Valley County Board of County Commissioners

P.O. Box 1350 • 219 N. Main Street
Cascade, Idaho 83611-1350

Phone (208) 382-7100
Fax (208) 382-7107

SHERRY MAUPIN
Chairman of the Board
smaupin@valleycountyid.gov

NEAL THOMPSON
Commissioner
nthompson@valleycountyid.gov

KATLIN CALDWELL
Commissioner
kcaldwell@valleycountyid.gov

GABRIELLE KNAPP
Clerk
gknapp@valleycountyid.gov

IN THE OFFICE OF THE VALLEY COUNTY BOARD OF COMMISSIONERS
CASCADE, IDAHO
July 27, 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 27, 2026. Commissioner Caldwell made a motion to approve the commissioners' agenda for July 27, 2026. Commissioner Thompson seconded the motion. No further discussion, all in favor. Motion passed to approve the commissioners' agenda for July 27, 2026.

Action Item (2): Commissioner Caldwell motioned to approve the meeting minutes of July 13, 2026. Commissioner Thompson seconded. No further discussion, all in favor. Motion passed to approve the meeting minutes of July 13, 2026.

Action Item (3): Grant writer Ken Schlegel presented the request to approve the signature and submission of the IDPR grant reimbursement for the completed vault toilet project at Francine Wallace, which is funded largely through an off-road motor vehicle grant with local matching contributions provided via road department site work and gravel. Request approval and signature IDPR reimbursement Off Road Motor Vehicle Grant for the Francis Wallace Vault Toilet Project. Commissioner Thompson motioned to approve the signature and submission of the IDPR grant reimbursement for the completed vault toilet project at Francine Wallace. Commissioner Thompson seconded. No further discussion, all in favor. Motion passed to approve the signature and submission of the IDPR grant reimbursement for the completed vault toilet project at Francine Wallace.

<u>Discussion on Valley County Tax Policies</u>
Chair Commissioner Maupin publicly corrected a previous misstatement regarding Valley County's tax policies, clarifying that while nonprofit exemptions have a strict filing deadline (such as April 15th), hardship waivers have no filing deadline. Although anyone experiencing an inability to pay taxes can technically file for a hardship waiver at any time—provided they submit financial proof and a valid reason for missing

deadlines—these waivers are difficult to obtain and ideally should be submitted before taxes are collected and distributed. The clarification was issued to ensure transparency for the electorate and prevent the publication of misinformation.

Treasurer Defoort provided further clarification on hardship waivers by explaining that they are typically used in situations like property destruction—such as a house burning down after assessment values are established—allowing homeowners to pay a prorated tax amount rather than the full year. It was also noted that these waivers are used very irregularly, citing an instance where a resident with high home equity but low cash was denied because alternative avenues, like borrowing against their estate, were available.

Action Item (4): No action was taken during the discussion on hardship waivers.

Action Item (5): Senior Deputy Auditor, Robyn Elliott presented the Claims, Board Order Claims

GENERAL	$186,445.69
ROAD & BRIDGE	$70,507.34
DISTRICT COURT	$1,968.20
COURT FACILITIES FUND	$4,962.95
HEALTH DISTRICT	$72,892.11
AIRPORT	$14,125.00
REVALUATION	$250.02
SOLID WASTE	$9,126.73
TORT	$122,821.00
WEEDS	$12,591.30
VETERANS MEMORIAL	$4,250.00
PEST CONTROL	$43.66
WATERWAYS	$97.29
TITLE III FUNDS	$12,539.41
EXTENSION AGENT FUND	$2,978.54
INTERLOCK DEVICE FUND	$198.00
GRAND TOTAL	**$515,797.24**

Commissioner Thompson motioned to approve claims and Board order claims. Commissioner Caldwell seconded. No further discussion, all in favor. Motion passed to approve claims and Board order claims.

Public Hearing/Action Item (6): VAC 26-001 Boyer Vacation of Utility Easement
Summary: Planning and Zoning Director, Cynda Herrick presented her staff report for application 26-001 (Boyer utility easement vacation) regarding a request by applicant Warren Boyer to vacate a 12-foot utility easement centered on the lot line between two commonly owned, combined properties on Tucker Road within the Lake Cascade Ranch subdivision. While an outlying property owner expressed general opposition without a specific reason, relevant agencies like Idaho Power and Central District Health raised no objections or concerns, and the Planning and Zoning Commission unanimously recommended approval. Finding no issues with combining the lots and clearing the unused easement to allow construction, the board closed the public hearing and moved toward approving the resolution.

Speakers For Appeal	Speakers Against Appeal
Owner Warren Boyer	No comment from the public

Commissioner Caldwell motioned to approve vacation application BAC25- Z001 Boyer vacation of utility easement and accept the planning and zoning commission facts and conclusions as our own and I move to approve resolution number 2026 13 13 declaration of vacation easement. Commissioner Thompson seconded. No further discussion, all in favor. Motion passed to approve vacation application BAC25- Z001 Boyer vacation of utility easement and accept the planning and zoning commission facts and conclusions as our own and I move to approve resolution number 2026 13 13 declaration of vacation easement

Action Item (7): 360 Ranch Subdivision Phase 2 - Final Plat

Summary: Planning and Zoning Director, Cynda Herrick presented the final plat for phase two of the 360 Ranch Subdivision, which shares the same framework as phase one and lacks a development agreement because it was initiated prior to recent county requirements. During the discussion, Director Herrick verified that the plat includes specific building site elevations and mandatory notes requiring compliance with FAA regulations, including survey evaluations and form submissions due to the subdivision's proximity to the airport. Additionally, the motion noted that Compass Lane functions as a private road for which Valley County holds no maintenance responsibility.

Commissioner Thompson motioned to approve the final plat for phase two of the 360 Ranch Subdivision. Commissioner Caldwell seconded. No further discussion, all in favor. Motion passed to approve the final plat for phase two of the 360 Ranch Subdivision.

Budget Workshop for Fiscal Year 2027-Clerk, Gabby Knapp

- New Positions & Salaries

  Summary: HR Director Savoie presented the budget for new positions, salaries, and cost-of-living adjustments (COLA) for the upcoming year, highlighting significant financial constraints due to strict legislative revenue limitations. The proposed compensation plan utilizes a two-pronged approach—a 4% raise for employees at or above $37.50 an hour and a $1.50 hourly increase for those below—alongside targeted adjustments like significantly raising 911 dispatch minimum wages to combat severe staffing shortages. However, with total requested increases and new positions totaling roughly $1.2 million against limited available funds and rising insurance costs, the board emphasized that the county cannot afford everything and directed department heads and elected officials to return in two weeks to prioritize essential needs.

- 100-31 Motor Pool, 102-00 Road, 127-00 Weed, 128-00 Pest and discussion: General construction project update for the road dept.: Abstein Bridge, Spink Lane, Backcountry blading, BST project, West Roseberry.

  Summary: Director Dettich presented the Valley County budget workshops. The Commissioner reviewed proposed road, Motor Pool, and Weed Department budgets while addressing critical challenges such as severe staffing shortages, uncompetitive wages, and long-term funding sustainability. Discussions emphasized separating general funds from dedicated revenue sources and grants, managing carryover funds for essential projects, and updating operational strategies—including bringing vehicle repairs in-house, shifting from comp time to paid overtime, and re-evaluating weed and pest program structures. The session concluded with revenue projections from state sources and brief updates on ongoing infrastructure projects

Public Hearing/Action Item (8): Appeal of Planning and Zoning Commission Approval of SUB 26-005 Pine Creek Ranch South Subdivision (Preliminary Plat) -

Summary: Planning and Zoning Director, Cynda Herrick's report covered the appeal of the Valley County Planning and Zoning Commission's unanimous approval of SUB 26-005, the Pine Creek Ranch South Subdivision preliminary plat and conditional use permit, which proposes a four-parcel single-family residential development across 90.87 acres in the McCall impact area to establish a public right-of-way and private gravel access road. While appellants argue that the commission failed to provide an adequate reason statement, address contested facts, or properly evaluate impacts, the applicant asserts that the decision is supported by substantial evidence and that the appeal improperly conflates the current preliminary plat with future growth. Ultimately, the staff report reviews comprehensive agency input from road, fire, and airport departments, outlines a tiered development agreement framework to manage off-site infrastructure impacts across different project scenarios, and recommends upholding the project's compliance with Valley County codes and comprehensive plan policies.

Speakers For Appeal	Speakers Against Appeal
Attorney Abby Germaine	Engineer Greg Tankerslee
Bob Wilkensen	Matthew Paxton
Sherry Shawnfield	Craig Groves
Melissa Daniels	
Pam Wisebock	
Pat Allen	

Summary of Testimonies: During the hearing proceedings regarding the Pine Creek Ranch South Subdivision preliminary plat and conditional use permit, appellant representative Abigail Germaine and local residents urged the denial of the appeal or project due to concerns over piecemeal development, uncertain city annexation and standards, a lack of comprehensive traffic impact analysis for the connected Woodlands 3 project, construction disruptions, and potential habitat impacts on the endangered Northern Idaho ground squirrel. Conversely, applicant representatives maintained that the four-lot subdivision independently satisfies Valley County requirements, offers vital secondary emergency access, and appropriately manages future growth, traffic, and infrastructure impacts through a structured, tiered development agreement framework and future regulatory reviews.

Summary of Commissioners' deliberations: The commissioners expressed general agreement that the planning and zoning commission handled the Pine Creek Ranch South Subdivision application correctly based on the current facts rather than future speculation. They emphasized that the four-lot subdivision and access road comply with Valley County code, provide vital secondary emergency ingress and egress to an otherwise compromised area, and properly manage future growth through a tiered development agreement framework that allows for additional impact mitigation and public oversight as future development proposals emerge.

Commissioner Thompson motioned to deny the appeal of Planning and Zoning Commission Approval of SUB 26-005 Pine Creek Ranch South Subdivision. Commissioner Caldwell seconded. No further discussion, all in favor. Motion passed to deny the Appeal of Planning and Zoning Commission Approval of SUB 26-005 Pine Creek Ranch South Subdivision.

Action Item (9): Annual signature on a Letter of Support form for Valley Soil & Water Conservation District – Durena Farr was not present. No presentation was had. No action was taken. She is on the agenda on Aug 3, 2023.

Senior Center Activities Update – Cyndi Rich

Summary: During the meeting update, senior center representative Cindy informed the commissioners that the senior center is closing due to a severe lack of community support and volunteers, rendering them unable to continue operations or fulfill agreements like the one with Ignite. While Meals on Wheels would still be willing to provide food if volunteers were available, the facility's shutdown means the county will now need to decide the future use of the building. Additionally, the commissioners advised the senior center board not to remove any appliances, equipment, or furnishings from the facility yet, as the county and the board will need to review ownership and sort through who funded those items before any decisions are made on selling or clearing the property.

Action Item (10): Forest Service Schedule A & B Agreements for presentation by USFS and signature – Chris Bentley and Road and Bridge Director Kerstin Dettrich

Summary: During the discussion, the Commissioners stated they were ready to proceed with finalizing and signing their ongoing agreement, noting it has been fruitful for both parties and expressing a desire to continue collaborating on solutions—such as addressing heavy backcountry road usage stemming from the closure of Highway 21.

Commissioner Thompson motioned to approve the signing of agreement with the Forest Service Schedule A & B. Commissioner Caldwell seconded. No further discussion, all in favor. Motion passed to approve the signing of agreement with the Forest Service Schedule A & B

Tax Deed hearing - Treasurer, Johanna DeFoort

Summary: During the tax deed hearing introduction, Treasurer DeFoort provided an overview of the seven-month delinquent tax and tax deed process, explaining the multi-step notification procedures (including certified letters, newspaper advertisements, and sheriff's postings) used to locate property owners and parties of interest before properties become eligible for county tax deeds and subsequent public auctions.

- Parcel RP 00188 000015A (belonging to Manson Cly), Treasurer DeFoort presented documentation confirming that although certified mailings were returned as undeliverable and associated phone numbers were disconnected, the office fully complied with Idaho code requirements through newspaper advertising, research, and internal tracking checklists.
- Parcel RPM 01710 011015A, Treasurer DeFoort explained that the property, owned by Citizens Telecommunications (now Ziply Communications), accumulated unpaid commercial solid waste fees dating back to 2022 because utility operating properties are typically billed differently through the state. Jacob Crabtree, local manager for Ziply, appeared before the commissioners to apologize for the oversight, confirm that communication had been established, and note that a payment was already in transit to resolve the delinquency.
- Parcel RP 00500 00250 (owned by Kim Graham), certified mailings were returned as undeliverable or unreached due to full voicemails, non-working numbers, or unresponsive contacts, though the treasurer's office exhausted standard due diligence efforts—such as researching past payment records and alternate contacts—while noting no representatives were present at the hearing to contest the proceedings.
- Parcel RP 000170 0000350 (owned by The Land Estate LLC), certified mailings were returned as undeliverable or unreached due to full voicemails, non-working numbers, or unresponsive contacts, though the treasurer's office exhausted standard due diligence efforts—such as researching past

payment records and alternate contacts—while noting no representatives were present at the hearing to contest the proceedings.

- Parcel RP 00561 0000440 (owned by Jeffrey Minert). certified mailings were returned as undeliverable or unreached due to full voicemails, non-working numbers, or unresponsive contacts, though the treasurer's office exhausted standard due diligence efforts—such as researching past payment records and alternate contacts - while noting no representatives were present at the hearing to contest the proceedings.
- Parcel RP0000104001950 (owned by James Mott), Treasurer DeFoort reported that the property owner successfully signed for their certified letters and that the property was also advertised in the newspaper, fulfilling notice requirements without the need for phone outreach.
- Parcel RP 001420 00001C (owned by Gerald Rodebaugh), Treasurer DeFoort reported that the owner signed for multiple certified notifications and that the property was also advertised in the newspaper. Additionally, the treasurer had a phone conversation with Mr. Rodebaugh earlier that morning to inform him of the tax deed process and his available redemption options, though no representative was present at the hearing.
- Parcel RP 000620 0000130 (owned by Rustic Lux Retreat), Treasurer DeFoort noted that while certified mailings were unclaimed, the property was advertised in the newspaper, and contact was successfully made with Ms. Grenen/Genden by phone. Although a partial payment was previously submitted following an emailed statement of the amount due, the account was short paid, leaving an outstanding balance that keeps the property locked into the tax deed process.
- Parcel RP 000170 0000270 (owned by the late Larry Sevil), Treasurer DeFoort reported that certified mailings were undeliverable because the owner is deceased. Although research identified a daughter, attempts to contact her were unsuccessful, prompting plans to enlist the prosecutor's office to help locate an open probate case, while no representatives were present at the hearing.
- Parcel RP 0000 5002042A (owned by Mark Wolf), Treasurer DeFoort reported that the owner signed certified mailings and that the property was also advertised in the newspaper. Although Mr. Wolf made two partial payments, an outstanding balance of $107.11 remains due to accruing interest and added tax deed fees, keeping the property subject to the proceedings until fully paid.

During the closing discussion of the tax deed hearing, the commissioners and Treasurer DeFoort reviewed Idaho code requirements, noting that since no property owners appeared to contest the proceedings, the commissioners are directed to instruct the tax collector to issue and record the tax deeds in favor of the county. After briefly discussing whether a formal action item was required on the agenda, they agreed to place a brief item on Monday's agenda to officially move forward and authorize the recording once the full legal descriptions are finalized.

The commissioners adjourned at 4:21 p.m.

Chairman Sherry Maupin

Attest:

Maria Guest, Admin Assistant