

Valley County Board of County Commissioners

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**IN THE OFFICE OF THE VALLEY COUNTY BOARD OF COMMISSIONERS
CASCADE, IDAHO
May 11, 2026**

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

Commissioner Thompson led the Pledge of Allegiance.

Action Item: Commissioner Thompson presented the commissioners' agenda for May 11, 2026. Commissioner Caldwell made a motion to approve the commissioners' agenda for May 11, 2026, as amended. Commissioner Thompson seconded the motion. No further discussion, all in favor. Motion passed to approve the commissioners' agenda for May 11, 2026, as amended.

Action Item: Commissioner Caldwell made a motion to approve the commissioners' meeting minutes from April 27, 2026. Commissioner Thompson seconded the motion. No further discussion, all in favor. Motion passed to approve the commissioners' meeting minutes from April 27, 2026.

Action Item: Weed Supervisor, Steve Anderson, presented the commissioners the Forest Service grant modification, 23-PA-11040200-019. Commissioner Caldwell made a motion to approve the Forest Service grant modification, 23-PA-11040200-019. Commissioner Thompson seconded the motion. No further discussion, all in favor. Motion passed to approve the Forest Service grant modification, 23-PA-11040200-019.

Action Item: Commissioner Caldwell made a motion to approve a cell phone for the campground coordinator. Commissioner Thompson seconded the motion. No further discussion, all in favor. Motion passed to approve a cell phone for the campground coordinator.

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

Fiscal Year 2026 Claims

General Fund	\$223,156.80
Road & Bridge	\$88,359.79
American Rescue	\$495.14
District Court	\$4,934.19
Fair Grounds	\$90.75
Revaluation	\$471.45
Solid Waste	\$214,634.43
Weeds	\$894.52
Waterways	\$2,698.41
McCall-Donnelly Snowmobile	\$1,057.55
Cascade-Warm Lake Snowmobile	\$84.46
Title III	\$773.20
Extension Agent	\$283.47
OHV	\$3,655.14
<hr/> Total:	<hr/> \$541,589.30

Action Item: Commissioner Caldwell made a motion to approve the claims, board order claims and junior college as presented for May 11, 2026. Commissioner Thompson seconded the motion. No further discussion, all in favor. Motion passed to approve the claims, board order claims and junior college as presented for May 11, 2026.

Action Items: Planning and Zoning Director, Cynda Herrick, presented the commissioners' development agreements. She asked them to sign the development for Ashton Corners that was previously approved.

Commissioner Thompson made a motion to approve the development agreement for the Circle P Subdivision on Barker Lane. Commissioner Caldwell seconded the motion. No further discussion, all in favor. Motion passed to approve development agreement for the Circle P Subdivision on Barker Lane.

The commissioners discussed the need to table Alpine Storage development agreement and the Schafer Subdivision development agreement due to not getting a copy in advance of the meeting.

Commissioner Caldwell made a motion to table the development agreement for Alpine Storage and the development for agreement for Schafer Subdivision until 1 PM. Commissioner Thompson seconded the motion. No further discussion, all in favor. Motion passed to approve tabling the development agreement for the Alpine Storage and the development for agreement for Schafer Subdivision until 1 PM.

Commissioner Caldwell expressed her concern that the remainder of the matters did not specify say final plat on the agenda. Commissioner Caldwell made a motion to table Silver Lake Ranch Estates, Pearson Ranch, Valley Heights Subdivision, Ashton Corners and Hummingbird Haven subdivision to 2 PM on May 18th. Commissioner Thompson seconded the motion. No

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further discussion, all in favor. Motion passed to approve tabling Silver Lake Ranch Estates, Pearson Ranch, Valley Heights Subdivision, Ashton Corners and Hummingbird Haven subdivision to 2 PM on May 18th.

Action Item: Emergency Manager, Juan Bonilla, presented the commissioners with amendment No. 1 to service agreement. Commissioner Caldwell made a motion to approve amendment No. 1 to service agreement. Commissioner Thompson seconded the motion. No further discussion, all in favor. Motion passed to approve amendment No. 1 to service agreement.

Action Items: Kristi Hamilton presented the commissioners with tax exemptions applications for 63-602b. Commissioner Thompson declared that he is a member of Elk Creek Church but will be voting on the matter. Commissioner Caldwell made a motion to approve a full religious exemption for RP18N03E282104 Elk Creek Baptist Church. Commissioner Thompson seconded the motion. No further discussion, all in favor. Motion passed to approve a full religious exemption for RP18N03E282104 Elk Creek Baptist Church.

Commissioner Caldwell made a motion to approve a partial exemption of 132 days assessed and 233 days exempt for RP00095000032A, RP00196001003A and RP18N03E030575 Pilgrim Cove. Commissioner Thompson seconded the motion. No further discussion, all in favor. Motion passed to approve a partial exemption of 132 days assessed and 233 days exempt for RP00095000032A, RP00196001003A and RP18N03E030575 Pilgrim Cove.

Commissioner Caldwell made a motion to approve a partial exemption of 93 days assessed and 272 days exempt for RPM00000089925 Idaho Reg Baptist Camp. Commissioner Thompson seconded the motion. No further discussion, all in favor. Motion passed to approve a partial exemption of 93 days assessed and 272 days exempt for RPM00000089925 Idaho Reg Baptist Camp.

Action Items: Kristi Hamilton presented the commissioners with tax exemptions applications for both 63-602b and 63-602C.

Commissioner Caldwell made a motion to approve a full religious exemption for RPC00000010005, RPC00000062425 and RPC00000064215 Intermountain Dist. Advisory Board Church of the Nazarene. Commissioner Thompson seconded the motion. No further discussion, all in favor. Motion passed to approve a full religious exemption for RPC00000010005, RPC00000062425 and RPC00000064215 Intermountain Dist. Advisory Board Church of the Nazarene.

Commissioner Caldwell made a motion to approve a full religious exemption for RP0019000D0010, RP0019000D0020, RP0019000D0030, RP0019000D0040, RP0019000D0050, RP0019000D0060, RP0019000D0200, RP0019000D0220, RP0019000D0230, RP0019000D0390, RP0019000G0010, RP0019000G0020, RP0019000G004A, RP0019000G0050, RP0019000G0060, RP0019000J043A, RP0019000J057A, RP0025500J000A, RP18N03E056391, RP18N03E069820, RPM00000068400, RPM00000070001, RPM00000070002, RPM00000070600, RPM03730000040, RP18N03E056425 and RP00190000J0290 Quaker Hill Conference. Commissioner Thompson seconded the motion. No further discussion, all in favor. Motion passed to approve a full religious exemption for RP0019000D0010, RP0019000D0020, RP0019000D0030, RP0019000D0040, RP0019000D0050, RP0019000D0060, RP0019000D0200, RP0019000D0220, RP0019000D0230, RP0019000D0390, RP0019000G0010, RP0019000G0020, RP0019000G004A, RP0019000G0050, RP0019000G0060, RP0019000J043A, RP0019000J057A, RP0025500J000A,

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RP18N03E056391, RP18N03E069820, RPM00000068400, RPM00000070001, RPM00000070002, RPM00000070600, RPM03730000040, RP18N03E056425 and RP00190000J0290 Quaker Hill Conference.

Action Items: Kristi Hamilton presented the commissioners with tax exemptions applications for 63-602c. Commissioner Caldwell declared that she is a member of the Cascade Golf Association. Commissioner Thompson made a motion to approve a full exemption for RPC00000350615, LRC00000261805 Cascade Golf Association. Commissioner Caldwell seconded the motion. No further discussion, all in favor. Motion passed to approve a full exemption for RPC00000350615, LRC00000261805 Cascade Golf Association. RP16N03E035341 McPaws (Clinic) withdrew their application. Commissioner Caldwell noted that she had permission to sign on behalf of Commissioner Maupin as she approved it at a prior meeting.

The commissioners recessed for lunch at 11:37 p.m.

The commissioners returned from lunch at 1:00 p.m.

Action Items: Planning and Zoning Director, Cynda Herrick, did a staff report on CUP 26-003 Lamson Solar Panels - Variance from Setback. Commissioner Caldwell made a motion to approve the following variance from Valley County Code as per the Planning and Zoning Commissioners recommendation and adopt the facts and conclusion as our own: a 6 feet setback instead of 15 feet from the side setback along the western property line. Building permits are required for all existing and future solar panel arrays that are not on the primary residence. Commissioner Thompson seconded the motion. No further discussion, all in favor. Motion passed to approve the following variance from Valley County Code as per the Planning and Zoning Commissioners recommendation and adopt the facts and conclusion as our own: a 6 feet setback instead of 15 feet from the side setback along the western property line. Building permits are required for all existing and future solar panel arrays that are not on the primary residence.

Action Items: Planning and Zoning Director, Cynda Herrick, presented the commissioners the Schafer subdivision development agreement. Commissioner Caldwell made a motion to approve the Schafer subdivision development agreement. Commissioner Thompson seconded the motion. No further discussion, all in favor. Motion passed to approve the Schafer subdivision development agreement.

Planning and Zoning Director, Cynda Herrick presented the commissioners the Alpine storage development agreement. Commissioner Thompson made a motion to approve the Alpine Storage development agreement. Commissioner Caldwell seconded the motion. No further discussion, all in favor. Motion passed to approve the Alpine Storage development agreement.

Patrick Schon from the Payette National Forest Annual preseason wildfire presented. He gave the commissioners an update on last year's fires. He updated the commissioners on this year's fires. He gave the commissioners some information about what to expect in the future. He went over staffing and prescribed fire efforts going on in the county.

Action Item: Commissioner Caldwell made a motion to go into Executive Session per Idaho Code 74-206 1(d)-"To consider records that are exempt from disclosure as provided in Chapter 1, Title 74, Idaho Code"-Indigent & Charity. Commissioner Thompson seconded the motion.

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No further discussion, by roll call vote all commissioners voted "aye". The commissioners went into Executive Session per Idaho Code 74-206 1(d) at 1:45 pm.

Action Item: Commissioner Thompson brought the commissioners out of Executive Session per Idaho Code 74-206 1(d)- Indigent & Charity. Commissioner Caldwell made a motion to approve the decisions made in executive session for cases 26-RH04 and 26-RH05. Commissioner Thompson seconded the motion. No further discussion, all in favor. Motion passed to approve the decisions made in executive session for case 26-FH04 and 26-RH05.

Brian Davis and John Songster from Idaho Department of Lands had a discussion with the commissioners on the good neighbor authority type agreement. The commissioners felt that the county should have a good neighbor authority agreement with the Department of Lands.

Action Item: Wildfire Mitigation Director, Mara Hlawataschek, presented the commissioners with GNA mod 3 23-GN-11041200-038. Commissioner Caldwell made a motion to table the GNA mod 3 23-GN-11041200-038 to May 18th at 9:05. Commissioner Thompson seconded the motion. No further discussion, all in favor. Motion passed to approve table the GNA mod 3 23-GN-11041200-038 to May 18th at 9:05.

The commissioners adjourned at 2:45 p.m.


Commissioner Thompson

Attest:

Gabrielle Knapp, Clerk

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VALLEY COUNTY COMMISSIONERS MEETING AGENDA Monday May 11, 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.

9:30 **Action Item:** Call to Order – Pledge of Allegiance – Approve Agenda

9:30 Commissioner Discussion

Action Items: Meeting Minutes of April 27, 2026

Sign Forest Service Grant Modification, 23-PA-11040200-019

Approve Cell Phone for Campground Coordinator

9:40 **Action Item:** Claims, Board Order Claims & Junior College Tuition- Senior Deputy Auditor, Robyn Elliott

Moved To 2:45
~~9:50~~ **Action Item:** Signed GNA Mod 3 23-GN-11041200-038 – Fire Mitigation Director, Mara Hlawataschek

10:00 **Action Item:** Alpine Storage Development Agreement

Schafer Subdivision Development Agreement

Silver Lake Ranch Estates

Circle P Subdivision

Pearson Ranch

Valley Heights Subdivision

Ashton Corners

Hummingbird Haven Subdivision

Development Agreement - SUB 25-008 Circle P Subdivision – Planning and Zoning Director, Cynda Herrick

11:30 **Action Item:** Sign Amendment No. to Service Agreement – Juan Bonilla

11:40 **Action Items:** Property Tax Exemptions Applications – Assessor, Sue Leeper
63-602B Applications:

RP18N03E282104 Elk Creek Baptist Church
RP00095000032A, RP00196001003A and RP18N03E030575 Pilgrim
Cove3

RPM00000089925 Idaho Reg Baptist Camp

63-602B and 63-602C Applications:

RPC00000010005, RPC00000062425 and RPC00000064215

Intermountain Dist. Advisory Board Church of the Nazarene

RP0019000D0010, RP0019000D0020, RP0019000D0030

RP0019000D0040, RP0019000D0050, RP0019000D0060

RP0019000D0200, RP0019000D0220, RP0019000D0230

RP0019000D0390, RP0019000G0010, RP0019000G0020

RP0019000G004A, RP0019000G0050, RP0019000G0060

RP0019000J043A, RP0019000J057A, RP0025500J000A

RP18N03E056391, RP18N03E069820, RPM00000068400

RPM00000070001, RPM00000070002, RPM00000070600

RPM03730000040, RP18N03E056425 and RP00190000J0290

Quaker Hill Conference

63-602C Applications:

RPC00000350615, LRC00000261805 Cascade Golf Association

RP16N03E035341 McPaws (Clinic)

12:00 Recess for Lunch

1:00 **Action Item:** CUP 26-003 Lamon Solar Panels - Variance from Setback – Planning and Zoning Director, Cynda Herrick

1:15 Payette National Forest Annual Pre-Season Wildland Fire Presentation – Payette National Forest Fire Management Officer, Patrick Schon

1:45 **Action Item:** Executive Session per Idaho Code 74-206 1(d)-“To consider records that are exempt from disclosure as provided in Chapter 1, Title 74, Idaho Code”-Indigent & Charity

2:00 Discussion for an IDL-County GNA-Type Agreement- Brian Davis Shared Stewardship Coordinator

→ 2:45 → **GNA**
Opportunity for General Public to Present to Commissioners

Adjourn ↓

COMMISSIONER’S FUTURE MEETING DATE

Monday May 18, 2026