

# Valley County Board of County Commissioners

PO Box 1350 • 219 N Main Street  
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## IN THE OFFICE OF THE VALLEY COUNTY BOARD OF COMMISSIONERS CASCADE, IDAHO April 27, 2026

**PRESENT:**                   **SHERRY MAUPIN (CHAIRMAN)**  
                                  **NEAL THOMPSON (COMMISSIONER)**  
                                  **KATLIN CALDWELL (COMMISSIONER)**  
                                  **GABRIELLE KNAPP (CLERK)**

Chairman, Sherry Maupin led the Pledge of Allegiance.

**Action Item:** Chairman Maupin presented the commissioners' agenda for April 27, 2026. Commissioner Caldwell made a motion to approve the commissioners' agenda for April 27, 2026, as amended. Commissioner Thompson seconded the motion. No further discussion, all in favor. Motion passed to approve the commissioners' agenda for April 27, 2026, as amended.

**Action Item:** Commissioner Maupin presented the commissioners with the meeting minutes from April 13, 2026. Commissioner Caldwell made a motion to approve the meeting minutes from April 13, 2026. Commissioner Thompson seconded the motion. No further discussion, all in favor. Motion passed to approve the meeting minutes from April 13, 2026.

**Action Item:** Senior Deputy Auditor, Robyn Elliott, presented the Fiscal Year 2026 claims and board order claims to the commissioners.

### Fiscal Year 2026 Claims

General Fund	\$155,983.84
Road & Bridge	\$51,007.71
American Rescue	\$1,557.00
District Court	\$5,032.02
Revaluation	\$21.00
Solid Waste	\$309.80
Interlock Device Fund	\$1,084.50

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Waterways	\$650.00
McCall-Donnelly Snowmobile	\$159.92
Cascade-Warm Lake Snowmobile	\$39.98
Smith's Ferry Snowmobile	\$379.45
Title III	\$591.61
Extension Agent Fund	\$595.95
OHV	\$579.85
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Total:	<b>\$217,992.63</b>

**Action Item:** Commissioner Thompson made a motion to approve the claims and board order claims as presented for April 27, 2026. Commissioner Caldwell seconded the motion. No further discussion, all in favor. Motion passed to approve the claims and board order claims as presented for April 27, 2026.

**Action Item:** Planning and Zoning Director, Cynda Herrick asked the commissioners to choose a contractor to prepare economic and fiscal impact analysis for Red Ridge Village. Commissioner Thompson made a motion to approve the BBC Research and Consulting for Red Ridge Village Project. Commissioner Caldwell seconded the motion. No further discussion, all in favor. Motion passed to approve the BBC Research and Consulting for Red Ridge Village Project.

Chairman Maupin started a conversation with the commissioners about limiting square footage for properties in Valley County. Planning and Zoning Director, Cynda Herrick gave her opinions on this topic. The commissioners expressed concerns that this hinges on property owners' rights.

Chairman Maupin started a conversation about creating floorplans that are pre-approved for ADU units to provide for affordable housing. Planning and Zoning Director, Cynda Herrick gave her opinion on the topic. The commissioners discussed the pros and cons of this. Chairman Maupin said she would follow up with more research about deed restrictions.

**Action Item:** Road Director, Kerstin Dettrich discussed the proportionate share guidelines for development agreement cost estimates with the commissioners. Commissioner Caldwell made a motion to approve the proportionate share guidelines for development agreement cost estimates. Commissioner Thompson seconded the motion. No further discussion, all in favor. Motion passed to approve the proportionate share guidelines for development agreement cost estimates.

Road Director, Kerstin Dettrich discussed the Lake Fork Site master plan & Gold Dust Site master plan. She would like to work on a master plan for Gold Dust within her department. For the Lake Fork Site she has compiled the past activity at that location. Chairman Maupin said that it would be a collaborative effort not just the road department. She questioned if now is the time to do this since we will continue mining. Kerstin felt that we should start the master plan now and continued mining. They discussed what this plan may cost. The commissioners agreed to come back to this matter after the master plan for the fairground is completed.

Road Director, Kerstin Dettrich discussed the Warren Wagon Road. The original request was for Valley County to open Warren Wagon Road early this year. Director, Dettrich explained to the commissioners that she feels like they can come up with a maintenance agreement. She felt like we should have a fixed open date like the second week of May. She walked the

commissioners' through the process she will go through. Dan Hailey from Sidney Resources spoke to the commissioners about access to Warren Wagon Road.

**Action Item:** Sheriff, Kevin Copper requested the commissioners sign agreement between Idaho Department of Parks and Recreation and Valley County to encourage greater participation and uniformity in boating safety. Commissioner Thompson made a motion to approve the signing agreement between Idaho Department of Parks and Recreation and Valley County to encourage greater participation and uniformity in boating safety. Commissioner Caldwell seconded the motion. No further discussion, all in favor. Motion passed to approve the signing agreement between Idaho Department of Parks and Recreation and Valley County to encourage greater participation and uniformity in boating safety.

Grant Writer, Ken Schlegel gave the commissioners an update on the grants that the County has applied for. He also informed the commissioners what grants he plans to apply for in the future.

**Action Item:** Planning and Zoning Director presented the commissioners with a development agreement CUP 25-018 Idaho Power-Cascade Switching Station. Commissioner Caldwell recused herself from this matter. Commissioner Thompson made a motion to approve the development agreement CUP 25-018 Idaho Power-Cascade Switching Station withhold the recordation until the purchase is complete. Chairman Maupin seconded the motion. No further discussion, all in favor. Motion passed to approve the development agreement CUP 25-018 Idaho Power-Cascade Switching Station and withhold the recordation until the purchase is complete.

**Action Item:** Planning and Zoning Director presented the commissioners with a development agreement CUP 25-019 Idaho Power-Scott Valley Substation. Commissioner Thompson made a motion to approve the development agreement CUP 25-019 Idaho Power-Scott Valley Substation. Commissioner Caldwell seconded the motion. No further discussion, all in favor. Motion passed to approve the development agreement CUP 25-019 Idaho Power-Scott Valley Substation.

**Action Item:** Planning and Zoning Director presented the commissioners with a development agreement CUP 25-001 Murphs RV Park. Commissioner Caldwell made a motion to approve the development agreement CUP 25-001 Murphs RV Park. Commissioners seconded the motion. No further discussion, all in favor. Motion passed to approve the development agreement CUP 25-001 Murphs RV Park.

**Action Item:** Chairman Maupin made a motion to allow Commissioner Caldwell to sign on her behalf for the next two weeks for property tax exemption notices. Commissioners Caldwell seconded the motion. No further discussion, all in favor. Motion passed to approve allowing Commissioner Caldwell to sign on her behalf for the next two weeks for property tax exemption notices.

**Action Item:** Kristi Hamilton presented the commissioners with tax exemptions applications 63-602b. Commissioner Caldwell made a motion to approve the exemption for 61 days assessed and 304 days exempt for RP15N03E042105 Capital Christian Center Inc. Commissioner Thompson seconded the motion. No further discussion, all in favor. Motion passed to approve tax exemptions applications 63-602b. Commissioner Caldwell made a motion to approve the exemption for 61 days assessed and 304 days exempt for RP15N03E042105 Capital Christian Center Inc.

Commissioner Thompson made a motion to approve the full exemption for RPD00000150805 and RPD00000107150 Donnelly Bible Church. Commissioner Caldwell seconded the motion. No further discussion, all in favor. Motion passed to approve the full exemption for RPD00000150805 and RPD00000107150 Donnelly Bible Church.

Commissioner Caldwell made a motion to approve the full exemption for RP17N03E133165 Long Valley Finnish Church. Commissioner Thompson seconded the motion. No further discussion, all in favor. Motion passed to approve the full exemption for RP17N03E133165 Long Valley Finnish Church.

**Action Item:** Kristi Hamilton presented the commissioners with tax exemptions applications 63-602c. Commissioner Caldwell made a motion to approve the full exemption for RP13N04E286400 Alpha Grange. Commissioner Thompson seconded the motion. No further discussion, all in favor. Motion passed to approve the full exemption for RP13N04E286400 Alpha Grange.

Commissioner Thompson made a motion to approve the full exemption for RP18N03E212101 and RPM0171002015A McPaws Inc. Commissioner Caldwell seconded the motion. No further discussion, all in favor. Motion passed to approve the full exemption for RP18N03E212101 and RPM0171002015A McPaws Inc.

Commissioner Caldwell made a motion to approve the full exemption for RP18N04E083610 and RP18N04E083670 Snowdon Wildlife Sanctuary Inc. Commissioner Thompson seconded the motion. No further discussion, all in favor. Motion passed to approve the full exemption for RP18N04E083610 and RP18N04E083670 Snowdon Wildlife Sanctuary Inc.

Commissioner Thompson made a motion to approve the full exemption for RP13N04E010010, RP13N04E010606, RP13N04E017313, RP13N04E037175, RP13N05E063205, RP13N05E063905, RP14N04E365125, RP005830000010, RP14N04E365555 Young Men's Christian Association of Boise. Commissioner Caldwell seconded the motion. No further discussion, all in favor. Motion passed to approve the full exemption for RP13N04E010010, RP13N04E010606, RP13N04E017313, RP13N04E037175, RP13N05E063205, RP13N05E063905, RP14N04E365125, RP005830000010, RP14N04E365555 Young Men's Christian Association of Boise.

The commissioners recessed for lunch at 11:56 p.m.

The commissioners returned from lunch at 1:01 p.m.

**Action Items:** Human Resource Director, Mike Savoie asked the commissioners to change the internal communication policy to allow the elected officials the ability to send all staff emails without needing approval. Commissioner Caldwell made a motion to approve the change to the internal communication policy to allow the elected officials the ability to send all staff emails without needing approval. Commissioner Thompson seconded the motion. No further discussion, all in favor. Motion passed to approve the change to the internal communication policy to allow the elected officials the ability to send all staff emails without needing approval.

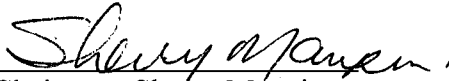
Cassandra Wright spoke to the commissioners about the fundraiser at the fairgrounds.

A gentleman from Cascade Fire Department spoke in support of the fundraiser at the fairgrounds on the 4<sup>th</sup> of July.

Scotty Davenport spoke to the commissioners in favor of the 4<sup>th</sup> of July fundraiser at the fairgrounds.

Kimberly Robbins the wife of the man putting on the event spoke to the commissioners about the event. She reported that in the 5 years they have had the event they have had no mishaps.

The commissioners adjourned at 1:15 p.m.

  
Chairman, Shery Maupin

Attest:  
  
Gabrielle Knapp, Clerk

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## VALLEY COUNTY COMMISSIONERS MEETING AGENDA Monday April 27, 2026

**Valley County adheres to ADA requirements. If anyone requires an accommodation, please contact the County Clerk, Gabby Knapp prior to the meeting.**

**PROPOSED AGENDA** Note: Any item(s) in need of a motion will be described in the agenda under the appropriate section.

- 9:00 **Action Item:** Call to Order – Pledge of Allegiance – Approve Agenda
- 9:05 Commissioner Discussion  
**Action Items:** Meeting Minutes of April 13, 2026
- 9:15 **Action Item:** Claims, Board Order Claims & Junior College Tuition- Senior Deputy Auditor, Robyn Elliott
- 9:20 **Action Item:** Choose Contractor to Prepare Economic and Fiscal Impact Analysis for Red Ridge Village as Recommended by the Planning and Zoning Commission – Planning and Zoning Director, Cynda Herrick
- 9:30 **Action Item:** Discussion and Decision to Engage McKenzie Kraemer to Conduct a Regional Survey on if the County Should Limit the Total Square Footage for Properties in Valley County
- 9:45 **Action Item:** Discussion and Decision on Creating Floorplans that are Pre-approved for ADU Units to Provide for Affordable Housing
- 10:00 **Action Item:** Proportionate Share Guidelines for Development Agreement Cost Estimate  
Discussion on Lake Fork Site Master Plan & Gold Dust Site Master Plan  
Discussion on Plowing Warren Wagon Road - Road Director, Kerstin Dettrich
- 11:00 **Action Item:** Request to Sign Agreement Between Idaho Department of Parks and Recreation and Valley County to Encourage Greater Participation and Uniformity in Boating Safety – Sheriff, Kevin Copperi

11:15 Update on Grant Program – Grant Writer, Ken Schlegel

11:30 **Action Items:** Development Agreement - CUP 25-018 Idaho Power - Cascade Switching Station  
Development Agreement - CUP 25-019 Idaho Power - Scott Valley Substation  
Development Agreement - CUP 26-001 Murphs RV Park – Planning and Zoning Director, Cynda Herrick

11:45 **Action Items:** Property Tax Exemptions Applications – Assessor, Sue Leeper  
Authorization of Commissioner Caldwell to Sign Property Tax Exemptions on May 4<sup>th</sup> and May 11<sup>th</sup> on Behalf of Chairman Maupin

**63-602B Applications:**

RP15N03E042105 Capital Christian Center Inc  
RPD00000150805 Donnelly Bible Church  
RPD00000107150 Donnelly Bible Church  
RP17N03E133165 Long Valley Finnish Church

**63-602C Applications:**

RP13N04E286400 Alpha Grange  
RP18N03E212101 McPaws Inc  
RPM0171002015A McPaws Inc  
RP18N04E083610 Snowdon wildlife Sanctuary Inc  
RP18N04E083670 Snowdon wildlife Sanctuary Inc  
RP13N04E010010 Young Men's Christian Association of Boise  
RP13N04E010606 Young Men's Christian Association of Boise  
RP13N04E017313 Young Men's Christian Association of Boise  
RP13N04E037175 Young Men's Christian Association of Boise  
RP13N05E063205 Young Men's Christian Association of Boise  
RP13N05E063905 Young Men's Christian Association of Boise  
RP14N04E365125 Young Men's Christian Association of Boise  
RP005830000010 Young Men's Christian Association of Boise  
RP14N04E365555 Young Men's Christian Association of Boise

12:00 Recess for Lunch

1:00 **Action Item:** Request to Change Internal Communication Policy to Allow the Elected Officials the Ability to Send All Staff Emails Without Needing Approval – Human Resource Director, Mike Savoie

1:15 Opportunity for General Public to Present to Commissioners

1:15 **Action Item:** Executive Session per Idaho Code 74-206 1(b) “To consider the evaluation, dismissal or disciplining of, or to hear complaints or charges brought against, a public officer, employee, staff member or individual agent, or public-school student”-  
Evaluation

Adjourn

COMMISSIONER'S FUTURE MEETING DATE

Monday May 4, 2026