

Valley County Board of Commissioners

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**IN THE OFFICE OF THE VALLEY COUNTY BOARD OF COMMISSIONERS
CASCADE, IDAHO
March 18, 2024**

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

Chairman, Elting Hasbrouck led the Pledge of Allegiance.

Action Item: Chairman Hasbrouck presented the commissioners' agenda for March 18, 2024. Commissioner Thompson made a motion to approve the commissioners' agenda for March 18, 2024. Commissioner Maupin seconded the motion. No further discussion, all in favor. Motion passed to approve the commissioners' agenda for March 18, 2024.

Action Item: Chairman Hasbrouck presented the commissioner meeting minutes from March 11, 2024. Commissioner Thompson made a motion to approve the commissioner meeting minutes from March 11, 2024. Commissioner Maupin seconded the motion. No further discussion, all in favor. Motion passed to approve the commissioner meeting minutes from March 11, 2024.

Action Item: Chairman Hasbrouck began the discussion related to renominate Mr. Phil Davis as Director from Valley County to District #2 Animal Control Board. The commissioners had questions regarding the requirements of the District #2 Animal Control Board. Commissioner Maupin made a motion to renominate Mr. Phil Davis as the Director for District #2 Animal Control Board. Commissioner Thompson seconded the motion. No further discussion, all in favor. Motion passed to renominate Mr. Phil Davis as the Director for District #2 Animal Control Board.

Chairman Hasbrouck presented the letter to the Idaho Department of Agriculture Letter to support creation of Waterways check stations. Commissioner Maupin made a motion to approve the letter to the Idaho Department of Agriculture supporting the creation of the Waterways check stations. Commissioner Thompson seconded the motion. No further discussion, all in favor. Motion passed to approve the letter to the Idaho Department of Agriculture supporting the creation of the Waterways check stations.

Ms. Durena Farr and Mr. John Lillehaug from Valley Soil & Water Conservation District provided an update to the commissioners regarding the work that was being done by the district and the NFPR Coalition. A copy of the matters presented to the commissioners will be appended to the commissioner meeting minutes. Mr. Ken Roberts also presented to the commissioners regarding different types of irrigation and the benefits of sprinkler irrigation. Mr. Art Troutner also presented on behalf of Valley Soil & Water Conservation District regarding the NFPR Watershed Coalition workshop that was scheduled for April 25th, 2024.

Action Item: Chairman Hasbrouck began the discussion related to the 2024 Environmental Consulting contract. Commissioner Maupin provided an overview of the contract and the land use plan and felt that it would be a conversation that needed to be discussed in more detail. The commissioners requested that the matter be postponed until April 1, 2024. Commissioner Maupin requested that Recreation Director, Larry Laxson provide a presentation to the commissioners. Chairman Hasbrouck made a motion to postpone the 2024 Environmental Consulting contract for April 1, 2024. Commissioner Thompson seconded the motion. No further discussion, all in favor. Motion passed to postpone the 2024 Environmental Consulting contract for April 1, 2024.

Action Item: Planning & Zoning Director, Cynda Herrick presented CUP 23-35 Dobson multiple residences. Commissioner Maupin made a motion to approve CUP 23-35 Dobson multiple residences. Commissioner Thompson seconded the motion. No further discussion, all in favor. Motion passed to approve CUP 23-35 Dobson multiple residences.

Action Item: Planning & Zoning Director, Cynda Herrick presented Paddy Summit Subdivision Final Plat. Commissioner Maupin made a motion to approve the final plat for Paddy Summit Subdivision; approve the Development Agreement; acknowledge the sanitary restrictions are not satisfied and building permits will not be issued until the sanitary restrictions are lifted; acknowledge the driveway easement for Lot 13 over Lot 11 that will be recorded; acknowledge the declaration of installation of utilities recorded as note 19 on sheet 3 of the plat; acknowledge the CCR's; acknowledge the Wildland Urban Interface Fire Protection Plan; accept the 70' ~~acres~~ of deeded right-of-way for Paddy Flat Rd; and, authorize the chairman to sign the development agreement, deed and acceptance of public right of way and the plat. The motion is made with the understanding that building permits will not be issued until Donnelly Fire approves the installation of the fire tank. That Paddy Flat Road which travels through the subdivision is a public road and 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. Building permits would not be issued until the development agreement has been completed. Commissioner Thompson seconded the motion. No further discussion, all in favor. Motion passed to approve the final plat for Paddy Summit Subdivision; approve the Development Agreement; acknowledge the sanitary restrictions are not satisfied and building permits will not

be issued until the sanitary restrictions are lifted; acknowledge the driveway easement for Lot 13 over Lot 11 that will be recorded; acknowledge the declaration of installation of utilities recorded as note 19 on sheet 3 of the plat; acknowledge the CCR's; acknowledge the Wildland Urban Interface Fire Protection Plan; accept the 70 ~~acres of~~ ~~deeded~~ right-of-way for Paddy Flat Rd; and, authorize the chairman to sign the development agreement, deed and acceptance of public right of way and the plat. The motion is made with the understanding that building permits will not be issued until Donnelly Fire approves the installation of the fire tank. That Paddy Flat Road which travels through the subdivision is a public road and 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. Building permits would not be issued until the development agreement has been completed.

Action Item: Planning & Zoning Director, Cynda Herrick presented on Sand 55 Subdivision Final Plat. Cross out Lake Irrigation District. The commissioners had questions regarding several different proposed conditions of the final plat which Planning & Zoning Director, Cynda Herrick responded accordingly to the questions asked. Mr. Lenny Nelson, who is the owner of the piece of property, presented to the commissioners regarding the questions of an easement that the commissioners were asking Planning & Zoning Director, Cynda Herrick. Commissioner Maupin made a motion to approve the final plat for Sands 55 Subdivision; approve the development agreement; acknowledge the declaration of installation of utilities; acknowledge the master declaration of covenants, conditions and restrictions and reciprocal easement agreement for Sands 55 subdivision; acknowledge the Wildland Urban Interface Fire Protection Plan; acknowledge the shared access maintenance agreement; and authorize the chairman to sign the development agreement and the plat. This motion is made with the understanding that building permits will not be issued until McCall Fire approves the installation of the fire tank and that the plat will not be recoded until a final letter of approval is received from Lake Irrigation District. Also that there will be recorded access for the neighbors to the west Shoemaker and David Butler properties to include heirs and assigns. Commissioner Thompson seconded the motion. No further discussion, all in favor. Motion passed to approve the final plat for Sands 55 Subdivision; approve the development agreement; acknowledge the declaration of installation of utilities; acknowledge the master declaration of covenants, conditions and restrictions and reciprocal easement agreement for Sands 55 subdivision; acknowledge the Wildland Urban Interface Fire Protection Plan; acknowledge the shared access maintenance agreement; and authorize the chairman to sign the development agreement and the plat. This motion is made with the understanding that building permits will not be issued until McCall Fire approves the installation of the fire tank and that the plat will not be recoded until a final letter of approval is received from Lake Irrigation District. Also, that there will be recorded access for the neighbors to the west Shoemaker and David Butler properties to include heirs and assigns.

Action Item: Ms. Lindsey Harris with West Central Mountains Economic Development Council presented the West Central Mountains Economic Development Council the Idaho Gem Grant application for the regional housing needs assessment. Commissioner Maupin made a motion to approve the Idaho Gem Grant and Resolution 2024-07. Commissioner Thompson seconded the motion. No further discussion, all in favor. Motion passed to approve the Idaho Gem Grant and Resolution 2024-07.

Action Item: Chairman Hasbrouck began the discussion regarding a proposed letter to Cinnabar Mine Site. Commissioner Maupin provided her input and opinion regarding the request from the

Environmental Protection Agency. Commissioner Maupin made a motion to approve the written letters to the EPA regarding Cinnabar Mine Site. Commissioner Thompson seconded the motion. No further discussion, all in favor. Motion passed to approve the written letters to the EPA regarding Cinnabar Mine Site.

Chairman Hasbrouck started the conversation with Idaho Department of Transportation regarding multiple items to include snow removal and use of salt on the highway, turnout lanes, general maintenance. Mr. Eric Copland, Ms. Wendy Howell, Mr. Vincent Trampoli and Jason Brinkman with ITD introduced themselves and responded to questions that were asked by the commissioners. Members of Idaho Transportation discussed a RAISE Grant that was being applied for and how the grant would benefit Valley County. Mr. Brinkman also presented a Western Federal Land grant that ITD would be applying for the intersection in Banks, Idaho. He discussed the challenges of the area. Chairman Hasbrouck asked about the lease agreement with the Forest Service for the ITD Shed in Banks. Mr. Brinkman reported that they were considering Horseshoe Bend as an alternate location. Mr. Copland presented to the commissioners a proposal for continued tree mitigation along Highway 55, Highway 95, and Highway 21. Mr. Harry Stathis, who works for Idaho Transportation Department provided comments to the commissioners regarding the type of product that is used to provide snow removal on Highway 55. Mr. Josh Hurley, a member of the public, provided a question to the Idaho Transportation Department and they responded accordingly.

The commissioners recessed for lunch at 12:00 p.m.

The commissioners returned from lunch at 1:10 p.m.

Treasurer, Johanna Defoort introduced Cameron Aerial with Clearwater Financial and members of the citizens committee which included, Mr. Eric Pingrey, Mr. Scott Davenport and Ms. Lindsey Harris. Mr. Aerial began providing the commissioners with an overview of the updated Master Facility Plan. Mr. Aerial reviewed the priorities and updated the commissioners with the progress that had been made.

Chairman Hasbrouck made a motion to go into Executive Session per Idaho Code 74-206 1(f)-“To communicate with legal counsel for the public agency to discuss the legal ramifications of and legal options for pending litigation, or controversies not yet being litigated but imminently likely to be litigated. The mere presence of legal counsel at an Executive Session does not satisfy this requirement.”-Litigation Commissioner Thompson seconded the motion. No further discussion, by roll call vote all commissioners voted “aye”. The commissioners went into Executive Session per Idaho Code 74-206 1(f)-Litigation at 2:00 p.m.

Chairman Hasbrouck brought the commissioners out of Executive Session per Idaho Code 74-206 1(c)-Litigation at 2:47 p.m. No decision was made after the Executive Session per Idaho Code 74-206 1(c)-Litigation.

Ms. Jamie Coffee Kelly provided an update to the commissioners regarding the work that she has been doing as the Valley County Services Officer.

Assessor, Sue Leeper and Appraiser, Kristi Hamilton presented to the commissioners the property tax exemption application for Our Savior Lutheran Church for parcel#

RPM00000171905. Chairman Hasbrouck made a motion to approve property tax exemption application for Our Savior Lutheran Church for parcel# RPM00000171905. Commissioner Thompson seconded the motion. No further discussion, all in favor. Motion passed to approve property tax exemption application for Our Savior Lutheran Church for parcel# RPM00000171905.

Assessor, Sue Leeper presented property tax exemption application for McCall Baptist Church parcel# RPM00000163050. Commissioner Thompson made a motion to approve property tax exemption application for McCall Baptist Church parcel# RPM00000163050. Commissioner Maupin seconded the motion. No further discussion, all in favor. Motion passed property tax exemption application for McCall Baptist Church parcel# RPM00000163050.

Assessor, Sue Leeper presented property tax exemption application from Deer Flat Free Methodist Church/Camp Cascade parcel# RP16N03E162555 and recommended that the commissioners allow property tax exemption for 205 days and non-exempt for 160 days. Commissioner Maupin made a motion to allow property tax exemption for 205 days and non-exempt for 160 days for Deer Flat Free Methodist Church Camp for parcel#RP16N03E162555. Commissioner Thompson seconded the motion. No further discussion, all in favor. Motion passed to allow property tax exemption for 205 days and non-exempt for 160 days for Deer Flat Free Methodist Church Camp for parcel#RP16N03E162555.

Assessor, Sue Leeper presented property tax exemption application for Warm Lake Camp Inc. LR15N07E070790 and recommended to the commissioners that the property tax exemption application be approved for 323 days. Commissioner Maupin made a motion to provide partial property tax exemption for 323 days and non-exempt for 42 days for Warm Lake Camp Inc for parcel#LR15N07E070790. Commissioner Thomspson seconded the motion. No further discussion, all in favor. Motion passed to provide partial property tax exemption for 323 days and non-exempt for 42 days for Warm Lake Camp Inc for parcel#LR15N07E070790.

Assessor, Sue Leeper presented property tax exemption application for Cascade Medical Center Hospital District parcel# MHC0426006004B, Cascade Medical Center Hospital District parcel# RPC0426006004B, Cascade Medical Center parcel# RPC0194003005A, Valley County Hospital District parcel# RPC0132003003A, Cascade Medical Center parcel #RPC00300180070. Chairman Hasbrouck made a motion to approve property tax exemption application as presented by Assessor Leeper. Commissioner Maupin seconded the motion. No further discussion, all in favor. Motion passed to approve property tax exemption application for Cascade Medical Center Hospital District parcel# MHC0426006004B, Cascade Medical Center Hospital District parcel# RPC0426006004B, Cascade Medical Center parcel# RPC0194003005A, Valley County Hospital District parcel# RPC0132003003A, Cascade Medical Center parcel #RPC00300180070.


Assessor Leeper presented on property tax exemption two of three units are exempt. CH made a motion to approve. CT seconded the motion. No further discussion, all in favor. Motion passed.

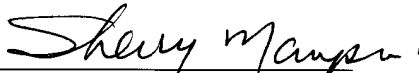
Assessor Leeper presented a property tax exemption application for WICAP RPM000009701 and presented on the concerns that the Assessor's Office has related to property tax exemption application. The commissioners deliberated on the proposed application after hearing comments from Assessor Leeper. Chairman Hasbrouck made a motion to deny the property tax exemption

application for WICAP parcel# RPM00009701. Commissioner Maupin had questions regarding the requirements and Chief Deputy Prosecuting Attorney, Brian Oakey responded. Commissioner Maupin seconded the motion. No further discussion, all in favor. Motion passed to deny the property tax exemption application for WICAP parcel#RPM00009701.

The commissioners continued to discuss the process of property tax exemption application with Chief Deputy Prosecuting Attorney, Brian Oakey.

The commissioners adjourned the meeting at 3:38 p.m.

Attest:
Cor 
Douglas Miller, Clerk


Chairman, Elting Hasbrouck
acting

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VALLEY COUNTY COMMISSIONERS MEETING AGENDA Monday March 18, 2024

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 Commissioner Discussion
Action Items: Meeting Minutes of March 11, 2024
Renominate Mr. Phil Davis as Director from Valley County to District #2 Animal Damage Control Board
Sign Idaho Department of Agriculture Letter to Support Creation of Waterways Check Stations
- 9:15 Valley Soil & Water Conservation District Update on NFPR Coalition and Other District Projects – Durena Farr
- 9:45 **Action Item:** Discussion and Decision 2024 Environmental Consulting Contract
- 10:00 **Action Items:** Development Agreement - CUP 23-35 Dobson Multiple Residences
Paddy Summit Subdivision Final Plat
Sand 55 Subdivision Final Plat – Cynda Herrick, Planning and Zoning Director
- 10:15 **Action Items:** Idaho Gem Grant: WCMEDC Application for Regional Housing Needs Assessment Funding
Resolution 2024-07 Approving Idaho Gem Grant Application for Regional Housing Needs Assessment-West Central Mountain Economic Development Council Director, Lindsey Harris
- 10:30 **Action Item:** Discussion and Decision on Cinnabar Mine Super Fund Site Letter
- 11:00 Discussion with Idaho Transportation Department Regarding Dying Trees Along Highway 55, Slow Vehicle Lanes and the Intersection at Scheline

12:00 Recess for Lunch

1:00 Presentation from Clearwater Financial Update on Master Facility Plan

2:00 **Action Item:** Executive Session per Idaho Code 1 74-206 1(f)-“To communicate with legal counsel for the public agency to discuss the legal ramifications of and legal options for pending litigation, or controversies not being litigated but imminently likely to be litigated. The mere presence of legal counsel at an executive session does not satisfy this requirement.”-Litigation

2:30 Presentation from Valley County Veteran's Service Officer-Jamie Coffey Kelly

3:00 **Action Items:** Property Tax Exemption Applications

63-602B Applications:

Our Savior Lutheran Church RPM00000171905

McCall Baptist Church RPM00000163050

Deer Flat Free Methodist Church/Camp Cascade RP16N03E162555

Warm Lake Camp Inc. LR15N07E070790

63-602D Applications:

Cascade Medical Center Hospital District MHC0426006004B

Cascade Medical Center Hospital District RPC0426006004B

Cascade Medical Center RPC0194003005A

Valley County Hospital District RPC0132003003A

Cascade Medical Center RPC00300180070

63-602GG Application:

WICAP RPM00000097011

3:30 Opportunity for General Public to Present to Commissioners

Adjourn

COMMISSIONER'S FUTURE MEETING DATE

Monday March 25, 2024