

# MINUTES

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**McCall City Council  
Special Joint City Council Meeting  
Library – The Community Room  
VIA TEAMS Virtual  
May 5, 2025**

Call to Order and Roll Call  
Pledge of Allegiance  
Work Session  
Adjournment

## **CALL TO ORDER AND ROLL CALL**

**Council Member Maciaszek called the special meeting of the McCall City Council to order at 3:00 p.m. Council Member Maciaszek, Council Member Nelson, Council Member Nielsen, and Council Member Thrower all answered roll call. Mayor Giles was absent.**

**Council Member Thrower moved to allow Council Member Maciaszek to preside over the meeting in the absence of the Mayor. Council Member Nelson seconded the motion.**

City staff members present were Forest Atkinson, City Manager; Bill Punkoney, City Attorney; BessieJo Wagner, City Clerk; Erin Greaves, Communications Manager; Michelle Groenevelt, Community and Economic Development Director; Delta James, Economic Development Planner; City and Sustainability Planner Meredith Todd; Kurt Wolf, Parks and Recreation Director; Meg Lojek, Library Director; Dallas Palmer, Police Chief; Sean Reilly, Network Administrator Rachel Santiago-Govier, CD Permit Tech; John Powell, Building Official; Morgan Stroud, City Engineer; Molly McCullough, Communications Coordinator; Stefani Bork, Parks and Recreation Business Manager.

Also, in attendance were County Commissioners Sherry Maupin, Katlin Caldwell, and Neal Thompson; Douglas Miller, Valley County Clerk; Cinda Herrick, County Planning & Zoning Director; Diane Kushlan with Kushlan Associates; Megan Moore and Ben Oesterling with Logan Simpson.

**Council Member Maciaszek led the audience in the Pledge of Allegiance.**

There was no public comment period scheduled for this meeting; however, there were three written public comments received regarding the Area of Impact (AOI) related to McCall and are included as Attachment 1.

## **WORK SESSION**

### **Presentation and Discussion Related to McCall Area of Impact (AOI)**

Commissioner Neal Thompson spoke regarding the reasons for annexation. Insights into the historical context of land use planning were provided, stressing that AOI are intended to support City growth. It was pointed out that cities should be able to annex surrounding areas to enhance their tax base and infrastructure, which is essential for their development. Commissioner Thompson does not feel that this approach has been effectively implemented around the City of McCall for over 40 years.

City Manager Forest Atkinson introduced the presentation team, which included City Attorney Bill Punkoney; Diane Kushlan with Kushlan and Associates; Megan Moore and Ben Oesterling with Logan Simpson; and Community and Economic Development Director Michelle Groenevelt. The discussion focused on state statutes related to annexation, the goals and policies for the AOI, and the methodology used for analysis. City Manager Atkinson provided a process overview and laid out the goals of the meeting.

Attorney Punkoney summarized the relevant Idaho code, emphasizing the criteria for defining and modifying the AOI. He covered the five criteria for the AOI in Idaho Code 50-222. The annexation process was explained, detailing the requirements for both City-initiated and landowner-initiated annexations. Key points included the necessity for public hearings, notice provisions, and the requirement for 60% of parcels and 50% of the area to consent to the annexation. The discussion aimed to clarify the complexities of the process for the Commissioners. Commissioner Sherry Maupin asked for clarification on annexation as it relates to subdivisions. Attorney Punkoney explained that the entire subdivision or individual parcels can annex, all based on being contiguous to the City.

### **Mayor Giles joined the meeting at 3:20 p.m.**

Mrs. Moore explained the City of McCall's boundaries and the AOI boundary, emphasizing the study area boundary marked by a two-mile buffer. Commissioner Maupin inquired about the inclusion of Ponderosa Park, while Ben Oesterling clarified that most of it falls within the two-mile boundary. Director Groenevelt elaborated that some of Ponderosa State Park is undergoing annexation, affecting its inclusion in the study area.

Mrs. Kushlan outlined four primary goals for the project, including compliance with state law and alignment with the City's Comprehensive Plan. She highlighted the need for predictable growth management and intergovernmental collaboration between the City and County. The analysis was conducted quickly, limiting public input, but aimed to leverage existing investments in planning and infrastructure.

Commissioner Maupin inquired about the specific 24 factors that contributed to the modeling process shared with the Council. Mrs. Kushlan recognized that the factors had been previously discussed and indicated that Logan Simpson would elaborate on them. The topic was introduced by referencing a book on land mapping, highlighting the advancements in GIS technology that have streamlined the modeling process.

Mrs. Moore explained the methodology behind the suitability mapping, which involved gathering data from State Statutes and City metrics. The process included organizing data into five criteria and creating 24 maps to assess growth projections for seasonal and permanent housing. The final output was a consolidated suitability analysis map that reflects the potential for growth within the AOI. The 24 factors that go into these five criteria are included as Attachment 2.

Ben Oesterling explained the modeling process for evaluating public services, including the criteria for water service boundaries and fire EMS response times. Commissioner Maupin sought clarity on how these ratings were derived, leading to a discussion about the importance of existing planning documents. Directed Groenevelt suggested using specific examples to illustrate the data's impact on the overall map.

Ben Oesterling explained the creation of a data-driven AOI boundary, which aggregates scores from the five state criteria. The conversation highlighted the inclusion of specific Idaho Department of Lands (IDL) parcels and the implications of a two-mile buffer from City Limits. Questions arose regarding the classification of these parcels and their representation in County records. Mr. Oesterling outlined key exclusions and modifications to the AOI, specifically mentioning the removal of the Whitecloud subdivision and adjustments to the eastern boundary to avoid splitting parcels. He noted that these changes align with the previous Comprehensive Plan and are based on a data-driven analysis of suitability for growth.

Director Groenevelt spoke regarding Administration Implementation and the necessity of a boundary map for compliance and the unique nature of the McCall Impact Area, which has seen extensive planning and collaboration over the past 50 years. The Joint Comprehensive Plan is crucial for guiding development and ensuring consistency in regulations between the City and County. Additionally, the role of the Joint Planning and Zoning Commission was highlighted, as well as the importance of legal coordination in land use decisions.

Council Member Maciaszek set the stage to discuss the McCall AOI proposed map. Commissioner Katlin Caldwell expressed concern with the northern parcel noting the State Legislature intent of the code and the suitability of the five criteria. She is also concerned with the southern parcels regarding water and sewer, and the eastern parcels that may be in a trust.

Mr. Oesterling explained that some parcels were included to prevent splitting property lines, while the challenges posed by conservation easements and the potential for creating enclaves in the AOI were highlighted. Concerns were raised about the management of these enclaves as development progresses. Commissioner Maupin noted that split parcels with easements that are partially within the 2-mile boundary of City Limits could be excluded from the AOI. Commissioner Maupin stated that the Governor's office intends for the Kokanee Cove project to be annexed, but the remainder of Ponderosa State Park to remain in the State's control.

City Manager Forest Atkinson stated that Geographic Factors is likely the most subjective criteria as the view shed of the lake justifies inclusion, whereas development would not. He also provided the value of including IDL lands within the AOI that may be listed for sale. Commissioner Maupin

agreed, adding that the County has a framework for development as well. She also expressed concern about creating enclaves on the north end, referencing issues seen in Treasure Valley.

Council Member Maciaszek highlighted that the staff tasked consultants to create a data-driven map for annexation, avoiding arbitrary decisions. It was noted that annexation in Idaho is primarily voluntary and should consider the financial implications for the City. The conversation also touched on the necessity of public participation in the Comprehensive Plan update process related to annexation.

Council Member Thrower gave Commissioner Thompson clarification from the April 17, 2025, Special City Council Meeting on the Council's preference to select Option A, the data driven map over Option B, based more on the current AOI. Commissioner Thompson noted that the AOI is expanding and is curious if conversations have taken place to annex and expand the City Limits as well. City Manager Forest Atkinson reiterated that annexation is largely a voluntary process but would also have to be a good financial decision for the City as well. Attorney Punkoney agreed with the explanation.

City Manager Forest Atkinson noted that staff have started the Comprehensive Plan update process which includes an annexation map that will include public input and consultation. Council Member Maciaszek explained that the public input for annexation is a subsequent process to the Commissioners' direction. Attorney Punkoney answered Commissioner Thompson's inquiry that the State Statute requires mandatory involvement from both cities and counties.

Commissioner Thompson stated his belief that the State expects cities to grow into the AOI. Attorney Punkoney recalled Commissioner Maupin's comment that the five criteria set by the state use an "and" not an "or" which allows the County to weigh the competing factors to determine which areas should be included. Council Member Maciaszek repeated that the AOI needs to be updated to accommodate the new state code. Commissioner Thompson wants the AOI proposal to include property annexed into the City. Council Member Nelson stated that property owners have inquired about becoming annexed but need to know what the administration process will be within the AOI first. Director Groenevelt noted that the City has seen 72 annexations in the last 75 years. Also noting that the data driven AOI map closely resembles the existing AOI and Future Land Use Plan maps.

Commissioner Maupin agreed that the City Planners have done well in providing public services. She encouraged attendance at the Board of County Commissioners meeting on May 19<sup>th</sup> at 1pm where these criteria will be discussed. Commissioner Maupin emphasized the criteria of sewer and water are expected to be provided within the next five years, emphasizing that the Payette Lakes Recreational Water and Sewer District (PLRWDS) will not expand their boundaries until they have fixed their existing infrastructure, which is roughly a \$60 million upgrade. She also noted that the City has a \$60 million upgrade in the works for the Water Treatment Plant and does not know if that will allow for expanded service. She re-iterated - is it "very likely" to be annexed in the next five years?

Commissioner Maupin asked if there are existing subdivisions who have declared they do not wish to be annexed, then they should not be included in the AOI. She then detailed a twenty-acre parcel



to the south that has been recently split into two ten-acre parcels, potentially indicating that the owner does not plan to create high density affordable housing. Until sewer and water can expand, it cannot be anticipated that high density housing will be created. The Commissioners will have to give reasoned statements as to why areas do or do not meet the five criteria.

Commissioner Maupin asked what Codes and Ordinances the City would like to implement into County Code to feel comfortable that they are protecting the drinking water. She also asked with the costs associated with sewer lines if developments are the most likely to become annexed. Attorney Punkoney acknowledged that developments vs single parcel owners are more likely to request annexation, adding that inclusion in the AOI is not a precondition for annexation.

Jeff Bateman spoke on behalf of the PLRWSD noting that significant financial investment is required to upgrade the sewer system, which currently restricts expansion. Mr. Bateman would not say expansion will never happen, but that it is not likely within the next 5-10 years. Council Member Maciaszek presented that the data-driven AOI was chosen to give the Commissioners defensible data. Attorney Punkoney restated that all the five criteria must be considered, but not necessarily all met, and that sewer service is only one of 24 factors of consideration.

Commissioner Caldwell asked how many acres the 72 parcels that have been annexed includes. Director Groenevelt did not have that number at hand but will provide it. Commissioner Maupin stated that the AOI will be under County control and Ordinance, which Attorney Punkoney noted it already has been. Commissioner Maupin believes there will have to be a new policy for legal counsel to be present for public hearings, executive sessions, and McCall Area Planning and Zoning Meetings for anything to do with the AOI. She stated that the interpretation of code has varied greatly between City and County legal teams, and the Supreme Court has been very active on land use over the last five years. There will be a repeal of some of the AOI code that has been previously adopted, and the County will have to consider adding a new member to their legal team.

Council Member Nelson noted that the City and County have been working well together for a long period of time and that some changes to code would make sense to make developments in watershed areas more difficult and easier in less impactful areas. Commissioner Maupin is anticipating adding short-term rentals and event venues to the County Code since McCall does not have the ability to work outside of its footprint. She also noted that residents in the AOI vote for County Commissioners and not City Council so it is important that the representatives can affect policy. Commissioner Thompson stated that the more complete question to be asked is should the AOI be governed by City or County. Council Member Maciaszek noted that the AOI relates to the City for budgeting and planning but agreed that more information should be gathered from those specifically living in the AOI.

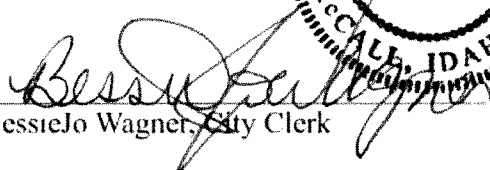
Commissioner Maupin would like to know how many buildable lots are available within McCall City Limits, adjacent to the City, and in the AOI. She does not believe that properties that have already been developed have incentive to annex, and requested specific properties seen as pathways to growth. Commissioner Maupin would like to be given a smaller AOI map and allow them to add properties to it from owners who specifically want to be in the AOI. Council Member Maciaszek acknowledged that change exists and wants to be adaptable looking into the future to ensure the benefit to the community as a whole.

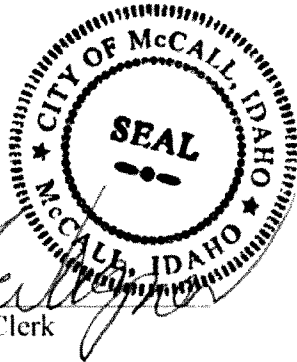
It was mutually agreed that the City and County should continue to communicate and work together starting with the May 19<sup>th</sup> meeting at 1 00 to continue discussion regarding the AOI for McCall City Manager Forest Atkinson noted that the Commissioners are requesting a large amount of data to be created which may not be available by the 19<sup>th</sup> There will need to be a public hearing held in the near future to determine the desires of the property owners in and around the AOI Commissioner Maupin disagrees with the notion that it is a detriment to a property to not be included in the AOI as the County has planning tools in place as well

## ADJOURNMENT

Without further business, Council Member Maciaszek adjourned the meeting at 5:00 p.m.

ATTEST

  
BessieJo Wagner, City Clerk

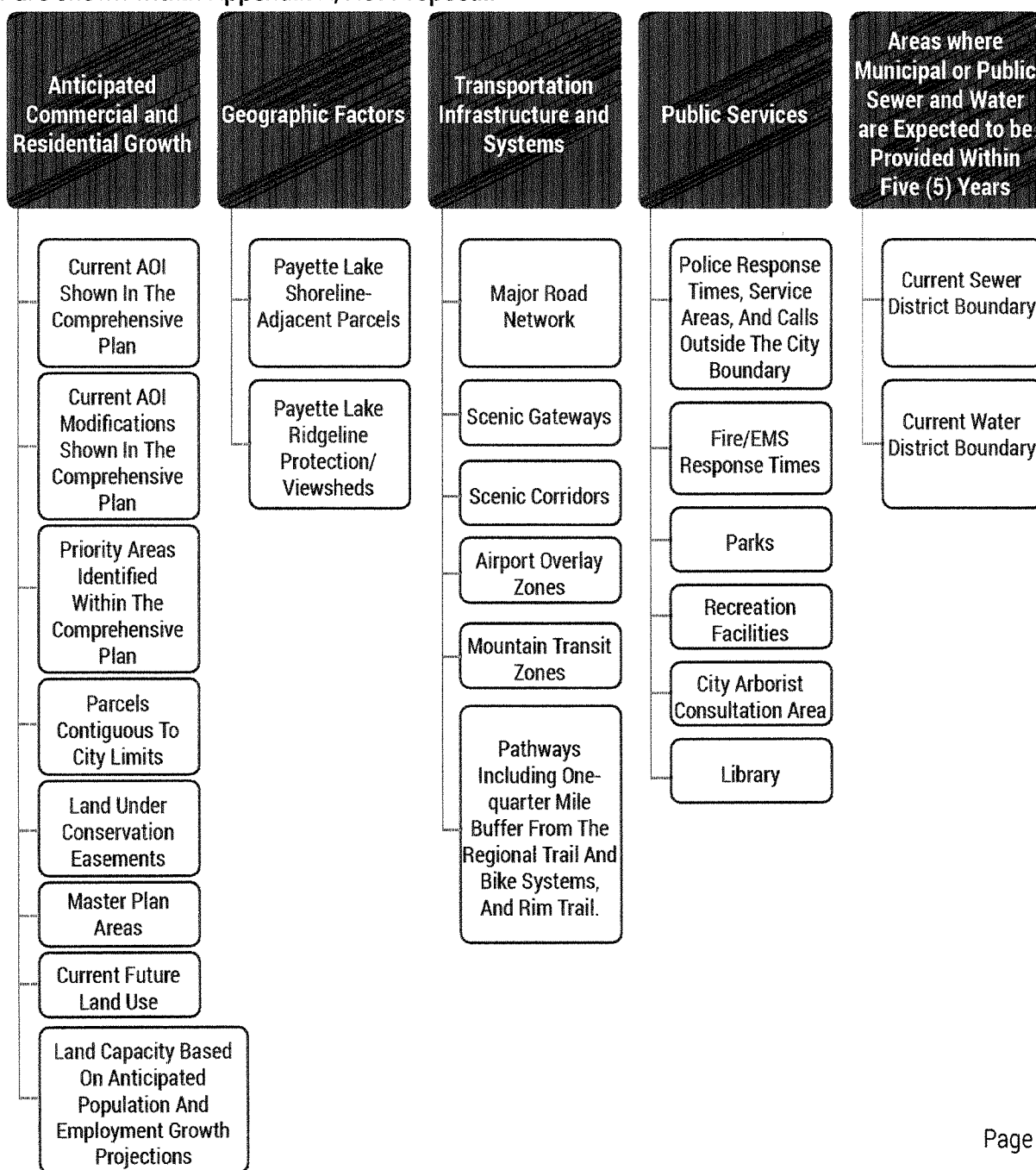


  
Robert S. Giles, Mayor

In defining an initial modified AOI for this proposal, the criteria set forth in Section 67-6526, Idaho Code were considered as primary categories to meet State Statute:

- Anticipated commercial and residential growth,
- Geographic factors,
- Transportation infrastructure and systems,
- Public services, and
- Areas where municipal or public sewer and water are expected to be provided within five years.

Within these categories the factors that fall within each criteria have been mapped and weighted. The following chart shows the full breakdown of criteria within the State Statute required categories. This criteria is used to determine the suitability of different areas within the proposed AOI. Maps for each factor are shown within Appendix A, AOI Proposal.

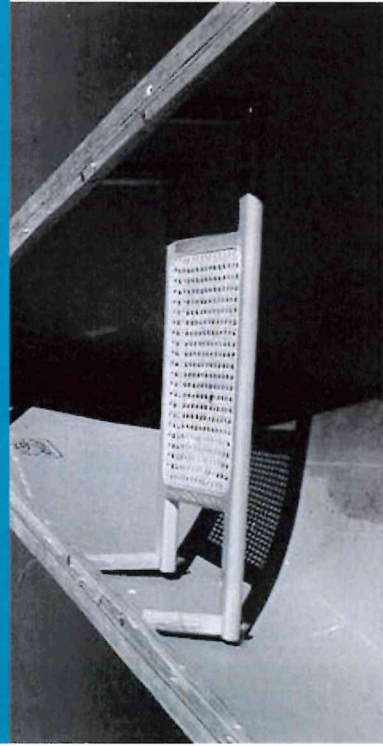




# *City of* **McCall** IDAHO

## Impact Area Proposal

Joint Meeting with BOCC and McCall City Council  
May 5, 2025





# Meeting Agenda

- Introductions
- Background
- State Statute Explanation/Overview
- Annexation
- Impact Area Plan Goals and Policies
- Process Overview
- Criteria and Mapping Analysis
- Administration and Implementation
- Discussion
- Next Steps

# BACKGROUND



# Meeting Objectives

- Acknowledgement of the Change in State Statute
- Review Draft Goals and Policies
- Understand Methodology for Boundary Analysis
- Criteria Review
- Administrative Implementation
- Overall Feedback and Discussion



# STATE STATUTE BACKGROUND

To comply with the new Area of Impact (AOI) legislation passed in 2024, McCall's AOI boundary must be updated by the end of 2025.

This project will ensure that the new AOI boundary complies with regulatory requirements through the analysis of factors including commercial and residential growth, geographic factors, transportation, and public infrastructure and services.

*The results of the analysis will guide decisions about where the City can reasonably expand, ensuring growth happens thoughtfully and is supported by infrastructure and services.*



# ANNEXATION RULES: I.C. 50-222

- Land must be contiguous or surrounded by the City.
- Notice must be provided to landowner. Notice must include, among other things, a notice that the landowner has the right to give or withhold consent to annexation.
- Notice must be published and mailed to every landowner included in the annexation.
- The P&Z Commission and City Council must each hold a public hearing.
- The City must adopt a written annexation plan.
- Annexation is available if landowners representing 60% of the parcels and 50% of the area to be annexed give voluntary written “explicit” consent recorded with the County.

# ANNEXATION RULES: I.C. 50-222

- City must develop an annexation plan that provides:
  - a) The manner of providing tax-supported municipal services to the subject land;
  - b) The changes in taxation and other costs that would result if the subject land were to be annexed;
  - c) The means of providing fee-supported municipal services, if any, to the subject land;
  - d) An analysis of the potential effects of annexation on other units of local government that currently provide tax-supported or fee-supported services to the subject land;
  - e) The proposed future land use plan and zoning designation or designations, subject to public hearing, for the subject land; and
  - f) A statement of the public purposes that would benefit from annexation.

# ANNEXATION RULES: I.C. 50-222

- Where all land owners have requested annexation, or given consent, or where implied consent has been given, City can move forward with comp. plan, and zoning.
- City can annex enclaved lands completely surrounded by the City.
- No “shoestring” annexations (property only contiguous with the city by a strip of land).
- Annexations are subject to judicial review.

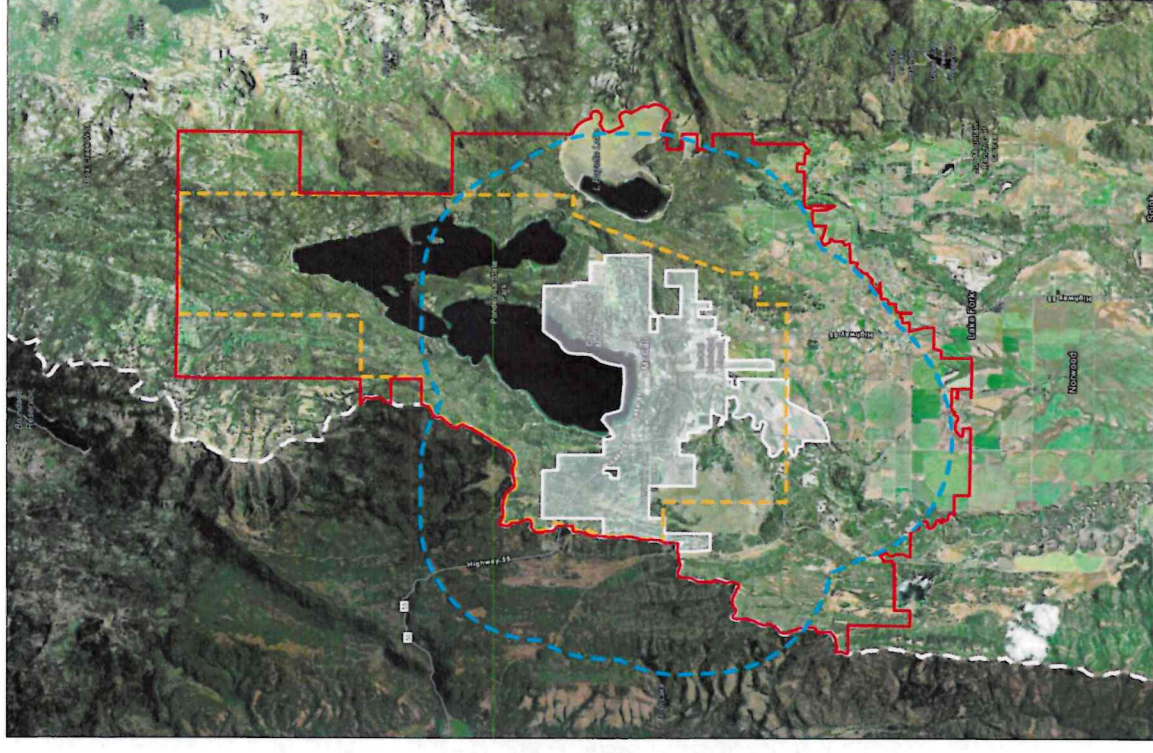
# Study Area for the McCall Area of Impact Boundary

**Current Boundary:** The current adopted McCall AOI extends around Payette Lake, west to Club Hill Boulevard, and south of Elo Road.

*State Statute specifies that the City's updated AOI cannot contain areas beyond 2 miles of the City limits.*

*Therefore...*

**2-Mile Buffer Boundary:** The study area extends two miles out from the McCall City limits and includes all parcels that fall within that area. Because parcels cannot be divided, the study area extends to the edge of every parcel line that intersects that two-mile buffer.





# GOALS & POLICIES

# AOI History

- Board of County Commissioners Request for Proposal and Annexation Plan
- Comprehensive Plan and other Master Plans Guidance based on current data and adopted County and City policies
- This is a technical data driven analysis
- This process does not include the typical public involvement done in other planning processes

# Impact Area Goals and Policies | Goal 1

## *Goal 1. Comply with Legislative and Regulatory Requirements*

1. Comply with the Area of Impact (AOI) requirements in Idaho Statute.
2. Ensure any modified or confirmed AOI is fact-based on the considerations identified in Section 67-6526, Idaho Code: Anticipated commercial and residential growth;
  - Geographic factors;
  - Transportation infrastructure and systems, including connectivity;.
  - Areas where municipal or public sewer and water are expected to be provided within five (5) years; and
  - Other public service district boundaries.
  - Areas that are very likely to be annexed within the next five years.
  - Areas that do not extend more than two (2) miles from existing city limits.
3. Align the AOI with the McCall Area Comprehensive Plan and other relevant plans while acknowledging that an anticipated update to the Plan may result in recommended changes to the AOI within five (5) years or sooner.

# Impact Area Goals and Policies | Goal 2

## *Goal 2. Ensure Coordinated and Predictable Growth Management*

1. Maintain continuity and predictability in growth and development within the existing AOI as expected by residents thereby protecting their property rights.
2. Enhance the City's ability to accommodate and prepare for projected population and employment growth.
3. Ensure consistency between City and County planning documents to provide coordination and advancement towards shared land use goals.
  - Valley County Comprehensive Plan (2018); McCall Area Comprehensive Plan (2018); McCall Parks, Recreation, and Open Space Plan (2023); Valley County Waterways Management Plan (2022); McCall Area Historic Preservation Plan (2022); McCall Municipal Airport Master Plan (2022); McCall's Framework for Climate Action Planning (2020); McCall Water System Master Plan (2018); • McCall Area Transportation Master Plan (2017); McCall Area Pathways Master Plan (2012); and McCall Business Park Planning & Design Charette: Conclusions, Recommendations, and Framework Plan (2010)
4. Ensure the choice of developing in the City or County continues in accordance with the County's vision.



# Impact Area Goals and Policies | Goal 3

## *Goal 3. Strengthen Governance and Intergovernmental Collaboration*

1. Foster continued collaboration between the City of McCall and Valley County with land use decisions and development review in the AOI.
2. Clarify the roles and procedures for the administration of the AOI.
3. Determine a course of action for the issues identified by the County in the administration of the AOI.
4. Update the Intergovernmental Agreement between the City and County.

# Impact Area Goals and Policies | Goal 4

## ***Goal 4. Leverage Investments in Infrastructure, Planning, Service Provision, and Property Expectations to Foster Sustainable Growth.***

1. Continue to maintain the precedent of service, guidelines, and standards within the AOI to be consistent with property owner expectations.
2. Leverage prior investments in operations, capital improvements, and planning within areas in the AOI to enhance efficiency, reduce costs, maximize resource uses, and reduce redundant expenditures in the AOI.

# CRITERIA & MAPPING

# Criteria and Mapping | Methodology



# Criteria and Mapping | Methodology

## DATA GATHERING



### 1 Categories & Criteria

The process started by gathering accurate, up-to-date data that reflects the McCall Area's current conditions and growth potential.

#### ☒ POPULATION PROJECTIONS

The projections show three growth scenarios for a comprehensive view of how the future may change. (low, medium, high)

#### ☒ CITY DATA

The projections were combined with City data to understand how much land is available and how much is needed to meet future needs.

#### ☒ PLANS AND STATE STATUTE

Data was evaluated alongside State Statute requirements and relevant plans to create a cohesive analysis.

# Criteria and Mapping | Methodology

## SCORING & WEIGHTING

The data was categorized under the five required State Statute criteria and weighted based on magnitude of impact, to understand spatially where infrastructure, geographic factors, services, transportation, and projected growth are or will occur.



## 2 Data Refinement

Water and Sewer

Transportation

Public Services

Anticipated Growth

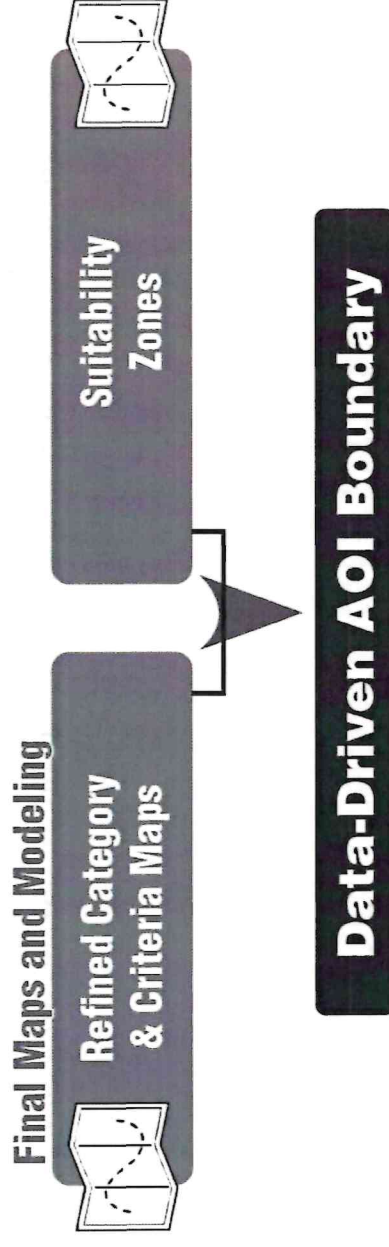
Geographic Factors



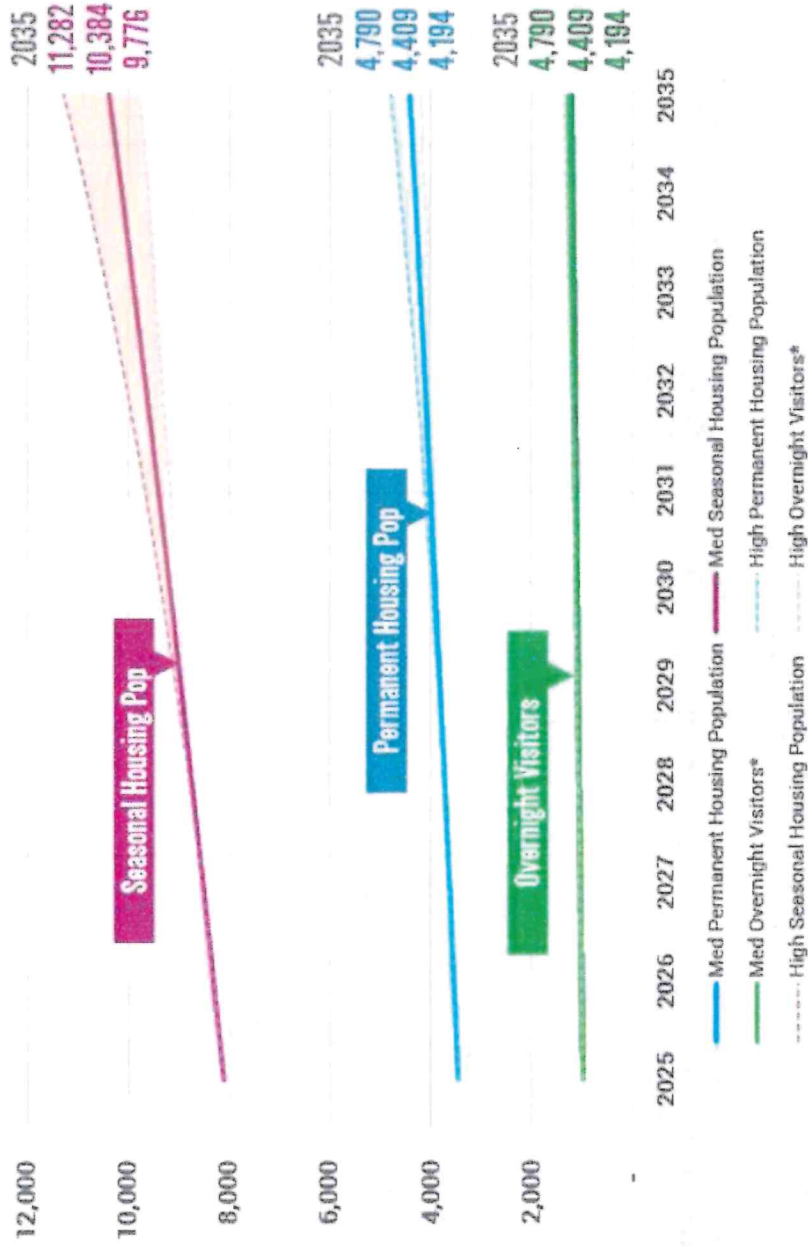
# Criteria and Mapping | Methodology



The resulting maps reveal areas of overlap for potential growth, and are awarded overall suitability scores that inform the most likely areas to reasonably expand.



# Criteria and Mapping | Growth Projections

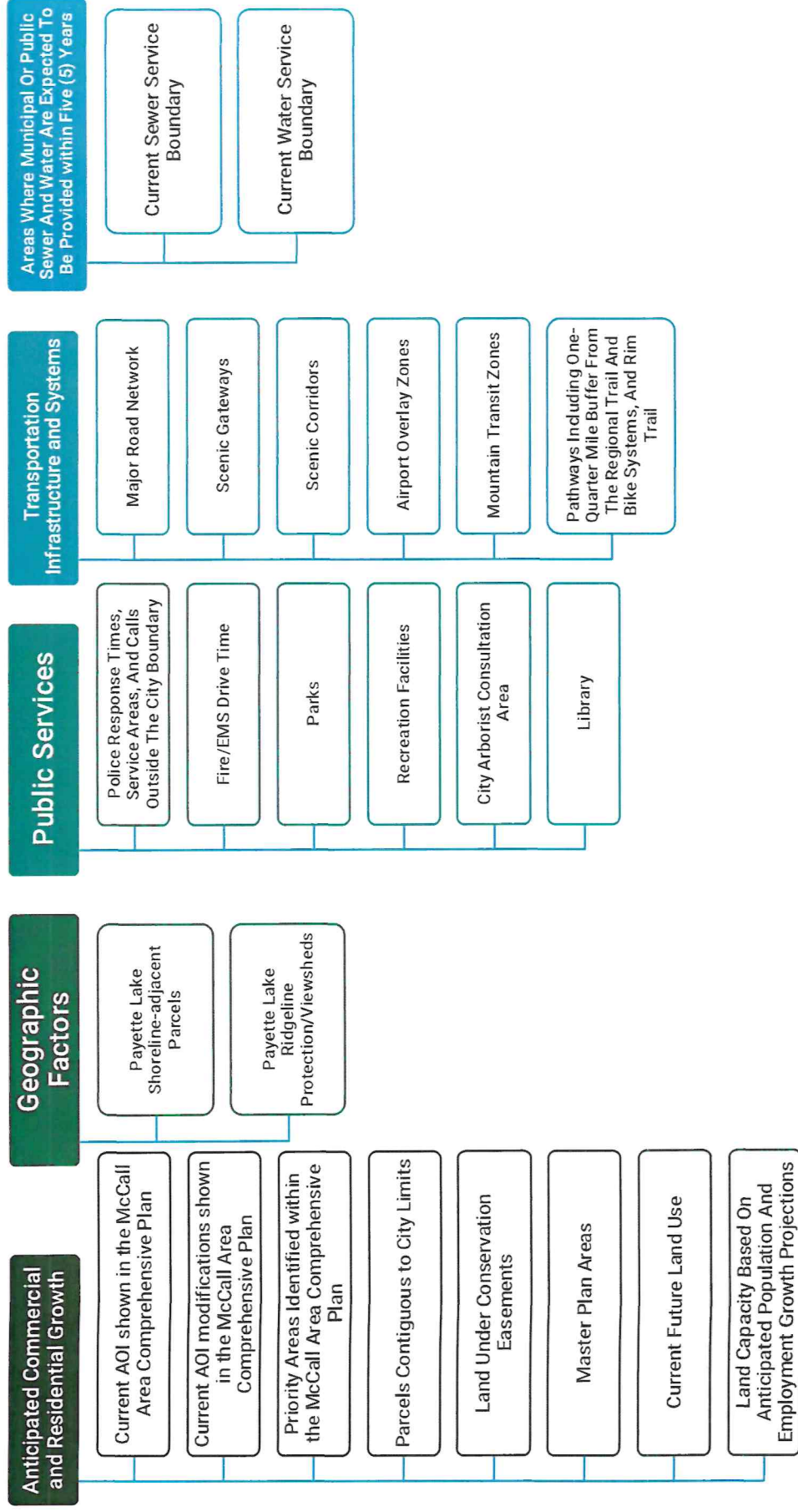


*Growth projections provide data to align policies with anticipated development trends.*

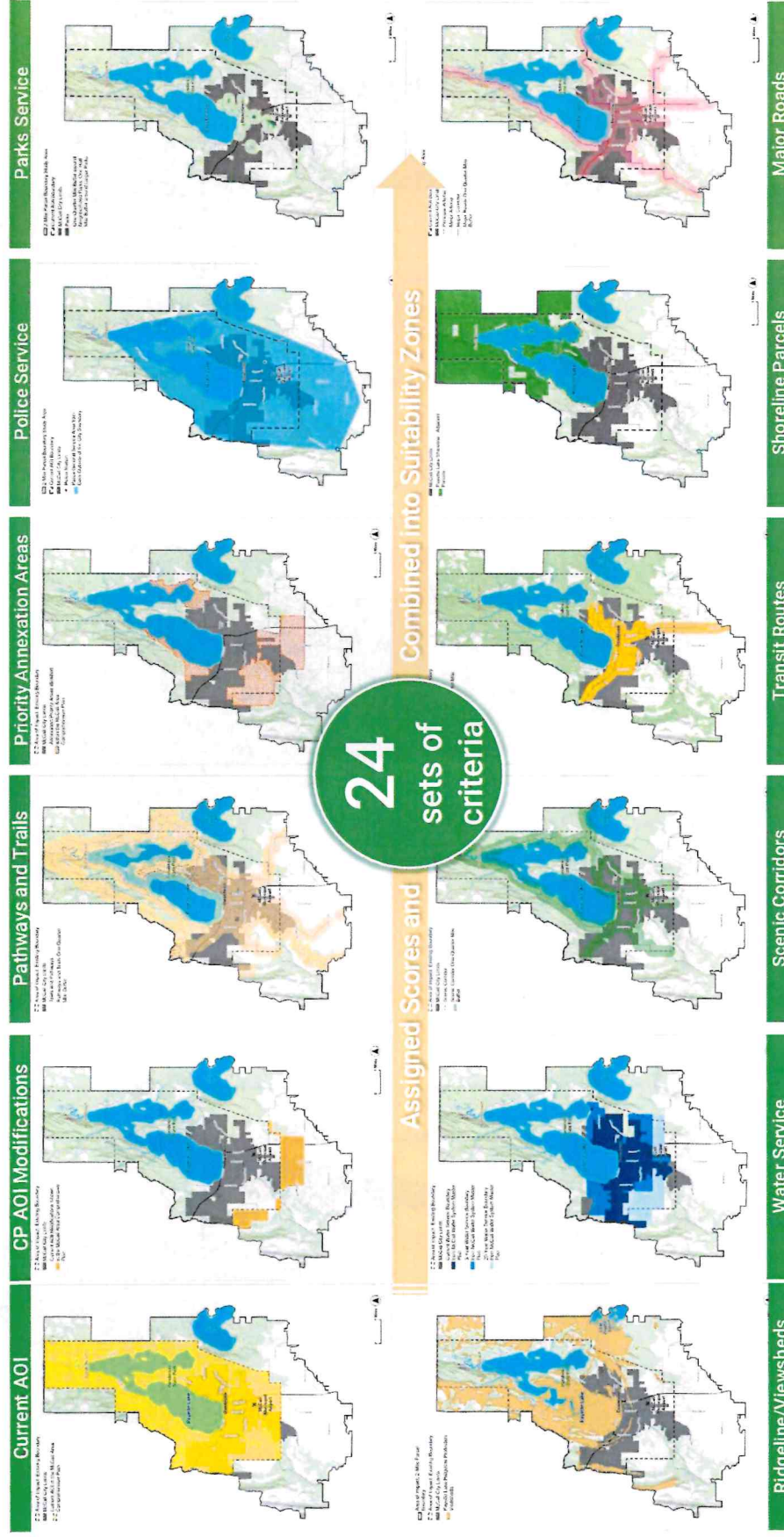
*By analyzing historical and anticipated growth rates, the City can estimate future land demand for various purposes based on different growth scenarios.*



# Criteria for AOI Boundary

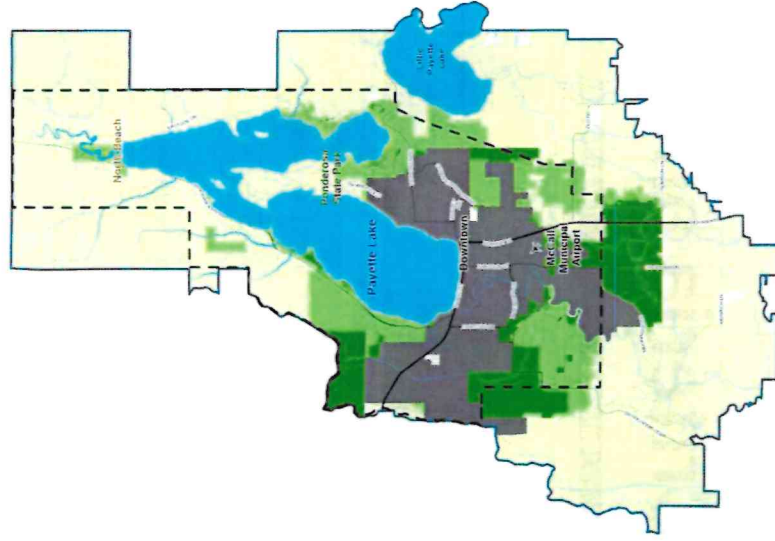


# Criteria and Mapping | Compilation

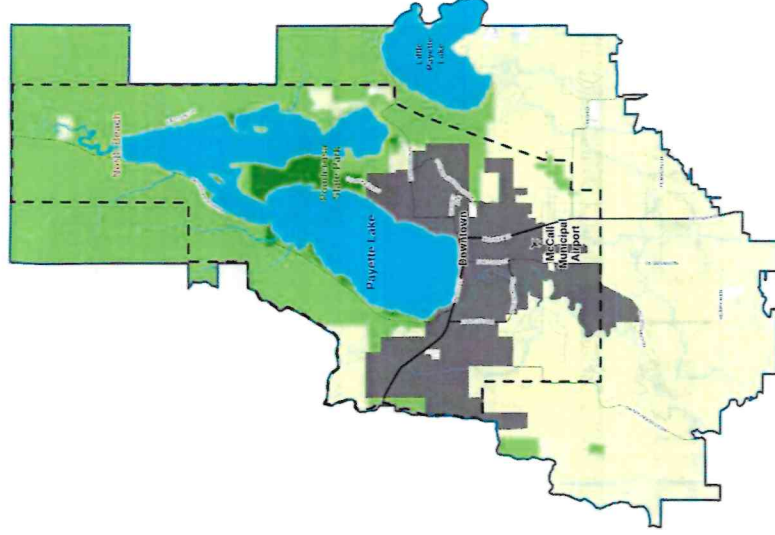


# State Statute Overlay | Compilation

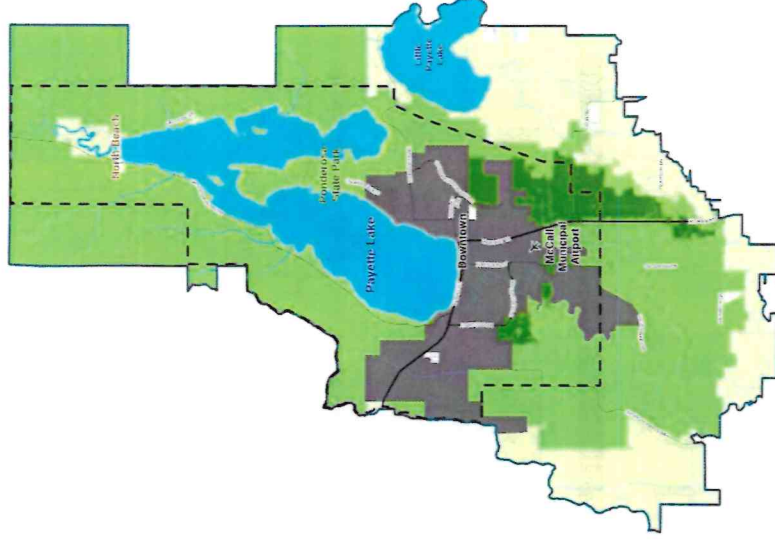
Anticipated Commercial and Residential Growth



Geographic Factors



Public Services

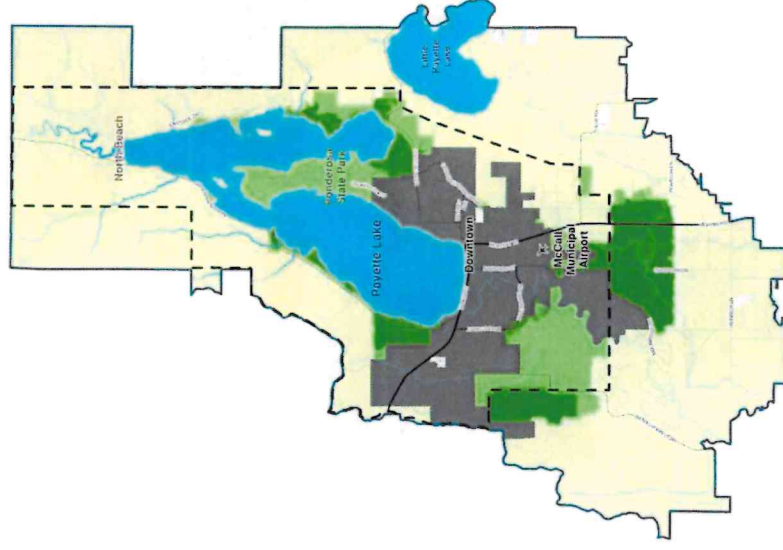
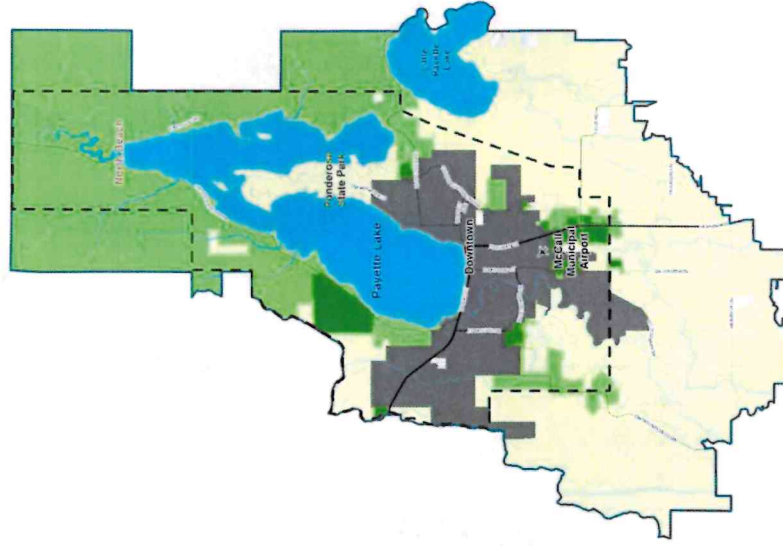


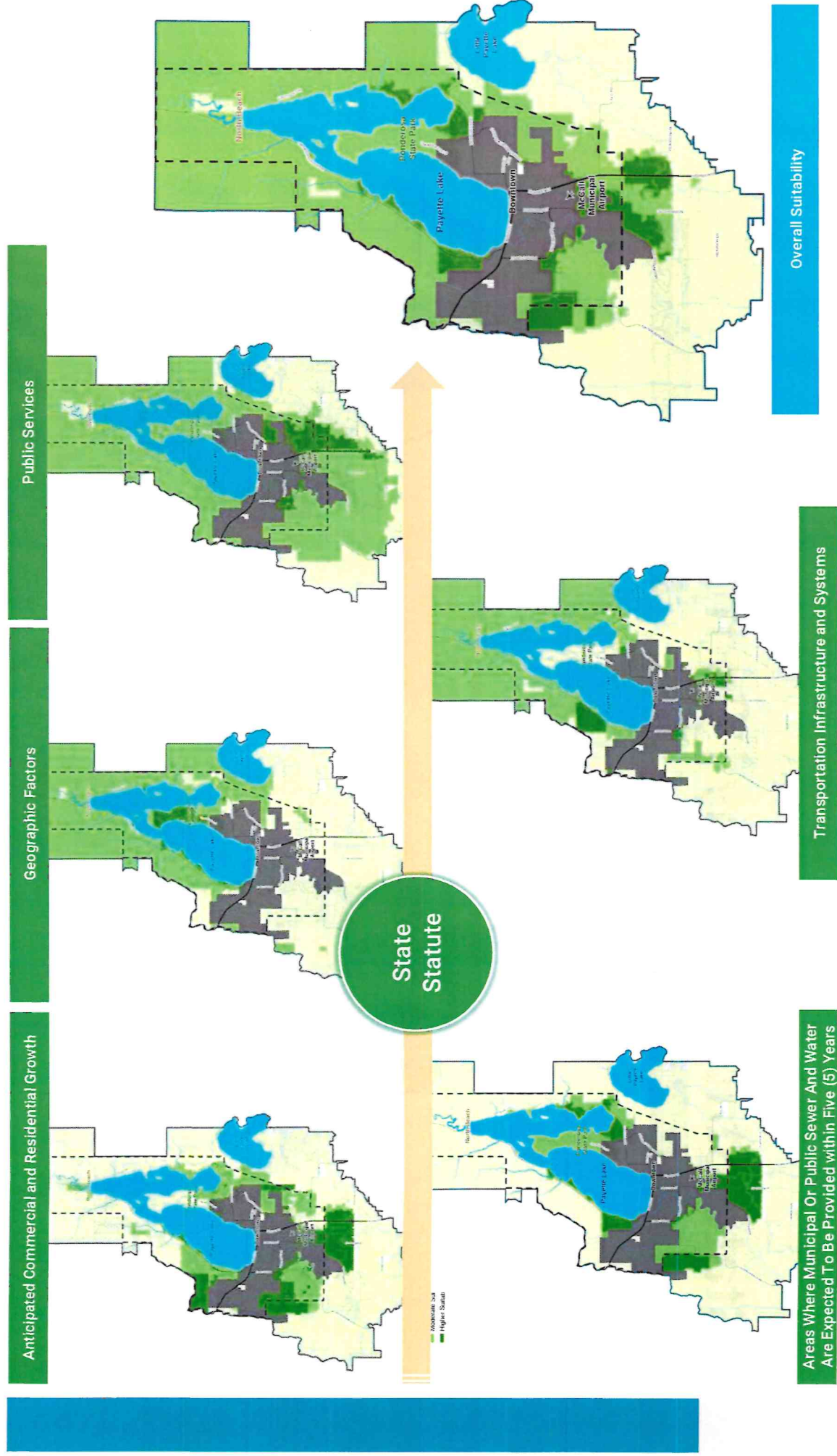


# State Statute Overlay | Compilation

Transportation Infrastructure and Systems

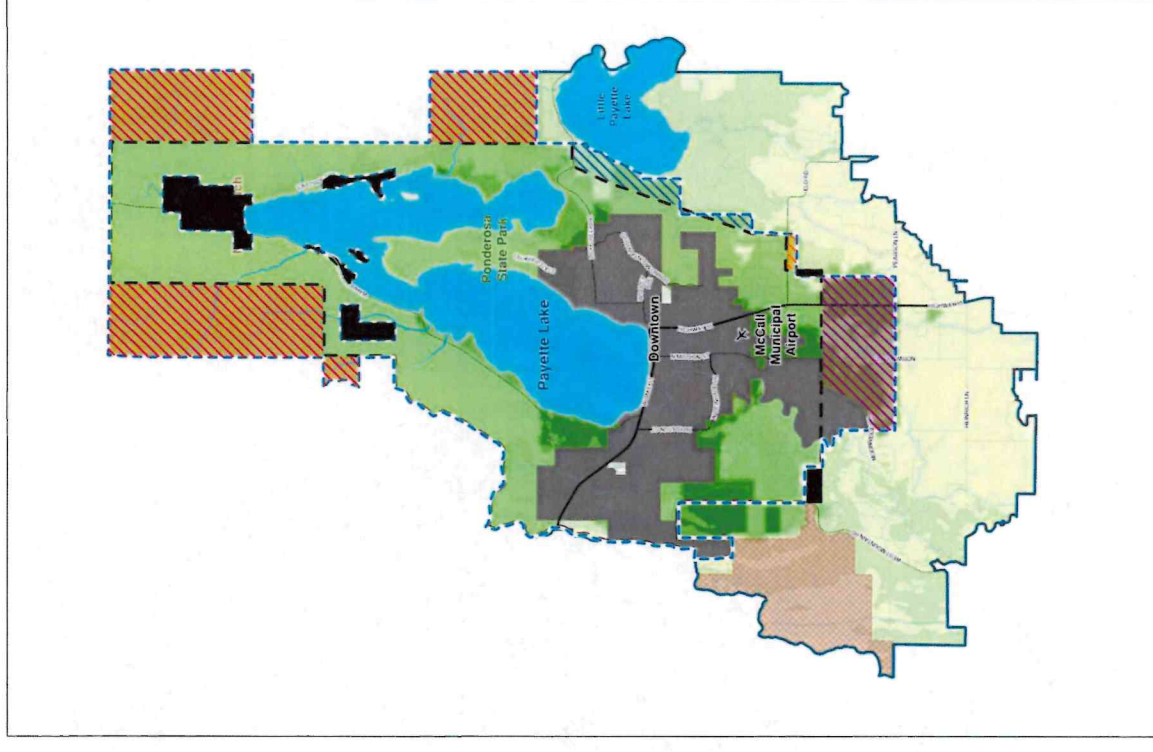
Areas Where Municipal Or Public Sewer And Water  
Are Expected To Be Provided within Five (5) Years





# Data-Driven AOI

1. Expands to avoid splitting the large IDL parcel, as shown with the red hatch and shading.
2. Excludes parcels wholly beyond two miles from the city limits, as shown in black.
3. Excludes the White Cloud Subdivision at the southwestern corner of the current AOI (shown in black) and as identified as a modification in the McCall Area Comprehensive Plan.
4. Excludes a small area at the southeastern corner of the current AOI (shown in black) and as identified as a modification in the McCall Area Comprehensive Plan.
5. Expands the boundary slightly at the southeastern corner of the current AOI (shown with orange hatch and shading) and as identified as a modification in the McCall Area Comprehensive Plan.
6. Modifies the eastern edge to follow parcel lines, instead of splitting these parcels diagonally and shown with the blue hatch and shading.
7. Expands the boundary south to Johnson Lane (shown in the purple hatch and shading).



# ADMINISTRATIVE IMPLEMENTATION



# Administrative Implementation

- McCall Area Comprehensive Plan (City/County)
- Impact Area code to implement the Comprehensive Plan
- Revise Memorandum of Understanding (MOU)
- Enhance communication and procedures for city/county collaboration
- Continue building permits and inspections



# Rationale for Implementation

- Ongoing Success with Joint Planning in the Past (47 years)
- Joint Planning is a model for planning in Idaho
- Familiarity and Predictability in Current Process
- Preservation of Property Rights
- Convenience for Applicants and the Public

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# Questions?

- The presented maps were the results of a data-driven analysis. What are your initial thoughts?
- How do we engage the public?
- How should we plan for the administration of the AOI?
- We are here to listen to you and work together to meet the requirements. How do we get there?

**THANK YOU!**

# Valley County Board of County Commissioners

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## IN THE OFFICE OF THE VALLEY COUNTY BOARD OF COMMISSIONERS CASCADE, IDAHO May 19, 2025

**PRESENT:**     **SHERRY MAUPIN (CHAIRMAN)**  
                  **NEAL THOMPSON (COMMISSIONER)**  
                  **KATLIN CALDWELL (COMMISSIONER)**  
                  **DOUGLAS MILLER (CLERK)**

Chairman, Sherry Maupin led the Pledge of Allegiance.

**Action Item:** Chairman Maupin presented the commissioners' agenda for May 19, 2025. Commissioner Caldwell made a motion to approve the commissioners' agenda for May 19, 2025. Commissioner Thompson seconded the motion. No further discussion, all in favor. Motion passed to approve the commissioners' agenda for May 19, 2025.

**Action Item:** Chairman Maupin presented the commissioner meeting minutes from May 12, 2025. Commissioner Caldwell made a motion to approve the commissioner meeting minutes from May 12, 2025. Commissioner Thompson seconded the motion. No further discussion, all in favor. Motion passed to approve the commissioner meeting minutes from May 12, 2025.

**Action Item:** Chairman Maupin presented the release of liability agreement with the Donnelly Bible Church. Clerk, Douglas Miller, discussed the release of liability requirement with the Donnelly Bible Church and explained it was a new agreement that the Donnelly Bible Church was asking for. Commissioner Thompson made a motion to approve the release of liability agreement with the Donnelly Bible Church. Commissioner Caldwell seconded the motion. No further discussion, all in favor. Motion passed to approve the release of liability agreement with the Donnelly Bible Church.

**Action Item:** Chairman Maupin presented the West Central Mountains Fiber Network Letter and discussed the purpose of the letter. Commissioner Caldwell made a motion to approve the

**Action Item:** Grant Writer, Ken Schlegel presented the application for the Stibnite Foundation for Samson Trail Pathway Phase 2 Project requesting \$10,000 to assist with the completion of the project. The commissioners asked about the estimated cost for the project and Grant Writer Ken Schlegel provided an overview of the funds that have been awarded and explained that there was still a significant amount of funding needed. Commissioner Caldwell made a motion to approve the application to submit to the Stibnite Foundation for Samson Trail Pathway Phase 2 Project requesting \$10,000. Commissioner Thompson seconded the motion. No further discussion, all in favor. Motion passed to approve the application to submit to the Stibnite Foundation for Samson Trail Pathway Phase 2 Project requesting \$10,000

Clerk, Douglas Miller began the budget workshops with the listed departments. The first Fiscal Year 2026 Budget Workshop was for the Planning & Zoning Department and in attendance was Planning & Zoning Director, Cynda Herrick for account 100-21.

The next budget workshop was with the Building Department and in attendance was the Building Director, Annette Derrick, for account 100-22.

The next budget workshop was with the Treasurer's Office and in attendance was Treasurer, Johanna Defoort for account 100-03.

The next budget workshop was for the Fire Mitigation Department and in attendance was Fire Mitigation Director, Mara Hlawatschek for account 100-16.

The next budget workshop was for the Coroner's Office. Clerk, Douglas Miller presented the requested budget for the Coroner, Scott Carver as he was unable to attend for account 100-06.

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

A copy of all the budget worksheets for each department are available upon request through the Valley County Clerk's Office.

The commissioners recessed for lunch at 11:40 a.m.

The commissioners returned from lunch at 1:00 p.m.

Chairman Maupin began the workshop related to the McCall Impact Area. She provided an overview of how the workshop would be conducted with the first hour allowing the public to comment and the second hour of the workshop would directly involve the commissioners.

Chairman Maupin opened the workshop to members of the public.

Mr. Mike Barton, who resides within the area of impact, provided the commissioners with comments related to the proposal of the city of McCall.

Mr. Craig Wasson, who resides within the area of impact, provided the commissioners with comments related to the proposal of the city of McCall.

Ms. Ann Heater, who resides within the area of the impact, provided the commissioners with comments related to the proposal of the city of McCall.

Mr. John Leedom, who resides within the area of the impact, provided the commissioners with comments relating to the proposal of the city of McCall.

Dr. Gregory Irvine, who resides within the area of impact, provided the commissioners with comments related to the proposal of the city of McCall.

McCall City Community & Economic Development Director, Michelle Groenevelt provided testimony to the commissioners regarding short term rental within the areas of impact. The commissioners had the opportunity to ask questions to Michelle Groenevelt, and she responded accordingly.

Mr. Mike Simplot, who resides within the area of impact, provided the commissioners with comments related to the proposal of the city of McCall.

Mr. Steven Porter, who resides within the area of impact, provided the commissioners with comments related to the proposal of the city of McCall.

Ms. Becky Ryan, who resides within the area of impact, provided the commissioners with comments related to the proposal of the city of McCall.

Mr. Charlie who resides within the area of impact, provided the commissioners with comments related to the proposal of the city of McCall.

Mr. Lawrence Alfs, who resides within the area of impact, provided the commissioners with comments related to the proposal of the city of McCall.

Mr. Ray Woods, who resides within the area of impact, provided the commissioners with comments related to the proposal of the city of McCall.

Ms. Debbie Fereday, who resides within the area of impact, provided the commissioners with comments related to the proposal of the city of McCall.

Mr. Carl Rugula, who resides within the area of impact, provided the commissioners with comments related to the proposal of the city of McCall.

The commissioners concluded their workshop that allowed the public to comment to the commissioners and recessed until 2:00 p.m.

The commissioners began the workshop amongst themselves related to the McCall Impact Area and had the opportunity to ask Planning & Zoning Director, Cynda Herrick. Planning & Zoning Director Herrick responded accordingly.

The commissioners also had questions that were referred to McCall City Community & Economic Development Director, Michelle Groenevelt and she responded accordingly. The

commissioners deliberated on the proposed map from the City of McCall. Mr. Jeff Bateman who is the Director of Payette Lakes Sewer & Water District also provided information to the commissioners regarding the master plan of the Payette Lakes Sewer & Water District. Commissioner Thompson provided his opinion during the workshop related to the McCall Area of Impact. Commissioner Caldwell provided her opinion during the workshop related to the McCall Area of Impact. Chairman Maupin provided her opinion during the workshop related to the McCall Area of Impact. The commissioners discussed the map that was provided and provided their opinion about certain areas being incorporated into the areas of impact. McCall City Manager, Forest Atkinson provided his opinion to the commissioners regarding the deadlines that had been determined by Idaho Code and the commissioners advised that they would continue the workshop until May 27, 2025, at 9:15 a.m.

**Action Item:** Chairman Maupin opened the request for proposals for the Cascade Annex Remodel and advised that there was one proposal that was submitted by Dalrymple Construction and advised that the bid that was received was higher than expected and outside the scope of the project. The commissioners deliberated on the next steps and believed they needed to consult with legal counsel. Commissioner Thompson made a motion to deny the request for proposal from Dalrymple Construction. Commissioner Caldwell seconded the motion. No further discussion, all in favor. Motion passed to deny the request for proposal from Dalrymple Construction for the remodel of the Cascade Annex.

**Action Item:** Commissioner Thompson 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 yet 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. By roll call vote all commissioners voted “aye”. The commissioners went into Executive Session per Idaho Code 74-206 1(f)-Litigation at 3:04 p.m.

Chairman Maupin brought the commissioners out of Executive Session per Idaho Code 74-206 1(f)-Litigation at 3:35 p.m. No decision was made.

**Action Item:** Chairman Maupin made the 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.” Motion passed to go into Executive Session per Idaho Code 74-206 1(b) at 3:35 p.m.

Chairman Maupin brought the commissioners out of Executive Session per Idaho Code 74-206 1(b)-at 4:30 p.m. No decision was made as it was for evaluation purposes.

The commissioners adjourned at 4:30 p.m.



# Valley County Board of County Commissioners

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## IN THE OFFICE OF THE VALLEY COUNTY BOARD OF COMMISSIONERS CASCADE, IDAHO May 27, 2025

**PRESENT:**  
**SHERRY MAUPIN (CHAIRMAN)**  
**NEAL THOMPSON (COMMISSIONER)**  
**KATLIN CALDWELL (COMMISSIONER)**  
**DOUGLAS MILLER (CLERK)**

Chairman, Sherry Maupin led the Pledge of Allegiance.

**Action Item:** Chairman Maupin presented the commissioners' agenda for May 27, 2025. Chairman Maupin advised that the Action Item: for CUP-24-02 River Fork Ranch Development Agreement needed to be delayed until June 9, 2025. Commissioner Thompson made a motion to remove CUP-24-02 River Fork Ranch Development Agreement from the agenda for May 27, 2025, and approve the remainder of the agenda. Commissioner Caldwell seconded the motion. No further discussion, all in favor. Motion passed to remove CUP-24-02 River Fork Ranch Development Agreement from the agenda for May 27, 2025, and approve the remainder of the agenda.

Senior Deputy Auditor, Rheta Clingan presented the claims and board order claims for May 27, 2025. She advised that there was a claim for the Grove Hotel that had been removed as it had already been paid.

### Fiscal Year 2025 Claims

General Fund	\$18,791.05
Road & Bridge	\$30,273.54
District Court	\$2,657.76
Election Consolidation	\$2,357.46
Fair	\$80.45

Chairman Maupin advised that the Valley County Board of County Commissioners would be continuing the **McCall Area of Impact Workshop**. She provided an overview of the conversations that she had with specific individuals. Commissioner Caldwell provided her opinion regarding the area of impact for McCall and felt that the county codes should still be applied to the area of impact. Commissioner Thompson provided his opinion and the conversations that he has had with the public that they would like to see one entity who governs the area. Planning & Zoning Director, Cynda Herrick advised that the county still needs to set the public hearing regarding the McCall Area of Impact. Chairman Maupin provided an overview of the matters that were discussed at the previous workshop and specifically discussed the presentation from Mr. Jeff Bateman who is with Payette Lakes Sewer and Water District. She also presented the five criteria requirements and the expectations of the commissioners that were outlined in the legislation that was created and ultimately approved by the Idaho State Legislation. Planning & Zoning Director, Cynda Herrick provided additional requirements that the commissioners would have to do before a final decision was voted on to include a public hearing on July 7, 2025. The commissioners had the opportunity to ask questions from the Building Director, Annette Derrick and Planning & Zoning Director, Cynda Herrick, regarding the process after any ordinances or boundaries are adopted. Cynda was also seeking guidance from the commissioners regarding the scenic byway corridor as well as other matters and the commissioners provided their opinion of recommended specific requirements. The commissioners discussed having a workshop with all the cities within Valley County to discuss updating the comprehensive plans and proposed ordinances. Cynda also explained that there have been changes made under state statute related to agriculture building permits which now allow plumbing into certain structures. The commissioners also liked clarification from Road Engineer, Dan Coonce on the secondary highway routes.

**Action Item:** Weed Supervisor, Steve Anderson presented the modifications of the Boise National Forest Weed Grant to add \$19,000 of funds to utilize for weed mitigation and explained the responsibility of Valley County Weed Department for 23-PA-11040200-019. Commissioner Caldwell made a motion to approve the modification of the Boise National Forest Weed Grant for 23-PA-11040200-019. Commissioner Thompson seconded the motion. No further discussion, all in favor. Motion passed to approve the modification of the Boise National Forest Weed Grant for 23-PA-11040200-019.

Road Engineer, Dan Coonce provided the commissioners with an update related to matters involving the Road Department and first discussed requests for proposals for the Abstein Bridge. He also discussed the LHTAC Grant that was scheduled for opening last week had been postponed due to an error in contractors not allowing bids to be received. He presented the Four Corners Grant and advised that Valley County had been awarded the grant. He advised that a scoping meeting with FEMA would occur next week, and he publicly thanked Grant Writer, Ken Schlegel, for his work. Dan also advised that Stroth had begun the groundwork on the new road department building. He advised that he met with Western Federal Land on East Lake Shore Drive project and explained that there might be cost savings for Valley County. He discussed the Warren Wagon guardrail project and the status of the project. He presented that the Lake Irrigation District would be having a public hearing regarding piping of water and Dan advised that the meeting would be on June 4 between 4:00 p.m. and 6:00 p.m. He also advised that the road department will have a Valley County Rodeo for employees to show their skills with specific equipment. He also informed the commissioners that he would need to expend funds out of the road department's budget to move the sand shed at Gold Fork. He reported to the commissioners about a situation involving separate approaches to plats that were coming through