



February 8, 2021, Emmett, Idaho

Pursuant to a recess taken on February 1, 2021, the Board of Commissioners of Gem County, Idaho, met in regular session this 8th day of February 2021, at 8:30 a.m.

Present:	Mark Rekow	Chairman
	Bill Butticci	Commissioner
	Bryan Elliott	Commissioner
	Sarah Story	Deputy Clerk

Whereupon the following proceedings were had, to-wit:

The Pledge of Allegiance was said.

February 8, 2021

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

EXECUTIVE SESSION-PERSONNEL: At 9:07 a.m. a motion was made by Commissioner Elliott, seconded by Commissioner Butticci and carried unanimously to go into executive session under Idaho Code 74-206(1)(b) for matters regarding personnel with a roll call vote as follows: Commissioner Butticci, aye, Commissioner Elliott, aye and Commissioner Rekow, aye.

Regular session reconvened at 9:49 a.m.

COVID DISCUSSION: Emergency Operations Center (EOC) Manager Laurie Boston provided updates on the current positive COVID cases in Gem County, the distribution clinic process, the number of vaccines given, the number of vaccine doses that are expected to be received this week and another scheduled clinic at the school. Valor Health Marketing Manager Staci Carr provided updates on the 30-day trend, the number of patients seen in Urgent Care, Emergency Room, transfers and that there are no patients in the COVID wing. She also talked about public communication that Valor Health has been providing. Laurie talked about who volunteered at the vaccination clinic and that the public will soon be able to access the platform to be able to schedule their appointments for their vaccine.

CONSENT AGENDA: The consent agenda included: A. Operations in Funds Summary 10/1/2020- 12/31/2020, B. Certificate of Residency for Junior College tuition for Kaitlyn Rynearson, C. Matthews, Smith, Allen, Ethington (Robin Lane) rezone, Findings, Conclusions, Conditions, Order, D. Gem County Ordinance 2021-02 Matthews, Smith, Allen, Ethington (Robin Lane) rezone, E. Sunset Farms and Event Center rezone Findings, Conclusions, Conditions, Order, F. Gem County Ordinance 21-003 Sunset Farms and Event Center rezone, G. Sunset Farms and Event Center Development Agreement, H. Appointment of Sarabeth Henderson to the Fair Board and I. Conflict Public Defender contract for Nicholas Wollen.

A motion was made by Commissioner Elliott to approve items A-H as amended. It was seconded by Commissioner Butticci and carried unanimously.

GEM COUNTY ISLAND COMPLEX MEMORANDUM OF UNDERSTANDING (MOU):

Deputy Prosecuting Attorney Tahja Jensen spoke of changes proposed by Emmett Little League (ELL) for the Memorandum of Understanding (MOU) for Gem County Island Complex. Items that were talked about were electricity, portable toilets, placement of portable toilets, a possible ADA portable toilet, a kiosk and a fall season. She advised that they are requesting to extend the MOU through October 31, 2021.

A motion was made by Commissioner Elliott to approve the Gem County Island Complex MOU as amended and also to clarify that the ELL will continue to cover the power to the snack shack as presented. It was seconded by Commissioner Butticci and carried unanimously.

PROSECUTING ATTORNEY MATTERS: Deputy Prosecuting Attorney Tahja Jensen spoke about various Gem County legal matters. Items that were talked about were the Mosquito Abatement Department, an upcoming Board of Guardians meeting, jury trials, land use, Planning & Zoning and COVID vaccinations.

INDIGENT HEARING 20-039: At 11:05 a.m. a motion was made by Commissioner Rekow, seconded by Commissioner Butticci and carried unanimously to go into executive session under Idaho Code 74-206(1)(d) for indigent matters with a roll call vote as follows: Commissioner Butticci, aye and Commissioner Elliott, aye and Commissioner Rekow, aye. Indigent Director Sarah Story was sworn in.

Regular session reconvened at 11:09 a.m.

A motion was made by Commissioner Butticci to approve case# 20-039 per the clerks recommendation. It was seconded by

Commissioner Elliott and carried unanimously.

INDIGENT APPLICATIONS: At 11:10 a.m. a motion was made by Commissioner Rekow, seconded by Commissioner Butticci and carried unanimously to go into executive session under Idaho Code 74-206(1)(d) for indigent matters with a roll call vote as follows: Commissioner Butticci, aye, Commissioner Elliott, aye, and Commissioner Rekow, aye.

21-009	Medical Emergency
21-011	Notice of Lien
21-002	Release of Lien

Regular session reconvened at 11:14 a.m.

Commissioner Elliott made a motion that on case 21-009 to deny because the Board of County Commissioners has no jurisdiction with regards to Involuntary mental holds I.C. 66-27(a), on case# 21-011 to sign a notice of lien and on case# 21-002 to sign release of lien. It was seconded by Commissioner Butticci and carried unanimously.

MOTOR VEHICLE DEPARTMENT STAFFING AND POTENTIAL RELOCATION OPTIONS ADMINISTRATION FEE FUNDING:

Assessor Hollie Anne Strang spoke of the current administrative fee for motor vehicle transaction. Items discussed were how the admin fees are used, the motor vehicle building fund, staffing, admin fees that were collected for the past 2 years, current annual expenses and the use of the general fund. She advised that there has not been an increase in the admin fee since 2009. There was discussion on the increased time transactions are taking since the implementation of the new state system. She also advised that out of county customers averages at about 10%. She discussed impacts of county growth. She is requesting an admin fee increase and reutilization of the admin fee. She spoke about the need to add another full-time employee. She reviewed options for the use of the motor vehicle admin fee. She discussed use of a pager system as well as a texting system, with the possibly both allowing for accommodation for those without cell phones due to the increased number of customers. She also talked about a possible new location, renovation costs how it would all be paid for. She advised that she is wanting to move the entire Motor Vehicles to a new building if possible. She spoke of admin fee amounts for other counties.

A motion was made by Commissioner Butticci to move forward with Motor Vehicle Department admin fee presented as option# 5 to be set for a public hearing. It was seconded by Commissioner Elliott and carried unanimously.

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

SOPHIE FARMS PRELIMINARY PLAT PUBLIC HEARING: While being recorded, a public hearing was held for a preliminary subdivision plat. Due to social distancing, this meeting was held virtually via Join Me. Commissioner Rekow read the Notice of Public Hearing for the virtual meeting. Those present were Development Services Director Jennifer Kharrl, Associate Planner Michelle Baron, Deputy Prosecuting Attorney Tahja Jensen, Josh Beach from Sawtooth Land Surveying, LLC, developer Brandon Bickmore, Road & Bridge Supervisor Neal Capps and neighbors Lisa Krough, Lee Wolfer, Linda Erickson and Shannon Arent. Those wanting to present were all sworn in.

There were no indications of conflict from the Commissioners, nor were there any declarations pertaining to this meeting such as site reviews or conversations outside of this hearing.

The applicant, Sawtooth Land Surveying, LLC, on property owned by 3TWT3LLC, has applied for a Standard Subdivision Permit (Preliminary Plat) application to construct a residential subdivision on approximately 40.03 acres of land. The applicant proposes to create 8 single-family building lots. A private road is proposed through the development. Individual wells and septic systems are proposed to serve each lot. The property is zoned A-2, Rural Transitional Agriculture (5-acre minimum lot size), and is currently used as irrigated cropland.

Development Services Director Jennifer Kharrl requested to have the packet of information entered into record including the application, the Zoning Commission recommendation, staff report, the draft Zone Commission minutes, impact agency letters, information submitted by Joe Morton and letters of concern.

A motion was made by Commissioner Butticci to enter the packet as presented. It was seconded by Commissioner Elliott and carried unanimously.

Jennifer reviewed the summary of recommendation along with some considerations from the Zoning Commission.

There were no questions for Josh Beach from Sawtooth Land Surveying, LLC. Developer Brandon Bickmore spoke of his intentions for the proposed subdivision. Items that he talked about were the HOA, irrigation and landscaping. There were no other attendees in favor that chose to present.

Those that spoke in opposition were Lisa Krough, Lee Wolfer, Linda Erickson and Shannon Arent. Lisa expressed concerns on traffic and the number of lots. Lee expressed concerns on integrity of agricultural use, roads, irrigation,

water, notification to the public and noise. Commissioner Elliott acknowledged her concerns on road traffic. Linda shared her concerns on noise, traffic, road conditions, the proposed non-use of pesticides and loss of farmland. Shannon advised that her concerns were well water, water pressure, traffic, population growth and quality of life.

Brandon spoke in rebuttal and addressed the concerns on the proposed non-use of pesticides when it came to mosquitos and weeds. He also spoke on lot size and irrigation.

Jennifer advised when the Public Hearing sign was posted on the property and approximately its location. She also spoke of the zoning requirements per county code for this type of property.

A motion was made by Commissioner Butticci to close the public hearing for the preliminary subdivision plat for Sophie Farms Subdivision. It was seconded by Commissioner Elliott and carried unanimously.

Commissioner Elliott shared his concerns on roads and traffic, but acknowledges that all requirements have been met for this request. Commissioner Butticci agreed that all requirements have been met. Commissioner Rekow spoke about his concerns of current conditions of roadways, substandard bridges, speed, water and septic. Commissioner Elliott expressed concerns that there was no water study completed. Jennifer advised that if this was being requested it would have to be a condition of approval. Commissioner Butticci advised that he had no concerns on water in this particular area.

A motion was made by Commissioner Butticci to approve the preliminary subdivision for Sophie Farms Subdivision for 8 buildable lots on South Sloope Road, T 6N, R2W, Section 18 as presented. It was seconded by Commissioner Elliott and carried unanimously.

EMERGENCY OPERATIONS CENTER DISCUSSION: Emergency Operations Manager (EOC) Laurie Boston spoke about inventory that will stay at the EMS building and what she will take to the new office. Commissioner Elliott spoke of concerns of items being left that may be needed in the future. Laurie spoke of possible future grants. There was discussion of the generator that will be left at the EMS building. Chief Rick Welch spoke of items that are needed in the EMS building and how they were purchased. He also talked about the challenges of the size of their current building and the need to eventually move to a larger location. Commissioner Butticci spoke of the monitors that should stay in place. There was also discussion on the size of trainings at the EMS buildings. Rick advised that they will be setting up another work station. Information Technology (IT) manager Robert

McCracken talked about networking items that will also be left at the EMS building. Robert advised that he is currently working on the set up for phones and a computer at the new location.

JOHNSON CREEK ROAD BUREAU OF LAND MANAGEMENT RIGHT OF WAY: Road & Bridge Supervisor Neal Capps talked about an application form taking the right away from BLM for maintenance jurisdiction which will take the fee away from property owner Bryce Walker. He talked about the form and how it affects the county. He spoke about how maintenance has been done and how it is paid for. He spoke about a portion of the roadway that they cannot touch. He recommends to sign the form and they will submit it to Troy Hendrickson with BLM. Mr. Walker stated that he is pleased of the steps being taken by the county to rectify the issue.

A motion was made by Commissioner Elliott to approve the application for transportation, utility systems, telecommunications and facilities on federal lands and property for the right of way on Johnson Creek Road. It was seconded by Commissioner Butticci and carried unanimously.

EXPENSE CLAIMS APPROVAL: The claims presented were reviewed. Commissioner Elliott made a motion to sign the claims as presented and as initialed on the individual claim forms as well as the Indigent claims. It was seconded by Commissioner Butticci and carried unanimously.

The Board recessed at 4:35 p.m. to 8:30 a.m. on February 16, 2021.

Approved: _____
Chairman

Attest: _____
Clerk