



January 3, 2023, Emmett, Idaho

Pursuant to a recess taken on December 27, 2022, the Board of Commissioners of Gem County, Idaho, met in regular session this 3rd day of January 2023, at 8:30 a.m.

Present:	Mark Rekow	Chairman
	Bill Butticci	Commissioner
	Kirk Wille	Commissioner
	Sarah Story	Deputy Clerk

Whereupon the following proceedings were had, to-wit:

January 3, 2023

REVIEW AND APPROVAL OF AGENDA: The Commissioners reviewed the agenda. A motion was made by Commissioner Wille to approve the agenda as presented. It was seconded by Commissioner Rekow and carried unanimously.

SALARY SURVEY APPROVAL: Assessor Strang expressed concerns with the pay grades, years of service and employees changing positions, specifically the Mapper position who came from another county with the same job with several years of experience with no training needed. Clerk Tilton advised that Assessor Strang would like to have that position be moved to the 11+ years due to her experience. Commissioner Wille talked about the difference between tenure and experience. There was discussion on why the Mapper was put in the current pay-grade. Assessor Strang would like to give at least credit for 1/3 of years' experience. Commissioner Rekow wants to make sure that it is fair across the board. Clerk Tilton provided an updated salary range sheet for review. Building and Grounds Supervisor Chuck Shambaugh believes that he and his employee need to be at a higher grade on the kinds and levels chart. He talked about his assistant position and the responsibilities. Chief Deputy Clerk Leandra Rountree talked about the responsibilities compared to other job descriptions in the higher grades. Commissioner Butticci talked about the groundkeeper position at the fairgrounds. Landfill Supervisor Martin Joyce talked about tiered positions. Road and Bridge Supervisor Neal Capps talked about an employee that he would like to move up a grade with additional responsibilities added. Noxious Weed Supervisor Larry

Shippy believes he should be at grade 7. Clerk Tilton advised that the larger department supervisors are at level 7 and the smaller department supervisors are at level 6. Larry talked about his certifications and responsibilities. Commissioner Wille believes that the Noxious Weed Supervisor position is in the correct grade. It was decided that the Mapper would be moved to the 11+ years of service level and that the Maintenance Supervisor position would be moved up a level. The Turf Operator will remain at the level indicated in the kinds and levels chart. Commissioner Butticci is in support of adopting these salary changes with the changes.

A motion was made by Commissioner Butticci to move forward with the Resolution for the adoption of the pay scales with kinds and levels as presented effective today. It was seconded by Commissioner Wille and carried unanimously.

Deputy Prosecuting Attorney Tahja Jensen advised that she will provide the Resolution for the Commissioners to sign next week.

CONSENT AGENDA: A. Notice of intent to award Gem County Fairgrounds Grandstand canopy concrete.

A motion was made by Commissioner Butticci to approve item A as presented. It was seconded by Commissioner Rekow and carried unanimously.

RETAIL ALCOHOL BEVERAGE LICENSE FOR FAMILY DOLLAR #32120: While being recorded, Commissioner Rekow reviewed the retail alcohol beverage license for license #37 for Family Dollar #32120.

A motion was made by Commissioner Butticci to approve the alcohol beverage license for Family Dollar Incorporated at the Family Dollar business #32120 as presented. It was seconded by Commissioner Wille and carried unanimously.

MINUTES: There were no minutes to review.

PUBLIC WALK-IN: Joe Mayer met with the Commissioner to discuss the cost of an email for Local Emergency Planning Committee (LEPC) and power substations.

ROAD DEPARTMENT UPDATE: Road and Bridge Supervisor Neal Capps provided updates on various projects they are working on. Other items that he talked about were equipment, courthouse lighting, snow plow issues and winter maintenance. Road and Bridge Assistant Director Jason Brown talked about tree trimming, brush control, grading, staffing issues and various projects they are working on.

PROSECUTING ATTORNEY MATTERS: Deputy Prosecuting Attorney Tahja Jensen talked about various legal matters in the county. Items that she talked about were the salary survey, bid packets and the RV Ordinance.

OPIOID SETTLEMENT PARTICIPATEION AND SPECIAL DISTRICT PARTICIPATIONS FORMS FOR SETTLEMENTS WITH CHAIN PHARMACIES WALMART, CVS AND WALGREENS AND OPIOID MANUFACTURERS TEVA PHARMACEUTICAL INDUSTRIES AND ALLERGAN:

Tahja Jensen talked about additional funding that is available to the county for participating in this program. She does not have any concerns with this. The Commissioners would like to sign up for this.

A motion was made by Commissioner Wille to approve the enrollment in the new Opioid Settlement as outlined in the letter dated December 21, 2022 and to complete the forms required. It was seconded by Commissioner Butticci and carried unanimously.

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

VERITAS HOLDINGS, LLC REZONE PUBLIC HEARING: While being recorded, the Commissioners held a public hearing to review the Veritas Holding, LLC rezone request. This meeting was held in person and virtually via Zoom. Those present were Development Services Director Jennifer Kharrrl, Development Services Coordinator Stephanie Crays, Deputy Prosecuting Attorney Tahja Jensen, Road and Bridge Supervisor Neal Capps, Scott and Julie Ellison and applicants David and Kari Way. Commissioner Rekow read the notice of public hearing. Those wishing to testify were sworn in.

There were no conflicts or declarations pertaining to this meeting such as site reviews or other conversations outside of this hearing.

Development Services Director Jennifer Kharrrl asked to have the packet of information be added into the record which includes the notice of Public Hearing, the application, the Zoning Commission recommendation for approval, the staff report, the draft Zoning Commission minutes, draft Development Agreement and impact agency letters.

A motion was made by Commissioner Butticci to enter the packet into the record that was described by Jennifer Kharrrl. It was seconded by Commissioner Wille and carried unanimously.

Jennifer reviewed the Veritas Holdings, LLC rezone request. The applicant, GW Building, on property owned by Veritas Holdings, LLC, is asking for approval to rezone their property from A-2 Rural Transitional Agriculture (5-acre minimum) to R-2

Residential Transitional (1-acre minimum). The property proposed to be rezoned is 4.95 +/- acres in size, and lies fully within the Priority Growth Area 1 of the County Residential Area, as designated on the Future Land Use Map in the Comprehensive Plan. She talked about the location of the property and advised that the Zoning Commission recommends approval with a Development Agreement that requires a water quality and quantity study. There were no one present that wished to speak in favor, neutral or opposed.

Commissioner Butticci stated that the requirements have been met and he has no concerns. Commissioner Rekow expressed concerns with traffic. Road and Bridge Supervisor Neal Capps talked about changing the speed limit in the future and the approach to the property. He believes that W. Idaho Boulevard can currently handle the increased traffic.

A motion was made by Commissioner Butticci to close the public hearing. It was seconded by Commissioner Wille and carried unanimously.

Jennifer advised that a septic study is handled by Southwest District Health.

A motion was made by Commissioner Butticci to approve the rezone application RZ-22-009 for GW Building LLC and to accept the Findings and Facts from the Zoning Commission and the Development Agreement Exhibit 2 as attached. It was seconded by Commissioner Wille and carried unanimously.

ETHINGTON REZONE PUBLIC HEARING: While being recorded, the Commissioners held a public hearing to review the Ethington rezone request. This meeting was held in person and virtually via Zoom. Those present were Development Services Director Jennifer Kharrl, Development Services Coordinator Stephanie Crays, Deputy Prosecuting Attorney Tahja Jensen, Road and Bridge Supervisor Neal Capps, Anthony Hafen and applicants Colton and Michelle Ethington. Commissioner Rekow read the notice of public hearing. Those wishing to testify were sworn in.

There were no conflicts or declarations pertaining to this meeting such as site reviews or other conversations outside of this hearing.

Development Services Director Jennifer Kharrl asked to have the packet of information be added into the record which includes the notice of Public Hearing, the application, the Zoning Commission recommendation for approval, the staff report, the draft Zoning Commission minutes and impact agency letters.

A motion was made by Commissioner Butticci to enter the packet into the record that was described by Jennifer Kharrl. It was seconded by Commissioner Wille and carried unanimously.

Jennifer reviewed the Ethington rezone request. The

property owner, Michelle and Colton Ethington, is seeking approval to rezone their property from A-1 Prime Agriculture (40-acre minimum) to A-2 Rural Transitional Agriculture (5-acre minimum). The property proposed to be rezoned is 17.15 +/- acres in size and lies fully within the Priority Growth Area 3 of the County Residential Area, as designated on the Future Land Use Map in the Comprehensive Plan.

Applicant, Michelle Ethington advised that they do not have any opposing neighbors and believes that everything lines up with the county requirements. Neighbor Anthony Hafen is in favor so they can utilize that property in the future. He advised that farming that property is very difficult and expensive. There was no others present that wanted to speak in favor, neutral or opposed. Jennifer clarified where the property was located.

A motion was made by Commissioner Wille to close the public hearing. It was seconded by Commissioner Butticci and carried unanimously.

The Commissioners had no concerns to discuss.

A motion was made by Commissioner Butticci that on rezone application RZ-22-010 for Michelle and Colton Ethington to approve as presented. It was seconded by Commissioner Wille and carried unanimously.

WOLF DEN MINOR SUBDIVISION: Development Services Director Jennifer Kharri reviewed the Wolf Den Minor Subdivision. The applicant, Sawtooth Land Surveying, on property owned by Christopher and Chawnee Gaskill, has applied for a minor subdivision to create two (2), single-family lots on approximately 5.122 +/- acres located in the R-2, Residential Transitional zone. Items that she talked about were the property location, a letter of concern with irrigation from a neighbor and other approved minor subdivisions. She advised that this application meets the requirements. Commissioner Wille recused himself from this application due to representing the applicant with this matter. Road and Bridge Supervisor Neal Capps talked about access. Jennifer advised that this property is within the area of City Impact.

A motion was made by Commissioner Butticci to approve the Wolf Den Subdivision at 2929 Waterwheel Road. It was seconded by Commissioner Rekow and carried unanimously.

A motion was made by Commissioner Rekow to recess as a Board of Commissioners and convene as a Board of Equalization. It was seconded by Commissioner Wille and carried unanimously.

BOARD OF EQUALIZATION-OCCUPANCY AND MISSED ROLLS: While being recorded, occupancy and missed rolls were reviewed for parcels

RPC8855A010040, RPC8585001002B, RP07N02W365265, RP06N02W183376 and MHP0820000016A. Those present were Assessor Strang. Assessor Strang was sworn in. Assessor Strang talked about the Homeowner Exemption application deadline, occupancy date, a cancelled assessment on a camp trailer and the affected total taxable values.

A motion was made by Commissioner Butticci to approve the Board of Equalization administrative requests for value changes as presented. It was seconded by Commissioner Wille and carried unanimously.

A motion was made by Commissioner Rekow to adjourn as a Board of Equalization and reconvene as a Board of Commissioners. It was seconded by Commissioner Wille and carried unanimously.

ADMINISTRATIVE TIME: The Commissioners worked on various administrative items.

The Board recessed at 5:00 p.m. to 8:30 a.m. on January 9, 2023.

Approved: _____
Chairman

Attest: _____