

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] il. [REDACTED] il. [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]
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]>
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
The National Association of
Women in Construction

Boise, ID

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 Gavriluk <[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 Gavriluk
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]@[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] [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/>

- HOA dues are not designed for industrial-level wear and will not cover future costs.

Digitally signed by Karie Frederic
DN: DC=com, DC=pacificsource,
DC=wa, OU=Staff Members, OU=
Bucks, OU=Health Services, CN=
Karie Frederic
I am the author of this
document
Location:
Date: 2025.06.21 20:09:50-0800
Fox PDF Editor Version: 13.2.3

From: jrchenoweth [REDACTED]
Sent: Tuesday, June 2, 2026 9:39 AM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Cc: Jaime Chenoweth <schrjaim@isu.edu>
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

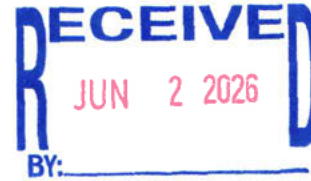
There are more suitable locations for a propane depot—industrial or commercial zones with proper safety buffers, infrastructure, and emergency response capabilities. I respectfully urge the commission to reject this proposal and work with the applicant to identify a safer, more appropriate use of site.

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] 16@ [REDACTED].com

From: The States Family <[REDACTED]>

Sent: Tuesday, June 2, 2026 9:12 PM

To: Cynda Herrick <cherrick@valleycountyid.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]
Sent: Wednesday, June 3, 2026 2:03 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Cc: Bob Kovacs [REDACTED]; Christine Kovacs [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

From: Brie Ghinazzi <brieg@meritnow.com>
Sent: Tuesday, July 7, 2026 3:49 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: CUP 26-012 Appeal

Valley County Commissioners,

Thank you for the opportunity to share a few additional thoughts ahead of your upcoming hearing.

In my earlier comments, I raised several concerns about this application. This letter focuses on one issue that I believe deserves special attention: wildfire risk.

The attached communications are letters declining to provide insurance coverage for my existing property within Saddle Rock because of wildfire risk. I am submitting them because they provide independent, third-party assessments of the wildfire hazard associated with this area.

One message from Travelers states:

"This location is in a very high hazard area for wildfire, and is ineligible for coverage with Travelers Select."

A second communication, documenting marketing efforts to multiple commercial insurance carriers, reports:

- The property's RiskMeter Wildfire Score is **100**, described as "as high as it gets."
- Multiple carriers declined to provide coverage due to wildfire risk.
- Other carriers identified the location as prohibited or outside their underwriting appetite because of wildfire exposure.
- The underwriter concluded that only a very limited number of insurers were likely to even consider providing coverage.

I recognize these letters address insurance for my property, not the proposed facility. However, they provide independent evidence that the surrounding area is already considered by multiple insurers to present an exceptionally high wildfire hazard. I believe that information is relevant to the Commission's evaluation of whether introducing a propane storage and distribution facility into this location is consistent with the protection of public health, safety, and welfare.

I respectfully ask that you consider this independent information, together with the other evidence in the record, as you evaluate whether this proposal is appropriate for this location and satisfies the standards required for approval.

Thank you for your time, your thoughtful consideration of this matter, and your service to Valley County.

Sincerely,

Brie & Tony Ghinazzi

Brie Ghinazzi

From: Travelers Info Reply [REDACTED]
Sent: Monday, March 10, 2025 8:54 AM
To: Sanders, Adam E (MMA)
Subject: HEX HOLDINGS LLC, [REDACTED]
Attachments: CGD271(11-03).pdf

CAUTION: This email originated outside the company. Do not click links or open attachments unless you are expecting them from the sender.



Policy Number: [REDACTED]
Account Name: HEX HOLDINGS LLC
SAI: [REDACTED]

Hello Adam,

Thank you for taking the time to speak with me earlier. As a follow-up to our phone call:

I am the underwriter working the request to add the loc 32 SADDLE ROCK DR, CASCADE, ID 83611, effective 2/28/25. Please be advised that this request will need to be respectfully declined.

This location is in a very high hazard area for wildfire, and is ineligible for coverage with Travelers Select.

The endorsement CG D2 71 - EXCLUSION – ALL HAZARDS IN CONNECTION WITH DESIGNATED PREMISES will need to be added to the policy for this location, to prevent our liability from extending to this ineligible property.

For most the efficient response regarding this request, please reply to [REDACTED]@travelers.com.

Thank you for your continued business,

Quinn Abrams | Core Underwriter | Small Commercial
Email: [REDACTED]@Travelers.com
Direct line: 1-607-378-1217 Toll Free: 1-877-516-3482, Press 1 and enter extension 1217

Please direct all renewal and policy service inquiries to TravelersSelect@travelers.com
All service needs, endorsement requests, BORs, general policy inquiries and renewal correspondence

Travelers Underwriting Support

Brie Ghinazzi

From: Ernesto Flores <[REDACTED]>
Sent: Friday, March 14, 2025 5:40 PM
To: Sanders, Adam E (MMA)
Cc: Guyton, Adam (MMA); Kristin Jones
Subject: RE: Quick Ballpark Indication

CAUTION: This email originated outside the company. Do not click links or open attachments unless you are expecting them from the sender.

Hi Adam,

We do not have access to Rainier.

Aside from that here is a summary of our marketing efforts from carriers that can sometimes write higher wildfire risks:

Kinsale	Submitted.
Atlantic Casualty	Declined.
Century	Declined.
Music	Prohibited due to PPC but submitted for an exception.
BHHC	Submitted but expect to run into high MP if they do quote. Prohibited due to Wildfire score but submitted for an
RSUI	exception.

The Riskmeter Wildfire score for the location is 100, which is as high as it gets. Century and Atlantic Casualty use a different vendor to score their wildfire risk, but it still scored high and out of appetite.

Realistically I expect Kinsale to be the only one willing to quote.

I will advise as I receive updated.

Thank you,

Ernesto Flores
Associate Underwriter
T 310.504.1023 | [REDACTED]
[REDACTED]@amwins.com
Amwins Access
2120 Park Place | Suite 120 | El Segundo, CA 90245
amwins.com

AMWINS

From: Sanders, Adam E (MMA) <[REDACTED]>
Sent: Thursday, March 13, 2025 9:37 AM
To: [REDACTED]
Cc: [REDACTED]; Kristin Jones@amwins.com
[REDACTED]
Subject: RE: Quick Ballpark Indication

Valley County Planning & Zoning Commission

Public Hearing — June 11, 2026

CUP 26-012 Schneider Propane Storage

Print Name & Place of Residence

Undecided

Proponents

Opponents

DEE DECOMP McLean
✓ Marvin Ward - 37 Challis
✓ Hayle Ward - 37 Challis
BRANDEN FISCH - 20 SADDLE ROCK
Richard J. Bell 33 Challis
✓ Daved Billig 15 Dakota way
Russell Ward 37 Challis
Dean + Andrea Snyder 10 Saddle Rock

From: Cynda Herrick <cherrick@valleycountyid.gov>
Sent: Tuesday, June 16, 2026 2:42 PM
To: [REDACTED]
Cc: Lori Hunter <lhunter@valleycountyid.gov>
Subject: Fw: Looking for guidance

Hello,

Chairman Roberts is aware of the desire to be contacted. He stated he does not wish to discuss matters concerning a site specific application until a final decision has been made.

Your letter will be placed in the file.

Thanks, Cynda

Cynda Herrick, AICP, CFM
Valley County
Planning and Zoning Director
Floodplain Coordinator
PO Box 1350
Cascade, ID 83611
(208)382-7116

"Live simply, love generously, care deeply, speak kindly, and leave the rest...."

Service **T**ransparent **A**ccountable **R**esponsive

From: Deborah Billig <[REDACTED]>
Sent: Monday, 15 June 2026 12:02:24
To: Katlin Caldwell <kcaldwell@valleycountyid.gov>
Subject: Looking for guidance

Commision Caldwell:

We have a situation involving P&Z Commissioner who falsely testified at a hearing last week and also has illegally started a business before zoning approval. We have strong evidence of both including witnesses and photographic evidence.

We have not asked for appeal as our focus is on the ethical behavior of the board and the illegal activity. We have tried to reach out to the Chairman Ken Roberts to share this information so it could be handled quietly and professionally but the P&Z Director is blocking us and will not share the information and will not let us speak with Commissioner Roberts. We do know we can raise this issue to the state for an investigation and things could get ugly and that is not our intent. We don't know who the senior level person is for Valley County who might be able to address the concerns we have without it becoming something much bigger.

Can you guide us to the right county official?

From: Cynda Herrick <cherrick@valleycountyid.gov>
Sent: Monday, June 15, 2026 10:14 AM
To: David Billig [REDACTED]
Subject: Re: Propane tank

Mr. Billig,

It was sent to Heidi Schneider as the applicant requesting a response. I thought you were interested in the reason. Apparently Heidi was unaware.

The reason I do not forward emails independently to the P&Z Commission is due to Valley County Code and case law. I am the keeper of the record and our goal is to run a clean process. P&Z Commissioners must not participate in *ex parte* contact per the following codes:

Valley County Code 9-2-1.B

2. Ex Parte Contact: Any action of the commission in applying the general rules or policies to specific individuals or sites is quasi-judicial, which creates a higher standard of expected conduct. Whenever quasi-judicial issues are presented, both the proponents and opponents are entitled to know of any information presented by the other side. Therefore, the decision must be based only upon the evidence and testimony presented at the formal public hearing. If any information has been presented to a member *ex parte*, that information should be placed on the record at the hearing.

There is also state statute that is not specific to the local land use planning act, as follows:

67-5253. Ex parte communications. Unless required for the disposition of ex parte matters specifically authorized by statute, a presiding officer serving in a contested case shall not communicate, directly or indirectly, regarding any substantive issue in the proceeding, with any party, except upon notice and opportunity for all parties to participate in the communication.

I hope this helps...

Thanks, Cynda

Cynda Herrick, AICP, CFM
Valley County
Planning and Zoning Director
Floodplain Coordinator
PO Box 1350
Cascade, ID 83611
(208)382-7116

"Live simply, love generously, care deeply, speak kindly, and leave the rest...."

Service **T**ransparent **A**ccountable **R**esponsive

From: David Billig <[REDACTED]>
Sent: Monday, June 15, 2026 8:58 AM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: Re: Propane tank

You shared it with Heidi that was inappropriate. We were trying not to embarrass her and keep this private.

Send it to Ken before noon. We are trying to address this locally but if you continue to deny our request we will elevate this to a state level given it involves one of the commissioners who has done an illegal activity and then lied in testimony.

Please confirm when he has it. He is welcomed to call me if he wants to discuss.

[REDACTED]

On Mon, Jun 15, 2026 at 9:51 AM Cynda Herrick <cherrick@valleycountyid.gov> wrote:
Hello Mr. Billig,

No, I did not send your email to Ken; we do not send emails to P&Z Commissioners if they are site specific applications. I will forward it to him for his knowledge once the decision is final.

If you have additional questions please let me know.

Thanks, Cynda

Cynda Herrick, AICP, CFM
Valley County
Planning and Zoning Director
Floodplain Coordinator
PO Box 1350
Cascade, ID 83611
(208)382-7116

"Live simply, love generously, care deeply, speak kindly, and leave the rest...."

Service **T**ransparent **A**ccountable **R**esponsive

From: David Billig <[REDACTED]@valleycountyid.gov>
Sent: Friday, June 12, 2026 3:30 PM
To: David <[REDACTED]>
Cc: Cynda Herrick <cherrick@valleycountyid.gov>; Lori Hunter <lhunter@valleycountyid.gov>
Subject: Re: Propane tank

Director Herrick, did you send this to Commissioner Roberts as requested?

On Fri, Jun 12, 2026 at 1:46 PM David <[REDACTED]@valleycountyid.gov> wrote:
So I specifically ask you to send it to Ken.

On Fri, Jun 12, 2026 at 12:27 PM Cynda Herrick <cherrick@valleycountyid.gov> wrote:
Hello,

I understand you are considering appealing the PZ Commission's approval. I don't know how the perceived "lie" will impact the approval or the application; I don't know that it would change the decision. I spoke with Heidi Schneider and she was unaware. Ryan called and stated the following:

"In response to our phone call regarding the empty trailers, I've attached photos with time stamp and location. Weeks ago I allowed the propane company to park this trailer onsite. I also told them they could not use the tank or operate business until after approval of the CUP application.

Heidi was unaware of the tank being onsite as I did not and do not think there is an issue parking empty trailers for short periods of time. In my mind this is just like storing building products without a building permit."

There is a 10-day appeal period to the Board of County Commissioners in accordance with Valley County Code 9-5H-12. Please contact our office if you are considering appealing the decision. The appeal fee is \$1,000. The deadline for an appeal is 5:00 p.m. on June 22, 2026.

All appeals must be written and include the \$1,000 fee.

Each appeal must clearly state the:

- name, address, and phone number of the person(s) or organization appealing the decision,
- The specific issues, items, or conditions that are being appealed, and
- State the nature of your interest and extent of damages.

Thanks, Cynda

Cynda Herrick, AICP, CFM
Valley County
Planning and Zoning Director
Floodplain Coordinator
PO Box 1350
Cascade, ID 83611
(208)382-7116

"Live simply, love generously, care deeply, speak kindly, and leave the rest...."

Service **T**ransparent **A**ccountable **R**esponsive

From: David <[REDACTED]ail.[REDACTED]>
Sent: Thursday, June 11, 2026 11:20 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Cc: David Billig [REDACTED]
Subject: Propane tank

Please send this to Ken asap. It is for you and him only. Thank you.

Hello Ken

I was at the CUP Schneider Propane proposal hearing tonight and testified in part about the presence of a large propane storage tank already present on the Schneider's storage lot. You questioned her immediately after and she lied and said there was no propane tank already on said property. Attached are photos showing the tank with company name "Enduring Block" on the side. This is a company that rents propane storage tanks. Also in the photo are smaller private residential tanks. Sorry the quality is poor the meeting ran till almost dark here. We appreciate your efforts during the hearing to try to get a fair resolution. Unfortunately several members seemed biased and where more focus on making it happen then listening to you or the feedback from the public. Two of my four questions were completely ignored. And then at the very end the committee made things worse. Heidi said it was no more than 4 trips a day but the committee increased to 8 in the last statement of the night. the restrictions applied by your fellow commissioners ADDED trips per day to the original proposal making the result worse.

We are considering an appeal and would like to know how this lie during testimony will impact the situation

Sincerely
Dave Billig

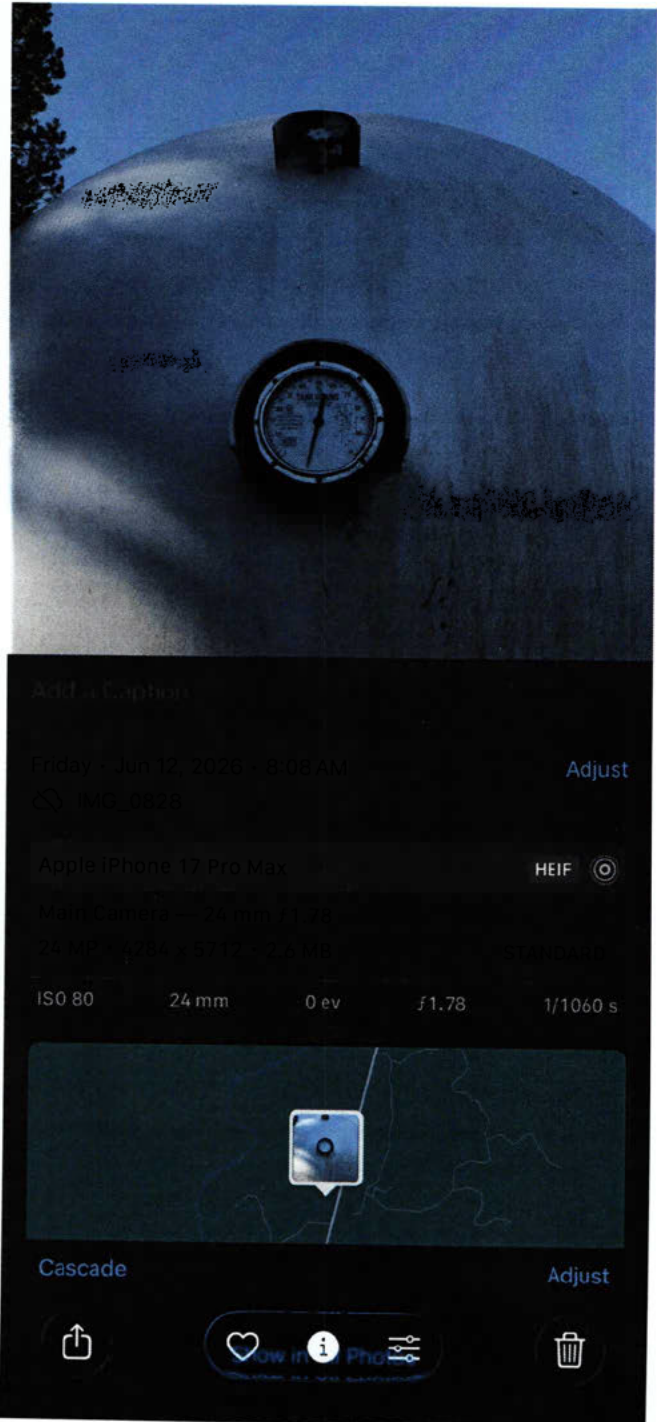
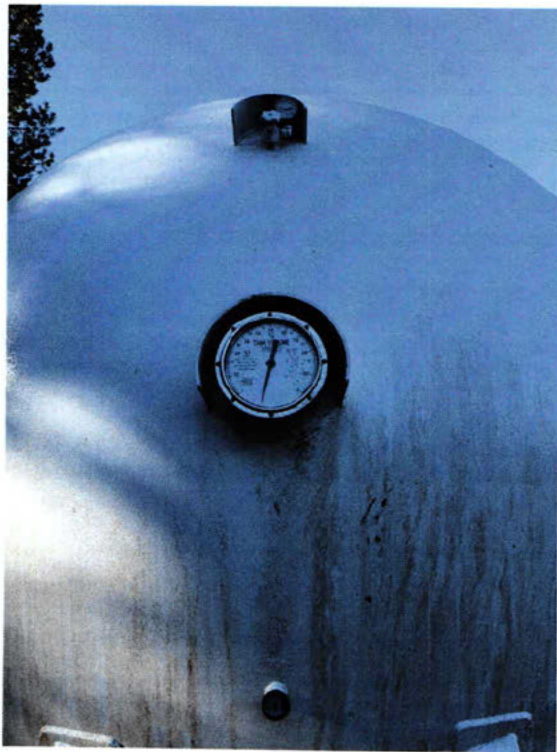
From: Ryan Schneider [REDACTED] [REDACTED] [REDACTED]
Sent: Friday, June 12, 2026 12:21 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: Empty tank near Saddle Rock

Cynda,

In response to our phone call regarding the empty trailers, I've attached photos with time stamp and location. Weeks ago I allowed the propane company to park this trailer onsite. I also told them they could not use the tank or operate business until after approval of the CUP application.

Heidi was unaware of the tank being onsite as I did not and do not think there is an issue parking empty trailers for short periods of time. In my mind this is just like storing building products without a building permit.

Please let me know if you have any other questions.



From: Deborah Billig <[REDACTED]>
Sent: Tuesday, July 14, 2026 6:49 AM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: Fwd: Billig submission to the Valley County Commissioners

Re: CUP 26-012 Appeal

Cynda:

Please find attached our personal letter and facts we are providing to aid in the discussions on July 21, 2026. I've also included a copy of the private road declaration also referenced in our letter and that will be called out at the meeting.

We would like these included in the packet.

Branden will have a separate presentation for the meeting and he will be representing the landowners as a whole for the meeting.

Please let us know if there are any questions and please confirm receipt.

Thank you

Dave & Deborah Billig

July 12, 2026

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

To: Valley County Commissioners

RE: CUP 26-012 Schneider Propane Storage

The Idaho Code 67-6508 (Land Use Planning) requires county commissions to analyze "hazardous areas" and "public safety" before granting a conditional use permit (CUP). We believe this was not achieved at the Planning & Zoning first hearing and the Compatibility Rating originally used was based on incomplete, inaccurate, biased data.

- Applicant misrepresented multiple points without rebuttal.
- Applicant did not provide factual data but instead relied on beliefs.
- The CUP does not align with the Valley County's Comprehensive Plan.
- Approving Commissioners strove to make CUP tenable vs declining the request and used limited factual data.

Commercial storage and distribution of Liquefied Petroleum Gas (LPG) is highly regulated and requires Heavy or Light Industrial zoning across most of the United States. It is rarely approved in a residential zone, much less a dense forest area with the highest wildfire risk in the entire U.S. Especially on that also about public land. While we recognize that Valley County has no traditional zoned districts and operates under a single unique multiple use performance based zone; it does not diminish the impact or the fact that LPG storage and distribution operates under strict national compliance codes. It requires special permits and strict compliance with national safety.

We also recognize the odds of a BLEVE is rare, with only 600 occurrences in the U.S. annually. However, it only takes one to create a catastrophic event and they do occur. Placing a 30,000 gallon tank in a heavily forested, residential area that abuts public land creates an unreasonable, non-migratable hazard in a wildland-urban interface zone. Our property is within 800 ft of the CUP property in question. We believe there is an inherent risk to our safety, health, wellbeing and a devaluing of property with this proposal. We are not alone, the majority of the Saddle Rock owners feel similarly. We strongly oppose the approval of CUP 26-012. If a BLEVE event occurs, then the county has also put at risk the future use of the Packer John State Forest and the Boise National Forest which impacts far more than the local residents of Saddle Rock.

Attached is data collected from national resources to aid in the discussion for the July 21 meeting. We have done the research to provide the Commissioners and the Applicant with

Billig July 2026

information for decisions to be made with factual data. You are welcome to double check this data as all sources are provided.

After reviewing these facts, we question why?

1. Why is there a need for a 30,000 gallon storage tank and delivery business within a forested residential area when there are already 3 within 10 miles of this location? All of which are located in light industry, non forested areas.
2. Why are County Commissions not factoring in the factual data, the Comprehensive Plan of the County and the overall risk to Valley County residents and protection of forested land given the significant risk of Wildfire, BLEVE and the other adverse impact to residents?
3. Why are the Schneider's and the LPG company moving forward without first gaining full approval of a CUP?
4. Why are the Schneider's allowed to violate the Saddle Rock Private Road Declaration for which they wrote?
5. Why are the Schneider themselves pushing for this when their perceived financial gain is insignificant compared to the impact on the community they are developing? Is this to set a precedent for something bigger yet to come?
6. Why take the risk of placing a storage tank in this high wildfire risk area at all?

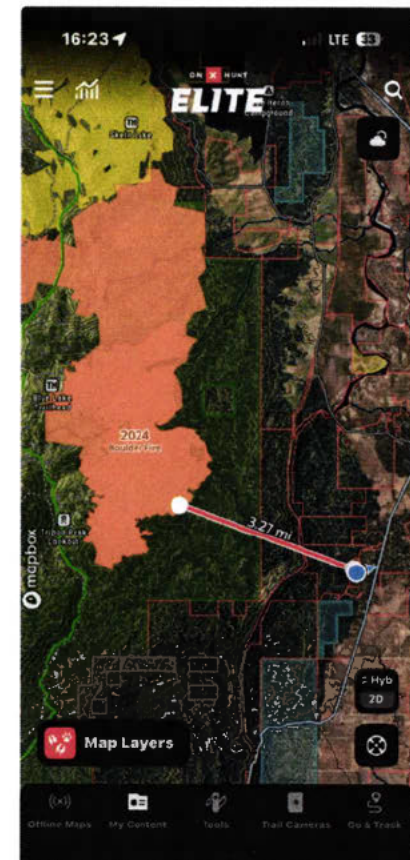
Commissioners, we ask that you evaluate all facts and data. Consider the risk and impact not just to the landowners of Saddle Rock, but also to those in Herrick Development, Travelers on Highway 55, Packer John State Park and the Boise National Forest and to the thousands who would be impacted,

We respectfully ask for CUP 26-012 be declined.

Saddle Rock in top 1% in the country of highest wildfire risk

- Valley County has a very high risk of wildfire - higher than 99% of counties in the U.S.
- Saddle Rock is coded in the deepest reds on Wildfire maps indicating one of the highest risk in Valley County.
- In 2024, the Boulder Fire was 3.27 miles and the Goat fire was 7.7 miles from Saddle Rock.
- Wildland-Urban Interface (WUI) fire mitigation policies, completely deny special use permits for hazardous bulk storage structures if the placement alters the natural fuel breaks or endangers adjacent public forestlands. Saddle Rock abuts Packer John State Forest which borders Boise National Forest.

Source: USDA Wildfire Risk



National Fire Prevention Agency (NFPA)

- NFPA 58 is the industry benchmark for the safe storage, handling, transportation and use of LP Gas
- Chapter 8 of the NFPA code specifically covers the storage of cylinders awaiting use, resale and restricts where cylinders can be kept **mandating that storage minimizes exposure to excessive temperatures, physical damage or tampering**
- Per the NFPA In a dense forest, tree root systems, continuous pine needles casting, and overhanging canopies make establishing and maintaining a truly non-combustible perimeter nearly impossible without aggressive maintenance.
- Proposed site is in a rural, secluded community, who is going to ensure no tampering?

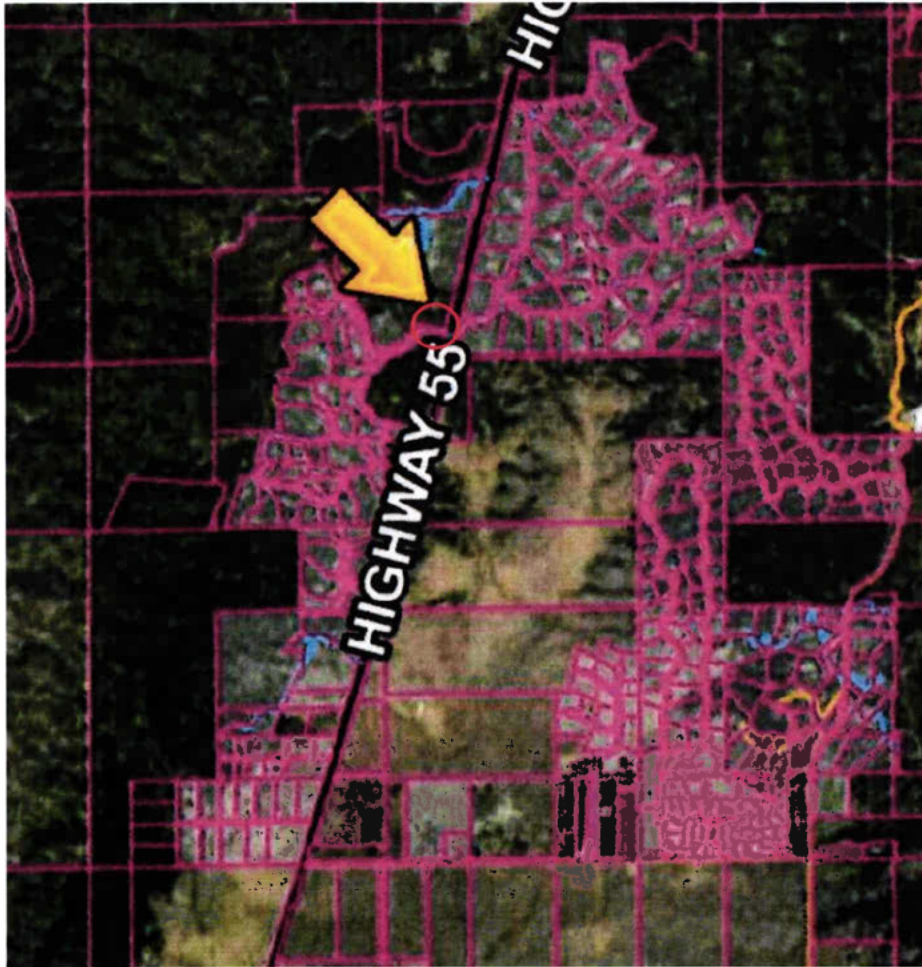
Has a NFPA 58 mandated formal Fire Safety Analysis been completed?

BLEVE

BLEVE is boiling liquid expanding vapor explosion

- When an lpg tank gets too hot, such as a wildfire, tank pressure causes safety valve to be overwhelmed, tank ruptures and all fuel immediately vaporizes and explodes.
- Annually this happens 600 times a year across the U.S. (Consumer Products Safety)
- Bleve is caused by heat - risk in the proposed site is higher than the national average given the property is in the top 1% nationally of wildfire.
- Has the NFPA 58 Formal Fire Safety Analysis demonstrated that "flame impingement" from a high intensity forest wildfire would overwhelm the tank's pressure relief values, causing a catastrophic BLEVE?
- There is no public water and no fire hydrants for miles. The 10K gallon tank reserves in Saddle Rock is not sufficient nor logistically located. To diminish the potential of an explosion the fire department must apply between 500-900 gallons per minute in a continuous flow to the tank in a wildfire situation until the fire is out. This would be virtually impossible with only 10,000 gallons of water that is not located on the property needing to be transferred by tanker truck.. Which seems logistically impossible. Source is from the National Fire Prevention Agency - under their BLEVE NFPA Fire Investigations/Fire Department Operations

LOCATION IS IN A DEVELOPED AREA BORDERED BY HEAVILY FORESTED PUBLIC LAND



- Location being proposed is in a heavily forested single family residential community.
- It is surrounded by the Saddle Rock development, adjacent to highway 55 and Herrick Development to the east across from 55.
- The nearest commercial business is an RV park 3 miles north.
- Development abuts public land Parker John State Forest and Boise National Forest

Map provided by Valley County

BLEVE Impact - FIREBALL



Fire ball of 350' radius or 700' diameter incinerates everything within - trees, building, animals, people

Direct impact on 7-10 properties and Highway 55

Source: U.S. HUD & CAMEO Chemicals

Bleve Impact - BLAST WAVE

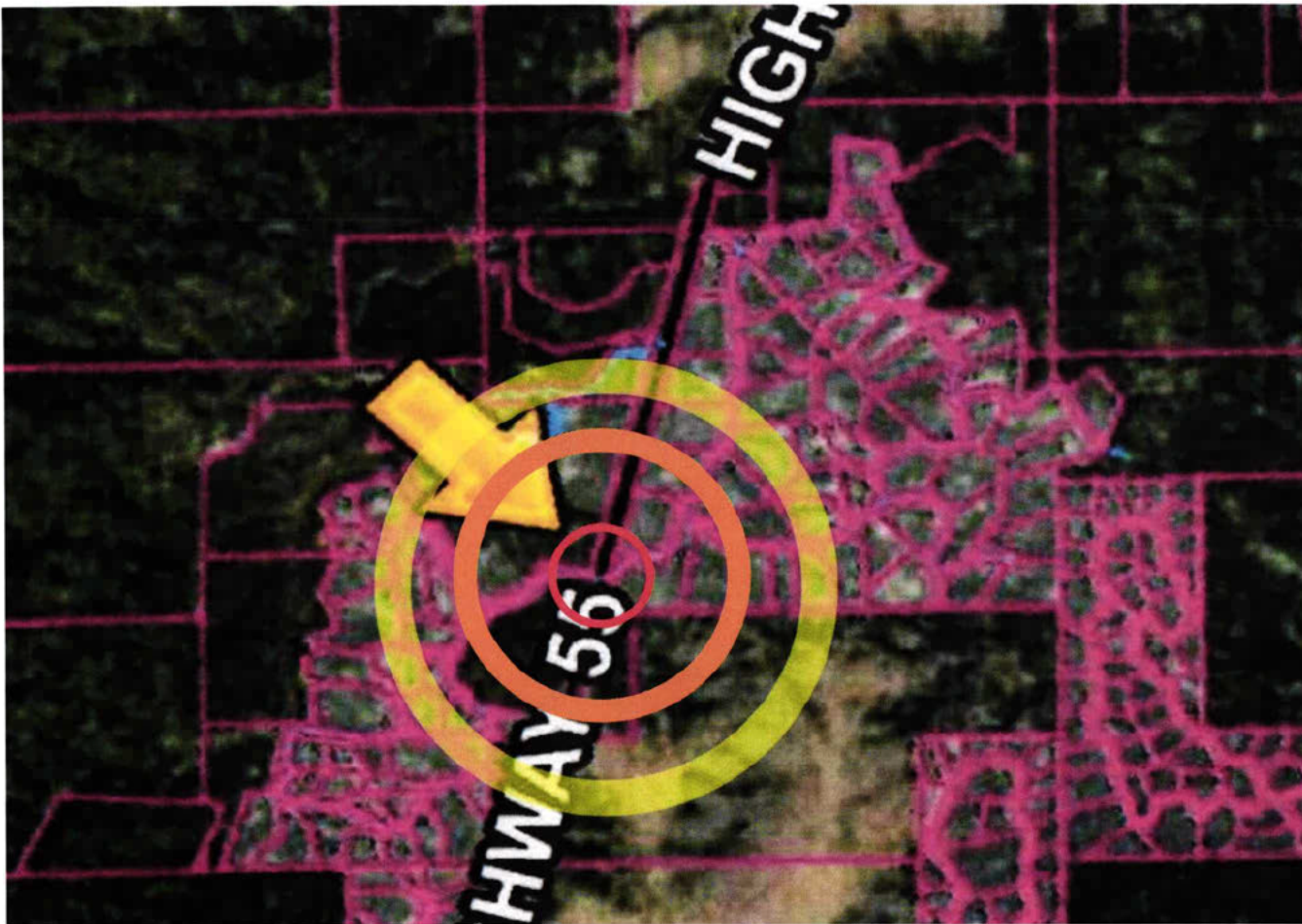


Blast wave within the first 1000' causes major structural damage - foundation, walls, roofs

Direct impact on 16 properties and Highway 55

Source: U.S. HUD & CAMEO Chemicals

Bleve Impact - BLAST WAVE

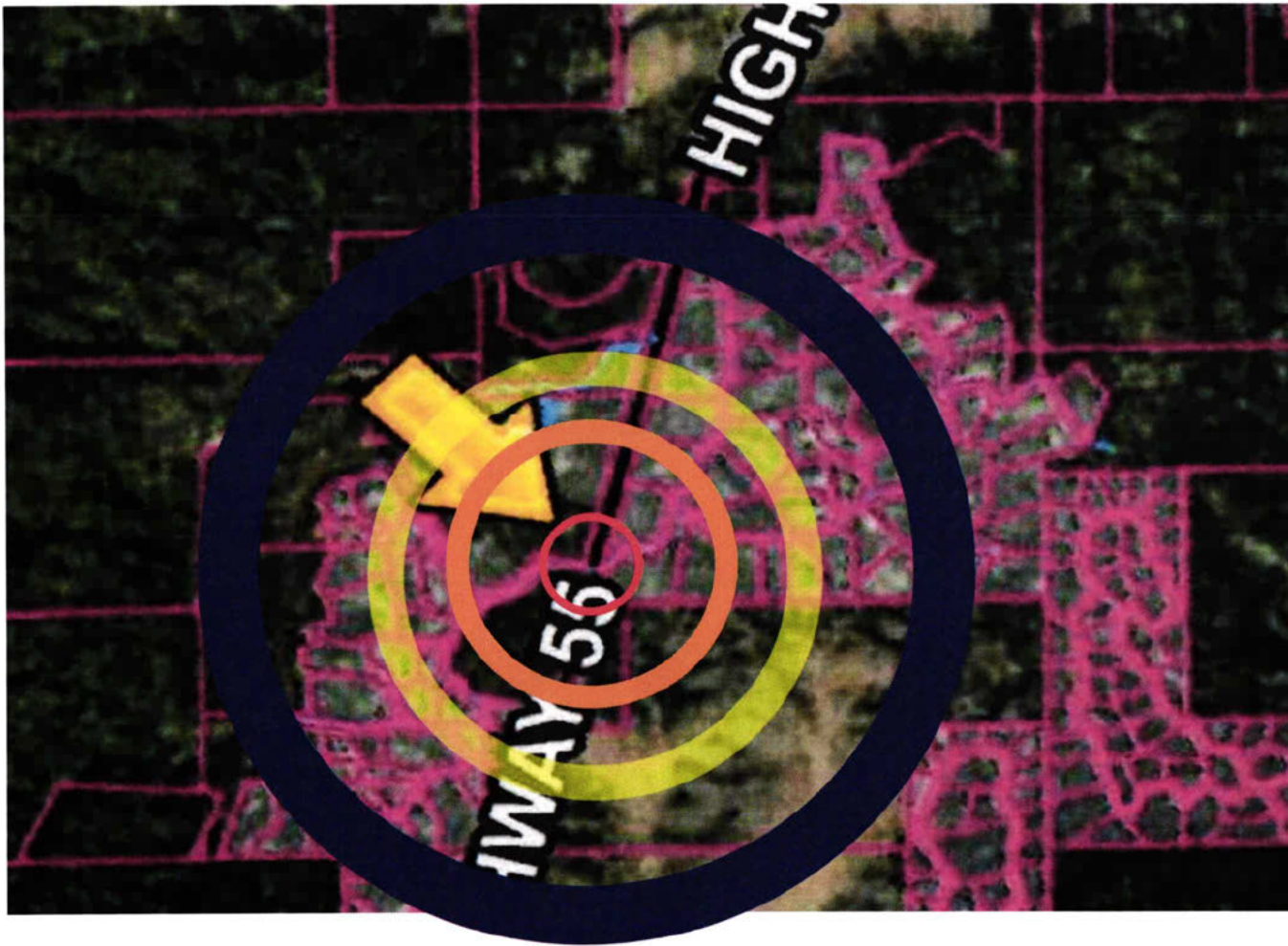


Blast wave between 1000' and 1500' causes moderate structural damage - walls, glass breakage

Direct impact on a minimum of 40-50 properties and Highway 55

Source: U.S. HUD & CAMEO Chemicals

Bleve Impact - SHRAPNEL PROPELLED UP TO A MILE



Shrapnel zone up to one mile.
Impacts 100 +/- properties- and a mile long stretch of Highway 55 and the State and National Forests.

Have the Herrick owners even been notified?

Source: U.S. HUD & CAMEO Chemicals

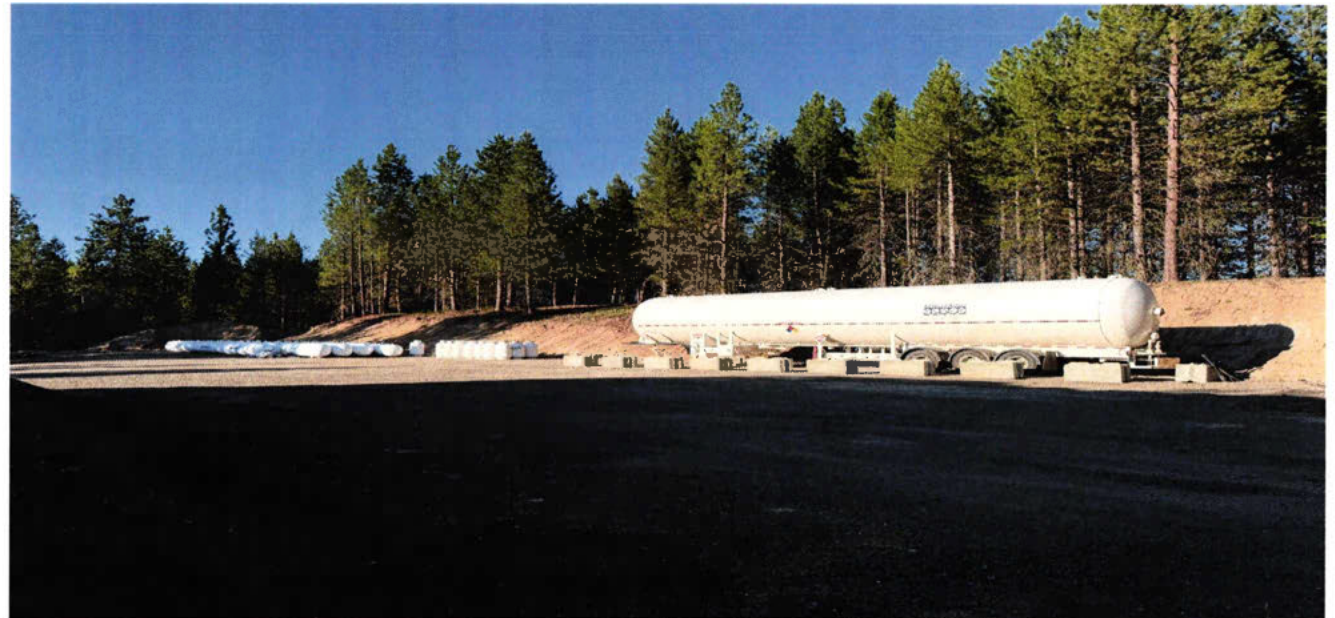
Land owners told the Board

Prior to the June hearing activity was happening:

Storage tanks were installed

Employees were hired and being trained

Visually seen delivering tanks to Cascade businesses



Strong Opposition

- 62% of the landowners in Sandle Rock oppose the CUP
 - 22% of the lots are not sold and owned by the Schneiders
 - 16% remaining includes lots for sale, owners who are unaware or not known or who have no opposition.
 - Herrick Subdivision across HW 55 awareness is unknown.
 - In Idaho, lease land to an LPG company typically range from 2-5K per acre annually per the Idaho Department of Lands (gov.). Thus the Applicant revenue value at the highest level is approximately 10K annually.
-

Violations have occurred and the Zoning Board is Aware

Per the Division of Occupation and Professional Licenses (.gov) and the Idaho State Liquefied Petroleum Gas Safety Board:

"It is illegal to set up a LPG storage or bulk facility before receiving your CUP and state licenses in Idaho."

- Valley County Zoning board was made aware in June with photographic evidence after the Commissioner misrepresented the truth of the tanks on the site.
 - Since, they have continued to build upon the site by adding additional tanks, cement blocks, etc.
-

VIOLATION OF PRIVATE ROAD DECLARATION

Allowing the LPG company to use the Private Roads is a violation of the Saddle Rock Private Road Declaration (See attached Declaration and highlighted areas)

- No one is questioning the Applicant's right to add properties.
 - The Declaration requires all properties must adhere to the terms and conditions of the Private Road Declaration regardless if they are or are not part of Saddle Rock - **Item 1f (bottom of page 2/top of 3)**
 - Not a PUBLIC EASEMENT: NO DEDICATION **Item 7 (bottom page 8/top of 9)** Nothing in this Declaration is intended and it should 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
-

Setting Precedence

- Don't open our community to commercial development.
 - Given the high risk to land owners and the assumed low financial gain of the Applicant there remains an unanswered "why" to even consider the proposal unless there is a much bigger long range plan undisclosed at this time
 - The lack of transparency on a bigger scale project to come is unknown. For example, the CUP Impact Report references in item 3 equipment being stored "inside". There is no building on this property, what is the plan for "inside"? Is this a large scale commercial building next to come?
-

We oppose CUP

- **IF the CUP is allowed we request the following:**
 - a separate entrance off of 55 be required and no use of the Private roads.
 - tank buried underground to further reduce the risk of wildfire impact
 - professional landscape screening from Saddle Rock
 - removal of the private drive to the Saddle Rock private road
 - all State and County regulation and assessment, must be met, including the required Engineered turn around and a separate Fire Water Storage tank on the proposed site.
-

**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 454115, 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

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.

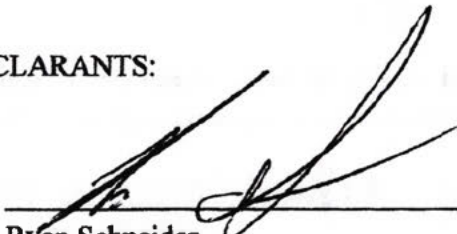
d. Severability. If any term or provision of this Declaration is deemed invalid or unenforceable, such term or provision shall be stricken, but all other terms and provisions of this Declaration shall remain intact, in full force and effect, unaffected by the striking of the offending term or provision.

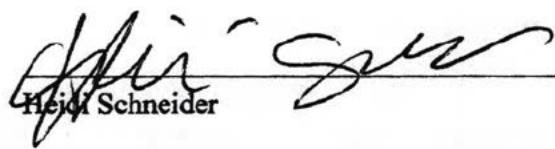
e. Amendment. Declarant expressly reserves unto itself, and to its designated successors and assigns, the right to unilaterally amend this Declaration at any time and for any purpose, regardless of whether Declarant then owns any Lot or other part or portion of the Property. Without limiting the foregoing, 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:

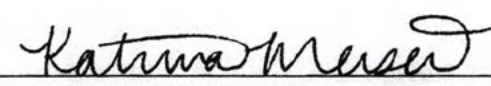

Ryan Schneider


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

Vitaliy and Olga Gavrilyuk
Larisa and Pieter Korneychuck
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 compability 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?