

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 August 24, 2026

PRESENT: **SHERRY MAUPIN (CHAIRMAN)**
 NEAL THOMPSON (COMMISSIONER)
 KATLIN CALDWELL (COMMISSIONER)
 MARIA GUEST (ADMIN ASSISTANT)

Chairman Maupin led the Pledge of Allegiance.

Action Item (1): Chairman Maupin presented the commissioners' agenda for August 24, 2026. Commissioner Thompson made a motion to approve the commissioners' agenda for Aug 24, 2026. Commissioner Caldwell seconded the motion. No further discussion, all in favor. Motion passed to approve the commissioners' agenda for Aug 24, 2026.

Action Items (2): Chairman Maupin presented the commissioners' meeting minutes for August 10, 2026, and August 14, 2026. Commissioner Caldwell made a motion to approve the commissioners' meeting minutes for August 10, 2026, and August 14, 2026. Commissioner Thompson seconded the motion. No further discussion, all in favor. Motion passed to approve the commissioners' meeting minutes for August 10, 2026, and August 14, 2026.

Action Item (3): Commissioner Thompson made a motion to approve the FY27 mileage rate of .76/mile. Commissioner Caldwell seconded the motion. No further discussion, all in favor. Motion passed to approve the FY27 mileage rate of .76/mile.

Action Item (4): Commissioner Thompson made a motion to review and approve Public Safety Impact Study and Funding Agreement (PUD 26-01). Commissioner Caldwell seconded the motion. No further discussion, all in favor. Motion passed to review and approve Public Safety Impact Study and Funding Agreement (PUD 26-01).

Action Item (5): Commissioner Thompson made a motion to approve the Claims, Board Order Claims & Junior College Tuition. Commissioner Caldwell seconded the motion. No further discussion, all in favor. Motion passed to approve the Claims, Board Order Claims & Junior College Tuition

GENERAL	\$141,094.08
ROAD & BRIDGE	\$506,234.37
AMERICAN RESCUE PLAN FUND	\$28,330.00
DISTRICT COURT	\$4,022.75
COURT FACILITIES FUND	\$2,914.09
REVALUATION	\$2,895.40
SOLID WASTE	\$15,886.35
WEEDS	\$4,762.05
WATERWAYS	\$616.67
MCCALL-DONNELLY SNOWMOBILE	\$323.42
CASCADE-WARMLAKE SNOWMOBILE	\$157.60
SMITHS FERRY SNOWMOBILE 43D	\$75.99
EXTENSION AGENT FUND	\$4,932.50
INTERLOCK DEVICE FUND	\$198.00
GRAND TOTAL	\$712,443.27

Information and Q&A About the Water Quality Study on Payette Lake

Summary: During an August 24 meeting with Valley County commissioners, representatives from the Idaho Department of Environmental Quality (IDEQ), the Big Payette Lake Water Quality Council, and the Idaho Master Naturalists provided updates on local water quality studies and invasive weed management. IDEQ water quality analyst Amy Woody discussed the expanded 2026 nearshore study on Payette Lake, which increased sampling frequency and locations with the help of citizen scientists to evaluate nutrient dynamics and wave action. Deb Fereday from the Water Quality Council highlighted grant funding and ongoing scientific monitoring to track phosphorus levels—which feed plant and algae growth—while noting that a 5-year adaptive management plan is utilizing specialized herbicide treatments (such as Procella COR) to combat a doubling of Eurasian water milfoil tonnage. Additionally, volunteer coordinator Jeff Canfield outlined the extensive field data collection performed by trained master naturalists, and commissioners discussed regional water concerns spanning other local water bodies like Lake Cascade and Warm Lake.

Action Item (6): During the Tamarack Resort Planned Unit Development Phase 3.5 Ponderosa Ridge No. 2 - Final Plat discussion, Commissioner Caldwell recused herself.

Commissioner Thompson made a motion to approve the final plat for Tamarack Resort Planned Unit Development Phase 3.5 – Ponderosa Ridge No. 2; acknowledge the Sanitary Restrictions are satisfied; validate the extension of Ponderosa Ridge Court as a private road that will be listed in the Official Road Name List and on the Official Road Maps; recognize that the Donnelly Fire Department has inspected the road, flow tested the additional fire hydrant, and verifies that all

Donnelly Fire Department requirements have been met; accept the determination from Ackerman-Estvold that the road has been constructed in substantial conformance with the approved plans; accept the Owner's Declaration of Private Roads for Tamarack Resort Ponderosa Ridge No. 2 Phase 3.5; accept the Owner's Declaration of Utilities – Including sewer, Water, Power and Telecommunication Facilities for Tamarack Resort Ponderosa Ridge No. 2 Phase 3.5; acknowledge the Supplemental Declaration for Tamarack Resort Ponderosa Ridge No. 2 – Phase 3.5; and authorize the Chairman to sign the plat. This motion is made with the understanding: That Ponderosa Ridge Court is a private road, and Valley County has no responsibility thereto; That the Board of County Commissioners can set the level of service for any public road. Chair Commissioner Maupin seconded the motion. No further discussion, all in favor. Motion passed to approve the aforementioned motion.

Action Item (7): Commissioner Caldwell made a motion to approve VAR 26-007 Kowalczyk Lot Coverage Variance with the amendment to include accepting P&Z facts and conclusion as the commissioners own. Commissioner Thompson seconded the motion. No further discussion, all in favor. Motion passed to approve VAR 26-007 Kowalczyk Lot Coverage Variance with the amendment to include accepting P&Z facts and conclusion as the commissioners own.

Public Hearing/Action Item (8): Director Herrick presented the VAR 26-001 Walcom Setback Variance - Rear Yard Setback Variance from 20' to 5' and property owner Michael Walcom answered questions. After further discussions, Commissioner Caldwell made a motion to deny the variance 26-001 Walcomsetback variance request and accept the planning and zoning commission's facts and conclusions as their own and moved that they uphold the 2017 variance for the 10 ft. variance application B1 B-1-17. Commissioner Thompson seconded the motion. No further discussion, all in favor. Motion passed to deny the variance 26-001 Walcomsetback variance request and accept the planning and zoning commission's facts and conclusions as their own and moved that they uphold the 2017 variance for the 10 ft. variance application B1 B-1-17

Action Item (9): In agreement with the developer, Craig Groves, Commissioner Caldwell made a motion to approve the Development of Agreement for Gold Fork River Ranch with option number 2 selected. Commissioner Thompson seconded the motion. No further discussion, all in favor. Motion passed to approve the Development of Agreement for Gold Fork River Ranch with option number 2 selected.

Option #2 of P&Z Report

(2) Option 2: In lieu of the cash contribution described in Option 1 above, Gold Fork River Ranch, LLC shall provide in-kind services for improvements to Koskella Road, Plant Lane, and/or Davis Creek Lane as detailed below. The parties agree that the value of the in-kind services shall be credited toward the proportional roadway participation amount established by this Development Agreement and that, upon successful completion of the mitigation project described in Option 2, Gold Fork River Ranch, LLC shall have satisfied all off-site roadway participation obligations required by this Development Agreement to the extent of the approved value of such work. All in-kind construction shall be successfully completed by

passing final inspection by the Valley County Road and Bridge Department by December 31, 2029. All risks associated with increased engineering, construction, labor, material, permitting, and administrative costs are assumed by Gold Fork River Ranch, LLC, and Gold Fork River Ranch, LLC hereby waives any right to reimbursement from Valley County for any and all costs that exceed the cash contribution described in Option 1. Specific Improvements include;

- a. Obliterate and repave Plant Lane from the subdivision entrance at Koskella & Plant Lane to Hwy-55. · Pavement: Superpave hot mix asphalt, Class Sp-3
 - Aggregate for Superpave HMA pavement, ½ inch
 - Asphalt, PG 64-28 @ 5.6% by weight of mix
 - Anti-stripping additive at 0.5% by weight of asphalt binder
 - Mix design to be submitted and reviewed by Valley County Public Works Engineer prior to the onset of construction.
 - Replacement of Stop Bar Pavement Marking at stop sign location with reflective pavement paint per Idaho Transportation Department specifications for pavement markings.
- b. Before commencement of any design or construction for improvements within Valley County right-of-way, Gold Fork River Ranch, LLC shall retain, at its sole cost, an Idaho licensed professional engineer or qualified engineering firm to prepare all plans, specifications, estimates, and supporting materials required by Valley County for review of the proposed improvements. All engineering and design work shall be completed in accordance with Valley County standards and nationally accepted engineering guidelines and practices applicable to the improvements.
- c. Any work within Valley County right-of-way shall also require Gold Fork River Ranch, LLC to complete and obtain approval of Valley County's Application for Permit to Perform Work Within County Right-of-Way and any associated Construction in Right-of-Way Permit, and all such work shall be performed in accordance with the permit conditions and all applicable County, state, and federal requirements.

Discussion/Action Item (10): Being related to the presenter, Commissioner Caldwell recused herself from the discussion. Granite Excavation, President Josh Davis presented his concerns about the Landfill Covered Load Ordinance. Chair Commissioner Maupin asked to move the matter into a public hearing for next meeting so that the commissioners can hear more from the public and Mr. Davis agreed. No action was taken.

Action Item (11): During the Lot Split and Combination (Lot Line Adjustment) between Sue Leeper and Neighboring Property, since there is no change in use and just change in ownership there was no action taken.

Chairman Maupin resigned the Board as the Board of County Commissioners and reconvened as the Board of Equalization at 2:24 pm

Board of Equalization:

Action Item (12): Assessor Office representatives, Qelvin Kirkham and Director Sue Leeper presented the Parcel #RPM0243000004B; Protest # QK2621. They explained the process of how they valued the property and suggested that the value assessed was fair. Commissioner Thompson made a motion to deny the appeal for Parcel #RPM0243000004B; Protest # QK2621 and keep the assessed value of \$12,188,467.00. Commissioner Caldwell seconded the motion. No further discussion, all in favor. Motion passed to deny the appeal for Parcel #RPM0243000004B; Protest # QK2621 and keep the assessed value of \$12,188,467.00.

Chairman Maupin resigned the Board as the Board of Equalization and reconvened as the Board of County Commissioners at 2:30 pm

Community Impact Grantee Cascade Medical Center Foundation Updates

Summary: Cascade Medical Center CEO Tom Reinhardt presented an update on how the community impact grant funds are being utilized to sustain and operate a vital medical transportation program for local patients. Launched via a federal grant in 2022 and later expanded with a second van from the Blue Cross of Idaho Foundation for Health, the program employs around 10 trained staff drivers—alongside main driver Ron Brown—to provide essential rides for primary care appointments, physical therapy, and out-of-town specialty care in Boise and surrounding areas. Over the past four months alone, the service has delivered 262 one-way trips to 44 individuals, helping seniors and residents of all ages live safely and independently in their homes despite the county's geographic and transportation challenges.

Action Item (13): Commissioner Thompson made a motion to approve the Facilities Department's use of the old Road Department Building located in the Fairgrounds, which will also provide meeting space and temperature-controlled storage for the fair board. Commissioner Caldwell seconded the motion. No further discussion, all in favor. Motion passed to approve the Facilities Department's use of the old road department building located in the Fairgrounds

Action Item (14): Commissioner Thompson made a motion to confirm the appointment of Dr. Dawn Best to Central District Health Board of Directors. Commissioner Caldwell seconded the motion. No further discussion, all in favor. Motion passed to confirm the appointment of Dr. Dawn Best to Central District Health Board of Directors.

The Commissioners recessed for lunch at 11:46 pm

The Commissioners returned from lunch at 1:00 pm

Action Item/Public Hearing (15): During the Valley County Fiscal Year 2027 Budget Hearing Clerk Gabby presented the budget that will be ready for approval on September 8th which is the next Commissioners' Meeting. No action was taken.

Summary: Clerk, Gabby Knapp staff report outlines the comprehensive budget development and public hearing process for Valley County's fiscal year 2027 budget, which began in March 2026 with the distribution of planning instructions and financial comparison reports to department heads and elected officials. Through individual line-by-line reviews and budget workshops held between April and August, the Commissioners and Clerk evaluated numerous departmental requests across 63 funds, including three newly created recreation funds designed to improve cash tracking—while vetting new position requests through HR and prioritizing capital improvement project (CIP) requests. After adjusting for revenue projections, a revised taxable market value of 13 billion dollars, and funding source realignments (such as utilizing PILT funds for radio upgrades), the resulting budget sets a total levy of \$11,027,128, translating to a property tax levy rate of approximately \$83.44 per \$100,000 of value. Additionally, the session reviewed necessary Title 3 fund allocations totaling \$122,000 for wildfire mitigation and search and rescue projects, including specific community outreach, equipment, and mobile risk assessment initiatives.

Action Item (16): The Commissioners opened and considered the approval of bids for East Mountain Project – Unit 1 funded under 25IRAP-VALLEY. Commissioner Caldwell motioned to approve the lowest bid for Rad Mulching at \$1,589 per acre. Commissioner Thompson seconded the motion. No further discussion, all in favor. Motion passed to approve the lowest bid for Rad Mulching at \$1,589 per acre.

Action Item (17): The Commissioners opened and considered the approval of bids for East Mountain Project – Unit 2 funded under 25IRAP-VALLEY. Commissioner Caldwell motioned to approve the lowest bid for Rad Mulching at \$1,789 per acre. Commissioner Thompson seconded the motion. No further discussion, all in favor. Motion passed to approve the lowest bid for Rad Mulching at \$1,789 per acre.

Action Item (18): The Commissioners opened and considered the approval of bids for East Mountain Project – Unit 3 funded under 25IRAP-VALLEY. Commissioner Caldwell motioned to approve the lowest bid for Rad Mulching at \$1,689 per acre. Commissioner Thompson seconded the motion. No further discussion, all in favor. Motion passed to approve the lowest bid for Rad Mulching at \$1,689 per acre.

Action Item (19): P&Z Commissioner Interviews and Appointment. Summary: The Commissioners interviewed three candidates for one P&Z Commission position. The candidates were Brian Pederson and Joel Carson—both with an engineering background—and Doug Muroff who has a fire mitigation background. All three were praised and thanked by the commissioners for applying for the position. In the end, they chose Joel Carson for his background in engineering and experience in board policy, in addition to showing dedication by reapplying for a Valley County commission position after not being selected for a previous opportunity. The other candidates were encouraged to get involved with the community and reapply for future positions.

Commissioner Caldwell motioned to appoint Joel Carson to the P&Z Commission to complete the term of Heidi Schneider which expires on December 31, 2028. Commissioner Thompson seconded the motion. No further discussion, all in favor. Motion passed to appoint Joel Carson to the P&Z Commission to complete the term of Heidi Schneider which expires on December 31, 2028.

The chosen candidate: Joel Carson, a Valley County resident since 2017 with more than 30 years of experience in engineering, construction, and business leadership. He emphasized his commitment to protecting the local quality of life through responsible growth, Carson highlighted his professional background in managing risk and strategic planning as an executive director for a national engineering association. He acknowledged the growing complexity and legal scrutiny surrounding land use decisions, confirming his readiness to thoroughly review advance packets, collaborate actively with fellow commissioners, and apply local codes and ordinances objectively.

Entered Executive Session at 3:35 pm

Executive Session per Idaho Code § 74-206(1)(d) – "To consider records that are exempt from disclosure as provided in chapter 1, title 74, Idaho Code" -Indigent application

Exited Executive Session at 3:37 pm

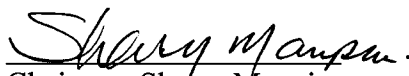
Action Item (20): Commissioner Caldwell motioned to approve the Valley County Indigent Application case number 26-JH0724. Commissioner Thompson seconded the motion. No further discussion, all in favor. Motion passed to approve the Valley County Indigent Application case number 26-JH0724.

Entered Executive Session at 3:38 pm

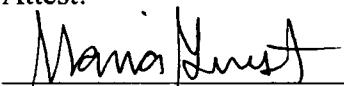
Executive Session per Idaho Code 74-206 1(b) "To consider the evaluation, dismissal or disciplining of, or to hear complaints or charges brought against, a public officer, employee, staff member or individual agent, or public-school student"- Evaluation

Exited Executive Session at 5:05 pm

The Commissioners adjourned the meeting at 5:05 pm


Chairman Sherry Maupin

Attest:


Maria Guest, Admin Assistant

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MEETING AGENDA Monday August 24, 2026

Valley County adheres to ADA requirements. If anyone requires an accommodation, please contact the County Admin, Maria Guest (mguest@valleycountyid.gov) 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 (1):** Call to Order – Pledge of Allegiance – Approve Agenda
- 9:05 Commissioner Discussion
Action Item (2): Meeting Minutes of August 10, 2026, and August 14, 2026
Action Item (3): Approve the FY27 mileage rate of .76/mile
Action Item (4): Review and approve Public Safety Impact Study and Funding Agreement (PUD 26-01)
- 9:15 **Action Item (5):** Claims, Board Order Claims & Junior College Tuition- Senior Deputy Auditor, Robyn Elliott
- 9:20 Information and Q&A About the Water Quality Study on Payette Lake - IDEQ and Big Payette Lake Water Quality Council Deb Fereday
- 9:45 Presented by Cynda Herrick
Action Item (6): Tamarack Resort Planned Unit Development Phase 3.5 Ponderosa Ridge No. 2 - Final Plat
Action Item (7): VAR 26-007 Kowalczyk Lot Coverage Variance
Public Hearing/Action Item (8): VAR 26-001 Walcom Setback Variance - Rear Yard Setback Variance from 20' to 5'
- 10:20 **Action Item (9):** Development of Agreement for Gold Fork River Ranch - Director Dettrich and Director Herrick
- 10:30 **Dicussion/Action Item (10):** Landfill Covered Load Ordinance – Granite Excavation President Josh Davis

- 10:50 **Action Item (11):** Lot Split and Combination (Lot Line Adjustment) between Sue Leeper and Neighboring Property
- 11:05 Board of Equalization
Action Item (12): Parcel #RPM0243000004B; Protest # QK2621
- 11:25 Community Impact Grantee Cascade Medical Center Foundation Updates – Tom Reinhardt
- 11:40 Presented by Director Terri Kenneda
Action Item (13): Usage Old Road Department Building Located at the Fair Grounds
- 11:50 **Action Item (14):** Confirm appointment of Dr. Dawn Best to Central District Health Board of Directors
- 12:00 Recess for Lunch
- 1:00 **Action Item/Public Hearing (15):** Valley County Fiscal Year 2027 Budget Hearing – Clerk, Gabby Knapp
- 1:45 Presented by Wildfire Mitigation Director Mara Hlawatschek
Action Item (16): Open and consider approval of bids for East Mountain Project – Units funded under 25IRAP-VALLEY.
Action Item (17): Open and consider approval of bids for East Mountain Project – Units funded under 25IRAP-VALLEY.
Action Item (18): Open and consider approval of bids for East Mountain Project – Units funded under 25IRAP-VALLEY.
- 2:15 **Action Item (19):** P&Z Commissioner Interviews and Appointment.
- 4:15 **Action Item (20):** Executive Session per Idaho Code § 74-206(1)(d) – "To consider records that are exempt from disclosure as provided in chapter 1, title 74, Idaho Code" -Indigent application
- 4:20 **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 September 8, 2026