

**JEFFERSON COUNTY COMMISSIONER MEETING MINUTES  
MAY 15, 2023**

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

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**EASTERN IDAHO PUBLIC HEALTH – JAMES CORBETT**

• **BUDGET PRESENTATION – (ACTION ITEM)**

[9:02:03 AM](#) **Prosecutor Mark Taylor is in room**

[9:02:15 AM](#) Chairman Hancock welcomes James Corbett and sees they have Commissioner Dance here from Fremont County as well representing the Public Health Department. James thanks them for a few minutes. Has their Board Chairman Dance present with him this year. Their Board did approve their fiscal year 2024 budget. Has some statutory requirements to have their budget complete by the first Monday of July. These assessments are not given to the county until their budget year. Wanted to note that. The time line is always April and May to approve the budget with the Board. Then the Chairman's or a proxy get together on June 22 to approve this. This is some highlights and background information on the budget. Asked for any questions on this timeline.

[9:04:27 AM](#) James said starting off trying to increase the vision on helping the community. Want healthy people and healthy communities. Have the budget summary. For fiscal year 2024 have thirty-two percent operating, forty-seven percent salary and twenty-one percent for benefits. Can see the number breakdown below. The total budget for FY24 \$10,622,680. Will get into what that looks historically. Operating has increased mostly due to inflation measures. Have also received some opioid settlement funds that have rolled out and will start utilizing these in this next fiscal year. Employee benefits are increasing this year with the state insurance. They have an increased cost to the Health District of \$2,100 per beneficiary this year. That is almost \$180,000 in increase. Since 2014 have seen benefits and salaries going up at forty-four percent. Fees they expect to see a decrease in fees as COVID 19 is coming to an end they are seeing less individuals get this vaccination. Along with high construction was happening thinks these will slow down. Graph shows the last seven years of the budgets with taxpayer contributions, fees and interest and sub grants. Can see the taxpayer contributions stay the same the last seven years.

[9:07:45 AM](#) James said the county appropriation have highlighted this. Has not asked for any increase from the county. However, this changes some due to the formula in statute. Formula is seventy percent population and thirty percent off of taxable market value. While they did not ask for an increase even with the inflation. As he has taken over the Director position has looked for some savings. Jefferson County did increase slightly mostly due to the population. Can see this on page five. Jefferson County for 2023 increased a third of a percentage point in population and went up about fifty percent in their market value. Will be a slight increase of about two percent. On the previous page with the revenues they are working hard to make sure they are conservative on the money from taxpayers into their program. Feel they do a good job with that money. Can see within the last seven years they have worked hard to keep the taxpayer a small portion of the budget. With that will take any questions.

[9:10:10 AM](#) Chairman Hancock asked why the benefits went up \$2,100. James said that is the cost of the state plan required this year. Try to keep this low but they have a good plan for their employees. Asked if Jefferson is part of the Gem plan. Chairman Hancock said they are self-insured. James said this is the cost of the increase with the rates. Put this off the last few years. Expected this three years ago and they were able to withhold this. Chairman Hancock asked if this is the Gem plan. James said no they participate with the State Insurance Fund. Thinks the employees only saw a few dollars increase.

[9:11:36 AM](#) Commissioner Dance said as a Board they appreciate the vision James has had and implemented. Have seen some more conservatism and looking at the best interest of the county. Commissioner Young said the budget has only gone up a percent or two. When they consider this with the inflation. James has done a good job at keeping the costs at bay and cost cutting. James said they appreciate the counties to help protect the districts overall health. Working to distribute the opioid settlement funds. Chairman Hancock knows that insurance is not cheap. James said it is a substantial cost. Commissioner Dance said they have some large claims in their county. Chairman Hancock knows the 5C employees are under them.

[9:13:29 AM](#) James said if Chairman Hancock would like to send the proxy with Commissioner Young he is welcome to. James will get him that paperwork.

**PROBATION – TAMMY ADKINS**

• **DRUG TESTING OBSERVATION CONTRACT – (ACTION ITEM)**

[9:15:18 AM](#) Tammy has a contract for the position for drug testing observation. Ran this through Mark he has reviewed and approved this. Individual is starting their own business and going to use a contract instead of this being an employee. Chairman Hancock asked when they will start. Tammy said on June 10. Chairman Hancock asked for any questions. Commissioner Young is glad they got something worked out. Tammy said \$700 a month for up to thirty-six hours a month. Chairman Hancock is okay with this. Has their terms and conditions on this.

[9:16:38 AM](#) **Motion by Commissioner Young to approve drug testing observation contract with Joseph Matthew Sevy for up to thirty-six hours at \$700 a month. Second by Commissioner Clark. Roll call taken. Commissioner Clark – aye, Commissioner Young – aye, Chairman Hancock – aye. Motion passed.**

**MAINTENANCE – TRAVIS THOMPSON**

- **ELECTRONIC DOOR LOCKS – ASSESSOR/TREASURER – (ACTION ITEM)**

[9:17:37 AM](#) Travis said they are looking at electronic locks on the main hall doors for the Assessor and Treasurer. Had Omni price these out. These will track who comes in and out. Can have timers on these to unlock at certain times. These will help provide additional security. Talking with Omni looked at a door release so Motor Vehicles does not have to get up each time. They put two separate bids together for this so it is easier to understand. One is for the door locks and the other is for the strike release with the intercom to tell the person in the hall to come through the door. Chairman Hancock asked if Jessica or Kristine had any comments.

[9:19:22 AM](#) Jessica said this was not discussed with her. As far as the DMV the girls do not mind getting up. Worked out well having the line in the hallway. Would be handy to be able to open this for ADA but is not a deal breaker for her. Chairman Hancock asked if they like the pads for entrance. Jessica said they are looking at more security inside. This came to light after a key went missing. Needed to make some corrections to make sure this is still secure. Was not discussed with her first. Chairman Hancock said this is the first they have heard about it. Commissioner Clark asked if it would be one door. Jessica said this would be all three doors. Travis said they are card scanners similar to the old Commissioner room. Then would have one for the inside of the Treasurers side to have a key swipe to secure that door as well. Then if the other door is put for the Assessor side they can add one there to make this completely secured. Chairman Hancock thinks the security aspect is a good idea. Jessica said they are trying to make this more secure. This is a straight through opening. Commissioner Young asked on budget. Travis said he has some in his maintenance line. Has a line with around \$23,000.

[9:21:53 AM](#) Rebecca said in planning for improvements they will have some changes in the Assessor and Treasurer area will they be able to modify this when they make changes in that office. Travis said this can be altered for those changes. Chairman Hancock thinks as long as they have the budget. Colleen said they are looking at doing this for the Clerk's Office. Travis thinks this will be the same may have more labor and will need door closures. Chairman Hancock said by having these electronic they can usually shut these down in case of an emergency. Is usually tied together with the Sheriff. Commissioner Young asked on the \$1,700. Travis said that is the intercom phone and door strike release for motor vehicles. Total of \$8,269.67. If they do these both at the same time might be a bit cheaper.

[9:24:22 AM](#) Commissioner Clark said that Jessica mentioned its either way on letting them in. Does she want this done? Jessica said she can go either way it would be handy. The employees do not mind getting up. If they do remodel and they switch places it may become handier. Right now, could go either way on that. Commissioner Clark thinks they might want to wait. Chairman Hancock said this is cheaper to do all at once. Jessica does not anticipate with the door going anywhere. Will be handier if they switch sides.

[9:25:27 AM](#) **Motion by Commissioner Clark to approve the electronic lock changes with Omni Security for Treasurer and Assessor Office for \$8,269.67. Second by Commissioner Young. Roll call taken. Commissioner Clark – aye, Commissioner Young – aye, Chairman Hancock – aye. Motion passed.**

**COMPLIANCE – KEVIN HATHAWAY**

- **UPDATE**

[9:26:18 AM](#) Kevin joins via Zoom. Chairman Hancock asked Kevin what he has for them if he has a status report they can pick up. Kevin said he is happy to report that he is working with Spencer to create a report for them easily to explain what they want to know. Suspects he will have this done this week is getting information inputted and ready within the next few days. Should have an example by the next meeting. Chairman Hancock asked for the compliance report by the next meeting. Having this show the compliance issues and status. Kevin said he might be able to get it by then. This is what he is doing has been updating files. Chairman Hancock said will plan for that next week unless he has anything else.

[9:28:12 AM](#) Kevin said no he is getting a lot of complaints for this time of year. Following up on the old ones they had. Been busy trying to get caught back up on this and back up to speed.

**COMMISSIONERS**

- **APPROVE COMMISSIONER MEETING MINUTES – (ACTION ITEM) - CANCELLED**
- **CONSTRUCTION UPDATE**

[9:28:42 AM](#) Rebecca said they got the contract signed today. Will get the signature from the general. The notice to proceed will be issued for May 22 although they agreed to start the completion clock on June 1. Is pretty anxious to get in there and cut the concrete. Does not see any issues with sub issues but wants to be in and done with the concrete work. Have a pre-construction meeting tomorrow at 2:00 will meet with the general contractor who will have the subs in and talk about any outstanding issues. Prior to this will meet with the Courts and Scott Nielson to look at the final touches. This is proceeding along. Thinks once they go to bid this will go faster since they have already ironed out the contract issues. Have these two larger projects with the lower level and courts. Then have the Assessor and Treasurer area and the heated shed for the Sheriff's Office. Wanted to touch base that they are still tracking with her on this plan. Chairman Hancock said he will try and be here at 2:00. Rebecca asked any questions.

[9:31:02 AM](#) Commissioner Young asked on the Court addition will they wait until the basement is finished. Chairman Hancock said they will get this going. Can do this as a modification. Rebecca said this can be an independent bid. Chairman Hancock said this could be done. Rebecca said for the Court. Chairman Hancock said for the Assessor's Office. Rebecca said do they need to move forward with the design on the Assessor and Treasurer. Chairman Hancock said they may be able to work on this. Rebecca said they have a preliminary sketch from the Assessor and Treasurer. Might be better to fold this in on the Court expansion since this is further out. Already rolling with the lower level project. Chairman Hancock said it is part of the courthouse. Rebecca said one of the challenges with the Court expansion is the downstairs is empty and not interrupting the operations the Courts are still working. Will have to be flexible at keeping them going and make sure the Justice process goes forward. Commissioner Clark said they

may have to move to the downstairs. Chairman Hancock said they may have to use the basement. Rebecca said they have the Courtrooms they may be able to utilize. Have the rooms across the hallway. Will have to be flexible and patient.

- **EXECUTIVE SESSION 74-206 (B) – PERSONNEL – (ACTION ITEM)**

[9:33:42 AM](#) Motion by Commissioner Clark to go into executive session 74-206 (B) - Personnel. Second by Commissioner Young. Roll call taken. Commissioner Clark – aye, Commissioner Young – aye, Chairman Hancock – aye. Motion passed.

Open session 10:09

[10:09:50 AM](#) Chairman Hancock said they discussed personnel issues and employee evaluations.

## **ASSESSOR – JESSICA ROACH**

- **2023 ASSESSMENT DATA**

[10:10:04 AM](#) Jessica said she will start with the bad news first. Values are going up again this year. Good news is not as much as last year. Have seen a slight level off of the last quarter of 2022 with the market. Market was a banana affect. Started at market then the summer months when most of the sales took place they dropped and leveled off again. The first page is the price history with sales over the last five years. Can see the huge spike in the market in 2021 and 2022. Even with new construction being built there was a large increase in permits that year. On the bottom right hand side this is looking at the first quarter of 2023 sales data that they are right where they should be. Current listings are \$500,000 on average. Does not know what the market will continue to do. Chairman Hancock said he has heard from realtors they are still listing high but getting less for the sale. Had been listing high and getting more than they asked. Jessica said with homes that have sold are getting ninety to ninety-five percent of asking price. Reached a peak last year where people were asking ridiculous amounts and getting these. Are still pretty high. Can see based on 2022 sale data average sale price is \$482,000. Current listing price average is \$500,000 within the county. Does not want to talk in percentages.

[10:13:19 AM](#) Jessica said the data shows the median value is \$436,000 compared to \$486,000 sale price. Does not want to discuss percentages because this varies from property to property. There are so many variables that they do not deal with percentages. Commissioner Young asked if they got a notice from the state that they were undervalued. Jessica said she will talk about that next.

[10:14:03 AM](#) Jessica said every year the state studies the values on a ratio study. They do two a year. The first one is at the first of the year to see where they are at. Then they do one at the end of the year to see what the sales did during the year. The letter they received if they do not increase values for 2023 they would be out of compliance. The sales indicated throughout the year they need to have an increase. They value as of January 1. To stay in compliance, they increased the values to get to the ninety to one hundred-ten percent. The second sheet she gave them is a ratio study this is one she ran this morning from the final ratio study from 2022 they were at eighty-eight percent on residential. With the adjustments they have to that January 1 date. If they look at the ninety percent confidence this needs to be between ninety and one hundred and ten percent. They actually have come down from where they originally set values. Hesitate to go any lower because of the first quarter of 2023 sales are indicating if they leave this low they may be in the same boat next year. Constantly playing catch up with how fast the market is changing. Asked for any questions. Chairman Hancock said based on this they hit the ninety percent to make them in compliance. Jessica said the market is constantly changing so they have to change values to hit that percent. Chairman Hancock said people get upset but this is due to state law. Jessica said they do not set the market they interpret what it is indicating.

[10:17:09 AM](#) Chairman Hancock said it is interesting they hear the home is not worth it but would not sell it for the lower price. Jessica said it is anyone's guess right now. They are speaking about entering a recession. Current market will not reflect until next year. Chairman Hancock said they are hearing different areas in the country are being affected differently. In our particular area is being affected less because of demand that is still there. That is the old economic theory that if they have more demand the price rises. Thinks they will see prices stay fairly stable. Not sure they will see a huge jump. Other parts of the country are seeing a decrease but in our area the demand for housing is still there. Jessica said Idaho is still ranked number two as the fastest growing state in the nation. Jefferson County was the fastest growing county in southeast Idaho. That is what they are dealing with. Has prepared a flyer insert that they will be sending out with the assessment notices. Gives a lot of data with graphs. Breaks this down a little more. Is more user friendly. One thing she wants to focus on they have to go off of January 1 date. This is the entire 2022 calendar year they use for sales data. If they do get phone calls on assessment notices please refer them to her office so, they are not having any ex parte communications. Cannot discuss their values please talk to the Assessor. They have the appeal process available. Chairman Hancock said he tells them they can appeal and they have to realize these assessments are following the law. Think this number is pulled out of the air. There is a process that is used. Will tell people this. Jessica said they take out ninety-five percent of the calls before these reach appeals. Chairman Hancock knows that. Commissioner Young said they do a good job. Jessica said the phones ring constantly. Commissioner Young said once this is explained they have a different perspective and understand it better.

[10:20:56 AM](#) Jessica said with House Bill 292 there is hope. No one knows how much relief this will bring if any. Is a little reluctant to say how much. Have heard different predictions. Hope that is the case. Usually the State Tax Commission has a tax estimator to estimate taxes and will not have that this year. One question for them they have an appeal form that was created a long time ago. Do they as the Board want to set procedures to have these given to the applicant if they do decide to appeal. This goes over how a Board of Equalization is ran. Chairman Hancock thinks these are wise to have so they know what is expected. Commissioner Clark said they need this so they can be prepared when they come in. Commissioner Young thinks this is a good process they do not just come in and tell a story they need to have evidence. Jessica said she can work with Audrey on this. This is from the Board. Do they have any recommendations on this? Chairman Hancock said he would have to look at this again and they can review it and give any changes to Audrey.

[10:23:16 AM](#) Jessica is hoping to mail assessments on Friday, June 2. They really revamped the flyers. Here in June to try and educate them on the entire process. Just because the value increases the taxes will not increase at the same rate.

**PUBLIC WORKS – ROB CROMWELL**• **UPDATE**

[10:24:17 AM](#) Rob said the scale at Circular Butte is out of service temporarily. Came in this morning and it was sagging. Had an inspector come out and one of the footings is damaged. They think this is from the excess water. Will estimate load weights for now. Is hoping to have a repair quote in next week. Commissioner Clark asked if this settled. Rob said this settled and is ruining the concrete. Chairman Hancock said they just rebuilt this scale last year. Rob said they will look to see if this is under any warranty. Commissioner Clark said if it is a footing it might not be.

[10:26:42 AM](#) Rob said Road & Bridge will be wrapping up the road maintenance plan. Finished crack sealing subdivisions last week. Starting Wednesday will advertise for asphalt procurement. The dust oil tank arrived last week will get this installed. Planning to help West Jefferson Fire was going to do that last week but it was postponed. Will be reimbursed \$40 an hour for trucks and \$1.50 a cubic yard for the pit run. Similar rates to what ITD charges. On June 19 would like to start a pilot test on otta seal on 1900 E South of Highway 33. This will be one mile broken into four segments. One half line mile for each segment. Each segment will have the same prep work and asphalt oil applied. Will change the aggregate they use. One will have a reject applied to it. Had a gradation performed on this and is almost in compliance with a 3/8-inch road base. Second segment will have 5/8 crushed applied, third segment will have 3/4 applied and the fourth segment will be a blend of all three at a 5.1.1 ratio. This will look at feasibility on the roads out west. Every mile of gravel road they can improve saves the county twenty hours per year on the grader. Plus graveling the roads and other costs on those. The type of oil was not included in the contract with Idaho Asphalt. Having them send over a new agreement will need one shipment for the pilot between thirty and thirty-five tons and will present this next week to the Board.

[10:30:58 AM](#) Commissioner Clark asked if Power County has done this. Rob said yes so has Bonneville and Madison. Fremont uses their rejects for a micro seal. This takes the BST process Bonneville and Madison uses and the micro seal that Fremont uses and chip seal that everyone uses and combines this into a hybrid system. Chairman Hancock said they will do this combination and then chip seal it later. Rob said in a year they chip seal this. Chairman Hancock said he would sit down with their Road Supervisors to make them aware this is a trial to see how it works. Rob said the goal for paving roads out west does not see how they can accomplish it status quo. This is something that has worked in other parts of the country. Trying to implement this process here to help with the roads. Commissioner Young asked about using a grant. Rob said they were awarded \$100,000 to pave 1900 out west. This was hot mix asphalt to pave the road. If this process proves to work they can use that grant money for this method. With the same amount of money to pave a mile can pave five miles with this method. Has the potential to improve some gravel roads. Wants to look at this on the River Road north of Heise Bridge to the Cress Creek Trail. Losing this road to erosion. Working on some grants to help improve that road. Do not want to lose it in the meantime.

[10:35:23 AM](#) Chairman Hancock said he would like to see how this works out on the west side. Need something on these heavy traveled roads. Rob has high hopes for this. If they do it right there is a high probability it will work for them. Commissioner Clark asked on the grant. Rob said they receive this October 1. Commissioner Young said this will not be used until next year. Commissioner Clark said they will be able to see how this worked. Rob said a year from when this is done they will core each section of road and compare it to a typical BST, chip seal and hot mix asphalt.

[10:37:46 AM](#) Chairman Hancock asked on the Palisades Park. Rob asked to work with Milton and Mark on this to follow protocol. Has a printed version this was just sent to Mark this morning for the comp time payout. Depending on the edits he has received will change somewhat but this covers the main idea.

**PLANNING & ZONING – MILTON OLLERTON**• **ZONE MAP AMENDMENT / ZON-23-02-01/ APPLICANT EDDIE & SONDR A FYFE – (ACTION ITEM)**○ **LOCATED AT 432 N 4100 E, RIGBY, JEFFERSON COUNTY / TO REQUEST A ZONE CHANGE FROM R-5 TO R-1**

[10:39:09 AM](#) Milton said the first item believes this was sent in the email. Commissioner Clark said he did see this. Chairman Hancock said he did not see this. Milton said the first one is a zone change from R-5 to R-1. May be familiar with this. Commissioner Young said he should recuse himself as he has spoken with Eddie and his wife on the phone. Chairman Hancock said Commissioner Young has recused himself from this decision. Milton said it has been over a year since they came for a decision. Planning & Zoning Commission recommended approval and the Board denied this. This is right across the street from the Rigby Area of Impact. Is a five-acre parcel. Wants to create a one-acre parcel and a 3.92-acre parcel. What has changed is mainly the county ordinances. They have now recommended approval with a development agreement. The applicant is willing to sign a development agreement that states this property is to be deeded as one acre and 3.92 acres. It cannot be split into five one-acre parcels at least until such time this is adopted into the area of impact. The applicant has agreed to sign this and add this to deeds so the future owners know the restrictions. This helped with the concerns on how this tends to grow. There is always opportunity for it. Development agreement lets the public know they are not creating R-1 zoning for a bunch of one-acre parcels. They are trying to help with a need the Fyfe's have. Is not advocating for them but is giving the facts of what was brought up. If they wish to listen to them. Did not publish this as a public hearing as it is not a requirement.

[10:43:50 AM](#) Commissioner Clark would like to have everyone do what they need to do. Biggest concern they tried to adopt ordinances so they are not just allowing anything that is close to a residential one to change that to fit that need. Struggle because this has not changed since the last time. Even with the development agreement it does not change anything. They need to be consistent on what they do. Talked about if the city expands their area there would be time to change this. Right now, does not feel this has changed and wants to be consistent in what they do.

[10:45:02 AM](#) Milton said it makes it difficult down the street the Board approved a zone change on three one-acre parcels in the same situation where it is across the street from the area of impact. Creates a bleed into that area. Commissioner Clark said they approved that. Milton said they did. The Board has denied the larger ones. Cannot remember the name of it. Commissioner Clark would like to see the one they did approve. Wants to be consistent on these. Whether they border this or out a few miles. Does not think they need to keep changing this. They changed the clustering ordinance because of that. Chairman Hancock said they made the clustering ordinance more restrictive. On this do the Fyfes want to speak? Thinks this is some background for them.



[10:47:08 AM](#) Sondra Fyfe 432 N 4100 E. Bought the property thirty-five years ago. Have no intentions to move. Does not want the integrity of the land to change. At the point in their lives. The property is more than they can handle. Have a gentlemen step in and would like to build a family home on the backside of the property. Works out well for them. Basically, they did not understand they could not split the land. Traded him the back area for an add on to the home for her business. Is up against him putting a lien on the home and put her back in the same situation to recoup his money. If he cannot build there he needs to move on. They are at a critical do or die for them.

[10:48:51 AM](#) Chairman Hancock said he personally does like the development agreement that restricts any further development or division on the property. Understands Commissioner Clark wanting to hold everything together. This is why they have these meetings so they can hear these. Appreciates the Planning & Zoning Commission revisiting this several times. Their decision was they recommend they approve this. Likes to uphold them to a certain degree. Commissioner Clark said it is a tough one.

[10:49:52 AM](#) Prosecutor Mark Taylor has some concerns procedurally. The applicant has made an argument. The neighbor was not given opportunity to speak on this. Chairman Hancock said they were given opportunity in the hearing. Mark said they heard from the applicant. Chairman Hancock said they did not do this as a public hearing. Mark said as they have heard from the applicant they should hear from those that oppose this. Thinks that is unfair as this was not advertised as a public hearing. Chairman Hancock said they did not do this as a public hearing. Milton said the ordinance reads that it does not require a public hearing. Mark is not sure that is the case if they listen to the applicant. If they deliberated from the record that is one thing. Having testimony creates a hearing. Does not think this is fair. Commissioner Clark thinks he could have advised beforehand. Mark said he was not consulted. Chairman Hancock asked if there was opposition at the hearing. Milton said not so much as opposition they had one neutral comment at the hearing. Was concerned about what they have discussed with the spread. They can reschedule this as a public hearing. Chairman Hancock said they may want to readdress this as a public hearing. If there are concerns they should hear them. Our legal counsel feels maybe this should be a public hearing. That way they will not have any questions on the decision. Does like the development agreement. Mark said if they take statements it should be a public hearing.

- **PRELIMINARY PLAT / SUB-23-02-03 / APPLICANT WALKER LAND & CATTLE, LLC – (ACTION ITEM)**
  - **LOCATED NEAR 397 N 3400 E, LEWISVILLE, JEFFERSON COUNTY / TO PROPOSE A 16 LOT RESIDENTIAL SUBDIVISION**

[10:53:35 AM](#) Milton said this is a preliminary plat. The way the ordinance is written the preliminary plat is recommended by the Planning & Zoning Commission to come to the Board for approval. Once this is approved the applicant works over the conditions and a final plat. Walker Land & Cattle have put together a subdivision ultimately, they will be removing the calfo. Block three is over twenty acres where the stalls are. Eventually this will no longer be a calfo because of the setbacks and acreage. Planning & Zoning Commission recommended approval with the listed conditions.

[10:56:17 AM](#) Commissioner Young said this is a clustering development. Milton said this is R-1. It is R-5 and clustering his mistake. Chairman Hancock said they are clustering. Commissioner Young said it meets the R-5. Chairman Hancock said they have eighty-five acres. Commissioner Young said they will not be able to develop anymore lots then three. Will this be noted? Chairman Hancock said they are entitled to sixteen lots. Commissioner Young said that is what they have.

[10:57:28 AM](#) Chairman Hancock said the access to lot one and two knows Blair Walker and Lane Peterson they already exist. Access to lot one is this off the Lewisville Highway? The rest have access via the other. Commissioner Young said there is only one access to the proposed lots. Commissioner Clark asked on the lots being the same. Milton said they have block one and two. Commissioner Young only sees one access point. Is that adequate? Milton said 3400 and back around. Is 400 N up in the corner. Chairman Hancock asked if they have an easement on the cemetery division does not show a continuation. Commissioner Clark said that is a county road that goes down past the cemetery. Commissioner Young sees the accesses now.

[11:00:04 AM](#) Milton said this clustering was prior to the ordinance change. Chairman Hancock remembers they were here and asked that question. Commissioner Young is good with the restrictions. Chairman Hancock asked if they have the ability to water all of these lots. Milton said he did not print out the irrigation plan. Chairman Hancock said they have a plan. Do show the canal setbacks. Commissioner Young said they have fifty feet need to change these to sixty. That was noted in the Planning & Zoning hearing. Chairman Hancock said the irrigation plan is kind of one. Commissioner Clark said they may have to pump this. Chairman Hancock would like to see a better plan. Milton said that will come with the final plat. Chairman Hancock said this is preliminary. Milton said at the beginning they have lighter requirements then they go into greater detail. There is still a lot of work to do. This is preliminary shows the layout and they can review the design.

[11:04:27 AM](#) **Motion by Commissioner Young to approve the preliminary plat for SUB-23-02-03 for Walker Land & Cattle, LLC. Second by Commissioner Young. Roll call taken. Commissioner Clark – aye, Commissioner Young – aye, Chairman Hancock – aye. Motion passed.**

- **WRITTEN DECISION – APP-23-03-01 – DUWAYNE BROWN**

[11:05:28 AM](#) Milton just needs a signature on the decision letter.

- **UPDATE**

[11:06:00 AM](#) Milton did meet with Central Fire and they motioned to approve the payment. They wrote up an invoice and sent over on Friday. Is hoping it will all be taken care of. Met with Roberts Fire District and Central Fire is putting their advisory board together. Planning & Zoning Commission will meet this week on looking at impact fee recommendations. Codifier never got the zoning ordinance. Has asked they wait a little longer on this since there is another change. When they first pull up the ordinances they list the Commissioners and Clerk that was in office when this was adopted. They said this could be the history or the current. Wants to see what they want on that page. Chairman Hancock thinks the current is the easiest.

[11:08:47 AM](#) Milton said they have increased some requirements on commercial building. When they turn in a commercial permit they are supposed to have an architectural stamp. It was time for this because they need to know the plans for the structure. This is one of the changes that has been made. On the software the upgrade is going well. Great to work with and are responsive. Can fix things and is a nice change.

[11:10:04 AM](#) Milton said area of impact agreements are fascinating everyone wants to talk about it. Have more meetings on ideas and it never gets finished. Waiting for Menan to respond to the comments from the Planning & Zoning Commission. Made a suggested change for City of Rigby. Is just a quick change and it has been sent to the Mayor. Is an amazing process. Commissioner Clark asked when this was sent to Menan. Milton said a week or so ago. They will get there. Challenge with Menan they are asking for this impact area to be smaller. Will require thinking and redrawing. Commissioner Clark asked if they send a drawing with what they recommend. Milton said no the Planning & Zoning Commission was not totally decided on the area. Chairman Hancock said state legislator had a bill that did not get through. Put out by Senator Lakey. They could not have more than a one-mile radius from the city. Then reasonably complete this within five years. There have been so many areas that want to spread out. If they make requirements of connection these will rot if they do not connect within five years. This will encourage growth to be outside of the area of impact. Commissioner Clark said if they not willing to meet these needs why do they want an area of impact. Commissioner Young said Lewisville has no water or sewer. Milton said it makes it challenging.

## **ELECTIONS – CATHY DABELL – HOLLY RICKS**

### **• ELECTION EQUIPMENT – (ACTION ITEM)**

[11:14:38 AM](#) Cathy said they are looking at getting eight more Express Vote machines for elections. Chairman Hancock said these are about \$33,000. These are the Express Booths. How did they work? Cathy said they worked well it seems more people are shifting to these. Saves them in ballot costs. Need to use a stylus on these. Commissioner Clark said he used one and it worked well. Chairman Hancock said he was trying to see his finger on it and it would not work. Cathy said they can use both but they have found that the stylus seems to work better. Colleen thinks they are moving toward these being all electronic. Holly said these machines still just mark a ballot that prints off. Will always have a paper ballot.

[11:16:43 AM](#) Commissioner Clark asked if they have money. Cathy has two capital accounts and will use both of those.

[11:17:04 AM](#) **Motion by Commissioner Clark to approve eight Express Votes for \$33,240. Second by Commissioner Young. Roll call taken. Commissioner Clark – aye, Commissioner Young – aye, Chairman Hancock – aye. Motion passed.**

## **ROBERT SMITH**

### **• WATER TABLE – WELLS – WATER RESTRICTIONS - PREPAREDNESS FOR INCREASED POPULATION**

[11:17:59 AM](#) Robert Blake Smith 4364 E 500 N in Rigby. Come before them today to ask about concerns with water and wells. How things are going with that. This article appeared in the Jefferson County Citizen group was a hot topic it increased usage by twelve percent. Reads “As we move into late spring the natural dry climate will take hold of our weather pattern. We all are very glad that our long winter is beginning to become a memory and the entire region enjoyed impressive, to say the least snowfall. So why are the wells going dry? I had a chance to chat after the last meeting with the Commissioners and it came up that sixty-two well’s in Jefferson County have become dry. Recently my own mother-in-law suffered what we feared was a dry well when her well became intermittent. It turned out that it was a relay that was going bad but her neighbor across the street has been dry for weeks. The technician for Buchanan Well Drilling stated that he goes to up to three no-water calls a day servicing a wide area including not only Jefferson County but Bonneville and into Rexburg. He told me that the quick fix is to lower the pump into the reserve of the well usually only ten or so feet. Once that is done the well would require drilling deeper if the water runs out again. We have many new wonderful people moving in from other parts of the country and its easy for them with all our trees and irrigated fields to believe that there is plenty of water and there is normally. Our current growth however is unprecedented and large lots often mean large grassy areas that need lots of water. Jefferson County in fact all of Idaho resembles a dry high plain of grass and sagebrush dotted with juniper and cedar a very dry climate indeed. Is there a fix? The runoff is not as strong as first expected as the dry ground is actually able to absorb more of the moisture than at first thought. This is likely due to the prolonged dry conditions that we have been facing for a number of years now.” Robert said he spoke with Milton who has a sandpoint well one is finally coming back into water. Has another sandpoint in his basement that did not go dry. Not sure how many people have sandpoint wells. “I recently attended a previous meeting where the drought was actually declared broken. However, it will take time and continued moisture to bring our aquifer back to previous levels if that is even possible now. Demand on our water systems is only expected to rise. How is future planning impacted by this persistent problem? Are there things that need to happen even now? What should we do to ensure that we all have the water we need.” Robert said he included in their copies a large lot that is in Rigby that is being irrigated. Has a photo of the Great Feeder. Then a picture of some dry prairie. Question is this improving are less wells going dry.

[11:24:04 AM](#) Commissioner Young said wells go dry in the spring when the water tables drop due to no recharge. Robert remembered the dry bed used to run all year long. Commissioner Young said Commissioner Clark used to be on that Board. The reason being is the ice jams could flood someone so they cut back the flows and that affects the wells. Feeder recharges quite a bit. This helps them out during the winter. Robert asked on the setbacks along the feeder. Commissioner Young said this is strict but with an ice jam eighty feet is not enough. Commissioner Clark said the water has to go somewhere. They have changed how they turn this out. Get along areas that have sandpoint well his whole life he has heard sandpoint wells going dry. Commissioner Young said it is the spring time when this happens. By far the most water a well pumps is during the summer. Robert said the new housing is the reason. Commissioner Clark said the houses by the Feeder are not making that much of a difference. Chairman Hancock said it is the flooding why it is not running all year. Commissioner Clark said the Feeder replaces their head gates. They have a lot of maintenance on this. Going to shut it out this fall again to do more maintenance. Robert said that is understandable know they have to maintain this.

[11:27:43 AM](#) Commissioner Young said it is tough to do they have reasons to shut this off but if they had one canal run during the winter they would not go dry. Right now, they do not do this for a reason. Chairman Hancock said there are a couple reasons they get water saving they can use during different times of the year for irrigation. Commissioner Young said they need to realize where the water comes from. In the future could see about agreements to run water down a canal but someone has to pay for that benefit. Robert said prior to their winter the Palisades Reservoir was

down to what the Snake River provided. With the unprecedented growth can they give restrictions? Some of these wells were going dry before spring.

[11:29:27 AM](#) Commissioner Young said they would need a study done. If they removed all the new houses the wells would still go dry. Chairman Hancock said he went to a water user meeting in Boise and domestic wells were a big discussion. They have different aquifer levels. Menan has a high-water table new wells and use sandpoints. Usually around here hit water in the eighty to one hundred feet. Commissioner Clark said sometimes at forty feet. Chairman Hancock said they were told they have two different stratuses. That is what they were told by the drillers. The one up to one hundred feet is recharged specifically by canals. They have a lot of wells that are only sixty feet so as they table drops down these will go dry. Commissioner Young said they have had this issue in the past. Chairman Hancock said it was interesting about the aquifer usage Water Resources made a comment that less than five percent comes from domestic use. Commissioner Young said they have a lot of agriculture. Chairman Hancock got a call from Rocky Mountain Subdivision had received a letter letting them know they have more than half an acre of grass and have to cut down on their watering to half an acre. They do this by satellite and are imaging the irrigated portions. Commissioner Young thinks they are doing this because of the Magic Valley. Chairman Hancock said this is an issue. They are aware and they take this seriously. Some say they should have central water systems but these would still come from the same source. Commissioner Young said the way to mitigate would be a recharge type of system.

[11:33:30 AM](#) Robert said some elderly folks have gotten by in the past putting a burden on some folks. Commissioner Young said this year has been bad. They got all the snow on the ground and the water is coming in later. Two weeks behind on getting water in the canals. Robert said up by Kelly Canyon some of the gates are still under snow. Commissioner Young thinks they are about two weeks behind. Robert asked if there are any voluntary water restrictions they could look at. Chairman Hancock said the biggest effect is farms going from flood irrigation to sprinklers. Robert asked if this is evaporated. Commissioner Young said when they flood irrigate it goes deeper. Chairman Hancock said that will have more affect than anything. Commissioner Young said they will have to recharge somehow. Chairman Hancock said that was a discussion in Boise is they looked at an assessment to recharge the local wells. That was a discussion. Robert said it is good to know they are aware. Commissioner Clark said it has been a few years when the dry bed came in earlier. Commissioner Young said the feeder was paid to help recharge but have ended that. Commissioner Clark said they are not doing too much of that right now. Commissioner Young knows the opportunity is coming. Robert remembers when the dry bed ran all winter long. Commissioner Young said they still need to be compensated this does cost more maintenance to run in the winter. Commissioner Clark said they have not been in a long-term drought. When they look at the snow pack. Look at a percentage of the last ten years. Look on the average is still right in there. Commissioner Young said they continue to flow downward. Asked about fishing in Island Park. Was told the inflows are low enough it is not able to sustain healthy fish population.

[11:38:05 AM](#) Robert said Flint Hall was a hydrologist that came in on septic systems. Talked about the ones that ran 2,500 gallons a day sub-soil. Rigby right now is upgrading the water treatment facility. Went out when they started this. They were digging out the borrow pits. Collects the sludge and dry this out. Rembert the hydrologist do they know the background on nitrates for the area? Commissioner Young said that DEQ came in and does not know the numbers off hand and where they tested. Robert said they have a canal downstream too. Are they concerned about leeching? When he went over there it did have an odor. Guess it is a good thing they are upgrading this. Are there any concerns? Chairman Hancock said they do currently monitor these. All of the waste treatment facilities are monitored at a higher degree. Most of the ponds are lined. There is an aeration process to help the evaporation. DEQ does a good monitoring these. Commissioner Clark is sure they have wells they have to monitor. Chairman Hancock said monthly they monitor wells for Solid Waste taking all types of samples.

[11:40:57 AM](#) Robert asked on the wells having a septic system on the map they had do they foresee the county resorting to a water treatment system? Commissioner Young said that is why they are pushing the development to the city. Robert said that is why they have the R-10. Chairman Hancock said if they have a larger area they have less issue so if they can keep the density down.

[11:41:47 AM](#) Robert said the other thing is ending of Title 42 is another issue he is concerned with. Guess in New York the Mayor is shipping people. The influx of people they see know they have been sheltered around here. The concern is if they had a town overburdened with a sudden dropping off of people. Mayor is sending people to hotels in New York if they had a situation like that what would they do?

[11:42:54 AM](#) Chairman Hancock said they have two refugee cities with Boise and Twin Falls. They have both taken refugees. They have been provided additional funding to provide housing. New York was one of these cities that got funds and some of the border cities are upset because they should be helping. Twin Falls has set aside some housing for these people. Boise has also. Does not know this is likely because the government has this set up in Boise and Twin Falls. Robert said this happened in New York and just wondered if something like that occurred would they be wandering the streets. Is there any contingency planning? Chairman Hancock said at this point they have not had any. Commissioner Clark said the state has those two places. Robert said they are one of the most rapidly growing counties. Chairman Hancock said this restricts the housing they have available with that demand.

[11:45:56 AM](#) Robert said these were poll questions. Got equal interest. People are concerned about their wells and water. Commissioner Young said people that move here they may not know where the water is coming from. Robert thanks them for their time.

[11:46:42 AM](#) **Motion by Commissioner Young to adjourn at 11:46. Second by Commissioner Clark. All in favor – aye. Motion passed.**

*Sean Havel*  
Chairman of the Board

*Audrey Moon*  
Clerk of the Board

*Colleen C. Rose*  
County Clerk



8/7/23  
Date

8/7/2023  
Date

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Date