wednesday, June 3, 2026 6:03 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: Support for CUP 26-012 - Schneider Propane Storage

Dear Valley County Planning & Zoning and Commission,

My name is Brett Dodds, and I am a property owner near the Saddle Rock subdivision. I am writing to express my support for the Conditional Use Permit (CUP) application submitted by Heidi and Ryan Schneider for the parcel located off Challis Lane near the Highway 55 corridor.

Although my property is located on the opposite side of the neighborhood and I do not regularly use the subdivision entrance nearest the proposed site, I reviewed the application materials and the clarifying information provided by the applicants. Based on that review, I believe the proposed use is appropriate, low-impact, and consistent with both the character of the area and the intent of conditional use allowances within Valley County.

The parcel proposed for this use is already established as a location for equipment and material storage and is situated adjacent to undeveloped areas. Its placement, along with the steps taken to limit visibility and concentrate activity away from existing parcels, substantially reduces the potential impact on surrounding property owners. In practical terms, this site has been intentionally positioned and managed to minimize interaction with the broader neighborhood.

I would also like to acknowledge the Schneider family's long-standing investment in the Saddle Rock subdivision. Beyond development, they have consistently contributed to the maintenance and quality of the subdivision in ways that benefit all property owners. In my experience, they have demonstrated thoughtful stewardship and a clear commitment to preserving the desirability of the community.

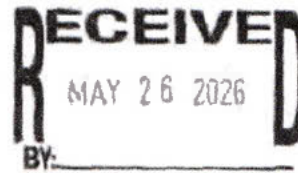
More broadly, it is my understanding that a Conditional Use Permit process exists specifically to allow reasonable land uses in appropriate zones when certain criteria are met—particularly when those uses **do not adversely affect surrounding properties, public infrastructure, or community character**. Where an applicant has demonstrated compliance with those criteria, including safety requirements, access, and compatibility with surrounding uses, it is important that the process function as intended.

Property owners should be able to make reasonable, code-compliant use of their land, especially when that use is carefully designed to minimize external impacts. In this case, the application appears to meet those standards. From my perspective, approval of this CUP would be consistent with both the spirit and purpose of Valley County's land use framework.

For these reasons, I respectfully encourage the Commission to approve the Schneider CUP application.

Thank you for your time and consideration.

Sincerely,
Brett Dodds
Area Property Owner



To Whom it May Concern,

I am writing this letter in opposition to CUP 26-012 (Schneider Propane Storage) for the following reasons:

1. Property owners including myself purchased properties in the Saddle Rock Subdivision to own secluded lots in which we can be free from excessive noise and vehicle traffic. These lots were purchased from Heidi and Ryan Schneider. Putting a retail propane store near the Saddle Rock Subdivision will violate and disrupt the tranquility and culture of the neighborhood which include noise, vehicle traffic, odors, dust and vibrations. A retail propane store is also incompatible with the surrounding residential character.
2. The retail propane business would cause a financial burden on property owners of the Saddle Rock subdivision financially by increased insurance costs and lowering of property values. Again, individuals in search of properties like the ones in the Saddle Rock Subdivision are looking for homes away from retail and commercial use.
3. Challis Lane is maintained by the Saddle Rock Subdivision HOA. The increase in vehicle traffic would place an undue financial burden to maintain the roadways with the exponential increase in vehicle traffic.
4. A retail propane store in this area creates legitimate safety concerns. The area that Heidi and Ryan Schneider are proposing to place the retail propane storage is a heavily forested area next to the Saddle Rock Subdivision which is also heavily forested. This increases the risk of a fire and there is not adequate fire suppression equipment in the event of a fire or explosion. Without having the size and amount of propane Heidi and Ryan Schneider are planning on storing at their retail location I calculated the blast factor using the industry safety standard of .10 and converting gallons to pounds for propane and adding the fact there will be a large metal tank involved, the estimated blast radius for a 500 gallon tank could reach up to 1784 feet and up to 2,246 feet for a 1000 gallon tank. This is well within the area of homes, individuals and children in the Saddle Rock Subdivision.

Branden Fiscus
20 Saddle Rock Drive

From: Brie Ghinazzi <brieg@meritnow.com>
Sent: Wednesday, May 27, 2026 11:23 AM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: RE: CUP 26-012 - Schneider Propane Storage

Dear Planning and Zoning Commission,

I am writing regarding CUP 26-012, Schneider Propane Storage, to express several concerns and request clarification on issues I believe should be carefully evaluated before any approval decision is made.

Some issues I have considered include:

- **Future land use impacts:** I am concerned about the long-term implications this proposal could have on future land use decisions in the area. Once an industrial or commercial use is approved, it can become easier to justify additional similar uses nearby. I believe consideration should be given to how this could affect the future character and expectations of the surrounding community.
- **Fire mitigation and emergency response:** What fire department review has occurred regarding this proposal? My understanding is that the current subdivision fire mitigation measures include underground HOA water tanks intended for wildfire protection. Have those resources been evaluated for a propane-related incident? If additional infrastructure or upgrades are necessary, would those costs or ongoing maintenance obligations impact the HOA and, therefore, the homeowners?
- **Road maintenance and traffic impacts:** Residents currently pay for road maintenance and snow removal. Since access is proposed through Challis Lane and the applicant is described as leasing the property, who would be responsible for the effects of increased traffic, wear, and maintenance impacts on Challis Lane?
- **Lighting and noise impacts:** What lighting and noise mitigation measures are proposed to minimize impacts to surrounding residents and preserve the rural character of the area?
- **Signage and visual impacts:** What signage is anticipated for the site, including directional signage, business signage, safety notices, lighting associated with signage, or any future expansion of signage? I would appreciate understanding how visual impacts will be minimized.
- **Property value impacts:** Has a property value impact study been conducted? Many of us purchased property here as an investment in one form or another while also choosing this area because of its rural character and quality of life. I have significant concerns that the introduction of an industrial propane storage and distribution facility could negatively impact property values and marketability for surrounding properties.

I appreciate the opportunity to provide comments and ask that these concerns be thoroughly addressed and included in the evaluation process.

Thank you for your consideration,

Brie Ghinazzi

Office Manager

merit

(435) 531-3191 (C)
(208) 643-2659 (O)
(208) 501-8401 (F)

NAWIC
NATIONAL ASSOCIATION
OF WATERWORKS
ENGINEERS

NAWIC Boise Chapter 245
2025-2026 Board Director

From: Sarah Foutz <[REDACTED]>
Sent: Wednesday, May 27, 2026 1:16 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: Concerns Regarding Proposed Propane Business Near Saddle Rock

Dear Cynda,

I am writing to express concern regarding the proposed retail propane business adjacent to the Saddle Rock subdivision.

Many homeowners purchased property in this area because of its rural residential character, natural setting, quiet environment, and long-term investment stability. The introduction of a commercial propane operation in close proximity to an HOA neighborhood raises several important questions that deserve careful consideration before any approval is granted.

First, this appears to represent a significant shift from residential land use toward commercial or industrial activity. Approval of this type of business could set an unwanted precedent for the residents, gradually altering the long-term character of the area as future businesses are approved.

There are also practical infrastructure concerns. Residents currently bear the cost of private road maintenance and snow removal on Challis Lane. Increased commercial traffic could create additional wear, maintenance costs, and safety concerns. It is unclear who would be responsible for those impacts.

Additionally, many homeowners are concerned about potential effects on property insurance availability and affordability. Insurance coverage in rural and wildfire-prone areas is already increasingly difficult to secure, and it would be helpful to understand whether any analysis has been conducted regarding how a propane retail operation could affect homeowners' policies or underwriting risk.

Fire mitigation and emergency response capacity are also important considerations. Has review occurred with the local fire department regarding emergency access, fire suppression requirements, or possible impacts to existing HOA fire mitigation infrastructure, including underground water tanks?

Further questions remain regarding:

- Operational noise and traffic impacts
- Exterior lighting and preservation of dark skies
- Proposed signage and visual impacts
- Potential effects on surrounding property values and marketability
- Measures that would be implemented to preserve the rural character of the neighborhood

This is not opposition to business in general, but rather opposition to this specific type of commercial use immediately adjacent to an established residential community. Knowing this would have been a part of future plans would have changed our decision considerably to purchase this property and is not fair to the residents who bought land for solitude and recreation away from the hubbub a business brings.

I respectfully ask that these concerns be carefully evaluated before any decisions are made that will impact the future outcome of this development.

Thank you for your time and consideration.

Sincerely,
Sarah Foutz

From: Andrew Gerard [REDACTED]
Sent: Wednesday, May 27, 2026 9:05 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: Saddlerock sub propane station proposal.

To Whom It May Concern,

I am writing to express my strong concerns regarding the proposed retail propane filling/refill/exchange station planned within our residential subdivision in Valley County.

Our subdivision was developed and marketed as a quiet mountain residential and recreational community. Many property owners purchased land here specifically because of the peaceful wooded setting, low traffic, natural beauty, and close proximity to outdoor recreation. The proposed commercial propane operation appears fundamentally inconsistent with the character and intent of the subdivision.

This area is heavily forested and located in a mountain environment where wildfire risk is always a serious concern. Introducing a retail propane filling and exchange facility into the center of a residential wooded subdivision raises significant safety concerns for homeowners and visitors alike. Even if the facility meets minimum regulatory standards, many residents will understandably view the increased presence of combustible materials and associated vehicle traffic as an unnecessary risk in an area already vulnerable to fire danger.

In addition to safety concerns, many homeowners are worried about potential impacts on:

- Property values
- Insurance premiums and insurability
- Increased commercial traffic and noise
- The overall recreational and residential atmosphere of the subdivision

Property owners within this HOA already bear ongoing financial responsibilities for road maintenance and winter snow removal. Many of us invested here with the expectation that this would remain a low-density residential mountain community, not a location for commercial fuel-related operations.

I respectfully ask the County to carefully consider whether this proposed use is truly compatible with the surrounding residential subdivision and the long-term interests of the homeowners and families who use this area for recreation, retirement, and peaceful mountain living.

Thank you for your time and consideration.

Sincerely,

Andrew Gerard
60 Sawtooth Loop
Cascade Idaho

Lot 31 phase 2.

From: Brittany Gerard <[REDACTED]>
Sent: Thursday, May 28, 2026 8:07 AM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: Formal Opposition to CUP 26-012 Schneider Propane Storage Proposal

To the Valley County Planning & Zoning Commission,

I am writing to formally oppose CUP 26-012 for the proposed Schneider Propane Storage facility on Challis Lane.

My family purchased property in this area because of the quiet, residential nature of the neighborhood. We specifically chose this location because it offered a peaceful, wooded environment while still allowing reasonable access through privately maintained roads that property owners collectively help maintain and pay to groom and plow. We invested in this property with the intention of building a cabin and creating a long-term retreat for our family — a place that feels secluded, safe, and connected to nature.

The ~~proposed~~ propane storage and distribution facility is not compatible with the character and purpose of this neighborhood.

Our subdivision has an HOA in place specifically to preserve the appearance, cleanliness, safety, and overall quality of the area. Introducing a commercial propane operation into a residential and recreational community raises several serious concerns:

- Increased commercial traffic, including delivery trucks and propane transport vehicles, on roads intended for residential use
- Additional wear and tear on privately maintained roads that homeowners are financially responsible for maintaining
- Safety concerns associated with propane storage, fueling operations, and delivery activity in a wooded residential area with wildfire risk
- Noise, industrial activity, and disruption to the quiet environment homeowners purchased property to enjoy
- Negative impact on property values and the residential appeal of the neighborhood
- Concerns about future expansion or increased commercial use once this type of operation is approved

Many of us purchased property here because it was not a commercial or industrial area. Allowing this use fundamentally changes the nature of the neighborhood and undermines the expectations homeowners had when investing in this community.

While we understand the importance of propane services in Valley County, we strongly believe this type of operation should be located in an area appropriately zoned and better suited for commercial or industrial activity — not within a quiet residential and recreational community.

We respectfully ask the Planning & Zoning Commission to deny CUP 26-012 and preserve the intended character, safety, and peaceful nature of this neighborhood.

Thank you for your time and consideration.

Kindly,
Brittany Gerard

From: Olga Gavrilyuk [REDACTED]
Sent: Sunday, May 31, 2026 8:44 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: COP 26-012 Schneider Propane Storage

We are strongly opposed to the proposal of a propane tank storage and distribution company in a residential community. Our concerns are outlined below:

1. At the time we purchased our lot, there was no disclosure or indication that a propane tank distribution company would be constructed within the Saddle Rock community nor was there any disclosure that commercial use would be allowed in a residential area.
2. Saddle Rock is located in a designated fire-prone area. Obtaining homeowners insurance is already challenging. The presence of a large propane distribution company could further increase insurance premiums or potentially result in declined coverage altogether.
3. The proposed propane distribution company would negatively impact the character and integrity of the area. Increased vehicle traffic, and operational noise could disturb the natural environment and drive away local wildlife, which is one of the community's valued attributes.
4. Approval of this project may establish a precedent for similar developments in the future, introducing uses that lot owners neither anticipated nor supported when investing in the Saddle Rock community. Had we been aware that a commercial propane distribution company was a possibility, we would not have made the investment.
5. Regardless of the safeguards and safety measures implemented, the presence of large propane storage tanks will always raise legitimate safety concerns for residents and property owners.
6. A commercial business has no place in a residential area.

For these reasons, we respectfully urge decision-makers to reject this proposal and preserve the character, safety, and expectations of the Saddle rock community.

Respectfully,

Vitaliy and Olga Gavrilyuk
Owners of Lot 11

[REDACTED]
[REDACTED]

Date: June 1, 2026

To: Valley County Idaho Planning and Zoning Commission

Re: CUP 26-012 Schneider Propane Storage

We oppose the approval of CUP 26-012 Schneider Propane Storage. We own two lots in Saddle Rock - 33 Challis and 15 Dakota Way. Both were in Phase one 1 and we were one of the first to buy in the development. Our plans are to build our retirement home on this property. We've already invested over 600K in the land alone.

The proposal does not align with the original Saddle Rock Community's master plan (i.e. rural, single family) presented by Heidi & Ryan Schneider at the time landowners purchased property in Saddle Rock. Furthermore, it appears to grant access to private roads which is a violation of the Development's Declaration. The Saddle Rock Declaration of private roads within the covenants (item 7, page 23), clearly states that "private roads that any portion of said roads is not for the general public or for the benefit of the general public or for any public purpose whatsoever."

Is there truly a need for a 4th propane business in Cascade? There are already three within 10 miles of Saddle Rock. If so, why put it in a residential neighborhood that is in a high wildfire risk zone vs a commercial zone area near the town where it can be serviced more easily, faster and without impact to residents?

While Heidi has recently informed landowners that this is a storage facility with limited daily runs it is our experience that all businesses grow, no matter how small they start and that changes the community. What starts small tends to grow bringing unwanted noise, traffic, pollution and safety concerns that will degrade our private roads by large vehicles and create an environment risk and unnecessary traffic impediment into the development from an already busy highway (55). This will impact 55 traffic and residents' access to their homes.

Allowing a commercial propane business in a densely forested residential neighborhood introduces an unwanted and unnecessary fire/explosion/environmental risk that is directly against the Zoning board's purpose to promote the health, safety and welfare of County residents.

The landowners in Saddle Rock invested in property that was intentionally remote, rural, forested, and developed for single family homes on large tracts of land. The current land covenants of Saddle Rock limit the number of buildings per lot, restrict fences, allow no irrigation, require dark sky lighting and allow no signage etc., all to intentionally protect the land values, wildlife and the environmentally friendly nature of the land. Commercial development will negate all these. So with these covenants and practices in place why would the county allow a business to operate within the development in violation of the residents' covenants?

We respectfully ask you to vote no to CUP 26-012 Schneider Propane Storage.

Respectively,
David Billig

From: Dina Clemons <[REDACTED]@bo. [REDACTED]>
Sent: Monday, June 1, 2026 5:30 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: CUP26-012 Schneider propane storage

Hello Mrs. Herrick,

My husband and I received a letter regarding a ~~proposed~~ propane storage unit in our neighborhood of Saddle Rock community.

We strongly oppose this. We purchased our lot because of the rural setting and quality of life in the mountains. After many years in the fire service, we plan to retire up there.

Commercial property should not be put into a residential subdivision.

There are many concerns we have with this propane storage proposal:

- * Fire Mitigation and emergency response

- what fire department review has occurred, and could existing HOA fire mitigation infrastructure (including underground water tanks) be impacted or require upgrades?
- regardless of the safety measures implemented, the presence of large propane storage tanks will always raise legitimate safety concerns.

- * Lighting and noise impacts

- what measures will be implemented to minimize operational noise and preserve dark skies and the rural character of our neighborhood?

- * Community character concerns

- many homeowners purchased property in this area for the quality of life, rural setting, and long term investment value

- * Future land use impacts

- approval of an industrial use opens the door for similar future development nearby and alter the long term-term character of the area

We ask the decision makers to strongly oppose this proposal.

Respectfully,
owners of lot 10
Jesse and Dina Clemons
[REDACTED]

**Written Testimony Opposing Commercial Rezoning in Saddle Rock
Subdivision**

Valley County, Idaho



To the Valley County Planning and Zoning Commission and Board of County Commissioners:

I am writing to formally oppose the proposed rezoning of a portion of the Saddle Rock subdivision from residential to commercial use.

Under **Idaho Code and Valley County land use regulations**, zoning decisions must be consistent with the Comprehensive Plan, protect public health and safety, and ensure compatibility of land uses. This proposal fails to meet those standards.

Legal Framework for Consideration

Under **Idaho Code § 67-6511**, zoning districts and amendments *must be in accordance with the adopted Comprehensive Plan*, and special consideration must be given to impacts on public services and surrounding properties.¹

Additionally, **Idaho Code § 67-6508** requires that land use decisions consider:

- Compatibility of land uses
- Transportation impacts
- Hazardous conditions (including fire risk)
- Property values and property rights

²

Valley County code further affirms that all zoning decisions must align with the **Valley County Comprehensive Plan and future land use designations**.³

This proposed rezoning does not meet these legal and planning standards for the following reasons:

¹<https://law.justia.com/codes/idaho/title-67/chapter-65/section-67-6511/>

²<https://law.justia.com/codes/idaho/title-67/chapter-65/section-67-6508/>

³https://codelibrary.amlegal.com/codes/valleycountyid/latest/valleycounty_id/0-0-0-1436

1. Inconsistency with Comprehensive Plan & Compatibility Requirements

The Saddle Rock subdivision is a private residential community. Introducing commercial zoning into this environment creates an **incompatible land use pattern**, directly conflicting with the Comprehensive Plan's requirement to promote orderly and compatible development.

Idaho law explicitly requires analysis of whether proposed uses are compatible with surrounding residential uses.⁴

A commercial or industrial use within a residential subdivision is inherently incompatible and undermines long-established land use expectations.

2. Loss of HOA Governance and Long-Term Land Use Risk

Once rezoned, the property is no longer subject to HOA controls, eliminating local oversight of land use standards.

While the current owners have made voluntary assurances, **Idaho zoning law governs long-term allowable uses—not private agreements**. Any future owner could legally pursue industrial or high-impact commercial uses permitted under the zone.

This creates an **irreversible land use entitlement** that the community cannot control or mitigate.

3. Failure to Protect Public Safety (Fire & Emergency Response)

Idaho Code § 67-6508 requires evaluation of **hazardous areas and public safety risks**, including fire hazards.⁵

Commercial or industrial storage, vehicle traffic, or equipment increases:

- Fire load risk
- Emergency response complexity
- Access challenges

Saddle Rock infrastructure was not designed for these risk levels, making this proposal inconsistent with statutory safety considerations.

⁴<https://law.justia.com/codes/idaho/title-67/chapter-65/section-67-6508/>

⁵<https://law.justia.com/codes/idaho/title-67/chapter-65/section-67-6508/>

4. Adverse Impact on Transportation and Infrastructure

Rezoning must consider impacts on **public services and infrastructure**, including road systems.⁶

The subdivision's roads are:

- Privately maintained
- Designed for residential traffic only

Heavy commercial or industrial vehicles will significantly accelerate road degradation. The financial burden will fall entirely on homeowners, creating a **disproportionate and unfunded infrastructure impact**.

5. Noise and Quality-of-Life Impacts (Land Use Compatibility Violation)

Commercial operations generate:

- Truck traffic
- Equipment operation
- Loading/unloading noise

Idaho's planning statutes require evaluation of how development affects **existing conditions and neighboring uses**.⁷

This level of disturbance is incompatible with a residential subdivision designed for quiet enjoyment and low-density living.

6. Negative Impact on Property Values and Property Rights

Idaho Code § 67-6508 specifically requires consideration of **property values and property rights impacts**.⁸

Introducing commercial zoning within a residential subdivision:

- Reduces market desirability

⁶<https://law.justia.com/codes/idaho/title-67/chapter-65/section-67-6511/>

⁷<https://law.justia.com/codes/idaho/title-67/chapter-65/section-67-6508/>

⁸<https://law.justia.com/codes/idaho/title-67/chapter-65/section-67-6508/>

- Introduces uncertainty regarding future uses
- Erodes buyer confidence

This constitutes a direct and measurable harm to neighboring property owners.

7. Degradation of Community Character

The Valley County Comprehensive Plan emphasizes preservation of **community character, rural identity, and livability**.

Saddle Rock was developed as a place of:

- Solitude
- Residential stability
- Natural setting

Commercial rezoning fundamentally alters that character. Increased traffic, equipment visibility, and operational intensity will irreversibly shift the community's identity.

8. No Demonstrated Public Benefit

Zoning decisions should serve the broader public interest—not create private benefit at public expense.

This proposal:

- Provides no clear benefit to the Saddle Rock community
- Creates long-term risk and cost for residents
- Fails to improve infrastructure, safety, or services

Under Idaho law, rezoning must balance community-wide impacts—not disproportionately burden existing residents.

9. Increased Financial Burden on Residents

The Comprehensive Plan and zoning framework require consideration of **service delivery impacts**.⁹

Commercial use will:

- Accelerate road deterioration

⁹<https://law.justia.com/codes/idaho/title-67/chapter-65/section-67-6511/>

- Increase maintenance costs
- Require infrastructure upgrades not funded by the applicant

HOA dues are not designed for industrial-level wear and will not cover future costs.

Conclusion

The proposed rezoning is:

- Inconsistent with the **Valley County Comprehensive Plan**
- Incompatible with surrounding residential land uses
- Contrary to **Idaho Code §§ 67-6508 and 67-6511**
- Detrimental to public safety, infrastructure, and property values

This request creates permanent land use entitlements with long-term consequences that cannot be mitigated once approved.

For these reasons, I respectfully request denial of the rezoning application.

Sincerely,

Shawn and Kacie Frederick
Lot 21 Sawtooth Loop
Cascade, ID 83611

Kacie
Frederick

Digitally signed by Kacie Frederick
DN: cn=Kacie Frederick, o=Valley County
Seal: [Unreadable] (2024)
Reason: I am the author of this
document
Date: 2024.08.14 11:08:00-0700
Page 4/4

From: jrchenoweth <[REDACTED]>
Sent: Tuesday, June 2, 2026 9:39 AM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Cc: Jaime Chenoweth <[REDACTED]>
Subject: CUP 26-012 Schneider Propane Storage

Dear Members of the Valley County Planning and Zoning Commission,

I am writing to formally object to the **proposed propane** storage facility planned for development in the heavily wooded area near our property. (CUP 26-012)

Our objection is primarily based on the significant and increasing wildfire risk in this location. The siting of a propane storage facility within a densely vegetated, fire-prone area creates a serious public safety concern. In the event of a wildfire, the presence of pressurized fuel storage tanks introduces the potential for catastrophic consequences, including tank failure, fire escalation, or explosion, which could endanger nearby residents, properties, and first responders.

Given the realities of wildfire behavior—particularly in dry, forested environments—it is difficult to reconcile how such a facility can be safely operated in this location without introducing unacceptable risk. Wildfires in similar environments can spread rapidly, generate extreme heat, and overwhelm even well-designed mitigation measures.

For these reasons, we respectfully but firmly oppose approval of this proposal. At a minimum, we request that the Planning & Zoning commission require:

- A comprehensive, site-specific wildfire risk assessment that fully evaluates worst-case scenarios
- Demonstration of robust, enforceable defensible space and long-term vegetation management plans
- Clear evidence that the facility can withstand direct wildfire exposure without catastrophic failure
- Formal review and approval from the local fire authority confirming that the risks can be safely managed

Absent clear and convincing evidence that these risks can be mitigated to an acceptable level, we believe approval of this project would place the surrounding community at unnecessary risk. We urge the Planning & Zoning commission to prioritize public safety and carefully reconsider the appropriateness of this location for propane storage.

Thank you for your consideration.

Jake & Jaime Chenoweth

From: J Clouss [REDACTED]
Sent: Tuesday, June 2, 2026 1:06 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: P&Z Public Hearing on CUP 20-012

Dear Valley County Planning & Zoning Commission,

6/2/2026

I appreciate the opportunity to comment on Valley County P&Z CUP 26-012 proposal. While I understand the need for reliable energy infrastructure, placing a propane gas depot in a remote location near and/or in residential neighborhoods poses significant and avoidable risks.

1. Public Safety Concerns

- Propane is highly flammable, and large storage tanks increase the potential for catastrophic accidents in the event of leaks, equipment failure, or natural disasters. This rural residential timbered area is not designed with the emergency response infrastructure needed for such hazards, putting families and community spaces at unnecessary risk. Closest major fire support is approximately 13 miles north in Cascade.
- Increase of heavy truck and industrial equipment traffic in a section of 3 lane Hwy 55. Southbound passing lane with limited visibility for Saddle Rock traffic coming on Hwy 55. While northbound single lane will require yielding to oncoming southbound traffic to complete turn into Saddle Rock.

2. Environmental Impact

Propane storage and transfer can lead to air quality degradation through fugitive emissions. In the event of a spill or leak, soil and groundwater contamination are possible.

3. Current Propane Vendor in Cascade area

Propane refill and transfer currently available at several locations in Cascade area. A few that I know of are Howdy's Gas & Grub, Harpo's Chevron, Farm Supply, Valley Wide, Arrowhead RV, Alpine Lodge & RV, Waters Edge RV, Cascade Hardware, Suburban Propane.

4. Property Values & Community Character

Industrial facilities in residential zones often lead to decreased property values and deter future investment. The visual, noise, and traffic impacts of tanker trucks and industrial equipment are incompatible with the quiet, safe character residents expect.

5. Zoning Intent & Precedent

Residential zoning exists to protect the health, safety, and welfare of residents. Approving this depot would set a precedent for further industrial encroachment, undermining the integrity of the zoning plan and eroding public trust in the process

Conclusion

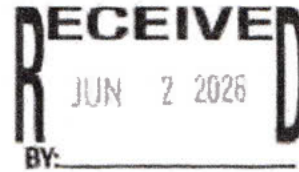
There are more suitable locations for a propane depot—industrial or commercial zones with proper safety buffers, infrastructure, and emergency response capabilities. I respectfully urge the commission to reject this proposal and work with the applicant to identify a safer, more appropriate use of site.

Regards,

J & Marlene Clouss
23 Vaughn Dr.
Cascade, ID

Sent from Outlook

Re: CUP 26-012 – Schneider Propane Storage Facility
To: Valley County Planning & Zoning Commission
Attn: Cynda Herrick, Planning & Zoning Director



Dear Commissioners,

I am writing to express my opposition to Conditional Use Permit (CUP 26-012) for the proposed Schneider Propane Storage Facility on Challis Lane.

While I understand the need for local propane services, I have concerns regarding the location of this proposed facility and the potential impacts it may have on neighboring properties and the surrounding community.

My concerns include:

1. Safety Risks

The proposal involves propane storage, tank filling operations, and regular commercial truck activity. Although safety measures are described in the application, propane remains a highly flammable material. The potential risk of fire, explosion, equipment failure, vehicle accidents, or emergency response situations raises concerns for nearby residents and property owners.

2. Increased Commercial Traffic

The facility would generate additional truck traffic, including propane delivery and bobtail service vehicles, on Challis Lane and connecting roadways. Increased commercial traffic may affect road safety, create noise, and place additional wear on roads not originally intended for this type of industrial use.

3. Impact on Rural Residential Character

The proposed use represents a commercial industrial operation within an area that has historically maintained a rural and residential character. Approving this permit could set a precedent for additional commercial or industrial development that is inconsistent with the expectations of nearby property owners.

4. Property Value Concerns

The presence of a propane storage and distribution facility may negatively impact neighboring property values and marketability. Potential buyers often view proximity to fuel storage facilities as an undesirable condition.

5. Future Expansion Potential

While the current application describes a limited operation, approval of the permit could lead to future expansion of storage capacity, vehicle traffic, hours of operation, or commercial activity. Residents deserve assurance that the intensity of use will not increase beyond what is currently proposed.

For these reasons, I respectfully request that the Planning & Zoning Commission deny CUP 26-012. At a minimum, I ask that the Commission thoroughly evaluate the long-term safety, traffic, property value, and land-use compatibility impacts before considering approval.

Thank you for your consideration of my comments and for your service to Valley County.

Sincerely,

Russell Ward

37 Challis Lane – Lot 13

Cascade, ID 83611

[REDACTED]

[REDACTED] and [REDACTED]

From: The States Family [REDACTED]
Sent: Tuesday, June 2, 2026 9:12 PM
To: Cynda Herrick <cherrick@valleycountyld.gov>
Subject: Planning and Zoning 6.11.26 Meeting: Testimony for CUP 26-012 Schneider Commercial Lease Space in Saddle Rock

Good afternoon. My name is Cindy Pagán. My husband Thane States and I are the owners of 41 Saddle Rock Drive in Cascade. We purchased the land in preparation for retirement in the next couple of years.

Thane and I oppose the ~~proposed~~ propane commercial operation at Saddle Rock. Note I also emailed Heidi (and Ryan) Schneider directly the reasons for our opposition that I will share below.

I am not aware of any Saddle Rock owner that is in favor of such propane operation. Several owners have already submitted their written opposition statements and we are in agreement with their concerns.

Propane is a hazardous material, and extremely flammable as I am sure everyone knows. Any commercial operation handling propane in any way, shape or form in a residential area prone to wildfires would not be acceptable to Thane and I. The risk is just too high.

Had that propane operation been in place when we looked at Saddle Rock a couple of years ago I am certain we would have not bought a lot; I believe other owners feel this way too.

Homeowners insurance is very likely to be affected by the proximity of this operation to our properties. I spoke to an insurance professional who confirmed our concerns on this topic. It is already very difficult to secure insurance in that area due to fire risk with only a couple of companies willing to underwrite.

We are aware of Ryan's use of the existing lot for storage of his equipment and other construction products like road mix. We have no concerns about this usage as it is directly related to the development and maintenance of Saddle Rock. His usage is very different than any propane operation.

As lessors, I suspect the Schneiders will not oversee or closely manage this operation. Yes, there will very likely be a commercial contract but the Schneiders will not be managing the day to day activities and related risks.

This lease is all about the developers letting the propane business use of the lot to generate new revenue from an existing parcel. This commercial activity is not in the best collective interest of our Saddle Rock community, and it does not support the vision of Saddle Rock as sold to us by the developers.

Who will be liable for the actions of this propane operation in the event of any issues or worst, accidents or fires that can impact our properties?

We truly appreciate how the Schneiders have developed Saddle Rock as a residential community. We very much enjoy the time we spend in our lot, especially the privacy, peace and tranquility it offers. As such, Thane and I believe pursuing this lease will have a negative impact to Saddle Rock, both to existing owners and future ones, and cannot support the CUP request.

We respectfully request the Commission denies the CUP application.

Cindy Pagán and Thane States

From: Gayle Ward <[REDACTED]>
Sent: Wednesday, June 3, 2026 1:08 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: CUP 26-012 Schneider Propane Storage

To the Planning & Zoning Commission,

We are writing to respectfully oppose the Conditional Use Permit application submitted by the Schneider family to lease acreage within Saddle Rock for use by a propane storage and delivery company.

Saddle Rock was established and marketed as a residential subdivision. Like many of our neighbors, we purchased property in this community with the expectation that the area would remain residential in nature and preserve the quiet, rural character that attracted us to the development. The introduction of a commercial operation within the subdivision is inconsistent with those expectations and raises concerns about the future character of the community.

While the current proposal has been described as a limited operation involving storage and minimal vehicle traffic, Conditional Use Permit approvals can establish precedents for future commercial activity. Businesses often evolve and expand over time, potentially resulting in increased vehicle traffic, operational activity, equipment storage, signage, lighting, and other impacts that may not be present initially.

We are also concerned about the potential effect on surrounding property values and the desirability of the neighborhood. Prospective homeowners seeking a residential mountain community may be less inclined to purchase property adjacent to or within a subdivision that includes commercial or industrial-type operations. Additionally, the presence of propane storage facilities may raise questions regarding insurance availability or costs for neighboring property owners.

Approval of this request may also encourage future applications for other commercial uses within the subdivision. As property owners, we believe it is important to preserve the residential nature of Saddle Rock and avoid incremental changes that could alter the character of the community over time.

We further request that Heidi Schneider on the Council who has a personal, financial, and familial interest in this application fully disclose such interest and recuse herself from any deliberation or vote as required by applicable ethics and conflict-of-interest standards. Furthermore, we wish any other council members who may have been swayed from personal interactions also recuse themselves from voting and deliberation.

For all these reasons mentioned above, we respectfully request that the Planning and Zoning Commission deny the Conditional Use Permit application.

Thank you for your time, consideration, and service to our community.

Sincerely,

Gayle Ward
Marvin Ward

Lot 13
37 Challis Lane

From: Christine Kovacs <[REDACTED]@il[REDACTED]>
Sent: Wednesday, June 3, 2026 2:03 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Cc: Bob Kovacs <[REDACTED]@il[REDACTED]>; Christine Kovacs <[REDACTED]@il[REDACTED]>
Subject: CUP 26-012 Schneider Propane Storage: Written Testimony Opposing Commercial Rezoning in Saddle Rock Subdivision

June 3, 2026

Cynda Herrick, AICP, CFM
Planning & Zoning Director
PO Box 1350
Cascade, ID 83611

RE: CUP 26-012 Schneider Propane Storage: Written Testimony Opposing Commercial Rezoning in Saddle Rock Subdivision

Dear Cynda,

We, Robert & Christine Kovacs, are property owners of Lot 27 Sawtooth Loop, Cascade, ID in the Saddle Rock subdivision, and formally oppose the proposed rezoning of a portion of the Saddle Rock subdivision from residential to commercial use which is scheduled for Public Hearing on June 11, 2026 at 4:00pm at the Valley County Courthouse, 2nd Floor, 219 North Main Street, Cascade, Idaho.

Accordingly we oppose this proposal as it is inconsistent with the Valley County Comprehensive Plan as it (i) negatively impacts the compatibility of the land use(s); (ii) provides an increase of environmental hazards, including fire risks and noise disturbances due to the nature of the proposed Projects described use; (iii) promotes severe undue impacts to the subdivisions Private Road (Challis Lane) and the Public State Road (Highway 55) regarding with the increase of transportation and added maintenance costs, additionally the Project Description in the Notice does not disclose what type of truck will be used for the "refilling of the on-site tank is anticipated approximately once every 8 to 10 weeks". We would appreciate having the Applicant advise the size and nature of the truck to be utilized for the refilling process.

Personally we feel this negatively impacts the property values of the subdivision and overall quality of life which brought us to want to live in Cascade, Idaho.

We plan to attend the Public Hearing and reserve the right to provide additional comment in person.

Thank you.

Robert and Christine Kovacs

06/02/2026

Re: CUP 26-012

Commissioners and Staff,

Thank you for the opportunity to provide additional information regarding CUP 26-012 and to respond to the public comments submitted regarding the application.

First, we would like to acknowledge and respect the concerns expressed by neighboring property owners. We understand that residents value the rural character, privacy, natural setting, and quiet enjoyment of the Saddle Rock community. Ryan and I share those values and have spent years developing Saddle Rock with those principles in mind.

The vision behind Saddle Rock has always been to create a community that balances privacy, safety, and outdoor living while preserving the qualities that make the area special. Our goal has been to provide an environment where residents can enjoy peaceful surroundings, open space, and the quality of life that comes with being connected to nature.

It is also important for the Commission to understand that Ryan and I have invested significant time, capital, and effort into the creation of Saddle Rock. With additional phases still coming online, we have every incentive to protect the long-term integrity and desirability of the subdivision. Our interests are directly aligned with those of existing property owners. If we believed this proposal would negatively impact property values, future lot sales, marketability, or the long-term character of the area, we would not support the application.

Our goal in providing this response is not to dismiss the concerns that have been raised, but rather to provide additional context and clarification regarding the nature of the proposed use and address the standards the Commission must evaluate when considering this Conditional Use Permit application.

Before addressing those standards, we believe it is important to clarify several recurring themes contained within the public comments.

The proposed facility is not a retail propane store or public filling station. The facility will not be open to the public and will not generate customer traffic. Rather, the proposal consists of propane storage associated with a single propane service provider.

Operational activity is expected to be extremely limited. On a typical day, one employee would arrive in a personal vehicle, depart in a company vehicle, return at the end of the workday, and leave in their personal vehicle, resulting in approximately four vehicle trips per day.

Several comments also characterize the proposal as commercial use within Saddle Rock Subdivision. While the parcel is adjacent to Saddle Rock and accessed via the private road system, it is a separate parcel and is not part of Saddle Rock Subdivision. The parcel is not subject to Saddle Rock CC&Rs and has historically been used for equipment and material

County is rural in nature and not served by natural gas infrastructure, propane delivery and storage facilities are a necessary part of supporting residents and businesses throughout the county.

As a result, propane storage and distribution facilities are commonly found throughout Valley County and neighboring communities. Many operate within residential neighborhoods, within city limits, adjacent to commercial businesses, near schools, fire stations, and other public facilities. These facilities operate safely every day as part of the infrastructure required to serve rural communities.

By comparison, the proposed facility is located on a site that is screened from public view, not visible from neighboring properties, not visible from Saddle Rock roads, and not visible from Highway 55.

We believe the proposed location is uniquely suited for this use because it provides the operational functionality required while minimizing visual, traffic, and neighborhood impacts.

Another important distinction is that the proposed storage tank is not a permanent fixed installation. The tank is mounted on wheels and is capable of being relocated if circumstances require. By contrast, many of the propane storage facilities located throughout Valley County are permanent installations with fixed tanks and infrastructure located in significantly more visible and developed settings. Should a catastrophic event such as a wildfire occur, the tank can be removed from the site, reducing potential risks (if any) and offering an advantage over more permanent propane storage facilities.

While all propane facilities must comply with applicable fire and safety regulations, the mobility of the proposed storage tank provides an additional level of operational flexibility that is not available at many traditional bulk storage locations.

As Saddle Rock continues to build out, nearly every home will ultimately utilize propane for heating, hot water, cooking, backup power generation, and other daily needs. Propane tanks will be located throughout the community as part of normal residential development.

Between Phases 1 through 5, Saddle Rock will consist of 69 residential lots, which does not include the 13 additional parcels surrounding Saddle Rock. Assuming a typical residential propane tank on each property, tens of thousands of gallons of propane will ultimately be distributed throughout the subdivision as part of normal residential use. Propane is already an integral component of rural living in Valley County and Saddle Rock.

Our perspective has never been that propane itself is incompatible with rural residential living. The question is whether a particular use is appropriately located, properly operated, and compliant with the applicable regulations and conditions established through the County review process.

We believe it is important to evaluate this proposal based on the specific facts of the application and the operational characteristics of the proposed use, rather than simply the presence of propane itself.

The proposed operation is limited in scale, will not involve public access, and will operate in compliance with applicable code requirements. Based upon these safeguards, regulatory oversight, and ongoing wildfire mitigation efforts, we do not believe the proposal will create an undue adverse impact on the environment.

3. Will approval of the application result in an undue adverse impact on adjoining properties?

This appears to be the primary concern raised in the public comments.

While any use of property has some level of impact, we believe the limited nature of the proposed operation results in impacts that are minimal and compatible with surrounding uses.

The operation consists of approximately one employee and approximately four vehicle trips per day. No retail activity will occur. No customer traffic. No exterior lighting. No signage. No increased noise generation.

For neighboring property owners, the proposed use is not something they will see, hear, or interact with.

The site is screened from surrounding properties and not visible from neighboring lots, subdivision roads, the subdivision entrance, or Highway 55.

Based on the limited scale of the operation and the physical characteristics of the site, we do not believe approval of the CUP will result in an undue adverse impact on adjoining properties.

4. Will approval of the application result in an undue adverse impact on governmental services?

As part of the application process, trip generation associated with the proposed use was reviewed, and the Idaho Transportation Department determined that no roadway mitigation is required. This reflects the limited nature of the operation and the minimal traffic generated by the proposed use.

Several comments reference road maintenance. The Saddle Rock roads are privately owned by the Declarant and maintenance of those roads is not the county's responsibility. Ryan S. Schneider and/or Saddle Rock LLC and are not owned by the Saddle Rock HOA. The Private Road Declaration, recorded November 9, 2022, as Instrument No. 454117 in conjunction with the final plat, specifically reserves the right to annex additional properties into the private road system and permits use of the road system by properties outside the subdivision.

This is a common practice in phased developments, where developers retain ownership and control of private roads until all phases of development are completed and the roads are ultimately conveyed to the homeowner's association, if and when the Declarant elects to do so.

Additionally, the proposed lessee will contribute financially toward private road maintenance in the same manner as other users of the private road system. Access to the site occurs immediately off Challis Lane and utilizes approximately 120 feet of the Saddle Rock Road system before reaching the property—roughly one-third the length of a football field and approximately 0.4% of the overall private road network.

For these reasons, we do not believe the proposed use will create an undue adverse impact on governmental services.

5. Is the application consistent with the Valley County Comprehensive Plan?

Because this area of Valley County is unzoned, compatibility is an important consideration.

The proposed use is located on a separate parcel adjacent to, but not within, Saddle Rock Subdivision and adjacent to HWY 55. The operation is intentionally limited in scale, generates minimal traffic, is not open to the public, and is screened from surrounding properties.

Many comments focus on whether the proposal is compatible with surrounding uses. We believe compatibility is demonstrated not only by the limited scale of the operation, but by the fact that the operation is effectively hidden from the surrounding community and supports all adjacent community needs.

The site cannot be seen from Highway 55, cannot be seen from the Saddle Rock entrance, is not visible while traveling through Saddle Rock, and is not visible from existing or future lots. There will be no retail activity, no public access, no customer traffic, no exterior lighting, no noise generating activities, and no signage.

In practical terms, if this Conditional Use Permit application had not been submitted, neighboring property owners and the general public would likely have no awareness that the operation existed. The operation is not something surrounding property owners will see, hear, or interact with.

The property is already utilized as a storage and operations area associated with the development and maintenance of Saddle Rock. The proposed use does not materially change the appearance, character, or function of the property. Rather, it continues operational use on a site specifically selected because it is screened from view and isolated from surrounding residential properties.

The proposal allows for the reasonable use of private property while minimizing impacts on neighboring landowners. For these reasons, we believe the proposed use is highly compatible with surrounding land uses and consistent with the goals and policies of the Valley County Comprehensive Plan.

6. Can impacts be mitigated through conditions of approval?

The Conditional Use Permit process exists specifically to evaluate uses that may require conditions to ensure compatibility with surrounding properties.

To the extent the Commission identifies potential impacts, those impacts can be addressed through conditions of approval related to signage, lighting, operational requirements, traffic generation, access, and compliance with applicable fire and safety regulations.

We also understand that several comments express concern regarding future expansion. A Conditional Use Permit does not create unlimited development rights. The Commission is evaluating a specific application for specific use. Any future expansion or material change in use would remain subject to County review and approval requirements.

Conclusion

We appreciate the thoughtful comments submitted by neighboring property owners and understand their desire to preserve the character of the area they have invested in. Our intent in providing this response is simply to ensure that the Commission has accurate information regarding the nature and scale of the proposed use when evaluating the application.

Based on the limited scope of the operation, lack of public access, minimal traffic generation, screening of the site and compliance with applicable regulations, we respectfully believe the application satisfies the standards required for approval of CUP 26-012.

Thank you for your consideration.

Respectfully,

Heidi Schneider

Ryan Schneider

storage associated with the development, construction, and maintenance of Saddle Rock. The site is already graded, graveled, and improved.

The location was selected specifically because it is effectively out of sight. The site cannot be seen from Highway 55, cannot be seen from the subdivision entrance, is not visible while traveling through Saddle Rock, and is not visible from existing or future lots. In our view, this significantly limits any potential visual or practical impact to surrounding property owners.

1. Will the application result in an increase in value of private property?

The proposed use does not change the appearance, visibility, or character of Saddle Rock Subdivision. The site cannot be seen from Highway 55, cannot be seen from the Saddle Rock entrance, is not visible while traveling through Saddle Rock, and is not visible from existing or future lots.

Similarly, the proposed operation is extremely limited in nature. There will be no retail activity, no public access, no customer traffic, no exterior lighting, and no signage and no noise generation. For neighboring property owners, the proposed use is not something they will see, hear, or interact with.

Ryan and I continue to own property within the area and have future phases of Saddle Rock underway with lots hitting the market constantly. We remain heavily invested in the long-term success, desirability, and marketability of the community. If we believed the proposed use would negatively impact the value of surrounding properties or the future success of Saddle Rock, we would not support the application.

Because the proposed use does not materially change the existing use or character of the property and is not expected to create observable impacts to surrounding property owners, we do not believe the proposal will adversely affect surrounding property values.

2. Will approval of the application result in an undue adverse impact on the environment?

Many comments raise concerns regarding wildfire risk, propane storage, and emergency response.

We understand these concerns and agree that safety should be carefully evaluated. The proposed facility will be required to comply with all applicable federal, state, and local regulations governing propane storage. The project is subject to review and approval by Cascade Fire and must satisfy all applicable fire requirements prior to operation.

Several comments raise concerns regarding the location of propane storage in proximity to residential property.

It is important to recognize that propane is a critical utility and service throughout Valley County. Most homes, cabins, businesses, and other properties rely on propane for heating, hot water, cooking, backup power generation, and other daily needs. Because much of Valley



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

CUP 26-012 Schneider Propane Storage

Applicant: Heidi and Ryan Schneider

Property Owner: Saddle Rock LLC

Location: To Be Determined Challis Lane
Approximately 2 acres of parcel
RP12N04E172646 located in SWNE Section 17,
T.12N, R.4E, Boise Meridian, Valley County, ID

Project Description: Heidi and Ryan Schneider are requesting a conditional use permit to lease approximately two acres of a proposed 5.88-acre parcel to a propane distribution company for the purpose of propane tank storage and delivery.

The site would be used for propane tank storage, tank filling, and operation of a bobtail delivery truck for local services. Proposed hours of operations are Monday through Friday, 8:00 a.m. to 5:00 p.m. Refilling of the on-site tank is anticipated approximately once every 8 to 10 weeks.

The site is currently graveled and hard-packed. To minimize hazards, required tank safety features will include an internal emergency shut-off valve, hydrostatic relief valve, and pressure relief valve.

The site is not visible from Highway 55. Existing landscaping includes conifers that have been thinned to meet the Saddle Rock Subdivisions Wildland Urban Interface Fire Mitigation Plan. The remaining portion of the parcel would be for personal purposes.

Access would be from Challis Lane, a private road, to Highway 55.

This is an action item. The agenda, information such as maps and proposed site plans, and a flyer that details the public hearing process are attached.

Applications and the contents of the files can be reviewed at the Planning and Zoning office located in the Valley County Courthouse Annex at 700 South Main Street in Cascade, Idaho.

More information, including the application and staff report, will be posted online at:

www.co.valley.id.us/meetingdashboard

PUBLIC HEARING

June 11, 2026

4:00 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.

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, June 3, 2026.

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

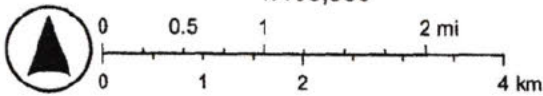
cherrick@valleycountyid.gov

CUP 26-012 Location Map



5/1/2026, 4:02:27 PM

- | | |
|----------------------|-------------|
| Airstrips | COLLECTOR |
| Municipal Boundaries | URBAN/RURAL |
| Parcel Boundaries | USFS |
| Roads | PRIVATE |
| MAJOR | OTHER |
| MINOR COLLECTOR | Other |



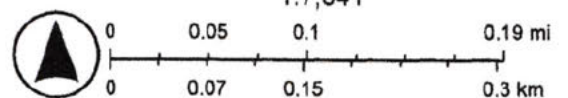
Earthstar Geographics

CUP 26-012 Aerial Map



5/1/2026, 3:58:45 PM

Permits	◇ RVC	○ Undefined	— COLLECTOR
◇ CUP	◇ STR	✈ Airstrips	— URBAN/RURAL
◇ ADU	◇ STS	■ Address Points	— USFS
◇ FP	◇ VAC	— Municipal Boundaries	— PRIVATE
◇ GF	◇ VAR	□ Parcel Boundaries	— OTHER
◇ EXC	◇ PSP	— Roads	— Other
◇ Privy	◇ HBB	— MAJOR	
◇ RES		— MINOR COLLECTOR	



Vantor



EXHIBIT I

SADDLE ROCK PRIVATE ROAD DECLARATION

CUP 26-012 Appeal

Contents:

1. Saddle Rock Private Road Declaration

Purpose:

This exhibit is submitted in support of Appellants' concerns regarding the use of Saddle Rock's private road system to serve a commercial propane storage and distribution operation.

Appellants do not dispute that the Declaration permits the addition of property to the private road system. However, the Declaration also provides that any such property remains subject to the provisions and restrictions contained therein. This exhibit is offered to demonstrate provisions relevant to the intended purpose and use of the private road system, including language stating that the roads are not intended to be dedicated to or used for the benefit of the general public or for public purposes.

Appellants offer this exhibit in support of concerns regarding compatibility, adjoining property impacts, traffic impacts, road maintenance obligations, and preservation of the residential character of the surrounding area.

**DECLARATION OF PRIVATE ROAD MAINTENANCE
DUTIES AND OBLIGATIONS FOR SADDLE ROCK SUBDIVISION**

THIS DECLARATION OF ROAD MAINTENANCE DUTIES AND OBLIGATIONS FOR SADDLE ROCK SUBDIVISION ("Declaration") is made this ____ day of November, 2022 by Ryan Schneider and Heidi Schneider (together, "Declarants"), whose mailing address is 291 Ashton Lane, McCall ID 83638.

WHEREAS, Declarant is the fee simple owner of that certain real property located in Valley County, Idaho, known as the "Saddle Rock Subdivision," as more particularly described and depicted in the attached and incorporated **EXHIBIT A** ("Subject Property").

WHEREAS, on the 9th day of November, 2022, Declarants recorded the Final Plat of Saddle Rock Subdivision in the Official Records of Valley County, Idaho, as Instrument Number 454118, in Plat Book 13, on Pages 92 through ____ ("Plat"), a true and correct copy of which is attached as **EXHIBIT B** and is incorporated herein by this reference.

WHEREAS, Declarant obtained approval from Valley County, Idaho, to subdivide the Subject Property into nineteen residential lots ("Lots 1-19," respectively). (See **EXHIBIT B** - Plat.) Separately, any one of Lot 1, Lot 2, Lot 3, Lot 4, Lot 5, Lot 6, Lot 7, Lot 8, Lot 9, Lot 10, Lot 11, Lot 12, Lot 13, Lot 14, Lot 15, Lot 16, Lot 17, Lot 18, Lot 19 is referred to as a "Lot," and all together as the "Lots."

WHEREAS, access to each of the Lots within Saddle Rock Subdivision will be taken to and from Highway 55 via several private roads denoted in the Plat as "Saddle Rock Way," "Challis Lane," "Dakota Way," and "Sawtooth Loop," respectively (collectively, "Private Roads").

WHEREAS, to ensure continued maintenance and repair of the Private Roads, Declarants desire to apportion to the owner(s) of each of the several Lots the responsibility and duty to pay their proportionate share of all costs of maintaining and repairing the Private Roads, which costs shall be divided equally among the several Lots.

WHEREAS, Saddle Rock Owners Association, Inc., an Idaho non-profit corporation established as the owners association for the Subdivision ("Association"), shall administer and manage the responsibilities of the Lot owners, pursuant to those certain Bylaws of Saddle Rock Owners Association, Inc. ("Bylaws"), a copy of which (current as of the date of this Declaration), as the same may be amended from time-to-time as provided therein, is attached hereto as **EXHIBIT C** and is incorporated herein by this reference.

WHEREAS, Declarants desire to bind those persons and/or entities purchasing or otherwise acquiring title to or an interest in a Lot in Saddle Rock Subdivision to comply with

Declaration of Road Maintenance Duties and
Obligations for Saddle Rock Subdivision

Valley County laws, ordinances, regulations, and conditions regarding the Private Road, and to pay such Lot's equal share of the costs of road improvements, maintenance, repairs, and replacement, as hereinafter set forth.

WHEREAS, Declarants also desire to ensure perpetual access via the Private Roads to other property owned by Declarants, whether now owned or in the future acquired by Declarants, and to reserve and retain the right, in the future, to annex and incorporate other real property, and make such other real property subject to the rights and obligations contained in this Declaration, regardless of whether such other real property is within Saddle Rock Subdivision, whether by unilaterally amending this Declaration to include the legal descriptions for such other property or by other means.

NOW, THEREFORE, Declarants now covenant and declare as follows:

1. MAINTENANCE, REPAIR, AND REPLACEMENT.

a. Lot owners, by virtue of their respective ownership of one or more lots within Saddle Rock Subdivision, shall be responsible for maintaining, repairing, and replacing (as needed) the Private Roads, as set forth herein.

b. Maintenance shall be performed on the Private Roads, including (without limitation) from the approaches on Highway 55 to the ending point or loop of each private road. Driveways are to be maintained by lot owner(s) personally.

c. Required winter maintenance shall include full width snow removal to a minimum of a two (2) inch snow floor by snowplow or snow blowing equipment, on wheeled or rubber-tracked vehicles only. Until a residence is constructed on any Lot, winter maintenance is not required to be performed on the Private Roads. After a residence is constructed on any Lot, unless the owners of every Lot on which a residential building has been constructed unanimously agree to forego winter maintenance, winter maintenance shall be performed.

d. Except as provided in (1)(a)-(c), above, maintenance, repair, and replacement shall be undertaken and completed whenever necessary to maintain the Private Roads in good operating condition at all times and to ensure the provision of safe access to the several Lots by emergency vehicles.

e. The responsibility and duty of paying the costs of maintenance, repair, and replacement of the Private Roads shall be as set forth in Section 4, below.

f. Declarant expressly reserves and retains unto itself, and to its designated successors and/or assigns, the right to add any property to the Subject Property benefitted by the ingress and egress over the Private Roads, and to annex and incorporate other real property and

Declaration of Road Maintenance Duties and
Obligations for Saddle Rock Subdivision

p. 2

make such other real property subject to the rights and obligations contained in this Declaration, regardless of whether such other real property is within Saddle Rock Subdivision. Accordingly, Declarant may, in its sole and unfettered discretion, at any time, add any real property to the Subject Property, thereby making such additional other real property subject to the terms and conditions of this Declaration. Further, Declarant may, in its sole and unfettered discretion, make such other additional real property subject only to the rights and responsibilities related to the Private Roads, omitting therefrom the rights and responsibilities related to the Onsite Water Storage.

2. ONSITE WATER STORAGE.

a. **Onsite Water Storage.** The Saddle Rock Subdivision, by requirement and condition of approval imposed by Valley County, shall maintain a minimum of 10,000 gallons of water storage for use by emergency personnel in the event of a fire.

b. **Tank Maintenance, Repair, and Replacement.**

(i) Tank maintenance, repair, and/or replacement shall be undertaken and completed whenever necessary to maintain the tank in good operating condition.

(ii) Except as otherwise specifically provided in this Section 2, water tank maintenance, repair, and/or replacement shall be in accordance with Section 4, below.

3. SADDLE ROCK OWNERS ASSOCIATION, INC.

a. **Composition; Purpose.** Declarants have established Saddle Rock Owners Association, Inc. and one such responsibility of the Association is to manage and administer the performance and funding of maintenance, repair, and replacement of the Private Roads and onsite water storage for fire suppression, subject to the terms and conditions of this Declaration.

b. **Duties.** The Association shall ensure that the Private Roads are maintained, repaired, and replaced, as needed, and that the owner(s) of each of the several Lots, each of which enjoys the use of the Private Roads, all equally share the duty to pay the costs of such Private Roads maintenance, repairs, and replacement; provided, however, that additional lots or property granted rights of access via the Private Roads may or may not be included within the scope of this Declaration, in the sole and unfettered discretion of Declarants.

c. **Powers - Assessment.** The Association shall have all the powers of a corporation organized under the general corporation laws of the State of Idaho subject only to such limitations upon the exercise of such powers as are expressly set forth in the Articles, the Bylaws, the and this Declaration. The Association shall have the power to do any and all lawful things which may be authorized, required or permitted to be done by the Association under Idaho law

and under this Declaration, and the Articles and Bylaws, and to do and perform any and all acts which may be necessary to, proper for, or incidental to the proper management and operation of the Association's assets, affairs, and the performance of the other responsibilities herein assigned, including (without limitation) the power to levy Assessments on any Owner or any portion of the Property and to force payment of such Assessments, all in accordance with the provisions of this Declaration.

4. COSTS OF MAINTENANCE, REPAIR, AND REPLACEMENT.

a. Private Roads. All costs of maintenance, repair, and replacement of the Private Roads shall be shared between owners of all Lots, with each of the Lots being responsible for paying an equal amount of such costs.

b. Onsite Water Storage. All costs of maintenance, repair, and replacement of equipment and other items necessary for onsite water storage shall be shared equally between owners of all Lots; provided, however, that Declarant may opt to include its other property in such obligation or to exempt such other property of Defendant from such obligation, depending on whether such other property is to be benefitted by such onsite water storage. Each of the Lots shall be responsible for paying an equal amount of all costs of maintenance, repair, and replacement of equipment and other items necessary for onsite water storage. Tank maintenance and or improvements will be undertaken and made whenever necessary to maintain the tank in good operating condition.

c. Assessments - Procedure.

(i) Written Estimate of Upcoming Year's Costs. Before August 1st of each year, the Association shall estimate the maintenance, repair, and replacement costs for both the Private Roads and the onsite water storage for the upcoming year and shall provide written notice of such estimated annual costs to the Lot owners. The required notice shall:

(A) Include the itemized estimated costs for the upcoming year's maintenance, repair, and replacement for each of the Private Road and the onsite water storage;

(B) Include the actual costs for the prior year's maintenance, repair, and replacement for each of the Private Roads and the onsite water storage;

(C) Include the balance, if any, remaining in the Association's account(s) for maintenance and repair; and

(D) Estimate the amount of the per-Lot assessment, for each of the Private Roads and the onsite water storage, necessary to cover the costs for the upcoming year.

(ii) Approval of Estimated Annual Costs. The Association shall, before September 1st of each year, approve an estimated upcoming annual maintenance, repair, and replacement costs for each of the Private Roads and the onsite water storage. The Association's approval of the estimated upcoming annual maintenance, repair, and replacement costs shall constitute approval of the amount of the "Annual Assessment."

(iii) Payment Due Date. Before October 1st of each year, the owner(s) of every Lot shall make payment in full of the amount of the Annual Assessment, which shall include the estimated costs for each of (A) maintenance, repairs, and replacement of the Private Roads, and (B) maintenance, repairs, and replacement, of the onsite water storage.

(iv) Shortfalls; Supplemental Assessment. If, at any time during the year, the Association reasonably determines that the balance of funds remaining in the Association's accounts is unlikely to be sufficient to get through the costs for rest of the year, then the Association shall notify all owners of Lots. Such notice shall include all information required in subsection (c)(ii), above. Within ten (10) business days of receiving notice from the Association, the owners shall vote on the question of whether to authorize a "Supplemental Assessment" for the purpose of ensuring that the Association has sufficient funds for the remainder of the then-current year. The vote of owners owning a majority of the Lots shall be determinative of the question. Unless the Association determines, by majority vote, a different schedule for payment of a Supplemental Assessment, within thirty (30) days of an affirmative vote, the owner(s) of every Lot shall make payment in full of the amount of the Supplemental Assessment chargeable to such owner's Lots.

(v) Enforcement and Collection of Assessments.

(A) Covenant to Pay Assessments. By accepting conveyance of a Lot that is subject to this Declaration, each owner covenants and agrees to make payment to the Association of all assessments validly levied pursuant to this Declaration promptly when due, and further covenants and agrees to enforcement of such payment, in the event of non-payment, by the remedies provided herein.

(B) Overdue Assessments. Any Annual Assessment or Supplemental Assessment not paid-in-full within thirty (30) days after the due date shall accrue interest at the rate of two percent (2%) per month (twenty-four percent (24%) per annum), or at such other rate as may be established annually by the Board, until cured and paid-in-full. If the interest rate prescribed herein or by the Board is deemed excessive by a court of competent jurisdiction, then the interest rate shall default to Idaho's statutory rate of interest.

(C) Enforcement by Suit. The Association may enforce and collect payment of any Annual Assessment or Supplemental Assessment by commencement and

maintenance of an action at law or in equity against the owner(s) of any Lot for the collection of any delinquent Assessments for which such Owner(s) are obligated. Any judgment rendered hereunder shall include interest and reasonable attorneys' fees and court costs against such owner(s). Suit to recover judgment for unpaid assessments may be maintained without foreclosing or waiving the lien created hereby.

(D) Creation of Liens; Personal Obligation; Delinquency.

(1) Continuing Lien. All assessments, together with interest, costs, charges, and reasonable attorneys' fees that may be incurred in collecting the same, shall be a charge on the land comprising the subject Lot and shall be a continuing lien upon the Lot against which each such assessment is made.

(2) Personal Obligation. All assessments, together with interest thereon at the legal rate, and together with the amount of reasonable collection fees, costs, and attorney fees, shall also be the personal obligation of the owner whose Lot received the assessment(s), determined as of the date when the assessment was levied.

(3) Delinquent Assessment Obligation. The personal obligation for delinquent assessments shall not pass to an owner's successor and shall not relieve the owner of the duty to pay the assessment(s). However, unpaid assessments, including fees, costs, and attorney fees, shall constitute a continuing lien against the subject Lot, until paid, and shall be subject to foreclosure in accordance with Idaho law.

(E) Enforcement by Foreclosure of Lien.

(1) Each Annual Assessment and Supplemental Assessment, when levied, shall automatically constitute a lien on and against the Lot to which such assessment pertains, without any requirement of filing any documentation of such lien.

(2) Such lien shall include the power of sale to secure payment of any and all such assessments, together with accrued interest, reasonable attorneys' fees, and costs.

(3) Enforcement of said lien shall be in accordance with the following procedures and the laws of the state of Idaho:

(a) The lien shall attach to a Lot upon recordation in the Office of the Adams County Recorder of the notice of default and claim of lien, which shall be executed and acknowledged by the Association.

(b) The notice of default and claim of lien shall include the name of the defaulting Owner(s), the amount of the assessment and other charges properly levied under this Declaration, the description of the Lot assessed, that the notice of default and claim of lien is made by the Association pursuant to this Declaration; and that a lien is claimed and will be foreclosed against the Lot in an amount equal to the amount stated.

(c) The lien shall attach and be effective immediately upon recordation of a duly executed original or copy of each notice of default and claim of lien and mailing a copy thereof to the defaulting Lot owner by First Class Mail, postage prepaid.

(d) Any lien under this Declaration may be foreclosed by appropriate legal action or in the manner provide by law for the foreclosure of a deed of trust by exercise of a power of sale contained therein, or in the manner provided by law for the enforcement of a judgment; provided, however, that initiation of such foreclosure shall not be commenced prior to fifteen days following the mailing of a copy of the notice of default and claim of lien to the owner, as provided herein.

(e) Any action brought to foreclose a lien recorded hereunder shall be commenced within one (1) year following such recordation, unless the Association, by majority vote of owners, extends such deadline for an additional period not to exceed one additional year by recording a written extension thereof.

(f) The Association shall have authority to bid at any foreclosure sale, trustee's sale, or judgment sale and to purchase, lease, acquire, hold, mortgage, and convey any interest acquired at such sale, subject to this Declaration. Reasonable attorneys' fees, court costs, title search fees, interest, and all other costs and expenses shall be allowed, to the extent permitted by law.

(g) The proceeds of any foreclosure sale, trustee's sale, or judgment sale pursuant to this Declaration shall first be paid to discharge court costs, transcript fees or charges, reasonable attorneys' fees, title costs, and costs of the sale, and all other expenses of the proceedings and the sale. The balance of proceeds from such sale, after satisfaction of such fees and charges and unpaid assessments and liens, shall be paid to the defaulting owner.

(h) The purchaser at any such sale shall obtain title to the Lot free from the sums claimed, but otherwise subject to the provisions of this Declaration and all other instruments governing such Lot. No foreclosure sale, trustee's sale, or judgment sale shall relieve such Lot or the purchaser thereof at such sale from liability for any

assessments, other payments, or performances thereafter becoming due, or from the lien therefore, as provided herein.

(i) Upon the timely curing of any default or failure to pay any assessment(s) for which a notice of claim of lien was filed by the Association, the Association is authorized to, and shall, record an appropriate release of such lien in the Office of the Adams County Recorder.

(j) The Association's rights of enforcement and collection shall be cumulative and non-exclusive.

d. **No Reimbursement for Unapproved Work; Emergencies.** If any owner of a Lot performs maintenance, repairs, or replacement without obtaining the prior approval of the other Lot owners, as provided herein, prior to performing such work, then the Lot owner performing such work shall be responsible for paying the entire cost thereof, unless such work is deemed reasonably necessary in the event of an emergency, in which case neither a majority vote nor prior approval shall be necessary before making such improvements or undertaking such maintenance.

e. **Lots Owned by Declarant.** All Lots owned by Declarants, or by Declarants' designated successors or assigns, on which no residence has been constructed, for purposes of the responsibilities and duties contained herein, including (without limitations) the computation and levying of assessments, shall be deemed to be one (1) Lot.

5. **AMENDMENT.** To be effective, amendments to this Declaration must be approved by owners of a two-thirds (2/3) majority of Lots; notwithstanding the foregoing, Declarant, for so long as it owns any Lot(s), may, at any time and for any reason, in its sole and unfettered discretion, amend this Declaration to conform to its intent in making, executing, and recording this Declaration.

6. **BINDING; RUNS WITH LAND.** This Declaration shall be recorded in the official records of Valley County, Idaho and shall run with the land and be binding on Declarant and all owners of any one or more Lot, and upon their respective heirs, successors, administrators, executors, and assigns, and shall run with the land.

7. **NOT A PUBLIC EASEMENT; NO DEDICATION.** Nothing in this Declaration is intended, and it shall not be interpreted or deemed, to constitute a gift or dedication of any portion of the Private Roads to the general public or for the benefit of the general public or for any public purpose whatsoever, other than those expressly contained herein, it being the intention that this Declaration shall be strictly limited to and for the purposes expressed herein; notwithstanding the foregoing, any and all additional lots and/or property to/from/for which Declarant authorizes

access via the Private Roads shall have the rights ascribed in whatsoever instrument used to grant, reserve, or convey such rights of ingress/egress via the Private Roads.

8. MISCELLANEOUS PROVISIONS.

a. Perpetual Duration. This Declaration shall be perpetual and shall encumber and run with the land.

b. Disputes. If a dispute arises over any aspect of the improvements, maintenance, repair or replacement, then a neutral third party arbitrator shall be appointed to resolve the dispute. The decision of the arbitrator shall be final and binding on all owners of Lots. Contact information for local arbitrators can be obtained through the American Arbitration Association. In selecting a neutral third party arbitrator (as with all votes of Lot owners, except as otherwise expressly provided herein), each Lot shall be entitled to one vote, and the arbitrator nominee receiving a majority of the votes shall be the arbitrator. All parties shall share in the cost of any arbitration.

c. Headings. The headings of the several paragraphs contained herein are for convenience only, and do not explain, define, limit, amplify, or aid in the interpretation, construction, or meaning of the provisions of this Declaration.

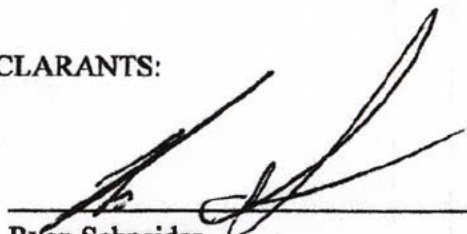
d. Severability. If any term or provision of this Declaration is deemed invalid or unenforceable, such term or provision shall be stricken, but all other terms and provisions of this Declaration shall remain intact, in full force and effect, unaffected by the striking of the offending term or provision.

e. Amendment. Declarant expressly reserves unto itself, and to its designated successors and assigns, the right to unilaterally amend this Declaration at any time and for any purpose, regardless of whether Declarant then owns any Lot or other part or portion of the Property. Without limiting the foregoing, and for the sole purpose of providing an example, Declarant may amend this Declaration to annex and incorporate other real property and make such other real property subject to the rights and obligations contained in this Declaration, regardless of whether such other real property is within Saddle Rock Subdivision.

f. No Merger. There shall be no merger or extinguishment of this Declaration created hereby with the fee simple estate of either property or any portion thereof or any interest therein by reason of the fact that the same person or other entity may acquire, own or hold, directly or indirectly, the entire fee simple estate of both properties.

DECLARANTS SO DECLARE, effective from and after the date on which this Declaration is recorded in the Official Records of Valley County, Idaho.

DECLARANTS:


Ryan Schneider


Heidi Schneider

STATE OF Idaho)
) ss.
County of Valley)

The within instrument was acknowledged before me on 11/9/2022 [insert date] by
Ryan Schneider and Heidi Schneider.



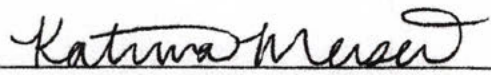

Signature of Notary Public
My Commission expires: 9/14/2026

EXHIBIT J

PHOTOGRAPHS OF PROPANE STORAGE EQUIPMENT ON SITE PRIOR TO FINAL CUP APPROVAL

CUP 26-012 Appeal

Contents:

Photographs depicting propane storage equipment and related materials located on the subject property on or before June 11, 2026.

Statement of David Billig regarding the photographs and observations made prior to and on the date of the Planning & Zoning hearing.

Purpose:

This exhibit is submitted in support of Appellants' concerns regarding the timing of site activities, the adequacy of the record, and the representations made during the public hearing process.

The attached photographs were taken on or before June 11, 2026, the date of the Planning & Zoning Commission hearing on CUP 26-012. The photographs appear to depict a large propane storage tank and related equipment located on the subject property prior to final approval of the Conditional Use Permit.

During the public hearing, testimony was presented regarding whether propane storage equipment was present on the site. The photographs contained in this exhibit are offered as evidence relevant to that discussion and to provide the Board with a complete understanding of the factual record.

Appellants do not offer these photographs as evidence that any permit violation occurred. Rather, the photographs are submitted to demonstrate the existence of propane-related equipment on the property prior to final CUP approval and to support Appellants' concerns regarding the scope, timing, and progression of the proposed operation.

This exhibit is offered in support of Sections IV, V, and VI of the Appeal.

Attached are the photos taken the same day as the cup 26-012 hearing - 6-11-26. We would testify they were there the 4 days preceding, before we took the photos.

The first photo is from the private road just off Challis at the start of Phase 3.

The remaining photos are zoomed in to show the logo, size and positioning including the additional smaller tanks for home delivery.

The logo is Enduring Block. I looked them up and they rent propane storage tanks to other companies. We can also testified that we were staying at a local hotel and ran into an LPG company named Borealis. They shared with us they had hired employees and were in town that week for training. I followed the truck the next morning and watched them deliver tanks to businesses in town. I also spoke to the Cascade branch manager of Borealis who confirmed their storage tank was located south of Cascade. We were not sure if this was the same as in our neighborhood until we started having an exchange with the zoning office about it after the hearing. During one of those calls Cynda Herrick did confirm it was Borealis that was working with the Schneider's.

That is Ryan Schneider's truck on the site.

I testified at the hearing these tanks were on site. I asked the Commissioners what was the purpose of the hearing if they already had approval. Commissioner Schneider indicated I might be confused that they had a small diesel tank on site but no propane tank. Commissioner Ken Roberts directly asked Commissioner Schneider "So your testimony is that there are no propane tanks on the site as we heard through the testimony. Is that correct?" She responded "Correct." This is clearly heard on the recording as well.

David P Billig

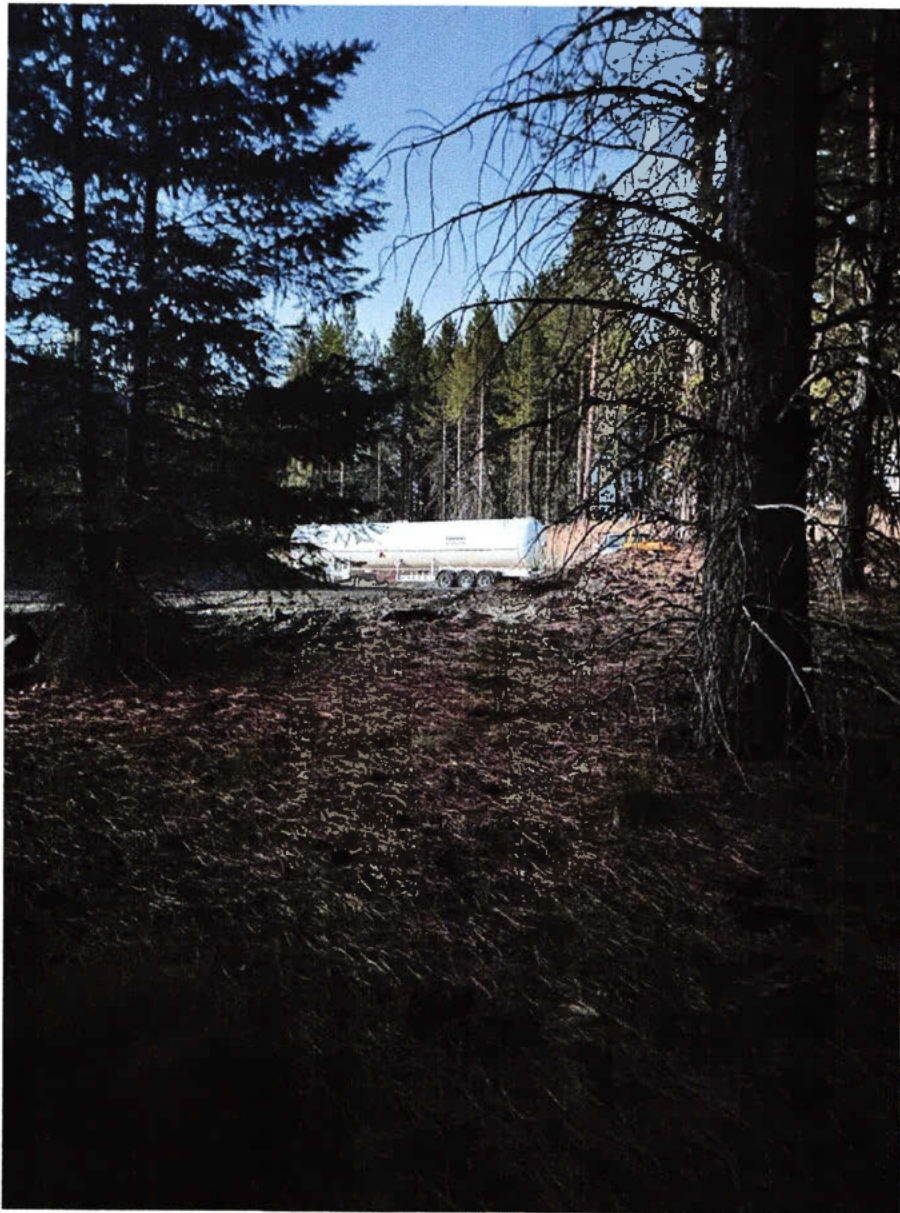
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Today
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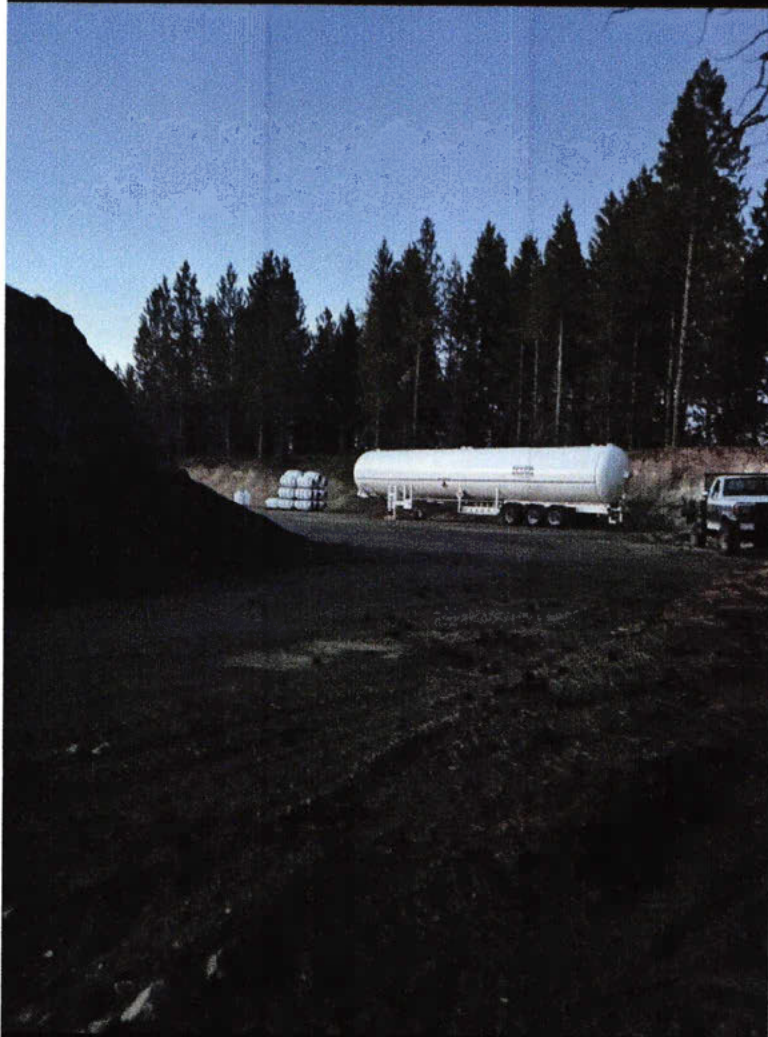


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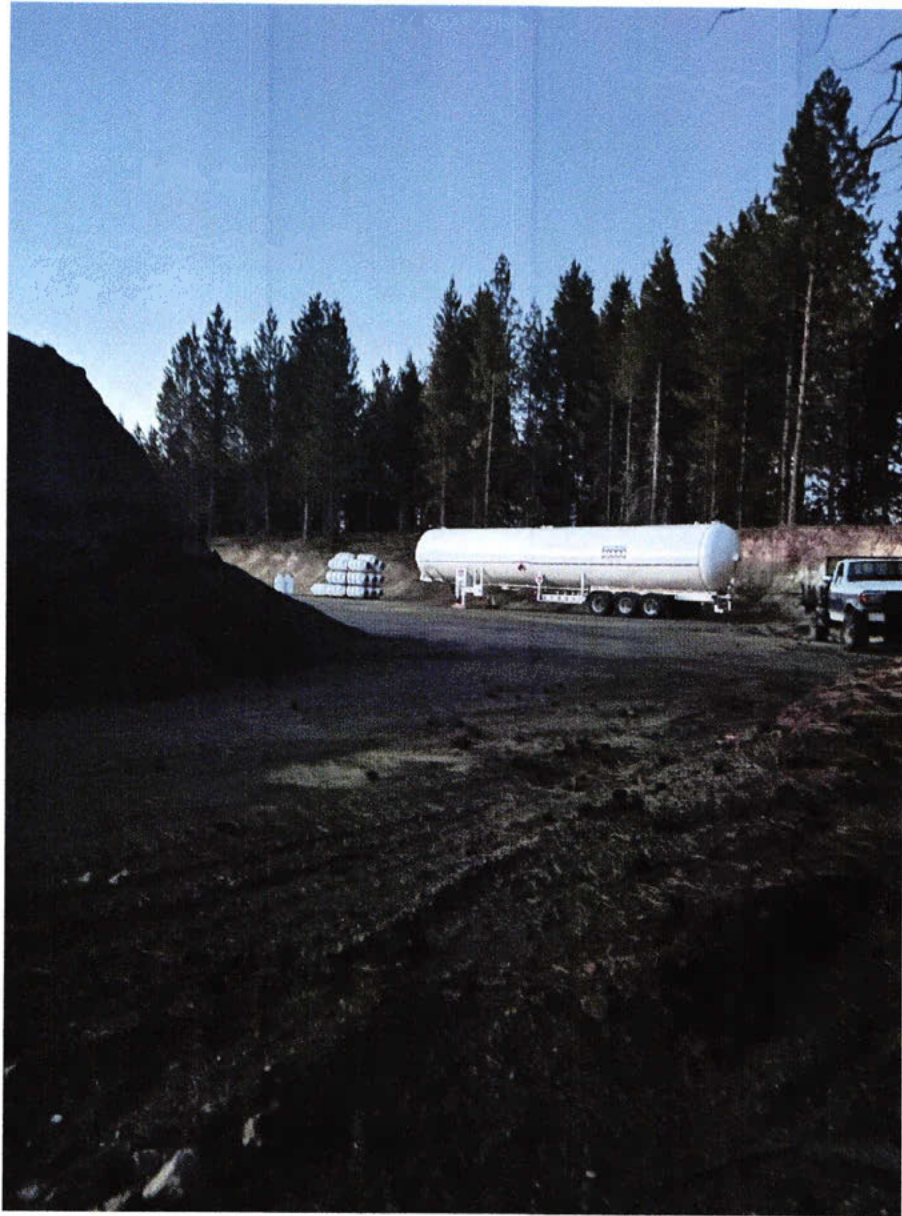


EXHIBIT K

PORTABLE LPG TANK SAFETY DOCUMENTS

CUP 26-012 Appeal

Contents:

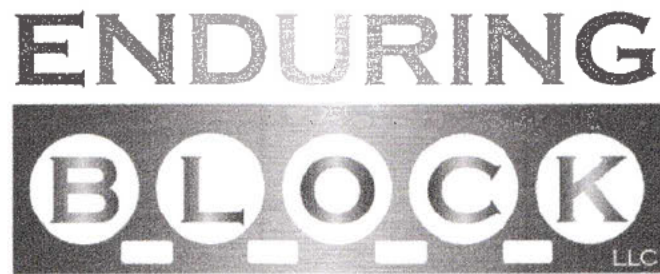
1. Transportable LPG Tank Safety Overview and Operating Procedures
Enduring Block, LLC
2. Safety Best Practices Memorandum Enduring Block, LLC

Purpose:

These documents were obtained from the tank manufacturer/operator and are submitted in support of Appellants' concerns regarding wildfire response, emergency planning, site-specific safety analysis, emergency responder coordination, and the feasibility of relocating a propane tank during emergency conditions.

The documents contain operational requirements, safety considerations, and relocation limitations applicable to the proposed propane storage system. During deliberations, the Commission devoted significant discussion to wildfire concerns and ultimately imposed a condition requiring that a vehicle capable of relocating the tank be available during fire season. Appellants contend that these materials raise additional questions regarding the effectiveness and feasibility of that condition, including whether the tank could be safely and lawfully relocated during an emergency if it contains propane at the time relocation becomes necessary.

Appellants offer these materials to demonstrate the existence of additional safety considerations and operational requirements that do not appear to have been fully addressed or evaluated in the record prior to approval of CUP 26-012.



Transportable LPG Tank
Safety Overview and Operating Procedures

Revision	Date	Purpose	By	Approved
A	10/18/15	Procedures	C. Ratterree	

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I. Basis of Procedures

These procedures are based in part upon NFPA 58, 2011 Edition and API 2510.

II. Important Disclaimer – Procedures not Sufficient

These safety considerations and procedures are designed to provide a supplement to a trained, knowledgeable, and competent operator in the prudent use of the portable LPG tank systems, **THESE PROCEDURES ARE NOT A SUBSTITUTE FOR AN ENGINEERING REVIEW OF YOUR PARTICULAR PROCESS OR PROPER KNOWLEDGE AND TRAINING OF OPERATORS.**

III. Mobilization and System Set Up

A. Tank Location Planning

1. Site Specific Plan

For each deployment of equipment, the user is responsible to develop a sketch or drawing showing the approximate location of each tank, prior to mobilization of equipment. The site specific plan will include on the sketch or drawing:

- 1) The spacing between the Tank in feet compliant with NFPA 58 and the Spacing Guidelines below.
- 2) The orientation of each Component.
- 3) All system components.
- 4) An indication of the LPG loading or unloading truck location and pathway compliant with the Loading Area Guidelines below.
- 5) **SPEICAL NOTE: THE ONBOARD BULKHEAD AND “TRIPOD” DRY DISCONNECT VALVES HAVE BEEN DESIGNED FOR MAXIMUM SAFETY OF THE TANK, BUT THESE MAY NOT SATISFY LOCAL LAW REGARDING LPG BULKHEADS FOR TANK UNLOADING (OR SOMETIMES LOADING) (SUCH AS IN TEXAS). IT IS THE USER’S RESPONSIBILITY TO CHECK WITH THEIR LOCAL AUTHORITIES REGARDING LOCAL REGULATIONS.**
- 6) Location of the Emergency Stop stand for the Tank.
- 7) Other features of note on the site so as to allow proper arrangement of the equipment (such as buildings, entrance, piping runs, ground rod insertion points, etc.).

- 8) Approximate extent of improved surface and the location of any surface hazards that could affect placement of units (such as pits, soft spots, etc.). Also note any ditches, dikes, or low spots near Tank location. **SPECIAL NOTE: THE TANK LANDING GEAR PADS DO NOT HAVE SUFFICIENT SURFACE AREA FOR UNIMPROVED SURFACES OR FOR POORLY IMPROVED SURFACES. CONSULT A SOIL OR PAVEMENT ENGINEER. IT IS RECOMMENDED TO USE A STEEL PLATE AND RIG MAT OR STEEL PLATE AND 3 OR MORE RAIL ROAD TIES UNDER THE LANDING GEAR FOR POORLY OR UNIMPROVED SURFACES.** The tanks are susceptible to sinking in to the dirt / scoria / caliche and have done so before. This shifting or sinking can stress, damage, or rupture LPG connections and pose a risk of the tank falling over. **FIRE, EXPLOSION, AND SEVERE INJURY TO PERSONS AND OR PROPERTY, INCLUDING DEATH FROM THIS POTENTIALLY SUDDEN MOVEMENT CAN OCCUR.**
- 9) The site specific plan will also include notations for the location of fire suppression equipment to be located on the site as well as emergency contact information for fire, EMS, and hospitals.
- 10) Initiation of a Risk Management Plan (RMP), Process Safety Analysis (PSA) or related risk management or process safety program is the responsibility of the user. **SPECIAL NOTE: IN CRYOGENIC PROCESS OPERATIONS WHERE THERE IS THE POTENTIAL OF PRESSURES HIGHER THAN ORDINARY VAPOR PRESSURE OCCURRING IN THE TANK (SUCH AS DOWN STREAM FROM A COMPRESSOR OR OTHER HIGHER PRESSURE SOURCE) SECONDARY PRESSURE / VAPOR RELIEF MUST BE PROVIDED OR NEW RELIEF VALVES MUST BE INSTALLED TO SATISFY THE MDMT OF THE PARTICULAR TANK. CONSULT THE MANUFACTURER OR A METALLURGICAL ENGINEER. THE RELIEF VALVES DO NOT ADJUST THEIR PRESSURE WITH LOWER TEMPERATURE AND WILL NOT PROVIDE PROPER RELIEF AT LOW TEMPERATURES IF THERE IS A SOURCE OF PRESSURE OTHER THAN THE PRODUCT ITSELF ON THE TANK. THIS COULD RESULT IN CATASTROPHIC TANK FAILURE, PRODUCT RELEASE, EXPLOSION, SEVERE PROPERTY DAMAGE AND DEATH.**
- 11) Call before you dig - OneCall / 811 for all grounding or other ground penetrations needed for the equipment (OneCall clearances are good for 21 Days).
- 12) Evaluation and initiation of any permits related to the tanks are the responsibility of the user to obtain.
- 13) Most Tanks have "three-way" valves for maximum safety (high flow, thermal, and pneumatic). Plan for a source of pressure for the pneumatic valves. They must be under pressure to open. This pressure should be as labeled on the valve (40-60 psi), do not exceed 100 psi. If supplied by air, the supply should be regulated and dried to avoid moisture build up in the valve, which could damage the valve or freeze, potentially rendering the valve inoperative. Regulated nitrogen can also be used to open valves. For safety reasons, do not

use stainless steel / metal lines for valve pressure. The lines should melt and rupture in the event of a fire, which will de-pressure and close the valves.

Ensure that the authority having jurisdiction (the LPG regulator) is notified of the temporary installation per NFPA 58 4.3.2.1.

Ensure that the appropriate emergency responders (EMS, fire, police, ambulance, etc.) are notified of the installation and special risks of the installation and (per NFPA 58 6.25.2) are given copies of:

1. This document
2. Site specific plan (including RMP, PSA or related requirements)
3. Appropriate NFPA or other training materials

Perform a fire safety analysis as part of the site specific plan per NFPA 58 6.25.3. Such a plan will clearly note the reliance on total product control and the inadequacy of fire suppression in the event of a fire. The safety analysis will also contain recommendations to first responders to not to attempt to suppress the fire similar to the emergency procedures outlined below.

Enduring Block's procedures should be added to the site emergency response plan.

Ensure that the approval of the authority having jurisdiction is obtained for the exposed steel support legs of the Tank per NFPA 58 6.6.5.4.

Do not enclose Tank, dike Tank, or provide spill containment for Tank. LPG and propane vapors are heavier than air and can collect in low areas in the event of a leak, creating an explosion hazard.

Valve locks for Tank access valves are recommended in areas where the public can access the Tank.

2. Spacing Guidelines

- 1) Stationary engines should be at least 50 feet from the Tank.
- 2) The Tank Shall be placed:
 - a) at least 25 feet from un-classified electrical devices.
 - b) at least 50 feet from any combustion equipment (engine driven compressors (such as GasJacks), generators, heater treaters, heaters, etc.).
 - c) at least 100 feet from any open flame or flare
 - d) the greater of 100 feet or one diameter of the larger tank away from oil or condensate storage tanks, but need not be more than 200 feet from any storage tank.
 - e) at least 100 feet from an occupied building, trailer, dog house, etc.

- f) at least 50 feet from any overhead power line, transformer, or substation, and the Tank shall not be placed where a break in power lines would allow the lines or exposed ends to contact the tank.
 - g) at least 100 feet from any navigable waterway, lake, ocean, dock, or pier
 - h) at least 10 feet from the edge of spill containment structures for flammable or combustible liquid (see also note on diking).
 - i) at least 7 feet from another Tank or other pressurized tanks, such as other propane / LPG Tanks.
 - j) Orient the Tank so that its longitudinal axis does not point at your facilities or the loading area, i.e, the ends are not facing facilities (in a failure the ends cause more damage). This requirement may be waived by the user due to the temporary nature of the installation.
 - k) Not near to ditches, dikes, or depressions that could allow heavier than air vapors to accumulate.
- 3) A barrier or physical notification of impending collision (such as a stake or bump) shall be placed between traffic zones and piping on the ground as well as near the Tank.
 - 4) Any flares or portable flare shall be at least 100 feet from the Tank or any customer tanks. These distances are based on less than 2 mmcf/d of flare volume. These must be recalculated using approved methods for higher volume flares. The flare should not be set where the prevailing wind or a switching wind would blow the flare toward the Tank. If this cannot be avoided, increase spacing to 150 feet. See Appendix A Flare Spacing for further information.
 - 5) Lighting shall be more than 15 feet from the Tank, if it is not Class I Div II, if it is, then lighting should be at least 5 feet from the MRU or Tank.

3. *Loading / Offloading Area Guidelines*

- 1) A barrier shall be located at least 7 feet (so as to affect a 10' truck separation) from the Tank, when loading directly to or from the Tank.
- 2) A means of bonding loading / offloading trucks to the Tank shall be used.
- 3) Product lines not specifically protected for the purpose shall not be placed under the transit area.
- 4) The loading truck pathway should be more than 10 feet from the MRU.
- 5) It is a best practice to ensure a loading truck pathway that avoids backing of the truck, such that the truck can either drive through or U-turn after loading. Driving through is preferable to U-turning. If backing cannot be avoided, place a Barrier or Barriers where the reverse path of the trailer would be near to any equipment or piping.
- 6) The emergency shut-off valve shall be at least 25 feet, but not more than 100 feet from the loading point, along the path of egress (exit). The remote ESV shall be labeled with "NGL Liquid Tank Valve Emergency Shutoff", or similar legend.

- 7) If loading operations are anticipated in other than daylight hours, ensure that proper lighting is provided in the loading area. Ensure that such lighting (and its power source) are either (a) Class I Div II, if less than 15 feet from Tank or MRU, or (b) more than 15 feet from Tank.
- 8) Check with your supply or transport company with regard to proper hoses and fitting required for NGL product offloads.

B. Component Set Up

1. Examine Site

Ensure that the site reflects the conditions in the Site Specific Plan. If it does not, modify the plan prior to set up to reflect site conditions. **Do not set up equipment without a Site Specific Plan.**

2. Component Placement

Set components according to the Site Specific Plan. Verify spacing measurements using a measuring device at the site. Verify orientation by referring to the Site Specific Plan. Verify all components have been placed (including E Stop).

3. Component Bedding

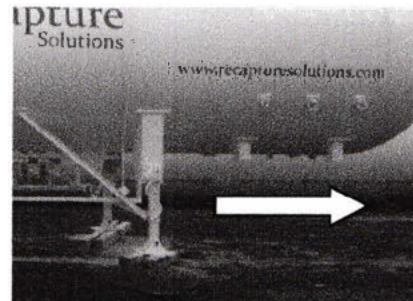
Only deploy Tank on properly improved surfaces – SEE SPEICAL NOTE ABOVE. Do not deploy on loose or compactable soils or in areas prone to wash out. Use steel plates and rig mats / rail road ties under Tank landing gear. Ensure that the Tank is level. If it is not level, move the tank to a level location complaint with Spacing Guidelines. Only approved blocks and shims may be used to level units – move the unit first – only use blocks if unit cannot be relocated to a level area. Blocks and shims shall not exceed 6” in height.

C. Component Hookup

Notes on hookup:

- 1) Ensure Job Safety Analyses are completed PRIOR to conducting any work onsite. JSAs should be completed where needed on a daily basis for the duration of all installation work, as well as, any ongoing maintenance needed.

- 2) Remove wheel bogey set from Tank and move 15 feet away.



- 3) Hook up system for pressuring Tank liquid and vapor ESV valves (typically a small air compressor attached to the stabilizer skid)
- 4) Ensure support plates are placed under the landing gear PRIOR to lowering the legs. If the ground is soft and support plates aren't used, the landing gear may sink into the ground causing them to collapse.

D. Site Safety Review

- 1) Measure equipment spacing on ground and compare to Site Specific Plan.
- 2) Verify that Barrier placement does not allow transports to come closer than 10' to tank.
- 3) Verify that Tank Remote E-stop is placed at least 25' from loading point along path of egress, but not more than 100'.
- 4) Verify spacing of potential ignition sources to the Tank.
- 5) Ensure that the Tank is equipped with a fire extinguisher and that the extinguishers display "good" condition on gauges.
- 6) Ensure designated LPG transport firm has written procedures and training to attach ground wire and vent/vapor line when loading.
- 7) No smoking or open flames (including tools for hot work) are allowed within 100 feet of Enduring Block Tanks.
- 8) The public is not allowed on sites where Enduring Block Tanks are deployed. It is the responsibility of the user to control access to their site.

IV. System Operations and Maintenance

A. Daily Checks - Perform daily checks of the Tank

B. Loading and Unloading

Any contractor loading or unloading from Enduring Block Equipment must have written loading and unloading procedures meeting the requirements of NFPA 58. Personnel conducting unloading or loading operations must be qualified to do so and be properly trained.

1. Tank Venting or Purging

- 1) The Tank shall not be purposely vented or purged on a site with an open flame or active flare.
- 2) The Tank shall not be vented or purged on a site with active combustion equipment (such as compressors or generators) or open flames.
- 3) The Tank should only be vented on a site where the prevailing wind (and the forecast for the duration of the purge) is away from equipment, buildings, and personnel and at least 5 knots.
- 4) It is a preferred method to flare the contents of the Tank using a portable flare with spacing per the Spacing Guidelines. Ensure the flare has a liquid knock out drum of sufficient capacity. Be aware that the ESV valves in the Tank will shut if they detect excess flow, therefore the flow during flaring must be controlled.

2. Tank High Level

- 1) The Tank should not be filled above 85% when the product temperature is above 0°F, or 82% when the product temperature is below 0°F, but above -35°F. Below -35°F, 80% should be the maximum fill level. Refer to the Tank gauge documentation to determine if the gauge is temperature correcting or not.
- 2) If the Tank is filled above this level, arrange for immediate transport pickup of Tank contents.
- 3) Some Tanks are equipped with high level indicator switches. Do not rely solely on these to control tank levels.

C. System Maintenance Guidelines

Follow manufacturer's maintenance schedules for Tanks as detailed in manufacturer's maintenance manuals. Document all maintenance activities. All maintenance records should be maintained for the life of the equipment.

1. Daily Maintenance

General guidelines in the absence of manufacturer recommendations:

- 1) Visually note weeds, grass, wood or other combustible materials around or under Tank. These must be kept 10 feet from container.
- 2) Check pneumatic valve supply pressure.
- 3) Ensure position of remote E-stop.

2. Periodic Maintenance

- 1) Inspect any LPG hose prior to attachment between Tank and other equipment.
- 2) Follow an appropriate Fire Protection & Extinguisher Program. Refer to your program for full details. Inspect any fire extinguishers to ensure:
 - a) The extinguisher is physically present and mounted.

- b) The extinguisher is fully charged (that is, the arrow, if a gauge is attached, is in the green zone).
- c) The tamper seal is unbroken.
- d) The extinguisher appears undamaged.
- e) The extinguisher is accessible.
- f) The inspection tag is less than a year old.
- g) Repair, service, or replace any extinguishers not meeting the above requirements.
- 3) Inspect the outside of the Tank upon each deployment. If there is any denting, bulging, or gouging, or there is excess corrosion, the container shall not be placed in service without a service review by an ASME certified (stamp) shop. The Tank shall be maintained with paint to prevent corrosion.

3. *Annual Maintenance*

- 1) Inspect any and all hoses connecting with Tank. Inspect for the following conditions:
 - a) Damage to the outer cover that exposes reinforcement.
 - b) Kinked or flattened hose.
 - c) Soft spots or bulges in hose.
 - d) Couplings that have slipped on the hose, are damaged, have missing parts, or have loose bolts.
 - e) Leakage other than permeability leakage.

If any of the above conditions are present, discontinue use of the assembly, and replace with a new assembly. If the issues are with the body of the hose, cut the hose up and dispose of it properly. If the issues are with hose hardware, the hardware may be repaired or replaced by an appropriate, authorized repair facility.

Flex hoses shall have permanent markings for the date of installation. Flex hoses shall be replaced at least every 10 years. Each year, note the age of the hose. Also, the flex hose shall be replaced if the associated (if any) Tank is re-piped, or re-tanking is performed.

- 2) Check action of ESVs and check valves on Tank. Document test and results.
- 3) Refer to manufacturer for other periodic maintenance.
- 4) Check to ensure that the temperature sensitive portion of the ESV has not been painted.
- 5) Check condition and presence of rain caps for pressure relief valves. Replace or repair if missing.

4. *Long Term & Other Maintenance.*

- 1) Test pressure relief valves on Tank every 10 years.
- 2) If Tank is involved in a fire, the Tank must be re-certified by an ASME shop.
- 3) Gaskets:

- a) If a flange is opened, the gasket shall be replaced.
- b) All gaskets shall be made of metal or other material confined in metal having a melting point over 1500°F or 816°C, or shall be protected against fire exposure.
- c) Aluminum O-rings and spiral-wound metal gaskets shall be permitted.
- d) Gaskets shall also be resistant to the action of LP gas.
- 4) If any maintenance is performed on the Tank, or a new Tank is procured, ensure that it has the following:
 - a) Internal spring type, flush type full internal pressure relief valve.
 - b) A fixed maximum liquid level gauge.
 - c) A float gauge, rotary gauge, slip tube gauge, or a combination of these.
 - d) A pressure gauge.
 - e) A temperature gauge.

V. Emergency Procedures

A. System leaking or emitting small amounts of gas or liquid hydrocarbons.

- 1) Shut down all sources of ignition, including vehicles and other engines as well as non-classified electrical systems.
- 2) If vapor coming from Tank, flip valve shut lever on Tank.
- 3) Survey area for presence of vapors or liquids. **DANGER: Some LPG component vapors are heavier than air and will collect in low lying areas and inside containment walls. They may explode in the presence of an ignition source.**
- 4) Wait 30 minutes before starting any vehicles or equipment.
- 5) Determine cause of leaks and remedy before attempting to restart equipment.

B. Major emission of LPG vapor or hydrocarbons.

- 1) A large emission would be 10 gallons of liquid or a visible vapor cloud along the ground.
- 2) **DANGER: If vapors are visible or suspected near the generator or client combustion equipment (vehicles, engine driven compressors, heater treaters, flares, etc.) especially if engines are revving up or over-speeding – VACATE THE AREA - an explosion may be imminent. Do not attempt to start any vehicles. Do not activate E-stops unless they are in your path of exit.**
- 3) If (2) above is not the case, activate the E-stops on any equipment that could produce ignition and the Tank.
- 4) Wait for vapors to dissipate for 2 hours (if low wind condition) after stopping the source of vapors. **DANGER: Not all LPG vapors will be visible. Tunnels, culverts, ditches, or depressions may hold LPG vapors, especially if it is a calm day. In these cases, 2 hours may not be sufficient to dissipate all vapors. If you are unsure, avoid machinery in**

these areas, and test with a "sniffer". Never test for vapors with a match or lighter or other flame.

- 5) Determine the cause of leaks and remedy before attempting to restart equipment. Warn others and allow waiting period to pass before restarting client equipment.

C. Fire.

1. General LPG / NGL fed fire.

DANGER: Do not extinguish a LPG or NGL gas or liquid fed fire without stopping the source of the gas. If extinguished, heavier than air vapors can collect and be re-ignited by hot components, resulting in a fireball or explosion.

2. Fire touching or near to tank.

- 1) **DANGER: The tank may explode in as little as 5 MINUTES depending on liquid level in the tank. Tank will explode without warning (no buckling, popping, etc.). The Safe Distance is ½ mile for the Tank. If fire is touching tank, and has not immediately started (i.e., you did not witness ignition), do not attempt to fight fire, retreat immediately to safe distance and observe tank from side of tank (not ends). If you see fire start, you have 5 minutes to extinguish fire AND reach safe distance. If the fire is hydrocarbon fed, evacuate to safe distance, do not attempt to fight fire. If fire is other (brush, trash, etc.) take immediate action and leave within 5 minutes. Your truck (even a fire truck) is not adequate protection – You must make safe distance. Even after fire is extinguished, the tank may be weakened and could rupture. Consult experts prior to approaching tank after a fire. Note: The normal operation of the pressure relief valves will not prevent tank explosion, which is typically caused by heat weakened steel, not necessarily over-pressure. The lower the liquid level in the tank, the more likely it is that the tank will explode.**
- 2) Call fire department or 911.

D. Tank is leaning or listing

- 1) Note: If list or lean is greater than 10° (slight), do not attempt to shut Tank valves while performing Total System Shut Down. Stay well clear of Tank.
- 2) Perform Total System Shut Down, noting 1 above.
- 3) Call out transport to unload or re-level Tank (do not attempt to unload without leveling support equipment if list or lean is greater than 10° (slight)).
- 4) Do not re-start system until Tank has been examined / re-leveled.

VI. System De-Mobilization

A. Disconnection

- 1) Be very aware of stored energy hazards / pressures check gauges, use drains or purge valves / lines to reduce pressure.
- 2) Hoses can whip causing severe injury even at moderate pressures. **Never bleed pressure by loosening a hose connection.**
- 3) Be aware that Liquid NGLs / propane will boil and re-pressurize de-pressurized containers.
- 4) Ensure that hoses and pipes do not get dirt and debris in them when disconnecting.
- 5) Shut all skid / tank system valves prior to transport.
- 6) Be aware of grounding rods and grounding wires which could present a transport and loading hazard.

B. Transport

- 1) The Tank may not be moved with more than 900 gallons (5% of its volume) of liquids in the tank. If the Tank contains more liquid, remove the liquid with a transport prior to moving.
- 2) Do not raise landing gear or stabilizer legs until transports are on site and in position and ready to load equipment.
- 3) Do not transport Tank if there are any product leaks.

Acknowledgement:

I have received, read, and understand the above procedures. Any questions regarding these procedures have been answered to my satisfaction. I and my organization agree to abide by these procedures and promptly notify Enduring Block, LLC of any violation of these procedures by our employees or others, flaws found in the procedures, or unsafe events caused by these procedures or omissions in these procedures.

Name: _____

Title: _____

Signature: _____

Date: _____

VII. Appendix A – Flare Spacing

Flare Radiation Table

Flare Height:	25 feet					
Fuel Energy Content (LHV, or net):	1,504 btu/scf					
Equipment Distance:	75 feet					
Rate (mcf/d):	250	350	500	1,000	1,250	2,000
Radiant Energy per day (btu/d) ($\tau=1.0$, $K=0.3$):	112,824,031	157,953,643	225,648,062	451,296,123	564,120,154	902,592,247
Energy per hour (btu/hr):	4,701,001	6,581,402	9,402,003	18,804,005	23,505,006	37,608,010
Surface area of sphere impinging on ground, at base ($4\pi r^2$):	7,854	7,854	7,854	7,854	7,854	7,854
Thermal Load (btu/(ft ² *hr)) at grade level, base of flare	599	838	1,197	2,394	2,993	4,788
Personnel Condition:	2-3 minutes	2-3 minutes	2-3 minutes	Evacuation only	Evacuation only	Not Allowed
Surface area of sphere impinging on ground, at 50' from base	39,270	39,270	39,270	39,270	39,270	39,270
Thermal Load (btu/(ft ² *hr)) at grade level	120	168	239	479	599	958
Personnel Condition:	Unlimited	Unlimited	Unlimited	Unlimited	2-3 minutes	2-3 minutes
Surface area of sphere impinging on ground, at 100' from base	133,518	133,518	133,518	133,518	133,518	133,518
Thermal Load (btu/(ft ² *hr)) at grade level	35	49	70	141	176	282
Personnel Condition:	Unlimited	Unlimited	Unlimited	Unlimited	Unlimited	Unlimited
Surface area of sphere impinging on ground, at Equipment of 75' from base	78,540	78,540	78,540	78,540	78,540	78,540
Thermal Load (btu/(ft ² *hr)) at grade level	60	84	120	239	299	479
Personnel Condition:	Unlimited	Unlimited	Unlimited	Unlimited	Unlimited	Unlimited
Note: Calculations exclude solar radiation, which is 330 btu/(ft ² *hr) maximum (1.04kW/m ²)						
Note: Calculations assume flame center at tip, which is generally conservative.						
Note: Calculations assume F factor of 0.3, which is conservative (range of 0.1 to 0.3)						



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MEMORANDUM

RE: Safety Best Practices

When using porta pak tanks for process uses there are some unique risks that may not be readily apparent. These issues are also relevant for other users:

- 1. Support Tank Legs.** The tank legs soil pressure for our largest portable tank can exceed 106 psi. This is in excess of the load bearing capability of most semi-improved surfaces, especially when water saturated. There are many methods to support tank leg landing gear including crane mats, steel plate, and self-constructed remedies. The tanks have sunk into the earth on prior occasions. Any displacement can risk pipe rupture, gas or liquid leaks or damage to the tank. The tank landing gear legs must be placed on an appropriate surface. Enduring Block will rent mats if any clients are interested.
- 2. Support Piping and Avoid Vibration.** The tank valves and associated piping are not designed to carry the load of un-supported pipe. One tank did experience a failure in a close nipple at the internal valve because of unsupported, vibrating pipe. Best practice is to include a flex connector if there is any question about transmitted loads or vibrations. Always support all pipe. Be aware that stacked wooden blocks and other temporary means of support can become dislodged at any time and are not recommended.
- 3. Control Process Pressure on High MDMT Tanks.** Most tanks have a Minimum Design Metal Temperature that is well higher than -20F. This means that the tank cannot hold design pressure if the metal of the tank is very cold (0F to -20F). *The relief valve set points do not change with temperature and cannot be changed.* This is not an issue with most propane operations, as the vapor pressure of propane drops with temperature. However, when tanks are used in a process situation and the pressure is provided by a compressor, it is possible to pressurize a cold tank above its (cold reduced) nameplate capacity which could be well below the relief valve set points. This is a particular issue with post-cryogenic operations that are not heated or that have a heater failure. Please design your process and piping to provide redundant safety for this situation (i.e., pressure control plus pipe relief valve set to MDMT pressure at expected temperature). If the MDMT is not listed on the tank, consult an engineer. **An example:** A tank is rated for -2F @250psi and -20F @ 190 psi. This tank could exceed its nameplate rating if the steel were -20F and more than 190 psi is applied to the tank. The relief valves do not know the temperature, and will not open until the "hot" name plate rating of 250 psi is exceeded. Therefore, the nameplate rating of the tank would be exceeded by 60 psi, or 32% overpressure before the relief valves on the tank would activate at -20F. Another thing to consider is that if the steel is less than -2F, some overpressure would occur prior to relief valve activation.



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4. **Do Not Move Tanks Containing Product.** The tanks are transportable, they are not made for transit. It is not legal to move the tank on a public road with more than 5% water capacity of product in the tank. Do not attempt to move the tank or "get under" the tank with a truck when the tank contains product. The landing gear and chassis are not made to be pushed with the weight of product in the tank.
5. **Use Proper Procedures to Get Under Tank with Truck.** Chock wheels. Pressurize and set brakes with glad hands before backing under. Some brake systems may have lost pressure during long deployments and spring systems can stick. Check tire conditions and pressures before moving on highway. Check lighting and tank systems.
6. **Review and Use Operational Procedures.** The above list is not exhaustive.

Sincerely,

A handwritten signature in black ink, appearing to read "Cary Ratterree", written in a cursive style.

Cary Ratterree

EXHIBIT L

REAL ESTATE PROFESSIONAL STATEMENT

CUP 26-012 Appeal

Contents:

1. Statement of Michael Thomas, Vice President of Sales, THG Real Estate

Purpose:

This exhibit is submitted in support of Appellants' concerns regarding the Property Values criterion applicable to CUP 26-012.

The attached statement was prepared by Michael Thomas, Vice President of Sales for THG Real Estate, who has extensive experience in rural Idaho real estate markets. Mr. Thomas provides his professional opinion regarding the likely impacts of a commercial propane storage and distribution operation within Saddle Rock Subdivision on property values, marketability, buyer perceptions, residential character, and the overall desirability of the community.

Appellants offer this exhibit as evidence that the record contains substantial concerns regarding whether the proposed use will satisfy the required finding that approval of the Conditional Use Permit will result in an increase in the value of private property.

This exhibit is offered in support of Sections II, III, and V of the Appeal.

Michael Thomas
VP of Sales, THG Real Estate

To Whom it may concern,

I was recently made aware that Valley County is attempting to obtain approval for a 30,000 gal. propane tank within the subdivision called Saddle Rock in Cascade, Idaho. I have been in real estate for 20 years and sold many properties in rural Idaho and can say with certainty that allowing a filling station within any subdivision is going to drastically impact property values and disrupt the owner's quiet enjoyment of their land. This is especially true for a subdivision like Saddle Rock that is designed to be extremely private and whose price point reflects a premium value in comparison to similar subdivisions in Valley county.

I have personally toured, done business and spent vacation time in Saddle Rock and would hate to see such a monstrosity disrupt the natural look and feel of this beautiful subdivision while also increasing large truck traffic on a road the HOA pays to maintain. If I were to represent another buyer or seller in the community I would advise my clients that such a large propane tank would impact values negatively and that they should consider this in their sale price or offer price.

Signed,

A handwritten signature in cursive script, appearing to read "Michael Thomas", written in dark ink.

Michael Thomas
VP of Sales, THG Real Estate
208-890-4223