

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@co.valley.id.us

KATLIN CALDWELL

Commissioner
kcaldwell@co.valley.id.us

NEAL THOMPSON

Commissioner
nthompson@co.valley.id.us

DOUGLAS A. MILLER

Clerk
dmiller@co.valley.id.us

Valley County Board of County Commissioner Meeting September 3, 2025

Chairman, Sherry Maupin
Commissioner, Neal Thompson
Appeared Virtually, Commissioner Katlin Caldwell
Clerk, Douglas Miller

Chairman Maupin opened the public hearing related to Ordinance McCall Area of Impact at 1:03 p.m. and provided an overview of the expectations of the public meeting today. 2025-06 McCall Area of Impact and asked if there was a conflict of interest. All commissioners advised that there was no conflict of interest.

Chairman Maupin asked for a staff report. Planning & Zoning Director, Cynda Herrick provided an overview regarding the Idaho Code related to the changes and requirements related to the areas of impact. She submitted a detailed account related to the code related to the areas of impact. She also discussed the criteria related to the areas of impact and explained that the area should not extend farther than two miles. She presented the work sessions that occurred with the City of McCall and explained the material that had been presented during the work sessions. She continued to provide specific dates and discussed the decisions that were made by the Valley County Board of County Commissioners. A copy of the staff report will be available upon request through the Planning & Zoning Office. Planning & Zoning Director Herrick shared the responses that the county had received to include the comments made by the City of McCall. She read in the record the letters that had been submitted as proponents to the county's proposed areas of impact. She also referred to the letters that had been submitted as opponents to the county's proposed area of impact. She also shared the specific concerns that had been submitted by proponents to the proposal made by the Valley County Board of County Commissioners. She read into the record all the individuals that had submitted letters in opposition. Planning & Zoning Director Herrick also shared with the commissioner's letters that were undecided. She also submitted to the commissioners an analysis that was conducted by the Planning & Zoning Department. She discussed additional information that had been received by the Planning & Zoning Department. Cynda also described how individuals could access the staff report.

McCall City Mayor, Bob Giles provided an opening statement to the commissioners and shared his appreciation with the Planning & Zoning Department. Mayor Giles then presented to the commissioners the official response letter that had been submitted to the Valley County Board of County Commissioners. He shared with the commissioners the opinion of the McCall City Council. He also presented on the

opinion of the expectations of the city of McCall. He discussed the expansion that was occurring within the City of McCall. He also claimed that there should be geographic factor considered. He advised that the City of McCall continues to advocate on behalf of the constituents. He advised that the city of McCall was strongly opposed to the proposal made by Valley County.

Chairman Maupin opened the public meeting for testimony to proponents of the commissioner's proposal.

The record would reflect that there was no one who provided testimony as a proponent.

Mr. Richard Riley, who resides in Wildwood Subdivision, provided testimony to the commissioners and asked about city water.

Ms. Robin Gilman, who resides in Colorado, presented it to the commissioners as an undecided resident on behalf of her mother. She was recommending specific zoning areas and wants the county to collaborate with the City of McCall to find creative solutions.

Chairman Maupin asked to hear from those in opposition.

Mr. Mike Ware who resides in McCall, Idaho and owns property around the airport provided testimony to the commissioners in favor of having his residents into the area of impact.

Mr. Chris Lawrence, who resides in Lake Fork Idaho provided testimony to the commissioners in opposition.

Mr. Luke Vannoy, who resides in McCall, Idaho provided testimony to the commissioners in opposition to the proposal of the area of impact submitted by Valley County. He discussed the difference in building code compared to city code and county building code regarding allowable coverage. He feels that a special district should be established.

Mr. Tim Murphy, who resides within Valley County, provided testimony to the commissioners and recommended that the commissioners review possible compromises and was not in support of the map provided by the county.

Ms. Becky Rine, who resides within Valley County, provided testimony to the commissioners and recommended to the commissioners that they address the statue submitted by the legislation and discussed that the county and city should create a new land use plan.

Ms. Karen Marrow, who resides within Valley County, wanted to know why the county should have so much control and was in opposition.

Mr. Dave Petty, who resides in McCall, Idaho provided testimony to the commissioners in opposition to the proposal made by Valley County.

Mr. Troy Britton, who resides in McCall, Idaho provided testimony to the commissioners in opposition to the proposal made by Valley County.

Ms. Rebecca Herd, who resides in the McCall Area of Impact, provided testimony to the commissioners in opposition to the proposal made by Valley County.

Mr. Caven Cline, who resides in McCall Area of Impact, provided testimony to the commissioners in opposition to the proposal made by Valley County. He had concerns that the public did not understand exactly what was taking place.

Ms. Jeannie Carpentier, who resides in McCall Area of Impact, provided testimony to the commissioners about her qualifications to create a comprehensive plan. She made recommendations to the commissioners of what should be done related to the process. She felt that comprehensive plan should just be legal guidance.

Mr. Eric Young, who resides in McCall, Idaho, provided testimony to the commissioners in opposition of the proposal made by Valley County related to the areas of impact.

Ms. Patty Young, who resides in McCall, Idaho provided testimony to the commissioners in opposition of the proposal made by Valley County related to the areas of impact. She felt that the county should be collaborating more with the city of McCall.

Mr. Scott Harris, who resides in McCall, Idaho provided testimony to the commissioners in opposition of the proposal made by Valley County related to the areas of impact. He was concerned regarding the condition of Payette Lake.

Ms. Dawn Mattis, who resides in McCall, Idaho provided testimony to the commissioners in opposition of the proposal made by Valley County related to the areas of impact. She also felt that the county and city of McCall should attempt to work together regarding the proposed areas of impact. She asked about the benefits of how the proposal made by Valley County would benefit the community. She did not believe that the commissioners were taking into consideration the concerns of the citizens.

Mr. Dirk Brill, who owns property in McCall, Idaho, provided testimony to the commissioners in opposition of the provided testimony to the commissioners in opposition of the proposal made by Valley County.

Ms. Jamie Melbo, who resides in McCall, Idaho, provided testimony to the commissioners in opposition of the proposal made by Valley County.

Mr. Bill Hendrickson, who resides in McCall, Idaho, provided testimony to the commissioners in opposition of the proposal made by Valley County.

Mr. Dave Simmons, who resides in McCall, Idaho, provided testimony to the commissioners in opposition of the proposal made by Valley County and feels that it is a mistake and doesn't feel the reason to pursue the proposal. Feels that the county is punishing the city and hopes the commissioners understand the number of commissioners. Does not feel that it is appropriate for the city. I felt that the city map was reasonable and overarching regarding land use around the lake of Idaho.

Ms. Elaine Murray, who resides in McCall, Idaho, provided testimony to the commissioners as an undecided member of the public but had concerns regarding the existing sewer & water connection arrangement with Payette Lakes Sewer & Water District.

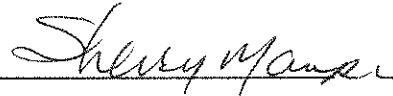
Mr. James Lawless, who resides in McCall, Idaho, provided testimony to the commissioners in opposition of the Valley County proposal but was not in support of being annexed into the city of McCall. He would encourage the county and city to collaborate and find reasonable solutions.

Ms. Chris Crickham, who owns property in Valley County, provided testimony to the commissioners in opposition of the Valley County proposal but felt that Valley County should work with the city of McCall.

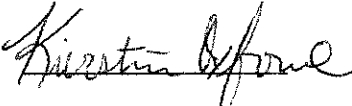
Ms. Diane Crutchland, who owns property in Valley County, provided testimony to the commissioners regarding the unattended consequences of the proposed legislation. She provided additional observations regarding the confusion of the existing language. She discussed the conflict of values that occurred and there should be change to the ordinances.

Chairman Maupin closed the public hearing at 2:36 p.m. and brought the matter back to the commissioners for deliberation. She advised that the county was going through a resiliency strategy and explained the process that was being done through Boise State to develop a regional plan. She expressed appreciation from the public. She tabled the hearing until next Thursday at 9:00 a.m. for continued deliberations it will be held at the Valley County courthouse. She discussed the work that was being conducted by Valley County. Commissioner Caldwell appreciated the members of the public providing testimony to the commissioners.

Chairman Maupin adjourned the meeting at 2:40 p.m.


Chairman, Sherry Maupin

Attest:

 on behalf of Douglas Miller
Douglas Miller, Clerk