



10/8/2025

Valley County Planning and Zoning Department
219 N Main
Cascade, ID 83611

Re:
Yellowpine Idaho retail fueling facility
320 Yellowpine Ave
Yellowpine, Idaho 83677

This location previously had a retail fueling facility located on site. It was removed and has been vacant since (5-8 years ago).

We would like to install an above ground UL 2085 fireguard fuel tank with 3 compartments for 3 types of fuel (Regular Non-Ethanol 87 octane, Premium Non-Ethanol 91 octane and On Road Diesel fuel).

There will be minimal disturbance of surface soil, emissions, dust, and noise. Power is located on site.

This facility will be stand alone with a 24-hour card reader to operate system. The tank will be fenced in and low impact lighting will be installed that will not leave the property. We will be hiring at least one person for to service and maintain operations.

The community does not have any source for fuel sales and this will greatly help the Community and all of the travelers to Yellowpine.

There will be no landscaping except for gravel as the Yellowpine information board is located on the SW corner of this property. We will be keeping the community Information boards on the SW corner of the property for community services.

I spent time in Yellowpine last week and the community is desperately asking me when I can have a fuel facility up and running!
Time frame is with in 10-12 weeks once I get the approval.

Sincerely,

Brad Bell
President

Boise Branch
311 N Curtis
PO Box 7645
Boise, ID 83707
208.375.7767
Fax 208.375.7855

Connell Branch
627 N Columbia Ave
PO Box 975
Connell, WA 99326
509.234.3311
Fax 509.234.2850

Moses Lake Branch
13473 NE Wheeler Road
Moses Lake, WA 98837
509.770.0239

Milton-Freewater Branch
123 NE 3rd Ave
PO Box 279
Milton-Freewater, OR 97862
541.938.3864
Fax 541.938.544

Oroville Branch
615 11th Ave
PO Box 1451
Oroville, WA 98844
509.476.3610
Fax 509.476.3610

Priest River Branch
135 Cedar St
PO Box 1952
Priest River, ID 83856
208.448.1812
Fax 208.448.1555

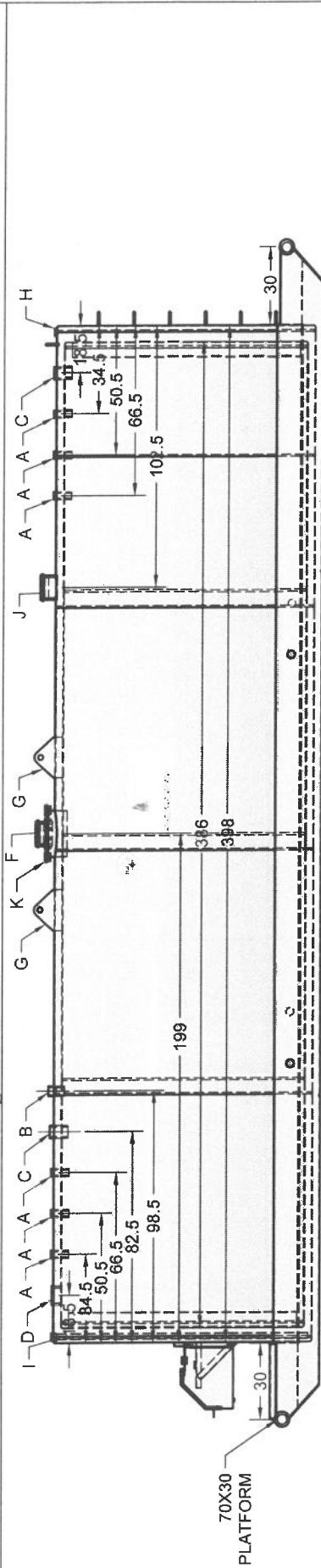
Ritzville - Bronco Farm Supply
1302 W First Ave
Ritzville, WA 99169
509.659.1532
Fax 509.659.1223

Spokane Branch
3727 N Tschirley
PO Box 15351
Spokane, WA 99216
509.535.1534
Fax 509.535.6677

Sunnyside Branch
106 N 9th St
PO Box 607
Sunnyside, WA 98944
509.837.5274
Fax 509.839.3845

Yakima Branch
1025 N 6th Ave
PO Box 70
Yakima, WA 98907
509.453.3920
Fax 509.457.6838

Note: This drawing may not be reproduced in any form without the written permission of Hughes Tank Company, Inc. Customer is responsible for verifying correctness of size, location of fittings, accessories and coatings shown on this drawing. Hughes Tank Company, Inc. shall be responsible only for the items indicated in this fabrication drawing unless otherwise noted.



- Inspection: Hughes Tank Company
Material: A36 Mild Carbon Steel
Internal: Surface prep - Clean of Debris
External: Surface prep - SSPC-SP6 (commercial blast)
External: WHITE Epoxyastic 940 LV Polyurethane
Interstitial Space: Premix Concrete

Test:
Inner tank: 5PSIG Hydrostatic - UL 142 & UL 2085
Outer tank: Hydrostatic
Pressure Test: 3-5 PSI

This drawing may contain **CONFIDENTIAL** information and is intended **ONLY** for the use of the specific individual to which it is addressed.

A	Coupling	2"	2" Threaded fitting	Primary
B	Coupling	3"	3" Threaded fitting	Primary
C	Coupling	4"	4" Threaded fitting	Primary
D	Coupling	6"	6" Threaded fitting	Primary
E	Coupling	8"	8" threaded fitting	Primary
F	Emergency Vent	8"	8" Emergency Vent	Primary
G	Lifting Lug	Lrg	2085 Lifting Lug	Both
H	Interstitial	2"	2" Interstitial fitting	Secondary
J	2" Monitor Port	2"	2" Fitting with Pipe	Secondary
K	Emergency Vent	8"	8" Emergency Vent	Secondary
L	Manhole	18"	18" Manhole	Primary
M	Manhole	24"	24" manhole	Primary

CUSTOMER:

Note: At no time shall the pressure in the secondary tank exceed the pressure in the primary tank.

PROJECT:

12K UL 2085 FIREGUARD PIPE SKID

APPROVED Bobby Hughes

CHECKED Paige Hughes

DRAWN James Smith

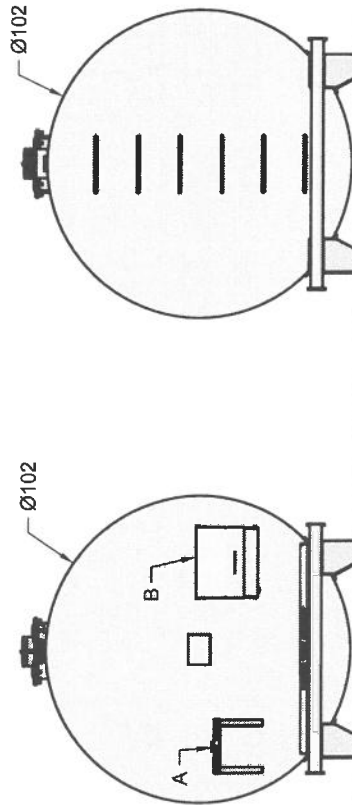
SHEET 1/1

DESIGN: Fabricated per UL 2085 and Steel Tank Institute (STI) specs.

- Meets 2001 CBC requirements
- Meets 1997 ICBO requirements
- Bullet resistant under 1997 IFIC UFC standard 79-7
- Impact resistant under 1997 IFIC UFC standard 79-7

Operating Pressure: Atmospheric

HUGHES TANK COMPANY
O: (972) - 366 - 8684
2900 N. FM 157
VENUS, TX 76084



UL 2085 tanks are protected, aboveground tanks for flammable liquids featuring **fire resistance for at least two hours, double-walled construction with thermal insulation for secondary containment, and impact and projectile resistance against vehicle impacts and ballistic attacks**. These tanks meet the specifications of the Underwriters Laboratories (UL) standard for "Protected Aboveground Tanks for Flammable and Combustible Liquids". [1, 2, 3]

Key Specifications and Features

- **Fire Resistance:** Tanks must endure direct flame exposure for a minimum of two hours without structural failure. [1, 4]
- **Construction:** They are often double-walled, with the outer wall providing protection and the inner wall holding the fuel. [1, 2]
- **Secondary Containment:** The space between the inner and outer tanks provides containment to prevent soil and groundwater contamination in case of a leak. [1, 2]
- **Thermal Insulation:** Insulation protects the fuel from ambient temperature variations. [1, 2]
- **Impact & Projectile Protection:** Tanks are tested to survive impacts from vehicles and projectiles (ballistics testing per UL 752 Level 9). [1, 2, 5]
- **Air Emissions Compliance:** Many UL 2085 tanks meet CARB Standing Loss Control requirements for air emissions. [2, 6]
- **Material Standards:** The tanks often incorporate the specifications of the UL 142 standard for basic fuel tanks. [2, 7]

What UL 2085 Offers Beyond UL 142 [4, 8]

- **Enhanced Safety:** UL 2085 provides significantly higher levels of protection for the stored fuel and the environment compared to basic UL 142 tanks.
- **Integrated Protection:** Unlike standard tanks, UL 2085 tanks have these protective features built into their design for a higher level of safety.

AI responses may include mistakes.

[1] <https://unityfuel.com/blog/ul2085/>

[2] <https://www.modweldco.com/sites/default/files/content/library-resources/MOD-131%20Fireguard%20Brochure-print-no%20crops.pdf>

[3] <https://western-global.com/us/support/insights/knowning-the-approvals-ul142-vs-ul2085/>

[4] <https://www.wpowerproducts.com/blog/power-generation-equipment-resources/storage-tank-standards/>

[5] <https://www.youtube.com/watch?v=WJ3nORUc04I>

[6] <https://store.newberrytanks.com/tanks/ul-2085-fireguard-tank.asp>

[7] <https://www.phoenixprods.com/resources/fuel-tank-resources/>

[8] <https://newberrytanks.com/blog/ul-142-vs-ul-2085-vs-ul-2080-fuel-tanks/>

Not all images can be exported from Search.

Valley County Planning and Zoning Department

219 N. Main
PO Box 1350
Cascade, ID 83611
www.co.valley.id.us
cherrick@co.valley.id.us
208-382-7115



Conditional Use Permit Application

TO BE COMPLETED BY THE PLANNING AND ZONING DEPARTMENT

☐ Check # _____ or ☐ Cash or ☐ Card

FILE # C.U.P. 25-029

FEE \$ 250.00

ACCEPTED BY _____

DEPOSIT _____

CROSS REFERENCE FILE(S): _____

DATE _____

PROPOSED USE: Fuel Tanks in Yellow Pine

When an application has been submitted, it will be reviewed in order to determine compliance with application requirements.
A hearing date will be scheduled only after an application has been accepted as complete or if applicant requests the hearing in writing.

Applicant's Signature: _____

Date: 8-28-2025

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

- ☐ A detailed project description disclosing the purpose, strategy, and time frame of construction. Include a phasing plan if appropriate. Address fire mitigation, utilities, fencing, access, emissions, dust, noise, and outside storage.
- ☐ A plot plan, drawn to scale, showing the boundaries, dimensions, area of lot, existing and proposed utilities, streets, easements, parking, setbacks, and buildings.
- ☐ A landscaping plan, drawn to scale, showing elements such as trees, shrubs, ground covers, and vines. Include a plant list indicating the size, quantity, location and name (both botanical and common) of all plant material to be used.
- ☐ A site grading plan clearly showing the existing site topography and detailing the best management practices for surface water management, siltation, sedimentation, and blowing of dirt and debris caused by grading, excavation, open cuts, side slopes, and other site preparation and development.
- ☐ A lighting plan.
- ☐ Names and addresses of property owners within 300 feet of the property lines. Information can be obtained through the GIS Portal at www.co.valley.id.us. Only one copy of this list is required.
- ☐ Ten (10) copies of the application, project description, plot plan, landscaping plan, grading plan, and impact report are required.
- ☐ A Development Agreement may be required. Possible road mitigation should be discussed with Dan Coonce, Valley County Engineer (208-382-7195)

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

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

CONTACT INFORMATION

APPLICANT CONNELL OIL INC. / CO-ENERGY PHONE 208-
Owner ☐ Purchaser ☐ Lessee ☐ Renter ☐
MAILING ADDRESS PO Box 3998, PASCO WA ZIP 99302
EMAIL brad@connelloil.com
PROPERTY OWNER BRAD BELL
MAILING ADDRESS PO Box 3998, PASCO, WA ZIP 99302
EMAIL brad@connelloil.com
AGENT / REPRESENTATIVE _____ PHONE _____
MAILING ADDRESS _____ ZIP _____
EMAIL _____
CONTACT PERSON (if different from above) _____
MAILING ADDRESS _____ ZIP _____
EMAIL _____ PHONE _____

PROPERTY INFORMATION

ADDRESS OF SUBJECT PROPERTY 320 YELLOW PINE AVE, YELLOW PINE ID
PROPERTY DESCRIPTION (either lot, block & subdivision name or attach a recorded deed with a metes and bounds description.) 83677

TAX PARCEL NUMBER(S) RP 0029600 DO 11A

Quarter _____ Section _____ Township _____ Range _____

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

2. SIZE OF PROPERTY .174 Acres ☒ or Square Feet ☐

3. EXISTING LAND USES AND STRUCTURES ON THE PROPERTY ARE AS FOLLOWS:

TANKS, PUMPS, & FENCING

4. ARE THERE ANY KNOWN HAZARDS ON OR NEAR THE PROPERTY (such as canals, hazardous material spills, and/or soil or water contamination)? If so, describe and give location: _____

NO

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

North TAVERN / SALOON / CAFE, WOODEN STRUCTURE

South ELLISON STREET - GRAVEL

East ALLY WAY & EMPTY LOT

West YELLOW PINE AVE, GRAVEL

APPLICATION DETAILS

6. MAXIMUM PROPOSED STRUCTURE HEIGHT: 12'

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

Number of Proposed Structures: 1

Number of Existing Structures: _____

Proposed Gross Square Feet

Existing Gross Square Feet

1st Floor 80

1st Floor _____

2nd Floor _____

2nd Floor _____

Total 80

Total _____

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

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

8c. SQUARE FOOTAGE OF PROPOSED RESIDENTIAL STRUCTURES (If applicable): N/A

SQUARE FOOTAGE OF EXISTING RESIDENTIAL STRUCTURES: N/A

8d. DENSITY OF DWELLING UNITS PER ACRE: _____

9. SITE DESIGN:

Percentage of site devoted to building coverage: 0

Percentage of site devoted to landscaping: N/A

Percentage of site devoted to roads or driveways: _____

Percentage of site devoted to other uses: 15, describe: FUEL TANK

Total: 100%

10. PARKING (If applicable):

a. Handicapped spaces proposed: N/A

b. Parking spaces proposed: N/A

c. Number of compact spaces proposed: N/A

d. Restricted parking spaces proposed: N/A

e. Are you proposing off-site parking: N/A

Office Use Only

Handicapped spaces required: _____

Parking spaces required: _____

Number of compact spaces allowed: _____

11. SETBACKS:

BUILDING

Office Use Only

PARKING

Office Use Only

Proposed

Required

Proposed

Required

Front

Rear

Side

Side Street

12. NUMBER OF EXISTING ROADS: N/A Width: _____

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

Existing road construction: Gravel ☐ Paved ☐ or Combination of both? ☐

13. NUMBER OF PROPOSED ROADS: N/A Proposed width: _____

Proposed roads: Publicly maintained? ☐ Privately Maintained? ☒ or Combination of both? ☐

Proposed road construction: Gravel ☐ Paved ☐ or Combination of both? ☐

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

15. EXISTING UTILITIES ON THE PROPERTY ARE AS FOLLOWS:

ELECTRICITY

16. PROPOSED UTILITIES: IDAHO POWER IS ON SITE

Proposed utility easement widths _____

Locations _____

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

N/A

Name: _____

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

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

Nearest adjacent well _____ Depth _____ Flow _____

19. DRAINAGE (Proposed method of on-site retention): DRAINAGE SWALE

Any special drains? _____ (Please attach map)

Soil type(s): TABULAR AND SPATIAL INCOMPLETE

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

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

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

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

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

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

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

If yes, explain:

24a. ARE THERE ANY EXISTING IRRIGATION SYSTEMS? Yes ☐ No ☒

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

If yes, explain: _____

24b. COMPLETE ATTACHED PLAN FOR IRRIGATION if you have water rights and are in an irrigation district. Submit letter from Irrigation District, if applicable.

25. COMPLETE ATTACHED WEED CONTROL AGREEMENT

N/A

26. COMPLETE ATTACHED IMPACT REPORT

Irrigation Plan

(Idaho Code 31-3805)

N/A

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

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

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

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

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

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

N/A

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

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

Irrigation Plan Map Requirements

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

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

Also, provide the following documentation:

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

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

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

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

Signed: _____

Applicant

Date: _____

8 / 28 / 2025



VALLEY COUNTY

WEED CONTROL AGREEMENT

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

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

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

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

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

By: 
Applicant

By: Valley County Weed Supervisor

Date: 8-28-2025

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

- ❖ An impact report shall be required for all proposed Conditional Uses.
- ❖ The impact report shall address potential environmental, economic, and social impacts and how these impacts are to be minimized as follows:

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

Minimal - Mostly All Onsite

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

N/A

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

Minimal

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

Low Impact Lighting

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

Fueling Station

6. Water demand, discharge, supply source, and disposal method for potable uses, domestic uses, and fire protection. Identify existing surface water drainage, wet lands, flood prone areas and

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

FIREGUARD FUEL TANK : N/A

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

SURFACE GRADING

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

GRAVEL SURFACE & CONCRETE SLAB

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

N/A

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

GRAVEL & CONCRETE

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

N/A

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

HISTORIC : FUEL SITE WAS LOCATED ON PROPERTY

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

\$250,000 INCREASE
YES 1-2 EMPLOYEES

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

N/A

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

PROVIDE FUEL FOR COMMUNITY & VISITORS

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

N/A

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

N/A

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

N/A

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

COMPLETION BY (MAY 2026)

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

N/A

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

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

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

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

MINIMAL- MOSTLY ON SITE

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

N/A

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

MINIMAL

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

Low IMPACT LIGHTING

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

FUELING STATION

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

N/A

potential changes. Identify existing ground water and surface water quality and potential changes due to this proposal.

N/A

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

FIRE GUARD FUEL TANK, N/A

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

SURFACE GRADING

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

GRAVEL SURFACE & CONCRETE SLAB

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

N/A

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

GRAVEL & CONCRETE

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

N/A

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

HISTORIC: FUEL TANK WAS LOCATED ON PROPERTY

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

\$250,000 INCREASE
YES, 1-2 EMPLOYEES

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

N/A

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

Provide Fuel For Community & Visitors

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

N/A

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

N/A

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

N/A

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

COMPLETION BY (MAY 2026)

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

N/A

Property Tax Exemption

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

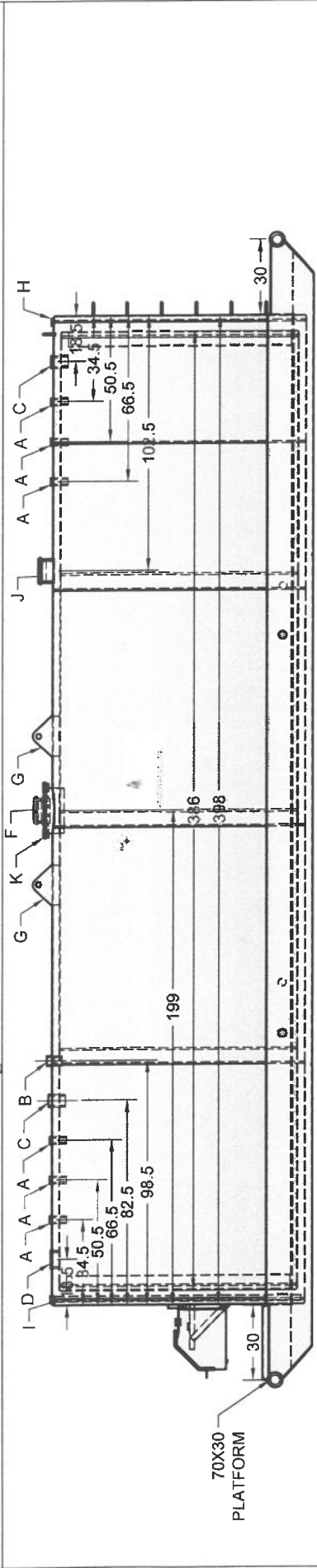
Application must be filed with the Valley County Assessor's office before construction begins.

Protocols for qualifying property exemption in Valley County, Idaho:

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

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

Note: This drawing may not be reproduced in any form without the written permission of Hughes Tank Company, Inc. Customer is responsible for verifying correctness of size, location of fittings, accessories and coatings shown on this drawing. Hughes Tank Company, Inc. shall be responsible only for the items indicated in this fabrication drawing unless otherwise noted.



- Inspection: Hughes Tank Company
Material: A36 Mild Carbon Steel
Internal: Surface prep - Clean of Debris
External: Surface prep - SSPC-SP6 (commercial blast)
External: WHITE Enviroastic 940 LV Polyurethane
Interstitial Space: Premix Concrete
- Test:
Inner tank: 5PSIG Hydrostatic - UL 142 & UL 2085
Outer tank: Hydrostatic
Pressure Test: 3-5 PSI
- Labels:
This drawing may contain **CONFIDENTIAL** information and is intended **ONLY** for the use of the specific individual to which it is addressed.

A	Coupling	2"	2" Threaded fitting	Primary
B	Coupling	3"	3" Threaded fitting	Primary
C	Coupling	4"	4" Threaded fitting	Primary
D	Coupling	6"	6" Threaded fitting	Primary
E	Coupling	8"	8" threaded fitting	Primary
F	Emergency Vent	8"	8" Emergency Vent	Primary
G	Lifting Lug	Lrg	2085 Lifting Lug	Both
H	Interstitial	2"	2" Interstitial fitting	Secondary
J	2" Monitor Port	2"	2" Fitting with Pipe	Secondary
K	Emergency Vent	8"	8" Emergency Vent	Secondary
L	Manhole	18"	18" Manhole	Primary
L	Manhole	24"	24" manhole	Primary

CUSTOMER:

Note: At no time shall the pressure in the secondary tank exceed the pressure in the primary tank.

PROJECT:

12K UL 2085 FIREGUARD PIPE SKID

APPROVED Bobby Hughes

CHECKED Paige Hughes

DRAWN James Smith

WEIGHT 34,000 LBS

REV

SHEET 1/1

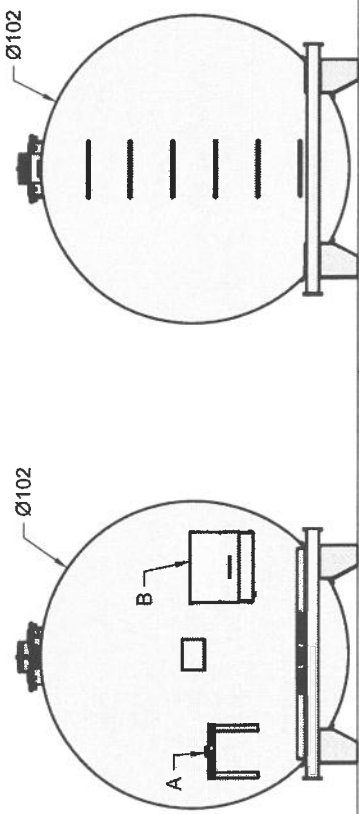
DESIGN: Fabricated per UL 2085 and Steel Tank Institute (STI) specs.

- Meets 2001 CBC requirements
- Meets 1997 ICBO requirements
- Bullet resistant under 1997 IFIC UFC standard 79-7
- Impact resistant under 1997 IFIC UFC standard 79-7

Operating Pressure: Atmospheric



HUGHES TANK COMPANY
O: (972) - 366 - 8684
2900 N. FM 157
VENUS, TX 76084



VALLEY COUNTY ASSESSOR'S OFFICE**Parcel Summary and Improvement Report**

PO Box 1350 - 219 N Main St, Cascade, ID 83611

Phone (208) 382 - 7126 | assessor@co.valley.id.us**GENERAL PROPERTY SUMMARY**

PARCEL ID	RP0029600D0140
OWNER(S)	PANDORA ENTERPRISES LLC
SITUS ADDRESS	320 YELLOW PINE AVE
SITUS CITY, STATE, ZIP	YELLOW PINE, ID 83677
MAILING ATTENTION	
MAILING ADDRESS	6360 NW 99TH AVE
MAILING CITY, STATE, ZIP	DORAL FL 33178
MAILING COUNTRY	

**PROPERTY DESCRIPTION & LAND DATA**

AREA	ACRES: 0.174	SQUARE FEET: 7579	FRONTAGE: 0
PRIMARY LAND USE	438 Comm Impr on Cat 16		
LEGAL DESCRIPTIONS	TOWNSITE OF YELLOW PINE LOT 14 BLOCK D "TANKS,PUMPS & FENCING"		
NEIGHBORHOOD	400700 Yellow Pine & area, etc.		
PLAT LINKS	19N 8E S21.pdf YELLOWPINE, TOWNSITE OF ANNOTATED PLAT		
LAND USE DETAILS	<u>USE:</u> Rural Commercial Subdivision	<u>LAND GRADE:</u> Average	<u>ACRES:</u> 0.174

The Land Use Details section shows all land uses associated with the property and how each type is broken down and used for assessment purposes*SALES HISTORY**

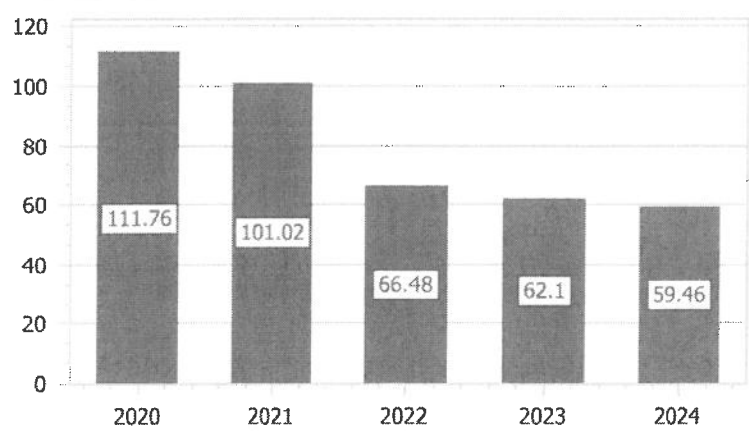
SALE DATE	GRANTOR	DEED REFERENCE
03/23/2022	VALDEZ DONNA M	448920

TOTAL TAX CHARGES

YEAR	TOTAL CHARGE
2024	59.46
2023	62.1
2022	66.48
2021	101.02
2020	111.76

HOMEOWNER'S EXEMPTION?

☐ YES ☒ NO



IMAGES





LEONPET-02

KPATTERSON

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

2/7/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Deal Insurance 917 2nd Street South Nampa, ID 83651	CONTACT NAME: Linda Whiteaker PHONE (A/C, No, Ext): (208) 466-2465 E-MAIL ADDRESS: lindaw@thehartwellcorp.com FAX (A/C, No): (208) 466-2471																					
INSURED Leonard Petroleum Equipment of Boise LLC PO Box 170219 Boise, ID 83717	<table border="1"><thead><tr><th colspan="2">INSURER(S) AFFORDING COVERAGE</th><th>NAIC #</th></tr></thead><tbody><tr><td>INSURER A :</td><td>STICO Mutual Ins Co RRG</td><td></td></tr><tr><td>INSURER B :</td><td>Auto-Owners Insurance Company</td><td>18988</td></tr><tr><td>INSURER C :</td><td>SIF Idaho Workers Compensation</td><td>36129</td></tr><tr><td>INSURER D :</td><td></td><td></td></tr><tr><td>INSURER E :</td><td></td><td></td></tr><tr><td>INSURER F :</td><td></td><td></td></tr></tbody></table>	INSURER(S) AFFORDING COVERAGE		NAIC #	INSURER A :	STICO Mutual Ins Co RRG		INSURER B :	Auto-Owners Insurance Company	18988	INSURER C :	SIF Idaho Workers Compensation	36129	INSURER D :			INSURER E :			INSURER F :		
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INSURER F :																						

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSD WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☒ POLICY ☐ PRO-JECT ☐ LOC OTHER:		1-HYB100016-25	1/1/2025	1/1/2026	EACH OCCURRENCE \$ 5,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 500,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 5,000,000 GENERAL AGGREGATE \$ 5,000,000 PRODUCTS - COMP/OP AGG \$ Included EBL \$ 1,000,000
B	AUTOMOBILE LIABILITY ☒ ANY AUTO OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☐ HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY		5265871300	1/1/2025	1/1/2026	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	UMBRELLA LIAB EXCESS LIAB DED RETENTION \$	☐ OCCUR ☐ CLAIMS-MADE				EACH OCCURRENCE \$ AGGREGATE \$ \$
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N ☐ N/A	588444	1/1/2025	1/1/2026	☒ PER STATUTE ☐ OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
A	General Liability		1-HYB100016-25	1/1/2025	1/1/2026	Pollution Liab \$ 5,000,000
A	General Liability		1-HYB100016-25	1/1/2025	1/1/2026	Professional Liab. \$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

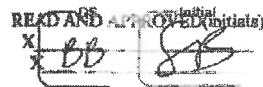
CERTIFICATE HOLDER

CANCELLATION

Leonard Petroleum Equipment of Boise LLC
PO Box 170219
Boise, ID 83717

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE



WARRANTY DEED

Order No.: 1017247

FOR VALUE RECEIVED

Pandora Enterprises LLC, a Florida limited liability company

the grantor(s), do(es) hereby grant, bargain, sell and convey unto

Brad Bell and Sanna Bell husband and wife

whose current address is:

PO Box 3998

Pasco, WA 99302

the grantee(s), the following described premises, in Valley County, Idaho,

TO WIT:

Lots 11 and 14, Block D, Townsite of Yellow Pine, according to the official plat thereof, filed in Official Records of Valley County, Idaho.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee(s) that (s)he is/are the owner(s) in fee simple of said premises, that they are free from all encumbrances Except: Current Year Taxes, conditions, covenants, restrictions, reservations, easements, rights and rights of way, apparent or of record. And that (s)he will warrant and defend the same from all lawful claims whatsoever.

Dated: _____

Pandora Enterprises LLC

Jesse S. Jones, Jr. Sole Member / President

State of

County of

On this _____ day of _____, before me, the undersigned, a Notary Public in and for said state, personally appeared **Jesse S. Jones Jr.**, known or identified to me to be the Sole Member / President in the Limited Liability Company known as **Pandora Enterprises** and acknowledged to me that he/she/they executed the foregoing instrument in said LLC name.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

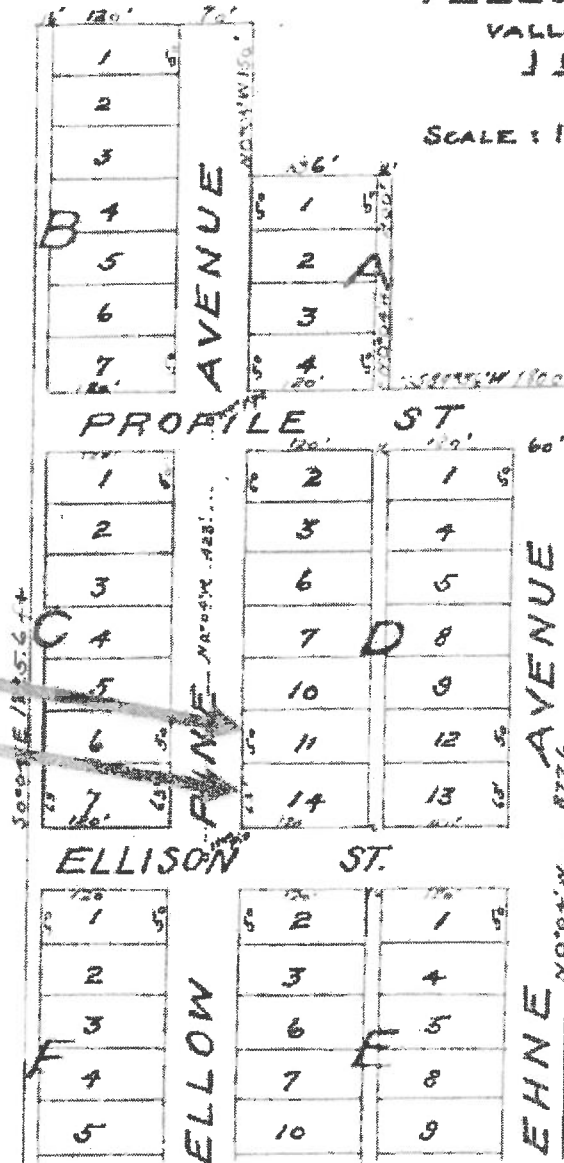
Notary Public for the State of

Residing at:

Commission Expires:

FLAT
OF
YELLOW PINE
VALLEY COUNTY,
IDAHO

SCALE : 1 INCH = 100 FEET



Surveyors Certificate

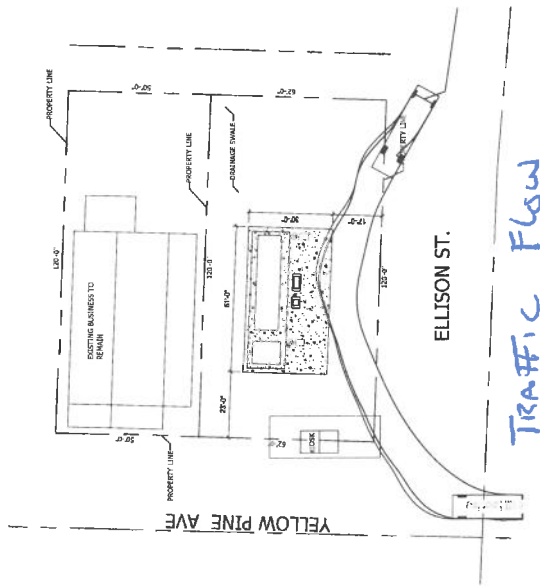
I, Walter Hovey Hill, a duly licensed Civil Engineer for Idaho, do hereby certify that this plat was prepared from actual survey, made by me, and correctly shows the position of points thereon indicated.

Walter Hovey Hill

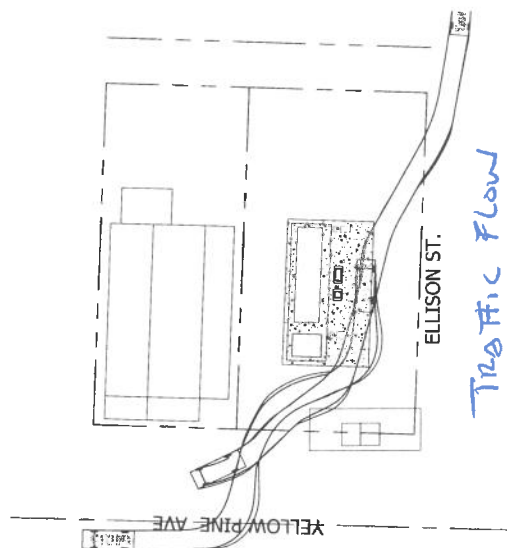
State of Idaho } ss
County of Ada, }

On this 6th day of May, 1930, before me, H.M. Jeffrey, a Notary Public, in and for said County and State, appeared, Walter Hovey Hill, known to me to be the person whose name is subscribed to the foregoing certificate, and acknowledged to me that he executed the same.

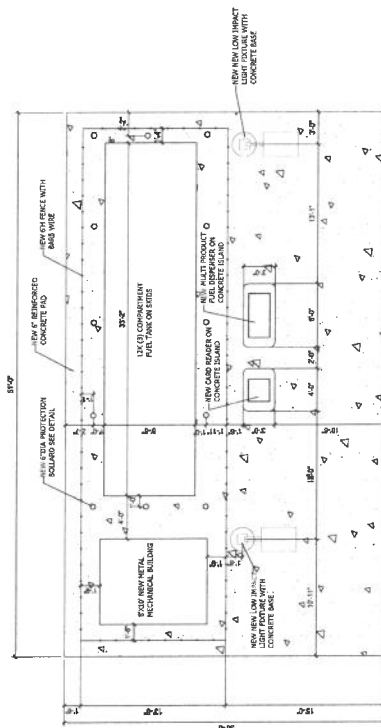
In Witness Whereof, I have hereunto set my hand and affixed my official seal, this day and year in this



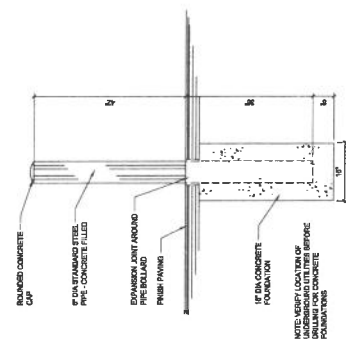
1 PRELIMINARY SITE PLAN
SCALE: 1" = 20'-0"



4 TRAFFIC FLOW
SCALE: 1" = 20'-0"



2 ENLARGED PLAN
SCALE: 3/16" = 1'-0"



3 BOLLARD DETAIL
SCALE: 3/4"=1'-0"

[illegible]

PROJECT DATA

BRS ARCHITECTS
1010 S. ALLANTE PL.
SUITE 100
BOISE, IDAHO 83709
(208) 336-8370

YELLOW PINE
FUEL TANK

PROPOSED DESIGN FOR:

Y

220 YELLOW PINE AVE

DRAWN	ORIN
DATE	9/4/25
CHECKED	CMH
JOB NO.	25084

SITE
PLAN

AS1.0