

**JEFFERSON COUNTY COMMISSIONER MEETING MINUTES
MAY 1, 2023**

Meeting called to order at 9:00. Those present are Commissioner Clark, Commissioner Young, Chairman Hancock, Prosecutor Mark Taylor, Emergency Management Rebecca Squires, Clerk Colleen Poole; Audrey Moon is clerk of the board. Pledge of Allegiance led by Commissioner Clark. Prayer offered by Commissioner Young.

JOIN ZOOM MEETING VIA WEB:
[HTTPS://ZOOM.US/J/512530026](https://zoom.us/j/512530026)
MEETING ID: 512 530 026

JOIN ZOOM MEETING VIA PHONE:
+1 253 215 8782 US
+1 301 715 8592 US

PARK & RECREATION – MICKEY EAMES

• **EMPLOYEE WAGE INCREASE – (ACTION ITEM)**

[9:02:34 AM](#) Mickey Eames wants to talk to them this employee has been with her for six years. Feels like he deserves the wage. He does maintenance and the sprinkler system. Thinks this employee is worth every penny of this. Chairman Hancock is not giving a complaint on this. Rebecca said the reason this is before them is because this is outside of the policy for temporary and seasonal employees. If they need to review the policy they can. Do have a policy regarding wage increases. Mickey said he has been here longer than the policy. Chairman Hancock asked Rebecca to come up on that. Chairman Hancock asked on one's Mitch has. Rebecca said the policy reads is can look at the second paragraph they get wage increase no more often than every two months with a five percent increase of the current wage until they reach step one grade one then they need to follow the step and grade. The weed technicians are in the step and grade system so they receive their steps annually if they come back. Chairman Hancock asked if they could put this person in the step and grade. Rebecca said yes and the grade one step one is a little over \$14. Can do the wage increase every two months. Is not fighting the merits of the employee. This is pennies but this is the policy. Chairman Hancock said they could put this employee into the step and grade program since they have been here several years. Commissioner Clark said this has step and grade on here. Rebecca said that is inaccurate. Grade one step one is around \$14.14. Mickey said she would be fine putting him in the step and grade. Chairman Hancock said they need to follow their policy. Need to put this individual into the step and grade so he is comparable to the other seasonal employees. Is a valuable employee at the lake. Rebecca is adhering to the policy. Mickey asked about putting him at grade one step one. Rebecca said no problem then in two months they would be eligible to have another increase. Needs to not be random. Mickey said maybe every six months. Does the snow plowing for nineteen hours for a period of time then can have more hours for four months. Rebecca said the weed department seasonal employees just get a step increase based on the grade. Rebecca said just grade one step one so she can verify the amount. Chairman Hancock asked to get an employee number. Can come back in with that.

PUBLIC WORKS – ROB CROMWELL

• **ORDER DUMP TRUCKS – FY2024 – (ACTION ITEM)**

[9:07:46 AM](#) Rob said he went around to Peterbilt, Kenworth, International and Western Star. International and Western Star did not want to provide quotes because their lead time is upwards of two years. Got the chassis quote from Peterbilt. Would have to go back to Kenworth on the bed and plow. Kenworth gave him an opportunity they had an order for three trucks that was cancelled. Can still modify these to their specifications. Have a September build date. Could have these trucks by November. Just to recap the chassis is \$212,038. The Viking Dump body and plow package is \$102,340. Cummings warranty is adjustable this is four year 400,000 miles but could go up to six years and adjust the mileage. Chairman Hancock asked if they can keep the mileage for six years. Rob thinks it is a small increase to extend the time. Chairman Hancock asked the normal standard warranty without any additional fee. Rob said believes this is two years. This is additional warranty on the engine through Cummings. Chairman Hancock asked how many miles typically a year. Rob said about 60,000 miles. Chairman Hancock knows the DEF has been an issue. Commissioner Young said they can take this off. Chairman Hancock asked if they can ask them to not put this on where it is a county vehicle? Rob said they have a process to go through. Have to apply to the EPA for that exemption and if they approve it they can take this to the manufacturer. Building a special engine, it usually does not save them a lot of money. Commissioner Young said this is better performance. Rob said they recycle back into the engine which is not a good system. Chairman Hancock said he asked because it costs to have it removed. That is why he asked.

[9:14:03 AM](#) Rob said in the late 90's the Army had Freightliner trucks they paid extra money to remove the AC systems. Would have been cheaper to leave these on. This is similar to that situation. Commissioner Clark said it is getting harder to delete items. Not sure they would get an exemption even if they applied. Rob said these are getting more stringent. Commissioner Clark said Kenworth has done a good job. Rob said they are trying to stick with Cummings they seem to have it figured out a bit better. Chairman Hancock said CAT will not make these anymore. Rob said total price for each truck is \$321,228. Chairman Hancock asked if this is with additional came up with \$314,378. Rob said the additional warranty. is \$6,850 for four year 400,000 miles. Chairman Hancock said they do not have to decide on the warranty up front. Rob said no just needs the decision on the trucks. Chairman Hancock asked if this is with Sourcewell. Rob said this is a Sourcewell number. Chairman Hancock said this is a government provided service for competed prices. Rob said even with this being through Sourcewell he still did his due diligence and tried to get quotes from other sources as well.

[9:17:09 AM](#) Commissioner Clark said they are at the point they need a couple of trucks. Rob said 2019 is the newest truck they have. Some of the older ones go back to 1998. Commissioner Clark asked if they are looking at two. Chairman Hancock said three is what they would like. Rob said they are looking at three that is what they would like. Chairman Hancock said that is a million dollars. Colleen asked to include where this is coming from in the motion. Rob said this is next year. Chairman Hancock said this is next year's budget with capital equipment. Won't see these until next year.

[9:18:54 AM](#) Commissioner Clark asked on other capital equipment they will need if they are getting three of these. Chairman Hancock said this will make them done for the year. Rob said this puts them in the same spot as this year which he is trying to avoid. Hard to spend everything right out the gate. Commissioner Clark said they talked about loaders and other items. Concerned about being able to get anything else if they get three trucks. Rob said some things they are looking at down the road is a backhoe, skid steer and adding a loader. Do think if they add a loader this can come from impact fees since they are expanding their fleet. Really difficult to get all of the subdivisions cleaned out now. Chairman Hancock said if they did get three some of that would have to be put on hold. Need to look at the highest priority based on the greatest need. Commissioner Clark asked on the one trucks if they got put back together. Rob said two of them are put back together. Have not done the engine swap yet. Commissioner Clark said those two are back up and running though. Rob said yes. Does think the trucks are the highest priority. Came in one day in February and had two plow trucks he could have sent out. Everything else was down. Thinks these are vital to what they do. Chairman Hancock said these are the most used piece of equipment in the fleet.

[9:23:02 AM](#) Rob said what they can get accomplished is centered around how capable they are with their trucks. Commissioner Clark said they had a long season the trucks and plows are worn out. When he was out there they were trying to rebuild.

[9:23:29 AM](#) **Motion by Commissioner Clark to approve three Kenworth dump trucks with snow gear for \$314,378 per truck. Second by Commissioner Young. Roll call taken. Commissioner Clark – aye, Commissioner Young – aye, Chairman Hancock – aye. Motion passed.**

[9:24:44 AM](#) Chairman Hancock said this will take the capital equipment line next year. They are aware of this. Brought up they may be getting some more from the state. Rob said that is good news. They are facing increased costs. Are running low on their fuel. Shop supplies have increased. Seen increased costs across the board. Commissioner Clark said it had been a long winter. Been a full-time job keeping the trucks up and running. Been looking at this for several years. Had one ordered that was cancelled so they are playing catch up. Chairman Hancock said they are seeing other manufactures are two years out. Rob said this was a fortunate occurrence that this order was cancelled. Otherwise Kenworth would be twelve months out.

- **UPDATE**

[9:27:37 AM](#) Rob has been advertising for a mechanic at the landfill. Has interviews this afternoon. Been working with Brandy and Ted on facility improvements. Think the priorities are a building to process refrigerators so these can be recycled. This will include a building where the refrigerators are now. Possibly drilling a well. The water system they have now cannot run two water sources at the same time. Chairman Hancock asked if the well is inadequate or is the pump not big enough. Rob said that was his thought as well. Will start with an evaluation on the water system to figure out what they have. Chairman Hancock said this is something they need to know before they dig another well. Rob said he needs to find if this is going dry.

[9:30:42 AM](#) Rob said they are looking at some improvements at County Line. Do not have anywhere to take a break. Looking at possible upgrades to include a building with an awning. For Road & Bridge on the westside the dust oil tank broke out. Heartland Ag system has a 6,500 heavy duty tank available with delivery it will be \$9,050. Other sources were around \$15,000. Chairman Hancock said they will have to do something if they are going to mag chloride any of the roads. Rob asked if he needs a motion where this is a replacement item. Chairman Hancock said this is probably a capital item so would classify this as a capital purchase.

[9:33:55 AM](#) Rob said they are removing break up limits. Hauling gravel. Working with Mike on the road maintenance plan. Crack sealing subdivisions now. Chairman Hancock asked on the crusher. Rob said they are really close. Had five to seven days left of crushing. Chairman Hancock asked on doing some extra cinders. Rob said Brooke was out last week but was going to check on the schedule and see if they have the ability to do this. Chairman Hancock said they would need to issue a modification to change quantity. Rob said Brooke handles that schedule.

[9:35:22 AM](#) Commissioner Clark asked if he looked at the fence out there. Rob said he did this is definitely in the county right-of-way. Does not think equipment hit this. Thinks this was leaning over from snow. Commissioner Clark said this is out in Mud Lake. Rob said next week is helping West Jefferson Fire District haul some pit run for a pad for a building. They will reimburse for fuel and material. Will get them an hourly rate per truck for reimbursement.

[9:36:47 AM](#) Commissioner Young said kudos to the crew North Rigby Canal was happy with the work they did. Commissioner Clark said he had proposed a buyout of PTO. Rob said if not they will lose their grader operators for six to eight weeks. Would not make this mandatory but thinks it would be a good option to offer for those over a certain amount.

PARK & RECREATION – MICKEY EAMES

- **EMPLOYEE WAGE INCREASE – (ACTION ITEM)**

[9:38:06 AM](#) Mickey comes back up with the employee number.

[9:38:25 AM](#) **Motion by Commissioner Clark to approve personnel action form for employee 758 to move to \$14.12 which is a grade one step one. Second by Commissioner Young. Roll call taken. Commissioner Clark – aye, Commissioner Young – aye, Chairman Hancock – aye. Motion passed.**

COMMISSIONERS

- **ESI CONSTRUCTION DOCUMENTS – (ACTION ITEM)**

[9:39:17 AM](#) Rebecca does not have anything available for signature until they get the general review. The County has their finals prepared. Does not anticipate a lot of changes. Could do a motion to give signing authority if there are no changes. In case they get these back this week they can move forward without a special meeting or waiting until next Monday. Chairman Hancock said as long as there are not changes he does not see a problem.

[9:40:24 AM](#) **Motion by Commissioner Young to approve Chairman Scott Hancock to sign the ESI Construction documents when they are available as long as there are no changes. Second by Commissioner Clark. Roll call taken. Commissioner Clark – aye, Commissioner Young – aye, Chairman Hancock – aye. Motion passed.**

[9:41:14 AM](#) Rebecca said the two containers are full. Is getting another one delivered.

- **FY2024 INDIGENT DEFENSE FINANCIAL ASSISTANCE COMPLIANCE PROPOSAL/APPLICATION – (ACTION ITEM)**

[9:41:38 AM](#) Colleen said this was done with the Public Defense and their Regional Representative. Chairman Hancock asked on the state taking over this. Colleen thinks in July. Still a lot of things will need to be worked out. Chairman Hancock said there will be some changes gradually taking place. Wants to keep the individual here for the time being. Colleen said this is for the grant money of \$25,000 and lists what it is spent on.

[9:42:54 AM](#) **Motion by Commissioner Clark to approve the 2024 Indigent Defense Financial Assistance Compliance Proposal and Application. Second by Commissioner Young. Roll call taken. Commissioner Clark – aye, Commissioner Young – aye, Chairman Hancock – aye. Motion passed.**

- **APPROVE CERTIFICATES OF RESIDENCY – (ACTION ITEM)**

[9:44:25 AM](#) **Motion by Commissioner Clark to approve certificates of residency for spring 2023 to the College of Southern Idaho for Nathan Killian, Ryker Reeves and Sydney Schaat. Second by Commissioner Young. Roll call taken. Commissioner Clark – aye, Commissioner Young – aye, Chairman Hancock – aye. Motion passed.**

[9:44:49 AM](#) **Motion by Commissioner Young to approve certificates of residency for spring 2023 to the College of Western Idaho for Nathan Killian, Ryker Reeves and Sydney Schaat. Second by Commissioner Clark. Roll call taken. Commissioner Clark – aye, Commissioner Young – aye, Chairman Hancock – aye. Motion passed.**

- **APPROVE COMMISSIONER MEETING MINUTES – (ACTION ITEM)**

[9:46:35 AM](#) **Motion by Commissioner Clark to approve commissioner meeting minutes from March 6, 2023 with noted changes. Second by Commissioner Young. Roll call taken. Commissioner Clark – aye, Commissioner Young – aye, Chairman Hancock – aye. Motion passed.**

[9:47:15 AM](#) Recess until 10:00

Open session 10:00

PLANNING & ZONING – MILTON OLLERTON

- **RESOLUTION #2023-20 – DESTRUCTION OF RECORDS – (ACTION ITEM)**

[10:00:41 AM](#) Vern said this resolution is authorization for destruction of county records. Building permits and plans are required to be maintained less than two years after the completion of the project. This does not include commercial or government only residential. Requesting to dispose of these plans. Chairman Hancock said they have “Resolution Authorizing Destruction of Temporary County Records. Resolution No. 2023-20. “At a meeting of the Board of Jefferson County Commissioners, State of Idaho, on the 1st day of May, 2023, the following was adopted to wit: Whereas, Idaho Code 31-871 Classification and Retention of Records, subsection (d) specifies that building applications, plans, and specifications for non-commercial and non-government projects—after the project receives final inspection and approval—are temporary records; and Whereas, Subsection (2)(c) specifies that temporary records shall be retained for not less than 2 years; and Whereas, Subsection 2(g) authorizes the destruction of records by resolution of the board of county commissioners; and Whereas, the Planning, Zoning & Building Department has proposed the destruction of non-commercial plans and non-governmental plans for building permits which were submitted prior to January 1, 2020; Be it therefore resolved that the Board of Jefferson County Commissioners hereby authorizes the destruction of building applications, plans, and specifications for non-commercial and non-governmental projects that were submitted prior to January 1, 2020, and that such destruction be conducted under the supervision of the Jefferson County Planning, Zoning & Building Department. Approved and adopted this 1st day of May, 2023.

[10:02:59 AM](#) Chairman Hancock asked if these are still in digital form. Milton said some of the plans are. Some of these house plans go back to 2012. These are not required to be kept. Does not plan to scan all of these it would take hours. They do scan any commercial or government plans.

[10:03:47 AM](#) **Motion by Commissioner Young to approve resolution #2023-20 for destruction of records. Second by Commissioner Clark. Roll call taken. Commissioner Clark – aye, Commissioner Young – aye, Chairman Hancock – aye. Motion passed.**

- **RESOLUTION #2023-21 – TRANSFER OF PROPERTY – (ACTION ITEM)**

[10:04:11 AM](#) Vern said the next resolution is sale of county property to the City of Rigby. Wanting to obtain their rotary file cabinets. These are being removed as they go digital. Chairman Hancock asked if there is payment on this. Vern said they can require payment or per Idaho Code items can be transferred without payment. Chairman Hancock asked what the thoughts are. Milton said they are happy to see this go. Vern said they have seen some advertised on Facebook and the price was practically nothing. Feels it is worth it if the City needs these and will come and get them.

[10:06:08 AM](#) Chairman Hancock said they have “Resolution Authorizing Sale or Replacement of Personal Property. Resolution No. 2023-21. At a meeting of the Board of Jefferson County Commissioners, State of Idaho, on the 1st day of May, 2023, the following was adopted to wit: Whereas, Idaho Code 31-808 Sale of County Property – General Procedure – sale of Property Acquired Through Tax Deed – Procedure of Attempted Auction – Exchange of County Property – Sale of Certain Odd-Lot Property – Sale, Exchange, or Donation of Property to Other Units of Government, subsection (9) specifies that In addition to any other powers granted by law, the Board of County Commissioners may at their discretion, grant to or exchange with the federal government, the state of Idaho, any political subdivision or taxing district of the state of Idaho or any local historical society which is incorporated as an Idaho nonprofit corporation which operates primarily in the county or maintains a museum in the county, with or without compensation, any real or personal property or any interest in such property owned by the county or acquired by tax deed, after adoption of a resolution by the board of County Commissioners that the grant or exchange of property is in the public interest. Whereas, The City of Rigby has made the request that the city could utilize the rotary filing cabinets for their records

storage. Be it therefore resolved that the Board of Jefferson County Commissioners hereby finds that the grant of the following rotary file cabinets owned by Jefferson County, Idaho, is in the public interest, and may be disposed of by transferring the listed equipment to the City of Rigby. 1 single unit rotary file cabinet, 1 double unit rotary file cabinet, 1 five-unit rotary file cabinet and 1 six-unit rotary file cabinet. Approved and adopted this 1st day of May, 2023.”

[10:07:55 AM](#)

Motion by Commissioner Clark to approve resolution #2023-21 for transfer of property. Second by Commissioner Young. Roll call taken. Commissioner Clark – aye, Commissioner Young – aye, Chairman Hancock – aye. Motion passed.

- **RESOLUTION #2023-22 – DISPOSITION OF COUNTY PROPERTY – (ACTION ITEM)**

[10:08:14 AM](#)

Vern said the next resolution is for sale or replacement of property. As they packed the basement they found a drafting table and an open metal file cabinet. Chairman Hancock asked if this will be put on the auction. Vern said yes. The question is it may not be on this auction because they have packed it away in the storage container.

[10:09:45 AM](#)

Chairman Hancock said they have “Resolution Authorizing Disposition of County Property Resolution #2023-12. At a meeting of the Board of Jefferson County Commissioners, State of Idaho, on the 1st day of May, 2023, the following was adopted, to wit: Whereas, Idaho Code 31-829 requires the Board of County Commissioners to authorize the sale of County’s personal property when it is obsolete, worn or damaged so as to require replacement; and, Whereas, The Planning Zoning & Building Department has proposed for the sale or destruction, the below listed personal property that is of no further use to the County; Be it therefore resolved that the Board of Jefferson County Commissioners hereby authorizes the sale or replacement of the following under the supervision of the Jefferson County Planning, Zoning & Building Department. 1- drafting table and 1- open metal cabinet. Approved and adopted this 1st day of May, 2023.”

[10:10:41 AM](#)

Motion by Commissioner Young to approve resolution #2023-22 for disposition of county property. Second by Commissioner Clark. Roll call taken. Commissioner Clark – aye, Commissioner Young – aye, Chairman Hancock – aye. Motion passed.

- **UPDATE**

[10:10:55 AM](#)

Chairman Hancock said they have the software moving forward. Milton said yes Vern has been meeting with them. Is coming together. The moving is good has moved everything into their office they are keeping. Appreciates Rebecca’s response on getting another storage unit for them. Surprised this filled up as fast as it did. Will have some room once the cabinets are gone. Vern said they had some horizontal cabinets and adjustable units that Elections has taken. Milton said they have a file room full of things to scan. Chairman Hancock is glad they are moving forward on the new software. Did they speak to the previous company? Vern said they did put them on notice. Need to talk to the next level on ending the contract. Waiting to hear back. If he does not hear from them will start talking with CivicPlus who is the corporation.

[10:13:29 AM](#)

Chairman Hancock asked on workload. Milton said permits are still down. Vern said they had forty-nine permits in April. Had sixteen new residences and seven within the City of Rigby. Chairman Hancock said they are building new homes. Milton said they are still processing applications. Trying to keep this to four applications per hearing. Already have May and June full. Are having a special meeting in May for impact fees. Updating the subdivision code will go to the Planning & Zoning in June. Met with North Rigby and Great Feeder Canals on setbacks. Get their concerns and have gone out and looked at the sites they are concerned about. Understand where there concerns are. Is a conversation they need to continue to work through and have. Look at how other counties address canals. Is a big expectation the canals have for Jefferson County to enforce the setback.

[10:15:37 AM](#)

Chairman Hancock said in speaking with commissioners in the state they are on the forefront. They are not lagging behind on this. Others will look at what we do for guidance. Milton said the setbacks are the most generous in the state. Many counties do not have a setback and some are only twenty feet. Chairman Hancock said we are leading the way on this. Heard this from others in the valley. Commissioner Young said the counties on this side of the state have the most canals. They are unique in that way. Know there are canals they need to address the language the levied canals are not set. There are some work they need to do there. Milton said as they have met the attorney has mentioned this is not a one size fits all with all of the varieties of canals. To name them individually would be challenging. Commissioner Young said the laterals at the end are no bigger than a ditch. Milton said some of the canals the high-water mark is only a foot up so is not running a ton.

- **EXECUTIVE SESSION 74-206 (F) – LEGAL – (ACTION ITEM)**

[10:18:33 AM](#)

Motion by Commissioner Young to go into executive session 74-206 (F) - Legal. Second by Commissioner Clark. Roll call taken. Commissioner Clark – aye, Commissioner Young – aye, Chairman Hancock – aye. Motion passed.

Open session 10:46

[10:46:03 AM](#)

Chairman Hancock said they discussed some legal issues. Will be handled in a different manner. Will go into a recess until 1:00.

[10:46:29 AM](#)

Recess until 1:00

Open session 1:03

DEQ - COMMISSIONERS – PLANNING & ZONING – MILTON OLLERTON

PLANNING & ZONING COMMISSION – MAYORS

- **GROUNDWATER QUALITY AND FLOWS – SEPTIC IMPACTS**

[1:03:24 PM](#)

Milton welcomes those that were able to come up. Will have Flint come up from DEQ. **(Exhibit A)** Flint Hall is a Hydrogeologist with DEQ and he deals with groundwater quality. This provides a context with the information to make tough decisions. Can tell them about quality but cannot help them see how their actions have affect. Have Willie and Tyler here with their Engineering Group. Flint said they fit in the regional context by sampling groundwater with a number of agencies. Idaho has done well with understanding water quality and having different agencies. Plan came together in the 90’s. Brought in DEQ was part of Health & Welfare, Department of Ag and Department of Water Resources with their statewide program. Gave structure for the Health Districts to work together with water quality issues. Want to understand the context. This is a basis of sampling of each agency. For DEQ the sampling focuses on groundwater quality. Look at nitrates because these are across the nation and world are the impacts to water quality on a larger scale. Can have impacts related to bacteria or arsenic or uranium that is more geology related. Nitrates

Commissioner Meeting Minutes

May 1, 2023

are a matter of land use. Multiple agencies help create the water quality data. Looks like a lot of places this is in a large scale and most of the input they are mitigating is a smaller scale. On this map are areas that they know are impacted by nitrates. One is the Mud Lake area, Ashton area and Parker area. With these they are nitrate priority areas because these exceed the drinking water standards. There is a statistical basis. Regionally this is the water quality.

[1:07:41 PM](#)

Flint said the information they have as a geologist can look at broad terms. Hydrogeology is looking underneath can only see if they look at a well underneath them. Jefferson County area the wells are concentrated where they are using the land. If the land is easier to develop outside of those areas it would be a greater density in those. In Jefferson County the wells in Mud Lake are up to six hundred feet deep. The typical depth for a well is 150 feet. Toward Snake River Plain and this changes instead of the Mud Lake basin and basalt get into some gravels along the river. In that area as they come closer the well are fifty feet deep. This has implications on what the sensitivity of the well is. Get their information from driller logs. Some of this is critical. Have the date and driller. See what the driller encountered when placing the well. They do the best job to produce water. Notice what the rocks are and where they see water. Will have the well drilled in a zone productive enough to produce water. This gets them the information. Also sees how thick the surface is. This next example is closer to the river so instead of 180 feet this is 48 feet. The point from this it is how they know what is going on. This is the well driller's information.

[1:10:56 PM](#)

Flint said monitoring information is what has been collected from the regional monitoring network. Mud Lake area the nitrates are elevated. The low impact is the blue less than two which is low impact. Green is two to five. The drinking standard is ten. The yellow that shows up are five to drinking water standard. Just a few sites in this particular region that exceeds ten. Nitrate concentrations are not really high. There is a broad range of impacts. Can see there are more impacts toward the western side of the county. The hydrogeology on that side is different. Over here on the eastern side closer to the Snake River the hydrogeology is flowing through the gravel. The water flows quickly. The things that can impact water quality are activities at the surface. Shows where the dairies and feed lots are. Does not tell them what is active these days. There are a lot not active these days. Some of these are smaller. Not as many large feeding operations as they might have in other areas. Have brown field locations that are impacted soil sites that have or could potentially be cleaned up. Shows the large-scale septic systems. This is not homes. If they added homes that would include every domestic well would be on there. With this information nitrates come from a combination of sources. Can be related to fertilizer applications, feed lots, application of treated wastewater. With these cannot tell where this is coming from. Septics tend to have more chloride with them and sodium. Based on fertilizer preferences sees in the Parker area and Teton Valley there is a preference for ammonia sulfate to put on a field. This tends to leave a chemical signature with it. Can see what the sources are based on this. Other part is they do not have a resolution and by definition they are non-source point contaminates. This is a contribution from a number of places. This shows the orange dotted area these spots are in the Parker area that shows a specific chemistry. There is another combination of the blue squares that are related to alfalfa. There is different chemistry. Hides within there is a lighter color of the diamonds and that follows along the diagram. Are ways to tell the sources and impacts. The combination chloride can come from other things besides septics. Look at combination of chemistry to distinguish between what this is likely to be. This relates back to land use they have a different signature with alfalfa and potatoes. Another piece from this the nitrogen that is applied with ammonium and as that hits the field the bacteria turns this into the nitrate the plant can use. If they use the manure this has to be broken down. Process of all of this leaves a signature. Tells them what is related to the field app. The combination shows the most likely source of impact in the specific area. Dominate sources can be distinguished. The land use is usually the best indicator of the sources. Worked with others in previous years in Teton County who was concerned about the same impacts. Had a cost share program and invited people to bring in water samples and they paid the cost to look where nitrates were high. Looked at the particular impacts. On the map with sixty some of sites they had 1.2mg. The areas in yellow are subdivisions. Other areas circled in the orange were half of the drinking standard or higher. The one closest to the river past Tetonia as they climb is a huge lot and looks like septic. Chances are the impacts are local to the well. Other orange spot is Felt this particular site this is away from everything else. Has a signature on the site but in distinction to the yellow area they have numerous sites that have a similar signature. In 2021 he took samples at eight sites these had distinctions. Yellow site had higher nitrates. Each of these had a different signature. At the bottom had a strong nitrogen with a fertilizer source. The 691 that was close to Fox Creek this was an organic source. The significant thing is the three sites past the edge of the runway in Driggs. These are a combination subdivision on shallow groundwater. The same combination signatures. The point of this is just land use and lot size may not be the best way to protect this. This is all he had. Shows that there is a lot of information out there. It would not provide the level of detail they are looking at. This is the story he is telling. They can make distinctions and local information would be the best way to determine water quality. Have a water quality they expect.

[1:24:18 PM](#)

Chairman Hancock said they talked about specific areas as they look at subdivisions now they are having NP studies. Is this a good source to make determinations? Flint said that is a source of information. He will refer this to the other gentlemen here. He collects the data. Has to work with these other folks on the decisions.

[1:25:32 PM](#)

DEQ Willie Teuscher asked to restate the questions. Chairman Hancock asked how good NP studies are. Willie said they started using these to look at the impact they were having in areas. Developed a mass balanced spread sheet. Is a rough model that has a lot of conservative approaches to this. Is not an exact science but is a rough model. Keep this in mind. Initiated this because they were concerned with some of the soil absorption systems that get more than 25,000 gallons a day or larger. Up in the Teton Basin they were distributing 75,000 gallons a day until the market crashed on that development so this has not yet been utilized. Wondering the impacts are on these larger systems. DEQ requires on a system over 25,000 gallons a day or in a nitrogen area then DEQ requires an NP study. Then they get an idea on the impact. Other counties wanted to take this further such as Teton County and Jefferson County took this further to see what happens with sensitive areas in the county. Required these to be done. They review these as a courtesy for the county. One thing they can do is see what impact this development has on a compliance point. Compliance point may be the distance to groundwater, a well or a property line. This is some of what they look at to make sure they are complying. Only allow them to increase the nitrate above one mg per liter of background. So upstream they are not allowed to go above two. This is what they have set in their rules. Do not get to concerned with nitrates until they are five mg per liter or above. Really concerned if this approaches the drinking water standard. This is how the nitrate priority areas are established they want to take a closer look with the nutrient

pathogen model. One thing it does not do is it does not look at the cumulative impact with multiple developments in areas. How do they generate the studies to do this? Cannot ask one developer to look at the entire impacted area. Could look at doing a study as a county. Teton County did do a groundwater study but not sure they looked at the full impact of the nitrogen. Counties and cities could look into this. They do have monies available with grant money to further these studies along if a county is concerned. This is something they have the ability to look at on the cumulative impacts for future developments. Also depends how they want to see the areas grown. If they go low, high or moderate density. There are pros and cons with all of these. When they deal with wastewater they think the standard septic tanks are not good. If they are installed right and follow the law and get a permit this is an indication this system will do what they need to treat the wastewater. Need the homeowner to pump the septic tanks periodically one to five years depending on the capacity. Once they are installed they are hard to monitor area wide. Also have wastewater collection systems. If they go toward higher density they lean toward a community system. Still need a place to take the waste. To have satellite systems with small wastewater systems may not be the best. Sometimes these are not maintained properly. This becomes a problem regulating the smaller systems that do not maintain as they should. Anything above one acre or greater is cost prohibitive in the future if they want to transfer these onto a collection system. Cost goes up quite a bit. This is something he has seen in his forty years. If they stay within the one acre or smaller it is more cost feasible to bring in central collection. Fremont runs two central systems. Shelly regional wastewater district brings Ammon's waste and other areas in the county. Was bringing on the IBSD. Can get involved and form districts. Depends how they want to work together. Nothing wrong with sub-surface systems. Systems need to be done correctly. Need an acre to put this in to meet setback requirements. Seen in Jefferson County go higher density with a third of an acre in areas. Need to have a central drinking water system. Need to pull the wells out of this system. There is a way to handle the wastewater and drinking water. Really depends on what the county does. Would like to see what the county looks like as they develop.

[1:35:04 PM](#) Chairman Hancock asked if soil type and water tables have a big influence. Willie said absolutely they take this into consideration. Have certain guidelines before permits are issued. Soil and the distance to groundwater is a key factor. Need to make sure they have the soil depth to get it the treatment. Chairman Hancock said they have a mix within the county. On the north side of the Burgess the sub is high. The Burgess Canal is a natural fault line. Go on the other side and they will not hit water until at least sixty feet. Have perfect filtration on that side. Willie said they have some clay areas. Groundwater comes up high around Menan. If they do not meet the requirements on the distance to groundwater have in the rules that they need some type of alternate or treatment to offset this high groundwater. Commissioner Young asked the distance to water. Willie said it depends on the soil type. If this is within one or two feet of the bottom of the septic drain field will have them install an advanced system to treat to a higher level since the soil is not there to do this. Have alternate systems and they have fifteen or so that can make this work. This is administered with a Memorandum of Understanding. Does have DEQ state rules. Health District signs off on these rules and guidelines from the state. Better at doing this now than they did years ago. Chairman Hancock asked for questions.

[1:38:08 PM](#) Commissioner Clark asked about municipal sewer system Rigby has one it drains the water to the dry bed. Do they need a source to get rid of the water like the dry bed? Can they spread this on the ground? Willie said they can go to a surface water body this is waters of the United States. Need an Idaho used to be EPA that had this have to have Idaho Pollution Discharge Elimination system. Do need a permit. With these come requirements of the quality of water they make before they discharge. Other venue can take wastewater once treated and reuse to discharge onto the ground for agricultural or other uses. Do need permits. Some cities have both. Require certain setback and need to be a couple hundred feet depending on the distance based on soil types. Waste is based on the bacteria. Do not wind drift. Various things they look at for the public health. Take advantage of the soils. Nutrients can have beneficial use.

[1:41:01 PM](#) Chairman Hancock said Idaho Falls spreads these. Willie said yes by land use. Chairman Hancock asked if Planning & Zoning Commission Warren has any questions. Planning & Zoning Chairman Warren Albertson said he has appreciated the information.

[1:41:43 PM](#) Commissioner Young asked on any places in Jefferson County with sub developments of any concern in their opinion. Willie is not aware of any. Flint said this relates to impacts related to subdivisions. Is not aware of any chemistries in the areas that show the same impacts as he showed in the Teton Valley explanation. May not have the density and data. Another contributing factor is how fast the water flows through the eastern snake plain. Combination of hydrogeology. Higher nitrate levels in the Mud Lake area those are more likely related to other sources besides density housing. Willie said Mud Lake does not have the well-draining soil. The aquifer moves fast through the Rigby area. Has a good capacity to disperse those constituents and nitrates moves this out and loops it. Handle the impacts better than others in the state.

[1:43:41 PM](#) Chairman Hancock said DEQ has done studies on the Snake River itself. Willie is aware is not involved in the studies. DEQ does collect data on the river bodies. If there is a stream determined impaired they have to have a permit and a maximum daily limit. Need to clean up the water enough before they discharge them.

[1:45:15 PM](#) Warren asked on contaminations for Teton Valley how long they were in place. Flint said this was a fair amount of time. Much older heritage farming areas. Among the things that have happened is the change in how the water flows in the area. This has been rearranged. Are seeing there is a noticeable increase in the last few years of monitoring. Could be awhile to build to that level to what they see now. Willie said sampling from old wells may not have a proper seal. Now days there are certain seals required to make sure no contaminates go down to the groundwater.

[1:47:05 PM](#) Flint said an illustration on this is the change in requirements to the Island Park area in the mid 90's they had to change to a more recent public water systems are those that have older wells.

[1:47:54 PM](#) Willie commends the commission this is always in the back of their minds. The rules help protect the public when things are done properly. NP study does not give them long term impacts over time. Any entity is open to look at this in their area.

[1:49:07 PM](#) Flint said this is more toward development but in his illustration looks at land use and agricultural. The primary folks he spends time with are working with conservation districts and recognize they want to use the information they have. This is a big emphasis with the education of the conservation districts. Working with all of the possible sources. Milton asked on doing a study could they see how much they can handle.

[1:50:15 PM](#) Willie said look at models that are better than an NP study does. They have 3D models that are better than NP study. The NP is a rough spreadsheet. Then if there is they can go to a more finite study. Is an expense to really find out what is happening.

1:51:06 PM Flint said even some types of public sampling they are in the process of developing public sampling for the Ashton area with a limited number to look at areas of emerging concern. Costs money to sample. A limited number of key indicators could identify where the emergent concerns are they may want to get ahead of. Chairman Hancock appreciates them all being here. Been very informative. Commissioner Young said it makes him feel better with the way the water moves through. Willie said it is good to have these discussions. Commissioner Clark said it is good to do a study and map out the areas so they have that. There is a lot of concern with each new subdivision. Worried about the growth and what it is doing to the ground water. There are a lot of holes out there.

1:53:51 PM Motion by Commissioner Young to adjourn at 1:53. Second by Commissioner Clark. All in favor – aye. Motion passed.

Scott Hancock
Chairman of the Board

Audrey Moon
Clerk of the Board

Colleen C. Cook
County Clerk



7/17/23
Date

7/17/2023
Date

7/17/23
Date