

# Valley County Agricultural Protection Area Commission

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**William Leaf, Chairman**  
**Kendra Brown, Vice-Chairman**

**Shirely Florence, Commissioner**  
**Will Maki, Commissioner**  
**Kaylee Tuning, Commissioner**

## MINUTES

**Valley County Court House - Cascade, Idaho**

**November 6, 2025**

**1:00 p.m.**

**A. OPEN:** The meeting was called to order at 1:00 p.m. A quorum exists.

|                                      |         |
|--------------------------------------|---------|
| APA Commissioner – Kendra Brown:     | Present |
| APA Commissioner – Shirley Florence: | Present |
| APA Commissioner – Will Maki:        | Present |
| APA Commissioner – Bill Leaf:        | Present |
| APA Commissioner – Kaylee Tuning:    | Present |
| PZ Director – Cynda Herrick          | Present |
| PZ Permit Technician – Hannah Smith  | Present |

**B.** Chairman Bill Leaf moved to approve the meeting minutes of August 11, 2025 as corrected. The correction was to change the date. Commissioner Maki seconded the motion. Motion passed unanimously.

### **C. NEW BUSINESS:**

#### **1. Discussion of Approval of APA 25-001 by Board of County Commissioners**

Commissioners were informed that APA 25-001 was approved, and that it was the first Agricultural Protection Area approved in the state. They were also informed that the Board of County Commissioners will approve the facts and conclusions on Monday, after which the document will be recorded and given to Chairman Leaf, the applicant.

#### **2. Agricultural Protection Area Signs**

The Commissioners were shown the two options for the APA signs, the difference between them being white versus black lettering. The Commissioners deliberated on the benefits of white lettering on the signs versus black, a concern being that white lettering may be more difficult to see in the snow. They determined it wouldn't be an issue, and the white lettering will be easier to read. Commissioner Tuning made a motion to approve the white letters, Chairman Leaf seconded. It was approved unanimously.

### **3. Ties to the Land Workshop Scheduling**

Director Herrick explained to the commissioners an email sent by the presenters of the Ties to the Land Workshop; it went into detail about possible scheduling and pricing for the workshop. Commissioners discussed what the workshop could provide that the University of Idaho couldn't. Commissioner Florence stated that the U of I provides five separate shorter classes as opposed to one full day class like the Ties to the Land Workshop. The benefits and problems with an in-person workshop as opposed to zoom learning were discussed in depth, touching on how in-person can bring locals together and how Zoom learning increases availability and provides recordings of the class. There was concern amongst the commissioners about the presenters of the Ties to the Land Workshop being unknown versus the U of I which is a known entity with known motives. Accessibility to other classes, such as what bankers like AgWest provides, was also discussed.

After much deliberation, it was decided that the Ties to the Land Workshop was not a good fit, and that interest in the community should be determined first before putting on a workshop of any kind. Commissioner Tuning will reach out to U of I to see if hosting an in-person class is possible in the future.

### **4. Discussion of Incentives for Agricultural Protection Area Designation**

Commissioner Florence explained that a lot of other counties in Idaho had ideas for incentives for APA designation, but Valley County brought up the idea of creating a state tax credit. This is so the credit comes from state income tax and not the county. A 10% credit on state income tax was suggested. The feasibility of the taxes was discussed. Other counties suggested ideas such as 10% credit on property taxes, and no property taxes for people in the APA. While there were lots of different options and suggestions, none were passed. The commissioners really liked the idea of tax credit going through the state, so it doesn't impact the counties, and the incentive is standard across the state.

Commissioner Tuning stated that a lot of the people she has talked to state they won't join the APA until money is involved, and they don't trust that it could be retroactive. Commissioner Leaf stated that the people he has spoken with don't know where to start in the APA process. He believes that a workshop explaining how to commit land to the APA would be helpful. The idea of holding a workshop this winter was discussed.

Commissioners Brown and Florence discussed whether there is anything the Commission should be doing to help the Farm Bureau, with Commissioner Florence stating that Valley County is being used as an example to other counties by the Farm Bureau.

The governor of Idaho is holding an agricultural summit in December; would it be beneficial to bring up incentives at the summit?

The Commissioners are unsure if the Water Users Association has the APA Commission on their radar, with Commissioner Tuning stating that it might be good to reach out to them to see if they are interested in assisting the Farm Bureau.

More potential incentives were discussed, such as a transfer fee on the buyer of agricultural land, if the land is being changed to any other use.

#### **D. Other:**

- The next meeting will be on Thursday, February 5<sup>th</sup>, at 1 pm the Valley County Courthouse.

Chairman Leaf adjourned the meeting at 1:39 p.m.