BUTTE COUNTY RESOLUTION NO. 2026-08

A RESOLUTION AUTHORIZING THE LEASE OF COUNTY PROPERTY TO HIGH PLAINS PROPANE PURSUANT TO IDAHO CODE § 31-836(3)

WHEREAS, Butte County is the owner of certain real property located adjacent to the Butte County Landfill and Transfer Station, legally described in Exhibit A and identified as Parcel No. [Parcel Number] (the "Property"); and

WHEREAS, the Board of County Commissioners of Butte County (the "Board") is authorized under Idaho Code § 31-807 to manage and control county-owned property; and

WHEREAS, Idaho Code § 31-836(3) authorizes the Board to lease county-owned property for a term of up to thirty (30) years, without the requirement of a public auction, when such property is used for an industrial park; and

WHEREAS, Idaho Code § 31-836(3) defines an industrial park as "facilities for manufacturing, processing, production, assembly warehousing or activities associated therewith"; and

WHEREAS, the Property is currently located within an established industrial zoning district and is geographically situated in a manner that makes it highly suitable for industrial and utility infrastructure uses; and

WHEREAS, [~~Utility Company Name~~ High Plains Propane LLC] desires to lease the Property for the construction, operation, and maintenance of a bulk propane storage facility and related utility distribution equipment; and

WHEREAS, the Board formally finds that the bulk storage, transfer, and distribution of commercial propane constitutes "warehousing" and "activities associated therewith," placing the proposed use squarely within the statutory definition of an industrial park under Idaho Code § 31-836(3); and

WHEREAS, the Board further finds that expanding local utility and energy infrastructure is a critical component of economic development, and that executing this lease will enhance the County's baseline utility capacity, thereby encouraging and supporting further industrial and commercial growth within the County; and

WHEREAS, the Board determines it is in the best interest of the citizens of Butte County to enter into a 10-year lease agreement with High Plains Propane to facilitate this economic development.

Instrument # 64052 **# Pages: 2**
BUTTE COUNTY. Idaho
Oct 15, 2026 9:19:51 am **Fee: $**
For: SHELLY BLACKNER CLERK
SHELLY BLACKNER. Recorder
BILLEE. Deputy

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Butte County, Idaho, that:

1. The Findings of Fact set forth in the recitals above are hereby adopted and incorporated herein.

2. The lease of the Property to High Plains Propane without public auction is explicitly authorized pursuant to the industrial park provisions of Idaho Code § 31-836(3).

3. The Chairman of the Board is hereby authorized to execute the Lease Agreement, attached hereto as Exhibit B, on behalf of Butte County.

BRIAN HARRELL, COMMISSIONER CHAIRMAN

M.H. (HOOTIE) LANGSETH, COMMISSIONER

BLAKE VANETTEN, COMMISSIONER

ATTEST: SHELLY BLACKNER, CLERK