

Valley County Board of County Commissioners

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GABRIELLE KNAPP

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**IN THE OFFICE OF THE VALLEY COUNTY BOARD OF COMMISSIONERS
CASCADE, IDAHO
May 18, 2026**

PRESENT: **SHERRY MAUPIN (CHAIRMAN)**
 NEAL THOMPSON (COMMISSIONER)
 KATLIN CALDWELL (COMMISSIONER)
 GABRIELLE KNAPP (CLERK)

Chairman, Sherry Maupin led the Pledge of Allegiance.

Action Item: Chairman Maupin presented the commissioners' agenda for May 18, 2026. Commissioner Thompson made a motion to approve the commissioners' agenda for May 18, 2026. Commissioner Caldwell seconded the motion. No further discussion, all in favor. Motion passed to approve the commissioners' agenda for May 18, 2026.

Action Item: Commissioner Maupin presented the commissioners with the meeting minutes from May 4, 2026. Commissioner Caldwell made a motion to approve the meeting minutes from May 4, 2026. Commissioner Thompson seconded the motion. No further discussion, all in favor. Motion passed to approve the meeting minutes from May 4, 2026.

Action Item: Fire Mitigation Director, Mara Hlawatschek presented the commissioners with a request to sign the GNA Mod 3 23-GN-11041200-038. Commissioner Caldwell made a motion to approve and sign the GNA Mod 3 23-GN-11041200-038. Commissioner Thompson seconded the motion. No further discussion, all in favor. Motion passed to approve the GNA Mod 3 23-GN-11041200-038.

Action Item: Recreation Director, Dave Bingaman requested the commissioners approve and sign the special event agreement for the North Fork Championship Kayak event. Commissioner Thompson made a motion to approve and sign the special event agreement for the North Fork Championship Kayak event. Commissioner Caldwell seconded the motion. No further discussion, all in favor. Motion passed to approve and sign the special event agreement for the North Fork Kayak event.

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Action Item: Road Director, Kerstin Dettrich requested the commissioners approve the EDA bridge replacement project, Abstein Road pay app 2. Commissioner Caldwell made a motion to approve and sign the EDA bridge replacement project, Abstein Road pay app 2. Commissioner Thompson seconded the motion. No further discussion, all in favor. Motion passed to approve and sign the EDA bridge replacement project, Abstein Road pay app 2.

Action Item: Weed Director, Steve Anderson requested the commissioners approve the agreements and memorandum of understanding with the City of Cascade and the City of Donnelly. Commissioner Caldwell made a motion to approve the agreements and memorandum of understanding with the City of Cascade. Commissioner Thompson seconded the motion. No further discussion, all in favor. Motion passed to approve the agreements and memorandum of understanding with the City of Cascade. Commissioner Caldwell made a motion to approve the agreements and memorandum of understanding with the City of Donnelly. Commissioner Thompson seconded the motion. No further discussion, all in favor. Motion passed to approve the agreements and memorandum of understanding with the City of Donnelly.

Clerk, Gabby Knapp began the budget workshops with the listed departments. The first Fiscal Year 2027 Budget Workshop was for the building department and in attendance was building Director, Annette Derrick for account 100-22.

The next budget workshop was Planning and Zoning and in attendance was the Planning Director, Cynda Herrick, for account 100-21.

The next budget workshop was with the Court Services department and in attendance was Court Services Director, Dee Dee Phillips, for account 106-54 and 100-08.

Scott Turlington from Tamarack and Pam Giss had a workshop with the commissioners to discuss the community infrastructure district that just passed into law. He went over what the community infrastructure district is. He talked about how it operations. He went over what the board of commissioners roles are and what Tamarack will undertake.

The next budget workshop was for the Prosecutors Department and in attendance was Prosecutor, Brian Oakey for account 100-07.

Action Item: Chairman Maupin made a motion to go into Executive Session per Idaho Code 74-206 1(c)-"To acquire an interest in real property not owned by a public agency."- Acquisition. 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(c) at 11:25 pm.

Action Item: Chairman Maupin brought the commissioners out of Executive Session per Idaho Code 74-206 1(c)-Acquisition. Commissioner Caldwell made a motion to approve move forward with an appraiser. Commissioner Thompson seconded the motion. No further discussion, all in favor. Motion passed to move forward with an appraiser.

Extension Director, Melissa Hamiton, gave the commissioners a presentation on what the extensions office accomplished last year. She explained the extension office advisory committee to the commissioners.

The commissioners recessed for lunch at 12:04 p.m.

The commissioners returned from lunch at 1:01 p.m.

The commissioners had a workshop with our public relations representative Mckenzie Kraemer on Facebook responses. She broke down the purpose of each of the 5 Facebook pages. They discussed that brand consistency is a top priority. They discussed the need to have an internal policy to go over who can post, who do we contact, and brand consistency. They discussed whether or not they should turn comments off.

Action Item: Planning and Zoning Director, Cynda Herrick, presented the commissioners with agreement CUP 25-013 Eld Ranch Estates. Commissioner Caldwell made a motion to approve the agreement CUP 25-013 Eld Ranch Estates. Commissioner Thompson seconded the motion. No further discussion, all in favor. Motion passed to approve the agreement CUP 25-013 Eld Ranch Estates.

Merrill Saleen requested the commissioners sign a water rights revision request cemetery Proposal for Water Rights. The commissioners were in favor but it wasn't calendared as an action item so they added it to May 26th.

Action Item: Planning and Zoning Director, Cynda Herrick, presented the commissioners with the final plats on the agenda.

Commissioner Caldwell made a motion to approve the final plat for Silver Lake Ranch Estate; acknowledge the Sanitary Restrictions are satisfied; accept the Quitclaim Deed for Herrick Lane Right-of-Way and validate such as a public right-of-way; acknowledge the Wildland Urban Interface Fire Protection Plan has been submitted and it is determined to be low risk; recognize that the Cascade Fire Department has approved the subdivision; authorize the chairman to sign the final plat. This motion is made with the understanding: that Herrick Lane is a public road; and, that the Board of County Commissioners can set the level of service for any public road. Commissioner Thompson seconded the motion. No further discussion, all in favor. Motion passed to approve the final plat for Silver Lake Ranch Estate; acknowledge the Sanitary Restrictions are satisfied; accept the Quitclaim Deed for Herrick Lane Right-of-Way and validate such as a public right-of-way; acknowledge the Wildland Urban Interface Fire Protection Plan has been submitted and it is determined to be low risk; recognize that the Cascade Fire Department has approved the subdivision; authorize the chairman to sign the final plat. This motion is made with the understanding: that Herrick Lane is a public road; and, that the Board of County Commissioners can set the level of service for any public road.

Action Item: Commissioner Thompson made a motion to approve the final plat for Pearson Ranch; acknowledge the Sanitary Restrictions are satisfied; accept the Warranty Deed for Person Lane Right-of-Way and validate such as a public right-of-way; validate Springer Court as private a road that will be listed in the Official Road Name List and on the Official Road Maps; acknowledge the Wildland Urban Interface Fire Protection Plan has been approved and implemented; recognize that the McCall Fire District has approved the subdivision; accept the Declaration of Installation of Utilities for Pearson Ranch Subdivision; accept the Owners

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Declaration of Private Roads for Pearson Ranch Subdivision; acknowledge the Declaration of Protective Covenants, Conditions, and Restrictions and Easements for Pearson Ranch Subdivision; acknowledge that Anthony Dini, PE, the applicant's engineer has determined all roadway improvements including asphalt paving have been built to Valley County Private Road Standards as well as the site grading/stormwater management plans as approved by the Valley County Engineer; authorize the chairman to sign the final plat. This motion is made with the understanding: that Springer Court is a private road and Valley County has no responsibility thereto; that the previously approved Development Agreement will be recorded; and, that the Board of County Commissioners can set the level of service for any public road. Commissioner Caldwell seconded the motion. No further discussion, all in favor. Motion passed to approve the final plat for Pearson Ranch; acknowledge the Sanitary Restrictions are satisfied; accept the Warranty Deed for Person Lane Right-of-Way and validate such as a public right-of-way; validate Springer Court as private a road that will be listed in the Official Road Name List and on the Official Road Maps; acknowledge the Wildland Urban Interface Fire Protection Plan has been approved and implemented; recognize that the McCall Fire District has approved the subdivision; accept the Declaration of Installation of Utilities for Pearson Ranch Subdivision; accept the Owners Declaration of Private Roads for Pearson Ranch Subdivision; acknowledge the Declaration of Protective Covenants, Conditions, and Restrictions and Easements for Pearson Ranch Subdivision; acknowledge that Anthony Dini, PE, the applicant's engineer has determined all roadway improvements including asphalt paving have been built to Valley County Private Road Standards as well as the site grading/stormwater management plans as approved by the Valley County Engineer; authorize the chairman to sign the final plat. This motion is made with the understanding: that Springer Court is a private road and Valley County has no responsibility thereto; that the previously approved Development Agreement will be recorded; and, that the Board of County Commissioners can set the level of service for any public road.

Action Item: Commissioner Caldwell made a motion to approve the final plat for Valley Heights; acknowledge the Sanitary Restrictions are satisfied; acknowledge the Wildland Urban Interface Fire Protection Plan has been approved and implemented; validate Valley Heights DR as private a road that will be listed in the Official Road Name List and on the Official Road Maps; accept the Declaration of Installation of Utilities for Valley Heights Subdivision; accept the Owners Declaration of Private Roads for Valley Heights Subdivision; acknowledge the Declaration of Protective Covenants, Conditions, and Restrictions and Easements for Valley Heights Subdivision; accept the financial assurance of the prepayment from JDB3, LLC Dodge Boys Excavation as adequate assurance for construction of swales per engineered plans; and, authorize the chairman to sign the final plat. This motion is made with the understanding: that Valley Heights DR is a private road, and Valley County has no responsibility thereto; and, that the Board of County Commissioners can set the level of service for any public road. Commissioner Thompson seconded the motion. No further discussion, all in favor. Motion passed to approve the final plat for Valley Heights; acknowledge the Sanitary Restrictions are satisfied; acknowledge the Wildland Urban Interface Fire Protection Plan has been approved and implemented; validate Valley Heights DR as private a road that will be listed in the Official Road Name List and on the Official Road Maps; accept the Declaration of Installation of Utilities for Valley Heights Subdivision; accept the Owners Declaration of Private Roads for Valley Heights Subdivision; acknowledge the Declaration of Protective Covenants, onditions,

and Restrictions and Easements for Valley Heights Subdivision; accept the financial assurance of the prepayment from JDB3, LLC Dodge Boys Excavation as adequate assurance for construction of swales per engineered plans; and, authorize the chairman to sign the final plat. This motion is made with the understanding: that Valley Heights DR is a private road, and Valley County has no responsibility thereto; and, that the Board of County Commissioners can set the level of service for any public road.

Action Item: Commissioner Thompson made a motion to approve the final plat for Ashton Corner Subdivision; acknowledge the Sanitary Restrictions are satisfied; accept the Warranty Deeds for Ashton Lane and Farm to Market Road Right-of-Way and validate such as a public right-of-way; acknowledge the recommendations received from the McCall Fire & EMS; acknowledge the Declaration of Shared Driveway and Utility Easement; acknowledge the Declaration of Installation of Utilities for Ashton Corner Subdivision; acknowledge the Declaration of Protective Covenants, Conditions and Restrictions for Ashton Corner Subdivision; and, authorize the chairman to sign the final plat. This motion is made with the understanding: that Ashton Lane and Farm to Market Road are public roads; and, that the Board of County Commissioners can set the level of service for any public road. Commissioner Caldwell seconded the motion. No further discussion, all in favor. Motion passed to approve the final plat for Ashton Corner Subdivision; acknowledge the Sanitary Restrictions are satisfied; accept the Warranty Deeds for Ashton Lane and Farm to Market Road Right-of-Way and validate such as a public right-of-way; acknowledge the recommendations received from the McCall Fire & EMS; acknowledge the Declaration of Shared Driveway and Utility Easement; acknowledge the Declaration of Installation of Utilities for Ashton Corner Subdivision; acknowledge the Declaration of Protective Covenants, Conditions and Restrictions for Ashton Corner Subdivision; and, authorize the chairman to sign the final plat. This motion is made with the understanding: that Ashton Lane and Farm to Market Road are public roads; and, that the Board of County Commissioners can set the level of service for any public road.

Action Item: Commissioner Caldwell made a motion to approve the final plat for Circle P Subdivision; acknowledge the Sanitary Restrictions are satisfied; accept the Warranty Deed for Barker Lane Right-of-Way and validate such as a public right-of-way; acknowledge the Wildland Urban Interface Fire Protection Plan has been approved and requires inspection prior to issuance of a building permit; recognize that the Donnelly Fire Department has approved the subdivision; accept the Declaration of Installation of Utilities for Circle P Subdivision; accept the Agreement of Shared Driveway and Utility Easements, and Road Maintenance; approve the Development Agreement; authorize the chairman to sign the final plat. This motion is made with the understanding: that the Development Agreement will be recorded; and, that the Board of County Commissioners can set the level of service for any public road. Commissioner Thompson seconded the motion. No further discussion, all in favor. Motion passed to approve the final plat for Circle P Subdivision; acknowledge the Sanitary Restrictions are satisfied; accept the Warranty Deed for Barker Lane Right-of-Way and validate such as a public right-of-way; acknowledge the Wildland Urban Interface Fire Protection Plan has been approved

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and requires inspection prior to issuance of a building permit; recognize that the Donnelly Fire Department has approved the subdivision; accept the Declaration of Installation of Utilities for Circle P Subdivision; accept the Agreement of Shared Driveway and Utility Easements, and Road Maintenance; approve the Development Agreement; authorize the chairman to sign the final plat. This motion is made with the understanding: that the Development Agreement will be recorded; and, that the Board of County Commissioners can set the level of service for any public road.

Action Item: Commissioner Caldwell made a motion to approve the final plat for Hummingbird Haven Subdivision; acknowledge the Sanitary Restrictions are satisfied; acknowledge the approval of the driveway received from the McCall Fire & EMS; acknowledge the approval and recommendation of the Wildland Urban Interface Fire Protection Plan from the Wildfire Mitigation Director; acknowledge the approval of the Road & Bridge Director; acknowledge the Shared Driveway Maintenance Agreement; acknowledge the Declaration of shared Roadway and Utility Access, Use Restrictions, and Covenants; acknowledge the Declaration of Septic System Access, Use Restrictions, and Covenants recorded as Instrument # 2026-002025; acknowledge the Declaration of Installation of Utilities; and, authorize the chairman to sign the final plat. This motion is made with the understanding: that the Board of County Commissioners can set the level of service for any public road. Commissioner Thompson seconded the motion. No further discussion, all in favor. Motion passed to approve the final plat for Hummingbird Haven Subdivision; acknowledge the Sanitary Restrictions are satisfied; acknowledge the approval of the driveway received from the McCall Fire & EMS; acknowledge the approval and recommendation of the Wildland Urban Interface Fire Protection Plan from the Wildfire Mitigation Director; acknowledge the approval of the Road & Bridge Director; acknowledge the Shared Driveway Maintenance Agreement; acknowledge the Declaration of shared Roadway and Utility Access, Use Restrictions, and Covenants; acknowledge the Declaration of Septic System Access, Use Restrictions, and Covenants recorded as Instrument # 2026-002025; acknowledge the Declaration of Installation of Utilities; and, authorize the chairman to sign the final plat. This motion is made with the understanding: that the Board of County Commissioners can set the level of service for any public road.

Action Item: Commissioner Thompson made a motion to approve the findings of fact, conclusions of law and decision re: PUD 22-04, CUP 22-04, DR 25-14 & SR 25-05. Stor-It Expansion, Planned Unit. Commissioner Caldwell seconded the motion. No further discussion, all in favor. Motion passed to approve the findings of fact, conclusions of law and decision re: PUD 22-04, CUP 22-04, DR 25-14 & SR 25-05. Stor-It Expansion, Planned Unit.

Commissioner Thompson amended his motion to approve the findings of fact, conclusions of law and decision re: PUD 22-04, CUP 22-04, DR 25-14 & SR 25-05. Stor-It Expansion, Planned Unit Development, Conditional Use Permit, Design Review and Scenic Route Review; PUD 22-04; CUP 22-04; DR 25-14; & SR 25-05. Commissioner Caldwell seconded the motion. No further discussion, all in favor. Motion passed to approve the findings of fact, conclusions of law and decision re: PUD 22-04, CUP 22-04, DR 25-14 & SR 25-05. Stor-It

Expansion, Planned Unit Development, Conditional Use Permit, Design Review and Scenic Route Review; PUD 22-04; CUP 22-04; DR 25-14; & SR 25-05.

Action Item: Facilities Director, Terri Kenneda request for approval of roof repairs to Donnelly groomer's shed. Commissioner Thompson made a motion to approve the request for roof repairs for the Donnelly groomers shed. Commissioner Caldwell seconded the motion. No further discussion, all in favor. Motion passed to approve the request for roof repairs for the Donnelly groomers shed.

Marshall Haines from Cascade discussed Perpetua's use of Johnson Road and suggestions on things they could do better. Establishing of fee for covered loads to the transfer station.

Action Item: Chairman Maupin made a motion to go into Executive Session per Idaho Code 74-206 1(f)- "To communicate with legal counsel for the public agency to discuss the legal ramifications of and legal options for pending litigation, or controversies not being litigated but imminently likely to be litigated. The mere presence of legal counsel at an executive session does not satisfy this requirement."-Litigation. 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(f) at 2:42 pm.

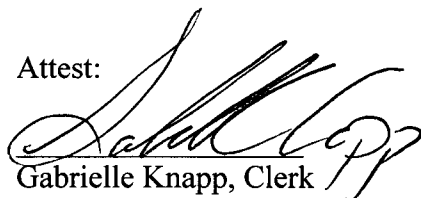
Action Item: Chairman Maupin brought the commissioners out of Executive Session per Idaho Code 74-206 1(f)-Litigation.

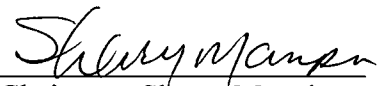
Action Item: Chairman Maupin made a motion to go into Executive Session per Idaho Code 74-206 1(b)- "To consider the evaluation, dismissal or disciplining of, or to hear complaints or charges brought against, a public officer, employee, staff member or individual agent, or public-school student"- Evaluation. 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 3:38 pm.

Action Item: Chairman Maupin brought the commissioners out of Executive Session per Idaho Code 74-206 1(b)-evaluation.

The commissioners adjourned at 4:15 p.m.

Attest:


Gabrielle Knapp, Clerk


Chairman, Sherry Maupin

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VALLEY COUNTY COMMISSIONERS MEETING AGENDA Monday May 18, 2026

Valley County adheres to ADA requirements. If anyone requires an accommodation, please contact the County Clerk, Gabby Knapp 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 May 04, 2026
 - Signed GNA Mod 3 23-GN-11041200-038
- 9:05 **Action Item:** Sign the Special Event Agreement for the North Fork Championship Kayak Event – Recreation Director, Dave Bingaman
- 9:10 **Action Item:** EDA Bridge Replacement Project, Abstein Road, Pay App 2 approval
Sign Agreement and Memorandum of understanding with the City of Cascade
Sign Agreement and Memorandum of understanding with the City of Donnelly – Road and Bridge Director, Kerstin Dettrich
- 9:15 Budget Workshop for Fiscal Year 2027-Clerk, Gabby Knapp
100-22 Building – Director, Annette Derrick
- 9:30 Budget Workshop for Fiscal Year 2027-Clerk, Gabby Knapp
100-21 Planning and Zoning –Director, Cynda Herrick
- 9:45 Budget Workshop for Fiscal Year 2027-Clerk, Gabby Knapp
106-54 Probation Department – Director, Dee Dee Phillips
100-08 Juvenile Detention – Director, Dee Dee Phillips
- 10:00 Community Infrastructure Districts Workshop with Tamarack – Scott Turlington Budget

- 11:00 Workshop for Fiscal Year 2027-Clerk, Gabby Knapp
100-07 Prosecutors Office –Prosecutor, Brian Oakey
- 11:15 **Action Item:** Executive Session per Idaho Code 74-206 1(c) “To acquire an interest in real property not owned by a public agency.”-Acquisition
- 11:45 Presentation on What the Extension Office Does – Extension Office Director, Melissa Hamilton
- 12:00 Recess for Lunch
- 1:00 Workshop to Discuss Facebook Responses with McKenzie Kraemer
- 1:30 **Action Item:** Development Agreement - CUP 25-013 Eld Ranch Estates – Planning and Zoning Director, Cynda Herrick
- 1:45 Cemetery Proposal for Water Rights – Merrill Saleen
- 2:00 **Action Item:** Silver Lake Ranch Estates Final Plat
Pearson Ranch Final Plat
Valley Heights Subdivision Final Plat
Ashton Corners Final Plat
Circle P Subdivision Final Plat
Hummingbird Haven Subdivision Final Plat
Findings of Fact, Conclusions of Law and Decision Re: PUD 22-04, CUP 22-04, DR 25-14 & SR 25-05. Stor-It Expansion, Planned Unit Development, Conditional Use Permit, Design Review and Scenic Route Review; PUD 22-04; CUP 22-04; DR 25-14; & SR 25-05 – Planning and Zoning Director, Cynda Herrick
- 2:30 **Action Item:** Request for Roof Repairs to Donnelly Groomers Shed – Facilities Director, Terri Kenneda
- 2:40 Opportunity for General Public to Present to Commissioners
- 2:40 **Action Item:** Executive Session per Idaho Code 74-206 1(f)-“To communicate with legal counsel for the public agency to discuss the legal ramifications of and legal options for pending litigation, or controversies not being litigated but imminently likely to be litigated. The mere presence of legal counsel at an executive session does not satisfy this requirement.”-Litigation
- 3:10 **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

Tuesday May 26, 2026