



November 21 & 22, 2022, Emmett, Idaho

Pursuant to a recess taken on November 15, 2022, the Board of Commissioners of Gem County, Idaho, met in regular session this 21st day of November 2022, at 8:30 a.m.

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

Whereupon the following proceedings were had, to-wit:

November 21, 2022

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 Rekow and carried unanimously.

SALARY SURVEY PRESENTATION: Lydia Aguirre & Patti Perkins from Calyx-Weaver & Associates met with the Commissioners to review the Gem County Compensation project for a county wide salary survey. Patti talked about the steps that were taken, how they look at salaries and the comparing counties. She talked about Gem County not having a formal compensation structure and only provides annual cost of living increases. The results of paying behind market, salary structure features, salary grades/kinds & levels and a shift differential were discussed. She also talked about the importance of performance reviews and the need to adjust the salary ranges at least every couple of years to keep up with the market. Clerk Tilton provided spreadsheets that show the county positions with the wage comparisons, comparisons with other counties and the Gem County kinds/levels chart. Patti talked about employees meeting the maximum salary grade. There was discussion on how the salary grade works with new hires that have previous experience. This will be added to the agenda for next week for further discussion. Clerk Tilton will provide the documents to all department heads and will add this to the agenda on a future date.

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

CONSENT AGENDA: A. Certificate of Residency for Junior College

tuition for Sarah Vanocker, B. Operations in funds for 07/01/22-09/30/22, C. Idaho Transportation Department Office of Highway Safety Highway Safety grant, D. Walker Building LLC Rezone Findings, Conclusions, Conditions, Order, E. Walker Building LLC Rezone Development Agreement and F. Gem County Ordinance 2022-11 Walker Building LLC Rezone.

A motion was made by Commissioner Butticci to approve the consent agenda items A-F as presented. The motion was seconded by Commissioner Rekow and carried unanimously.

MINUTES: The minutes for November 14 & 15, 2022 were reviewed. A motion was made by Commissioner Butticci to approve the minutes for November 14 & 15, 2022 as amended. It was seconded by Commissioner Rekow and carried unanimously.

PROSECUTING ATTORNEY MATTER: Deputy Prosecuting Attorney Tahja Jensen spoke on various county legal matters. Road and Bridge Supervisor Neal Capps talked about the intersection of Mill Road and Highway 16. Tahja spoke on property leases, the Noxious Weed Department, a Resolution for lights on the courthouse and the Truck Route Ordinance.

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

DOBIE RANCH PRELIMINARY PLAT PUBLIC HEARING: While being recorded, the Commissioners held a public hearing to review the Dobie Ranch Preliminary Plat request. This meeting was held in person and virtually via Zoom. Those present were Development Services Director Jennifer Kharrrl (via Zoom), Associate Planner Michelle Baron, Deputy Prosecuting Attorney Tahja Jensen, Road Bridge Supervisor Neal Capps, applicants Elwin Butler, Kelly Fulson and Brian Burnet, plus various members of the public. 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, letters of concern 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 Rekow and carried unanimously.

Jennifer reviewed the Dobie Ranch Preliminary Public Plat request. The applicant, El Paso Investments, LLC, on property owned by Sintral, LLC, has applied for a Standard Subdivision Permit (Preliminary Plat) application to construct a residential subdivision on approximately 102 acres of land located on El Paso and Dobie Road. The applicant proposes to create 17 single-family building lots which will be tied in to the previous 13 lots that were previously approved. The property is zoned A-3 Rural Agriculture. She advised that there is a 5-acre minimum lot size and all lots meet that requirement. She also talked about access, waivers that have been requested for the private road and the block and that Middleton Fire District supports the application without the secondary access. She advised that conditions were added to include a water quality and quantity study which has been completed, a traffic study if warranted by the county engineer or a traffic count. She advised that they recommend approval for this application. Road and Bridge Supervisor advised that a traffic count is being done.

Applicant, Robert Burnet talked about the pressurized irrigation system, cul-de-sac's, the water study that was completed, private roads and soil testing. There were no others in favor or neutral that wished to speak.

Opposed, Brittney Ketcherside expressed concerns with the current real estate market and maintenance on the land. Karen Youngstrom expressed concerns with continued approval of development on farm land when the current residents are against it. Francis Gale advised that they were supposed to get first right to purchase this property but were not given that opportunity. They would like to purchase that property to protect the farm land. She also talked about water rights. Penny Keller was pleased that a traffic survey is being done has concerns with development on farm land and well water. Rignee DenBeste expressed concerns with the property being left for someone else to develop and the property not being maintained. Penny Guillard expressed concerns with maintenance of the land, water and fire protection. Deborah Weaver talked about water, fire protection and response time from the Sheriff's Department.

Applicant, Robert Burnet advised that the fire protection is not mandatory. He advised that they are developers and sell the lots to builders and that they live in these communities and are held accountable for their work. He advised that they met the requirements. He also talked about the irrigation and the properties would be required to be maintained until sold.

Jennifer advised that fencing is not required, but there is a potential water hazard to consider. She advised that there are 9 required findings that need to be met for approval and that Gem County does have impact fees that do go to affected

agencies. Road and Bridge Supervisor Neal Capps advised that they do not have any concerns with the new roads or county roads. Commissioner Butticci does not have any further concerns based on the current Ordinance. Jennifer advised that the hillside is not part of the property. Brian advised that all lots will be fenced as well as the canal.

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

Commissioner Butticci advised that the developers have done their work. He expressed concerns with water and would like the county engineer review the water quality/quantity study to make sure it is a sufficient study to support the lots. He would also like the traffic study to be verified by the county engineer. Commissioner Rekow believes the canal safety concerns have been addressed. He explained that they have to follow the law when making their decisions and that they have done everything they needed to do to meet the requirements.

A motion was made by Commissioner Butticci with the Dobie Ranch Preliminary Plat, PP-22-009, to accept the Findings and Fact from the Zoning Commission and Exhibit B with the conditions of approval and to add item #4, that the county engineer will review the water quality and quantity study for the 30 lots so Keller can ensure that there is sufficient data supplied to avoid well monitoring and if not, to warrant well monitoring as described in the Ordinance. Item #5, the county engineer will review the traffic study to ensure that the access to the roadway will be sufficient for safety and traffic concerns. It was seconded by Commissioner Rekow and carried unanimously.

COURTHOUSE SECURITY DISCUSSION AND BUILDING TOUR: Scott Wendell from LCA Architects, Matt Payne and Will Uradzionic from Sonitrol Pacific met with the Commissioners to discuss courthouse security. Scott provided the latest preliminary plan for the entry of the building. He also talked about the current security that is in place. Commissioner Rekow talked about the access points to the building. There was discussion on the current panic buttons and how they notify dispatch. Matt talked about different options for notifying dispatch that they could offer and an access project he recently completed. Commissioner Rekow would like the main courthouse building to be the main focus with options for other buildings at a later date. Commissioner Butticci advised that the Motor Vehicles building would be short term. There was discussion on staffing hours and the front access. Matt also talked about an intercom system being an option. The Commissioners preference would be for all

panic buttons to respond in house directly to dispatch. Matt will do site review and suggest options for response and come back with suggestions. Commissioner Rekow advised that he wants this project to keep moving forward. LCA will coordinate with the Clerk and the Board. A tour of the building was done.

The Board recessed at 5:00 p.m. until 8:30 a.m. on November 22, 2022.

November 22, 2022

ADMINISTRATIVE TIME: The Commissioners worked on various administrative items.

The Board recessed at 4:30 p.m. until 8:30 a.m. on November 28, 2022.

Approved: _____
Chairman

Attest: _____
Clerk