Valley County Board of County Commissioners

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IN THE OFFICE OF THE VALLEY COUNTY BOARD OF COMMISSIONERS
CASCADE, IDAHO
July 21, 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 July 21, 2026, and amended it by removing the 10:35 am action Item 13. Commissioner Caldwell made a motion to approve the commissioners' agenda for July 21, 2026, as amended. Commissioner Thompson seconded the motion. No further discussion, all in favor. Motion passed to approve the commissioners' agenda for July 21, 2026, as amended.

Action Item (2): Chairman Maupin presented the commissioners' minutes for July 6, 2026. Commissioner Caldwell made a motion to approve the commissioners' minutes for July 6, 2026. Commissioner Thompson seconded the motion. No further discussion, all in favor. Motion passed to approve the commissioners' minutes for July 6, 2026,

Action Item (3): Commissioner Thompson made a motion to approve to sign and approve ITD STIP letter. Commissioner Caldwell seconded the motion. No further discussion, all in favor. Motion passed to approve to sign and approve ITD STIP letter.

Action Item (4): Recreation Director Bingaman presented Craig Solberg as a candidate to fill one of three recent board vacancies. Solberg previously applied during the first round of appointments and brings valuable experience from his time with Eagle's planning and zoning board, as well as serving a term as a city councilman. He is active in Valley County, participating in about eight local organizations, and has extensive outdoor experience.

Commissioner Thompson made a motion to approve the appointment of Craig Solberg to the Valley County Recreation Board. Commissioner Caldwell seconded the motion. No further discussion, all in favor. Motion passed to approve the appointment of Craig Solberg to the Valley County Recreation Board.

Action Item (5): Chairman Maupin clarified that there is no action to be taken on this item because it was a donation approved in March of this year and Squaw Creek just needed a signature for their donation reporting.

Central District Health

Summary: Kristen Ryan, the new director of Central District Health, introduced herself to the Commissioners to share her background and gather input on community needs. She detailed her extensive experience, which includes 20 years in Alaska managing public health services and oil spill responses, a stint with the EPA, serving four and a half years as Deputy Director for the Idaho Department of Environmental Quality, and a year managing wastewater treatment for the City of Boise. During the discussion, the Commissioners praised the agency's strong existing partnerships—particularly around opioid response, youth suicide prevention, and domestic abuse resources—while raising ongoing regional challenges such as substance abuse programs, local s1746eptic permitting delays, housing shortages, daycare availability, and limited dental care for Medicaid patients. The Commissioners also discussed legislative efforts to adjust food establishment inspection fees to better cover operational costs, with Ryan advocating for proactive collaboration with industry associations. Finally, Ryan agreed to continue the tradition of providing an annual update to the board every spring ahead of the May budget cycle.

Action Item (6): Facilities and Solid Waste Director Terri Kenneda presented the event of an upcoming one-day hazardous waste collection event, authorizing $65,797.33 with a strict limit not to exceed $100,000. Because demand can be unpredictable, the contracted company will track real-time collection costs on-site to ensure the event stays within the budget. To prevent traffic jams and improve community service long-term, the speaker outlined a plan to train solid waste staff in HAZWOPER so residents can drop off hazardous waste year-round. Existing locations at the transfer site and Lake Fork area will be used to safely store the collected materials before shipping them out.

Commissioner Thompson made a motion to approve, to sign and approve the contract for Hazardous Waste. Commissioner Caldwell seconded the motion. No further discussion, all in favor. Motion passed to approve to sign and approve the contract for Hazardous Waste.

Action Item (7): Facilities and Solid Waste Director Terri Kenneda presented the Change Order Number 15. Commissioner Caldwell made a motion to approve, to sign Change Order #15. Commissioner Thompson seconded the motion. No further discussion, all in favor. Motion passed to approve to sign Change Order #15

Action Item (8): Commissioner Caldwell made a motion to approve, to Sign Contractors Application for Payment in the amount of $1,746. Commissioner Thompson seconded the motion. No further discussion, all in favor. Motion passed to approve to Sign Contractors Application for Payment in the amount of $1,746.

Action Item (9): Grant Writer Ken Schlegel spoke on behalf of Road and Bridge Director Kerstin Dettrich. He presented the LHTAC/Local Agreement 2026 Bridge Investment Program for signature. (BIP) Key 24759; Lake Fork Bridge Planning Study Valley County - Awarded to Parametrix & Keller & Associates. Match should come from budget line 102-00-0484-0000 Professional Services Engineering.

Commissioner Thompson made a motion to approve the LHTAC/Local Agreement 2026 Bridge Investment Program for signature. Commissioner Caldwell seconded the motion. No further discussion, all in favor. Motion passed to approve the LHTAC/Local Agreement 2026 Bridge Investment Program for signature.

Action Item (10): This action item to Sign Hazardous Waste Collection Contract presented by Facilities and Solid Waste Director Terri Kenneda was part of action item 6, so therefore were combined. See action Item 6 above for information.

Tax Cancellation: Treasurer Johanna Defoort presented two unique tax cancellation requests (25-11 and 25-12) totaling $400.60 each, resulting from Idaho Department of Lands (IDL) forest protection fees applied to unvalued parcels—specifically an unmanaged subdivision common area and a road right-of-way—due to automated software detecting trees without accounting for tax-exempt status. After confirming no active homeowners' associations, liens, or responsible owners could be reached, and securing explicit permission from IDL to waive the past fees and remove the parcels from their database, the commissioners were ready to deliberate.

Action Item (11): Commissioner Caldwell made a motion to approve the Tax Cancellation 25-11 – RP00531000000A. Commissioner Thompson seconded the motion. No further discussion, all in favor. Motion passed to approve Tax Cancellation 25-11 – RP00531000000A.

Action Item (12): Commissioner Thompson made a motion to approve the Tax Cancellation 25-12 – RP18N03R175730. Commissioner Caldwell seconded the motion. No further discussion, all in favor. Motion passed to approve the Tax Cancellation 25-12 – RP18N03R175730.

Action Item (13): Approval of the Road Department to purchase tractor for Fair Board which shall be reimbursed by Fair Board was removed from the agenda through the amendment of the day's agenda.

Action Item (14): Grant Writer Schlegel presented the Agreement for approval and signature of U.S. Department of Transportation Grant Agreement Under the Fiscal Year 2025 Safe Streets and Roads for All Grant Program. Commissioner Caldwell made a motion to approve the Agreement for approval and signature of U.S. Department of Transportation Grant Agreement Under the Fiscal Year 2025 Safe Streets and Roads for All Grant Program. Commissioner Thompson seconded the motion. No further discussion, all in favor. Motion passed to approve the Agreement for approval and signature of U.S. Department of Transportation Grant Agreement Under the Fiscal Year 2025 Safe Streets and Roads for All Grant Program.

Discussion of Road Department Notice of Partnership with Idaho Power presented by Road and Bridge Director Kerstin Dettrich and OM John Stevenson.

Summary: Valley County and Idaho Power are partnering on an upcoming right-of-way tree-clearing project aimed at improving public safety, mitigating fire risks, and ensuring power reliability ahead of the winter season. Set to begin in August, the initiative will start in the southern part of the county near Cascade before addressing areas further north near McCall, with Idaho Power's subcontractors handling the physical removal while utilizing local agreements to manage woody debris. Although the board is not taking formal action, they were briefed on the notification letters, mapping revisions, and expected public outreach to ensure local leaders are prepared for potential community feedback.

Action Item (15): Ken Roberts presented a request on behalf of the Gold Fork Irrigation Company for a letter of support to apply for an Idaho Department of Water Resources feasibility study grant. Following a severe canal washout last year that required a costly emergency repair and special landowner assessments, the company is exploring encasing their nine-mile canal system into a pipeline to conserve water, improve water temperature in the Gold Fork River and Lake Cascade, and prevent future structural failures.

Commissioner Caldwell made a motion to approve the request to sign the letter of support for Gold Fork Irrigation for their grant application. Commissioner Thompson seconded the motion. No further discussion, all in favor. Motion passed to approve the request to sign the letter of support for Gold Fork Irrigation for their grant application

Discussion on Construction in Right-of-way Permit Applications presented by Director Dettich and OM Stevenson.

Summary: Property owner Mr. Stoddard requested a construction right-of-way permit, a maintenance agreement to improve the first 1.4 miles of Old Council Road at his own expense, and a snowmobile parking easement on a half-acre parcel. Staff and commissioners expressed strong opposition, explaining that Old Council Road is a seasonal, primitive public right-of-way intended solely for recreational and snowmobile access rather than year-round residential or commercial use. Furthermore, because Mr. Stoddard has a pending, incomplete conditional use permit (CUP) for commercial gravel production, officials emphasized that any road improvement requests are premature and would place an unacceptable future maintenance burden on the county.

Action Item (16): No action was taken on the Construction in Right-of-way Permit Applications for which no roadway standard has been set by Road and Bridge Director Kerstin Dettich.

Action Item (17): No action was taken on Construction in ROW Permit Application by Leo Stoddard for Old Council Road Segments per plan included by Road and Bridge Director Kerstin Dettich. The next step is to wait for the outcome of Mr. Stoddard's CUP application.

The Commissioners recessed for lunch at 12:04 pm

The Commissioners returned from lunch at 1:00 pm

Due to a temporary YouTube outage and IT repairs, the session was briefly recorded on a cell phone before the board transitioned to discuss the final plat and development agreement for the River Fork Ranch subdivision. Key topics included verifying that fire hydrants and the 144,000-gallon fire pond met specifications (pending final sign-off from the Fire Marshal), confirming road and infrastructure compliance through a financial letter of credit, and noting a planning variance for a sub-acre lot size (Lot 15). Ultimately, the commissioners entertained and passed a motion to approve the final plat subject to specific conditions—including restrictions on building permits until road and fire district signoffs are formally received.

Action Item (18): Commissioner Chair Maupin made a motion to approve CUP 24-02 River Fork Ranch Subdivision - Final Plat. Commissioner Thompson seconded the motion. No further discussion, all in favor. Motion passed to approve CUP 24-02 River Fork Ranch Subdivision - Final Plat.

Public Hearing / Action Item (19): Due to another temporary digital recording outage, P&Z Director Herrick's presentation of the Appeal of P&Z Commission Decision to Deny CUP 22-34 Shoemaker Storage Extension was cut off. The following summary is from the dept report that Director Herrick read. "The Valley County Board of County Commissioners reviewed an appeal submitted by Jeff Hatch of Hatch Design Architecture on behalf of Shoemaker Properties LLC regarding the Planning and Zoning Commission's 3-1 denial of a three-year extension request for Conditional Use Permit 22-34 for a public self-storage facility on a

26.97-acre parcel at 13051 Old State Road. Originally effective in May 2023 with a previous extension granted in 2024, the project faced commission denial due to concerns regarding comprehensive plan updates, traffic studies, intersection safety, wetlands, and surface water runoff, whereas the applicant argued that significant progress had been made, including county-approved grading and drainage plans, ITD coordination on the Highway 55 and Old State Road intersection realignment, and ongoing groundwater monitoring. The Board will evaluate the record, agency comments, and public testimony to formulate a reasoned decision either upholding the denial or granting the appeal and approving the CUP extension."

Speakers For Appeal	Speakers Against Appeal
Owner Craig Shoemaker	Resident Mike Burkenbine
Architect Jeff Hatch	Resident Todd Jordana

Summary of testimonies: During the hearing regarding the appeal for Conditional Use Permit 22-34 (Shoemaker Donnelly Storage), the Board of County Commissioners heard testimony from applicant representative Jeff Hatch, who defended the project's progress, ongoing groundwater monitoring required by Central District Health, and coordination with the Idaho Transportation Department (ITD) regarding a realigned intersection and deceleration lane. Conversely, residents voiced strong opposition, raising serious concerns about increased traffic hazards at the busy Highway 55 and Old State Road intersection, historical flooding, and the potential negative environmental impacts of development on local wetlands that drain into Boulder Creek and Lake Cascade.

Commissioner Thompson made a motion to uphold the appeal for CU 22-34 Shoemaker Storage with an extension of two years from date of building permit. Chair Commissioner Maupin seconded, Commissioner Caldwell opposed. No further discussion, all in favor. Motion passed to uphold the appeal for CU 22-34 Shoemaker Storage with an extension of two years from date of building permit.

Public Hearing / Action Item (20): Director Herrick presented the appeal for SUB 25-019 (Rocky Mountain Storage / Pearson Storage Partners LLC), concerning a 19.72-acre commercial storage unit condominium subdivision at 14014 Highway 55, which includes 103 storage units, two offices, open space, a private road aligned with Sun bridge Drive, and visual screening. Following a unanimous P&Z Commission denial in February, a remand by the Board of County Commissioners for new information, and a subsequent 2-1 denial by the commission in June, the applicant appealed again, highlighting updated traffic studies, visual mitigation, and revised site plans. During the staff report and subsequent board discussion, officials addressed critical details regarding shared access easements, the necessity of bringing existing personal structures up to commercial building codes, traffic count coordination with ITD, and the handling of anonymous public opposition letters regarding scenic byway impacts.

Speakers For Appeal	Speakers Against Appeal
Owner Dusty Bitton	No comments from the public
Attorney Matthew Parks	

Summary of Testimonies: During the hearing, applicant Dusty Bitten and attorney Matthew Parks defended the Rocky Mountain Storage project, highlighting that they had spent a year fulfilling county requirements by revising building designs with upper windows, lowering landscaping berms to three feet, removing a building to preserve the view corridor, securing ITD and county engineer approval for a traffic study, establishing dedicated open space, and creating a platted private road aligned with Sunbridge Drive. Following a closed public hearing with no testimony, the Board of County Commissioners deliberated extensively on the P&Z Commission's denial reasons—noting that the county currently lacks a scenic highway overlay or explicit architectural code to penalize storage unit orientations, and that traffic concerns were addressed by state and local transportation experts.

Chair Commissioner Maupin made a motion to override the denial of SUB 25-019 Rocky Mountain Storage – Preliminary Plat while incorporating conditions of approval from the May 14, 2026, staff report with requirements for enhanced perimeter landscaping and maintenance. Commissioner Thompson seconded the motion. Commissioner Caldwell opposed. No further discussion. Motion passed to override the denial of SUB 25-019 Rocky Mountain Storage – Preliminary Plat while incorporating conditions of approval from the May 14, 2026, staff report with requirements for enhanced perimeter landscaping and maintenance.

Public Hearing/Action Items (21): Director Herrick presented the appeal for CUP 26-012 (Schneider Propane Storage), in which appellants Marvin and Gail Ward along with 26 others are challenging the Planning and Zoning Commission's June 11th 2-1 approval granted to Ryan and Heidi Schneider. The proposal involves leasing approximately 2 acres of a larger parcel accessed from Challis Lane for propane distribution, featuring a 30,000-gallon storage tank on a chassis to fill delivery trucks, storage for empty tanks, weekday operational hours, and an estimated four trips per day. While the P&Z Commission concluded the use is compatible, properly mitigated, and meets county standards—with safety measures vetted by the Cascade Fire Chief and required tank features—the appeal contends that the application fails to satisfy comprehensive plan consistency, property value standards, adjoining property protections, and adequate evaluation of wildfire, public safety, insurance, and traffic impacts.

Speakers For Appeal	Speakers Against Appeal
Attorney Brandon Fiscus	Owner Heidi Schneider
Resident Cyndi Pagan	
Resident Marvin Ward	
Resident Ken Schneider (no relation to the owner)	
Resident Gale Ward	
Resident Bree Gennazi	
Resident Brett Dods	

Summary of testimonies: During the appeal hearing for the Schneider Propane Storage project, appellant representative Brandon Fiscus and local property owners urged the Board of County Commissioners to overturn the Planning and Zoning Commission's approval of CUP 26-012, citing a lack of substantial evidence regarding comprehensive plan consistency, residential compatibility, property value impacts, and severe wildfire and highway safety risks. In response, applicant Heidi Schneider defended the facility as a low-traffic distribution hub hidden from view, supported by vetted safety plans, legal road rights, and local fire and transportation clearances. Following extensive deliberations regarding highway access hazards, insurance worries, emergency fuel evacuation feasibility, and commercial encroachment into a residential neighborhood.

Commissioner Caldwell made a motion to remand back the Appeal of Planning and Zoning Commission Approval of CUP 26-012 Schneider Propane Storage to the P&Z Commission for further clarification and review. Chair Commissioner Maupin seconded the motion. No further discussion, all in favor. Motion passed to remand back the Appeal of Planning and Zoning Commission Approval of CUP 26-012 Schneider Propane Storage to the P&Z Commission for further clarification and review.

Opportunity for General Public to Present to Commissioners

- Resident Cyndi Pagan asked for clarification on what remanded meant. Commissioners explained that the appeal goes back to the P&Z Commission for examination and a new public hearing will be set again as a do over.

The Commissioners adjourned the meeting at 5:04 pm

Sherry Maupin

Chairman Sherry Maupin

Attest:

Maria Guest

Maria Guest, Admin Assistant