

Valley County Board of County Commissioners

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IN THE OFFICE OF THE VALLEY COUNTY BOARD OF COMMISSIONERS CASCADE, IDAHO October 29, 2025

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

Chairman, Sherry Maupin led the Pledge of Allegiance.

Action Item: Chairman Maupin presented the commissioners' agenda for October 29, 2025. Commissioner Thompson made a motion to approve the commissioners' agenda for October 29, 2025. Commissioner Caldwell seconded the motion. No further discussion, all in favor. Motion passed to approve the commissioners' agenda for October 29, 2025.

Senior Deputy Auditor, Robyn Elliott presented the Fiscal Year 2025 and Fiscal Year 2026 claims and board order claims to the commissioners. The commissioners had questions related to the claims and board order claims and Senior Deputy Auditor, Robyn Elliot, responded accordingly.

Fiscal Year 2025 Claims

General Fund	\$31,904.65
Road & Bridge	\$121,036.93
District Court	\$989.50

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Total:	\$153,931.08
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Fiscal Year 2026 Claims

General Fund	\$187,303.25
Road Department	\$15,569.09
District Court	\$5097.05
Election Consolidation	\$45.98
Solid Waste	\$19,965.75
Extension Agent Fund	\$4,900.19

Total:	\$232,881.31
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Action Item: Commissioner Thompson made a motion to approve the claims and board order claims for Fiscal Year 2025, and Fiscal Year 2026 as presented. Commissioner Caldwell seconded the motion. No further discussion, all in favor. Motion passed to approve the claims and board claims for Fiscal Year 2025 and Fiscal Year 2026.

Action Item: Chairman Maupin presented the commissioner meeting minutes from October 22, 2025. Commissioner Caldwell made a motion to approve the commissioner meeting minutes as corrected by Chairman Maupin. Commissioner Thompson seconded the motion. No further discussion, all in favor. Motion passed to approve the commissioner meeting minutes for October 22, 2025, as corrected by Chairman Maupin.

Action Item: Chairman Maupin presented the commissioner meeting minutes from September 22, 2025. Commissioner Caldwell made a motion to approve the commissioner meeting minutes from September 22, 2025. Commissioner Thompson seconded the motion. No further discussion, all in favor. Motion passed to approve the commissioner meeting minutes from September 22, 2025.

Action Item: Chairman Maupin presented the change order for Stroth General for the road department building at Gold Dust in the amount of \$579.03. Commissioner Caldwell recused herself as a family member was involved with change order request. Commissioner Thompson made a motion to approve the change order from Stroth General for the road department building at Gold Dust in the amount of \$579.03. Chairman Maupin seconded the motion. No further discussion, Commissioner Caldwell recused herself from voting. Commissioner Thompson and Chairman Maupin voted in favor of approving the motion. Motion passed to approve the change order from Stroth General for the road department building at Gold Dust in the amount \$579.03.

Mr. Randy Fox with United Payette provided a presentation to the commissioners regarding the results of the Valley County resident survey about endowment lands. He introduced other individuals and organizations who were involved. To include private citizens, Payette Lands Trust and Idaho Conservation League. Mr. Fox provided a PowerPoint presentation which will

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be appended to the commissioner meeting minutes. The commissioners had the opportunity to ask Mr. Fox questions, and he responded accordingly. Mr. Fox also thanked Chairman Maupin for her involvement with the creation of the survey that was created by University of Idaho. Chairman Maupin discussed the next steps to speak with congressional leadership and asked what the next steps were from United Payette. Mr. Fox advised that United Payette was waiting for information about potential land exchanges between Idaho Department of Lands and U.S. Forest Service and waiting for a formal proposal. The commissioners asked to be updated if there was any additional information received.

Action Item: Planning & Zoning Director, Cynda Herrick provided a request to the commissioners to allow for the Planning & Zoning Department to continue to allow for payout of personal time off through December of 2025. Assessor Sue Leeper advised that she also had staff who take time off to avoid losing PTO but will add them to a future agenda, if needed. The commissioners deliberated the request. Commissioner Thompson made a motion to approve the request for PTO pay out of the Planning & Zoning Director, Cynda Herrick and Planner II. Commissioner Caldwell seconded the motion. No further discussion, all in favor. Motion passed .

Action Item: Buildings and Grounds director Terri Kenneda presented on an increase in signature authority to \$90,000. Chairman Maupin explained the \$25,000 CIP limit and believes that \$90,000 is too high for any director's authority. Terri believes raising the limit will streamline the process. Clarifications were made on the bidding process from Chairman Maupin and Terri responded accordingly. Clerk Miller made some more clarifications on the contract process. Chairman Maupin read the signatory code and believes we would have to change the procurement process to approve this request. Chairman Maupin would like a workshop on this on next week's agenda.

Buildings and Grounds director Terri Kenneda gave updates on the Cascade Annex heating system. Terri is getting a quote on having the entire boiler system flushed and re-filled. The electric bill will be very high until a better system can be implemented. Getting parking lot lights working is also a priority for the safety of employees. Commissioner Caldwell suggests making a policy against walking the hill between the fairgrounds and the annex. 26-28 employees are moving to the Annex with 44 parking spaces.

Action Item: Buildings and Grounds director Terri Kenneda got signatures from commissioners for the boiler replacement agreement and landscape contract as the agreements had already been approved.

Action Item: Public Relations, McKenzie Kraemer via Zoom presented the New Grant Program Application for Non-Profits. Chairman Maupin would like to include wording for housing and other community needs, such as special projects. McKenzie will edit the document based off this meeting and re-send to the commissioners with the changes. Review board to include one commissioner, one elected official, and three community members. Commissioners went through the document with various recommendations for edits. Commissioners thank McKenzie for her work on this project. First grant application period is Nov 1st – Dec 31st for funds distributed Feb 2026. Commissioner Caldwell made a motion to approve the Valley County

Community Grant Approval with the changes made. Commissioner Thompson seconded the motion. All in favor. Motion passes.

Action Item: Prosecuting Attorney Brian Oakey reported that they are now fully staffed. Request for IT to purchase additional cell phones since they are on an on-call schedule and need to be available 24/7. Commissioner Caldwell made a motion to approve the request. Commissioner Thompson seconded the motion. No further discussion, all in favor. Motion passed to purchase additional cell phones for the prosecuting attorney's office.

Action Item: Executive Director, Cortney Bayuk with McPaws provided a request to the commissioners regarding how they were determining the contribution to McPaws and if they were identifying the contribution as a contract or a non-profit contribution. The commissioners deliberated on the request from McPaws. Executive Director Bayuk provided a response to the questions that were submitted by the commissioner's office. She referenced specific Idaho Code 25-2803, 2804 and 3501 regarding the requirements. The commissioners requested additional time to decide and asked for the matter to be postponed until November 10, 2025.

Action Item: Members of River Fork Ranch were in attendance to discuss the development agreement and other considerations. Planning & Zoning Director, Cynda Herrick provided an additional staff report to the commissioners. Ms. Amy Holmes representing River Fork Ranch provided additional information to the commissioners. The commissioners also heard from the developer, Mr. Dave Callister, regarding parcel# 11c which was identified as wetlands. Mr. Callister also presented the requirements from the Donnelly Fire Department and explained that there was fire hydrants built within the River Fork Ranch development. Mr. Callister also explained the work that was conducted in the area to comply with the requests from Donnelly Fire Department. He also informed the commissioners about the fencing that was built and the conflict that was with the neighbors but there were modifications made to the plat. Ms. Holmes discussed condition number 4 and condition number 5 in the conditions of approval and explained how Mr. Callister had been attempting to comply with those specific conditions. Ms. Holmes advised that there would be a request for a waiver of condition number 4 and condition number 5 because there has been an attempt to comply. The commissioners had the ability to ask additional questions to Ms. Holmes, and she responded. Commissioner Caldwell had concerns regarding the lack of an agreement regarding water rights and Mr. Callister provided a response related to the conversations that he had with Mr. Ben Reidell who managed Mr. Harry Bettis land. Mulholland ditch agreement has not been responded to. He also shared the work that was done with Mr. Josh Reidell who now manages the land. Ms. Holmes further described additional development agreement. Chairman Maupin wanted to make sure that a financial guarantee for Spink Lane would need to be done before final plat. Chairman Maupin made a motion to approve providing a waiver of conditions of approval number 4 and 5 requirements in which proposed agreements with neighbors as they have been given an opportunity to respond, and they have not responded, and to approve the external boundaries of this subdivision. Commissioner Thompson seconded the motion. Motion amended to adopt the new plat as presented. Commissioner Thompson seconded the amendment. No further discussion, all in favor. Motion passed.

The commissioners recessed for lunch at 11:44 a.m.

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

Action Item: Chairman Maupin opened the Public Hearing at 1:01 p.m. for APA 25-001 Leaf Ranch LP and asked for a staff report. Planning & Zoning Director, Cynda Herrick provided a staff report for the commissioners to consider related to APA 25-001 Leaf Ranch LP. The commissioners had the opportunity to ask Director Herrick questions, and she responded. Mr. Bill Leaf provided testimony to the commissioners regarding APA 25-001 Leaf Ranch LP. The record will reflect that there was no public present who wanted to provide testimony to the commissioners. Chairman Maupin closed the public hearing at 1:09 p.m. Commissioner Caldwell made a motion to approve APA 25-001 Leaf Ranch LP. Commissioner Thompson seconded the motion. No further discussion, all in favor. Motion passed to approve APA 25-001 Leaf Ranch LP.

Action Item: Chairman Maupin opened the Public Hearing for CUP-24-02 Pilgrim Cove Camp Campus Master Plan Update an application for an updated conditional use permit to account for updates to the camp master plan at 1:31 p.m. and asked if there was any ex-parte information or conflict of interest by any of the commissioners. All commissioners advised that there was no ex-parte communication or conflict of interest. Chairman Maupin asked to hear a staff report. McCall City Planner, Meredith Todd provided a staff report for the commissioners to consider. She advised that the McCall Planning & Zoning Commission approved the campus master plan update with specific requirements. The commissioners had the opportunity to ask questions to McCall City Planner.

Chairman Maupin asked to hear from the applicant.

Ms. Merilee Munther, an attorney who represents Pilgrim Cove Camp, provided testimony and a presentation to the commissioners and provided a handout for the commissioners to review.

Ms. Marne Sell who resides in McCall, Idaho provided testimony to the commissioners as a proponent of CUP-24-02 Pilgrim Cove Camp-Campus Master Plan.

Ms. Laura Creeh who is a board of directors of Pilgrim Cove Camp, provided testimony to the commissioners as a proponent of CUP-24-02 Pilgrim Cove Camp-Campus Master Plan.

Michelle DiGeorgio, Church of Nampa, provided testimony to the commissioners as a proponent of CUP-24-02 Pilgrim Cove Camp-Campus Master Plan.

Ken Whitenmyer, Boise Idaho, provided testimony to the commissioners as a proponent of CUP-24-02 Pilgrim Cove Camp-Campus Master Plan. Question about how long oiling dirt roads lasts before getting dusty again.

Linda Hella, Foundation Board Member, provided testimony to the commissioners as a proponent of CUP-24-02 Pilgrim Cove Camp-Campus Master Plan.

Chairman Maupin asked to hear from undecided.

Trisha Super, attorney on behalf of Leister Family Trust, stated they will withdraw their objection if conditions are met.

Chairman Maupin asked to hear from opponents.

David Penny, 1032 Plymouth Rd, Pilgrim Cove HOA member, provided testimony to the commissioners as an opponent of CUP-24-02 Pilgrim Cove Camp-Campus Master Plan. The association maintains Plymouth Rd. The wedding events have a large impact on the neighborhood and roads.

Rick Burbinay, Plymouth Rd resident, provided testimony to the commissioners as an opponent of CUP-24-02 Pilgrim Cove Camp-Campus Master Plan. The road is his main concern due to the dust, traffic, and speeders.

Chairman Maupin made a comment about the county trying the new product BMT for dirt roads and advised HOAs to do research on the product.

Mark Hyle, Boise Idaho with property at 1038 Plymouth Rd, provided testimony to the commissioners as an opponent of CUP-24-02 Pilgrim Cove Camp-Campus Master Plan.

Chairman Maupin called on Ms. Munther for rebuttal.

Ms. Munther detailed the signage and parking changes that should improve the flow of traffic. Commissioner Thompson asked about roadway maintenance. Merilee responded accordingly. Commissioner Thompson advised a cooperation agreement for road maintenance. Commissioner Caldwell asked if there was a maximum for weddings. Jeremy responded accordingly. Chairman Maupin asked Meredith about the road deeds/ownership. Meredith responded accordingly.

Chairman Maupin closed the public hearing at 2:23pm for deliberation. Commissioner Thompson made comments about the Church working with the HOA and that he is in support of the camp and their CUP. Commissioner Caldwell would like to see a road maintenance agreement as condition of approval. Meredith will propose suggested language for Cynda. Commissioner Caldwell would like that to include dust abatement and off-site parking, with no parking outside of the camp as a condition of approval. Chairman Maupin made her comments about growth and the prevailing use of the church camp. Chairman Maupin agrees that a road maintenance agreement is needed. Commissioner Caldwell made a motion to approve CUP 24-02 with the Joint P&Z recommended conditions of approval and with the additional conditions of approval, including a collaborative effort for a road maintenance agreement and no parking outside of the camp. Commissioner Thompson seconded the motion. All in favor. Motion passes.

Action Item: Chairman Maupin opened Public Hearing for Update to Valley County Code 13-5-1,2,3,4 Designated Winter Parking Areas at 2:35 p.m. Chairman Maupin 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.

Chairman Maupin asked for a staff report and Recreation Director, Dave Bingaman provided a staff report to the commissioners. The commissioners had the opportunity to ask Director Bingaman questions, and he responded accordingly. He discussed the possibility of expansion of Francie Wallace parking lot. He also shared the potential findings of facts and conclusions of law and discussed the number of meetings that had occurred. He presented the notices that were made and presented with additional testimony that had been received. The commissioners had the ability to ask additional questions and Recreation Director Bingaman also responded accordingly.

Chairman Maupin asked for testimony from proponents.

Mr. Mark Wood, who resides in McCall, Idaho, provided testimony to the commissioners as a proponent for the update to the Valley County Code 13-5-1,2,3,4 designated winter parking areas. He provided additional recommendations to the commissioners regarding proposed parking for the upcoming winter.

Chairman Maupin asked for testimony for those who are undecided. None present.

Chairman Maupin asked to hear testimony from opponents.

Ms. Rachel Esplin, who owns a rental business, provided testimony to the commissioners in opposition to the update to Valley County Code regarding the proposal for updated designated winter parking lots.

Mrs. Rachel Ikola, who owns Cheap Thrills Rentals, provided testimony to the commissioners in opposition to the update to the Valley County Code regarding the proposal for the updated Valley County Code 13-5-1,2,3,4.

Mr. Bill Rice, who owns property in Secesh and is a resident in Valley County, provided testimony to the commissioners in opposition to the proposal update to the Valley County Code regarding the proposal for the update to Valley County Code 13-5-1, 2,3,4.

Mr. Aaron Hinkley, who is a resident of Secesh provided testimony to the commissioners in opposition to the proposal for the update to the Valley County Code regarding the proposal for the update to Valley County Code 13-5-1, 2,3,4.

Mr. Matt Dailey, who lives in Meridian but was the manager of the mine in Warren, Idaho, provided testimony to the commissioners in opposition to the proposal for the update to the Valley County Code regarding the proposal for the update to Valley County Code 13-5-1, 2,3,4. He also provided a willingness to remove snow early in the morning.

Mr. Gerry Ikola, who resides in Valley County and owner of Cheap Thrills, provided testimony to the commissioners in opposition to the update to the Valley County Code regarding the proposal for the update to Valley County Code 13-5-1,2,3,4.

Chairman Maupin asked for Recreation Director, Dave Bingaman to provide additional comments and respond to the questions that were asked during the testimony. Commissioner

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Thompson asked questions to Recreation Director, Dave Bingaman, regarding expansion of Brush Creek and he provided a response regarding the potential cost.

Mr. Mark Wood made additional comments to the commissioners regarding potential solutions regarding parking and feasibility of crossing the river which might be bridges. He advised that the trailhead was at Francie Wallace and the trailhead at Brush Creek was a deterrent. The commissioners also had the opportunity to ask Mr. Wood questions, and he responded. He informed the commissioners that there were problems removing snow from the parking lot last winter. Commissioner Caldwell also had questions for Mr. Wood, and he responded related to the use of the parking lots. He provided further concerns of the Valley County Sheriff's Office.

Recreation Director, Dave Bingaman provided statistics regarding the use of the parking lots last year.

Mr. Matt Dailey provided additional comments to the commissioners regarding the use of the parking lot.

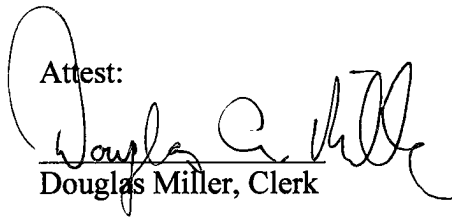
Recreation Director, Dave Bingaman provided additional information to the commissioners regarding the maintenance of the area.

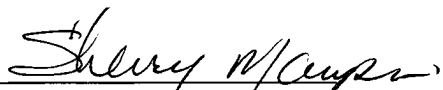
Chairman Maupin closed the public hearing at 3:33 p.m. and brought the matter back to the commissioners for deliberations. Commissioner Thompson provided his opinion during the time for deliberations. Commissioner Caldwell provided her opinion regarding the deliberation time and had concerns regarding the impact on the local businesses and felt that there was enough time and did not believe it was fair as presented. Chairman Maupin provided her opinion during the time for deliberations and advised that the county was trying to figure out ways to improve the parking lot. She felt that the commissioners needed to take into consideration the concern of the locals and all businesses that could be impacted. Recreation Director, Dave Bingaman presented on a viable option for a reroute of a trail on Brush Creek on East Side Drive and crosses Idaho Department of Lands. The commissioners requested that the matter be tabled to November 3, 2025, at 10:15 a.m.

Action Item: Chairman Maupin made a motion to go into 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. Commissioner Caldwell seconded the motion. No further discussion, by roll call. All voted "aye". The commissioners went into Executive Session at 3:48 p.m.

Chairman Maupin brought the commissioners out of Executive Session at 4:45 p.m. and no decision was made as it was for evaluation purposes.

The commissioners adjourned at 4:45 p.m.

Attest:

Douglas Miller, Clerk


Chairman, Sherry Maupin

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VALLEY COUNTY COMMISSIONERS

MEETING AGENDA

Wednesday October 29, 2025

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 **Action Item:** Call to Order – Pledge of Allegiance – Approve Agenda
- 9:00 **Action Item:** Claims, Board Order Claims & Junior College Tuition- Senior Deputy Auditor, Robyn Elliott
- 9:05 Commissioner Discussion
Action Items: Meeting Minutes of October 22, 2025
Meeting Minutes of September 22, 2025
Approve Change Order from Stroth General
- 9:20 United Payette Presentation on the Results of Valley County Resident Survey In Regard to Endowment Lands – Randy Fox, Jeff Canfield and Chris Vetter
- 9:40 **Action Item:** Request to Continue to Payout PTO for P& Z Director and Planner II – Planning and Zoning Director, Cynda Herrick
- 9:55 **Action Items:** Discussion on Cascade Annex Heating System
Signature Authority
Sign Boiler Replacement Contract
Sign Landscape Contract - Facilities Director, Terri Kennedy
- 10:00 **Department Head Reports** - Public Relations – McKenzie Kraemer
Action Item: New Grant Program for Non-Profits
- 10:30 **Action Item:** Request from Prosecuting Attorney for Additional Cell Phones
- 10:45 **Action Item:** Discussion/Decision Regarding Contract with McPaws-Executive Director Cortney Bayuk

- 11:00 **Action Item:** River Fork Ranch Development Agreement Compliance and Other Considerations – Planning and Zoning Director, Cynda Herrick
- 12:00 Recess for Lunch
- 1:00 **Public Hearing/Action Item:** APA 25-001 Leaf Ranch LP – Planning and Zoning Director, Cynda Herrick
- 1:30 **Public Hearing/Action Item:** CUP-24-02: Pilgrim Cove Camp – Campus Master Plan Update – McCall Impact Area
An application for an updated Conditional Use Permit to account for updates to the Camp Master Plan. The property is zoned R4 – Low Density Residential, and is more particularly described as:
Lots 1-32 and Common Areas A & B of the Glen Cove Subdivision and Pilgrim Cove Subdivision Lots 1-3 of Block 1, situated in Sections 2 and 3, T18N, R3E, B.M., Valley County, Idaho
- 2:30 **Action Item Public Hearing:** Public Hearing to Update Valley County Code 13-5-1,2,3,4 Designated Winter Parking Areas
- 3:30 Opportunity for General Public to Present to Commissioners
- 3:30 **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

Adjourn

COMMISSIONER’S FUTURE MEETING DATE

Monday November 3, 2025