

EXHIBIT B

PROPERTY OWNER STATEMENTS

CUP 26-012 Appeal

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Purpose:

This exhibit contains written statements from neighboring property owners and residents of the Saddle Rock area who are directly affected by the proposed commercial propane storage and distribution facility approved under CUP 26-012.

The statements provide firsthand observations and concerns regarding the proposed use, including impacts on residential character, compatibility with surrounding land uses, traffic and road impacts, wildfire risk, emergency response considerations, private road use, property values, insurance availability, environmental concerns, and the overall suitability of the proposed commercial operation within a predominantly residential and forested area.


Appellants offer these statements as evidence of the concerns raised by neighboring property owners throughout the public review process and in support of the issues addressed in Sections II, III, IV, V, and VI of the Appeal.

The statements are offered to demonstrate the substantial concerns of adjoining property owners regarding the impacts of the proposed use and the adequacy of the record supporting approval of CUP 26-012.

David and Deborah Billig
Owners of lot 5 & 6
33 Challis & 15 Dakota Way, Cascade

Mailing address:

8620 Eagle Bay Court
North Port, FL34287



Purchased lot 5 in 2023 and lot 6 in 2024

Why we purchased it. We bought land for our retirement home and were specifically looking for rural mountain forested land with views in a quiet community away from development, noise and commercialization. We intentionally avoid communities that do not have restrictions and zoning to protect our investment. We added lot 6 in 2024 to further increase our privacy.

Adverse impact to us personally and specifically:

Our property is within 800 ft of the CUP property in question.

A BLEVE (a boiling liquid expanding vapor explosion) of a 30,000 gallon LPG tank has a 350 ft diameter fire ball and incinerates anything within that zone per HUD. A shock wave that can destroy windows and do structural damage to buildings within 1500 ft spreads per ScienceDirect.com. Note: 21 of the lots are within the shock wave zone. Shrapnel from the exploding tank can travel 1 mile per CAMEO Chemicals. Plus the increased impact on a wild fire in a wild fire zone where there was an actual wildfire within 3 miles in 2022.

Several realtor summaries provided recently support a loss of value to property. We have approximately 600K invested in the two land lots we own. We invested in an architectural plan for our home, found our builder, got our finances lined up but then put the entire thing on hold last winter because of the surprise additional phases that were inconsistent with what we were sold and now there is the added concern of a commercial business.

Due to the proximity of our property, we would pass this site everyday where it is visually unappealing. The noise of their trucks and beeping of backing up will be heard. The increased traffic of their trucks making a left hand turn off of an already crowded 55 at the top of the hill in a passing zone will impede our access. While using only .04% or 120 ft of private road. Their trucks due to the number of trips daily and their size and weight will significantly damage private roads more than any resident's usage. Thereby increasing the Private road costs of all residents. We own two lots and thus pay twice. All of these affects our property value, our enjoyment of our property (noise, traffic, visual impact), increases fire risk which is always a big concern, increases costs of road maintenance and affects our overall safety and well being.

Our basis for an appeal open to edits including or not including as the group feels is appropriate or strategic for our objective.

1. Questions specifically asked at the hearing were ignored or not addressed by the applicant nor the commissioners. (These are the questions asked by Dave during his 3 mins)

1a. Why is there a need for a 30000 gallon storage tank and delivery business within a residential area with there are already 3 within 10 miles of the location? One is only 3 miles away. All of which are located in light industry areas and not residential?

1b. While the Schneider's are allowed to use the private roads for additional properties (item 1f of Declaration) the same Private Road Declaration clearly states that those properties would then be "subject to the rights and obligations contained in this Declaration, regardless of whether such other real property is within Saddle Rock Subdivision." Thereby they must comply with the Declaration regardless if they are within or outside the Saddle Rock (not to be confused with CCR or HOA rules as those are separate.) Furthermore these declarations clearly state the private roads are not a public easement "Nothing in this Declaration is intended, and it shall not be interpreted or deemed, to constitute a gift or dedication of any portion of the Private Roads to the general public or for the benefit of the general public or for any public purpose whatsoever, other than those expressly contained herein, it being the intention that this Declaration shall be strictly limited to and for the purposes expressed herein; notwithstanding the foregoing any and all additional lots and property which Declarant authorizes access via the Private Roads" (Item 7 of Declarations). Therefore, how can the board approve the CUP to use any portion of the Private Roads? (Recommend including a copy of the Declaration and highlighting the points in question)

1c. If the Commissioners role is to protect the safety and welfare of the Valley County Residents please explain how allowing this CUP supports the goals and objectives of the Zoning board and the Comprehensive Plan of Valley County? (Commissioner Roberts started to address this question but got only a few comments in and said he was a "no" based off the compatibility; the other commissioners completely ignored it)

1d. What is very concerning to me is that the hearing is being held tonight but the property already has tanks on it including the 30000 storage tank and the company has already hired employees and is training this week nearby. So why have a hearing if the board has already approved their fellow board member's CUP?

2. Misrepresentation of information by Applicant

2a. Applicant stated there were no tanks on property. Photos show this was not true.

2b. Applicants stated the site could not be seen or heard from any road or lot. This statement is also not true. Photos taken from the roadway. Noise can be heard all the way to current back lots.

2c. Applicant did not address the violations of using private roads by a public business, instead she focused only on their right to add properties to the private roads. She presented this over and over without addressing the real violations. See highlighted area of the Private road Declaration.

2d. Applicant stated there would only be 1 truck, 30000 tank and 4 trips a day. The truth is there are no less than three trucks - the Bobtail truck which delivers daily propane to homeowner/business tanks; the flat bed truck that delivers the stored tanks to local homes, and a semi truck that delivers propane to the 30000 gallon storage tank on the site, plus the employees' vehicles.

2e. Applicant states in testimony there is no impact to neighboring lots and owners. This was not backed up with any facts or evidence. This is just her statement or belief. She repeatedly states her belief and thoughts trying to make it a fact. Several owners brought forth statements of devaluation of property by outside non biased realtors, spoke on the fire, wildfire increase risks and overall safety, shared specific violations of Private Road Declaration (which does apply to all added properties regardless if they are part of the development or not), and environmental and safety risk that was not factually credited over the applicant's beliefs.

3. Misalignment of the CUP with the Valley County Commissioners

3a. Approval of the CUP does not align with the Valley County's Comprehensive Plan

3b. Approval of the CUP will result in an adverse impact on the environment in the event of fire/wild fire.

3c. There is adverse impact on adjoining properties in terms of health safety and devaluation of property values.

4c. There is an adverse impact on Highway 55 traffic and for residents who live in Saddle Rock

(Commissioner Roberts addresses some of these but the other Commissioners ignore them. This misalignment is where Commissioner Roberts votes no)

4. Lack of facts and data to support Applicant's beliefs were not presented.

Applicant shared her personal beliefs and assumptions versus facts/evidence on visual, sound, environmental impact, value to property and property fire risk and quality of life for landowners. She did share safety risk data but all data was on light industrial sites not in a residential forest area. She did state the Fire Chief had approved but no evidence of the Fire Chiefs statement, concerns, or restrictions were shared.

5. Bias by Commissioners demonstrated

5a. A member of the public presented a licensed realtor's statement that stated " regardless if the risk were real or not, the perceived risk by potential buyers would devalue the owner's property." This was an unbiased statement made by a local, licensed, experienced realtor but discredited by Commissioner Brad Mabe, who stated Applicant was a realtor & developer and the Applicant says there is no loss in value and thus he did not believe the outside realtor's statement. Clearly the Applicant would be biased.

5b. Multiple times throughout the hearing Commissioners Mabe and Porter gave more weight to the beliefs and thoughts of the Applicant over any data presented by the public.

6. Approving Commissioners appeared to have a desire to make CUP tenable vs declining the requests.

Instead of validating the factual concerns raised by residents of increase fire/wildfire risks in a heavily wooded residential area, that was within 3 miles of a wildfire 2 years ago; several members of the board chose to not to decline the CUP based on these risks but instead started making additions to the CUP in an effort to make it more tenable by adding fencing, large semi truck, put the tank on

wheels, etc without input or discussion from the public. How does this help unless a driver is also permanently stationed at the site to drive it out in a wildfire?

7 Residents raised concerns about damage to private roads, noise, increased traffic impact on 55, the impact on our quality of life in a rural area and the cost to maintain the private roads and they were not discussed. These were not acknowledged or addressed. Instead, at the very end of the meeting, without discussion, Commissioner Porter and Director Herrick made the impact worse by increasing the allowed road trips from the 4 (as requested by the applicant) to 8 per day.

Further more, the applicant had stated there would be only one Bobtail Truck in her presentation but as stated before there will be three plus the newly added semi located on site permanently for fire removal. If we can see and hear the current tank and bobtail truck, these additional trips and trucks have further increased the adverse impact to local property owners.

Branden and Aneta Fiscus
1730 W Cedar Grove St.
Meridian, ID. 83646
[REDACTED]
Lot 3, Saddle Rock Subdivision

To Whom it May Concern:

We purchased our property in 2023 with the dream of building a home in a secluded and forested area in Valley County which we were willing to pay a premium price for. This dream was recently upended when we discovered Heidi and Ryan Schneider proposed leasing land to a large commercial propane company next to our subdivision.

We are writing this letter to inform you of our intent to appeal the Valley County P&Z Commissioners ruling on CUP 26-012. Below are some of the main areas we felt were not properly addressed or considered during the P&Z meeting on June 11, 2026.

Large commercial vehicles entering and exiting the subdivision on Challis Lane which is maintained by the Saddle Rock subdivision will create an undue financial burden by increasing the maintenance costs of the private roadway. Heidi Schneider stated during the hearing the propane company will also pay HOA dues for the roadway use. The amount of maintenance that will be required for large commercial vehicles traveling on the roadway all week long will far exceed what the company will contribute to the subdivision.

2. Allowing a commercial business to operate next to the Saddle Rock Subdivision will inevitably cause a financial strain on residents of the Saddle Rock Subdivision by lowering property values. Individuals looking to purchase properties in remote locations like the Saddle Rock Subdivision do not want any type of commercial property next to them. The commercial business also does not create any value to the Saddle Rock Subdivision.

3. The commercial vehicles entering and exiting the subdivision will increase the noise, dust and vibrations in the Saddle Rock Subdivision which goes against the culture and tranquility of the neighborhood.

4. CUP 26-012 will increase the fire and explosion risks to the area. The Saddle Rock Subdivision is in a remote location with extended response times for first responders. This area is heavily forested and has a limited amount of water resources available if a catastrophic event or fire occurs. The large propane tank storage tank increases the risks to the homes and residents of the Saddle Rock Subdivision without proper mitigation. During the P&Z approval it was required a truck be on site to remove the propane tank in the event of a fire but it was not addressed of who would hook up the truck to the tank, how long it would take them to attach the tank and how long it would take for the individual to respond. There were also no guidelines to ensure the truck would be on site when it was required to be there.

5. Heidi's correspondence with the Idaho Transportation stated there would be a total of 4 trips onto and out of Challis Lane from Highway 55 per day. This would be a personal vehicle entering the property, a work truck leaving, a work truck returning and a personal vehicle leaving at the end of the day. When the residents of Saddle Rock started to show their opposition to the proposal Heidi sent the Saddle Rock residents a message of the Saddle Rock Subdivision Facebook page stating a single Bobtail truck would be operating out of the proposed sight. On Heidi's Impact Report she stated it would not create any additional traffic and there would be only four trips per day (in/out/in/out). During the Planning and Zoning hearing for some unknown reason Commissioner Potter changed the conditions to two Bobtail trucks and eight trips per day. This is double of what all the documentation requested.

Heidi testified at the P&Z hearing that to mitigate the fire risk where she felt comfortable the propane storage tank was on a chassis that could be "removed immediately" if there was a fire or emergency. Commissioner Ken Roberts stated one of the conditions of approval should be that the propane company have a truck attached to the 33,000 gallon tank during the fire season and the propane company should demonstrate they could move the tank in a matter of minutes. According to Enduring Block's safety operating procedures (the company who had the storage tank on the proposed sight prior to approval) the tank can explode in less than five minutes with a 1/2 mile explosion radius. The tank cannot be moved unless it has less than 900 gallons or 5% of its capacity. If the tank was full during an emergency the tank would have to be emptied of approximately 32,000 gallons of liquid propane before it could be moved. A full 33,000 gallon propane tank weighs approximately 81,000 pounds which I believe a normal truck would have trouble transporting. Because of these facts it would make the condition of approval impossible.

Branden and Aneta Fiscus

Formal Opposition Statement to Proposed Commercial Propane Lease

Kacie and Shawn Frederick

Lot #21 – Saddle Rock Subdivision

3913 N Morello Avenue

Meridian, ID 83646

Property Owned Since: March 14, 2025

I. Introduction and Statement of Interest

We are the lawful owners of real property located within the Saddle Rock subdivision. We submit this statement to appeal the proposed lease and use of neighboring property for **commercial propane storage and distribution activities**.

Our interest in this matter is direct and substantial, as the proposed use will **materially and adversely impact our , financial interests, safety, and the residential character of our community**.

II. Reliance on Representations and Community Character

At the time of purchase, we made our decision in express reliance on representations that Saddle Rock would remain a **low-density residential and rural environment**, characterized by:

- Solitude and quiet enjoyment
- Absence of commercial and industrial activity
- Preservation of natural surroundings and wildlife

No disclosure was made regarding any **pending or contemplated rezoning or commercial use** of nearby parcels. This omission is particularly concerning given that the property owner promoting the lease also serves as **President of the Homeowners Association**, creating a heightened expectation of transparency and fiduciary responsibility.

III. Lack of Transparency and Material Misrepresentation

The first communication to homeowners regarding this project occurred on **May 29, 2026**, after planning efforts were already underway.

Initial written representations included assertions that:

- Only a **single bobtail truck** would service the site
- Traffic would be minimal, limited to **one daily trip**
- The operation would **not be visible** from within the community

Subsequent testimony and evidence presented at the Conditional Use Permit (CUP) hearing directly contradict these claims, including:

- Statements indicating **up to eight (8) truck trips per day**
- Visual evidence demonstrating **clear visibility of propane tanks from within Saddle Rock**

These discrepancies constitute material inconsistencies that undermine the credibility of the proposal and raise serious concerns regarding **good faith disclosures and informed community consent**.

IV. Incompatibility with Residential Zoning and Use

The proposed commercial propane operation is inherently **incompatible with the established residential and rural character** of Saddle Rock. Specifically, the use introduces:

- Industrial-scale equipment and storage
- Increased heavy commercial vehicle traffic
- Noise, visual intrusion, and operational disruption

Such impacts are inconsistent with the **intended use and reasonable expectations of homeowners** and constitute a fundamental alteration of the neighborhood's character.

V. Financial Harm and Economic Impact

The proposed use presents significant and foreseeable financial harm to homeowners, including:

1. Increased Infrastructure Costs

- The use of **private subdivision roads by heavy commercial vehicles** will accelerate deterioration
- While the leased parcel may contribute a portion, the remaining burden will be distributed among homeowners through **increased HOA assessments**

2. Property Value Impairment

Proximity to industrial and hazardous facilities is associated with measurable declines in residential property values, typically ranging from 2% to 7%, with broader environmental stigma effects reaching up to 20% in certain cases. This creates a direct risk of market depreciation for Lot #21 and similarly situated properties.

3. Insurance Risk and Premium Increases

- The placement of **bulk propane storage within a high wildfire risk area** introduces heightened underwriting concerns
- Homeowners may experience:
 - Increased insurance premiums
 - Coverage limitations or exclusions
 - Potential difficulty obtaining or renewing policies

VI. Safety and Environmental Concerns

The introduction of a propane storage and distribution operation poses material risks, including:

- Elevated **fire hazard** due to flammable fuel storage in a wildfire-prone region
- Increased likelihood of **transport-related incidents** involving hazardous materials
- Long-term environmental exposure risks associated with fuel handling

Additionally, the project will disrupt established **wildlife patterns**, including deer migration corridors that currently pass through and around the subdivision. The resulting disturbance will degrade the ecological integrity and natural experience that define the community.

VII. Lack of Long-Term Protections and Precedent Risk

No enforceable assurances have been provided regarding:

- The **scope or limitation of use** beyond the initial lease term
- Future leasing or sale to **additional commercial or industrial operators**
- Restoration or mitigation obligations upon cessation of use

Approval of this proposal would establish a **dangerous precedent**, effectively opening the door to incremental commercialization within a residential subdivision.

VIII. Absence of Community Benefit

The proposed lease provides **no demonstrable benefit to Saddle Rock residents**, including no:

- Economic benefit to homeowners
- Improvement to community infrastructure
- Enhancement of public safety or services

Instead, it shifts **risk, cost, and burden onto the community** for the benefit of a private commercial interest.

IX. Conclusion and Request for Relief

For the foregoing reasons, we respectfully assert that the proposed commercial propane lease:

- Is **incompatible with residential zoning and land use expectations**
- Was advanced without **adequate disclosure or transparency**
- Will impose **material financial, environmental, and safety risks**
- Provides **no corresponding benefit to affected property owners**

Vitaliy and Olga Gavriyuk
Owners of lot 11
34 Dakota Way, Cascade

Mailing address:

1443 W. Tumble Creek Dr
Meridian, ID. 83646

██████████
██████████

1. Residents raised concerns about homeowners insurance either being raised or policies being dropped altogether.

It's important to note that this particular proposed propane storage facility is in a heavily forested area and a fire zone as well.

- Insurance companies routinely evaluate risk factors when determining whether to insure a home, renew a policy, or adjust premiums
- Factors insurers may consider include:
 - a. Size of facility (small residential tanks vs. 30,000-gallon storage tanks)
 - b. Frequency of propane truck traffic (which is now up to 8 trips per day)
 - c. Whether the property is within a fire zone (which we are)
 - d. Whether the hazardous use was added after the home was built

I would like to share a personal experience that demonstrates why insurance availability is a legitimate concern for homeowners in Saddlerock. We have already experienced difficulties obtaining homeowners insurance. We were issued a policy by Safeco, only to have that policy dropped. In a notice dated November 19, 2025, Safeco stated the reason for the policy being dropped was:

“The increased fire and smoke hazards at the insured location and proximity and density of the native vegetation.”

If homeowners are already facing insurance challenges due to wildfire exposure, I ask the Board to consider what effect a new 30,000-gallon propane storage facility, along with increased propane truck traffic, could have on future insurance availability, and homeowners ability to sell their properties.

2. Concerns regarding safety, and general welfare, and compability with surrounding uses

It was mentioned during the Valley County Planning and Zoning meeting for the proposed CUP that the 30,000 gallon propane tank would be on a chassis. Will there be a semi hooked up to the chassis during the fire season at all times? This question was not answered.

This raises important questions regarding how relocating a large propane storage tank could be carried out safely, particularly given the traffic conditions on Highway 55. Traffic volumes can be heavy, and the passing lane near the entrance of Saddlerock often results in vehicles traveling at higher rates of speed. The current speed limit is 60 mph.

Even under normal conditions, the now eight delivery trips present significant safety concerns. Increased truck traffic involving large propane loads creates the potential for accidents affecting both delivery vehicles and the traveling public.

In conclusion:

Valley County's planning process is intended to protect health, safety, and general welfare, and compatibility with surrounding uses is an important consideration. A residential neighborhood should not bear uncertain economic risks from a new storage propane facility being placed in the entrance of the Saddlerock subdivision.

Can the Board make a factual finding, based on evidence in the record, that Saddlerock homeowners will not experience adverse economic impacts-including insurance availability, higher premiums, or reduced marketability? If not, how can the Board conclude that those impacts have been mitigated?

Tony & Brie Ghinazzi
1175 N Longhorn Ave. Eagle ID 893616
Lot 9 & 15 Saddle Rock Subdivision

RE: CUP 26-012 Appeal

To Whom it May Concern:

We submitted comments during the public hearing process regarding CUP 26-012, Schneider Propane Storage, and continue to hold concerns regarding the approval of this application.

Throughout the review process, neighboring property owners raised questions regarding the long-term impacts of introducing a commercial propane storage and distribution facility into a predominantly residential and heavily forested area. While the right to seek approval was not disputed, questions for us remain regarding community compatibility, wildfire risk & insurance, traffic safety off a high speed busy road transition to a rural dirt road, use of private road and emergency water, and diminishing property value.

One of our greater concerns is that approval of a commercial propane storage and distribution operation may establish precedence for future commercial or industrial development in the area, or facilitate planned growth for the subject business, as more probable in the future. We believe the potential cumulative impact of such uses on the rural and residential character of the surrounding community has not adequately evaluated nor understood by buyers historically at point of sale, as one of the most reiterated neighborhood comments.

We also remain concerned regarding wildfire mitigation and emergency response. The Saddle Rock area is heavily forested and already faces significant wildfire risk. During the hearing process, considerable discussion focused on wildfire concerns and emergency relocation of the propane tank. However, questions remain for us regarding the feasibility and location of relocating the tank during an emergency, the adequacy of emergency response planning and expediency, and thus the potential impacts on surrounding residents and property owners.

Additionally, questions remain regarding the use of privately maintained subdivision roads to serve in a combined capacity for commercial operation. Residents currently bear the costs of road maintenance, repairs, and snow removal. These concerns were raised regarding increased commercial traffic, road wear, maintenance obligations, and the compatibility of the proposed use with the intended purpose of the private road system, and the response that the proposed business will pay an equal share does not satisfy the reality of the specific increased wear caused by bigger trucks and equipment for the intended commercial use in our opinion. It's not a 1-to-1 increase.

We also remain concerned regarding lighting, noise, visual impacts, and the overall effect of the proposed facility on the rural character of the area. While conditions of approval were imposed, the record does not clearly demonstrate how certain conditions will be monitored or enforced over time.

Finally, we remain concerned regarding potential impacts on property values and resale. We purchased for the express intent of enjoying a tranquil residential environment. The introduction of a commercial propane storage and distribution facility raises concerns from us regarding buyer perceptions (as we infuse our own concerns into the hearts and minds of future prospective buyers), insurability, and preservation of neighborhood character.

For these reasons, we support the appeal of CUP 26-012 and respectfully request that the Board of County Commissioners review the record for determining whether the approval criteria required by Valley County Code have been satisfied. As well we hope that a seemingly unified and unanimous community opposition is worthy of merit.

We hold no ill will toward Ryan and Heidi, we simply feel this adds zero positive value to the neighborhood, while it does introduce potential negative value in several respects to the neighborhood.

Thank you for your time and consideration.

Tony & Brie Ghinazzi

- Names: Robert and Christine Kovacs
- Current Domicile: 10348 W Altair Dr, Star ID 83669
- Subdivision Address: (Lot 27) 43 Sawtooth Loop, Cascade, ID

Also note - we have commenced construction of our future home on Lot 27 and plan to be full time residents once completed in Q1 2027.

- Ownership Duration: 13 months
- Reason for Purchase: We were drawn to Saddle Rock for its peaceful, quiet, and natural surroundings.

Statement of Concerns

The proposed propane tank storage tank / fueling is inconsistent with Valley County's Comprehensive Plan. Specifically, as it negatively impacts land-use compatibility and increases environmental hazards, including fire risks and noise disturbances. Businesses of this nature are most typically located in a commercial or industrial location not adjacent to a private rural subdivision. Wildfires, lightning strikes and accidents happen, why increase the risk to property owners by allowing this business to dwell in this location and potentially affect their insurance coverage.

The Saddle Rock subdivision is strictly a residential community per the HOA, by permitting the subdivisions roads to be utilized for multiple daily commercial activity is in violation of Section 7 of the Private Road Declaration. This project will have severe impacts to the Saddle Rock subdivision's private road (Challis Lane) due to increased transportation and associated maintenance costs.

Initially it was understood the Applicant was requesting 4 trips per day of the bobtail delivery truck.... not sure why & how the Valley County Planning & Zoning Board ended approving the proposal with 8 trips per day. The '8 trips' was a mis-statement by one of the Valley County Planning & Zoning Board members, it should have been caught and corrected during the Public Hearing and must be acknowledged as such and amended accordingly at the next Valley County Planning & Zoning Board Meeting.

Also the on site storage tank holds 30,000 gallons of propane. In the proposal it states "Refilling of the on-site tank is anticipated approximately once every 8 to 10 weeks". Well if the bobtail delivery truck holds 4,000 gallons and the demand is there for propane and they are allowed 8 trips a day.... they could technically deplete the on-site storage tank within 1 day of deliveries. At that point do we believe the Applicant would let the on-site tank remain dry until the next duly scheduled delivery of every 8 to 10 weeks or are they going to go back to the Valley County Planning & Zoning Board and request an additional 30,000 gallon or larger on-site storage tank be approved for the site and or increase the size from the 2 acres of the 5.88 acre lot.

The propane storage site will have a negative impact on the subdivision property values, who would knowingly want to live next to that? Wondering if any of the Valley County Planning & Zoning Board Members would purchase a lot there?

Also - not sure it was missed during our viewing of the live Public Hearing but don't all the Planning & Zoning Board Members, the Applicants and those requesting to Speak / Provide Comment at the Public Hearing have to be 'sworn in' to their statements / testimony?

Best regards,

Chris & Bob Kovacs
Lot 27

Shneiders

Rebecca Peterson

Lot 22 in phase 2 of Saddle Rock Subdivision

We bought a lot in Saddlerock Subdivision in the Fall of 2024. The primary reason we bought here was for a quiet place to get away from the business of the Boise Valley.

I am not in favor of the proposed propane tank the Shneiders want to install. I feel like it will not be beneficial to the homeowners and very detrimental to the value of our property because of the commercialization. It will make it more difficult to get homeowners insurance and increase the cost of the insurance because of the fire hazard.

Sincerely,

Rebecca Peterson

To whom it may Concern:

My name is Dean Snyder and I am writing this in regards to the appeal of the Schneider Propane Business being allowed to operate next to the Saddle Rock subdivision, First I am against this I wish the planning and zoning commission would have taken more time to truly listen to the community and evaluate if this was a good fit for the community. I purchased my parcel at the beginning of 2022, and was told that there would only be 27 residents in the entire community 9 lots per entrance. I was told that the developers still had lots of acreage in the area and if they chose to develop more lots the city would require signals entering into the subdivision. Since purchasing my lot the developer not only closed the farthest north entrance to the subdivision narrowing it to 2, but has also add considerably more lots than 27 with 2 more phases coming. Things change and realtors don't always tell the truth which is fine, but I bought this parcel with the assumption it would be private, very limited homeowners and be a place of peace and tranquility that me and my family could spend weekends on and eventually retire on. Thankfully the property owners have all been very good people and respected the fact that everyone one there, is there for the same reason privacy, and peace and quiet. Because of that we have chosen to stay even though the Schneider's have completely changed the development we were told was coming. I also tried to acquire the parcel in question and was told that the same deed restrictions put on current Saddle Rock property would apply if I was able to purchase this piece amongst other things that included no commercial or business use, the reason being they want to protect the subdivision that was designed and being built for residential use. I was also asked to take down a cross on the corner of my property by Ryan and Heidi as they thought this would be offensive and could limit their potential buyers. I happily agreed to their request because I also wanted to keep the community residential and don't want to affect anyone's income for something I put up.

The questions I have are if Ryan and Heidi truly felt a wooden cross would limit buyers, then they should acknowledge that a propane business would also limit their potential buyers and lower the value of the current properties. I would hope

whoever is reading this would question the true intent of the Schneider's, because after the ruling they have promised to keep things out of sight, fenced and a truck ready at all times in case of an emergency, while limiting only 8 trucks a day into the facility. So I would like to ask, who's going to monitor 8 trucks a day? Who's going to have the keys and access to the supposed truck locked behind a fence to get the tank out in an emergency? The Schneider's live in McCall so it can't be them, the current property owners don't live there full time so it can't be 1 individual.

The Schneider's have proven to say, at least to me, whatever is needed to benefit themselves with truly no regard to the community they are developing. Because whenever there is something in question or they don't like they have the ability to twist or change it to their benefit, If that wasn't true there would only be 27 lots, or we would have a signal at our entrance, and we would not be discussing the proposed business.

My concerns reach beyond the safety from wildfires, but also the greater safety for the public of trucks entering and existing the subdivision off Highway 55. The stretch of 55 in front of Saddle Rock is already dangerous with the way traffic speeds and passes, 55 is dangerous and people have a tendency to drive reckless headed north after being pinned up in the canyon, and when headed south people are always speeding trying to pass everyone before getting to the canyon. Large trucks carrying propane should not be allowed in or out of those entrances without signals.

When it comes to property value's I have personally asked local real estate professionals and they have said our values would be significantly impacted negatively.

Heidi and Ryan have done a great job as far keeping the beauty in the development, so I have no concern about them keeping that beauty however the ruling goes.

I would ask you to hit pause for a minute and evaluate this issue in a little more depth, maybe ask the developer to have an independent traffic study done to see if it's truly safe to having truck entering without a signal, maybe we should have a team of real estate professional tell us their opinion on how this will affect our values? Now that we have a proposed exist plan for the propane tank if a wildfire breaks out, is it truly doable.

It's unfortunate but with Heidi Schneider on the planning and zoning commission and with financial benefit of having a business I don't think our concerns were truly heard, and the impact was truly evaluated, as our public officials we trust that you will look out for everyone's best interest and safety. No just the developer, not just the property owners, but also the general public. So when making the decision shouldn't you also ask is there a need? I don't think you could make a case for even having a need for this type of business in the area. Which make me believe the only benefit is for the developer's financial benefit, and the restrictions put on them for safety will not be enforced, and based on their track record they will apply to have them changed when it suits them if enforced.

With all that being said I ask you to deny this or at least postpone it until further studies can be done, and we use people that are not influenced or have the potential of being influenced by Heidi's place on the planning and zoning committee.

Thank you,

Dean Snyder

10 Saddle Rock

Cascade Idaho

Thane States and Cindy Pagan
Husband and Wife, Owners of 41 Saddle Rock Drive since September 2024
Current Address:
19740 North Smokeys Draw Place
Boise, Idaho 83714

Valley County Board of Commissioners,

We strongly oppose the proposed propane commercial operation at Saddle Rock, and expressed our position via written testimony to both the developers and the Planning and Zoning Commission.

We acquired the land in 2024 in preparation for retirement in the next couple of years. Today we very much enjoy the time we spend in our land, especially the privacy and tranquility it offers. Growing up in Idaho we looked forward to a peaceful retirement season in Valley County. Saddle Rock was presented to us as a community that could offer such peace, not a place where any businesses would be operating.

Propane is a hazardous material, and extremely flammable. We understand the importance of propane in a rural community, however this operation is not compatible in a residential area, densely surrounded by trees and prone to wildfires. The risk is just too high. We find the proposed fire prevention and mitigation measures approved by the Planning and Zoning Commission to be insufficient for the level of risk. An operation of this nature belongs in a commercial and/or industrial area of town.

Access to homeowners insurance is expected to be affected by the proximity of this operation to our properties. We spoke to a retired, seasoned insurance professional who confirmed our concerns on this topic. Today it is already very difficult to secure insurance in Saddle Rock due to fire risk with only a couple of companies willing to underwrite.

We respectfully request the Board revokes the CUP approval.

Cindy Pagán and Thane States

Valley County Commissioners

RE: CUP 26-012

Dear Commissioners,

This letter is to appeal Planning & Zoning's approval of CUP 26-012.

We respectfully appeal the approval of Conditional Use Permit (CUP) 26-012 and request that the Board reverse the decision or remand the application for further review.

We feel our appeal is based on concerns that the record does not contain sufficient evidence to support the findings required for approval, particularly regarding public safety, compatibility with surrounding land uses. Protection of neighboring property owners, and the long-term impacts on the residential character of the Saddle Rock subdivision.

We spoke with ITD and with Cascade Rural Fire District. During our discussions with representative of both these places we were informed that while proposal may meet applicable technical requirements, there are still concerns regarding the location. Both gentlemen said they personal didn't agree with the location, but it did meet specifications, therefore approving the location. The gentlemen at the Fire District office explained that it is at least 15-20 minutes to dispatch fire protection. That's just to dispatch, not to hook up to water and then begin to fight a blazing fire. We all know how fast fire spreads in a dry timbered area. Especially in the dry seasons that we have been experiencing the last couple of years. Our neighborhood could be gone in a flash. Ms. Schnieder spoke how safe propane tanks are, but things happen and especially with a 33,000-gal propane tank sitting there along with 2 bobtail truck full of propane and any smaller tanks loaded to be taken out to customer. 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. This could be catastrophic !!!! Kids will be kids and what if they were out shooting BB guns or other guns into the direction of these tanks. Something as simple as that is all it takes !!!

The primary purpose of the conditional use review process is to determine whether a proposed use can operate without creating undue risks to surrounding properties and residents. We do not believe the record adequately demonstrates that this standard has been met.

While safety measures were discussed during the hearing, the record does not appear to contain a comprehensive analysis of the potential impacts of a propane-related emergency occurring within this particular residential and timbered setting. Given the scale of the proposed storage capacity and the surrounding conditions, we believe additional evaluation is warranted before concluding that the proposal adequately protects public health and safety.

Ms. Schnieder mention in her application and in a letter to all of owners that this site would not be seen from anywhere in the subdivision. She is correct from the highway and the entrance into the subdivision, but not while driving into the new phases. As you have

probably seen the pictures submitted with the appeal you can see the site very well. It is all very disturbing that during the applicant's presentation she was asked if there were any propane tanks currently on the property. She blatantly lied and said "no". Pictures do not lie !!! I'm not sure if there were any other untruths that Ms. Schnieder has given us or to the commission.

We would be curious to know if their lot has been zoned for "Industrial" use NEXT to recreational/residential?? What are the Schnieder's plans for the future? What door is being opened for future Industrial or commercial use? You can tell we are very concerned.

Another disturbing item during the hearing is that Ms. Schnieder, the applicant, requested the use permit for one 33,000-gal storage tank and one Bobtail truck to dispense the propane to the community. It was explained to the neighborhood and the commissioners that there would be four trips in and out with this one Bobtail. Snuck in at the very end of the Commission's deliberation Ms. Potter changed the applicant's one Bobtail truck to two and eight trips in and out. The Applicant didn't even ask for that. Why did Ms. Potter change that unless the two colluded before the meeting ever began. We know that Ms. Potter and Ms. Schnieder are friends serving together as Commissioners. Of course we can't prove this, but the way it went down would be so inappropriate and deceiving for Commissions. Ms. Potter should have been recused from the board too since there is a friendship there.

Because this represented a significant increase in operational activity, we question whether the impacts associated with the expanded operation were fully evaluated and whether affected property owners had a meaningful opportunity to comment on those changes before approval.

As we said in the Hearing 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.

We know that this permit gives limited operation involving storage and minimal vehicle traffic, but 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 do feel this affect our property values. If I were looking at a lot in Saddle Rock now and knowing that there was propane storage there, we would not want to buy. We would be very leary of propane in a forested area. Too big of an investment to take such risks.

Based on the evidence presented, we do not believe the record contains substantial evidence supporting findings that:

1. The proposed use adequately protects public health and safety;

2. The proposed use is compatible with surrounding residential and recreational land uses;
3. The proposed use will not adversely affect neighboring properties;
4. The proposed use preserves the residential character of the Saddle Rock subdivision; and
5. The long-term impacts of the project have been sufficiently evaluated.

For these reasons, we respectfully request that the county Commissions grant this appeal and reverse the approval of CUP 26-012. Alternatively, we request that the matter be remanded for additional review, further findings, and a more complete evaluation of the public safety, compatibility, and neighborhood impacts associated with the proposal.

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

Sincerely,

Gayle Ward (152 E Shafer View Dr, Meridian, ID 83642)
Marvin Ward

Lot 13
37 Challis Lane