



Valley County Board of County Commissioners Invites You to Participate in a PUBLIC HEARING

Appeal of PZ Commission Approval of C.U.P. 26-012 Schneider Propane Storage

Previous written and emailed comments and the meeting minutes are included in the record and will be sent to the Board of County Commissioners.

Applicant: Heidi and Ryan Schneider

Property Owners: Saddle Rock LLC

Appellants: Marvin & Gayle Ward and 26 others

Location: To Be Determined Challis Lane
Approximately 2 acres of parcel RP12N04E172646
located in SWNE Section 17, T.12N, R.4E, Boise
Meridian, Valley County, ID

Project Description: Heidi & Ryan Schneider requested 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. Access would be from Challis Lane, a private road, to Highway 55.

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.

Reasons for Appeal Include:

- 1) The application does not satisfy the comprehensive plan consistency requirement.
- 2) The application does not satisfy the property value standard.
- 3) The application does not satisfy the adjoining property standard.
- 4) Wildfire, public safety, insurance, and traffic impacts were not adequately evaluated.
- 5) The record contains unresolved questions regarding compatibility and impacts.
- 6) Commencement of the proposed use occurred prior to approval.

Maps are attached.

This is an Action Item. Application and the contents of the file can be reviewed at the Planning and Zoning office within the Valley County Courthouse Annex at 700 South Main Street in Cascade, Idaho.

PUBLIC HEARING

(In-Person)

July 21, 2026

1:00 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".

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., July 14, 2026.

Direct questions and written comments to:

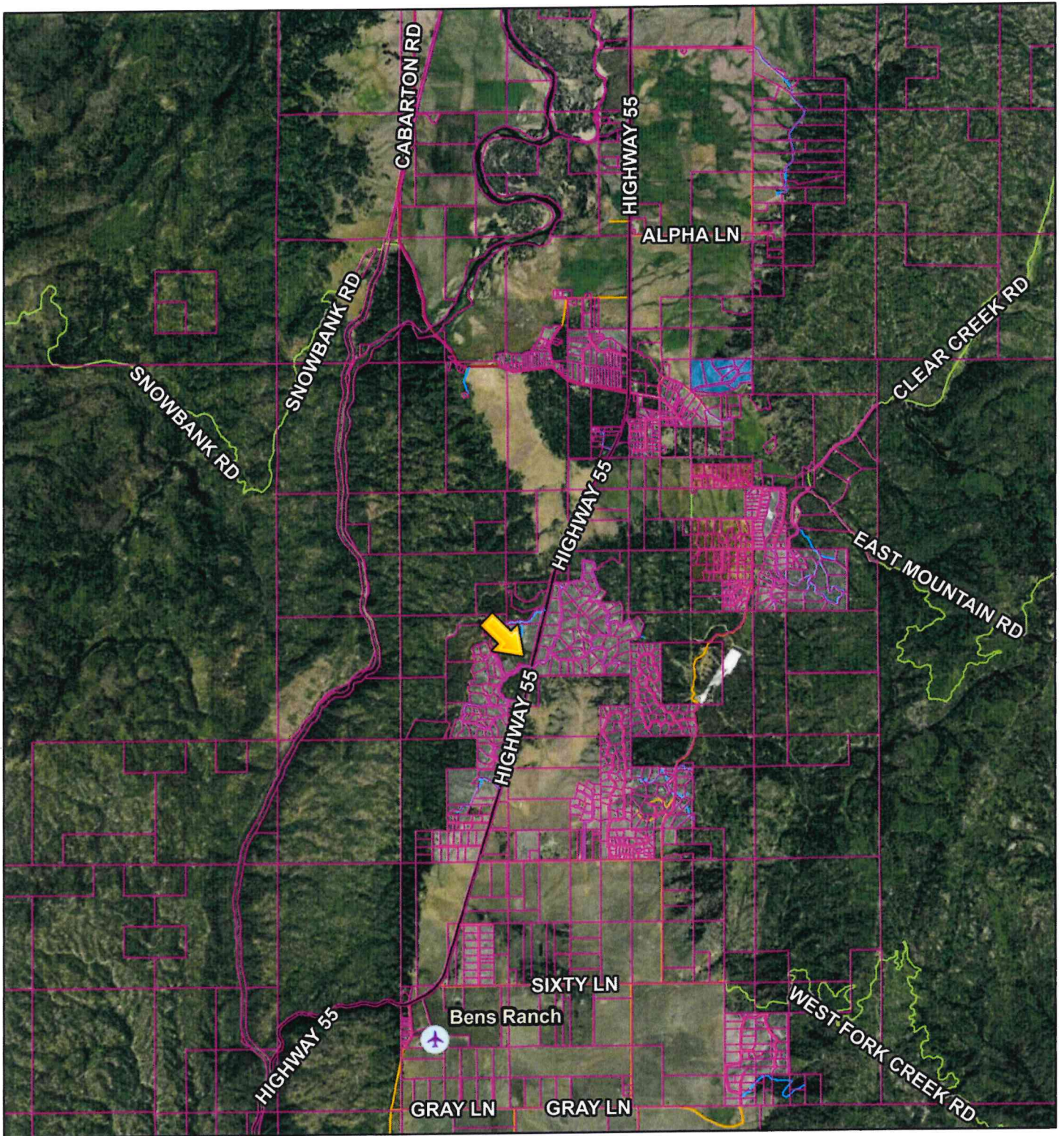
Cynda Herrick, AICP, CFM
Planning & Zoning Director
PO Box 1350
Cascade, ID 83611
208-382-7115
cherrick@valleycountyid.gov

Contact Gabrielle Knapp, Valley County Clerk, at 208-382-7100, if you need special accommodations.












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

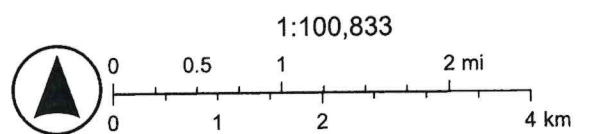
www.co.valley.id.us/meetingdashboard

CUP 26-012 Location Map



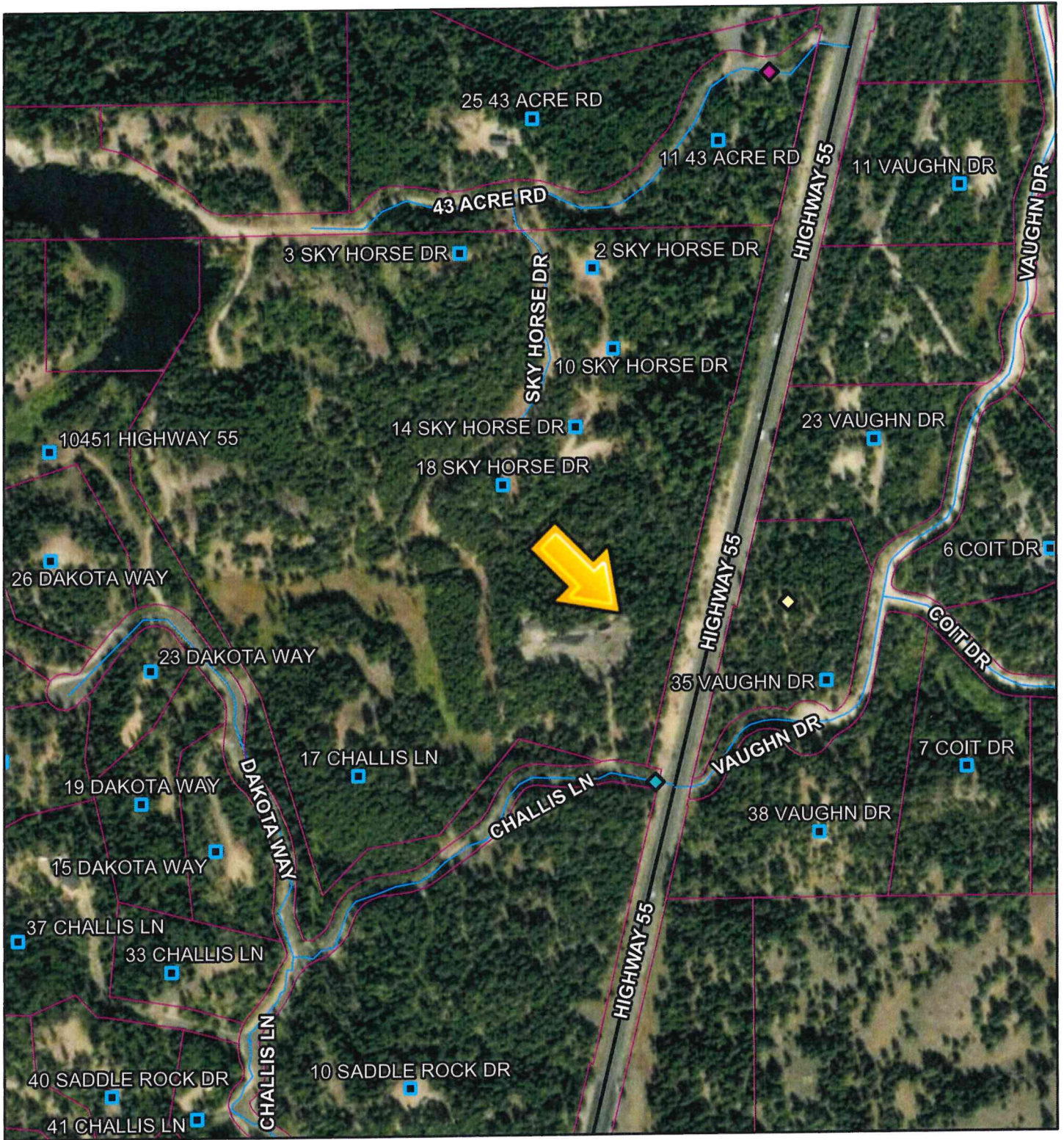
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-  Airstrips
-  Municipal Boundaries
-  Parcel Boundaries
- Roads**
-  MAJOR
-  MINOR COLLECTOR
-  COLLECTOR
-  URBAN/RURAL
-  USFS
-  PRIVATE
-  OTHER
-  Other



Earthstar Geographics

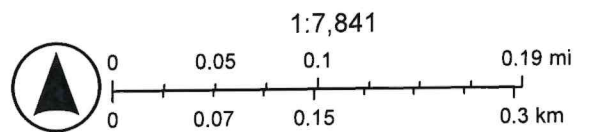
CUP 26-012 Aerial Map



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- | | | |
|---------|-------|------------------------|
| Permits | ◆ RVC | ○ Undefined |
| ◆ CUP | ◆ STR | ✈ Airstrips |
| ◆ ADU | ◆ STS | ■ Address Points |
| ◆ FP | ◆ VAC | ▭ Municipal Boundaries |
| ◆ GF | ◆ VAR | ▭ Parcel Boundaries |
| ◆ EXC | ◆ PSP | — Roads |
| ◆ Privy | ◆ HBB | — MAJOR |
| ◆ RES | | — MINOR COLLECTOR |

- | |
|---------------|
| — COLLECTOR |
| — URBAN/RURAL |
| — USFS |
| — PRIVATE |
| — OTHER |
| — Other |



Vantor

Proposed Lease Area

