

Second Annual Update to the Valley County Master Facilities and Comprehensive Financial Plan (2025)

Introduction

This Second Annual Update to the Valley County Master Facilities and Comprehensive Financial Plan (MFP/CFP) reflects facility and financial developments occurring throughout 2024 and early 2025. It is intended as an addendum to the original MFP adopted in October 2023 and the first update issued in 2024. Given the extent of project reprioritization and the evolving nature of the County's capital needs, this update is structured as an addendum rather than a full revision of the MFP/CFP. This addendum provides targeted updates to facility priorities, project scopes, and timeline adjustments.

Development of this update was guided by the Valley County Strategic Planning Committee, which met three times during the update period to evaluate project progress, reassess priorities, and recommend changes based on current conditions. The Committee's work has been instrumental in shaping this document and ensuring that the County's facility planning remains responsive, practical, and aligned with broader strategic goals.

The Strategic Planning Committee includes:

- Commissioner Sherry Maupin
- Annette Derrick, Building Department
- Cynda Herrick, Planning & Zoning
- Dan Coonce, Road Engineer
- Dave Stambaugh, Captain
- Gabrielle Knapp, Chief Deputy Clerk
- Jeremy Wilcox, IT Director
- Ken Schlegel, Grant Writer
- Larry Laxson, Recreation Director
- Mike Savoie, HR Director
- Scott Clingan, Facilities
- Sue Leeper, Assessor

Updated Prioritized Facility List and Updates

1. Gold Dust Property (Road & Bridge Move)

The Gold Dust Property project remains on schedule. Construction of a new Road & Bridge facility is underway, with completion anticipated by the end of 2025. Full operations will transition in Spring 2026, after critical IT and utility infrastructure is installed. Idaho Power withdrew interest in purchasing surplus property at the site; however, Intermountain Infrastructure Group (IIG) is pursuing a broadband hub at the property, which may generate additional County revenue.

Timeline: Anticipated completion by the end of 2025; operational move in Spring 2026.

Notes: Multi-year carryover expected for final payments, equipment, and furnishing needs.

2. Cascade Annex

Formerly incorporated within the Courthouse complex project, the Cascade Annex project relocates the Assessor, Building, and Planning and Zoning departments to the old AmeriTitle Building and now stands as its own separate project. The County purchased the former AmeriTitle property at 700 S Main Street to address administrative space needs. Departments relocated to the Annex will alleviate critical space issues at the Courthouse. The move will not eliminate the need for long-term Courthouse facility planning but will provide essential office space.

Timeline: 1 year. Likely to kick-off after July 1st. May be consideration of phasing this project over multiple budget years.

Notes: Parking and trailer access planning must be coordinated with the adjacent Fairgrounds Master Plan project, now being called the Valley County Event Venue project. Parking may be a separate project, may be phased and may occur prior to the Fairgrounds Master Plan project. There is a priority to making sure these projects work in concert and complement each other.

3. Valley County Event Venue (formerly Fairgrounds)

The County rebranded the "Fairgrounds" as the "Valley County Event Venue" to better reflect its planned use as a year-round asset. An RFP for a comprehensive Master Plan was issued and a selection of a planning consultant was made in April 2025. The new vision may include concerts, festivals, weddings, conferences, and winter activities such as an ice rink, in addition to traditional fair and rodeo events.

Timeline: Master Plan 2025; phased construction.

Notes: Rodeo grandstand expansion grant in process; coordination with Cascade Annex parking improvements required.

4. Senior Center (Highest & Best Use Evaluation)

The County is evaluating the highest and best use of the existing Senior Center facility in Cascade. A short-term lease for a portion of the building is currently in place through September 2025. During this time, the County will assess the leaseholder's performance and reliability while also exploring other potential uses of the space. These may include partnerships with nonprofit providers, shared or divided use (e.g., senior services and childcare), or continued County operations.

A subcommittee will be formed to guide this evaluation and identify a path forward that meets community needs and ensures responsible stewardship of County facilities.

Timeline: Immediate – recommendations expected prior to lease expiration in September 2025.

Notes: The project was elevated in priority due to active lease terms and the need to determine a long-term strategy for the facility. All options will be considered, with a strong emphasis on preserving or expanding access to senior services.

5. Buildings & Grounds Facility Relocation

The current Buildings & Grounds facility is located within the "Future Development" site adjacent to the Courthouse complex, an area now targeted for potential sale or redevelopment. This relocation became the highest immediate priority because selling or developing the site requires the facility to move first. The current garage space is insufficient, housing critical snow removal and ground maintenance equipment without room for operational needs. Options under evaluation include relocating Buildings & Grounds to the former Road Department site at the Fairgrounds temporarily or constructing a purpose-built facility nearby.

Timeline: 1-2 years.

Notes: Strategic relocation is necessary before any sale or redevelopment of the Courthouse campus land can occur.

6. Courthouse Remodel and Future Development Area

The Courthouse, dating from 1914 with 1970s additions, faces ongoing structural and operational challenges. An adjacent "Future Development Area" had been previously reserved for potential Courthouse expansion; however, given projected costs, immediate expansion is unlikely. Alternative uses of the Future Development Area buildings, such as deed-restricted employee housing, are now being considered and can contribute to the funding of the Courthouse complex project. Additionally, the County envisions long-term plans to relocate the Prosecuting Attorney's Office closer to the Courthouse to centralize justice-related functions.

While short-term relief comes from the Cascade Annex relocations, the long-term plan includes partial demolition of the deteriorated north wing and strategic reuse. Future decisions on the adjacent Future Development Area could help address workforce housing needs or financial objectives. As part of the Courthouse reconfiguration, the County anticipates moving the Prosecuting Attorney's Office closer to the Courthouse complex within the next 5–10 years.

Timeline: 5-10 years.

Notes: A phased strategy will minimize disruption and maximize fiscal responsibility.

7. Lake Fork - Recycling and Road Operations

The Lake Fork site currently houses both recreational elements and County recycling operations. While portions of the site have been developed for recreation, including new pickleball courts, significant land remains in active use for gravel excavation and materials processing.

Recycling operations are slated for expansion, possibly moving from a contracted service to a County-run facility. To avoid operational conflicts with recreational users, new boundary lines and internal circulation plans will better separate industrial and public spaces. Gravel related activities are expected to continue on portions of the property in the near term, affecting the pace and sequencing of both recycling and recreation developments.

Timeline: 1-5 years.

Notes: New master planning efforts will separate operational and recreational areas more clearly.

8. Lake Fork - Master Facilities Development

Public interest in recreational uses, including a potential charter school and indoor sports facility, triggered the separation of Lake Fork into a distinct recreational priority. Gravel operations will continue on portions of the site until exhausted. The County plans to issue an RFP for a recreation-focused Master Plan to guide future development, infrastructure capacity, and compatible land uses. Planning must coordinate carefully with ongoing gravel operations and expanded recycling needs. Phasing strategies will be required to ensure safe and effective co-location of uses over time.

Timeline: Master Plan 2025; phased recreational buildout.

Notes: Master Plan with coordination with Parks & Rec Department and external stakeholders needed.

9. McCall Annex

The McCall Police Department (MPD) seeks expansion within the building currently shared with County services. Options under consideration include selling the property to MPD, expanding the building to retain County services, or leasing alternative space. A subcommittee has been formed to evaluate financial feasibility and long-term needs.

Timeline: 1-3 years.

Notes: Lease expiration with MPD in approximately two years increases urgency.

10. Justice Facility and Emergency Operations center (EOC)

No near-term changes are planned for the Justice Facility or Emergency Operations Center (EOC). Expansion needs are minimal, and facility operations remain stable.

Timeline: 10+ years.

Notes: These remain low priorities unless future operational or public safety needs dictate changes.

Solid Waste Infrastructure and Landfill Planning

While not a County-operated department, the Valley County Solid Waste District's infrastructure — including the landfill and regional transfer stations — represents a significant capital consideration. County leaders identified the landfill as a long-term investment priority and recommended tracking future expansion, technology improvements, and interagency coordination as part of comprehensive facility planning.

Note on Enclosed Sports Complex:

The previously proposed enclosed sports complex, included in the original 2023 Master Facilities Plan, is not included in this 2025 update. The County has determined that this type of facility is more appropriately pursued through a citizen-led initiative. Community stakeholders are now organizing independently to explore this need, and the project may move forward through private fundraising, partnerships, or non-county resources. While the need remains important, it is no longer part of the County's active capital planning portfolio.

Assets and Resources Available for Potential Reinvestment

In addition to the facility priorities listed, the County continues to evaluate assets that may be repositioned to support future capital needs. This includes the Community/Senior Center in Cascade, a County-owned facility that serves both senior services and broader community programming.

The County is currently undertaking a highest and best use evaluation for the facility. While prior interest has been expressed by the local hospital and other community organizations, no decisions regarding transfer or sale have been made. The evaluation process will consider a range of options, including continued County ownership, leasing arrangements, or partnerships with qualified providers. Any potential changes in ownership or use would be subject to appropriate conditions—such as deed restrictions—to ensure the continuation of senior services and community access. The goal of this evaluation is to ensure that the facility remains actively utilized, meets evolving community needs, and aligns with long-term operational and fiscal objectives.

Closing Note

The Valley County Strategic Planning Committee anticipates annual updates to this MFP/CFP to ensure project prioritization, funding strategies, and facility needs are responsive to the County's evolving needs. This Addendum supplements previous versions and should be used as a guide for 2026 budget planning and beyond.

 2025 CHANGES AT A GLANCE			
Facility/Project	Change Summary	New Priority	Time Horizon
Gold Dust Property (Road & Bridge Move)	Construction underway; budget carryover expected to 2026	1	Complete by end of 2025; move operations in 2026
Cascade Annex	New standalone priority; relocating multiple Courthouse departments	2	1 year
Valley County Event Venue (formerly Fairgrounds)	Renamed; Master Plan RFP issued	3	Master Plan in 2025; phased buildout
Senior Center (Highest & Best Use Evaluation)	Elevated in priority due to active lease terms and need to determine long-term strategy for facility	4	Immediate
Buildings & Grounds Facility Relocation	Relocation required before property sale	5	1-2 years
Courthouse Remodel	Separated from recreation; expansion of recycling facility prioritized	6	5-10 years
Lake Fork - Recycling & Operations	New recreation-focused planning effort; Master Plan RFP needed	7	1-5 years
Lake Fork - Master Facilities Development	Master Plan with coordination with Parks & Rec Department and external stakeholders needed.	8	Master Plan; phased buildout
McCall Annex	Subcommittee formed to evaluate expansion, sale, or alternative solutions	9	1-3 years
Justice Facility & EOC	Remains low priority, no near-term changes	10	10+ years