



Valley County Transmittal
Division of Community and Environmental Health

Return to:

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

Rezone # _____

Conditional Use # 26-012 Schneider Propane Storage

Preliminary / Final / Short Plat _____

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

- ☒ 14. CDH has no objection to the CUP. Any building generating wastewater will need a septic permit

Reviewed By: Bore

Date: 5/17/26



May 26, 2026

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

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

Dear Cynda Herrick:

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

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

1. AIR QUALITY D6, D8, D11

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

AIR QUALITY C1, D3, D4, D7

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

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

2. WASTEWATER AND RECYCLED WATER

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

3. DRINKING WATER

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

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

4. SURFACE WATER

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

5. SOLID WASTE, HAZARDOUS WASTE AND GROUNDWATER CONTAMINATION

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

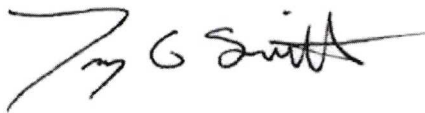
- **Water Quality Standards.** Site activities must comply with the Idaho Water Quality Standards (IDAPA 58.01.02) regarding hazardous and deleterious-materials storage, disposal, or accumulation adjacent to or in the immediate vicinity of state waters (IDAPA 58.01.02.800); and the cleanup and reporting of oil-filled electrical equipment (IDAPA 58.01.02.849); hazardous materials (IDAPA 58.01.02.850); and used-oil and petroleum releases (IDAPA 58.01.24.060 and 58.01.24.061). Petroleum releases must be reported to DEQ in accordance with IDAPA 58.01.24.060.01 and 58.01.24.061.04. Hazardous material releases to state waters, or to land such that there is likelihood that it will enter state waters, must be reported to DEQ in accordance with IDAPA 58.01.02.850.
- **Groundwater Contamination.** DEQ requests that this project comply with Idaho's Ground Water Quality Rules (IDAPA 58.01.11), which states that "No person shall cause or allow the release, spilling, leaking, emission, discharge, escape, leaching, or disposal of a contaminant into the environment in a manner that causes a ground water quality standard to be exceeded, injures a beneficial use of ground water, or is not in accordance with a permit, consent order or applicable best management practice, best available method or best practical method."
- For questions, contact Matthew Pabich, Waste & Remediation Manager, at (208) 373-0510.

6. ADDITIONAL NOTES

- If an underground storage tank (UST) or an aboveground storage tank (AST) is identified at the site, additional regulations may apply. If an UST is present, the site should be evaluated to determine whether the UST is regulated by DEQ. If an AST is identified, EPA may have additional requirements. Both UST and AST sites should be assessed to determine whether there is potential soil and ground water contamination. Please call DEQ at (208) 373-0550, or visit the DEQ website <https://www.deq.idaho.gov/waste-management-and-remediation/storage-tanks/leaking-underground-storage-tanks-in-idaho/> for assistance. If applicable to this project, DEQ recommends that BMPs be implemented for any of the following land uses: wash water from cleaning vehicles, fertilizers and pesticides, animal facilities, composted waste, ponds and outdoor gun ranges. Please contact DEQ for more information on any of these conditions.

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

Sincerely,



Troy Smith
Regional Administrator

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

Hi Cynda,

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

Thanks!

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



YOUR Safety ... ► YOUR Mobility ... ► YOUR Economic Opportunity

Re: Turn lane Construction

From Heidi Schneider <heidischneider@gmail.com>

Date Mon 4/27/2026 10:19 AM

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

Cc Ryan Schneider <r9schneider@gmail.com>

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

Will do, thank you Kendra.

Thank you!

Heidi Schneider

Cell: 208-849-2051

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

Hi Heidi,

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

Kendra Conder

District 3 | Development Services Coordinator

Idaho Transportation Department

Office: 208-334-8377

Cell: 208-972-3190

From: Heidi Schneider <heidikschnaider@gmail.com>
Sent: Wednesday, April 22, 2026 4:05 PM
To: Kendra Conder <Kendra.Conder@itd.idaho.gov>
Cc: Ryan Schneider <r9schneider@gmail.com>
Subject: Re: Turn lane Construction

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

Hi Kendra,

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

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

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

Please let me know your thoughts, thank you!

Thank you!

Heidi Schneider

Cell: 208-849-2051

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

Hi Heidi,

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

Let me know if you need anything else!

Kendra Conder

District 3 | Development Services Coordinator

Idaho Transportation Department

Office: 208-334-8377

Cell: 208-972-3190



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From: Heidi Schneider <heidischneider@gmail.com>
Sent: Wednesday, February 19, 2025 9:10 AM
To: Kendra Conder <Kendra.Conder@itd.idaho.gov>
Cc: Ryan Schneider <r9schneider@gmail.com>
Subject: Re: Turn lane Construction

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

Sent from my iPhone

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

Good Morning Heidi,

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

Thank you!

Kendra

Get [Outlook for iOS](#)

From: Heidi Schneider <heidikschneider@gmail.com>

Sent: Saturday, February 15, 2025 8:21:13 AM

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

Cc: Ryan Schneider <r9schneider@gmail.com>

Subject: Re: Turn lane Construction

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

Regards,

Heidi Schneider

Cell: 707-496-1010

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

Hi Heidi,

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

Kendra Conder

District 3 | Development Services Coordinator

Idaho Transportation Department

Office: 208-334-8377

Cell: 208-972-3190

<image001.png>

From: Heidi Schneider <heidischneider@gmail.com>

Sent: Thursday, January 23, 2025 10:04 AM

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

Cc: Ryan Schneider <r9schneider@gmail.com>

Subject: Re: Turn lane Construction

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

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

Regards,

Heidi Schneider

Cell: 707-496-1010

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

Hi Ryan,

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

Thank you!

Kendra Conder

District 3 | Development Services Coordinator

Idaho Transportation Department

Office: 208-334-8377

Cell: 208-972-3190

<image001.png>

From: Ryan Schneider <r9schneider@gmail.com>

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

To: Kendra Conder <Kendra.Conder@itd.idaho.gov>; Heidi Schneider <Heidikschnaider@gmail.com>

Subject: Re: Turn lane Construction

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

Ryan

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

Hi Heidi,

Attached please find the updated Saddle Rock staff report.

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

Kendra Conder

District 3 | Development Services Coordinator

Idaho Transportation Department

Office: 208-334-8377

Cell: 208-972-3190

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From: Heidi Schneider <heidikschnaider@gmail.com>

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

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

Cc: Ryan Schneider <r9schneider@gmail.com>

Subject: Re: Turn lane Construction

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Much appreciated, thanks Kendra.

Regards,

Heidi Schneider

Cell: 707-496-1010

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

Good Morning Heidi,

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

Thank you,

Kendra Conder

District 3 | Development Services Coordinator

Idaho Transportation Department

Office: 208-334-8377

Cell: 208-972-3190

From: Heidi Schneider <heidikschneider@gmail.com>

Sent: Monday, January 13, 2025 10:46 AM

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

Cc: Ryan Schneider <r9schneider@gmail.com>

Subject: Re: Turn lane Construction

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

Hi Kendra, I want to confirm a few things.

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

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

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

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

Regards,

Heidi Schneider

Cell: 707-496-1010

On Thu, Jan 9, 2025 at 2:57 PM Ryan Schneider <r9schneider@gmail.com> wrote:

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

From: **Ryan Schneider** <r9schneider@gmail.com>
Date: Thu, Jan 9, 2025 at 2:56 PM
Subject: Re: Turn lane Construction
To: Kendra Conder <Kendra.Conder@itd.idaho.gov>

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

Ryan

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

Hi Ryan,

Thanks for the phone call! Just to recap:

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

Let me know if you have any additional questions!

Kendra Conder

District 3 | Development Services Coordinator

Idaho Transportation Department

Office: 208-334-8377

Cell: 208-972-3190

From: Ryan Schneider <r9schneider@gmail.com>

Sent: Thursday, January 2, 2025 7:00 AM

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

Subject: Turn lane Construction

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

Good morning Kendra,

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

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

Thanks for the help on this!!

-Ryan Schneider

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

Hi Cynda,

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

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

Best regards,





Cascade Rural Fire Protection District
P. O. Box 825
109 East Pine Street
Cascade, Idaho 83611-0825

208.382.3200 – Phone
208.382.4222 – Fax

June 2, 2026

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

1. Mandatory Separation Distances

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

2. Foundations and Structural Supports

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

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

3. Required Safety Features

These features help prevent major vapor releases.

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

4. Site Protection and Security

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

Fence Construction & Height

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

Dual Egress Requirements

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

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

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

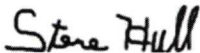
- **NFPA 58:** Section 6.6.1.4

5. Fire Safety Analysis (FSA)

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

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

Respectfully,



Steven Hull
Fire Chief
Cascade Rural Fire District

Chapter 3

LIQUIFIED PETROLEUM GAS (LPG) SYSTEMS

6-3-1: SHORT TITLE:

6-3-2: PURPOSE:

6-3-3: APPLICABILITY:

6-3-4: PERFORMANCE STANDARDS and PROCESS:

6-2-1: SHORT TITLE:

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

6-2-2: PURPOSE:

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

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

6-2-3: APPLICABILITY:

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

6-2-4: PERFORMANCE STANDARDS and PROCESS:

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

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

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

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

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

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

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

Parametrix No. 314-4875-001

Cynda Herrick, AICP, CFM
Valley County Planning and Zoning
700 South Main Street
PO Box 1350
Cascade, ID 83611

Re: June 11, 2026, Planning and Zoning Commission Agenda Items

Dear Cynda:

I have reviewed the items you requested us to review as listed on the June 11, 2026, Valley County (VC) Planning and Zoning Commission agenda and have the following comments for your consideration:

New Business:

1. SUB 25-019 Rocky Mountain Storage – Preliminary Plat

Not reviewed.

2. VAC 26-001 Boyer Vacation of Utility Easement

Not reviewed.

3. CUP 26-008 Troutner Multiple Residences

Not reviewed.

4. SUB 26-008 Serenity Fields Subdivision – Preliminary Plat

Detailed site grading and drainage plans and drainage design documentation signed by a licensed PE for the site improvements will be required for review and approval by the Valley County engineer. Additional stormwater resulting from site improvements will need to be retained on site and addressed in the design and calculations. Improvements to offsite drainage features may be required. Appropriate temporary and permanent best management practices (BMPs) and erosion control measures are required to protect adjacent properties, waterways, and roadway ditches.

The proposed private roadway shall meet the criteria outlined in the Valley County Minimum Standards for Private/Public Road Design and Construction, including paving the first 30 feet of the connection to SH-55 (coordinate with ITD) and maintaining a 70-ft right-of-way with 35 feet minimum on each side of roadway centerline.

Valley County requires a 100-foot setback from ITD ROW for any permanent structures (as shown on the preliminary plat).

A traffic impact study is not required for this 4-lot subdivision; however, a development agreement identifying public road impacts may be required.

5. SUB 26-007 Gestrin Grove Subdivision – Preliminary Plat

Detailed site grading and drainage plans and drainage design documentation signed by a licensed PE for the site improvements will be required for review and approval by the Valley



County engineer. Additional stormwater resulting from site improvements will need to be retained on site and addressed in the design and calculations. Improvements to offsite drainage features may be required. Appropriate temporary and permanent best management practices (BMPs) and erosion control measures are required to protect adjacent properties, waterways, and roadway ditches.

A traffic impact study is not required for this 4-lot subdivision; however, a development agreement identifying public road impacts may be required.

6. VAR 26-003 Rogers Cabin LLC Setback Variance

Not reviewed.

7. CUP 26-009 CM Backcountry Rentals Shop and Lodge Amendment of CUP 24-07

Not reviewed.

8. SUB 26-009 Paradise Cove II Subdivision – Preliminary Plat

Detailed site grading and drainage plans and drainage design documentation signed by a licensed PE for the site improvements will be required for review and approval by the Valley County engineer. Additional stormwater resulting from site improvements will need to be retained on site and addressed in the design and calculations. Improvements to offsite drainage features may be required. Appropriate temporary and permanent best management practices (BMPs) and erosion control measures are required to protect adjacent properties, waterways, and roadway ditches.

Improvements to Paradise Lane (private roadway) shall meet the criteria outlined in the Valley County Minimum Standards for Private/Public Road Design and Construction. Verify the right-of-way width with the Road and Bridge Department.

A traffic impact study is not required for this 4-lot subdivision; however, a development agreement identifying public road impacts may be required.

9. CUP 26-010 Time Construction and Management

Not reviewed.

10. CUP 26-011 Anderson Multiple Residences

Not reviewed.

11. VAR 26-004 Holden Setback Variance

Not reviewed.

12. CUP 26-012 Scheider Propane Storage

Not reviewed.



Please contact me if you have any questions.

Sincerely,

Parametrix

A handwritten signature in cursive script, appearing to read "Paul S. Ashton".

Paul Ashton, PE





July 13, 2026

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

Subject: Appeal of CUP 26-012 Schneider Propane Storage

Dear Cynda Herrick:

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

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

1. AIR QUALITY

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

2. WASTEWATER AND RECYLED WATER

- DEQ recommends verifying that there is adequate sewer to serve this project prior to approval. Please contact the sewer provider for a capacity statement, declining balance report, and willingness to serve this project.
- IDAPA 58.01.16 and IDAPA 58.01.17 are the sections of Idaho rules regarding wastewater and recycled water. Please review these rules to determine whether this or future projects will require DEQ approval. IDAPA 58.01.03 is the section of Idaho rules regarding subsurface disposal of wastewater. Please review this rule to determine whether this or future projects will require permitting by the local public health district.

- All projects for construction or modification of wastewater systems require preconstruction approval. Recycled water projects and subsurface disposal projects require separate permits as well.
- DEQ recommends that projects be served by existing approved wastewater collection systems or a centralized community wastewater system whenever possible. Please contact DEQ to discuss potential for development of a community treatment system along with best management practices for communities to protect groundwater.
- DEQ recommends that cities and counties develop and use a comprehensive land use management plan, which includes the impacts of present and future wastewater management in this area. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.
- For questions, contact Valerie Greear, Water Quality Engineering Manager at (208) 373-0459.

3. DRINKING WATER

- DEQ recommends verifying that there is adequate water to serve this project prior to approval. Please contact the water provider for a capacity statement, declining balance report, and willingness to serve this project.
- DEQ recommends verifying if the current and/or proposed drinking water system is a regulated public drinking water system. A drinking water system is a Public Water System (PWS) if it has at least 15 service connections or regularly serves an average of 25 or more people per day for at least 60 days per year (refer to the DEQ website at: <https://www.deq.idaho.gov/water-quality/drinking-water/>). For non-regulated systems, DEQ recommends annual testing for total coliform bacteria, nitrate, and nitrite.
- IDAPA 58.01.08 is the section of Idaho rules regarding public drinking water systems. Please review these rules to determine whether this or future projects will require DEQ approval.
- All projects for construction or modification of public drinking water systems require preconstruction approval.
- If any private wells will be included in this project, we recommend that they be tested for total coliform bacteria, nitrate, and nitrite prior to use and retested annually thereafter.
- DEQ recommends using an existing drinking water system whenever possible or construction of a new community drinking water system. Please contact DEQ to discuss this project and to explore options to both best serve the future residents of this development and provide for protection of groundwater resources.
- DEQ recommends cities and counties develop and use a comprehensive land use management plan which addresses the present and future needs of this area for adequate, safe, and sustainable drinking water. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.
- For questions, contact Valerie Greear, Water Quality Engineering Manager at (208) 373-0459.

4. SURFACE WATER

- A Construction General Permit from DEQ may be required for projects that meet the eligibility criteria and have an allowable discharge of storm water or authorized non-storm water associated with construction activities. For questions, contact Emily Montague, IPDES Compliance Supervisor, at (208) 813-0872.
- Please contact DEQ to determine whether this project will require an Idaho Pollutant Discharge Elimination System (IPDES) Permit. A Multi-Sector General Permit from DEQ may be required for facilities that have an allowable discharge of storm water or authorized non-storm water associated with the primary industrial activity and co-located industrial activity.
- For questions, contact Emily Montague, IPDES Compliance Supervisor, at (208) 373-0433.

- If this project is near a source of surface water, DEQ requests that projects incorporate construction best management practices (BMPs) to assist in the protection of Idaho's water resources. Additionally, please contact DEQ to identify BMP alternatives and to determine whether this project is in an area with Total Maximum Daily Load stormwater permit conditions.
- The Idaho Stream Channel Protection Act requires a permit for most stream channel alterations. Please contact the Idaho Department of Water Resources (IDWR), Western Regional Office, at 2735 Airport Way, Boise, or call (208) 334-2190 for more information. Information is also available on the IDWR website at:
<https://idwr.idaho.gov/streams/stream-channel-alteration-permits.html>
- The Federal Clean Water Act requires a permit for filling or dredging in waters of the United States. Please contact the US Army Corps of Engineers, Boise Field Office, at 10095 Emerald Street, Boise, or call 208-345-2155 for more information regarding permits.
- For questions, contact Lance Holloway, Surface Water Manager, at (208) 373-0564.

5. **SOLID WASTE, HAZARDOUS WASTE AND GROUNDWATER CONTAMINATION**

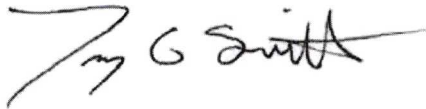
- **Solid Waste.** No trash or other solid waste shall be buried, burned, or otherwise disposed of at the project site. These disposal methods are regulated by various state regulations including Idaho's Solid Waste Management Regulations and Standards (IDAPA 58.01.06), Rules and Regulations for Hazardous Waste (IDAPA 58.01.05), and Rules and Regulations for the Prevention of Air Pollution (IDAPA 58.01.01). Inert and other approved materials are also defined in the Solid Waste Management Regulations and Standards.
- **Hazardous Waste.** The types and number of requirements that must be complied with under the federal Resource Conservation and Recovery Act (RCRA) and the Idaho Rules and Standards for Hazardous Waste (IDAPA 58.01.05) are based on the quantity and type of waste generated. Every business in Idaho is required to track the volume of waste generated, determine whether each type of waste is hazardous, and ensure that all wastes are properly disposed of according to federal, state, and local requirements.
- **Water Quality Standards.** Site activities must comply with the Idaho Water Quality Standards (IDAPA 58.01.02) regarding hazardous and deleterious-materials storage, disposal, or accumulation adjacent to or in the immediate vicinity of state waters (IDAPA 58.01.02.800); and the cleanup and reporting of oil-filled electrical equipment (IDAPA 58.01.02.849); hazardous materials (IDAPA 58.01.02.850); and used-oil and petroleum releases (IDAPA 58.01.24.060 and 58.01.24.061). Petroleum releases must be reported to DEQ in accordance with IDAPA 58.01.24.060.01 and 58.01.24.061.04. Hazardous material releases to state waters, or to land such that there is likelihood that it will enter state waters, must be reported to DEQ in accordance with IDAPA 58.01.02.850.
- **Groundwater Contamination.** DEQ requests that this project comply with Idaho's Ground Water Quality Rules (IDAPA 58.01.11), which states that "No person shall cause or allow the release, spilling, leaking, emission, discharge, escape, leaching, or disposal of a contaminant into the environment in a manner that causes a ground water quality standard to be exceeded, injures a beneficial use of ground water, or is not in accordance with a permit, consent order or applicable best management practice, best available method or best practical method."
- For questions, contact Matthew Pabich, Waste & Remediation Manager, at (208) 373-0510.

6. ADDITIONAL NOTES

- If an underground storage tank (UST) or an aboveground storage tank (AST) is identified at the site, additional regulations may apply. If an UST is present, the site should be evaluated to determine whether the UST is regulated by DEQ. If an AST is identified, EPA may have additional requirements. Both UST and AST sites should be assessed to determine whether there is potential soil and ground water contamination. Please call DEQ at (208) 373-0550, or visit the DEQ website <https://www.deq.idaho.gov/waste-management-and-remediation/storage-tanks/leaking-underground-storage-tanks-in-idaho/> for assistance. If applicable to this project, DEQ recommends that BMPs be implemented for any of the following land uses: wash water from cleaning vehicles, fertilizers and pesticides, animal facilities, composted waste, ponds and outdoor gun ranges. Please contact DEQ for more information on any of these conditions.

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

Sincerely,

A handwritten signature in black ink, appearing to read "Troy G. Smith". The signature is stylized with a large, sweeping initial "T" and "S".

Troy Smith
Regional Administrator