



April 24 & 25, 2023, Emmett, Idaho

Pursuant to a recess taken on April 18, 2023, the Board of Commissioners of Gem County, Idaho, met in regular session this 24th day of April, 2023, at 8:30 a.m.

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

Whereupon the following proceedings were had, to-wit:

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

PROSECUTING ATTORNEY MATTERS: Deputy Prosecuting Attorney Tahja Jensen spoke on various county legal matters including a piece of property that the county is purchasing which needs a Resolution drafted, Hospital Board meetings, an upcoming Sheriff's training, a joint meeting with City Council and roadway work agreements. There was discussion on the Youth Appreciation Day. Tahja also talked about public records and contracts for asphalt and paving.

ALCOHOL BEVERAGE LICENSE FOR B&W FUELS WILD WILLY'S ADDITIONAL LOCATION: While being recorded, Commissioner Butticci reviewed alcohol beverage license #38 for B&W Fuels, aka Wild Willy's, for their additional location. Travis Webb advised that this location will be similar as their other location and that protocols are in place to ensure compliance with state laws.

A motion was made by Commissioner Rekow to approve license #38 for B&W Fuels doing business as Wild Willy's as presented. It was seconded by Commissioner Wille and carried unanimously.

OPIOID FUNDING REQUEST BY STACEY ROSECRANS FOR THE GEM COUNTY RECOVERY COMMUNITY CENTER: Stacey Rosecrans from the Gem County Recovery Community Center talked about funding and grants they receive, the services they offer the community and what they are

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allowed to use that money for. She advised that there is a gap in money that is needed, which is why they are asking for funding from the Opioid Program in the amount of \$20,500. Examples of programs they currently offer include a Family Emergency Aid program and gas and food assistance programs. She advised that the center pays \$16,000 in payroll taxes and that they are a non-profit organization. She talked about various funding sources they currently receive and advised that they get their food from Idaho Food Bank.

A motion was made by Commissioner Rekow to approve the funding request in the amount of \$20,500 for the Gem County Recovery Center as requested. It was seconded by Commissioner Wille and carried unanimously.

CONSENT AGENDA: A. Mountain Creek Minor Subdivision replat Findings, Conclusions, Conditions, Order, B. Gem County Resolution 2023-08 authorizing destruction of Clerk's records, C. Notice of intent to award Gem County Road and Bridge hot asphalt mix material and purchase order to Thueson and D. Notice of intent to award Gem County Road and Bridge asphalt paving.

A motion was made by Commissioner Rekow to approve items A-D on the consent agenda as presented. It was seconded by Commissioner Wille and carried unanimously.

ARPA FUNDING APPROVAL FOR POWER AND LIGHTING REMOVAL AND REPAIR FOR FAIRGROUNDS GRANDSTAND CANOPY PROJECT: Commissioner Butticci is asking for ARPA funding for the fairgrounds grandstand canopy project in the amount of \$3,498.44 for electrical work completed by Mackey Electric.

A motion was made by Commissioner Rekow to approve the ARPA funding as requested for Mackey Electric as presented in the amount \$3,498.44. It was seconded by Commissioner Wille. Commissioner Butticci recused himself from the vote since this was his request.

PUBLIC WALK-IN: There were no members of the public present.

EXPENSE CLAIMS APPROVAL: The claims presented were reviewed. Commissioner Rekow made a motion to approve the claims as presented and as initialed on the individual claim forms. It was seconded by Commissioner Wille and carried unanimously.

COUNTY AUCTION OPTIONS- ONLINE PUBLIC AUCTION AND/OR MERIDIAN PUBLIC AUCTION: Commissioner Butticci advised that an agreement has been created for this service. He recommends high ticket items should stay on the current system and smaller ticket items be put on Meridian Public Auction. He talked about the cost for

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using Meridian Public Auction. Information Technology Director Corbin Vickery advised that if something does not sell, there is no cost to the county and the item will be taken to the landfill by them.

A motion was made by Commissioner Wille to approve the use of the Meridian Public Auction as well as the county online public auction for disposal of county owned surplus property. It was seconded by Commissioner Rekow and carried unanimously.

MINUTES: The minutes for April 17 & 18, 2023 were reviewed. A motion was made by Commissioner Wille to approve the minutes for April 17 & 18, 2023 as amended. It was seconded by Commissioner Rekow and carried unanimously.

GEM COUNTY SPORTS COMPLEX SPECIAL USE APPLICATION/FEE PIT USE

DISCUSSION: Building and Grounds Supervisor Chuck Shambaugh reviewed a fire pit permit that he would like to add to the Special Events application. He advised that there is a \$50 refundable deposit for clean-up and damage. He advised that this has been sent to the county attorney for review. There was discussion on what cannot be burned and what items would be required to be on hand, such as shovels and buckets of water.

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

GLOECKNER REZONE PUBLIC HEARING: While being recorded, the Commissioners held a public hearing to review the Gloeckner 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, applicant Victoria Ritchie and property owner Helen Gloeckner. Commissioner Butticci 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 and their Findings, the staff report, a copy of the Future Land Use map showing the area that the property is in, the zoning map, Planning and Zoning Commission minutes, 3 letters of concerns and impact agency letters.

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A motion was made by Commissioner Rekow to enter the related information into the record as presented. It was seconded by Commissioner Wille and carried unanimously.

The applicant, Victoria Ritchie, on behalf of the property owner, Helen Gloeckner, is seeking approval to rezone her property from A-2 Rural Transitional Agriculture (5-acre minimum) to C-2 Commercial (1-acre minimum). The property proposed to be rezoned is approximately 5.75 acres and lies fully within Mixed Planned Development, as designated on the Future Land Use Map in the Comprehensive Plan. She advised that the applicants' intent is for it to be more suitable for a future sale. She talked about the location of the property and that the Zoning Commission and staff recommend approval of the application.

Applicant, Victoria Ritchie advised that according to the Comprehensive Growth Plan, this property would eventually be commercial. Their intent is to sell the property. She talked about neighbors being upset about this application. She talked about mixed-use property, but is wanting to have the property changed to C-2 Commercial. There were no others present in support, neutral or opposed that wished to speak.

Road and Bridge Supervisor Neal Capps talked about access to the property. He would like to see the approach moved further north to meet their standards. Jennifer advised that there is not a requirement for a Development Agreement at this time, but can be added as a requirement from the Board.

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

Commissioner Butticci talked about water and sewer. Jennifer advised that a water quality and quantity study has not been done. It would depend on the use of the property and city services may be a possibility. He stated that he agrees with the Road and Bridge access recommendation. Commissioner Wille believes this is a good fit with the surrounding properties and that there are more uses with it being changed to commercial. Commissioner Rekow does not have any concerns. He talked about a letter from Idaho Transportation Department (ITD) and is interested in seeing their thoughts and concerns in regards to mitigation efforts depending on the use of the property. He also talked about city services. He advised that he was sympathetic to those that wrote the letters with concerns.

A motion was made by Commissioner Wille to approve the rezone request by Victoria Richie on the property owned by Helen Gloeckner to rezone 5.75 acres from A-2 Rural Transitional Agriculture (5-acre minimum) to C-2 Commercial (1-acre minimum) lot size located at 1671 Airport Road with an addition of a

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Development Agreement which would include Road and Bridge conditions as well as ITD information. It was seconded by Commissioner Rekow and carried unanimously.

ADMINISTRATION TIME: The Commissioners worked on various administrative items.

The Board recessed at 5:00 p.m. to 8:30 a.m. on April 25, 2023.

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ADMINISTRATION TIME: The Commissioners worked on various administrative items.

INTERVIEW WITH ANDREW JENKINS FOR PUBLIC DEFENSE CONFLICT COUNSEL: This interview will be rescheduled.

ADMINISTRATION TIME: The Commissioners worked on various administrative items.

The Board recessed at 5:00 p.m. to 8:30 a.m. on May 1, 2023.

Approved: _____
Chairman

Attest: _____
Clerk