

Valley County Board of County Commissioners

PO Box 1350 • 219 N Main Street
Cascade, Idaho 83611-1350



Phone (208) 382-7100
Fax (208) 382-7107

SHERRY MAUPIN
Chairman of the Board
smaupin@valleycountyid.gov

KATLIN CALDWELL
Commissioner
kcaldwell@valleycountyid.gov

NEAL THOMPSON
Commissioner
nthompson@valleycountyid.gov

DOUGLAS A. MILLER
Clerk
dmiller@valleycountyid.gov

IN THE OFFICE OF THE VALLEY COUNTY BOARD OF COMMISSIONERS CASCADE, IDAHO February 9, 2026

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 February 9, 2026. Commissioner Caldwell made a motion to approve the commissioners' agenda for February 9, 2026. Commissioner Thompson seconded the motion. No further discussion, all in favor. Motion passed to approve the commissioners' agenda for February 9, 2026.

Action Item: Chairman Maupin presented the commissioner meeting minutes from February 2, 2026. Commissioner Caldwell made a motion to approve the commissioner meeting minutes from February 2, 2026. Chairman Maupin seconded the motion. No further discussion, all in favor. Motion passed to approve the commissioner meeting minutes from February 2, 2026.

Action Item: Grant Writer, Ken Schlegel presented on an authorization to apply for the Fiscal Year 2026 Valley County Idaho West Mountain Multimodal Corridor Planning and Implementation Study through US Department of Transportation and provided a detailed account of how the grant could benefit Valley County. The commissioners had the opportunity to ask questions related to the grant application and how it would benefit the entire county. Grant Writer, Ken Schlegel responded accordingly to the questions that were presented. Commissioner Thompson made a motion to allow the application for the Fiscal Year 2026 Valley County Idaho West Mountain Multimodal Corridor Planning and Implementation Study through US Department of Transportation. Commissioner Caldwell seconded the motion. No further discussion, all in favor. Motion passed to approve the application for the Fiscal Year 2026 Valley

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County Idaho West Mountain Multimodal Corridor Planning and Implementation Study through US Department of Transportation.

Action Item: Planning & Zoning Director, Cynda Herrick presented on CUP 24-02 Pilgrim Cove Camp Master Plan findings of facts and conclusions of law. Commissioner Thompson made a motion to approve CUP 24-02 Pilgrim Cove Camp Master Plan findings of facts, conclusions of law and decision. Commissioner Caldwell seconded the motion. No further discussion, all in favor. Motion passed to approve CUP 24-02 Pilgrim Cove Camp Master Plan findings of facts, conclusions of law and decision.

Action Item: Planning & Zoning Director, Cynda Herrick presented the Idaho Power Clear Creek Development Agreement and provided an overview of what the agreement entails. The commissioners had questions related to the development agreement and Cynda responded accordingly to the questions that were asked related to the request for an easement by Idaho Power. Road Director, Kerstin Dettrich, also provided her opinion related to the request from Idaho Power for an easement instead of a formal deed and advised that she did not have an issue with the request for an easement. Chairman Maupin voiced her concern regarding the request for an easement and not a deed. Commissioner Thompson and Commissioner Caldwell also had questions in which Planning & Zoning Director Herrick responded. Commissioner Thompson made a motion to approve the development agreement with Idaho Power for Clear Creek Substation. Commissioner Caldwell seconded the motion. Chairman Maupin voiced concerns about allowing and easement and not a deed. No further discussion, all in favor. Motion passed to approve the development agreement with Idaho Power for Cleark Creek Substation.

Action Item: Planning & Zoning Director, Cynda Herrick presented the development agreement for Pearson Ranch and provided an overview of the agreement to the commissioners. The commissioners had the opportunity to ask questions to Planning & Zoning Director Herrick and Road Director Dettrich. Commissioner Thompson advised that he had done private work for the developer of Pearson Ranch but did not believe that he had a conflict related to the presented development agreement. Commissioner Caldwell had questions related to the maintenance of the culvert and Road Director Dettrich responded. There were additional questions related to the development agreement and Road Director Dettrich wanted to make sure that the county was doing everything consistently and requiring guidance from Parametrix which is the county engineer company. She provided additional recommendations to the commissioners for consideration related to the existing development agreement and future development agreements. The commissioners continued to deliberate on the proposed development agreement for Pearson Ranch. Chairman Maupin advised that each development agreement has an equitable solution and each agreement needs to be reviewed individually and a proportional share. Road Director Dettrich provided additional recommendations to the commissioners on future development agreement. She described her involvement with future developments agreement. Commissioner Caldwell made a motion to approve the development agreement for Pearson Ranch. Commissioner Thompson seconded the motion. No further discussion, all in favor. Motion passed to approve the development agreement as presented for Pearson Ranch.

Action Item: Planning & Zoning Director, Cynda Herrick presented the development agreement for the development of Valley Heights. The commissioners had questions related to the proposed development agreement and the location of the subdivision. Road Director, Kerstin Dettrich

voiced concerns regarding the proposed project and explained that she had been working with the existing engineer company for the developer which is Crestline Engineering. She presented in her review of the proposed development agreement and explained the additional work that will be needed. Chairman Maupin advised that the proposed road would be a private road and would be a dead-end road. Road Director Dettrich advised that there were storm water issues within the area and there might need to be additional road dedications. Planning & Zoning Director, Cynda Herrick advised that the area might be continued development within the area which was also confirmed by Road Director Dettrich. Commissioner Caldwell provided her opinion regarding the proposed development agreement. Road Dettrich explained that in the future the Valley County Road Department would be requiring all development agreements through engineering review. Commissioner Thompson made a motion to approve the development agreement for Valley Heights. Commissioner Caldwell seconded the motion. No further discussion, Commissioner Thompson and Commissioner Caldwell voted in favor of the proposed development agreement. Chairman Maupin voted against the proposed development agreement for Valley Heights. Motion passed with a 2-1 vote for the Valley Heights development agreement.

Action Item: Cassandra Wright, the presenter of the Cascade Fire Community fund presented a request to utilize the Valley County Fairgrounds on July 4, 2026, for a fund-raising event. The commissioners explained that they would be taking the proposal under advisement and asked for additional information before a decision would be made. Commissioner Thompson advised that there was a Valley County Fair Board meeting on the 18th of February 2026 and felt that there was a need to obtain permission from Valley County Fair Board.

Action Item: Valley County Sheriff, Kevin Copperi presented a request to award Detective Steve Gorski with his duty weapon and his badge. Commissioner Thompson made a motion to award Detective Steve Gorski with his duty weapon and badge as presented. Commissioner Caldwell seconded the motion. No further discussion, all in favor. Motion passed to award Detective, Steve Gorski with this duty weapon and badge as presented.

Action Item: Road Director, Kerstin Dettrich presented on the agreement with Valley Paving & Asphalt for West Roseberry Road. Commissioner Thompson had a question related to the area that will be improved and Road Director Dettrich provided an overview of the proposed project. The commissioners had additional questions related to the proposed area. Commissioner Thompson made a motion to approve the agreement with Valley Paving & Asphalt for West Roseberry Road Project. Commissioner Caldwell seconded the motion. No further discussion, all in favor. Motion passed to approve the agreement with Valley Paving & Asphalt.

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) at 10:58 a.m.

Chairman Maupin brought the commissioners out of Executive Session per Idaho Code 74-206 1(b)-Evaluation at 12:25 p.m.

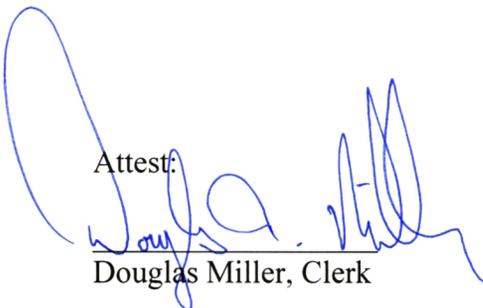
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Commissioner Caldwell made a motion to approve the plan as discussed in Executive Session per Idaho Code 74-206 1(b). Commissioner Thompson seconded the motion. No further discussion, all in favor. Motion passed to approve the plan as discussed in Executive Session per Idaho Code 74-206 1(b).

The commissioners recessed for lunch at 12:27 p.m. and decided they would return at 1:30 p.m. **Action Item:** Chairman Maupin advised that the commissioners would be deliberating on the appeal of Planning & Zonings decision to deny the SUB 25-018 Tripod View and provided an overview of the events that occurred. Commissioner Caldwell made a motion to bring it to the table to begin the deliberation. Commissioner Thompson seconded the motion. No further discussion, all in favor. Motion passed to bring back to the commissioners for deliberation and a decision to be made related to SUB 25-018 Tripod View.

During deliberations Commissioner Thompson was the first commissioner to provide his opinion related to SUB 25-108 Tripod View. Commissioner Caldwell provided her opinion related to SUB 25-108 Tripod View. Chairman Maupin provided her opinion related to SUB 25-108 Tripod View. All the commissioners were concerned about the ground water and the lack of a hydrology report. Chairman Maupin provided her opinion related to conditions that she would recommend if it was approved to consider hazard fuel mitigation, required sprinkler systems. Chairman Maupin also advised that she had concerns with evacuation plans. Chairman Maupin recommended that a formal hydrology report be obtained. Commissioner Caldwell felt that a third-party hydrology report be obtained and recommended that an agreement be prepared with Gem County regarding the maintenance of the roads. Planning & Zoning Director, Cynda Herrick provided input and requested clarification regarding the request for a hydrology report and who would be paying for the study to be conducted. Commissioner Thompson made a motion to table SUB 25-108 Tripod View to allow for a hydrology report to be conducted at the expense of the applicant and a MOU with Gem County. During further discussion, Planning & Zoning Director, Cynda Herrick requested additional clarification regarding the motion. The commissioners provided an explanation regarding the hydrology report and believed that a development agreement be obtained with Gem County. No further discussion, all in favor. Motion passed to table SUB 25-108 Tripod View.

The commissioners adjourned at 1:58 p.m.

Attest:

Douglas Miller, Clerk


Chairman, Sherry Maupin

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VALLEY COUNTY COMMISSIONERS MEETING AGENDA Monday February 9, 2026

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
- 9:05 Commissioner Discussion
Action Items: Meeting Minutes of February 2, 2026
- 9:05 **Action Item:** Request to Apply for FY26 Valley County Idaho West Mountain Multimodal Corridor Planning and Implementation Study Through US Department of Transportation- Grant Writer, Ken Schlegel
- 9:15 **Action Item:** CUP-24-02 Pilgrim Cove Camp Master Plan - Findings of Fact, Conclusions of Law, and Decision, Planning & Zoning Director, Cynda Herrick
- 9:30 **Action Item:** Development Agreements: Idaho Power Clear Creek, Pearson Ranch, Valley Heights – Planning and Zoning Director, Cynda Herrick
- 10:15 **Action Item:** Request from Cascade Fire Community Fund to Utilize Valley County Fairgrounds on July 4, 2026
- 10:30 **Action Item:** Award Steve Gorski Valley County Detective Badge and Department Issued Firearm
- 10:45 **Action Item:** Approve Agreement with Valley Paving & Asphalt for West Roseberry Road-Road Director, Kerstin Dettrich
- 11:00 **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