

Boise County Planning and Zoning Department

413 Main Street, PO Box 1300

Idaho City, Idaho 83631

Phone: 208-392-2293

www.boisecounty.us



MASTER PUBLIC HEARING APPLICATION

TYPE OF APPLICATION: (PLEASE CHECK ALL THAT APPLY.)

CUP 2026-001

- | | | |
|---|--|--|
| ☐ APPEAL | ☐ DEVELOPMENT AGREEMENT | ☐ SUBDIVISION, FINAL |
| ☐ COMPREHENSIVE PLAN | ☐ PLANNED UNIT | ☐ SUBDIVISION, VACATION |
| ☐ TEXT AMENDMENT | ☐ DEVELOPMENT | ☐ SUBDIVISION, AMENDED |
| ☐ COMPREHENSIVE PLAN | ☐ PLANNED COMMUNITY | ☐ PLAT |
| ☐ MAP AMENDMENT | ☒ CONDITIONAL USE PERMIT | ☐ VARIANCE |
| ☐ ROAD NAME CHANGE | ☐ SUBDIVISION, PRELIMINARY | ☐ OTHER _____ |

HEARING BEFORE: ☐ BOARD OF COUNTY COMMISSIONERS ☒ P&Z COMMISSION

PROJECT NAME: Valley wide Co-op LP STORAGE TANK

SITE INFORMATION:

(This information can be found on the Assessor's property information assessment sheet.)

Quarter: _____ Section: 27 Township: 9N Range: 4E Total Acres: 51.84

Subdivision Name (if applicable): NA Lot: _____ Block: _____

Site Address: 85 Severance Rd. City: Garden Valley

Tax Parcel Number(s): RP 09 N 04 E 27 06 55 Current Land Use: Gravel pit

PROPERTY OWNER:

Name: Severance Sand & Gravel

Address: 85 Severance Rd

City: Garden Valley State: ID Zip: 83622

APPLICANT:

Name: Valley wide Co-op

Address: 903 S. Middlefork Rd

City: Garden Valley State: ID Zip: 83622

Telephone: _____
Email: _____

Telephone: (208) 590-6534
Email: _____

I consent to this application, I certify this information is correct, and allow Planning and Zoning staff to enter the property for related site inspections. I agree to indemnify, defend and hold harmless Boise County and its employees from any claim or liability resulting from any dispute as to the statements contained in this application or as to the ownership of the property, which is the subject of this application.

[Signature] 060125
Signature: All Owner(s) of Record Date

I consent to this application, I certify this information is correct, and allow Planning and Zoning staff to enter the property for related site inspections. I agree to indemnify, defend and hold harmless Boise County and its employees from any claim or liability resulting from any dispute as to the statements contained in this application or as to the ownership of the property, which is the subject of this application.

[Signature] 060125
Signature: Applicant Date
[Signature] 10/13/2025

NOTE: THIS APPLICATION MUST BE SUBMITTED WITH THE APPROPRIATE APPLICATION FORM

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AFFIDAVIT OF LEGAL INTEREST and Letter of Authorization

Severance Sand & Gravel "Owner" whose address is 855 Severance Rd
City Garden Valley State ID Zip 83622

As owner of property more specifically described as:

HEREBY AUTHORIZES Valleywide Cooperative as Agent to represent and act for the Owner in making application for and receiving and accepting on Owners behalf, any permits or other action by the Boise County Board of Commissioners, Boise County Planning and Zoning Commission, Boise County Planning and Zoning Staff, and or other Boise County Departments relating to the modification, development, planning, platting, re-platting, improvements, use or occupancy of land in Boise County, Idaho. Owner agrees that; Owner is or shall be deemed conclusively to be fully aware of and to have authorized and/or made any and all representations or promises contained in said application of any Owner information in support thereof, and shall be deemed to be aware of and to have authorized any subsequent revisions, corrections or modifications to such materials. Owner acknowledges and agrees that; Owner shall be bound and shall abide by the written terms or conditions of issuance of any such named representative, whether actually delivered to Owner or not. Owner agrees that no modification, development, platted or re-platting, improvement, occupancy, or use of any structure or land involved in the application shall take place until approved by the appropriate official of Boise County, Idaho, in accordance with applicable codes and regulations.

Owner agrees to pay any fines and be liable for any other penalties arising out of failure to comply with the terms of any permit or arising out of any violation of applicable laws, codes, or regulations applicable to the action sought to be permitted by the application authorized herein.

Under penalty of perjury, the undersigned swears that the foregoing is true and, if signing on the behalf of a corporation, partnership, limited liability company or other entity, the undersigned swears that this authorization is given with the appropriate approval of such entity, if required.

OWNER:

Lynn Severance
(Signature of Owner)

Lynn Severance
(Print Name)

Pres.
(Title)

Cari Severance
(Signature of Owner)

Cari Severance
(Print Name)

Vice President
(Title)

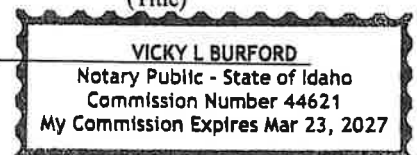
(Signature of Owner)

(Print Name)

(Title)

(Secretary or Corporate Owner)

(Print Name)



(seal)

NOTARY STATE OF IDAHO) ss
COUNTY OF BOISE)

SUBSCRIBED and sworn to before me by Lynn Severance & Cari Severance
on this 13 day of March, 2025

Vicky L Burford
Notary Public

My Commission expires on: 3-23-27

3-13-2025
Date

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CONDITIONAL USE PERMIT APPLICATION

CUP # _____

The Planning and Zoning staff is available to discuss this application and answer questions. Upon receipt of the required materials the Planning & Zoning Administrator will stamp the application received and review the application for completeness. Once the application is deemed complete a public hearing will be scheduled with the Planning and Zoning Commission. It is recommended that the Applicant review the Amended Unified Land Use Ordinance #2024-02 (ULO) and Boise County Comprehensive Plan prior to submittal. This Ordinance along with application materials are located on the County website at www.boisecounty.us. The Planning and Zoning Department DOES NOT accept faxed applications or signatures.

See ULO #2024-02, Chapter 4, Section 4.3 CONDITIONAL USES: Every use that requires a Conditions Use Permit (CUP) shall be subject to review and appraisal by the Commission to determine whether or not the use would cause any damage, hazard, nuisance or other detriment to persons, property, or natural resources. It is the responsibility of the applicant to present plans to implement a conditional use in a way which will avoid or limit the harm to existing or contemplated use of nearby lands or place additional demands on public services.

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.

SECTION I: PERSONAL AND PROPERTY RELATED DATA

Property Owner:	Severance Sand & Gravel		
Email:	[REDACTED]		
Phone:	[REDACTED]	Mailing Address:	85 Severance Rd.
City:	Garden Valley	State:	ID
		Zip Code:	83622
Applicant (if different):	Valleywide Co-op.		
Email:	[REDACTED]		
Phone:	[REDACTED]		
City:	Ca [REDACTED]		
Engineering Firm:	N/A		
Contact Person:	_____	Phone:	() _____
Address:	_____	Email:	_____
Surveyor:	_____	Phone:	() _____

Location and size:
Property Address: 85 Severance Rd, Garden Valley, 83622
Parcel Number: RP09N04E270655 Section: 27 Township: 9n Range: 4e
Total Acreage: 57.84
Proposed Land Use: ☐ Agricultural ☐ Residential ☐ Civic or Community ☐ Commercial ☒ Industrial
Proposed Project Name: Valleywide Propane Storage
Assessor Exemptions (i.e. agriculture, timber, etc.): No: ☒ Yes: ☐
list: _____
Is property currently mortgaged? Y/N (if yes, Certificate of Acceptance of Mortgagee is required on survey)
NO

I consent to this application, I certify this information is correct and I authorize the Boise County Planning & Zoning Department staff and its designated inspection agent to enter the property for any site inspection or compliance purposes as long as this application and a conditional use permit are in effect. I agree to indemnify, defend and hold harmless Boise County and its employees from any claim or liability resulting from any dispute as to the statements contained in this application or as to the ownership of the property, which is the subject of this application.

- Signature: All Owner(s) of Record [Signature]
- Signature: All Owner(s) of Record Carl Severance
- Date: 3/13/25

I consent to this application, I certify this information is correct and I authorize the Boise County Planning & Zoning Department staff and its designated inspection agent to enter the property for any site inspection or compliance purposes as long as this application and a conditional use permit are in effect. I agree to indemnify, defend and hold harmless Boise County and its employees from any claim or liability resulting from any dispute as to the statements contained in this application or as to the ownership of the property, which is the subject of this application.

- Applicant Signature: [Signature] Joe Chu
- Date: 03-13-25 10/13/25

Valleywide Co-op
I, the undersigned, am the owner of the referenced property and do hereby give my permission to George Simpson to be my agent and represent me in the matters of this application. I consent to this application, I certify this information is correct and I authorize the Boise County Planning & Zoning Department staff and its designated inspection agent to enter the property for any site inspection or compliance purposes as long as this application and a conditional use permit are in effect. I agree to indemnify, defend and hold harmless Boise County and its employees from any claim or liability resulting from any dispute as to the statements contained in this application or as to the ownership of the property, which is the subject of this application.

- Owner Signature: [Signature]
- Date: 3/13/25

SECTION III: APPLICATION INFORMATION

PROPERTY DESCRIPTION (either lot, block & subdivision name or attach a recorded deed with a metes and bounds description.) _____

TAX PARCEL NUMBER _____

Quarter _____ Section 27 Township 9n Range 4e

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

2. SIZE OF PROPERTY 57.84 Acres ☒ or Square Feet _____

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

Gravel pit, scale, scale shack

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

No

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

North residential East range land
South residential West range land

6. MAXIMUM PROPOSED STRUCTURE HEIGHT: 12'

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

Number or Proposed Structure: 2 Number of Existing Structures: 0

4 Proposed Gross Square Feet
1st Floor 1500 square ft
2nd Floor _____
Total _____

Existing Gross Square Feet
1st Floor NONE
2nd Floor _____
Total _____

8a. TYPE OF RESIDENTIAL USE (If applicable): N/A

☐ Single family residence ☐ Mobile home for single family residence ☐ Multiple residences on one parcel

8b. SQUARE FOOT AGE OF PROPOSED RESIDENTIAL STRUCTURES (If applicable): N/A

SQUARE FOOTAGE OF EXISTING RESIDENTIAL STRUCTURES: N/A

8c. DENSITY OF DWELLING UNITS PER ACRE: N/A

9. PROPOSED SITE PLAN:

Percentage of site devoted to building coverage: 10%

Percentage of site devoted to landscaping: N/A

Percentage of site devoted to roads or driveways: 5%

Percentage of site devoted to other uses: N/A

Describe other uses: TANK STORAGE 85%

Total 100%

10. Parking (If applicable)

- a. Handicapped spaces proposed: N/A
 b. Parking spaces propose: N/A
 c. Are you proposing off-site parking:
 Yes: _____ No: X

Office Use Only:

Handicapped spaces required: _____

Parking spaces required: _____

Total: _____

11. SETBACKS: BUILDING OFFICE USE ONLY PARKING OFFICE USE ONLY

	Proposed	Required	Proposed	Required
Front	<u>150</u>	<u>50</u>	<u>NA</u>	
Rear	<u>50</u>	<u>50</u>		
Side	<u>300</u>	<u>30</u>		
Street Side	<u>170</u>	<u>30</u>		

12a. NUMBER OF EXISTING ROADS: 1 WIDTH: 25' PRIVATE OR PUBLIC? Private
 Existing road surface(s) type: compacted road mix

12b. NUMBER OF PROPOSED ROADS: N/A Proposed Width: -

Will the proposed roads be publicly or privately maintained? _____

Proposed road construction: Gravel Paved

13a. EXISTING UTILITIES ON THE PROPERTY ARE AS FOLLOWS:

1 power pole 100 Amp. existing

13b. PROPOSED UTILITIES: NA

Proposed utility easement width: _____ Location: _____

14a. SEWAGE WASTE DISPOSAL METHOD: Septic Central Sewage Treatment Facility Portapotty

14b. POTABLE WATER SOURCE: Public Water Association X Individual

If individual, has a test well been drilled? _____ Depth _____ Flow _____ Purity verified? N/A

Nearest adjacent well _____ Depth _____ Flow _____

15. REFUSE and TRASH DISPOSAL METHOD: county dump

16. ARE THERE ANY EXISTING IRRIGATIONS SYSTEMS? N/A

Are you proposing any alterations, improvements, extensions or new construction: _____ If yes, Explain: _____

17. PROPOSED DAYS AND HOURS OF OPERATION (if applicable): M-F 8am-5pm

18. PROPOSED NUMBER OF EMPLOYEES (if applicable): 2

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

20. IS ANY PORTION OF THE PROPERTY LOCATED IN A FLOODWAY OR 100-YR FLOODPLAIN?
 (Information can be obtained from the Planning and Zoning Office) N/A

SECTION IV: CRITERIA FOR RECOMMENDATIONS AND DECISIONS

1. ULO Section 4.3.C Conditions of Permit: In approving any conditional use permit the Commission may Prescribe appropriate conditions, bonds, and safeguards in conformity with this Ordinance or the Comprehensive Plan. Conditions may include, but not limited to, specific requirements that:
 - a. Assure that development is maintained properly.
 - b. Control the sequence and timing of development.
 - c. Control the duration of development.
 - d. Designate the exact location and nature of development.
 - e. **Minimize** adverse impacts on other development.
 - f. Require the provisions for on-site or off-site public facilities or services.
 - g. Require more restrictive standards than those generally required in this Ordinance.
 - h. Require mitigation of effects of the proposed development upon service delivery by any political subdivision; including school districts providing services within the planning jurisdiction.
 - i. Require surety agreements.
2. ULO Section 4.3.C.2: A conditional use permit shall also be subject to the terms and conditions by which it is approved, including but not limited to,
 - a. Bulk and Placement Standards. (See ULO: Table 4.1.D.8)
 - b. Fencing
 - c. Floodplains, fire hazards, etc.
 - d. Grading
 - e. Hours of operation
 - f. Landscaping
 - g. Natural resources impact mitigation including wildlife habitats, historic sites, shorelines
 - h. Parking
 - i. Road volumes, traffic control, road maintenance
 - j. Screening
 - k. Sight obstruction mitigation
 - l. Visibility from roads

SECTION V: SPECIFIC REQUIREMENTS FOR PUBLIC HEARING AND NOTICE

1. Public Hearing Notice shall follow the ULO, Section 2.5, to agencies and surrounding property owners; as well as legal publication.
2. Per ULO, Section 2.4.D.2: Notice shall also be posted on the premises not less than ten (10) days prior to the **hearing by the applicant**. The applicant shall provide "Proof of Posting" to the Planning and Zoning Department **no later than** seven (7) days prior to the public hearing. Failure to provide the Proof of Posting will cause the hearing to be continued to a later date.

SECTION VI: STAFF SUMMARY ANALYSIS, REASONING AND FACT FINDING

SECTION VII: PLANNING AND ZONING COMMISSION ACTION

BELOW TO BE COMPLETED BY THE PLANNING AND ZONING DEPARTMENT

FILE# CUP 2026-001 FEE \$ 1200.00
ACCEPTED BY: [Signature] DATE: 13 Oct 25
CROSS REFERENCE FILE (\$):
PROPOSED USE OF PROPERTY: Propane Storage