

Valley County Board of Commissioners

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**IN THE OFFICE OF THE VALLEY COUNTY BOARD OF COMMISSIONERS
CASCADE, IDAHO
August 21, 2023**

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

Excused Absence: **ELTING HASBROUCK (CHAIRMAN)**

Commissioner, Neal Thompson led the pledge of allegiance.

Action Item: Acting Chairman, Sherry Maupin advised that the Emergency Services Manager, Juan Bonilla needed to provide an update related to the East Side Fire. Acting Chairman Maupin made a motion to approve the agenda as amended. Commissioner Thompson seconded the motion. No further discussion, all in favor. Motion passed to approve the amended agenda for August 21, 2023, with the addition of the presentation from Emergency Services Manager, Juan Bonilla regarding the East Side Fire.

Emergency Services Manager, Juan Bonilla provided an update to the commissioners regarding the East Side Fire. He reported that there are 300 active individuals fighting the fire and explained the growth of the fire. He informed the commissioners about the regular briefings that have been occurring. He advised that there was a significant amount of fuel that was currently burning and described how the fire was moving. He also described the fire lines but advised that because of the weather those who were on the fire lines had been pulled off until the thunderstorms pass. He presented that the air support had been extremely successful and advised that he would continue to provide updates to the commissioners daily. The commissioners had

questions for Juan Bonilla regarding the accessibility of firefighters and he described the nature of the terrain.

Action Item: Treasurer, Johanna Defoort presented on the investment of the second payment of the LATCF Funds. She reported that she was requesting to invest \$2.2 million with \$1 million to mature every month. She informed the commissioners that \$150,000 in interest had been earned the past year. Commissioner Thompson made a motion to allow the investment as presented by Treasurer, Johanna Defoort. Acting Chairman Maupin seconded the motion. No further discussion, all in favor. Motion passed to approve the investment of LATCF Funds as presented by Treasurer, Johanna Defoort.

Action Item: Acting Chairman Maupin presented the commissioner meeting minutes from August 14, 2023. Commissioner Thompson made a motion to approve the commissioner meeting minutes from August 14, 2023. Acting Chairman Maupin seconded the motion. No further discussion, all in favor. Motion passed to approve the commissioner meeting minutes from August 14, 2023.

Action Item: Recreation Coordinator, Dave Bingaman presented on the request for qualifications for Samson Trail Pathway and explained that there was only one request for qualifications that were received. The commissioners had questions related to the Samson Trail Pathway and Recreation Coordinator Bingaman responded accordingly. Acting Chairman Maupin made a motion to approve the RFQ as presented. Commissioner Thompson seconded the motion. No further discussion, all in favor. Motion passed to approve the request for qualifications for the Samson Trail Pathway as presented.

Action Item: Grant Writer, Mackenzie Castor presented on the revised SF-424 Woody Biomass Pilot Program and presented on the revision that was required. Commissioner Thompson had a question regarding how the funding would be utilized to address woody biomass and the Solid Waste Transfer Site. Commissioner Thompson made a motion to approve the revised SF-424 Woody Biomass Pilot Program. Acting Chairman Maupin seconded the motion. No further discussion, all in favor. Motion passed to approve the revised SF-424 Woody Biomass Pilot Program.

Acting Chairman Maupin presented on the NACO housing discussion that occurred during the annual conference in Austin, Texas and explained her involvement with chairing of the housing committee. She provided a PowerPoint presentation which will be amended to the commissioner meeting minutes. During the presentation Acting Chairman Maupin shared the Task Force recommendation guide overview. She felt that there was a need to have regular opening meetings with the community to come up with policy regarding the concern of housing.

The commissioners began listening to the presentation from the U.S. Forest Service regarding the Community Wildfire Defense Grant. Mr. Brian Davis with the U.S. Forest Service provided the commissioners with an overview of the Community Wildfire Defense Grant. He described the importance of the community wide fire protection plan and how he felt that it would be beneficial specifically to the City of McCall. He advised that one of the focuses would be to create an evacuation plan for the community of McCall. He explained that there had been a briefing with the City of McCall staff regarding the opportunity. Acting Chairman Maupin asked about the existing plan that was created by Valley County and why it did not include the City of

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McCall. Michelle Groenevelt also provided comments to the commissioners regarding the proposed plan and what the City of McCall would be doing to educate the public. Acting Chairman Maupin had questions regarding the active Community Wildfire Protection Plan and why it did not include the City of McCall. Mr. Brian Davis discussed the opportunity for shared stewardship and why the City of McCall would be included in the discussion. He explained the importance of getting the support of landowners to be willing participants. Michelle Groenevelt advised that the City of McCall would be willing to take on the planning component but felt that the county would be better fit to conduct the actual work. City of McCall Grant Writer, Delta James presented on the application process, the grant award amount and described the match requirement of 10%. Stephanie Nelson from Wildfire Prevention Associates provided additional comments to the commissioners regarding the work that she had been provided for several years and provided her concerns to the commissioners regarding the need for additional companies to be able to conduct the needed fuel reduction program. McCall Grant Writer, Delta James provided specific information regarding what the grant would allow and explained that the grant application would only be specific within the city limits of McCall and advised that they are not seeking any funding from Valley County but would request a letter of support. The commissioners agreed to approve a letter of support on August 28, 2023.

Action Item: Acting Chairman Maupin opened the continued Public Hearing for CA-22-01 Code Amendment at 10:51 a.m. and requested a staff report. City of McCall Community & Economic Development Director, Michelle Groenevelt with the City of McCall provided the commissioners with an updated staff report regarding what was trying to be accomplished in revising, cleanup, and unclear language within Title 3, and 9 of McCall Area of Impact Area. McCall City Planner, Brian Parker provided additional staff report to the commissioners. The commissioners had the opportunity to ask staff questions in which they responded accordingly. McCall City Planner, Brian Parker began reviewing the proposed changes that were submitted for consideration. The commissioners had concerns regarding the language regarding fencing permits. McCall City Staff agreed to delete the requirement for a fence permit within the area of impact. Chief Deputy Prosecuting Attorney, Brian Oakey provided comments to the commissioners for consideration regarding the proposed recommendations. Michelle Groenevelt discussed the process in reviewing proposed ordinance changes and the decisions that had already been made by the McCall City Council. The commissioners voiced concerns regarding that directive that was conducted by the McCall City Council and felt that workshops in advance needed to be requested. Mr. Oakey agreed that additional workshops needed to be scheduled with the McCall City Council and felt that additional changes should be considered for Valley County ordinances.

Acting Chairman Maupin requested to hear testimony from proponents. The record will reflect that there was no testimony from proponents.

Acting Chairman Maupin requested to hear testimony from anyone who was undecided. The record will reflect that there was no testimony from anyone who was undecided.

Acting Chairman Maupin requested to hear testimony from opponents. The record will reflect that there was no testimony from opponents.

Acting Chairman Maupin closed the Public Hearing at 11:51 a.m. and brought the matter back to the commissioners for deliberation. Commissioner Thompson made a motion to approve CA-

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22-01 Zoning Code Amendments with the amendments that were requested and agreed upon during the presentation. Acting Chairman Maupin seconded the motion. No further discussion, all in favor. Motion passed to approve CA22-01 Zoning Code amendments with the amendments that were requested and agreed upon during the presentation.

City of McCall Community & Economic Development Director, Michelle Groenevelt presented the draft revised accessory dwelling unit policy developed by the Payette Lake Sewer & Water District for the McCall Area of Impact. She provided an overview of the recommendations that were made by the McCall City Council after having the opportunity to review the proposed policy. She advised that the McCall City Council would like to schedule a workshop with the Payette Lake Sewer & Water District and Valley County to review the recommendations for accessory dwelling unit policy. The commissioners requested to be a part of the workshop and asked that they be informed of the schedule.

Action Item: Facility Director, Scott Clingan presented the only bid that was received for the request for proposal for the construction of the recycling center roof. Acting Chairman Maupin opened the only bid that was received from Dalrymple Construction Services and advised that the amount proposed was for \$398,000 and read into the record the work that would be performed. Commissioner Thompson made a motion to accept the request for proposal from Dalrymple Construction Services in the amount of \$398,000 for the construction of the recycling center. Acting Chairman Maupin seconded the motion. No further discussion, all in favor. Motion passed to accept the request for proposal from Dalrymple Construction Services in the amount of \$398,000 for the construction of the recycling center.

Action Item: Planning & Zoning Director, Cynda Herrick presented on the final plat of the Pines by The Lake Subdivision. The commissioners had the opportunity to ask questions regarding the final plat and Cynda responded accordingly. Acting Chairman Maupin made a motion to approve the final plat for Pines By the Lake Subdivision; approve the Declaration of Private Roads; accept the Declaration of Installation of Utilities; accept the CCR's; validate Levy Way as a private road; and, authorize the chairman to sign the plat. This motion is made with the understanding that Levi Way is a private road; and, Valley County has no responsibility thereto. Commissioner Thompson seconded the motion. No further discussion, all in favor. Motion passed.

Planning & Zoning Director, Cynda Herrick presented on Gold Fork River Estates Subdivision final plat. The commissioners had the opportunity to ask questions regarding the final plat and Cynda responded accordingly. Commissioner Thompson made a motion approve the final plat for Gold Fork River Estates Subdivision; accept the dedicated public right-of-way along Davis Creek LN and Gold Fork RD totaling 2.15 acres; approve the Declaration of Private Roads; accept the Articles of Incorporation and Bylaws; accept the Declaration of Covenants, Conditions, Restrictions, and Easements as presented; acknowledge the Declaration of Installation of Utilities; validate Oliver Court as a private road built to Valley County private road standards; and, accept the Wildfire Mitigation Plan; and, authorize the chairman to sign the plat. This motion is made with the understanding: that Oliver CT is a private road constructed to Valley County standards and there is no guarantee that the road will be paved; and Valley County has no responsibility thereto. That Davis Creek LN and Gold Fork RD are public roads and that the Valley County Board of Commissioners have the sole discretion to set the level of service

for any public road; the level of service can be changed. Acting Chairman Maupin seconded the motion. No further discussion, all in favor. Motion passed.

The commissioners recessed for lunch at 12:20 p.m.

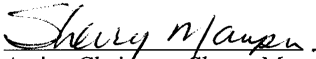
The commissioners returned from lunch at 1:00 p.m.

Acting Chairman Maupin began the road development agreement workshop. Planning & Zoning Director, Cynda Herrick provided an overview of the process that had been implemented to allow for road development agreements. Acting Chairman Maupin had questions regarding the process and wanted to know how road development agreements are beneficial for areas outside of the areas being developed. She felt that there were areas of improvement that need to be proposed and she was confused with the proposals that were being presented. Chief Deputy Prosecuting Attorney, Brian Oakey expressed that there could be multiple separate agreements for road development agreements. Acting Chairman Maupin felt that Valley County needed to discontinue the existing Road Development Agreement process. She shared that she had a conversation with Senator, Gregory Schroder and advised that there was Idaho Code that already exists that can be utilized by Valley County. Acting Chairman Maupin felt that the commissioners had not been included in the discussions related to road development agreements. Chief Deputy Prosecuting Attorney, Brian Oakey communicated with the commissioners and staff regarding that the program that was in existence was a volunteer program patterned under Idaho Code 65-11 (a). He felt that the commissioners needed to identify a program that makes sense within Valley County. He opined that the work that was done by Parametrix should be a resource, but Valley County should not be using the terminology CIP. The commissioners asked about existing developments that were identified in which the county was looking at requesting road development agreements. The commissioners discussed the Shaw Family Ranch Road development agreement. The next road development agreement was for Paddy Flat Ranch. The commissioners felt that the developer needed to present directly to the commissioners. The commissioners discussed the Taakinen Subdivision Road development agreement. The commissioners discussed River Bottom Ranch subdivision and felt that the developer needed to present during a public meeting. The last development discussed was for Whispering Creek and the commissioners requested more information. The commissioners again felt that a change in procedure needed to occur in the future.

Acting Chairman Maupin began the Valley County EMS District workshop to discuss preparation for potential dissolution and permanent override levy. Clerk, Douglas Miller presented the proposed resolutions that have been prepared for the commissioners to approve wording of the ballot for a permanent override for the EMS District and for the creation of a new ambulance district. The commissioners discussed a public messaging campaign but requested that Chief Deputy Prosecuting Attorney, Brian Oakey provide his opinion regarding what and how the messaging campaign should be conducted to comply with ethical standards. Public Relations Employee, McKenzie Kramer attended virtually and provided information to the commissioners regarding a possible marketing campaign.

The commissioners advised that they would be leaving at 3:30 p.m. to tour the Tamarack Resort Employee housing.

The commissioners adjourned at 4:48 p.m. after the tour of the Tamarack Resort Employee Housing units.


Acting Chairman, Sherry Maupin

Attest:

Douglas Miller, Clerk

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VALLEY COUNTY COMMISSIONERS MEETING AGENDA Monday August 21, 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
- 9:00 **Action Item:** Approve Investment of Recent LATCF Funds Received – Treasurer, Johanna Defoort
- 9:05 Commissioner Discussion
Action Items: Meeting Minutes of August 14, 2023
Sign RFQ for Samson Trail Pathway
Sign Revised SF-424 for the Woody Biomas Pilot Program
- 9:05 Housing Discussion/Presentation by Commissioner, Sherry Maupin
- 10:00 **Action Item:** Presentation from U.S. Forest Service on Community Wildfire Defense Grant
Request for Financial Funding for Grant Match
- 10:30 **Continued Public Hearing/Action Item: CA-22-01 Zoning Code Amendment**
An application for a Zoning Code Amendment to update and revise and cleanup typos and unclear language within Titles 3, and 9 of McCall Area of Impact Code (Planning & Zoning & Subdivision). – City of McCall, Brian Parker
- 11:30 **Action Item:** Draft Revised Accessory Dwelling Unit Policy by the Payette Lake Sewer & Water District for the McCall Impact Area
- 11:55 **Action Item:** Opening and Reading of the 2024 Request for Proposal for the Construction of the Recycle Center Roof
- 11:55 **Action Items:** Pines By The Lake Subdivision – Final Plat

Gold Fork River Estates Subdivision - Final Plat - Planning and Zoning
Director, Cynda Herrick

12:00 Recess for Lunch

1:00 Road Development Agreement Workshop

Shaw Family Ranch - Road Development Agreement

Paddy Flat Ranch - Road Development Agreement

Taakinen Subdivision - Road Development Agreement

River Bottom Ranch Subdivision - Road Development Agreement

Whispering Creek - Upcoming Road Development Agreement

2:00 Valley County EMS District Workshop to Discuss Preparation for Potential Dissolution
and Permanent Override Levy

3:30 Departure by the Valley County Board of Commissioners for Tour of Tamarack
Employee Housing at Tamarack Resort

Adjourn

COMMISSIONER'S FUTURE MEETING DATE

Monday August 28, 2023