

Valley County Board of County Commissioners

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SHERRY MAUPIN

Chairman of the Board
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KATLIN CALDWELL

Commissioner
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NEAL THOMPSON

Commissioner
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DOUGLAS A. MILLER

Clerk
dmiller@co.valley.id.us

**IN THE OFFICE OF THE VALLEY COUNTY BOARD OF COMMISSIONERS
CASCADE, IDAHO
September 11, 2025**

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

Chairman Maupin led the pledge of allegiance.

Chairman Maupin made a public statement.

Action Item: Chairman Maupin requested that Planning & Zoning Director, Cynda Herrick present on Tamarack Resort PUD Phase 3.6-Aspen Townhomes. Director Herrick presented on the PUD Phase 3.6 and provided a proposed ordinance. Commissioner Caldwell made a public announcement that she needed to recuse herself. Chairman Maupin made a motion to approve the final plat for Tamarack Resort Planned Unit Development Phase 3.6 Aspen Townhome, validate Dockside Circle as a new private road that will be added to the official road name list and maps for Valley County, acknowledge the owner's declaration of private roads, acknowledge the owner's declaration of installation of utilities with the understanding that final occupancy of any structure will not be given until utilities are in place for that particular phase and letter is received from owner's engineer stating all improvements were completed according to approved plans, acknowledge that improvements have been pre-paid and additional financial guarantees will not be required, acknowledge the supplemental declaration for Tamarack Resort phase 3.6, accept the supplemental annexation declaration for Tamarack Resort, accept the warranty deed for 0.906 acres of public right-of-way along West Mountain Road, acknowledge Central District Health letter did not release sanitary restrictions and that sanitary restrictions must be released prior to issuance of building permits through approvals with Northlake Recreational Sewer and Water District and authorize the chairman to sign the plat. This motion is made with the understanding that 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. Commissioner Thompson seconded the motion. No further discussion, Commissioner Thompson & Chairman Maupin voted in favor. Commissioner Caldwell did not cast a vote as she recused herself. Motion passed.

Action Item: Chairman Maupin advised that the next matter that the commissioners will be taking up on the agenda is the City of McCall request for reconsideration. Chairman Maupin advised that the commissioners were required to respond on or before September 20, 2025. Chairman Maupin provided a statement related to the request for reconsideration. Commissioner Thompson made a motion to deny the request for reconsideration from the City of McCall. Commissioner Caldwell seconded the motion. No further discussion, all in favor. Motion passed to deny the request for reconsideration from the City of McCall.

Action Item: Chairman Maupin began the deliberation regarding Ordinance 2025-06 McCall Impact Area Boundary and Change to Valley County Code 7-1 and 6-1-2. She provided a timeline that outlined the meetings Valley County began with the City of McCall and included the public hearings that have been conducted. She advised that the work related to the area of impact had been taking place for a few years. Chairman Maupin shared the legislation that was created for the purpose of areas of impact, and she presented on the data that had been received by the commissioners to assist with deciding related to areas of growth available to the city of McCall. She also touched on geographic factors and advised that Valley County was currently working on updating the ordinances related to waterways and the importance of environmental requirements. She discussed the transportation routes and the responsibility of Valley County. Chairman Maupin presented on the impacts of sewer and water and Valley County would be monitoring proposed growth and improvements. She also touched on the law enforcement collaborations. Finally, Chairman Maupin presented on the 2-mile boundary requirements and she presented on the interpretations of the law. She discussed the lack of collaboration between Valley County and the city of McCall for training during the area of impact planning & zoning meetings. Chairman Maupin expressed that the commissioners were in fact taking the public testimony serious and provided an overview of commitment from the county to partner with individuals with specific skills sets. Chairman Maupin advised that the legislation was requiring a five-year plan. Commissioner Thompson provided his opinion during the deliberation period and shared that the cities had the ability for growth and read into the record a comment from Senator, Todd Lakey which stated decision regarding area of impact was to be done by counties and the counties have the jurisdiction within the areas of impact. He referred to Idaho Code 67-6526 (1). Commissioner Thompson advised that the counties were setting things for the county to work collaboratively with the city. He believed that what was being done would benefit the city, the county and public. Commissioner Caldwell provided her opinion during deliberations and advised that the legislation has required the commissioners and provided guidance. She expressed that it requires continued collaboration with the city every five years. She shared that the commissioners took into consideration the public testimony that was provided during the public hearings. She believed that the legislation clearly provided guidance to the county and shared specifics regarding the factors that needed to be considered. She discussed the geographic factors and committed that the county would take into consideration the concerns related to the waterways. She also discussed the information that had been received by the Payette Lake Sewer & Water District. Commissioner Thompson made a motion to approve Ordinance No: 2025-06 city of McCall Impact Area Boundary as heard, subject to approval of written decision, with an effective date of January 1, 2026, after publication, with the understanding that the metes and

bounds description will be inserted prior to codification. Commissioner Caldwell seconded the motion. No further discussion, all in favor. Motion passed to approve Ordinance No: 2025-06 city of McCall Impact Area Boundary as heard, subject to approval of written decision, with an effective date of January 1, 2026, after publication, with the understanding that the metes and bounds description will be inserted prior to codification.

Chairman Maupin advised that there was a constituent who wanted specific questions answered and Chairman Maupin, Commissioner Thompson and Commissioner Caldwell provided a response to each question that was received by the constituent.

Chairman Maupin provided a final statement regarding the commitment of Valley County to continue to collaborate with the city of McCall and shared that the county does not feel that it was a takeover and implementing the requirements of the legislation.

Action Item: Chairman Maupin began the discussion related to the decision regarding Abstein Bridge Bids that had been received. Cody Janson with Parametrix provided additional information to the commissioners. Commissioner Caldwell wanted the record to reflect that she had recused herself. Road Director, Jeff McFadden provided comments to the commissioners regarding the bids that had been received, and he described the use of the Abstein Bridge. He also presented that the old bridge would remain and used as a walking bridge. Cody Janson provided additional information to the commissioners regarding the overall cost of replacing the bridge. Chairman Maupin provided her opinion and felt that Valley County needed to do everything it can to fund the replacement of Abstein Bridge. Commissioner Thompson read into the record the notice of bid award recital which will be appended to the commissioner meeting minutes. The board of Valley County Commissioners hereby give notice to all bidders for the Abstein Road EDA Bridge Replacement Project, EDA Grant No. 07-79-07648 the failure of Moreno & Nelson Construction Corp to acknowledge Addendum No.2 is deemed a material deviation that cannot be waived pursuant to the Instructions to bidders and must result in the rejection of its bid. The bid received from Veritas Facility Services and Construction is determined to be responsible and responsible. The contract for the Abstein Road EDA Bridge Replacement Project is awarded to Veritas Facility Services and Construction as the lowest responsible and responsible bidder. Chairman Maupin seconded the motion. No further discussion, all in favor. Motion passed.

Chairman Maupin advised that the 2025 Eurasian Watermilfoil matter would be removed from the commissioners' agenda as they were unable to secure a contractor.

Action Item: Facility Director, Scott Clingan, presented the request for proposal for replacement of the boiler. Commissioner Thompson made a motion to approve the request for proposal for replacement of boiler. Commissioner Caldwell seconded. No further discussion, all in favor. Motion passed to approve the request for proposal for replacement of the boiler.

Action Item: Commissioner Caldwell made a motion to approve an request for proposal for landscaping. Commissioner Thompson seconded the motion. No further discussion, all in favor. Motion passed to approve the request for proposal for landscaping.

Action Item: Chairman Maupin brought River Fork Ranch CUP 24-02 Agreement to the commissioners and asked for a report from Chief Deputy Prosecuting Attorney, Brian Oakey.

Mr. Oakey provided an overview of the proceedings and mediation that had attempted to occur. He provided additional information to the commissioners regarding the briefings that were required. Ms. Amy Holms, representing the applicant of River Fork Ranch provided testimony to the commissioners regarding the concerns of the applicant. Commissioner Thompson asked a question to Mr. Oakey regarding the proposed settlement agreement and Mr. Oakey responded accordingly. Commissioner Thompson made a motion to approve the settlement agreement for River Fork Ranch CUP 24-02. Commissioner Caldwell seconded the motion. No further discussion, all in favor. Motion passed to approve the settlement agreement for River Fork Ranch CUP 24-02.

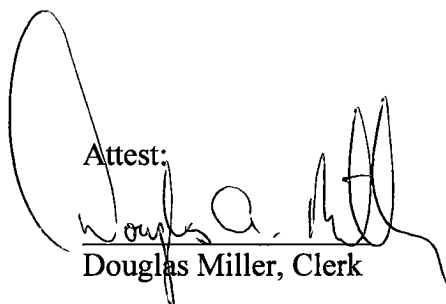
Action Item: West Central Mountains Executive Director, Lindsey Harris presented the Fiscal Year 2026 EdPros Award and contract for review for \$35,000. Commissioner Caldwell made a motion to approve the Fiscal Year 2026 EdPros Grant Award. Commissioner Thompson seconded the motion. No further discussion, all in favor. Motion passed to approve the Fiscal Year 2026 EdPros Grant Award.

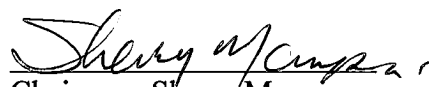
The commissioners recessed for lunch at 11:45 a.m.

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

The commissioners began the workshop with the departments that will be moving to the Valley County Cascade Annex.

The commissioners adjourned at 2:17 p.m.

Attest:

Douglas Miller, Clerk


Chairman, Sherry Maupin

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NOTICE OF SPECIAL MEETING OF THE BOARD OF THE VALLEY COUNTY COMMISSIONERS

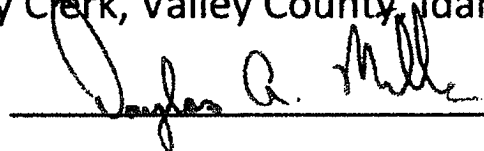
NOTICE is hereby given that the Board of Valley County Commissioners will hold a Special Meeting, Thursday, September 11, 2025, beginning at 9:30 a.m. at the Valley County Courthouse in the Commissioner's room, 219 N Main Street Cascade, Idaho.

Dated at Cascade, Idaho this 4th day of September 2025

- 9:30 **Action Item:** Tamarack Resort PUD Phase 3.6 – Aspen Townhomes
– Planning and Zoning Director, Cynda Herrick
- 9:30 **Action Item:** Ordinance 2025-06 McCall Impact Area Boundary and
Change to Valley County Code 7-1 and 6-1-2 – Deliberation and
Decision
- 9:30 **Action Item:** Discuss and Make a Final Determination of the City of
McCall's Request for Reconsideration
- 11:00 **Action Item:** Discussion and Decision Regarding Abstein Bridge Bids
- 11:20 **Action Item:** Sign 2025 Eurasian Watermilfoil Removal Agreement –
Steve Anderson
- 11:30 **Action Item:** River Fork Ranch, CUP 24-02 Agreement

- 11:40 **Action Item:** Sign Valley County Facilities Request for Replacement
 of Boiler
 Sign Valley County Facilities Request for Landscape
 Maintenance – Facilities Director, Terri Kenneda
- 11:50 **Action Item:** EDPros Update
 Sign FY26 EDPros Award and Contract – Lindsey
 Harris
- 12:00 Recess for lunch
- 1:00 Workshop with Departments Moving to Cascade Annex on Moving
 Process and Procedural Matters

Douglas A. Miller, Valley County Clerk, Valley County, Idaho.

A handwritten signature in black ink, appearing to read "Douglas A. Miller", is written over a horizontal line.

Douglas A. Miller, Clerk