



October 23 & 24, 2023, Emmett, Idaho

Pursuant to a recess taken on October 17, 2023, the Board of Commissioners of Gem County, Idaho, met in regular session this 23<sup>rd</sup> day of October, 2023, at 8:30 a.m.

Present:	Bill Butticci	Chairman
	Kirk Wille	Commissioner
	Mark Rekow	Commissioner
	Laure McCann	Deputy Clerk

Whereupon the following proceedings were had, to-wit:

October 23, 2023

**REVIEW AND APPROVAL OF AGENDA:** The Commissioners reviewed the agenda. A motion was made by Commissioner Rekow to approve the agenda for Monday, October 23<sup>rd</sup> and Tuesday, October 24<sup>th</sup>, 2023 as presented. It was seconded by Commissioner Wille and carried unanimously.

**LANDFILL PART TIME SCALE OPERATOR POSITION REVISION:** Chief Deputy Clerk Leandra Rountree and Landfill Supervisor Martin Joyce presented the revisions made to the job description for the new part time Landfill position. Martin wants to bring someone in to train for the position that will be vacated in February. He wants to use the funds from a previous Heavy Equipment Operator position that was posted, but never filled. He will need a person to concentrate on implementing the new sticker identification program.

A motion was made by Commissioner Wille to approve a position for a Part Time Scale Operator in lieu of a Part time Heavy Equipment Operator. It was seconded by Commissioner Rekow and carried unanimously.

**ROCKY FENCE MINOR SUBDIVISION:** Development Services Director Jennifer Kharrrl presented the Commissioners with the paperwork submitted for the Rock Fence Minor subdivision. The applicant Michael J Medes intends to split Lot 1 of Flying M Subdivision into two lots and make them both marketable for residential use. Jennifer stated that there are 6 letters of opposition and 5 letters of support. The proposed minor subdivision meets all the requirements.

A motion was made by commissioner Wille to approve the Minor sub application for Rocky Fence Minor Subdivision as

presented. It was seconded by Commissioner Rekow and carried unanimously.

**CONSENT AGENDA:** A. State Insurance Fund Alcohol and Drug Free Workplace Premium Credit Annual Certification B. Grace Land Subdivision Findings, Conclusions, Conditions, Order C. Gem County Sports Complex Ball Field Agreement with Emmett Little League D. Digital Data Forensics Statement of Work from Sylint Cyber Security.

A motion was made by Commissioner Rekow to approve the Consent Agenda for Monday, October 23<sup>rd</sup>, 2023 item A. through D. as presented. It was seconded by Commissioner Wille and carried unanimously.

**PUBLIC WALK-IN:** Del Gray of The Messenger Index asked questions about the new fees being instituted at the landfill. The Commissioners stated that the landfill is a transfer station and operated at a deficit last year because of increased disposal fees. He asked about the new sticker program that is going into effect to identify in-county users. Del asked about the study of Highway 16 by the Idaho Transportation Department and the question of safety.

**INFORMATION TECHNOLOGY SYSTEMS ADMINISTRATOR POSITION PLACEMENT ON THE COUNTY KINDS AND LEVELS MATRIX:**

The Commissioners reviewed the job description for the IT Systems Administrator. The position has been approved but needs to identify its place in the compensation matrix. Chief Deputy Clerk Leandra Rountree gave her opinion on where the position might fall on the matrix. After discussion, it was agreed to place the position at a level 6. Commissioner Butticci wants the job description to emphasize the network responsibilities of the position before it is posted.

A motion was made by Commissioner Wille to add the IT Systems Administrator position to the matrix at a Grade 6. It was seconded by Commissioner Rekow and carried unanimously.

**NATIONAL ASSOCIATION OF COUNTIES (NACO) CENTER FOR PUBLIC LANDS COUNTIES - VOLUNTARY FUNDING ASSESSMENT:**

The Commissioners discussed the invoice that was submitted for the NACO Voluntary Funding Assessment.

A motion was made by Commissioner Rekow to participate in the National Association of Counties Center for Public Lands Voluntary Funding Assessment. It was seconded by Commissioner Wille and carried unanimously.

**EXPENSE CLAIMS APPROVAL:** The claims presented were reviewed.

A motion was made by Commissioner Rekow to approve the claims as presented and as initialed on the individual claim forms. It was seconded by Commissioner Wille and carried unanimously.

**REVIEW AND APPROVAL OF MINUTES:** The Commissioners reviewed the minutes for Monday, October 16<sup>th</sup> and Tuesday, October 17<sup>th</sup> 2023.

A motion was made by Commissioner Rekow to approve the minutes for Monday, October 16<sup>th</sup> and Tuesday, October 17<sup>th</sup> 2023, as amended. It was seconded by Commissioner Wille and carried unanimously.

**The Commissioners recessed at 12:00 p.m. for lunch to reconvene at 1:30 p.m.**

**PROSECUTING ATTORNEY MATTERS:** Deputy Prosecutor Tahja Jensen met with the Commissioners to discuss land use matters.

**ADMINISTRATIVE TIME:** The Commissioners worked on administrative matters.

**The Board recessed at 5:00 p.m. to 8:30 a.m. on October 24<sup>th</sup>, 2023.**

**October 24, 2023**

**CHERRY HEIGHTS PHASE 1 AND 2 REQUEST FOR RECONSIDERATION WORK SESSION:** The Commissioners held a workshop for the Cherry Heights Phase 1 and 2 subdivision requests to clarify concerns regarding the development. There were 5 members present from the applicant team and 1 member of the public present. As well as, 1 member on the applicant team and 4 members of the public on Zoom. Commissioner Butticci stated that the workshop was to clarify the Counties concerns regarding the development. He stated that there would be no public input today but a public hearing will be held on November 7<sup>th</sup>. The Preliminary Plat application for phase 1 was considered first including the added conditions for approval by the Commissioners. Lane Ranstrom of the development team stated that he wants to have a better understanding of what is required to proceed. He would like to discuss the conditions to be met including, what level of study is required for septic and water level testing. Stephanie Hopkins presented the layout of the proposed subdivision and reviewed the agencies that require approval before proceeding with the preliminary plat. Joe Pachner, Engineer described in more detail the initial ground testing to identify soil and ground water potential for development. After the initial plat

has been identified then additional testing is done. The layout is tested and after the approval of the plat the individual lots, drain fields and well placement is determined with test pits throughout the plat. In the end, each lot is specifically engineered to meet final requirements by Southwest District Health. Stephanie Hopkins reviewed the process of testing and submissions to meet requirements. Mr. Ranstrom asked what would be required outside of meeting the conditions of Southwest District Health. Jennifer stated that we require water quality and quantity studies, but she believes the Commissioners were looking for specific water levels stated in the study. Keller will review additional studies if necessary but they are basically looking for approval from water studies and Southwest District Health. Mr. Pachner stated that the plans are reviewed by Keller as the plan progresses. He also pointed out that the wells are for domestic use not for irrigation. The irrigation will be handled by a pressurized system. Butticci has concerns about water levels and how additional development impacts neighboring wells. Commissioner Wille stated that neighbors with shallow wells may be forced to drill deeper. Mr. Ranstrom clarified what deficiencies were cited in the request for consideration and that he felt they were more misunderstandings than deficiencies. Commissioner Wille stated that the pressurized systems are harming the water table because the ground water isn't replenished. Mr. Ranstrom appreciated the clarification.

**Phase 2** - Commissioner Butticci stated that Phase 1 was approved in 2019 and a lot has changed and more information understood by the Commissioners regarding roads, water levels and septic. They have concerns about Wills Road and the additional traffic from Phase 2 on a road that is currently in bad condition. Commissioners are also concerned about water levels for phase 2 on 1-acre lots. Road and Bridge Supervisor Neal Capps stated that the department overlooked the CIP that is \$1.5 million to repair the full 3900 feet of Wills road from South Slope to Sales Yard Road, engineering, drainage and reconstruction. The \$726,385 that was previously stated covered the county cost but no engineering. Commissioner Rekow stated that Wills Road is the major concern but there is also concern about the surrounding roads in the area. Mr. Ranstrom clarified that their ability to pay up front for impact fees is not feasible with just Phase 1. Larger lots would change impact fees collected and what the developer could contribute to the roads. The big benefits of the Phase 2 are traffic connection and drainage. Is there a way to require the connection for Phase 1 without Phase 2? Drainage also becomes an issue without Phase

2. Is there any number of homes in phase 2 that would be acceptable? Commissioner Wille is concerned about the road and the increase traffic and what could be contributed from the developer to be equitable. Commissioner Butticci stated that 2 acre lots would be acceptable to give the ability to correct septic or well issues. Commissioner Rekow agreed and reiterated the need for larger lot size and stated that he needs more information on water levels for this larger development. Josh stated that we need phase 2 to better grade it and build a better road map and second route to take traffic off of Wills road. Commissioner Rekow pointed out that more roads put a greater demand on the county for up keep and taxes collected are not adequate to keep up the roads. Mr. Ranstrom returned to the septic issue and suggested that other subdivisions have set aside a no build easement on the subdivision. Commissioner Butticci said that November 7<sup>th</sup> will be a scheduled public hearing for the Cherry Heights subdivision.

**ADMINISTRATIVE TIME**: The Commissioners worked on administrative matters.

**The Board recessed at 5:00 p.m. to 8:30 a.m. on November 6<sup>th</sup>, 2023.**

Approved: \_\_\_\_\_  
Chairman

Attest: \_\_\_\_\_  
Clerk