



Valley County Planning & Zoning Commission Invites You to Participate in a PUBLIC HEARING

C.U.P. 25-029 Yellow Pine Fuel Station

Applicant: Connell Oil INC and CO-Energy

Property Owner: Brad and Sanna Bell

Location: 320 Yellow Pine Ave, Yellow Pine, Idaho
Townsite of Yellow Pine Lot 14 Block D
in the SWSW Section 21, T.19N, R.8E,
Boise Meridian, Valley County, Idaho

Project Description: Connell Oil INC and CO-Energy are requesting a conditional use permit for fuel tanks and pumps. Fuel would be available to the public for purchase with a 24-hour card reader. The UL 2085 tanks would be 2+ hour fire-resistant, aboveground, double-walled tanks.

Access would be from Yellow Pine Ave and Ellison ST, both public roads. The site previously had a fueling station but was removed a number of years ago.

Downward facing, low-impact lighting would be installed. The tank would be fenced. No landscaping is planned except for additional gravel. The existing Yellow Pine Information Board will remain on the southwest corner of the property.

The 0.174-acre is addressed at 320 Yellow Pine Ave.

This is an action item. The agenda, information such as maps and proposed site plans, and a flyer that details the public hearing process are attached.

Applications and the contents of the files can be reviewed at the Planning and Zoning office located in the Valley County Courthouse at 219 North Main Street in Cascade, Idaho.

More information, including the application and staff report, will be posted online at:

www.co.valley.id.us

PUBLIC HEARING
November 13, 2025
6:00 p.m.

Valley County Courthouse
2nd Floor
219 North Main Street
Cascade, Idaho

You are invited to participate in the public hearing and/or comment on the proposal.

You may view the hearing by going to our website, www.co.valley.id.us, and click on "Watch Meetings Live".

The meeting is in-person.

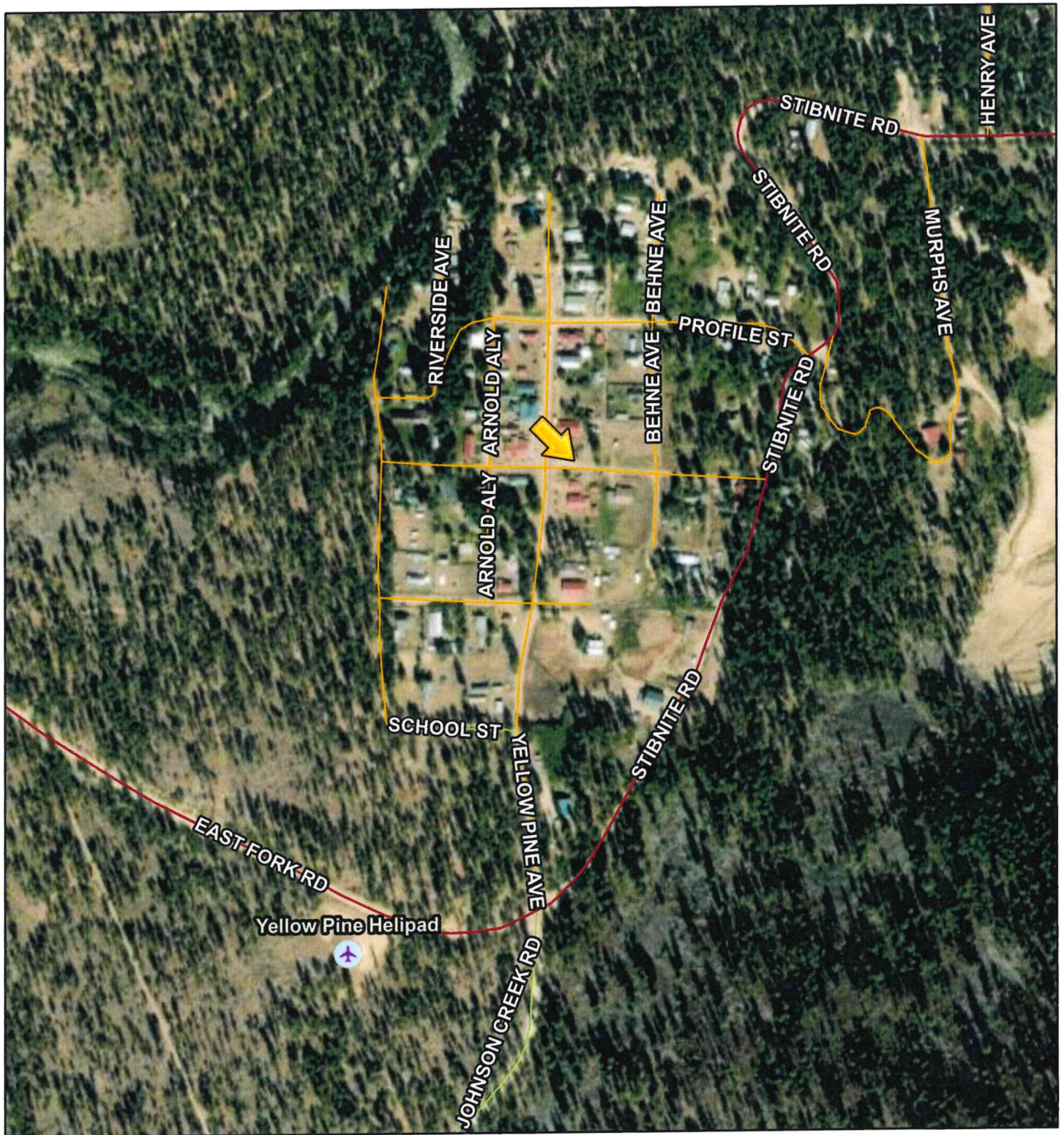
You may comment in person, by U.S. Postal Service mail, or by email. Written comments greater than one page must be received at least seven days prior to the public hearing. To be included in the staff report, comments must be received by
5:00 p.m., Wednesday,
November 5, 2025.

If you do not submit a comment, we will assume you have no objections.

**Direct questions and
written comments to:**

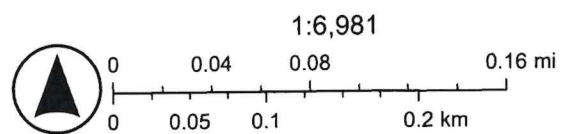
Cynda Herrick, AICP, CFM
Planning & Zoning Director
PO Box 1350
Cascade, ID 83611
208-382-7115
cherrick@valleycountyid.gov

C.U.P. 25-029 Location Map 2



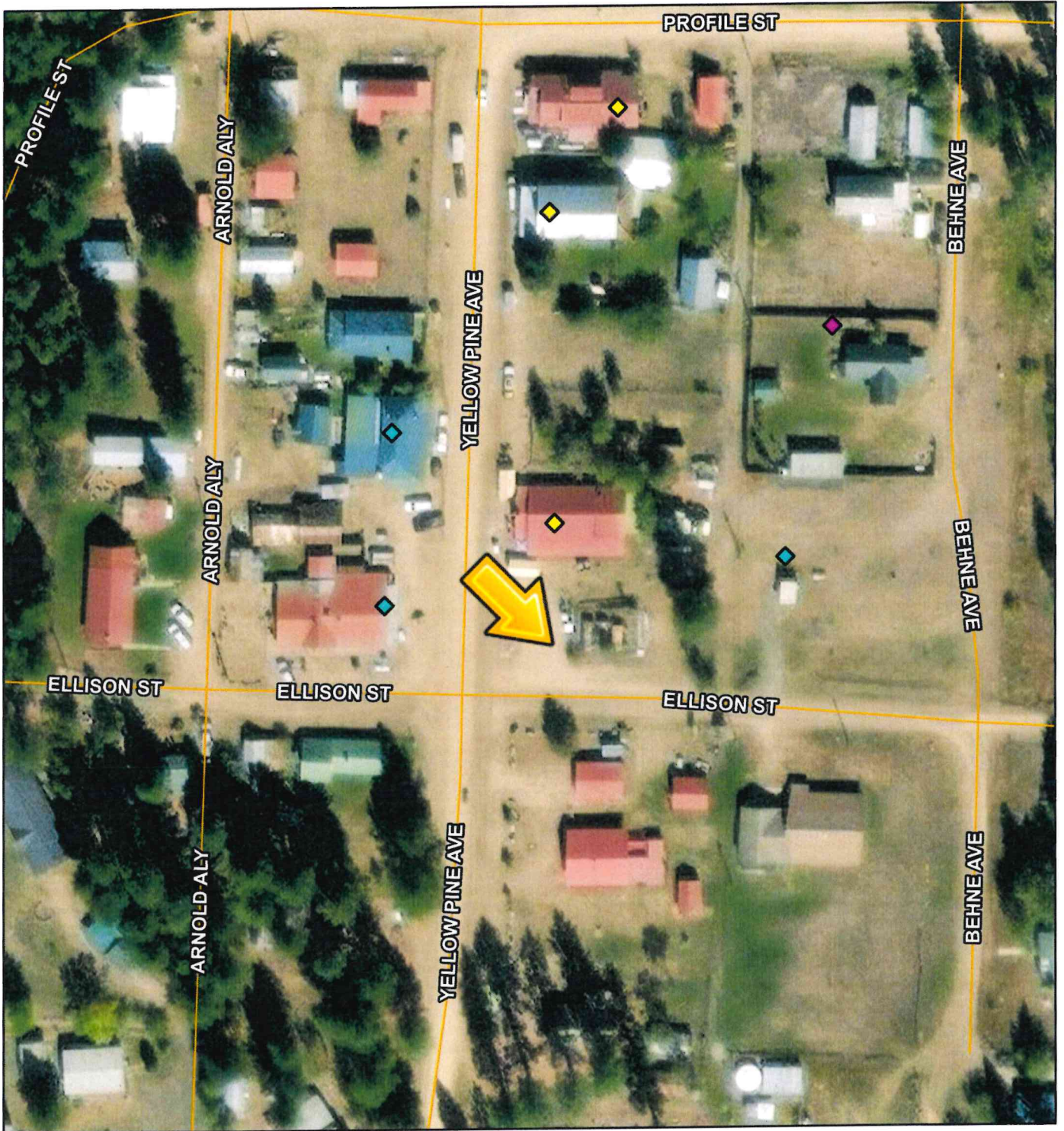
10/7/2025, 4:17:05 PM

-  Airstrips
-  Roads
-  COLLECTOR
-  URBAN/RURAL
-  USFS



Maxar

C.U.P. 25-029 Aerial Map



10/7/2025, 4:12:17 PM

- Permits
- ◆ CUP Roads
 - ◆ GF
 - ◆ VAR
 - URBAN/RURAL

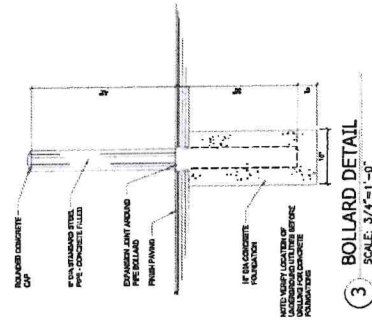
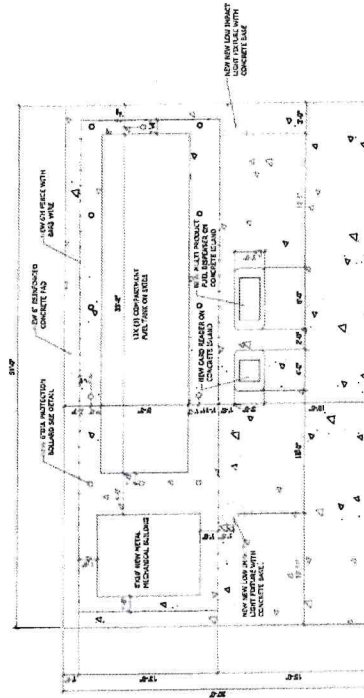
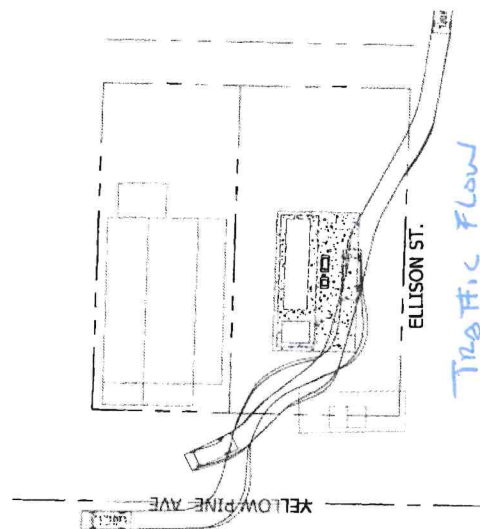
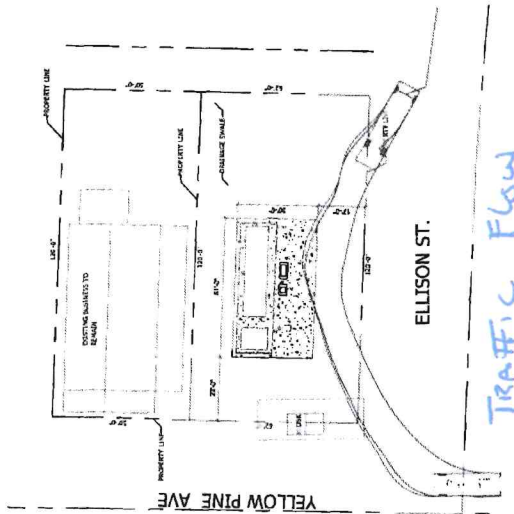


1:1,508

0 0.01 0.01 0.03 mi

0 0.01 0.03 0.05 km

Maxar, Microsoft



PROJECT DATA

[illegible]

BRS ARCHITECTS
1010 S. ATLANTIC PL.
SUITE 100
BOISE, IDAHO 83709
(208) 336-6370

YELLOW PINE
FUEL TANK



PROPOSED DESIGN FOR: