

# Valley County Board of Commissioners

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**IN THE OFFICE OF THE VALLEY COUNTY BOARD OF COMMISSIONERS  
CASCADE, IDAHO  
February 27, 2023**

**PRESENT: ELTING HASBROUCK (CHAIRMAN)  
SHERRY MAUPIN (COMMISSIONER)  
NEAL THOMPSON (COMMISSIONER)  
DOUGLAS MILLER (CLERK)**

Chairman Hasbrouck led the Pledge of Allegiance.

Chairman Hasbrouck presented the commissioners' agenda for February 27, 2023. Commissioner Maupin made a motion to delete the Executive Session schedule for 3:45 p.m. as the employee scheduled for an evaluation was not available and approve the agenda as presented for February 27, 2023. Commissioner Thompson seconded the motion. No further discussion, all in favor. Motion passed to remove the Executive Session for 3:45 p.m. and approve the agenda as presented for February 27, 2023.

Senior Deputy Auditor, Rheta Clingan presented the commissioners with Fiscal Year 2023 claims and board order claims. The commissioners had questions regarding the claims that were presented and Clerk, Douglas Miller and Senior Deputy Auditor, Rheta Clingan responded accordingly.

### Fiscal Year 2023 Claims

General Fund	\$ 127,921.30
Road & Bridge	\$ 68,519.81
District Court	\$ 3,128.51
Election Consolidation	\$ 2,061.93

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Revaluation	\$ 5,226.69
Solid Waste	\$ 2,376.07
Weeds	\$ 857.87
Waterways	\$ 418.65
McCall Snowmobile	\$ 7,687.94
Cascade Warm Lake Snowmobile	\$ 2,234.68
Smiths Ferry Snowmobile	\$ 55.95
OHV Fund	\$ 145.98
PILT Fund	\$ 1,271.24
<hr/>	
Total:	<b>\$ 221,906.62</b>

Commissioner Maupin made a motion to approve the claims and board order claims as presented. Commissioner Thompson seconded the motion. No further discussion, all in favor. Motion passed to approve the claims and board order claims as presented.

Assessor, Sue Leeper informed the commissioners that the Assessor's Office was currently auditing all homeowner exemptions to determine if the exemptions are valid. She advised that the deadline for exemptions were on April 15, 2023. The commissioners discussed the tax cancellations request that were under the Treasurer's presentation time regarding mobile homes. Treasurer, Johanna Defoort presented options to the commissioners to consider and informed the commissioners the complications of tax deed of mobile homes and advised that she would research other avenues to remove mobile homes.

Clerk, Douglas Miller presented on legislation regarding making it stricter on who would be eligible for absentee ballots. He informed the commissioners that it was House Bill 205 and he explained that the Clerk's Association was opposed to the proposed legislation and explained why there were concerns about how the bill was written. Clerk Miller answered questions from the commissioners related to absentee voting in Valley County.

Prosecuting Attorney, Brian Naugle informed the commissioners about the training that Chief Deputy Prosecuting Attorney, Brian Oakey has been providing to elected officials and department heads. He discussed the additional training that he would be providing related to planning & zoning matters. He reported on an ACLU subpoena that Brian Oakey had responded to last week with the assistance of Clerk Miller. He informed the commissioners that there had been an increase of felony criminal cases filed over the last few months. He provided the commissioners with an account of the jury trial that occurred which resulted in a conviction for Driving Under the Influence charge.

Sheriff, Patti Bolen reported that the Sheriff's Office had been busy over the last few weeks. Sheriff Bolen presented on the Fiscal Year 2023 Idaho Department of Parks and Recreation Boating Safety Funds Agreement. Corporal, Kevin Turner also provided information to the commissioners. Commissioner Maupin made a motion to approve the Fiscal Year 2023 Idaho Department of Parks and Recreation Boating Safety Funds Agreement. Commissioner Thompson seconded the motion. No further discussion, all in favor. Motion passed to approve the Fiscal Year 2023 Idaho Department of Parks and Recreation Boating Safety Funds.



Treasurer, Johanna Defoort presented on tax cancellation for 23-02 MH0023000014A and 23-03 MH00055003012A. She discussed her concerns regarding the proposed tax cancellations but felt that it would be in the best interest of the county to cancel but finding better resolutions in the future to handle mobile home tax deeds. Chairman Hasbrouck made a motion to approve the tax cancellations 23-02 MH0023000014A and 23-03 MH00055003012A. Commissioner Maupin seconded the motion. No further discussion, all in favor. Motion passed to approve the tax cancellations 23-02 MH0023000014A and 23-03 MH00055003012A.

Treasurer Defoort reported that the Treasurer's Office was down to 34 properties that were currently in tax deed, and she explained the process to the commissioners. The commissioners had several questions regarding properties that were typically going through the tax deed process and Treasurer Defoort responded accordingly. She also updated the commissioners about the work that has been done with the assistance of Clerk Miller regarding the master facility plan with Clearwater Financial.

Building Director, Annette Derrick reported on the work that had been conducted by the Building Department and including permits issued as well as inspections. She informed the commissioners that she has been interviewing for the opening of building technician and hoping to have an individual hired by the end of the week.

University of Idaho Extension Educator, Melissa Hamilton reported on programs that the University of Idaho Extension Office had been working on. She informed the commissioners about a course that she would be putting on for an elementary school. She discussed training that she would be attending in Moscow, Idaho. She reported on additional training that she would be putting on related to master gardener programs. She informed the commissioners about the programs that were being offered through the Valley County 4-H Program. Chairman Hasbrouck asked about the lease agreement with the individual who was approved to lease a room at the building of the University of Idaho. Melissa reported that a lease agreement had not been prepared but she indicated that she would reach out to Chief Deputy Prosecuting Attorney, Brian Oakey for a lease agreement to be developed.

Human Resource Director, Pat Duncan reported that there was an offer letter submitted to an individual for the detention deputy opening. She also reported on the interviews that had been conducted for the building technician. She informed the commissioners that she was working with the Sheriff's Office to conduct an active shooter training in the future. She informed the commissioners about the openings within Valley County and the applications that had been received. She reported on a Valley County Job Fair that she was going to develop. She provided the commissioners with a brief overview of the Valley County survey that was conducted and the results of the survey.

IT Director, Jeremy Wilcox provided the commissioners with an update of work that had been conducted by the IT Department over the past few weeks to include roll out of new desk top computers and replacing the MDT Units at the Sheriff's Office. He provided the commissioners with an update regarding cybersecurity training that occurs with Valley County employees. He reported on the update of networking equipment. He also discussed update of a firewall to the network and discussed improving of the backup system that he was working towards. Chairman Hasbrouck asked about having a company test the Valley County cybersecurity and IT Director



Wilcox provided a brief overview of what he was proposing to test the cybersecurity of Valley County.

Planning & Zoning Director, Cynda Herrick informed the commissioners about the ordinance changes that she was reviewing. She reported on the Valley County Planning & Zoning meetings that were scheduled and the work that was being conducted by the committee.

Recreation Director, Larry Laxson provided the commissioners with an update on the design of the pathway at Sampson Trail. He reported on the snow grooming that had been done with the trails in Valley County but advised that there had been issues with equipment and enough staff. He advised that the part for repair of the snow groomer was being shipped from Burley, Idaho, and the groomer should be repaired soon. He informed the commissioners that the pickleball grant presentation to Idaho Department of Parks and Recreation was scheduled for tomorrow. Larry reported on a request for him to participate on the Southern Valley County Recreation Sewer Board and he wanted the commissioners to consider allowing him to be on the board. He informed the commissioners about grant that the Recreation Department would be pursuing in Fiscal Year 2024.

Facility Director, Scott Clingan presented to the commissioners that the recycling building bid was being reviewed by Chief Deputy Prosecuting Attorney, Brian Oakey. He advised that he was also working on a request for proposal for future improvements of facilities. He reported that he was working on designs for the security entrance. He informed the commissioners that he was working on repairing the water softener system at the Valley County Jail. He presented on repairs that were done at the recycling center were impacting the ability to close the gates and advised that he was working on ways to resolve the issue. The commissioners provided their input of repairs that should be done for a permanent resolution. The commissioners also discussed the proposed design of the new recycling center and Scott provided his proposal to the commissioners for consideration. He reported about the inspections that he had conducted on the kitchen at the Valley County Jail and the community center and presented on the recommendations that were made regarding improvements that should be conducted. Scott presented on the request for the Long Valley Garden Club to use the barn at the road department and presented the special event permit. Commissioner Thompson made a motion to approve the special use permit for the Long Valley Garden Club. Commissioner Maupin seconded the motion. No further discussion, all in favor. Motion passed to approve the special use permit for the Long Valley Garden Club to use the barn at the Valley County Road Department.

Road Director, Jeff McFadden presented on the blue line maps through the Idaho Department of Transportation and answered questions that were presented to him by the commissioners. Commissioner Maupin made a motion to approve the DH 1510 Worksheet as presented. Commissioner Thompson seconded the motion. No further discussion, all in favor. Motion passed to approve the DH 1510 Worksheet as presented.

Road Director, Jeff McFadden presented on a request to hire JLG Architecture to design the new shop plans utilizing ARPA Funds. The commissioners deliberated on the request and had several questions on the proposal and proposed waiting for the presentation from Clearwater Financial in the afternoon.





Chairman Hasbrouck began the discussion with the local fire departments regarding additional funding for the Valley County Emergency Service District. Chairman Hasbrouck provided his opinion regarding potential options to increase the levy rate for the Valley County Emergency Service District. Commissioner Thompson also provided his opinion regarding the current issue. Commissioner Maupin also provided her opinion regarding the current issue. She felt that Valley County should enter long term contracts with the local fire districts. She believed that it needed to be a collaboration between the fire districts and Valley County. Commissioner Maupin referred to the study that was done regarding Valley County EMS Services within Valley County and asked specific questions regarding the study. Cascade EMS Director, Kerri Rueth provided a response to the questions that were asked. The commissioners asked if each fire districts could have the same medical director and asked if each district could conduct the same continued education training. Donnelly Fire Chief, Juan Bonilla reported that the fire districts were covering the cost with fire district money for the training of education. He also briefly discussed the revenue that was received for transportation of patients. He also provided the commissioners with a breakdown of the expenses of the Donnelly Fire Department and explained the run call volume for EMS that was being conducted by the Donnelly Fire Department. The commissioners asked about overlapping EMS calls and the coverage occurring within Valley County. Chief Bonilla responded to the question that was asked. He also discussed the current staffing of paramedics within the fire departments. Commissioner Maupin believed that Valley County should consider reviewing what a long-term goal should be for future funding and operations. Chairman of the Donnelly Rural Fire District, Jim Daniel presented to the commissioners and felt that the Donnelly Rural Fire Department was underfunded and provided his opinion to the commissioners. Commissioner Maupin asked about the staffing of the fire department and Jim Daniel provided a response. Commissioner Maupin felt that there needed to be a long-term funding strategy developed and make the funding stability. Chairman Hasbrouck asked each fire chief to present the specific dollar request each fire district was requesting to cover the existing shortfall. Cascade Rural Fire Chief, Steve Hull provided a response to the commissioners. McCall Rural Fire Chief, Garrett de Jong presented to the commissioners and agreed that Valley County needed to begin developing a long-term funding strategy but reported on the currently existing shortfall. Donnelly Rural Fire Chief, Juan Bonilla presented to the commissioners the existing shortfall of the Donnelly Rural Fire Department and voiced his concerns regarding the staffing issue within the Donnelly Rural Fire for paramedics. It was presented to the commissioners that the total amount that was needed was approximately \$1,490,000 for the existing shortfall of funding for Emergency Medical Services. Commissioner Maupin requested that working group be established to discuss long term funding if Valley County contributes of \$1,490,000 of PILT funding. The commissioners scheduled another session on March 6, 2023, at 1:30 p.m. to continue the discussion and decision.

Chairman Hasbrouck opened the Public Hearing for Appeal of Planning & Zoning Commission Decision for Michael Falconer 505 Collier View Road-Solar Panels at 1:10 p.m. Chairman Hasbrouck asked if there was any ex-parte communication or conflict of interest. All commissioners advised that there was no ex-parte communication or conflict of interest for that matter being presented to the commissioners. Chairman Hasbrouck asked for a staff report. Planning & Zoning Director, Cynda Herrick provided a staff report to the commissioners.

Appellant, Michael Falconer provided testimony to the commissioners regarding his appeal of Planning & Zoning Commission decision related to 505 Collier View Road-Solar Panels.



The commissioners had the opportunity to ask questions to the appellant Mr. Michael Falconer and Planning & Zoning Director, Cynda Herrick.

Chairman Hasbrouck asked if there was anyone who wanted to present to the commissioners as a proponent, uncommitted or opponent. The record will reflect that there was no one who presented to the commissioners during the public hearing.

Chairman Hasbrouck closed the public hearing at 2:25 p.m. and brought the matter back to the commissioners for deliberations. Commissioner Maupin made a motion to deny the appeal of 505 Collier View Road-Solar Panels. Commissioner Thompson seconded the motion. No further discussion, all in favor. Motion passed to deny the appeal of 505 Collier View Road-Solar Panels.

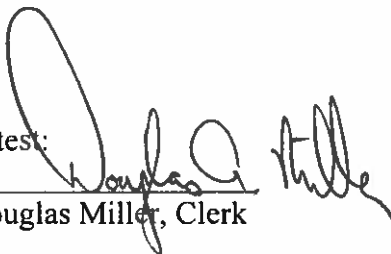
Chairman Hasbrouck presented the commissioner meeting minutes from February 21, 2023. Commissioner Maupin made a motion to approve the commissioner meeting minutes from February 21, 2023. Commissioner Thompson seconded the motion. No further discussion, all in favor. Motion passed to approve the commissioner meeting minutes from February 21, 2023.


Chairman Hasbrouck advised that the commissioners needed to schedule the commissioners meeting for April, May, June 2023. Chairman Hasbrouck proposed the dates for April as April 3<sup>rd</sup>, 10<sup>th</sup>, 17<sup>th</sup> and 24<sup>th</sup>, he proposed May for the 1<sup>st</sup>, 8<sup>th</sup>, 15<sup>th</sup> and 22<sup>nd</sup> and to cancel the meeting for May 30<sup>th</sup>. He proposed the meetings in June for 5<sup>th</sup>, 12<sup>th</sup>, 20<sup>th</sup>, and June 26<sup>th</sup>. Commissioner Thompson made a motion to approve the dates suggested. Commissioner Maupin seconded the motion. No further discussion, all in favor. Motion passed to approve the commissioner meeting dates in April for the 3<sup>rd</sup>, 10<sup>th</sup>, 17<sup>th</sup> and 24<sup>th</sup>, May for the 1<sup>st</sup>, 8<sup>th</sup>, 15<sup>th</sup> and 22<sup>nd</sup>, and June for the 5<sup>th</sup>, 12<sup>th</sup> 20<sup>th</sup> and the 26<sup>th</sup>.

Clearwater Financial began their presentation regarding the Valley County Master Facility Plan and Comprehensive Financial Plan. Cameron Arial with Clearwater Financial started the presentation to the commissioners. A copy of the presentation will be appended to the commissioner meeting minutes for February 27, 2023. Clearwater Financial and Insight Architects concluded their presentation.

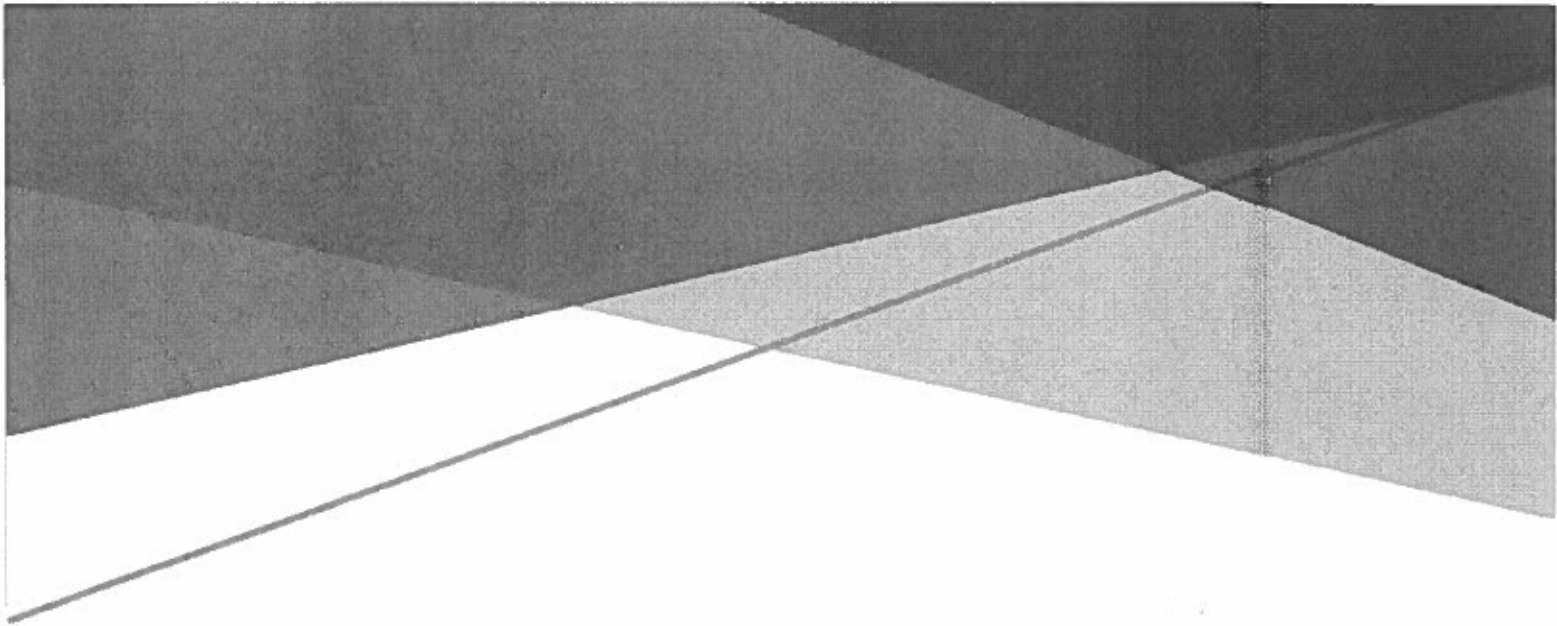
Chairman Hasbrouck began the workshop with Teresa Gibboney and Linda Eddy to request open communication with the commissioners. They provided a handout which will be appended to the commissioner meeting minutes with suggestions on local land use planning and recommendations that they would like to see implemented.

The commissioners adjourned at 5:34 p.m.

Attest:   
Douglas Miller, Clerk

  
Chairman, Elting Hasbrouck





**DEMOGRAPHIC TREND AND FORECAST REPORT**  
FEBRUARY 2023



**CLEARWATER**  
— FINANCIAL —  
MSRB Registered



## EXECUTIVE SUMMARY

**DATE:** February 25<sup>th</sup>, 2023  
**TO:** Valley County Commissioners  
**FROM:** Cameron Arial, Clearwater Financial, President  
**RE:** Demographic Trend and Forecast Report

It is with pleasure that Clearwater Financial (*Clearwater, CWF*) presents you with this Demographic Trend and Forecast Report (*Report*) to assist Valley County (*County*) with its future decision-making.

Below are a few highlights from the Report:

- Valley County has grown steadily over the last 10 years by 1,884 people, an increase of 19.1% and the County's estimated 2022 population is 12,661 citizens. The County is also the 5<sup>th</sup> fastest growing county in the State of Idaho.
- The County's projected population for 2030, 2040 and 2060 is 14,565; 18,061 and 26,253 respectively. The County will double in size in the next 20 to 30 years.
- The County has approximately 20,500 parcels with dwelling units associated with them. Of these, only 17.3% (approximately 3,536) have an Idaho State homeowner's exemption associated with them.
- Based on available data, approximately 715 lots have been approved in the County. Many of these are in larger subdivisions. However, most of these are also still unrealized, with only 195 lots being platted.
- Given the County's current growth patterns and land-use entitlement process, the County is forecasted to grow primarily in the Northwest Donnelly, Donnelly proper and South Cascade regions.
- The County's unemployment rate is at an all-time low of 0.7%. The 16+ population grew approximately 20% over the last decade. The Non-Labor Force population grew approximately 62% over the same period.
- Government and public administration remain the primary job sources and saw an approximate 260% increase over the last decade. Over the same period, Agriculture & Natural Resources saw the largest decline of approximately -72.7% over the same period.

We look forward to assisting the County in using this data and helping find solutions to its current and future facility and finance needs.

Best Regards,

Cameron Arial, President

# Demographics

## Population

Valley County has seen consistent population gain in recent decades (U.S. Census Bureau, Via TidyCensus, 2022). From 2010 to 2020 the County Grew by 1,884 people, an increase of 19.1%. The estimated 2022 population of 12,661 people (Gem State Prospector, 2022) has an even higher year-over-year average (3.9%) than any decennial change since at least 1980 (2.1%). While this growth made Valley County the 5<sup>th</sup> fastest Idaho county by percent in the last decennial, it was 16<sup>th</sup> (out of 44) for total population change. Seven counties in Idaho lost population since the 2010 decennial census.

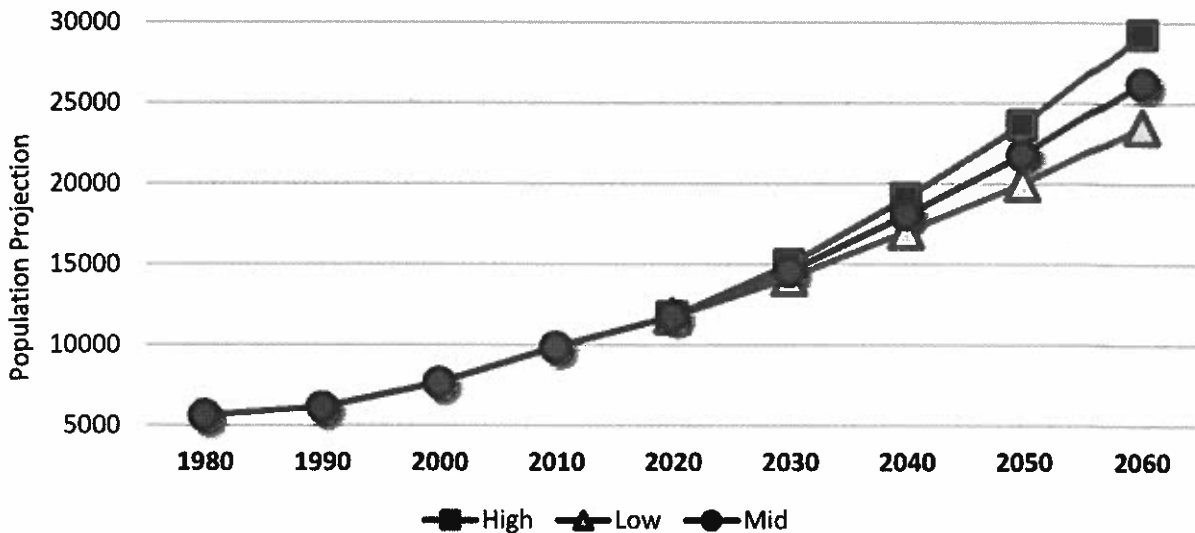
Valley County has a 50/50 split between males and females, and a median age of 50.4. The median age of males is 49.8 and females is 50.6. A significant portion of the population is over the age of 65, at 27.9%, and the largest working age group in 15-year brackets (20 to 34, 35 to 49, and 50 to 64) is 50 to 64 (U.S. Census Bureau, 2022).

Year	Population
1980	5,604
1990	6,109
2000	7,651
2010	9,862
2020	11,746

## Forecast

To forecast the population for Valley County, historical growth is used as a base and then modified to account for other considerations. The historical average growth is 20.6%, with a more recent decennial average of 19.1%. Due to increased year-over-year growth since 2020, more aggressive growth is assumed for a few years and then reduced to the historical average further out. The projected population for 2030 and 2040 is 14,565 and 18,061 respectively. The long-range forecast for 2060 is 26,253.

Table: Historical and Future Population Projection



Forecasting is heavily dependent on not just historical activity, but also external factors such as land availability, social and market forces and perhaps, most importantly, services such as sewer. Regulation and availability of waste systems may be the most influential factors. For these reasons, forecasting should be updated over time to account for infrastructure and regulatory changes.

# Housing

## Existing

Of the approximately 20,500 parcels with mobile homes or residential improvements in Valley County, only 17.3% (approximately 3,536) have an Idaho State homeowner’s exemption. This is not a perfect proxy for rentals versus homeowner-occupied units, but there are discrepancies in Census data for resort communities when considering occupied housing status, vacancy, and the total actual housing supply. At an average of 3.06 persons per dwelling unit in Valley County, this results in a population of 10,714. Since this housing information includes additional construction having occurred since the decennial Census (there would have been fewer housing units) and the population count then was 11,746, there is a gap.

For comparison and according to the Census Bureau’s 2021 American Community Survey (ACS), there are 12,162 housing units in Valley County (U.S. Census Bureau, 2023). Of these, only 3,690 are occupied (30.3%), and of those, only 2,992 units are owner-occupied out of the 12,162 units (24.6%). Since this is five-year data, it is averaged to increase accuracy but cannot be considered representative of what exists in 2021.

There is no realistic way to know how many of the new lots platted and constructed in Valley County are owner-occupied, full-time residents of Valley County. However, assuming similar rates to existing supply, then only 17.3% (based on exemptions) to 24.6% (based on the ACS) of new lots are for owner-occupied units. It is assumed that much of the growth demand for workforce housing would occur in cities, through infill or multi-family housing, by other means such as accessory dwelling units or manufactured housing, or by commuting from outside the County.

## Projections

Without changes to the current entitlement process, housing projections in Valley County must not only meet the needs of future residents, but the continued accommodation of a significant number of second homes and vacation rentals. Based on review of the non-expired entitlements in the last 10 years, approximately 715 lots have been approved in the County. Many of these are in larger subdivisions. However, most of these are also still unrealized, with only 195 lots being platted. It is likely that other lots were developed during this time, from prior entitlements but building data was not available.

The last several years have seen substantially increased entitlement activity through conditional use permits for subdivisions than in the prior eight years. Assuming similar development trends moving forward, which may be susceptible to changes in the economy, workforce

**Table: Subdivision Activity, Residential Lots, 2013 through 2022**

Description	Platted Lots	Pending Lots	Total Lots
Average Per Year (excluding 2022 and 2021)	10	1	11
Average Per Year	20	52	72
10-Year Total	195	520	715
<b>Lots Per Year Projection</b>			<b>50</b>

Data based on averages received from Valley County, Subdivision Applications by Year of C.U.P. Only new buildable lots were considered.



housing programs, and entitlement approval policy, 50 lots (units) per year is assumed. The average in the last 10 years has been 20 lots per year with a total of 195 during the 10-year period. This higher new assumed (forecast) average is greater than both the historical and recent platted lot averages but less than what is entitled. At 50 dwelling units per year, the County can better keep up with projected population growth and equates to 500 dwellings per 10 years.

The following figures indicate additional housing need above (in addition too) the current/existing housing gap in Valley County. The buildable lot projection, stated earlier, is an assumed 50 dwelling units per year. Understanding the following descriptions is helpful in reviewing the Dwelling Unit, Mid-Range Forecast below:

- **Housing Gap, 100%:** represents allocation towards the need for the local population only. It assumes that no new units are constructed for vacation rentals, second homes, or any user except for the local population only. It is very unlikely and intended only for comparative purposes.
- **Housing Gap, Split Need:** represents need under a business-as-usual forecast where the supply is split. The split ratio is 25% with a homeowner’s exemption in the future, and 75% without. This is slightly higher than the ACS value and aggressive when compared with existing residential State homeowner’s exemptions.

As shown in the Dwelling Unit, Mid-Range Forecast below, the forecast units per year would eventually close the housing gap for the forecast population, if dedicated to full-time residents only. If the current split remains however, the housing gap for full-time occupied housing worsens.

Figure: Dwelling Unit, Mid-Range Forecast

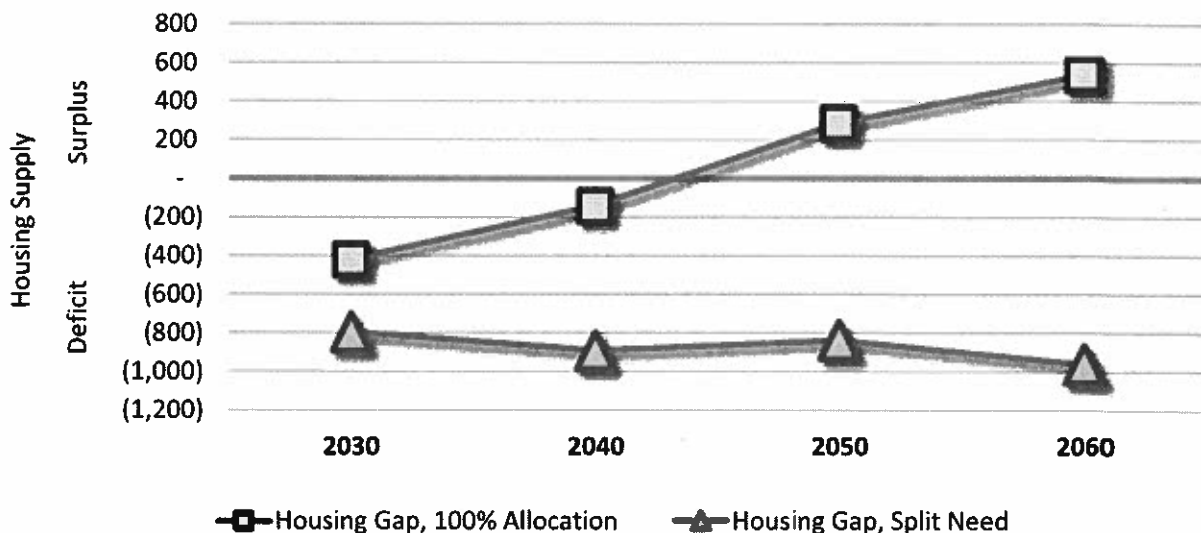


Figure: Dwelling Unit, Forecast Need

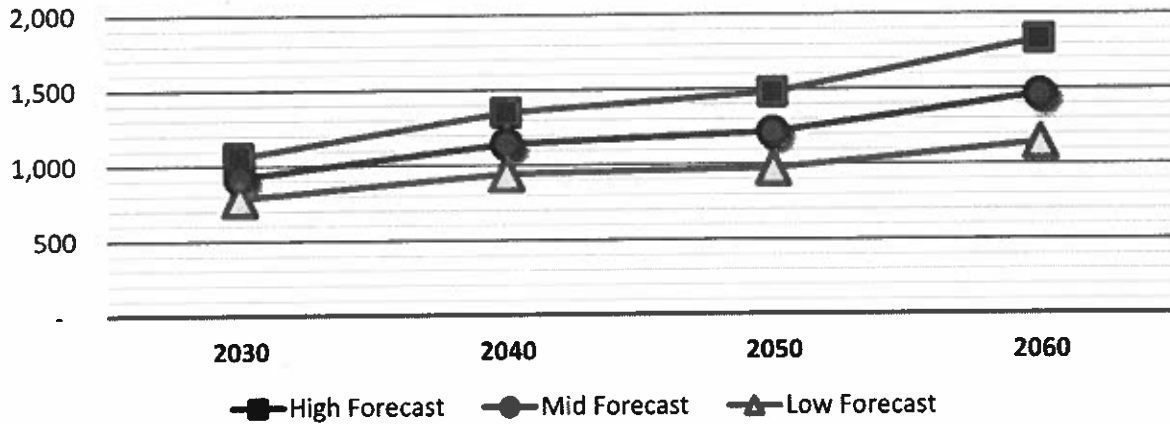
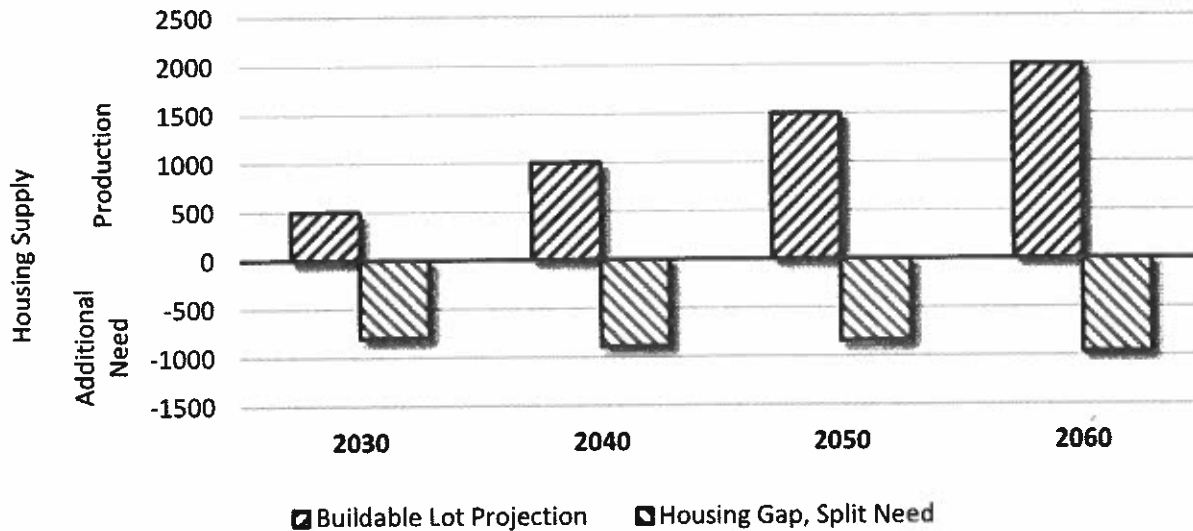


Figure: Dwelling Unit, Mid-Range Forecast

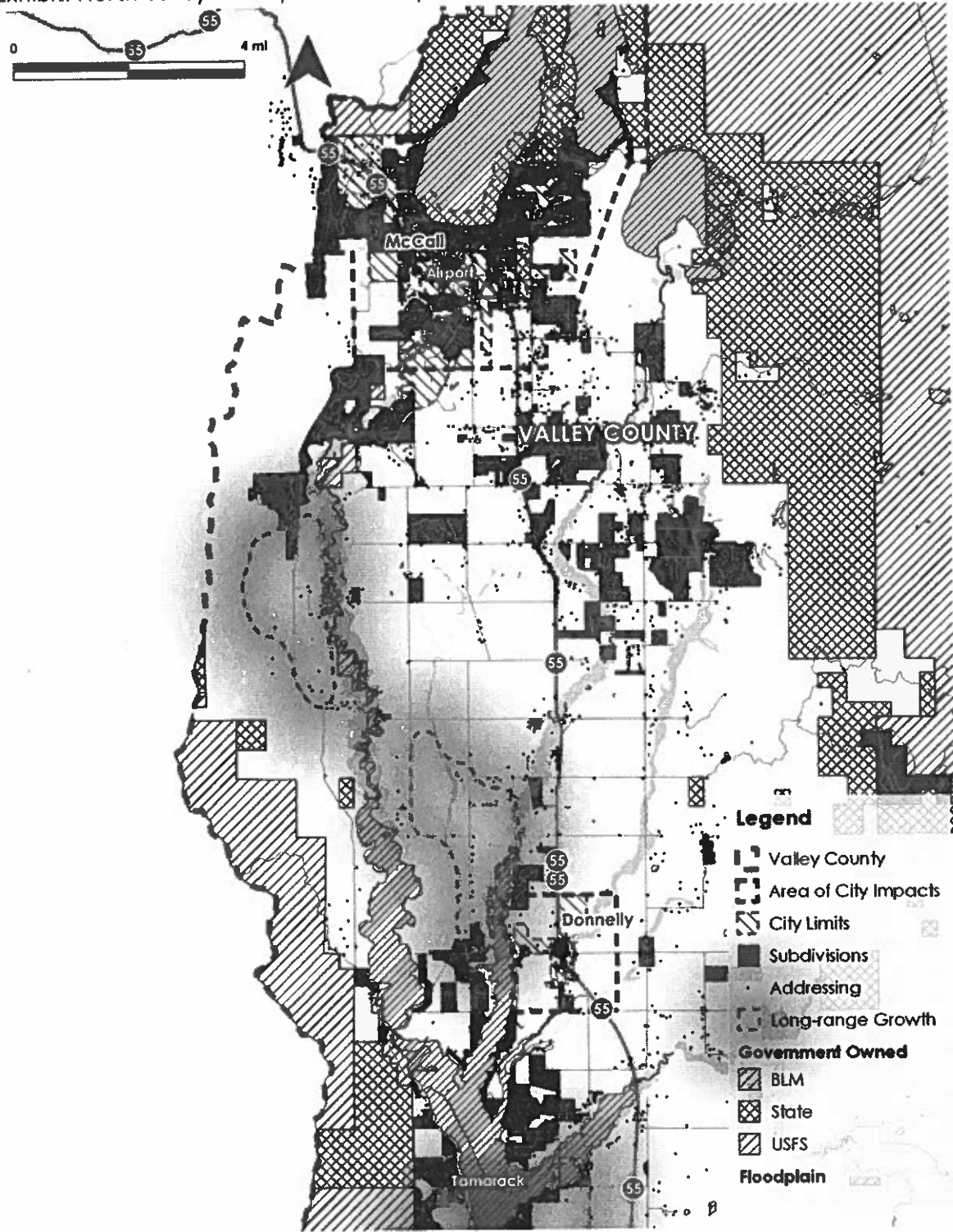


The housing gap described is Countywide development and could be addressed by housing programs, additional multi-family development, or smaller lot development in cities with infrastructure capacity. The buildable lot projection represents only those conditional use permits (CUPs) approved by the County for subdivisions, and not necessarily what cities may approve through other entitlement processes. According to County staff, some cities have resisted expanding utilities for new housing. Since community services are further from cities, and since much of the entitlements for new housing development in the County are not generally for the local workforce and residents, this represents a significant challenge to address future needs. Lastly, and to avoid mischaracterization, it should be noted that business-as-usual assumes need for a local population to support economic activity. Without second homes, vacation rentals, and other tourism, much of the demand would substantially decline.

The following Growth Maps depict potential areas of concentrated housing between now and 2060. These maps only show the assumed housing approved by Valley County, and not the approvals within municipal boundaries.

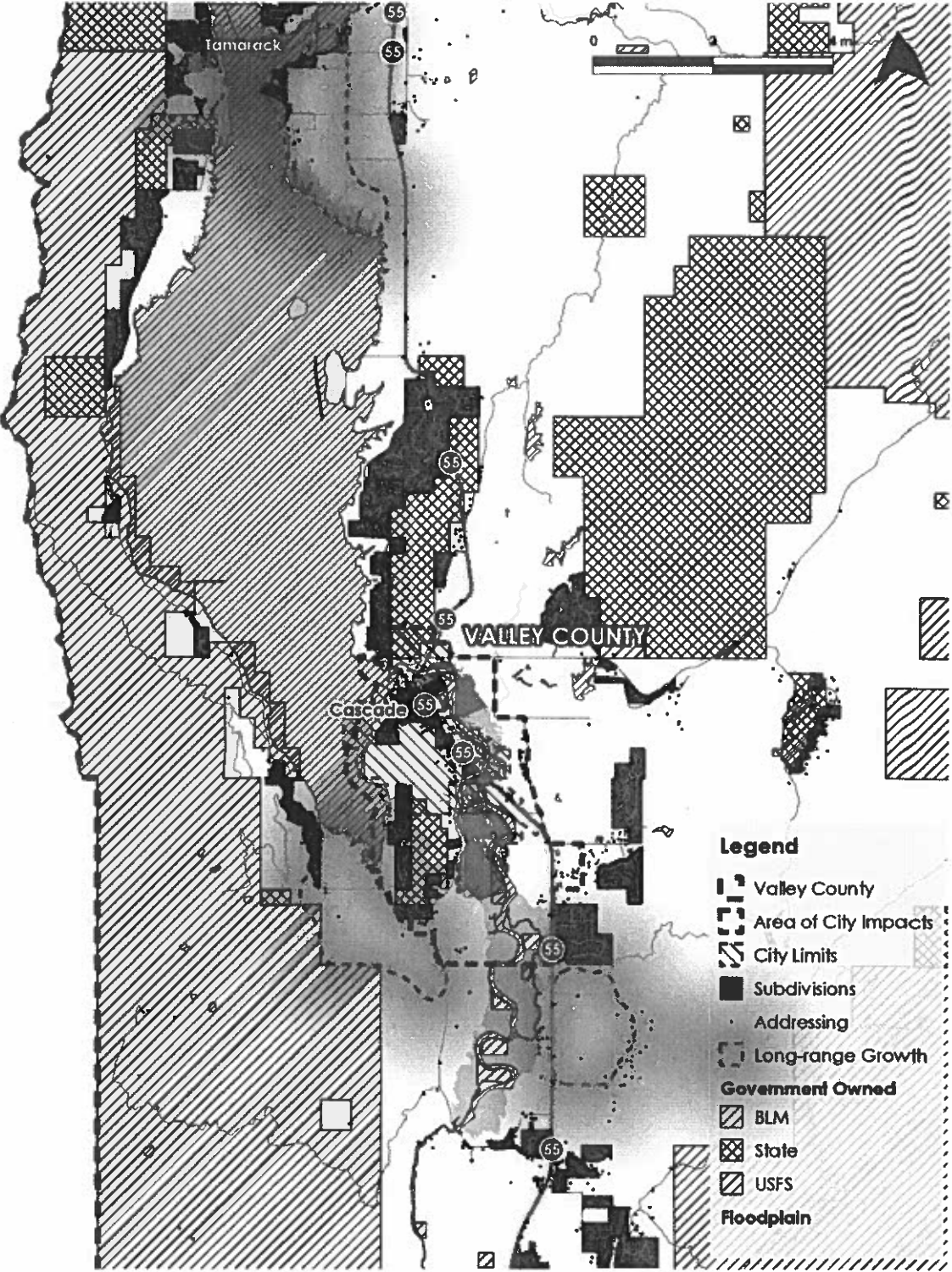
# Exhibits

## Exhibit: North Valley County Growth Map



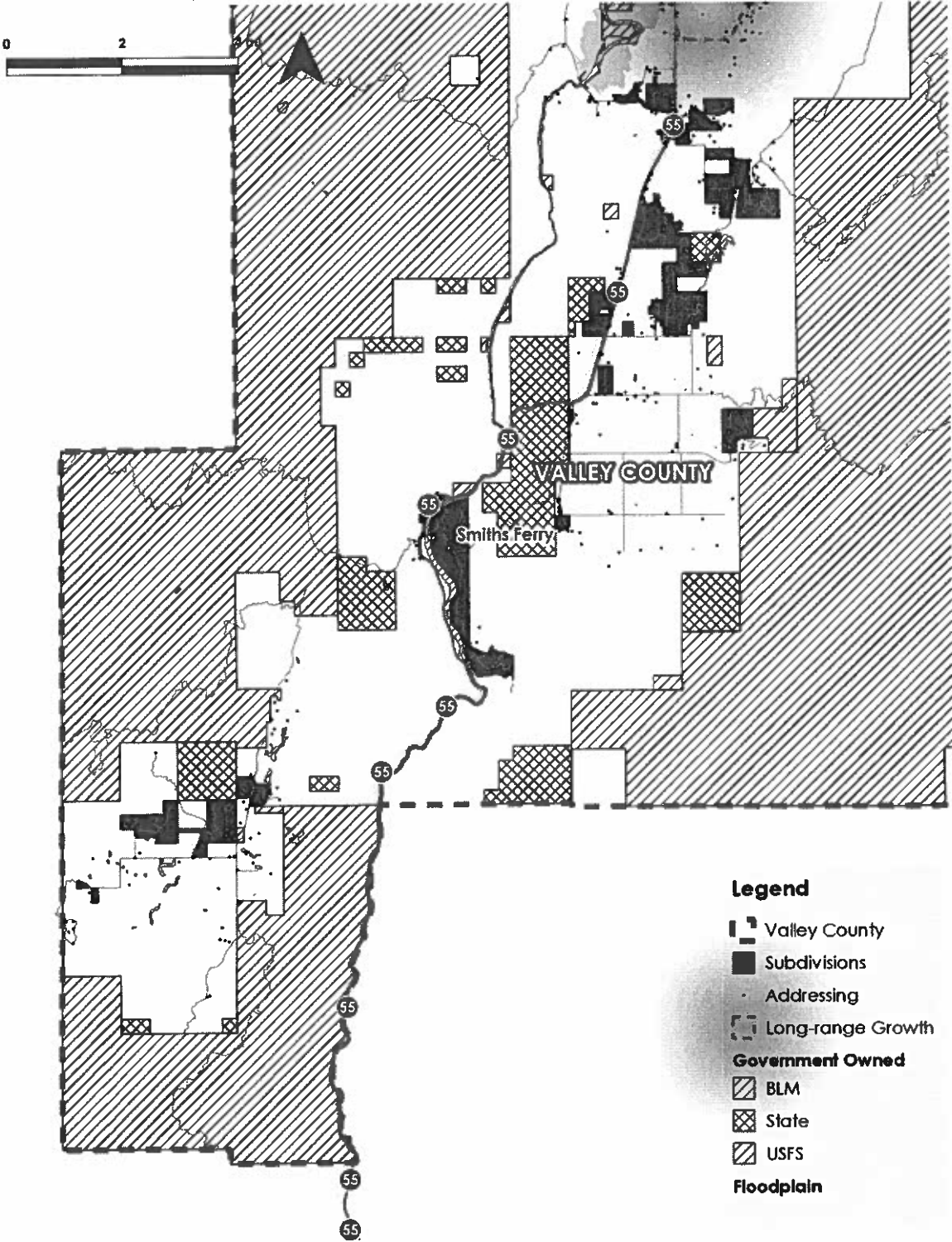
*Note: This map series depicts potential areas for new subdivision lots approved by Valley County, and not by municipal jurisdictions.*

Exhibit: Mid Valley County Growth Map



*Note: This map series depicts potential areas for new subdivision lots approved by Valley County, and not by municipal jurisdictions.*

Exhibit: South Valley County Growth Map



*Note: This map series depicts potential areas for new subdivision lots approved by Valley County, and not by municipal jurisdictions.*

## Workforce and Economic Activity

The Census Bureau's ACS data provides some indicators that help to indicate economic activity by exploring changes to the workforce. Over the last 10 years, and unlike the population, the overall workforce across Valley County has decreased by 4.6% (DP03: Selected Industry Characteristics, 2023). This is despite the civilian population over the age of 16 increasing by 19.7%. More notable is the population aged 16 and older, and not in the labor force, which has increased by 62.2%. As previously indicated, reasons for the reduced workforce may include the increasing age of the population and particularly those over 64, as well as the reduced supply of housing for the workforce. The unemployment rate in the 2021 ACS Five-Year data was only 0.7% (which is notable for a five-year collection period).

Table: Valley County Workforce

Workforce	2011	2016	2021	Change 2016 to 2021	Change 2011 to 2016	Average 5-Year Change	Change 2011 to 2021	2011 to 2021 % Change
Population 16+	8,149	8,230	9,757	1,527	81	804	1,608	19.7%
Not in labor force	2,973	3,580	4,821	1,241	607	924	1,848	62.2%
Civilian labor force	5,176	4,650	4,936	286	-526	-120	-240	-4.6%
Unemployment Rate	6.8%	4.9%	0.7%	-4.2%	-1.9%	-3.1%	-6.1%	-89.7%

The following are standard industry groups for the employed workforce over the same periods as the Valley County Workforce table. ACS data is a valuable lens to view this type of data as it captures all types of employment, and not just covered employment (those without employment insurance and generally including part-time and seasonal workers) which is a shortcoming of other datasets. This workforce data represents those who live in Valley County. Employment has seen only minimal growth over the last 10 years, at 1.5%, and there have been significant declines in several industries including agriculture, manufacturing, information, and professional services. Services, retail, and public administration have all increased consistently.

Figure: Percent Change to Labor Industry, 2011 to 2021

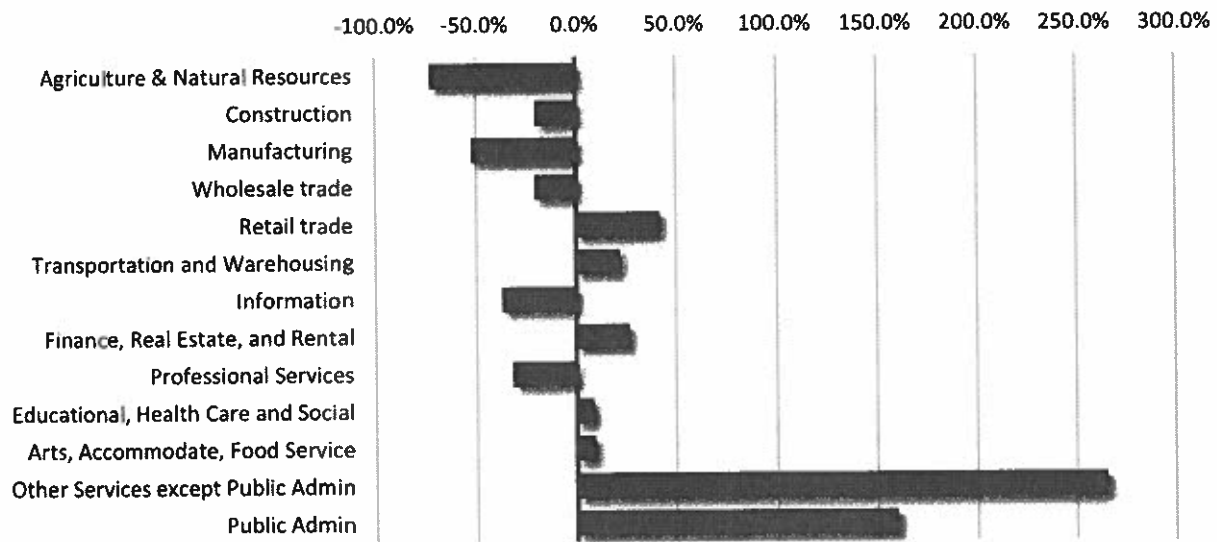


Table: Valley County Employment Industries

Industry Sector	2011 #	2016 #	2021 #	Average 5-Year Change	Change 2011 to 2021	2011 to 2021 % Change
Civilian employed population 16+	4,825	4,420	4,899	37	74	1.5%
Agriculture & Natural Resources	480	136	131	-175	-349	-72.7%
Construction	772	419	614	-79	-158	-20.5%
Manufacturing	321	125	153	-84	-168	-52.3%
Wholesale trade	92	13	73	-10	-19	-20.7%
Retail trade	506	469	718	106	212	41.9%
Transportation and Warehousing	183	450	223	20	40	21.9%
Information	144	102	90	-27	-54	-37.5%
Finance, Real Estate, and Rental	240	301	304	32	64	26.7%
Professional Services	409	422	278	-66	-131	-32.0%
Educational, Health Care and Social	814	609	883	35	69	8.5%
Arts, Accommodate, Food Service	608	965	663	28	55	9.0%
Other Services except Public Admin	98	155	358	130	260	265.3%
Public Admin	158	254	411	127	253	160.1%

To understand how the workforce may vary from the jobs available in Valley County (for example, some residents commute outside the County or work remotely), a combined dataset from the Census LEHD program may be useful to contrast (OnTheMap, 2023). This data is commonly accessible from Census Bureau's On The Map program, but also through other API in more robust formats. This dataset combines information from the Census Bureau such as ACS, and other sources such as the Bureau of Labor and Statistics. This data is typically behind a few years due to the processing effort required to produce it, and has higher margins of error. Finally, some of the information fed into the dataset has



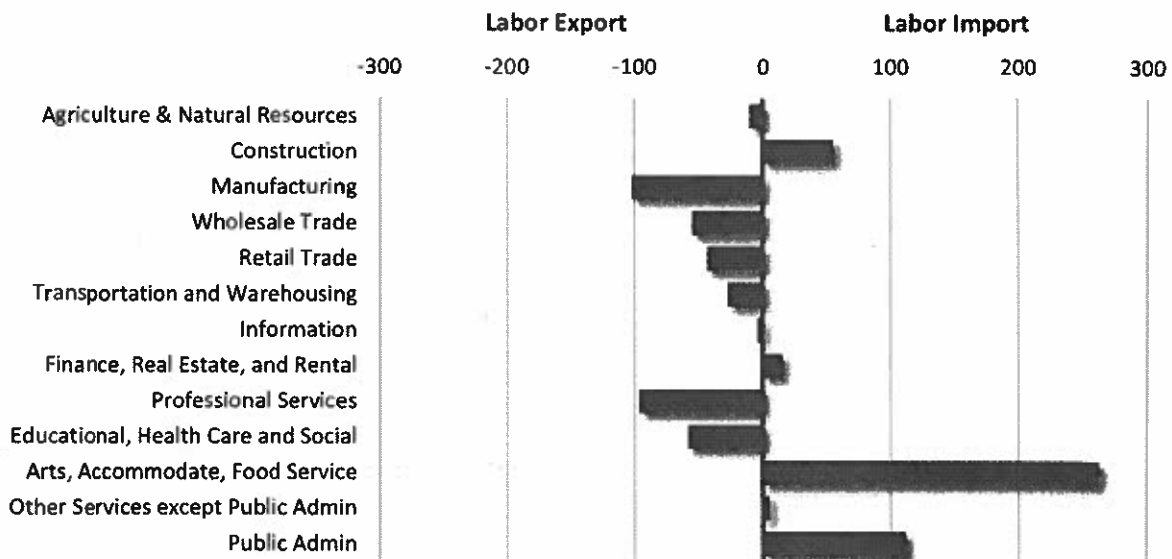
limitations, such as only including covered employment. Still, for those jobs and residents that this information does cover, it can be very helpful when considering other companion data.

Table: Worker vs. Resident Characteristics

Industry	Worker #	Worker %	Resident #	Resident %	Difference
Total All Jobs	3,927	100.0%	3,872	100.0%	55
Agriculture & Natural Resources	93	2.4%	103	2.7%	-10
Construction	387	9.9%	332	8.6%	55
Manufacturing	44	1.1%	146	3.8%	-102
Wholesale Trade	33	0.8%	88	2.3%	-55
Retail Trade	498	12.7%	541	14.0%	-43
Transportation and Warehousing	85	2.2%	112	2.9%	-27
Information	34	0.9%	38	1.0%	-4
Finance, Real Estate, and Rental	195	5.0%	180	4.6%	15
Professional Services	191	4.9%	287	7.4%	-96
Educational, Health Care and Social	536	13.6%	594	15.3%	-58
Arts, Accommodate, Food Service	1,167	29.7%	904	23.3%	263
Other Services except Public Admin	113	2.9%	108	2.8%	5
Public Admin	551	14.0%	439	11.3%	112

There are several areas of notable discrepancy between what workforce is available and what jobs are available in Valley County. This can be characterized as Labor Export, those residents who work outside the area (or work remotely), and Labor Import, those jobs that are not filled by Valley County residents but by employees who commute into the County. The industries with the biggest export are Manufacturing, and Professional Services. The industries with the biggest import are Arts, Accommodation, and Food Service, and Public Administration.

Figure: Labor Export and Import

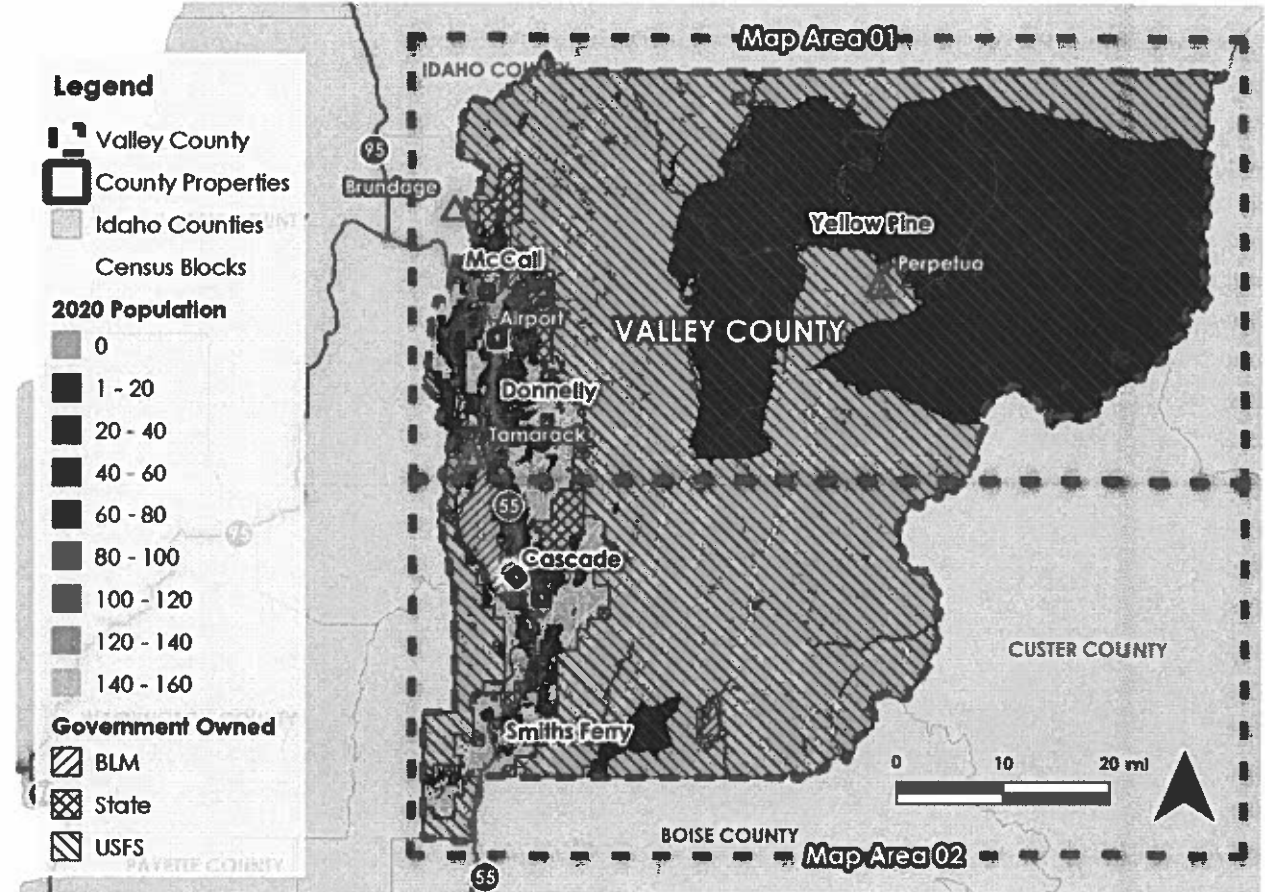


Without a big shift in industry growth and job availability, the previous information shows a trend generally expected in growing resort areas. More affluent and tourism-related services are increasingly in demand, and in combination with the housing market, are provided by a labor force different from the changing demographic of the residents that live in Valley County. More restaurants and retail space will be needed, and more space for services ranging from hair stylists, doctors' offices, and government services.

However, projects like Perpetua have the potential to significantly impact not just jobs in the County but create a trickle-down that creates need for new workforce housing and new services to support the workforce; and may have a variety of impacts from leisure activities to maintenance of roads and other public infrastructure. Big projects, generally, may act as market disruptors and compete for land and the land development workforce. In either case, new residents either visiting, temporary, or permanent, will continue to increase demand for commercial space. The permanence and ability for new employers to be able to sustain full-time, non-seasonal jobs, will likely depend on the type of housing provided in the future.

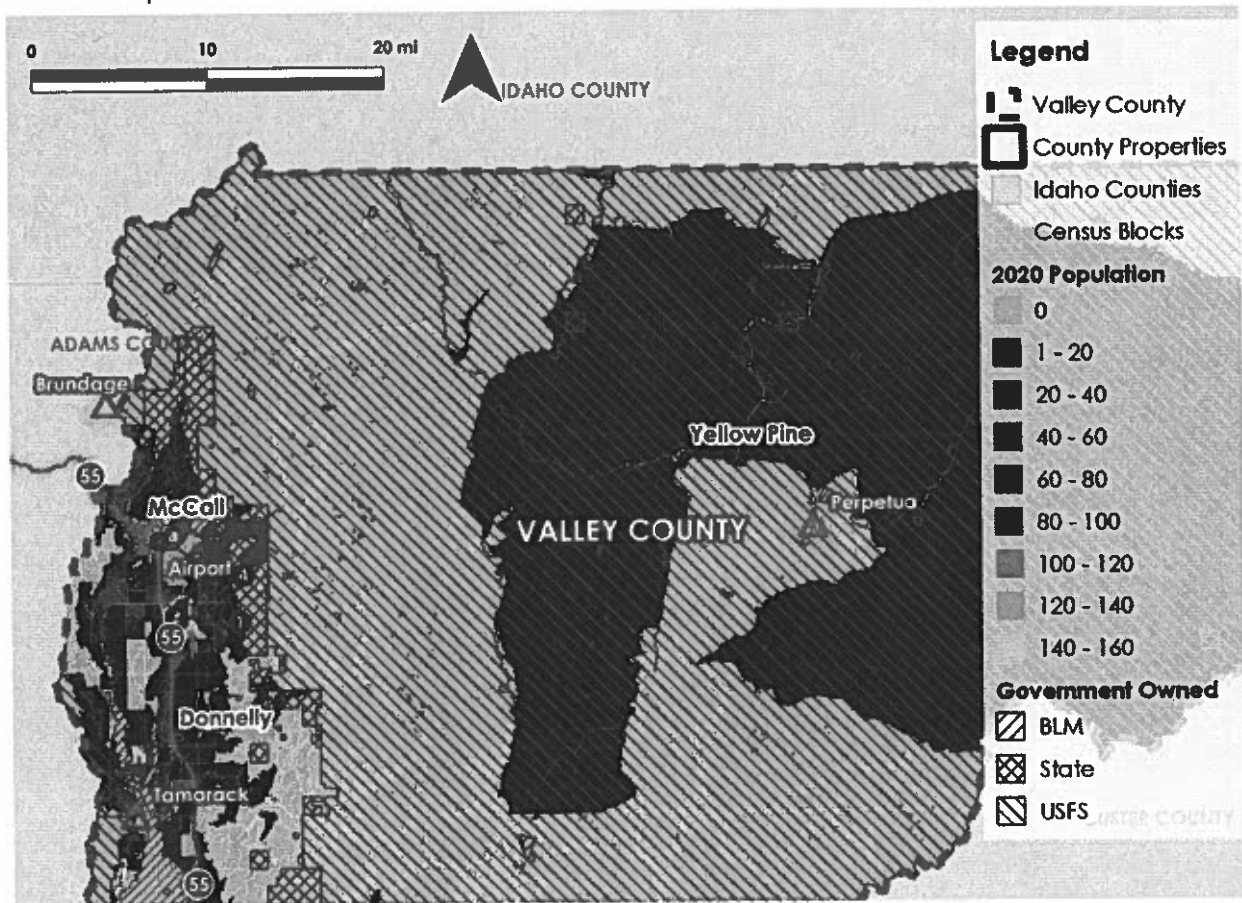
# Facility Maps

Exhibit: Overall Facility Map with Decennial Population



Note: See Map Area 01 and Map Area 02 for enlarged view and lists of facilities at each location.

Exhibit: Map Area 01



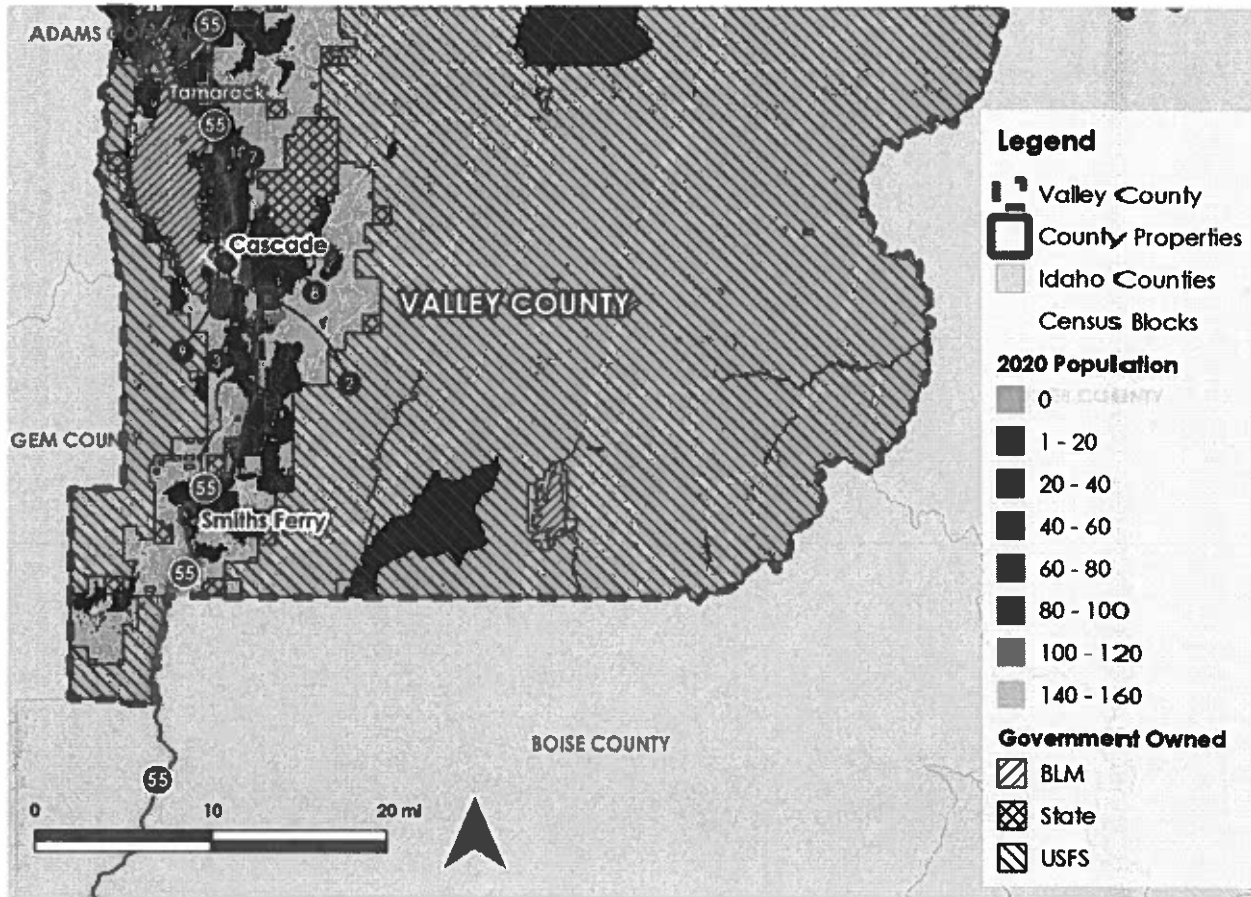
**#1: 550 Deinhard Ln**

- McCall Annex Probation
- McCall Police Community Service Coordinator

**#4: 107 W Spring St**

- Sand Storage - Lake Fork (Road Dept)
- Lake Fork Shop
- Truck Barn Lakefork
- Grader Barn Lakefork
- Recycle Facility
- Compactor Building
- Boat Storage (Road Dept)
- Sign Shop - Lake Fork (Road Dept)
- Bobcat Building (Road Dept)

Exhibit: Map Area 02



**#2: 55 Gold Dust Rd**

- Sand Storage - Gold Dust (Road Dept)
- Van Storage (Road Dept)
- Equip/Storage Bldg - Gold Dust (Road Dept)
- Weed Equipment Storage

**#3: 520 S Front St**

- Ticket Booth (Fairgrounds)
- Road Department Offices
- Snack Bar (Fairgrounds)
- Restrooms (Fairgrounds)
- Sign Shed (Road Dept)
- Equipment & Truck Storage (Road Dept)
- Weed Spray Building (Road Dept)
- Warehouse #4 (Road Dept)
- Warehouse #3 (Road Dept)
- Warehouse #2 (Road Dept)
- Oil House (Road Dept)
- Cascade Shop #2 (Road Dept) Weld Shop
- Cascade Shop #1 (Road Dept)
- Warehouse #1 (Road Dept)

**#5: 415 N School St**

- Senior Citizen Center

**#6: 219 N Main St**

- Courthouse - Cascade (County Offices)

**#7: 205 N Idaho St**

- Employee Housing

**#8: 107 W Spring St**

- University of Idaho Extension

**#9: 108 W Spring St**

- Emergency Operations Center (EOC)

**#10: 107 W Spring St**

- Justice Facility

## References

- Gem State Prospector. (2022, December <http://www.gemstateprospector.com/demographics.html>). *Valley County Demographic Profile*. Retrieved from Idaho Department of Commerce: Gem State Prospector
- U.S. Census Bureau. (2022, December). *Explore Census Data*. Retrieved from United States Census Bureau: <https://data.census.gov/>
- U.S. Census Bureau. (2023, February). *DP03: Selected Industry Characteristics*. Retrieved from Explore Census Data: <https://data.census.gov/>
- U.S. Census Bureau. (2023, January). *DP04: Selected Housing Characteristics*. Retrieved from Explore Census Data: <https://data.census.gov>
- U.S. Census Bureau. (2023, February). *OnTheMap*. Retrieved from Center for Economic Studies, LEHD: <https://lehd.ces.census.gov/>
- U.S. Census Bureau, Via TidyCensus. (2022, December). *Available API's*. Retrieved from Data & Maps: <https://www.census.gov/data/developers/data-sets.html>

## Attachments:

### Attachment 01: Demographic Snapshot

Indicator Description	Value
<b>County Area (Square Miles)</b>	<b>3,733</b>
<b>Estimate Population, 2022</b>	<b>12,661</b>
<b>Total Population, 2000</b>	<b>7,651</b>
<b>Total Population, 2010</b>	<b>9,862</b>
<b>Total Population, 2020</b>	<b>11,746</b>
10-Year Population Change, Total	1,884
10-Year Population Change, Percent	19.1%
20-Year Population Change, Total	4,095
20-Year Population Change, Percent	53.5%
<b>Population Density/SQM</b>	<b>3.1</b>
<b>Gender</b>	
Male	50.0%
Female	50.0%
<b>Age Groups</b>	
Under 5 years	4.5%
5 to 9 years	3.3%
10 to 14 years	6.3%
15 to 19 years	4.2%
20 to 24 years	3.5%
25 to 29 years	4.8%
30 to 34 years	5.1%
35 to 39 years	3.8%
40 to 44 years	7.7%
45 to 49 years	6.1%
50 to 54 years	5.3%
55 to 59 years	8.1%
60 to 64 years	9.5%
65 to 69 years	10.5%
70 to 74 years	6.5%
75 to 79 years	3.9%
80 to 84 years	2.1%
85 years and over	4.9%
<b>Age Groups Grouped</b>	
Under 10	7.8%
10 to 19	10.5%
20 to 34	13.4%
35 to 49	17.6%



50 to 64	22.9%
65 and Older	27.9%
<b>Median Age</b>	<b>50.4</b>
Male	49.8
Female	50.6
<b>Labor Force</b>	<b>5,414</b>
<b>Unemployment Rate</b>	<b>5.2%</b>
<b>Median Household Income</b>	<b>\$65,316</b>
<\$10 K	2.94%
\$10-\$20K	7.30%
\$20-\$30K	11.72%
\$30-\$40K	8.98%
\$40-\$50K	5.98%
\$50-\$60K	8.21%
\$60-\$75K	12.17%
\$75-\$100K	14.01%
> \$100	28.14%
<b>Notes:</b>	
* Values included in total Taxable Property Value	
<b>References:</b>	
2022 Population Estimate: Idaho Department of Commerce, Gem State Prospector, Retrieved on December 5, 2022.	
2010 and 2020 Population data: DEC Redistricting data, US Census Bureau, Retrieved on December 5, 2022.	
Age and Sex data: ACS 5-Year Estimates, Retrieved on December 5, 2022.	
Labor Force and Income data: Idaho Department of Commerce, Gem State Prospector, Retrieved on December 5, 2022.	



**From:** Therese Gibboney  
**Sent:** Monday, February 27, 2023 8:24 AM  
**To:** Reese Gibboney ; Linda Eddy  
**Subject:** for commissioners today

**REQUESTS:**

**1.** Commissioners Maupin and Hasbrouck discussed via email that developers meet with local Home/Land Owners prior to Planning and Zoning applications being submitted, becomes a requirement. As per Cynda Herrick ~ *To be codified on 4/13/23*

**2.** 300' Home/Landowner notification be changed from 300' to 1000'.

Example: on Roseberry Park ~ A subdivision such as The Meadow's at West Mountain had some homeowners that were just outside the 300' notification area and not sent a notice and yet they would be impacted the same as a home next door to them. This needs to be widened to allow communities to have a voice in each and every project.

NOTE: This is taken from: TITLE 67  
STATE GOVERNMENT AND STATE AFFAIRS  
CHAPTER 65

LOCAL LAND USE PLANNING

67-6512. SPECIAL USE PERMITS, CONDITIONS, AND PROCEDURES.

"notice shall also be provided to property owners or purchasers of record within the land being considered, three hundred (300) feet of the external boundaries of the land being considered, and any additional area that may be substantially impacted by the proposed."

Once again this section that states; "and any additional area that may be impacted by the proposed." Is exceedingly important.

Again, how is it considered appropriate notification when people within the same subdivision, who will be just as heavily impacted as their next-door neighbor, do not receive a notice?

**3.** Open Town Hall meetings with Commissioners, with Commissioners, Maupin, Hasbrouck & Thompson, which could be Monthly or Bi-monthly. Open forum so their constituents can have a respectful voice on the future of Valley County. These should be held at 6:00 pm when hard-working people of VC can attend.

We are hopeful you will listen to us and try to open the lines of communication and work with all the people who care deeply about Valley County's future.

**4.** We request all emails or mailed in opponents and/or proponents letters be read into the record in full by Ms. Herrick (or current Director). This is so everyone attending the VC P&Z and/or the VC Commissioners public hearings can hear their testimony and for those watching/listening on line. This testimony is no different than a person attending the hearings having their three minutes which goes on tape into the permanent record.



# Valley County Board of Commissioners

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Cascade, Idaho 83611-1350

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**DOUG LAS A. MILLER**  
*Clerk*  
[dmiller@co.valley.id.us](mailto:dmiller@co.valley.id.us)

## VALLEY COUNTY COMMISSIONERS MEETING AGENDA Monday February 27, 2023

**Valley County adheres to ADA requirements. If anyone requires an accommodation, please contact the County Clerk, Douglas Miller 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 Call to Order – Pledge of Allegiance – Approve Agenda

9:05 **Action Item:** Claims, Board Order Claims & Junior College Tuition- Senior Deputy Auditor, Rheta Clingan

9:10 **Elected Official Reports/Discussion**

Assessor – Sue Leeper

Clerk – Doug Miller

Prosecutor – Brian Naugle

Sheriff – Patti Bolen

**Action Item:** FY23 Idaho Department of Parks and Recreation Recreational Boating Safety Funds Agreement

Treasurer – Johanna Defoort

**Action Item:** Tax Cancellation Request 23-02 MH00230000014A Betzold  
Tax Cancellation Request 23-03 MH00055003012A Wade

**Department Head Reports** - 5 Minutes each

Building Department – Annette Derrick

Court Services – Skip Clapp

Extension Office- Melissa Hamilton

Human Resources/Risk Management – Pat Duncan

Information Technology – Jeremy Wilcox

Planning and Zoning-Cynda Herrick

Parks and Recreation- Larry Laxson

10:30 Buildings and Grounds / Solid Waste- Scott Clingan

**Action Item:** Sign Agreement for Special Event on Property Owned or Controlled by Valley County



- 11:00 Road & Bridge Presentation- Jeff McFadden  
**Action Item:** Sign DH 1510 Worksheet  
Discussion/Decision to use ARPA Funds to Hire JLG Architecture to Design New Shop Plans
- 11:20 **Action Item:** Discussion/Decision for Additional Funding for Valley County Emergency Services District & Alternative Options
- 11:55 Commissioner Discussion  
**Action Items:** Meeting Minutes of February 21, 2023  
Set Commissioner Dates for April, May, and June 2023
- 12:00 Recess for Lunch
- 1:00 **Public Hearing/Action Items:** Appeal of P&Z Commission Decision: Michael Falconer - 505 Collier View RD - Solar Panels
- 1:45 Presentation on Extension Programs - Extension Educator, Melissa Hamilton
- 2:45 Presentation from Clearwater Financial Master Facility Plan/Comprehensive Financial Plan Update
- 3:45 **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
- 4:45 Workshop with Group of Citizens

Opportunity for General Public to Present to Commissioners

Adjourn

COMMISSIONERS FUTURE MEETING DATE  
Monday March 6, 2023

