

# Valley County Board of County Commissioners

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## IN THE OFFICE OF THE VALLEY COUNTY BOARD OF COMMISSIONERS CASCADE, IDAHO December 15, 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 December 15, 2025. Commissioner Caldwell made a motion to approve the commissioners' agenda for December 15, 2025, as presented. Commissioner Thompson seconded the motion. No further discussion, all in favor. Motion passed to approve the commissioners' agenda for December 15, 2025, as presented.

**Action Item:** Chairman Maupin presented the commissioner meeting minutes from December 8, 2025. Commissioner Caldwell made a motion to approve the commissioner meeting minutes from December 8, 2025. Commissioner Thompson seconded the motion. No further discussion, all in favor. Motion passed to approve the commissioner meeting minutes from December 8, 2025.

**Action Item:** Chairman Maupin presented the grant letter of support for Treasure Valley Transit. Commissioner Thompson made a motion to approve the grant letter of support for Treasure Valley Transit. Commissioner Caldwell seconded the motion. No further discussion, all in favor. Motion passed to approve the grant letter of support for Treasure Valley Transit.

**Action Item:** Chairman Maupin presented Resolution 26-05 and Clerk, Douglas Miller provided an explanation of the 911 Fund and how it was utilized to offset the cost of 911 operations within Valley County. The commissioners had general questions related to the 911 Fund and Clerk

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Miller responded accordingly. Commissioner Caldwell made a motion to approve Resolution 2026-05 as presented to transfer funds from the 911 Fund to the General Fund. Commissioner Thompson seconded the motion. No further discussion, all in favor. Motion passed to approve Resolution 2026-05 as presented to transfer funds from the 911 Fund to the General Fund.

**Action Item:** Chairman Maupin presented the Pathology Agreement between Valley County and Ada County. Clerk, Douglas Miller presented it on behalf of Coroner, Scott Carver. Commissioner Thompson made a motion to approve the Pathology Agreement between Valley County and Ada County. Commissioner Caldwell seconded the motion. No further discussion, all in favor. Motion passed to approve the Pathology Agreement between Valley County and Ada County.

**Action Item:** Chairman Maupin presented the Community Impact Agreement between Valley County and Perpetua Resources that was previously approved by the commissioners but not signed. Commissioner Thompson made a motion to sign the Community Impact Agreement between Valley County and Perpetua Resources. Commissioner Caldwell seconded the motion. No further discussion, all in favor. Motion passed to approve signing the Community Impact Agreement between Valley County and Perpetua Resources.

**Action Item:** Recreation Director, Dave Bingaman presented the Valley County Recreation Strategic Plan and provided an overall explanation of the work that was done by the Valley County Recreation Committee to be at the point to present the final draft of the strategic plan to present to the commissioners for ultimate approval. He advised that it was hopeful that the plan would be updated every five years. A copy of the plan will be appended to the commissioner meeting minutes. Emily Bettin the chairperson of the Valley County Recreation Committee, provided specific information to the commissioners related to the strategic plan that was developed. One topic discussed was the budget for the Recreation Department and seeking alternative funding rather than property taxes. Commissioner Thompson shared that he was the commissioner assigned to the Valley County Recreation Committee and provided his thoughts related to the work that had been completed. Commissioner Thompson made a motion to approve the Final Draft of the Valley County Recreational Strategic Plan as presented. Commissioner Caldwell seconded the motion. No further discussion, all in favor. Motion passed to approve the Final Draft of the Valley County Recreational Strategic Plan as presented by the Valley County Recreation Committee.

**Action Item:** Planning & Zoning Director, Cynda Herrick presented VAR 25-001 Vaughn Variance and advised that the matter did not require a public hearing as it was a unanimous decision made by the Valley County Planning & Zoning Commissioners. The commissioners had questions for Planning & Zoning Director Herrick and she responded accordingly. The commissioners deliberated the request and provided their concerns regarding the request for a variance. Mr. Larry & Cathy Vaughn presented with why they were requesting a variance specifically to store recreational vehicles and build a single-level home. The commissioners had the opportunity to ask the applicants questions and they responded accordingly. Commissioner Thompson made a motion to approve VAR 25-001 Vaughn Variance. Commissioner Caldwell seconded the motion. Chairman Maupin wanted it on the record that she had concerns regarding variance request within the proposed area. Planning & Zoning Director Herrick advised that the



developer should look at requiring variances for all the other lots. No further discussion, all in favor. Motion passed to approve VAR 25-001 Vaughn Variance.

Valley County Sheriff, Kevin Copperi conducted a presentation to the commissioners recognizing The Local at Clear Creek Restaurant for assisting the Valley County Sheriff's Office during a tactical incident. Sheriff Copperi presented Mr. Derek Santiago with a letter of recognition and thanked him before the commissioners and the public for his assistance during a tactical incident by closing his business and cooperating with the Valley County Sheriff's Office.

Chairman Maupin invited Clearwater Financial to present on the Valley County Fairgrounds Stakeholder Summary Report that was conducted. Ms. Abbey Erquiaga with Clearwater Financial provided an overview of the responses that were received and shared the report with the commissioners for consideration. A copy of the summary report will be appended to the commissioner's meeting minutes. Ms. Erquiaga shared with the commissioners the results that were received after the survey was submitted to public for comment. She said that it appeared that the public took their time responding to the survey and reported that over 50% of the individuals who responded to the survey were from Valley County. She provided an overall view of the results of the survey with the commissioners for consideration. Mr. Cameron Aerial with Clearwater Financial also provided comments to the commissioners regarding the summary report that was presented to the commissioners regarding the Valley County Fairgrounds Stakeholder Summary Report. Chairman Maupin had questions regarding any response related to future funding of improvements of the fairgrounds. Mr. Aerial shared with the commissioners the next phase of the process would be site planning and future opportunities for funding. Chairman Maupin also requested clarification on the amount of site plans that would be submitted to the county for consideration, and it was explained that there would be at least three separate site plans submitted to the county. Commissioner Caldwell advised that there would be a public meeting on January 21, 2026, at the Emergency Operation Center at 6:00 p.m. for one last effort for public engagement.

Mr. Anthony Geddes with Idaho State Public Defender's Office provided a presentation to the commissioners regarding the work of the Public Defender's Office within Valley County and shared specific details about the operations of the public defender's office. The commissioners had the opportunity to ask Mr. Geddes questions and he responded accordingly.

**Action Item:** Grant Writer, Ken Schlegel presented the grant award for the Fiscal Year 2024 Transportation Alternatives Program Grant to provide additional funds for the Lake Shore Drive Flap for Pathway Improvements. Commissioner Caldwell made a motion to accept the grant award for the Fiscal Year 2024 Transportation Alternative Programs Grant. Commissioner Thompson seconded the motion. No further discussion, all in favor. Motion passed to accept the grant award for the Fiscal Year 2024 Transportation Alternative Programs Grant.

**Action Item:** Grant Writer, Ken Schlegel presented the acceptance award for the Fiscal Year 2024 Federal Aid Bridge Grant and explained the award to the commissioners. Commissioner Caldwell made a motion to accept the Fiscal Year 2024 Federal Aid Bridge Grant as presented. Commissioner Thompson seconded the motion. No further discussion, all in favor. Motion passed to accept the Fiscal Year 2024 Federal Aid Bridge Grant as presented.

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**Action Item:** Planning & Zoning Director, Cynda Herrick presented the facts and conclusions for Eld Ranch Estates Subdivision for the commissioners to consider approving. Commissioner Caldwell made a motion to approve the facts and conclusions for Eld Ranch Estates Subdivision as written. Commissioner Thompson seconded the motion. No further discussion, all in favor. Motion passed to approve the facts and conclusions for Eld Ranch Estates Subdivision as written.

**Action Item:** Planning & Zoning Director, Cynda Herrick and Building Director, Annette Derrick presented on the proposal by Idaho Parks and Recreation to conduct improvements at Tamarack Marina and advised that the state of Idaho did not believe that building permits would be required. Building Director, Annette Derrick shared with the commissioners the builders that she had been in communication with. The commissioners felt that all building permits should be required and if there were organizations that felt that building permits were not needed, they would need to provide legal proof to the board of county commissioners and the review by the Valley County Prosecuting Attorney's Office. Commissioner Caldwell made a motion to require all applicable building and planning & zoning permits unless otherwise documented by the Federal Government and approved by the Valley County Prosecuting Attorney's Office. Commissioner Thompson seconded the motion. No further discussion, all in favor. Motion passed to require all applicable building and planning & zoning permits unless otherwise documented by the Federal Government and approved by the Valley County Prosecuting Attorney's Office.

**Action Item:** Chairman Maupin began the discussion related to a request from the public in Cascade to have recycling bins available. The commissioners deliberated on the request and felt that there needed to be additional information gathered before a formal decision was made and asked that the matter be rescheduled until February of 2026.

The commissioners recessed for lunch at 11:20 a.m.

The commissioners returned from lunch at 1:00 p.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 vote all commissioners voted "aye". The commissioners went into Executive Session per Idaho Code 74-206 1(b)-Evaluation at 1:02 p.m.

Chairman Maupin brought the commissioners out of Executive Session per Idaho Code 74-206 1(b)-Evaluation at 2:03 p.m. There was no action taken as the Executive Session was for evaluation purposes.

**Action Item:** Chairman Maupin opened the deliberations for the commissioners to decide for the appointments of the Valley County Planning & Zoning Commission. Commissioner Caldwell provided her opinion during the deliberations. Commissioner Thompson provided his opinion during the deliberations. Chairman Maupin provided her opinion during the



deliberations. All appreciated the applications from each applicant. Chairman Maupin appointed Mr. Ken Roberts and Ms. Heidi Schneider to the Valley County Planning & Zoning Commission.

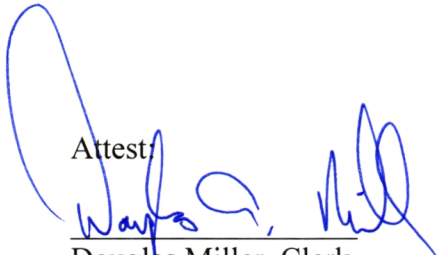
**Action Item:** Treasurer, Johanna Defoort presented Tax Cancellation request 25-02 Parcel#RP12N04E217135 and explained the reason for the requested tax cancellation was because of an agriculture exemption. Commissioner Caldwell made a motion to approve Tax Cancellation request 25-02 for Parcel# RP12N04E217135. Commissioner Thompson seconded the motion. No further discussion, all in favor. Motion passed to approve Tax Cancellation request 25-02 for Parcel# RP12N04E217135.

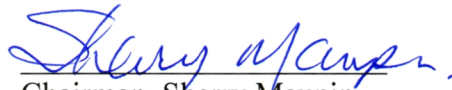
**Action Item:** Road Director, Kerstin Dettrich presented on a request to approve a specific gate for the Warm Lake Avalanche Closure Gate Specification and proposed location for review and approval of the gate purchase. The commissioners had the opportunity to ask questions to Road Director Dettrich and she responded accordingly. Road Director Dettrich explained that the purchase of the gate and maintenance of the gate would solely fall on Perpetua Resources but would be owned by Valley County. She made it clear that the hope was for this to be a one season solution until an alternative route could be identified for recreation. Commissioner Caldwell made a motion to allow Perpetua Resources to move forward with the style and location of gate if Valley County does not have to purchase or maintain the gate. Commissioner Thompson seconded the motion. No further discussion, all in favor. Motion passed to allow Perpetua Resources to move forward with the style and location of a gate as presented and it will be noted that Valley County would not be responsible for purchasing or maintaining the gate.

**Action Item:** Road Director, Kerstin Dettrich presented the Western States CAT Sales and Lease Agreement for 2025 CAT AWD. Director Dettrich explained that the agreements and been routed to the Valley County Prosecuting Attorney's Office and Clerk, Douglas Miller also assured the commissioners that the formal process had been followed. CT made a motion to approve the Western States CAT Sales and Lease Agreement for the 2025 CAT AWD. Commissioner Caldwell seconded the motion. No further discussion, all in favor. Motion passed to approve the Western States CAT Sales and Lease Agreement for the 2025 CAT AWD.

**Action Item:** Chairman Maupin presented the response to the city of McCall's request for reconsideration of the decision modifying the McCall Area of Impact Boundary and provided an overview of the response and reiterated that the Board of County Commissioners were meeting their obligation related to Idaho State Statute. Chairman Maupin made a motion to approving the response as prepared regarding the decision denying the request from the City of McCall to reconsider the request to modify the McCall Area of Impact Boundary. Commissioner Caldwell seconded the motion. No further discussion, all in favor. Motion passed approving the response as prepared regarding the decision denying the request from the City of McCall to reconsider the request to modify the McCall Area of Impact Boundary.

The commissioners adjourned at 2:45 p.m.

Attest:  
  
Douglas Miller, Clerk

  
Chairman, Sherry Maupin



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## VALLEY COUNTY COMMISSIONERS MEETING AGENDA Monday December 15, 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 Commissioner Discussion

**Action Items:** Meeting Minutes of December 8, 2025

Approve Letter of Support for Treasure Valley Transit for  
Fiscal Year 2027 and Fiscal Year 2028 Grant Applications  
Sign Resolution 26-05 To Transfer 911 Trust Funds to General  
Fund Revenue  
Approve Pathology Agreement with Ada County  
Sign Community Impact and Benefit Agreement with Perpetua  
Resources

9:15 **Action Item:** Valley County Recreational Advisory Committee Presentation of Final Draft of the Valley County Recreational Strategic Plan to the Board of County Commissioners for Adoption – Recreation Director, Dave Bingaman

9:30 **Action Item:** VAR 25-001 Vaughn Variance from Building Envelope – Planning and Zoning Director, Cynda Herrick

9:45 Presentation by Valley County Sheriff's Office Recognition of The Local at Clear Creek Restaurant for Assisting Valley County Sheriff's Office During Tactical Incident

10:00 Presentation Valley County Fairgrounds Stakeholder Summary Report and Community Survey Report-Clearwater Financial

10:30 Presentation from Idaho State Public Defender's Office-Mr. Anthony Geddes

- 10:45 **Action Item:** Request to Accept Grant Award for FY24 Transportation Alternatives Program Grant to Provide Additional Funds for the Lakeshore Drive Flap for Pathway Improvements  
Adopt the Acceptance of Award for the FY24 Federal Aid Bridge Grant – Grant Writer, Ken Schlegel
- 11:00 **Action Item:** Facts and Conclusions for Eld Ranch Estates Subdivision – Planning and Zoning Director, Cynda Herrick
- 11:15 **Action Item:** Improvements at Tamarack Marina by Idaho Parks and Recreation and Other State Uses - Permit Requirements – Planning and Zoning Director, Cynda Herrick
- 11:30 **Action Item:** Discussion/Decision Regarding Request from Public for Recycling Bins in City of Cascade
- 12:00 Recess for Lunch
- 1:00 **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
- 2:00 **Action Item:** Appointment of Valley County Planning & Zoning Commission Member
- 2:15 **Action Item:** Tax Cancellation Request 25-02 – Parcel# RP12N04E217135-Treasurer, Johanna Defoort
- 2:15 **Action Item:** Warm Lake Avalanche Closure Gate Specification & Proposed Location for Review & Approval of Gate Purchase (only)  
Approve Western States CAT Sales and Lease Agreement for 2025 CAT AWD Grader-Road Director, Kerstin Dettrich
- 2:30 **Action Item:** Response to McCall's Request for Reconsideration of Decision Modifying the McCall Area of Impact Boundary
- 2:45 Opportunity for Public to Present to Commissioners
- Adjourn

COMMISSIONER’S FUTURE MEETING DATE

Monday December 22, 2025