

## EXHIBIT E

### APPLICANT PRESENTATION TO PLANNING & ZONING COMMISSION

CUP 26-012 Appeal

#### Contents:

1. Applicant Presentation to the Planning & Zoning Commission dated June 11, 2026

#### Purpose:

This exhibit contains the presentation materials submitted by the applicant and presented to the Planning & Zoning Commission in support of CUP 26-012.

The presentation includes representations and assertions regarding the proposed facility's location, access, road usage, visual screening, operational characteristics, traffic impacts, compatibility with surrounding properties, and the anticipated use of the Saddle Rock private road system.

Among other things, the presentation asserts that:

- The proposed facility will utilize approximately 120 feet of private roadway and that the road declaration permits additional properties to utilize the road system.
- The proposed site is fully screened from public view and not visible from Highway 55, subdivision roadways, or residential lots.
- The operation will involve no retail sales, no public access, and no lighting.
- The proposed facility consists of a 30,000-gallon propane storage tank and related operations.

Appellants offer this exhibit as part of the administrative record and in support of Sections II, III, IV, V, and VI of the Appeal. The exhibit is relevant to issues concerning compatibility, adjoining property impacts, traffic and road use, wildfire

and public safety considerations, visual impacts, and consistency with the Valley County Comprehensive Plan.

Appellants further note that several representations contained within the presentation were discussed extensively during the public hearing and are directly relevant to issues raised in this appeal.

# CUP 26-012 | Propane Storage Site

- ▶ Applicant: Saddle Rock LLC
- ▶ Heidi & Ryan Schneider

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CUP 26-012  
PZ 6-11-2026



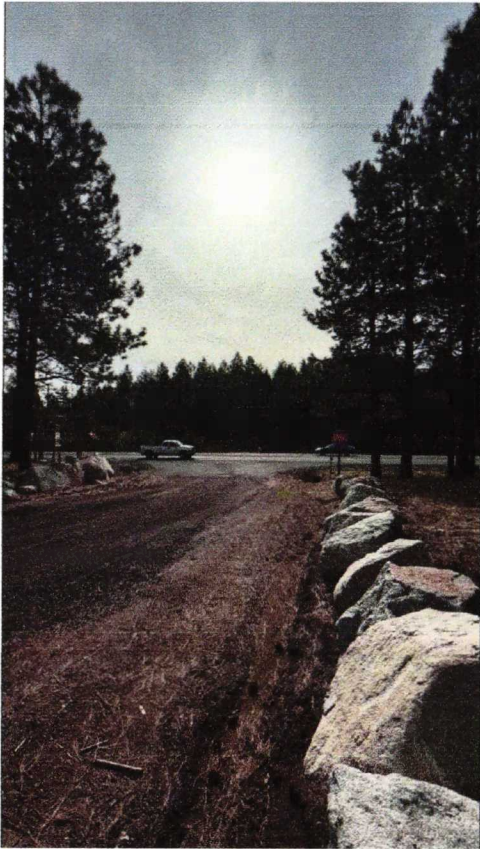
# Project Location





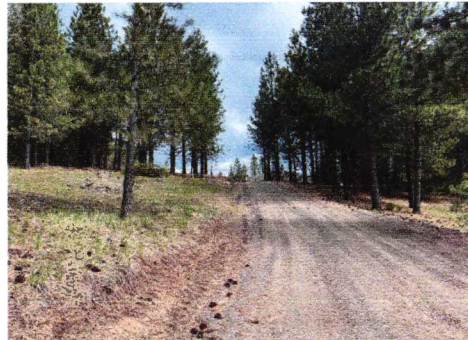
# Proposed Lease Area





## Access & Road System

- ▶ 120' Feet of Private Road Utilized
- ▶ Approximately 0.4% of Total Road Network
- ▶ Direct Access From Highway 55 to Challis Lane
- ▶ Applicant Owns Private Roads
- ▶ Road Declaration Allows Additional Properties to Utilize Road System
- ▶ Lessee Will Contribute to Private Road Maintenance.

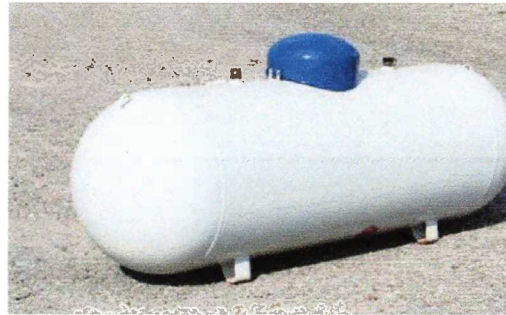


### Access & Screening

The proposed site is fully screened from public view and is not visible from Highway 55, any roadway within Saddle Rock Subdivision, or any residential lot. Existing topography and vegetation provide complete visual buffering.

## Proposed Operation

- No retail sales
- No public access
- No lighting



► Empty Storage Tanks



► Bobtail Truck



► 30,000-gallon storage tank



Propane plays a critical role in serving Valley County residents, businesses, schools, and public facilities. As a result, propane storage facilities are located throughout the county in a variety of settings, including residential neighborhoods, commercial districts, downtown areas, and along HWY 55. The facilities shown above are existing examples currently operating within Valley County.