

Valley County Planning and Zoning

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

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

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

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

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

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

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

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

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

FINDINGS:

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

4. Agency comment received:

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

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

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

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

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

5. Public comment received:

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

Comments in Favor

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

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

Comments in Opposition:

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

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

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

6. The surrounding land use and zoning includes:
- North: Single-Family Residential Lots (Saddle Rock Phase 3)
 - South: Challis LN; Agricultural (Productive Forest)

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

7. Valley County Code (Title 9): In Table 9-3-1, this proposal is categorized under:
- 5. Commercial Uses d. Area Business

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

9-1-10 DEFINITIONS

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

TABLE 5-A STANDARDS FOR CONDITIONAL USES

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

9-5-3: STANDARDS:

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

A. Lot Areas:

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

B. Setbacks:

1. **Structures Exceeding Three Feet In Height:** The setbacks for all structures exceeding three feet (3') in height are specified herein under the site and development standards for the specific use.
2. **Highway 55:** All structures shall be set back one hundred feet (100') from the right of way line of Highway 55 unless a more restrictive setback is required within other sections of this title.
3. **High Water Line:** All residential buildings shall be set back at least thirty feet (30') from high water lines. All other buildings shall be set back at least one hundred feet (100') from high water lines.
4. **Front Yards:** Front yards shall be determined by the structure establishing the principal use on the property and the location of the access street or road.
5. **Encroachment On Yards:** No other structure may encroach on the yards determined for the structure establishing principal use.
6. **Measurement:** All building setbacks shall be measured horizontally, on a perpendicular to the property line, to the nearest corner or face of the building including eaves, projections, or overhangs.

9-5A-1: GRADING:

9-5A-2: ROADS AND DRIVEWAYS:

- B. **Access Roads Or Driveways:** Residential developments, civic or community service uses, and commercial uses shall have at least two (2) access roads or driveways to a public street wherever practicable.

- E. Access To Highway 55: Access to Highway 55 shall be limited at all locations and may be prohibited where other access is available. An access permit from the Idaho transportation department may be required.

9-5A-4: LANDSCAPING:

A. Purpose And General Regulations:

3. General Regulations

- d. Strip, Excavate, Remove Topsoil Or Berm Up Soil On Site: No person, firm or corporation shall strip, excavate or remove topsoil nor shall they berm up soil on a site, except to accommodate an approved building, building addition or facilitate necessary and approved site improvements. These changes must be part of the approved site grading and stormwater management plan. This subsection does not apply to sites where permitted uses exist or are proposed.
- f. Use Of Landscaped Areas: Landscaped areas shall not be used for parking of vehicles, display of merchandise or other uses detrimental to the landscaping.

4. Maintenance:

- a. Responsibility For Maintenance: The landscape areas on site, as well as in the right of way, shall be maintained by the owner or owner's association (should the property be subdivided) or the lessee of the site. Any areas designated and intended for the purposes of on site water retention shall be maintained and reserved for that specific purpose. Any alteration or deterioration of those areas shall be considered a violation of this title and any applicable ordinance.
- b. Replacement Of Plant Material: Any plant material that does not survive shall be replaced within thirty (30) days of its demise.
- c. Removal Or Destruction Of Landscape Material: The removal or destruction of landscape material previously approved by the county shall constitute a violation of this title. Replacement of landscape material shall be of like size as that which was removed or destroyed.
- d. Maintained In Accordance With Site And/Or Landscape Plan: Landscaping, irrigation systems, walls, screening devices, curbing and lighting shall be reasonably maintained in accordance with the approved site and/or landscape plan. Plant material shall not be severely pruned such that the natural growth pattern or characteristic forms are significantly altered.
- e. Modification And/Or Removal Of Existing Landscaping: Modifications and/or removal of existing landscaping shall require prior approval.
- f. Lack Of Maintenance: The lack of maintenance shall constitute a violation of this title.

B. Landscaping; Standards Of Design:

1. Minimum Requirements: Each site to be developed under a conditional use permit shall be required to provide landscape areas equal to or exceeding the following minimum amounts:
- a. Multi-Family Use: Each site for a proposed multi-family use shall have a minimum of thirty percent (30%) of the net site/lot area in landscaping.
- b. Service/Commercial Use: Each site for proposed service/commercial use shall have a minimum of fifteen percent (15%) of the net site/lot area in landscaping.
9. Mounding And Berming: All mounding and berming shall have slopes no steeper than three to one (3:1).
10. Ground Cover: A minimum of fifty percent (50%) of the landscaped areas is to be planted with vegetative ground cover. Minimum size and spacing to be one gallon size plants at a maximum three feet (3') on center.

9-5A-5: FENCING:

- A. Substituted For Planting Screens: Fencing may be substituted for planting screens subject to the approval of the staff and the commission.
- B. Separation Or Screening: Fencing shall be installed to provide separation or screening as specified in the site or development standards for the specific use. A sight obscuring fence required by the commission for any conditional use shall be stained or painted a single solid color, shall not be used for advertising, and shall be maintained in good repair.

- C. Livestock In Residential Development: If livestock are allowed in a residential development, then fencing shall be installed to keep livestock out of public street rights of way. Cattle guards shall not be installed in public roads within residential developments.
- D. Random Entry: Fencing shall be installed to secure against random entry into hazardous areas or operations.
- E. Construction And Materials: Fence construction and materials shall be in accordance with commonly accepted good practices to produce a neat appearing durable fence. The location, height, and materials used for constructing a fence shall be approved by the commission and specified in the conditional use permit. Fences required for any conditional use shall be maintained in good repair.
- G. Obstruction Of Vision: Sight obscuring fences, hedges, walls, latticework, or screens shall not be constructed in such a manner that vision necessary for safe operation of motor vehicles or bicycles on or entering public roadways is obstructed.

9-5B-1: NOISE:

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

9-5B-2: LIGHTING:

9-5B-4: EMISSIONS:

- A. Obnoxious Odors; Toxic Or Corrosive Fumes Or Gases: The emission of obnoxious odors of any kind shall not be permitted, nor the emission of any toxic or corrosive fumes or gases.
- B. Dust: Dust created by an industrial, commercial, or recreational operation shall not be exhausted or wasted into the air. All operations shall be subject to the standards in appendix C, fugitive dust¹. State air quality permits, when required, may be a condition of approval of the conditional use permit or may be required to be a part of the conditional use permit at the discretion of the commission.
- C. Wood Burning Devices: Wood burning devices shall be limited to one per site. Wood burning devices shall be certified for low emissions in accordance with EPA standards.

9-5B-5: DUST:

- A. Minimization Required: Dust and other types of air pollution borne by the wind from such sources as storage areas and roads, shall be minimized by appropriate landscaping, paving, oiling, watering on a scheduled basis, or other acceptable means.
- B. Created By Approved Operation: Dust created by any approved operation shall not be exhausted or wasted into the air. The standards in appendix C, fugitive dust¹ along with state air quality permits, when required, may be a condition of approval of the conditional use permit or may be required to be a part of the conditional use permit at the discretion of the commission.

9-5B-6: OPEN STORAGE:

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

9-5B-7: FIRE PROTECTION:

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

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

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

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

9-5C-5: SITE IMPROVEMENT:

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

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

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

- A. Minimum Lot Area:
 - 1. The minimum lot area shall be unlimited herein except for the provisions of subsection 9-5-3A2 of this chapter, and except the minimum area for a ski area shall be forty (40) acres.
 - 2. Frontage on a public or private road shall not be less than seventy five feet (75') for each lot or parcel.
 - 3. No frontage is required for recreation business.
- B. Minimum Setbacks:
 - 1. The minimum setbacks for neighborhood businesses shall be thirty feet (30') from front, rear, and side street property lines and ten feet (10') from all side property lines.
 - 2. The minimum setbacks for service and recreation businesses shall be fifty feet (50') from rear, front, and side street property lines and thirty feet (30') from side property lines.
 - 3. The minimum setbacks for area businesses shall be the same as those for neighborhood businesses. Salvage yards, auto wrecking yards, or commercial agricultural businesses shall be located not less than one thousand feet (1,000') from any residential development, civic or community service use, or other noncompatible commercial use, unless the impacts are adequately mitigated by implementation of standards as approved by the commission. The setbacks will be determined in relation to impact mitigation.
- C. Maximum Building Height And Floor Area:
 - 1. Building heights shall not exceed thirty five feet (35') above the lower of the existing or finished grade.
 - 2. The building size or floor area shall not exceed the limitations of subsections 9-5-3A and C of this chapter and title 6, chapter 1 of this code.
 - 3. No building or combination of buildings may cover more than forty percent (40%) of the lot or parcel, except recreation business buildings may not cover more than one percent (1%) of the lot and agricultural business buildings may not cover more than twenty percent (20%) of the lot or parcel.
- D. Site Improvements:
 - 1. Where commercial uses are proposed on a lot or parcel having frontage on Highway 55 and a side street, the access shall be limited to the side street.
 - 2. Parking spaces for neighborhood and area businesses shall be provided at the rate of one, plus one per each two hundred fifty (250) square feet of floor area.

9-6-6: Riparian Area Overlay

SUMMARY:

Staff's compatibility rating is +14.

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

STAFF COMMENTS / QUESTIONS:

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

Question to P&Z Commission:

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

Standards of Approval:

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

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

ATTACHMENTS:

- Proposed Conditions of Approval
- Blank Compatibility Evaluation and Instructions
- Compatibility Evaluation by Staff
- Location Map
- Aerial Map
- Google Maps – Aerial & Street Views
- Pictures Taken May 21, 2026
- Assessor Plat – T.12 R.4E Section 17
- Site Plan
- Responses
- Applicant's Submittal Dated June 2, 2026

Proposed Conditions of Approval

1. The application, the staff report, and the provisions of the Land Use and Development Ordinance are all made a part of this permit as if written in full herein. Any violation of any portion of the permit will be subject to enforcement and penalties in accordance with Title 9-2-5; and, may include revocation or suspension of the conditional use permit.
2. Any change in the nature or scope of land use activities shall require an additional Conditional Use Permit.
3. The issuance of this permit and these conditions will not relieve the applicant from complying with applicable County, State, or Federal laws or regulations or be construed as permission to operate in violation of any statute or regulations. Violation of these laws, regulations or rules may be grounds for revocation of the Conditional Use Permit or grounds for suspension of the Conditional Use Permit.
4. The use shall be established within one year or a permit extension will be required.
5. Must comply with requirements of the Cascade Fire District.
6. All lighting must comply with the Valley County Lighting Ordinance. All lights shall be fully shielded so that there is not upward or horizontal projection of lights.
7. No parking allowed in the setback areas.
8. Shall post the site address at the driveway entrance.
9. The site must be kept in a neat and orderly manner.
10. Existing landscaping shall be maintained and replaced if necessary.
11. All noxious weeds on the property must be controlled.
12. Quiet hours are 10:00 p.m. to 7:00 a.m.
13. Hours of commercial operation shall be limited from 8:00 a.m. to 5:00 p.m.
14. Shall obtain a sign permit prior to installation of any signs, other than hazardous material warning signs, labels, and notices as required by the State of Idaho.

END OF STAFF REPORT

Compatibility Questions and Evaluation

Matrix Line # / Use: _____

Prepared by: _____

YES/NO X Response Value

Use Matrix Values:

(+2/-2) ___ X 4 _____

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

(+2/-2) ___ X 2 _____

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

(+2/-2) ___ X 1 _____

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

Site Specific Evaluation (Impacts and Proposed Mitigation)

(+2/-2) ___ X 3 _____

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

(+2/-2) ___ X 1 _____

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

(+2/-2) ___ X 2 _____

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

(+2/-2) ___ X 2 _____

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

(+2/-2) ___ X 2 _____

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

(+2/-2) ___ X 2 _____

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

Sub-Total (+) _____

Sub-Total (--) _____

Total Score _____

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

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

- A. General: One of the primary functions of traditional zoning is to classify land uses so that those which are not fully compatible or congruous can be geographically separated from each other. The county has opted to substitute traditional zoning with a multiple use concept in which there is no separation of land uses. Proposed incompatible uses may adversely affect existing uses, people, or lands in numerous ways: noise, odors, creation of hazards, view, water contamination, loss of needed or desired resources, property values, or infringe on a desired lifestyle. To ensure that the county can continue to grow and develop without causing such land use problems and conflicts, a mechanism designed to identify and discourage land use proposals which will be incompatible at particular locations has been devised. The compatibility evaluation of all conditional uses also provides for evaluations in a manner which is both systematic and consistent.
- B. Purpose; Use:
1. The compatibility rating is to be used as a tool to assist in the determination of compatibility. The compatibility rating is not the sole deciding factor in the approval or denial of any application.
 2. Staff prepares a preliminary compatibility rating for conditional use permits, except for conditional use permits for PUDs. The commission reviews the compatibility rating and may change any value.
- C. General Evaluation: Completing the compatibility questions and evaluation (form):
1. All evaluations shall be made as objectively as possible by assignment of points for each of a series of questions. Points shall be assigned as follows:
 - Plus 2 - assigned for full compatibility (adjacency encouraged).
 - Plus 1 - assigned for partial compatibility (adjacency not necessarily encouraged).
 - 0 - assigned if not applicable or neutral.
 - Minus 1 - assigned for minimal compatibility (adjacency not discouraged).
 - Minus 2 - assigned for no compatibility (adjacency not acceptable).
 2. Each response value shall be multiplied by some number, which indicates how important that particular response is relative to all the others. Multipliers shall be any of the following:
 - x4 - indicates major relative importance.
 - x3 - indicates above average relative importance.
 - x2 - indicates below average relative importance.
 - x1 - indicates minor relative importance.
- D. Matrix - Questions 1 Through 3: The following matrix shall be utilized, wherever practical, to determine response values for questions one through three (3). Uses classified and listed in the left hand column and across the top of the matrix represent possible proposed, adjacent, or vicinity land uses. Each box indicates the extent of compatibility between any two (2) intersecting uses. These numbers should not be changed from proposal to proposal, except where distinctive uses arise which may present unique compatibility considerations. The commission shall determine whether or not there is a unique consideration.
- E. Terms:
- DOMINANT ADJACENT LAND USE:** Any use which is within three hundred feet (300') of the use boundary being proposed; and
1. Comprises at least one-half (1/2) of the adjacent uses and one-fourth (1/4) of the total adjacent area; or
 2. Where two (2) or more uses compete equally in number and are more frequent than all the other uses, the one with the greatest amount of acreage is the dominant land use; or
 3. In all other situations, no dominant land use exists. When this occurs, the response value shall be zero.
- LOCAL VICINITY:** Land uses within a one to three (3) mile radius. The various uses therein should be identified and averaged to determine the overall use of the land.
- F. Questions 4 Through 9:
1. In determining the response values for questions 4 through 9, the evaluators shall consider the information contained in the application, the goals and objectives of the comprehensive plan, the provisions of this title and related ordinances, information gained from an actual inspection of the site, and information gathered by the staff.
 2. The evaluator or commission shall also consider proposed mitigation of the determined impacts. Adequacy of the mitigation will be a factor.

APPENDIX A

MATRIX FOR RATING
QUESTIONS 1, 2, and 3

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

RATE THE SOLID SQUARES AS +2

Compatibility Questions and Evaluation

Matrix Line # / Use: #19 Area Business

Prepared by: CH

YES/NO X Response Value

Use Matrix Values:

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

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

SF Subdivision

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

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

Same as 1

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

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

Agricultural Forest in the area

Site Specific Evaluation (Impacts and Proposed Mitigation)

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

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

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

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

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

No Structure - residential tanks

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

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

Area Business is residential, but will not impact lots

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

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

There will be none

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

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

No impact

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

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

No Change

Sub-Total (+) 22

Sub-Total (-) 8












Total Score +14

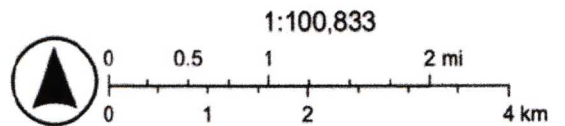
The resulting values for each questions shall be totaled so that each land use and development proposal receives a single final score.

CUP 26-012 Location Map



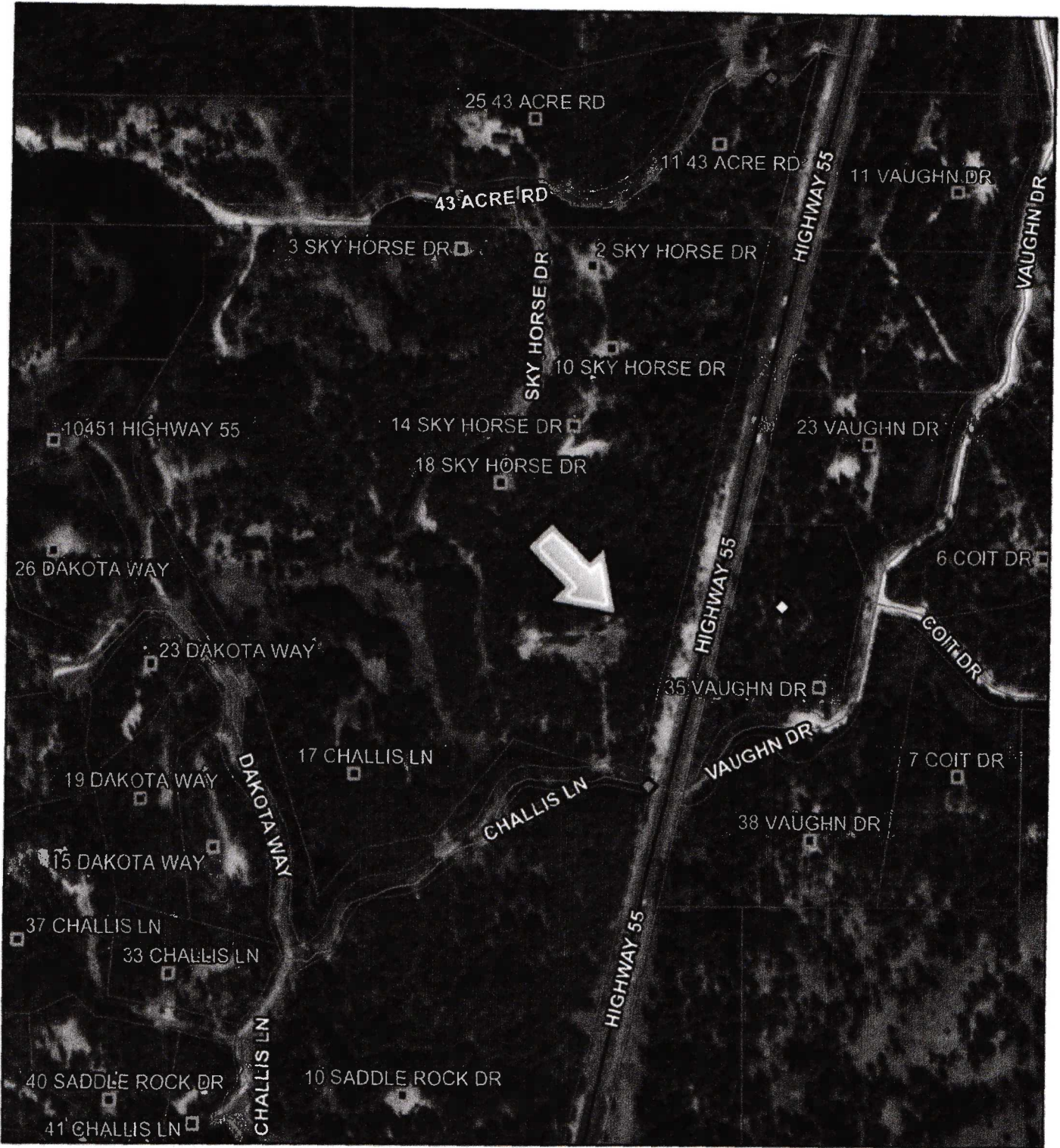
5/1/2026, 4:02:27 PM

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



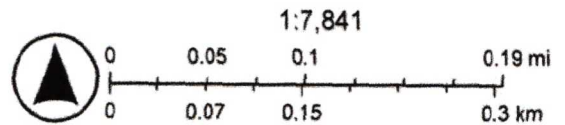
Earthstar Geographics

CUP 26-012 Aerial Map



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

- | | | | |
|----------------|-------|------------------------|---------------|
| Permits | ◆ RVC | ○ Undefined | — COLLECTOR |
| ◆ CUP | ◆ STR | ✈ Airstrips | — URBAN/RURAL |
| ◆ ADU | ◆ STS | ■ Address Points | — USFS |
| ◆ FP | ◆ VAC | ▭ Municipal Boundaries | — PRIVATE |
| ◆ GF | ◆ VAR | ▭ Parcel Boundaries | — OTHER |
| ◆ EXC | ◆ psp | — Roads | — Other |
| ◆ Privy | ◆ HBB | — MAJOR | |
| ◆ RES | | — MINOR COLLECTOR | |



Vantor

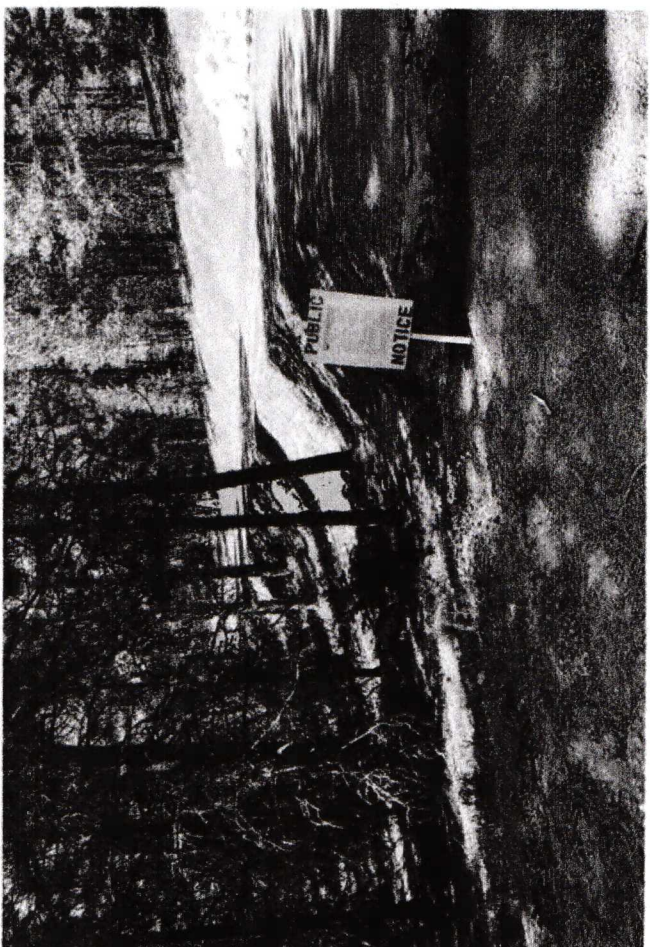
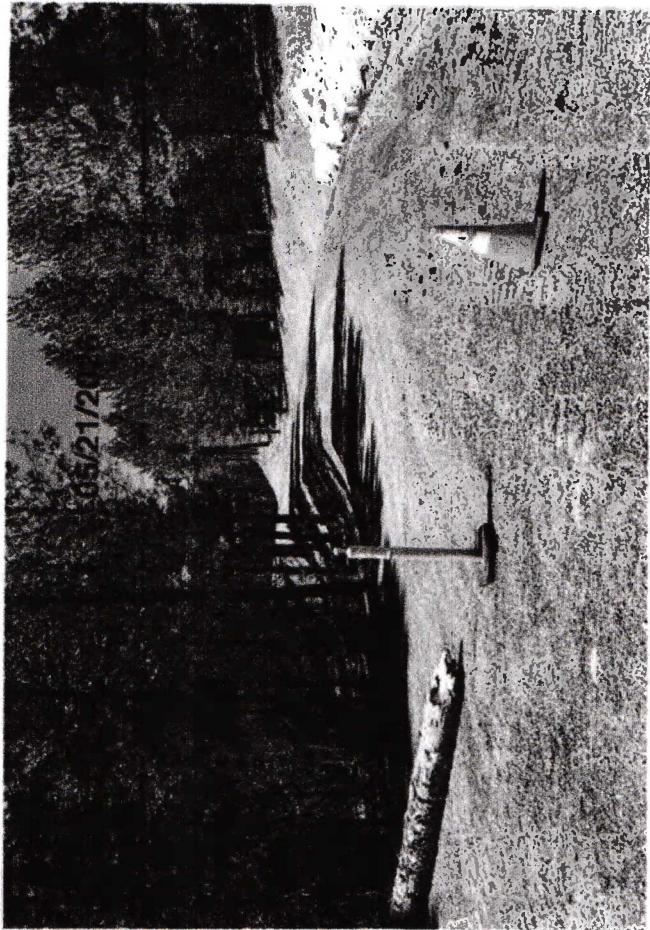
Google Maps – Aerial View

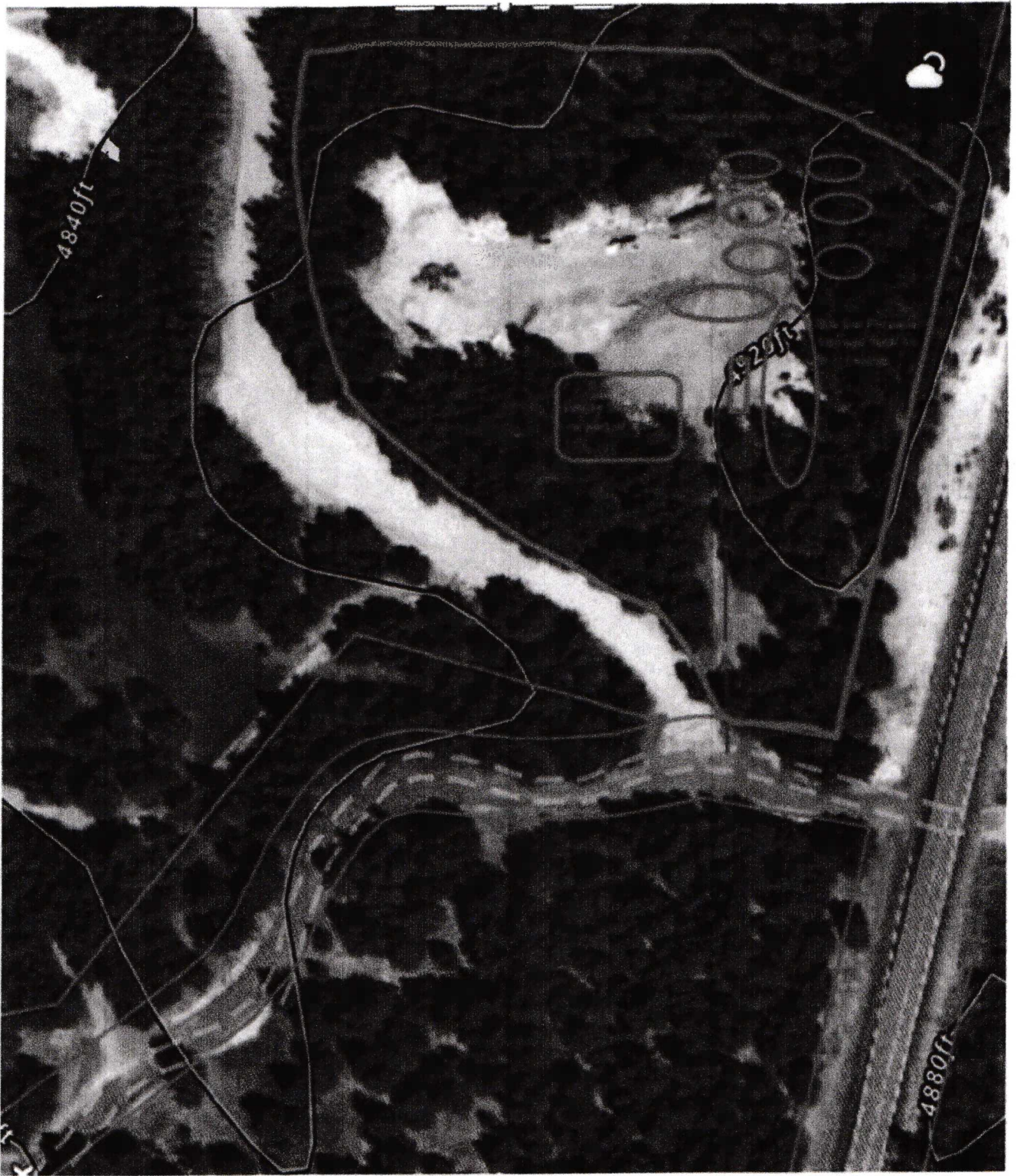


Looking Westerly from Highway 55

(Source Google Maps – Street View, October 2024)









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

Reviewed By: Bore

Date: 5/17/26



May 26, 2026

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

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

Dear Cynda Herrick:

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

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

1. AIR QUALITY D6, D8, D11

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

AIR QUALITY C1, D3,D4, D7

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

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

2. WASTEWATER AND RECYLED WATER

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

3. DRINKING WATER

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

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

4. SURFACE WATER

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

5. SOLID WASTE, HAZARDOUS WASTE AND GROUNDWATER CONTAMINATION

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

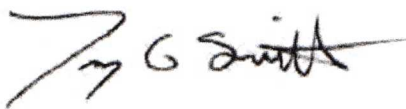
- **Water Quality Standards.** Site activities must comply with the Idaho Water Quality Standards (IDAPA 58.01.02) regarding hazardous and deleterious-materials storage, disposal, or accumulation adjacent to or in the immediate vicinity of state waters (IDAPA 58.01.02.800); and the cleanup and reporting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

6. ADDITIONAL NOTES

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

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

Sincerely,



Troy Smith
Regional Administrator

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

Hi Cynda,

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

Thanks!

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



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

Re: Turn lane Construction

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

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

Will do, thank you Kendra.

Thank you!
Heidi Schneider
Cell: [REDACTED]

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

Hi Heidi,

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

Kendra Conder

District 3 | Development Services Coordinator

Idaho Transportation Department

Office: 208-334-8377

Cell: 208-972-3190



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

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

Hi Kendra,

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

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

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

Please let me know your thoughts, thank you!

Thank you!

Heidi Schneider

Cell: [REDACTED]

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

Hi Heidi,

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

Let me know if you need anything else!

Kendra Conder

District 3 | Development Services Coordinator

Idaho Transportation Department

Office: 208-334-8377

Cell: 208-972-3190



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

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

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

Sent from my iPhone

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

Good Morning Heidi,

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

Thank you!

Kendra

Get [Outlook for iOS](#)

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

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.

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

Regards,

Heidi Schneider

Cell: [REDACTED]

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

Hi Heidi,

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

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

<image001.png>

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

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

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

Regards,

Heidi Schneider

Cell: [REDACTED]

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

Hi Ryan,

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

Thank you!

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

<image001.png>

From: Ryan Schneider <[REDACTED]>
Sent: Thursday, January 16, 2025 3:13 PM
To: Kendra Conder <Kendra.Conder@itd.idaho.gov>; Heidi Schneider <[REDACTED]>
Subject: Re: Turn lane Construction

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

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

Ryan

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

Hi Heidi,

Attached please find the updated Saddle Rock staff report.

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

Kendra Conder

District 3 | Development Services Coordinator

Idaho Transportation Department

Office: 208-334-8377

Cell: 208-972-3190

<image001.png>

From: Heidi Schneider <[REDACTED]>

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

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

Cc: Ryan Schneider <[REDACTED]>

Subject: Re: Turn lane Construction

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

Much appreciated, thanks Kendra.

Regards,

Heidi Schneider

Cell: [REDACTED]

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

Good Morning Heidi,

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

Thank you,

Kendra Conder

District 3 | Development Services Coordinator

Idaho Transportation Department

Office: 208-334-8377

Cell: 208-972-3190

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

Cc: Ryan Schneider <[REDACTED]@idaho.gov>

Subject: Re: Turn lane Construction

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

Hi Kendra, I want to confirm a few things.

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

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

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

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

Regards,

Heidi Schneider

Cell: [REDACTED]

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

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

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

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

Ryan

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

Hi Ryan,

Thanks for the phone call! Just to recap:

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

Let me know if you have any additional questions!

Kendra Conder

District 3 | Development Services Coordinator

Idaho Transportation Department

Office: 208-334-8377

Cell: 208-972-3190

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

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

Good morning Kendra,

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

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

Thanks for the help on this!!

-Ryan Schneider

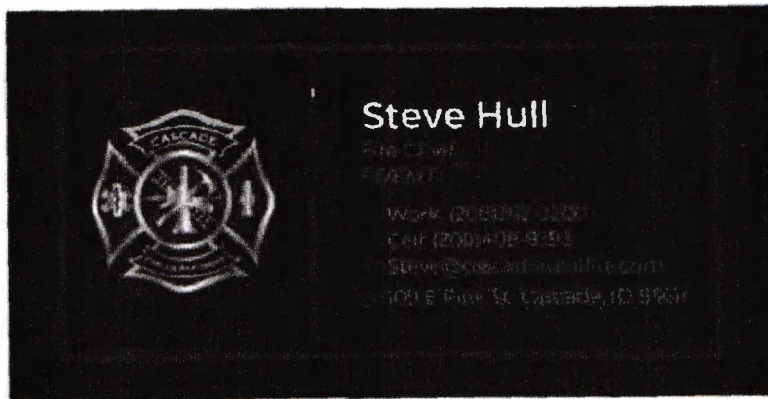
From: Steven Hull <steve@cascaderuralfire.com>
Sent: Tuesday, June 2, 2026 4:09 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: CUP 26-012 Schneider Propane Storage

Hi Cynda,

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

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

Best regards,





Cascade Rural Fire Protection District
P. O. Box 825
109 East Pine Street
Cascade, Idaho 83611-0825
208.382.3200 – Phone
208.382.4222 – Fax

June 2, 2026

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

1. Mandatory Separation Distances

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

2. Foundations and Structural Supports

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

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

3. Required Safety Features

These features help prevent major vapor releases.

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

4. Site Protection and Security

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

Fence Construction & Height

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

Dual Egress Requirements

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

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

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

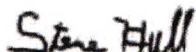
- **NFPA 58:** Section 6.6.1.4

5. Fire Safety Analysis (FSA)

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

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

Respectfully,



Steven Hull
Fire Chief
Cascade Rural Fire District

Chapter 3

LIQUIFIED PETROLEUM GAS (LPG) SYSTEMS

6-3-1: SHORT TITLE:

6-3-2: PURPOSE:

6-3-3: APPLICABILITY:

6-3-4: PERFORMANCE STANDARDS and PROCESS:

6-2-1: SHORT TITLE:

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

6-2-2: PURPOSE:

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

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

6-2-3: APPLICABILITY:

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

6-2-4: PERFORMANCE STANDARDS and PROCESS:

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

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

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

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

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

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

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

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

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

Thank you!

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

Hi Cynda,

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

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

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

Dan Foutz
[REDACTED]

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

Hi there!

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

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

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

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

Sincerely,

Charlie Kouba

Sent from my iPhone

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

Good afternoon Cynda,

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

Thank you for your time and assistance.

Matthew and Terri Burke

From: Brett Dodds <[REDACTED]@il.[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.

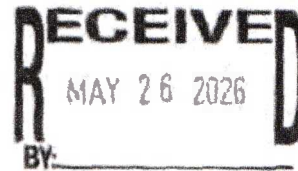
More broadly, it is my understanding that a Conditional Use Permit process exists specifically to allow reasonable land uses in appropriate zones when certain criteria are met—particularly when those uses **do not adversely affect surrounding properties, public infrastructure, or community character**. 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
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 Gavriyuk [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 Gavriyuk
Owners of Lot 11

[REDACTED]
[REDACTED]

Date: June 1, 2026

To: Valley County Idaho Planning and Zoning Commission

Re: CUP 26-012 Schneider Propane Storage

We oppose the approval of CUP 26-012 Schneider Propane Storage. We own two lots in Saddle Rock - 33 Challis and 15 Dakota Way. Both were in Phase one 1 and we were one of the first to buy in the development. Our plans are to build our retirement home on this property. We've already invested over 600K in the land alone.

The proposal does not align with the original Saddle Rock Community's master plan (i.e. rural, single family) presented by Heidi & Ryan Schneider at the time landowners purchased property in Saddle Rock. Furthermore, it appears to grant access to private roads which is a violation of the Development's Declaration. The Saddle Rock Declaration of private roads within the covenants (item 7, page 23), clearly states that "private roads that any portion of said roads is not for the general public or for the benefit of the general public or for any public purpose whatsoever."

Is there truly a need for a 4th propane business in Cascade? There are already three within 10 miles of Saddle Rock. If so, why put it in a residential neighborhood that is in a high wildfire risk zone vs a commercial zone area near the town where it can be serviced more easily, faster and without impact to residents?

While Heidi has recently informed landowners that this is a storage facility with limited daily runs it is our experience that all businesses grow, no matter how small they start and that changes the community. What starts small tends to grow bringing unwanted noise, traffic, pollution and safety concerns that will degrade our private roads by large vehicles and create an environment risk and unnecessary traffic impediment into the development from an already busy highway (55). This will impact 55 traffic and residents' access to their homes.

Allowing a commercial propane business in a densely forested residential neighborhood introduces an unwanted and unnecessary fire/explosion/environmental risk that is directly against the Zoning board's purpose to promote the health, safety and welfare of County residents.

The landowners in Saddle Rock invested in property that was intentionally remote, rural, forested, and developed for single family homes on large tracts of land. The current land covenants of Saddle Rock limit the number of buildings per lot, restrict fences, allow no irrigation, require dark sky lighting and allow no signage etc., all to intentionally protect the land values, wildlife and the environmentally friendly nature of the land. Commercial development will negate all these. So with these covenants and practices in place why would the county allow a business to operate within the development in violation of the residents' covenants?

We respectfully ask you to vote no to CUP 26-012 Schneider Propane Storage.

Respectively,
David Billig

From: Dina Clemons <[REDACTED]@bo.[REDACTED]>
Sent: Monday, June 1, 2026 5:30 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: CUP26-012 Schneider propane storage

Hello Mrs. Herrick,

My husband and I received a letter regarding a ~~proposed~~ propane storage unit in our neighborhood of Saddle Rock community.

We strongly oppose this. We purchased our lot because of the rural setting and quality of life in the mountains. After many years in the fire service, we plan to retire up there.

Commercial property should not be put into a residential subdivision.

There are many concerns we have with this propane storage proposal:

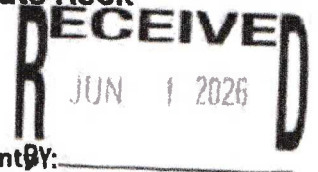
- * Fire Mitigation and emergency response
 - what fire department review has occurred, and could existing HOA fire mitigation infrastructure (including underground water tanks be impacted or require upgrades?
 - regardless of the safety measures implemented, the presence of large propane storage tanks will always raise legitimate safety concerns.
- * Lighting and noise impacts
 - what measures will be implemented to minimize operational noise and preserve dark skies and the rural character of our neighborhood?
- * Community character concerns
 - many homeowners purchased property in this area for the quality of life, rural setting, and long term investment value
- * Future land use impacts
 - approval of an industrial use opens the door for similar future development nearby and alter the long term-term character of the area

We ask the decision makers to strongly oppose this proposal.

Respectfully,
owners of lot 10
Jesse and Dina Clemons
[REDACTED]

**Written Testimony Opposing Commercial Rezoning in Saddle Rock
Subdivision**

Valley County, Idaho



To the Valley County Planning and Zoning Commission and Board of County Commissioners:

I am writing to formally oppose the proposed rezoning of a portion of the Saddle Rock subdivision from residential to commercial use.

Under **Idaho Code and Valley County land use regulations**, zoning decisions must be consistent with the Comprehensive Plan, protect public health and safety, and ensure compatibility of land uses. This proposal fails to meet those standards.

Legal Framework for Consideration

Under **Idaho Code § 67-6511**, zoning districts and amendments *must be in accordance with the adopted Comprehensive Plan*, and special consideration must be given to impacts on public services and surrounding properties. ¹

Additionally, **Idaho Code § 67-6508** requires that land use decisions consider:

- Compatibility of land uses
- Transportation impacts
- Hazardous conditions (including fire risk)
- Property values and property rights

²

Valley County code further affirms that all zoning decisions must align with the **Valley County Comprehensive Plan and future land use designations**. ³

This proposed rezoning does not meet these legal and planning standards for the following reasons:

¹<https://law.justia.com/codes/idaho/title-67/chapter-65/section-67-6511/>

²<https://law.justia.com/codes/idaho/title-67/chapter-65/section-67-6508/>

³https://codelibrary.amlegal.com/codes/valleycountyid/latest/valleycounty_id/0-0-0-1436

1. Inconsistency with Comprehensive Plan & Compatibility Requirements

The Saddle Rock subdivision is a private residential community. Introducing commercial zoning into this environment creates an **incompatible land use pattern**, directly conflicting with the Comprehensive Plan's requirement to promote orderly and compatible development.

Idaho law explicitly requires analysis of whether proposed uses are compatible with surrounding residential uses.⁴

A commercial or industrial use within a residential subdivision is inherently incompatible and undermines long-established land use expectations.

2. Loss of HOA Governance and Long-Term Land Use Risk

Once rezoned, the property is no longer subject to HOA controls, eliminating local oversight of land use standards.

While the current owners have made voluntary assurances, **Idaho zoning law governs long-term allowable uses—not private agreements**. Any future owner could legally pursue industrial or high-impact commercial uses permitted under the zone.

This creates an **irreversible land use entitlement** that the community cannot control or mitigate.

3. Failure to Protect Public Safety (Fire & Emergency Response)

Idaho Code § 67-6508 requires evaluation of **hazardous areas and public safety risks**, including fire hazards.⁵

Commercial or industrial storage, vehicle traffic, or equipment increases:

- Fire load risk
- Emergency response complexity
- Access challenges

Saddle Rock infrastructure was not designed for these risk levels, making this proposal inconsistent with statutory safety considerations.

⁴<https://law.justia.com/codes/idaho/title-67/chapter-65/section-67-6508/>

⁵<https://law.justia.com/codes/idaho/title-67/chapter-65/section-67-6508/>

4. Adverse Impact on Transportation and Infrastructure

Rezoning must consider impacts on **public services and infrastructure**, including road systems.⁶

The subdivision's roads are:

- Privately maintained
- Designed for residential traffic only

Heavy commercial or industrial vehicles will significantly accelerate road degradation. The financial burden will fall entirely on homeowners, creating a **disproportionate and unfunded infrastructure impact**.

5. Noise and Quality-of-Life Impacts (Land Use Compatibility Violation)

Commercial operations generate:

- Truck traffic
- Equipment operation
- Loading/unloading noise

Idaho's planning statutes require evaluation of how development affects **existing conditions and neighboring uses**.⁷

This level of disturbance is incompatible with a residential subdivision designed for quiet enjoyment and low-density living.

6. Negative Impact on Property Values and Property Rights

Idaho Code § 67-6508 specifically requires consideration of **property values and property rights impacts**.⁸

Introducing commercial zoning within a residential subdivision:

- Reduces market desirability

⁶<https://law.justia.com/codes/idaho/title-67/chapter-65/section-67-6511/>

⁷<https://law.justia.com/codes/idaho/title-67/chapter-65/section-67-6508/>

⁸<https://law.justia.com/codes/idaho/title-67/chapter-65/section-67-6508/>

- Introduces uncertainty regarding future uses
- Erodes buyer confidence

This constitutes a direct and measurable harm to neighboring property owners.

7. Degradation of Community Character

The Valley County Comprehensive Plan emphasizes preservation of **community character, rural identity, and livability**.

Saddle Rock was developed as a place of:

- Solitude
- Residential stability
- Natural setting

Commercial rezoning fundamentally alters that character. Increased traffic, equipment visibility, and operational intensity will irreversibly shift the community's identity.

8. No Demonstrated Public Benefit

Zoning decisions should serve the broader public interest—not create private benefit at public expense.

This proposal:

- Provides no clear benefit to the Saddle Rock community
- Creates long-term risk and cost for residents
- Fails to improve infrastructure, safety, or services

Under Idaho law, rezoning must balance community-wide impacts—not disproportionately burden existing residents.

9. Increased Financial Burden on Residents

The Comprehensive Plan and zoning framework require consideration of **service delivery impacts**.⁹

Commercial use will:

- Accelerate road deterioration

⁹<https://law.justia.com/codes/idaho/title-67/chapter-65/section-67-6511/>

- Increase maintenance costs
- Require infrastructure upgrades not funded by the applicant

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

Conclusion

The proposed rezoning is:

- Inconsistent with the **Valley County Comprehensive Plan**
- Incompatible with surrounding residential land uses
- Contrary to **Idaho Code 55 67-6508 and 67-6511**
- Detrimental to public safety, infrastructure, and property values

This request creates permanent land use entitlements with long-term consequences that cannot be mitigated once approved.

For these reasons, I respectfully request denial of the rezoning application.

Sincerely,

Shawn and Kacie Frederick
Lot 21 Sawtooth Loop
Cascade, ID 83611

Kacie
Frederick

Digitally signed by Kacie Frederick
DN: cn=Kacie Frederick, o=Kacie Frederick, ou=Kacie Frederick, email=Kacie.Frederick@valleycountyidaho.gov, c=US

From: jrchenoweth <[REDACTED]>
Sent: Tuesday, June 2, 2026 9:39 AM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Cc: Jaime Chenoweth <[REDACTED]>
Subject: CUP 26-012 Schneider Propane Storage

Dear Members of the Valley County Planning and Zoning Commission,

I am writing to formally object to the **proposed propane** storage facility planned for development in the heavily wooded area near our property. (CUP 26-012)

Our objection is primarily based on the significant and increasing wildfire risk in this location. The siting of a propane storage facility within a densely vegetated, fire-prone area creates a serious public safety concern. In the event of a wildfire, the presence of pressurized fuel storage tanks introduces the potential for catastrophic consequences, including tank failure, fire escalation, or explosion, which could endanger nearby residents, properties, and first responders.

Given the realities of wildfire behavior—particularly in dry, forested environments—it is difficult to reconcile how such a facility can be safely operated in this location without introducing unacceptable risk. Wildfires in similar environments can spread rapidly, generate extreme heat, and overwhelm even well-designed mitigation measures.

For these reasons, we respectfully but firmly oppose approval of this proposal. At a minimum, we request that the Planning & Zoning commission require:

- A comprehensive, site-specific wildfire risk assessment that fully evaluates worst-case scenarios
- Demonstration of robust, enforceable defensible space and long-term vegetation management plans
- Clear evidence that the facility can withstand direct wildfire exposure without catastrophic failure
- Formal review and approval from the local fire authority confirming that the risks can be safely managed

Absent clear and convincing evidence that these risks can be mitigated to an acceptable level, we believe approval of this project would place the surrounding community at unnecessary risk. We urge the Planning & Zoning commission to prioritize public safety and carefully reconsider the appropriateness of this location for propane storage.

Thank you for your consideration.

Jake & Jaime Chenoweth

From: J Clouss [REDACTED]
Sent: Tuesday, June 2, 2026 1:06 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: P&Z Public Hearing on CUP 20-012

Dear Valley County Planning & Zoning Commission,

6/2/2026

I appreciate the opportunity to comment on Valley County P&Z CUP 26-012 proposal. While I understand the need for reliable energy infrastructure, placing a propane gas depot in a remote location near and/or in residential neighborhoods poses significant and avoidable risks.

1. Public Safety Concerns

- Propane is highly flammable, and large storage tanks increase the potential for catastrophic accidents in the event of leaks, equipment failure, or natural disasters. This rural residential timbered area is not designed with the emergency response infrastructure needed for such hazards, putting families and community spaces at unnecessary risk. Closest major fire support is approximately 13 miles north in Cascade.
- Increase of heavy truck and industrial equipment traffic in a section of 3 lane Hwy 55. Southbound passing lane with limited visibility for Saddle Rock traffic coming on Hwy 55. While northbound single lane will require yielding to oncoming southbound traffic to complete turn into Saddle Rock.

2. Environmental Impact

Propane storage and transfer can lead to air quality degradation through fugitive emissions. In the event of a spill or leak, soil and groundwater contamination are possible.

3. Current Propane Vendor in Cascade area

Propane refill and transfer currently available at several locations in Cascade area. A few that I know of are Howdy's Gas & Grub, Harpo's Chevron, Farm Supply, Valley Wide, Arrowhead RV, Alpine Lodge & RV, Waters Edge RV, Cascade Hardware, Suburban Propane.

4. Property Values & Community Character

Industrial facilities in residential zones often lead to decreased property values and deter future investment. The visual, noise, and traffic impacts of tanker trucks and industrial equipment are incompatible with the quiet, safe character residents expect.

5. Zoning Intent & Precedent

Residential zoning exists to protect the health, safety, and welfare of residents. Approving this depot would set a precedent for further industrial encroachment, undermining the integrity of the zoning plan and eroding public trust in the process

Conclusion

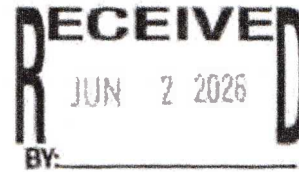
There are more suitable locations for a propane depot—industrial or commercial zones with proper safety buffers, infrastructure, and emergency response capabilities. I respectfully urge the commission to reject this proposal and work with the applicant to identify a safer, more appropriate use of site.

Regards,

J & Marlene Clouss
23 Vaughn Dr.
Cascade, ID

Sent from Outlook

Re: CUP 26-012 – Schneider Propane Storage Facility
To: Valley County Planning & Zoning Commission
Attn: Cynda Herrick, Planning & Zoning Director



Dear Commissioners,

I am writing to express my opposition to Conditional Use Permit (CUP 26-012) for the proposed Schneider Propane Storage Facility on Challis Lane.

While I understand the need for local propane services, I have concerns regarding the location of this proposed facility and the potential impacts it may have on neighboring properties and the surrounding community.

My concerns include:

1. Safety Risks

The proposal involves propane storage, tank filling operations, and regular commercial truck activity. Although safety measures are described in the application, propane remains a highly flammable material. The potential risk of fire, explosion, equipment failure, vehicle accidents, or emergency response situations raises concerns for nearby residents and property owners.

2. Increased Commercial Traffic

The facility would generate additional truck traffic, including propane delivery and bobtail service vehicles, on Challis Lane and connecting roadways. Increased commercial traffic may affect road safety, create noise, and place additional wear on roads not originally intended for this type of industrial use.

3. Impact on Rural Residential Character

The proposed use represents a commercial industrial operation within an area that has historically maintained a rural and residential character. Approving this permit could set a precedent for additional commercial or industrial development that is inconsistent with the expectations of nearby property owners.

4. Property Value Concerns

The presence of a propane storage and distribution facility may negatively impact neighboring property values and marketability. Potential buyers often view proximity to fuel storage facilities as an undesirable condition.

5. Future Expansion Potential

While the current application describes a limited operation, approval of the permit could lead to future expansion of storage capacity, vehicle traffic, hours of operation, or commercial activity. Residents deserve assurance that the intensity of use will not increase beyond what is currently proposed.

For these reasons, I respectfully request that the Planning & Zoning Commission deny CUP 26-012. At a minimum, I ask that the Commission thoroughly evaluate the long-term safety, traffic, property value, and land-use compatibility impacts before considering approval.

Thank you for your consideration of my comments and for your service to Valley County.

Sincerely,

Russell Ward

37 Challis Lane – Lot 13

Cascade, ID 83611

[REDACTED]

[REDACTED] and [REDACTED]

From: The States Family [REDACTED]
Sent: Tuesday, June 2, 2026 9:12 PM
To: Cynda Herrick <cherrick@valleycountyld.gov>
Subject: Planning and Zoning 6.11.26 Meeting: Testimony for CUP 26-012 Schneider Commercial Lease Space in Saddle Rock

Good afternoon. My name is Cindy Pagán. My husband Thane States and I are the owners of 41 Saddle Rock Drive in Cascade. We purchased the land in preparation for retirement in the next couple of years.

Thane and I oppose the **proposed propane** commercial operation at Saddle Rock. Note I also emailed Heidi (and Ryan) Schneider directly the reasons for our opposition that I will share below.

I am not aware of any Saddle Rock owner that is in favor of such propane operation. Several owners have already submitted their written opposition statements and we are in agreement with their concerns.

Propane is a hazardous material, and extremely flammable as I am sure everyone knows. Any commercial operation handling propane in any way, shape or form in a residential area prone to wildfires would not be acceptable to Thane and I. The risk is just too high.

Had that propane operation been in place when we looked at Saddle Rock a couple of years ago I am certain we would have not bought a lot; I believe other owners feel this way too.

Homeowners insurance is very likely to be affected by the proximity of this operation to our properties. I spoke to an insurance professional who confirmed our concerns on this topic. It is already very difficult to secure insurance in that area due to fire risk with only a couple of companies willing to underwrite.

We are aware of Ryan's use of the existing lot for storage of his equipment and other construction products like road mix. We have no concerns about this usage as it is directly related to the development and maintenance of Saddle Rock. His usage is very different than any propane operation.

As lessors, I suspect the Schneiders will not oversee or closely manage this operation. Yes, there will very likely be a commercial contract but the Schneiders will not be managing the day to day activities and related risks.

This lease is all about the developers letting the propane business use of the lot to generate new revenue from an existing parcel. This commercial activity is not in the best collective interest of our Saddle Rock community, and it does not support the vision of Saddle Rock as sold to us by the developers.

Who will be liable for the actions of this propane operation in the event of any issues or worst, accidents or fires that can impact our properties?

We truly appreciate how the Schneiders have developed Saddle Rock as a residential community. We very much enjoy the time we spend in our lot, especially the privacy, peace and tranquility it offers. As such, Thane and I believe pursuing this lease will have a negative impact to Saddle Rock, both to existing owners and future ones, and cannot support the CUP request.

We respectfully request the Commission denies the CUP application.

Cindy Pagán and Thane States

From: Gayle Ward <[REDACTED]>
Sent: Wednesday, June 3, 2026 1:08 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: CUP 26-012 Schneider Propane Storage

To the Planning & Zoning Commission,

We are writing to respectfully oppose the Conditional Use Permit application submitted by the Schneider family to lease acreage within Saddle Rock for use by a propane storage and delivery company.

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

While the current proposal has been described as a limited operation involving storage and minimal vehicle traffic, Conditional Use Permit approvals can establish precedents for future commercial activity. Businesses often evolve and expand over time, potentially resulting in increased vehicle traffic, operational activity, equipment storage, signage, lighting, and other impacts that may not be present initially.

We are also concerned about the potential effect on surrounding property values and the desirability of the neighborhood. Prospective homeowners seeking a residential mountain community may be less inclined to purchase property adjacent to or within a subdivision that includes commercial or industrial-type operations. Additionally, the presence of propane storage facilities may raise questions regarding insurance availability or costs for neighboring property owners.

Approval of this request may also encourage future applications for other commercial uses within the subdivision. As property owners, we believe it is important to preserve the residential nature of Saddle Rock and avoid incremental changes that could alter the character of the community over time.

We further request that Heidi Schneider on the Council who has a personal, financial, and familial interest in this application fully disclose such interest and recuse herself from any deliberation or vote as required by applicable ethics and conflict-of-interest standards. Furthermore, we wish any other council members who may have been swayed from personal interactions also recuse themselves from voting and deliberation.

For all these reasons mentioned above, we respectfully request that the Planning and Zoning Commission deny the Conditional Use Permit application.

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

Sincerely,

Gayle Ward
Marvin Ward

Lot 13
37 Challis Lane

From: Christine Kovacs <[REDACTED]@il.[REDACTED]>
Sent: Wednesday, June 3, 2026 2:03 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Cc: Bob Kovacs <[REDACTED]@il.[REDACTED]>; Christine Kovacs <[REDACTED]@il.[REDACTED]>
Subject: CUP 26-012 Schneider Propane Storage: Written Testimony Opposing Commercial Rezoning in Saddle Rock Subdivision

June 3, 2026

Cynda Herrick, AICP, CFM
Planning & Zoning Director
PO Box 1350
Cascade, ID 83611

RE: CUP 26-012 Schneider Propane Storage: Written Testimony Opposing Commercial Rezoning in Saddle Rock Subdivision

Dear Cynda,

We, Robert & Christine Kovacs, are property owners of Lot 27 Sawtooth Loop, Cascade, ID in the Saddle Rock subdivision, and formally oppose the proposed rezoning of a portion of the Saddle Rock subdivision from residential to commercial use which is scheduled for Public Hearing on June 11, 2026 at 4:00pm at the Valley County Courthouse, 2nd Floor, 219 North Main Street, Cascade, Idaho.

Accordingly we oppose this proposal as it is inconsistent with the Valley County Comprehensive Plan as it (i) negatively impacts the compatibility of the land use(s); (ii) provides an increase of environmental hazards, including fire risks and noise disturbances due to the nature of the proposed Projects described use; (iii) promotes severe undue impacts to the subdivisions Private Road (Challis Lane) and the Public State Road (Highway 55) regarding with the increase of transportation and added maintenance costs, additionally the Project Description in the Notice does not disclose what type of truck will be used for the "refilling of the on-site tank is anticipated approximately once every 8 to 10 weeks". We would appreciate having the Applicant advise the size and nature of the truck to be utilized for the refilling process.

Personally we feel this negatively impacts the property values of the subdivision and overall quality of life which brought us to want to live in Cascade, Idaho.

We plan to attend the Public Hearing and reserve the right to provide additional comment in person.

Thank you.

Robert and Christine Kovacs

06/02/2026

Re: CUP 26-012

Commissioners and Staff,

Thank you for the opportunity to provide additional information regarding CUP 26-012 and to respond to the public comments submitted regarding the application.

First, we would like to acknowledge and respect the concerns expressed by neighboring property owners. We understand that residents value the rural character, privacy, natural setting, and quiet enjoyment of the Saddle Rock community. Ryan and I share those values and have spent years developing Saddle Rock with those principles in mind.

The vision behind Saddle Rock has always been to create a community that balances privacy, safety, and outdoor living while preserving the qualities that make the area special. Our goal has been to provide an environment where residents can enjoy peaceful surroundings, open space, and the quality of life that comes with being connected to nature.

It is also important for the Commission to understand that Ryan and I have invested significant time, capital, and effort into the creation of Saddle Rock. With additional phases still coming online, we have every incentive to protect the long-term integrity and desirability of the subdivision. Our interests are directly aligned with those of existing property owners. If we believed this proposal would negatively impact property values, future lot sales, marketability, or the long-term character of the area, we would not support the application.

Our goal in providing this response is not to dismiss the concerns that have been raised, but rather to provide additional context and clarification regarding the nature of the proposed use and address the standards the Commission must evaluate when considering this Conditional Use Permit application.

Before addressing those standards, we believe it is important to clarify several recurring themes contained within the public comments.

The proposed facility is not a retail propane store or public filling station. The facility will not be open to the public and will not generate customer traffic. Rather, the proposal consists of propane storage associated with a single propane service provider.

Operational activity is expected to be extremely limited. On a typical day, one employee would arrive in a personal vehicle, depart in a company vehicle, return at the end of the workday, and leave in their personal vehicle, resulting in approximately four vehicle trips per day.

Several comments also characterize the proposal as commercial use within Saddle Rock Subdivision. While the parcel is adjacent to Saddle Rock and accessed via the private road system, it is a separate parcel and is not part of Saddle Rock Subdivision. The parcel is not subject to Saddle Rock CC&Rs and has historically been used for equipment and material

County is rural in nature and not served by natural gas infrastructure, propane delivery and storage facilities are a necessary part of supporting residents and businesses throughout the county.

As a result, propane storage and distribution facilities are commonly found throughout Valley County and neighboring communities. Many operate within residential neighborhoods, within city limits, adjacent to commercial businesses, near schools, fire stations, and other public facilities. These facilities operate safely every day as part of the infrastructure required to serve rural communities.

By comparison, the proposed facility is located on a site that is screened from public view, not visible from neighboring properties, not visible from Saddle Rock roads, and not visible from Highway 55.

We believe the proposed location is uniquely suited for this use because it provides the operational functionality required while minimizing visual, traffic, and neighborhood impacts.

Another important distinction is that the proposed storage tank is not a permanent fixed installation. The tank is mounted on wheels and is capable of being relocated if circumstances require. By contrast, many of the propane storage facilities located throughout Valley County are permanent installations with fixed tanks and infrastructure located in significantly more visible and developed settings. Should a catastrophic event such as a wildfire occur, the tank can be removed from the site, reducing potential risks (if any) and offering an advantage over more permanent propane storage facilities.

While all propane facilities must comply with applicable fire and safety regulations, the mobility of the proposed storage tank provides an additional level of operational flexibility that is not available at many traditional bulk storage locations.

As Saddle Rock continues to build out, nearly every home will ultimately utilize propane for heating, hot water, cooking, backup power generation, and other daily needs. Propane tanks will be located throughout the community as part of normal residential development.

Between Phases 1 through 5, Saddle Rock will consist of 69 residential lots, which does not include the 13 additional parcels surrounding Saddle Rock. Assuming a typical residential propane tank on each property, tens of thousands of gallons of propane will ultimately be distributed throughout the subdivision as part of normal residential use. Propane is already an integral component of rural living in Valley County and Saddle Rock.

Our perspective has never been that propane itself is incompatible with rural residential living. The question is whether a particular use is appropriately located, properly operated, and compliant with the applicable regulations and conditions established through the County review process.

We believe it is important to evaluate this proposal based on the specific facts of the application and the operational characteristics of the proposed use, rather than simply the presence of propane itself.

The proposed operation is limited in scale, will not involve public access, and will operate in compliance with applicable code requirements. Based upon these safeguards, regulatory oversight, and ongoing wildfire mitigation efforts, we do not believe the proposal will create an undue adverse impact on the environment.

3. Will approval of the application result in an undue adverse impact on adjoining properties?

This appears to be the primary concern raised in the public comments.

While any use of property has some level of impact, we believe the limited nature of the proposed operation results in impacts that are minimal and compatible with surrounding uses.

The operation consists of approximately one employee and approximately four vehicle trips per day. No retail activity will occur. No customer traffic. No exterior lighting. No signage. No increased noise generation.

For neighboring property owners, the proposed use is not something they will see, hear, or interact with.

The site is screened from surrounding properties and not visible from neighboring lots, subdivision roads, the subdivision entrance, or Highway 55.

Based on the limited scale of the operation and the physical characteristics of the site, we do not believe approval of the CUP will result in an undue adverse impact on adjoining properties.

4. Will approval of the application result in an undue adverse impact on governmental services?

As part of the application process, trip generation associated with the proposed use was reviewed, and the Idaho Transportation Department determined that no roadway mitigation is required. This reflects the limited nature of the operation and the minimal traffic generated by the proposed use.

Several comments reference road maintenance. The Saddle Rock roads are privately owned by the Declarant and maintenance of those roads is not the county's responsibility. Ryan S. Schneider and/or Saddle Rock LLC and are not owned by the Saddle Rock HOA. The Private Road Declaration, recorded November 9, 2022, as Instrument No. 454117 in conjunction with the final plat, specifically reserves the right to annex additional properties into the private road system and permits use of the road system by properties outside the subdivision.

This is a common practice in phased developments, where developers retain ownership and control of private roads until all phases of development are completed and the roads are ultimately conveyed to the homeowner's association, if and when the Declarant elects to do so.

Additionally, the proposed lessee will contribute financially toward private road maintenance in the same manner as other users of the private road system. Access to the site occurs immediately off Challis Lane and utilizes approximately 120 feet of the Saddle Rock Road system before reaching the property—roughly one-third the length of a football field and approximately 0.4% of the overall private road network.

For these reasons, we do not believe the proposed use will create an undue adverse impact on governmental services.

5. Is the application consistent with the Valley County Comprehensive Plan?

Because this area of Valley County is unzoned, compatibility is an important consideration.

The proposed use is located on a separate parcel adjacent to, but not within, Saddle Rock Subdivision and adjacent to HWY 55. The operation is intentionally limited in scale, generates minimal traffic, is not open to the public, and is screened from surrounding properties.

Many comments focus on whether the proposal is compatible with surrounding uses. We believe compatibility is demonstrated not only by the limited scale of the operation, but by the fact that the operation is effectively hidden from the surrounding community and supports all adjacent community needs.

The site cannot be seen from Highway 55, cannot be seen from the Saddle Rock entrance, is not visible while traveling through Saddle Rock, and is not visible from existing or future lots. There will be no retail activity, no public access, no customer traffic, no exterior lighting, no noise generating activities, and no signage.

In practical terms, if this Conditional Use Permit application had not been submitted, neighboring property owners and the general public would likely have no awareness that the operation existed. The operation is not something surrounding property owners will see, hear, or interact with.

The property is already utilized as a storage and operations area associated with the development and maintenance of Saddle Rock. The proposed use does not materially change the appearance, character, or function of the property. Rather, it continues operational use on a site specifically selected because it is screened from view and isolated from surrounding residential properties.

The proposal allows for the reasonable use of private property while minimizing impacts on neighboring landowners. For these reasons, we believe the proposed use is highly compatible with surrounding land uses and consistent with the goals and policies of the Valley County Comprehensive Plan.

6. Can impacts be mitigated through conditions of approval?

The Conditional Use Permit process exists specifically to evaluate uses that may require conditions to ensure compatibility with surrounding properties.

To the extent the Commission identifies potential impacts, those impacts can be addressed through conditions of approval related to signage, lighting, operational requirements, traffic generation, access, and compliance with applicable fire and safety regulations.

We also understand that several comments express concern regarding future expansion. A Conditional Use Permit does not create unlimited development rights. The Commission is evaluating a specific application for specific use. Any future expansion or material change in use would remain subject to County review and approval requirements.

Conclusion

We appreciate the thoughtful comments submitted by neighboring property owners and understand their desire to preserve the character of the area they have invested in. Our intent in providing this response is simply to ensure that the Commission has accurate information regarding the nature and scale of the proposed use when evaluating the application.

Based on the limited scope of the operation, lack of public access, minimal traffic generation, screening of the site and compliance with applicable regulations, we respectfully believe the application satisfies the standards required for approval of CUP 26-012.

Thank you for your consideration.

Respectfully,

Heidi Schneider

Ryan Schneider

storage associated with the development, construction, and maintenance of Saddle Rock. The site is already graded, graveled, and improved.

The location was selected specifically because it is effectively out of sight. The site cannot be seen from Highway 55, cannot be seen from the subdivision entrance, is not visible while traveling through Saddle Rock, and is not visible from existing or future lots. In our view, this significantly limits any potential visual or practical impact to surrounding property owners.

1. Will the application result in an increase in value of private property?

The proposed use does not change the appearance, visibility, or character of Saddle Rock Subdivision. The site cannot be seen from Highway 55, cannot be seen from the Saddle Rock entrance, is not visible while traveling through Saddle Rock, and is not visible from existing or future lots.

Similarly, the proposed operation is extremely limited in nature. There will be no retail activity, no public access, no customer traffic, no exterior lighting, and no signage and no noise generation. For neighboring property owners, the proposed use is not something they will see, hear, or interact with.

Ryan and I continue to own property within the area and have future phases of Saddle Rock underway with lots hitting the market constantly. We remain heavily invested in the long-term success, desirability, and marketability of the community. If we believed the proposed use would negatively impact the value of surrounding properties or the future success of Saddle Rock, we would not support the application.

Because the proposed use does not materially change the existing use or character of the property and is not expected to create observable impacts to surrounding property owners, we do not believe the proposal will adversely affect surrounding property values.

2. Will approval of the application result in an undue adverse impact on the environment?

Many comments raise concerns regarding wildfire risk, propane storage, and emergency response.

We understand these concerns and agree that safety should be carefully evaluated. The proposed facility will be required to comply with all applicable federal, state, and local regulations governing propane storage. The project is subject to review and approval by Cascade Fire and must satisfy all applicable fire requirements prior to operation.

Several comments raise concerns regarding the location of propane storage in proximity to residential property.

It is important to recognize that propane is a critical utility and service throughout Valley County. Most homes, cabins, businesses, and other properties rely on propane for heating, hot water, cooking, backup power generation, and other daily needs. Because much of Valley