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Project Narrative

Valley Wide Cooperative – Propane Storage Yard

85 Severance Road, Garden Valley, ID

Project Overview

Valley Wide Cooperative proposes to relocate its existing propane storage facility from Crouch, Idaho, to a leased parcel located at 85 Severance Road in Garden Valley. The project consists of the installation of a 30,000-gallon above-ground propane tank, associated load-out pad, and supporting infrastructure within a fenced 200' x 240' yard. The facility is designed with space for a future 30,000-gallon tank to accommodate long-term demand. The site also includes a small 12'x16' storage shed, a 25'x50' covered storage area, and a 24-foot swing gate for secure access.

The relocation addresses logistical and safety limitations at the current Crouch site, while improving access for delivery trucks, increasing supply reliability, and ensuring continued service to residents and businesses in Garden Valley and surrounding communities.

Compliance with Boise County CUP Findings (4.3.E)

4.3.E.1 – Conditional Use

The installation and operation of a bulk propane storage tank constitutes a conditional use within this zoning district and is therefore subject to review and approval by the Commission.

4.3.E.2 – Comprehensive Plan Alignment

The project supports Comprehensive Plan goals by ensuring safe and reliable energy supply, minimizing impacts to surrounding land uses, and strengthening local infrastructure without degrading environmental quality or rural character.

4.3.E.3 – Character of Area

The fenced yard and tank installation are designed to be harmonious with surrounding light industrial and service uses. Chain link fencing and setbacks (minimum 36 feet) maintain separation from neighboring properties.

4.3.E.4 – Compatibility with Neighboring Uses

Propane storage is not hazardous or in conflict with existing adjacent uses. Operations will remain consistent with current propane distribution practices already present in the region.



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4.3.E.5 – Services and Facilities

The site is accessed directly from Severance Road with truck routing from Highway 55, providing adequate circulation for deliveries. No new public infrastructure is required. Police, fire, and emergency services already serve the area at reasonable marginal cost.

4.3.E.6 – Public Costs / Economic Welfare

The project does not impose additional burdens on public facilities. It is privately funded and managed, with no anticipated negative economic impacts.

4.3.E.7 – Public Health and Welfare

The facility will not generate traffic beyond standard propane delivery trucks, and will not create noise, smoke, glare, or odors. Safety measures include secondary containment and compliance with state and federal propane storage regulations. Propane is a non-toxic, non-corrosive gas commonly stored as a liquid in storage tanks. "Because it vaporizes when exposed to air, propane does not harm soil and has negligible effects on the ozone...similarly, propane poses no hazard to drinking water or marine ecosystems", making it a clean, non-hazardous form of energy (PERC, 2020). Additionally, currently there is no dust abatement on Severance Road. Valley Wide will attend to dust abatement on the portions of roadway that it plans to use.

4.3.E.8 – Traffic Safety

The designated truck path from Highway 55 avoids hazardous traffic conflicts. The wide entry and internal maneuvering area allow safe ingress and egress for delivery vehicles. Truck traffic will consist of 3,000gal Bobtail Trucks loading 2-3 times per day, and 10,000gal semi-truck transport delivering 1-2 times per week.

4.3.E.9 – Natural, Scenic, or Historic Features

The proposed development is on a previously disturbed parcel. The project does not remove or damage any significant scenic, natural, or historic features of Garden Valley.

Conclusion

The relocation of Valley Wide Cooperative's propane storage facility to 85 Severance Road is a straightforward infrastructure project designed to meet current and future energy needs in Boise County. The project is consistent with the Comprehensive Plan, complies with CUP findings, and ensures safe, reliable propane service with minimal community or environmental impacts.



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07/10/2025

Dear Boise County P&Z,

Here at Valleywide Cooperative, we're excited to announce a new chapter for propane supply in Garden Valley, Idaho. For ten years, we've proudly served our area of Garden Valley and Horseshoe Bend as well as the outlying areas, from our modest propane tank storage facility located in Crouch. But as the population continues to grow and the demand for propane surges during peak seasons, we've realized it's time for a change. We've decided to relocate our existing plant from Crouch to a more strategically located site within Garden Valley, with the goal of deploying a larger propane tank to better serve our community's during times of high usage.

We've scheduled this project to begin in August 2025 and wrap up by the end of October, a tight timeline, but one we're confident we can meet to enhance service reliability for our customers. Unlike some large-scale projects, we won't be using a phasing plan. Instead, we're opting for a swift, decisive transition to minimize disruption and bring the benefits to you as quickly as possible. We've carefully selected a new site after months of evaluation, one that offers plenty of space for our expanded storage needs and our existing fleet of delivery trucks.

At the core of this project, we're installing a new, state-of-the-art propane tank that is larger (30,000 gallon) than the one we have now (18,000 gallon). This upgrade will help to ensure a steady supply during those tough winters when heating demands push our current system to its limits. And because we're always thinking ahead, we're designing the facility with room to add another 30,000-gallon propane tank in the future if the need arises. It's our way of committing to your long-term energy needs here in Boise County.

The installation of this propane storage tank and use of the leased land does constitute a conditional use as determined by the Commission and its use is in accordance with the goals and policies of the Boise County Comprehensive Plan. This new yard will be designed, constructed, operated and maintained to be harmonious and appropriate in appearance and is not hazardous, or in conflict with, existing neighboring uses. The use of this new yard is served adequately by essential public or private facilities and services at reasonable marginal cost and will not create excessive additional requirement at public cost for public facilities and services and will not be detrimental to the economic welfare of the community. The use of this yard will not involve uses, activities, processes, materials, equipment and conditions or operations that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, pollution, or odors. The intended use will not have vehicular approaches to the property which create hazardous interference with traffic and will not result in the destruction of any significant natural, scenic, or historic feature.

We chose this location for its practical benefits. It won't strain public services or facilities, since our operations will only involve the same delivery and transport trucks you've seen around

town—no extra traffic here. The site's size will give us room to maneuver and store safely, solving the logistical headaches we've faced at the cramped Crouch location. And here's something we're really excited about. The new access route for our trucks will be safer than at our current location. That means less risk and more efficiency, which benefits us all.

This project isn't just about logistics—it's about aligning with what matters to Boise County. The Boise County Comprehensive Plan calls for developments that boost safety, sustainability, and economic stability without harming the area's natural beauty or community spirit, and we're proud to say this relocation delivers on all fronts. In our opinion our operation will show no negative effects on the environment, economy, or social fabric of Garden Valley. We will also be compliant with the Boise County noxious weed control program as well as our Homeland security program. Economically, we're keeping things steady—no job changes, just the same reliable service you count on. Practically, it's a win: a propane supply you can depend on when you need it most.

For us at Valleywide Cooperative, this move is about more than upgrading our facility, it's about strengthening our commitment to Garden Valley's safety and resilience. Our old plant in Crouch has served us well, but it's no secret it struggles during peak demand. With this new facility, a bigger tank, and safer access, we're putting those worries to rest, giving you a stronger lifeline for heating your homes, powering your businesses, and living your lives. Upon approval, we'll be hard at work turning this vision into reality, and we can't wait to see how it makes Boise County an even better place to call home.

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Sincerely,
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