

**JEFFERSON COUNTY COMMISSIONER MEETING MINUTES  
MARCH 1, 2021**

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 Chairman Hancock. Prayer offered by Commissioner Clark.

**DUE TO COVID-19 COMMISSIONER MEETING WILL BE HELD IN PERSON OR ON ZOOM.**

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**JEFFERSON SOIL & WATER CONSERVATION DISTRICT - LINDA PATTERSON – SHANE SHIPPEN**

• **2022 LETTER OF INTENT – (ACTION ITEM)**

[9:02:29 AM](#)

Shane Shippen is presenting today because his president is unable to be present. Has given them a copy of what has been done in 2020. **(Exhibit A)** Work with east and west side districts. Did workshops together with districts. Held an annual tree sale for the county and has been very successful. This is great for new houses and they are able to buy windbreaks. Is able to donate trees to Jefferson Lake. Linda their administrative secretary is able to take Dolly the Idaho Dairy Cow around to third graders. Have speech contest in high school and poster contest for sixth graders. Involved in the FFA Ag Expo. Bought a no-till drill and allow farmers to rent this to see its capability. Everything else is on their sheets in front of them.

[9:05:52 AM](#)

Chairman Hancock said he is very familiar with this. Knows they have to have a commitment so they can receive state funding. Reads letter. "We, the Jefferson County Board of Commissioners barring unforeseen emergencies, affirm that we intend to consider a budget request in the amount of \$9,500 to the Jefferson Soil & Water Conservation District for the year 2022. Such funds are used by the District to carry our active conservation program as outlined in the District's annual work plan. It is also our understanding that the State of Idaho is authorized to match county funds received by the Jefferson Soil & Water Conservation District, not to exceed twice the county allocation, provided the state Legislature appropriates adequate funding to meet the requested match." Colleen said they request this today and she will put this in the budget so any time after October 1 they can request these funds. Usually these are requested the first of October.

[9:08:25 AM](#)

**Motion by Commissioner Clark to approve the allocation of \$9,500 for fiscal year 2022 for the Jefferson Soil & Water Conservation District. Second by Commissioner Young. Roll call taken. Commissioner Clark – aye, Commissioner Young – aye, Chairman Hancock – aye. Motion passed.**

**EXTENSION OFFICE – JOSEPH SAGERS**

• **PICKUP PURCHASE – (ACTION ITEM)**

[9:10:07 AM](#)

Chairman Hancock knows they have asked him to go back for additional quotes. Joseph said he doesn't have as many papers. This is his third time. Finally did get Chrysler to get back to him. The Dodge option is the better option. Just shy of \$27,000 and the second page shows the other quote was at \$29,000. Have \$21,000 in their vehicle replacement budget. This would be a good year to replace this vehicle since they are not traveling much. Dave said these are out in Burley. Joseph said they will deliver. Dave said his one was supposed to ship on February 28 and the other March 10. Joseph said his pickup now has 167,000 miles. Will sell this after they get the new truck. Commissioner Young thinks this looks like a good deal. Chairman Hancock knows this will be over in the vehicle line but the total budget will under. Joseph said they wanted something they can all fit in.

[9:15:50 AM](#)

**Motion by Commissioner Young to approve the Extension Office to purchase a 2021 Ram Crew Cab for \$26,038. Second by Commissioner Clark. Roll call taken. Commissioner Clark – aye, Commissioner Young – aye, Chairman Hancock – aye. Motion passed.**

**PARK & RECREATION – MICKEY EAMES - CANCELLED**

• **PURCHASE ORDER – FIREWORKS – (ACTION ITEM)**

**PUBLIC WORKS – DAVE WALRATH**

• **UPDATE**

[9:17:11 AM](#)

Dave said they are finishing up on the Egin-Hamer Road. Will haul sand for the lake next week from the sand dunes so they can stay off of their roads due to the high breakup they are seeing. Commissioner Young asked on breakup speed limits. Dave said he was contacted by Madison so they usually do this about the same time. Will be looking into this probably this week. On the landfill side Oscar and Brock worked on CAT 4 compactor out there. They worked on this for a few weeks to get this fixed. Had Western States take CAT 2 out to Circular Butte. Will be back to normal equipment standards this week.

[9:19:09 AM](#)

Chairman Hancock asked if they need to obtain more equipment for the mechanics. Dave said he had gotten some quotes from Kerry on software it is \$6,000 upfront and \$3,000 each year to maintain the software from John Deere. There are limitations on what the software will help. Chairman Hancock asked if they do not have transmission blocks or cherry picker. Dave is not sure they are lacking there. Need to see how much time they dedicate to a piece of equipment when they have other items that need repaired as well. They just picked up a transmission jack. Chairman Hancock said it is nice that they have another mechanic so they can work together. Dave said they are getting a new mechanic pickup.

Kerry's will go out to Circular Butte for Oscar to use where he can have his tools handy to go out and fix machines when they break down. The compactors are a big expense.

[9:23:06 AM](#) Dave said on the Kettle Butte Dairy Road they are awaiting a decision from EDA's attorney on the form they wanted signed off on from the road validation. They have known all along that they did not own the right-of-way. Thought proving this was a county road would be sufficient. Will let them know what they decide.

- **2009 GMC SIERRA 2500 HD PURCHASE FROM ITD – (ACTION ITEM)**

[9:24:05 AM](#) Dave said this is a 2009 GMC on the state website. This is regular cab and two wheel drive. Someone overfilled the oil. They priced this thinking they may have blew the head gasket. Did go over and started this they would not let him drive it. They will sell this for \$1,848. This would work well for flaggers or a backup truck. Tires have a lot of life left on them.

[9:26:07 AM](#) **Motion by Commissioner Young to approve Public Works to purchase a 2009 GMC Sierra 2500 from ITD for \$1,848. Second by Commissioner Clark. Roll call taken. Commissioner Clark – aye, Commissioner Young – aye, Chairman Hancock – aye. Motion passed.**

## COMMISSIONERS

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

[9:31:56 AM](#) **Motion by Commissioner Clark to approve commissioner meeting minutes from February 8, 2021 with noted changes. Second by Commissioner Young. Roll call taken. Commissioner Clark – aye, Commissioner Young – aye, Chairman Hancock – aye. Motion passed.**

[9:32:34 AM](#) Recess until 10:00

[10:01:06 AM](#) **Open session 10:00**

## PLANNING & ZONING – KEVIN HATHAWAY – JENNY KERR – ERIK STOUT

- **FINAL PLAT – PARK PLACE – (ACTION ITEM)**

[10:01:32 AM](#) Jenny said this has been forwarded to the Planning & Zoning Commission and recommended approval to make a few lots larger than they were previously. Have the signatures of everyone necessary. Chairman Hancock said this was a lot change. Have talked about this previously. Commissioner Young thought there was a lot of hassle for a home that was here for thirty years. Jenny said they had used all of their splits from dividing the front lots. Since they were adding acreage they had to do a subdivision. Kevin said they sent this to Ririe since this is in the area of impact. The Mayor had sent a letter stating that they handle this. Never saw this letter. Commissioner Young said the Mayor had sent him a letter and he forwarded this to Mike Winchester. Kevin said they asked Mike and Weston and they decided that they needed to handle this. All of this time this has been in Ririe's court to make this happen. Went to schedule and was only able to get one member here and one on Zoom from the Ririe Planning & Zoning. So it could not happen at this meeting. Knows that they presented this as he was evil and no good. In reality it was out of their hands. This is a very good reason to have the area of impact commission configured the same where the county Planning & Zoning delegates this. That is how they have this with Rigby and hope to be able to do this with the other cities. Jenny said this was turned in May 20, 2020.

[10:05:37 AM](#) Commissioner Young is curious they have a single road with three homes. Jenny said they have three splits before they have to do a subdivision application and these were used already so that is why they were required. Kevin said they were a victim of the process. Commissioner Young is fine with this.

[10:06:50 AM](#) **Motion by Commissioner Young to approve the final plat for Park Place Subdivision Division No. 1. Second by Commissioner Clark. Roll call taken. Commissioner Clark – aye, Commissioner Young – aye, Chairman Hancock – aye. Motion passed.**

- **UPDATE**

[10:07:55 AM](#) Kevin said last week they are getting an influx of permits. Asked Jeff to come up and speak about this. Building Official Jeff Ottley said it was mentioned they had a bunch of permits coming in at once for these townhomes. On these knows they mentioned the process of getting these through quicker. Been in contact with them for a few months so have been anticipating these. Part of the reason they wanted to get the digital submissions for something like this. Only took five days due to others ahead of them. They submitted one electronic plan for thirty-six permits of four townhouses per building. Still have to be reviewed before these go to him. Once these got to him was able to review the one electronic plan. The City of Rigby requires them each to have their own permit due to addressing and occupancy. Used one plan and just repeated this. The whole process was pretty fast. Still had to review the site plan and other things. Did this fast and was able to expedite this where they can. Jeff said a lot of builders appreciate the electronic submittal. Can speed up the process and keeps these permits moving through. Chairman Hancock does not see a problem. This is similar down in Idaho Falls where all those track homes are being built by Rockwell. Commissioner Young asked if they will be able to keep up with the inspections. Jeff said with Tyson leaving they had him certified so will have to find someone else that may be able to inspect. May be able to have some others in the office help as well. Have been able to keep up with this so far. Greg does great does inspections throughout the day and he handles the finals and plan reviews. Not slowing down at all. Kevin said that Tyson has turned in his notice to be the Clerk for Clark County.

[10:14:25 AM](#) Kevin said on the final page had the highest permits for February. Chairman Hancock said when they get fifty townhouses it goes up fast. Jeff said they will have 144. Townhouses are separated by a firewall. Can have four fire suppressions. Some of these townhomes are still considered single family dwellings. Commissioner Young said this is higher density. Chairman Hancock asked if these are out by Southfork Elementary. Kevin said this is Hailey Creek Subdivision. Jeff said they will have townhouses in one area and individual homes in another area. Chairman Hancock said they need to be able to afford the lumber. Jeff said they have some that are using different products. There are two different manufacturers it is a recycled product that have the house wrap already on it. It's about an eighth of an inch thick. It is recycled material that looks

like cardboard. All of the numbers and specifications all meet code. Brought this up to other building officials. As of now it is allowed to be used since it meets code. Chairman Hancock asked if they are starting with steel studs has he seen any with the price of lumber. Jeff has not yet. Commissioner Clark said metal has done the same thing. Jeff said that is allowed by code. Have a few doing steel buildings for shops. Kevin has not seen anything more definitive on tiny homes yet. 2018 code does address tiny homes some. Basically treat this more like a modular home. Still have to meet requirements of a single family home.

## **INSURANCE – CARLOS APONTE**

### **• ANNUAL HEALTH INSURANCE REPORTING**

[10:21:28 AM](#) Carlos said it's been awhile since they have had a chance to meet. This is a year-end report that dissects the medical side and where things are being spent. The first report is the stop loss aggregate and goes through the end of the year. Ended up at 100% loss ratio. Did not leave a lot left over from what was originally intended. Have to hit 125% then the aggregate insurance company reimburses those claims. Specific is \$60,000. Have graphs that show the end of the year. The line has gone up. Commissioner Young asked if they have an average linear slope. Carlos said he can add that in. The first set of large claim reports goes through the end of 2020. Still have a high dollar drug at the very top. Positive side is this employee is no longer with the county. Going forward will not incur this cost. Have a few other conditions and claims that are still going to be there. Can see the claims that started off at the first of the year. Have a new one that has been picked up and is rolling into January.

[10:26:35 AM](#) Next page is the summary from Blue Cross. Putting together another report that shows a benchmark analysis. Show the demographics and what they are experiencing with other entities. Will probably be the end of March. Overall comparison shows a thirty-three percent rise in claims. In-patient rose 153 percent. Two of these are no longer here but two will carry over. Outpatient had a thirty-eight percent increase. Outpatient surgical center stayed the same. Higher in 2020 than 2019. A few will not be moving forward. In 2019 total dollar amount was \$653,000 in medical claims and \$300,000 in drugs. For 2020 had \$873,000 in medical claims and \$270,000 for drugs. The drug costs are still very high. Has some ideas is in the process to see if Blue Cross would let them peel out some of the specialty drugs. Trying to negotiate this but is taking a long time. Sometimes this is not something they will allow. Then could run this through a different PDM. The member would get the same drug but with savings.

[10:30:45 AM](#) Next page shows in-patient claims. Have the top ten providers. Can see the comparison. Wants to point out Mountain View and Idaho Community Hospital are the second and third. Have a lot of employers marketing and pushing that these hospitals exist. The reason is the contracts they have with Blue Cross and some others is significantly less than EIRMC. Let employees know the importance on checking costs. There is another option in Idaho Falls now. Are competing directly with EIRMC. A total knee replacement was around \$65,000 at EIRMC and around \$30,000 at Mountain View. Have posters they can hand out. Commissioner Young thinks they should promote this. Carlos said he can get with Colleen and Marilyn. There are some services that are not offered yet at these locations. Mountain View has their own network with Blue Cross. Could look into having a different rate if they create a plan to drive people to Mountain View. It is a different strategy but would incentivize people to go to Mountain View exclusively.

[10:34:50 AM](#) Out-patient they have Mountain View as number one and EIRMC as number two. Next is professional services. Go toward the bottom can see benchmark PMPM which is per member per month. Can see how this compares to itself and Blue Cross overall.

[10:36:57 AM](#) Next they have a graph. Still have more claims using out-patient which is a good thing. Next is the drugs. Has the current plan on the left and prior plan on the right. Have a lot of employees with high drug costs. There is no end in sight. Trying to bring up some changes. The second will be trying to peel out the specialty drugs and fill these through a different PDM. Some are high dollar and does not hit the high deductible. Next shows a graph that goes over both generics and brand name. Focused on this and has worked most employees are filling prescriptions in generic. Problem is the brand names cost more than generics. Good to see they are filling more generics. Want to continue this as much as possible. Commissioner Young said they have almost ten times more generics. Carlos said they have a few people taking mail order. This can save the employee some money. Want more and more to go generic. Chairman Hancock asked the difference on the top chart. The one is the number of prescriptions the other is the dollar. Carlos said yes. The percentage of medical per medical is claim. Probably one of the highest they have. Strategy is to minimize prescriptions and go to the lowest priced options available. Chairman Hancock is not sure how to turn this around.

[10:41:03 AM](#) Carlos said they need to do something with the specialty drugs. When the Affordable Care Act (ACA) passed the law said insurance companies had to put this script cost toward the amount the person pays each year. Once they hit the deductible out of pocket the insurance company pays the 100 percent. Which is the county since they are self-funded. Paying for these high dollar drugs with no incentive to take these down. Before they would see these get knocked down to a generic. An example is Humira five years ago was four hundred percent less now it has ten applications compared to three applications five years ago. Prior to Affordable Care Act (ACA) these would get knocked down but are seeing less of that. Chairman Hancock said they make more money this way. Surprised Blue Cross isn't trying to pull these off would be a benefit to them. Carlos said that every insurance company gets rebates. This is a fraction of what they keep. Getting \$1.50 back when they keep over \$4.00. That is why he would like to peel this out. Then they can fill these from a different means. Commissioner Young said they have no motivation to take these down. Commissioner Clark said they would not get their rebates on this. Carlos said that would never be said. The majority of prescriptions are not specialty. Has other options but they would take them away from Blue Cross. Colleen asked if these prescriptions are long-term. Carlos said yes most they only will fall off if an employee leaves the county. Chairman Hancock said some of these are forever. Carlos said sometimes they can be short-term but not very often.

[10:46:42 AM](#) Chairman Hancock knew they were running high on the loss ratio. Did not go below one hundred. They are okay and have put more money into the reserve account. Carlos said there is plenty of money in this fund.

[10:47:18 AM](#) Carlos said the last thing is regarding the employee handbook has that all taken care of. Rebecca did the overview with his colleague and this will be her next project. Carlos will get with them to advertise the usage.

**JIM BERNARD**

- **SUBDIVISION MORATORIUM**

[10:48:59 AM](#) Jim Bernard 4500 E 337 N is here to talk about the moratorium and how it applies to a previous subdivision. Picked up a certified letter from Planning & Zoning that changes this a little bit. Turned in his subdivision in late October or early November of 2020. Feels like this should be under the old ordinances. Felt like he should have still been on the agenda. Got a letter from Kevin Hathaway stating he had taken him to the new subdivision ordinance due to the new plat from January 8 that had significant changes on the plat. There were no change of the size of the lot. Had talked with Dave Walrath and did not want to have a couple of cul-de-sacs. So they combined these together so it took this down a lot from 148 lots to 147. Have changed more lots than this in the past and this was all part of the process. Not to deny this and be part of the new subdivision ordinance. Has been working on this for over a year. Now trying to shift him to the new ordinances due to where they want this. One lot changed which is not a lot out of a 147 lot subdivision. No changes to the utilities, roads or entrance ways. Is there a field process on who makes a decision on if this is a major change? Never before has he been denied to be under the previous ordinance.

[10:51:32 AM](#) Chairman Hancock said in the past has been left up to the Planning & Zoning Administrator making the decision. Thinks he consults with the Commission and Attorney thinks that has been the process that is all he can tell him. Asked Kevin to come up.

[10:52:24 AM](#) Kevin said the application was never complete. Let Erik speak about this. Has never been before the commission prior to the moratorium so it should be under the new ordinances and whatever changes are proposed and adopted. Erik said he will touch on the resubmittal. Not sure the exact date it was originally submitted in November or December and they had changes to the road. They also had a change to the lot and a couple of the lot sizes did decrease when comparing the plats. When this was re-submitted spoke with legal counsel Weston Davis said that changes to plats submitted would be considered a re-submittal. Changes were made following the changes made to the ordinance from December 21. Mr. Davis stated this would fall under the new ordinance. Has not spoken with Mr. Taylor on this. This was submitted on November 6. Chairman Hancock said they did not have anything to do with this. This came up between their standards.

[10:54:44 AM](#) Jim said they should have some standards. This is a process when they submit a plan have to discuss this with Fire and Road & Bridge. Certainly could have not made the changes and proceeded with the preliminary to the final plat. Felt like someone should have told him he would be put under the new ordinances. First he heard about this was last week. Feels like if they talked about this months ago feels like he should have been told. Feels like they are trying to push him out and get him in whatever ordinance they want. Spent money putting this plat together with the current ordinance. That is why he came in last time he had just found out. Spent \$10,000 on getting this ready. They usually always have changes that need made between a preliminary plat and a final plat. Was not planning to change this to the final. Asked to change this before the meeting so he did. Usually they come to an agreement during the meeting. They asked for these changes beforehand.

[10:56:12 AM](#) Erik said the subdivision already falls within the confines of the subdivision ordinance that was approved in December. Already has a community well. Besides the lots this fits the subdivision ordinance. Jim said he thinks he should be told. Asked the size changes on these lots. Had to be minute. Noting smaller some were bigger. Kevin said this was re-submitted. Erik said January 8. Jim said this was at their request after meeting with Mr. Walrath. Thought it should still go as preliminary. Never has he turned in a plat that doesn't have more change from the preliminary to the final. Need to utilize the rules and make a good subdivision. Erik said he is correct the lots did not become smaller the ones that changed were around the road change. Jim said they did not want anything less than .60 of an acre so they have room for a shop. According to the rules he was under the impression he could go down to a half acre but wanted to keep these a little larger. Feels these changes are minute. What percentage of the lots changed the percentage is low. Commissioner Young asked Mark that he maybe should review this. Mark said he would be happy to review. Commissioner Young feels they want to be right on this. Maybe something they should look at with the dates.

[10:59:16 AM](#) Mark said the issue is when a plat gets re-submitted is what ordinance applies. Is it the one in place at that time or when it was originally submitted? Apparently Mr. Davis already did. Jim said they need to consider he did not want to turn in another plat they were working through the changes. Thought that was the process. Wanted to go to meeting with what he had. Mark said regardless it was changed and re-submitted. Commissioner Clark thought the acreage was a minimum of an acre. Jim had regulations if they have this signed off by the Health Department and utilities they can go to a half acre.

[11:00:25 AM](#) Erik spoke to Mr. Davis on the lot sizes. His interpretation when he reviewed an R-1 states that they can have smaller lots within the area of impact and is in the ordinance later on. Mr. Davis said his interpretation is the lots that can be smaller are if they contain the community system. Mark agrees with that interpretation of the statute. Chairman Hancock asked for understanding. If he has an eighty acre parcel in an R-1 could not have less than eighty lots. Erik said essentially yes. Jim said they would not have that many with the roads. Erik said they are proposing a community well the remaining buildable lots have to meet the requirement of one acre. Jim said he has the okay from the sewer. Erik said the ordinance can be more restrictive than Public Health. Jim said this would be a discussion with Planning & Zoning. Have approved less than one acres for a long time. Really would like to have known when he spoke to Mr. Hathaway last July. Was told to do a water system. Six months later they did not want to go less than acre. Mark said it is not Mr. Hathaway's responsibility to give him legal advice on the county ordinances and how they can or cannot apply to them. Jim said he was not asking for legal advice. They go and have a pre-application meeting seeing if this would work. Mark said will it work is a legal conclusion. Jim said he did. Mark said that is not his role. If he relies on that it is his detriment. Jim said this is the same as he has put through the county before. A lot of reasons why this would work.

[11:04:17 AM](#) Kevin said the zoning is one acre lots so they are not compliant with the application. Anything less would have been approved many years ago and would have needed an NP Study. Jim said they have this in Auburn Hills and a couple others. Not trying to argue but has been doing this a long time. Chairman Hancock said they have some issues they will not be able to resolve in this meeting. Wants to find out what the right thing is to do. This is why they did put a moratorium on so that contractors know what is required of them. That is why they want comments later on the subdivision ordinance.

**EMERGENCY MANAGEMENT – REBECCA SQUIRES**

- **BODY CAMERA PURCHASE – (ACTION ITEM)**

[11:06:38 AM](#) Rebecca said this is the body cameras that were proposed several weeks ago. Quote has been updated. Budgeted \$41,000 and this is only \$24,000. Some questions the board had was if this is bid pricing. This is not but this company deals solely with government agencies so they do get a lower rate. Currently have Axon equipment and this is the only company that produces this equipment. Regarding the licensing and cloud storage in this latest quote each body camera requires a certain amount of space or memory to retrieve the data. When they begin this contract they will still have time on the old contract so they will rebate that and start over with a fresh contract. They do get bundling discounts but each camera requires a certain amount of space.

[11:09:06 AM](#) Chairman Hancock said the first is \$24,000 but year two do they have limitation of funding. Rebecca said they do have one in Axons term and conditions. Chairman Hancock said they have \$17,000 each year after. What is the consequence of opting out? Rebecca said with this particular pricing at the end of year two they upgrade cameras at no additional costs same with year five. If they cannot pay the license fee this goes away and these will not work. Emergency Management is only funding year one and would revert to the Sheriff's Office for the future years.

[11:11:09 AM](#) Sheriff Anderson said with the state of law enforcement they understand having these cameras on at all times. They are mandated to have these on with all dealings with the public. Read that this is similar to what they have in the past. If they are unable to fund this they are not required to pay. Have plenty of money to cover this in his fund. They upgrade the equipment as technology comes. These new ones will go to deputies and the old ones are going to the jail. They are ahead of the curve having these in the jail. Goes a long way in court when they have it all on camera.

[11:12:49 AM](#) Rebecca said they were fully reimbursed for the CARES Act so with that they are taking care of the projects that were on the backburner. This would also alleviate the need for deputies to share equipment.

[11:13:20 AM](#) **Motion by Commissioner Young to approve the purchase of body cameras from Axon Enterprise Incorporated PO #2021-2014 for first year purchase of \$24,801.83. Subsequent years will be \$17,322 per year. Only authorizing the first year. Second by Commissioner Clark. Roll call taken. Commissioner Clark – aye, Commissioner Young – aye, Chairman Hancock – aye. Motion passed.**

**SEARLE HART & ASSOCIATES - FARRELL STEINER**

- **2020 AUDIT – (ACTION ITEM)**

[11:14:54 AM](#) Farrell appreciates being able to come in today. Has Thane with him who took Louise's position. Is one of the partners in the Idaho Falls Office. Will go over the management report and graphs. Found that records are in good order. Did not have any trouble obtaining information. Management comments are general to any county they audit. Nothing was to a level of concern that financial information was misled. Trust funds they have new standards coming into play. Have been delayed due to COVID. Postponed some of the regulations. For a trust the real purpose is that this is someone else's money and is usually an in and out. This money is not for county purpose. This would be motor vehicle and driver's license most of this is shipped out. Some counties use this as a slush fund which is incorrect.

[11:19:39 AM](#) Chairman Hancock understands trust funds but has a question on reserve accounts. Wants somewhere to hold money that they do not want in the budget for a few years. Only wants to budget the amount that goes into the reserve account. This is not a trust realize they are maintaining this for another source.

[11:20:49 AM](#) Farrell will have to look at the standards. Knows they have talked about this before. Can come up with some options. Possibility they can bring these into Road & Bridge to accumulate money for equipment. Can designate some of that fund balance for a specific purpose. This is not available then until they decide to purchase. Chairman Hancock doesn't want this to inflate their budget. They are saving this for a purpose. Farrell said this is why they can designate these funds.

[11:23:40 AM](#) Farrell said in the new standards they will have to review lease agreements. When these standards come into play will make some of this harder. Will have to start looking at all lease agreements. This will be copiers, software, buildings anything that is leased. Each of these reflect how this shows up on their financial statements. Would also need to present them with their federal grant expenditures since this requires a single audit. This is like a separate audit.

[11:25:45 AM](#) Rebecca asked if CARES Act qualifies as a grant if the total exceeds \$750,000. Farrell said they need any federal money totaling \$750,000. State money does not fall into this requirement. Called Department of Interior asking on PILT. This is more of an appropriation and not a grant so they won't have to worry about that. Colleen asked when they need the information. Farrell said they have to look at each one separately. Chairman Hancock said they also get federal money from LHTAC. Only problem is they say they are going to get a project done but they can change the dates on this.

[11:29:46 AM](#) Rebecca said for CARES Act there was not an agreement. Spent this in the last fiscal year. Farrell said they can choose if this is cash basis or accrual. Will have to sit down with them on this.

[11:32:01 AM](#) Farrell goes over the graphs cash has been increasing each year. Current expense see that 2020 was up but the levy increased. Can see District Court they are down in cash. Looked ahead the levy is up about \$200,000 for 2021. Indigent they do not know from year to year. Parks & Recreation the big item Thane said was the sound barrier. Chairman Hancock said that was \$300,000. Farrell said the levy is also up for 2021. Solid Waste is pretty consistent. The yellow bar is the year they transferred this out to the Debt Service Fund. TORT they are limited on this. Sheriff's Emergency Communications is pretty steady. Colleen asked if they have anything they need to watch. Farrell said not after looking at the 2021 levy feels like all of the funds will be in good shape.

[11:38:10 AM](#) Farrell said the graphs show a lot of the main audit. There are two different reports most likely interested in that they feel there is a clean opinion. Have the Government Auditing Standards. If he thought they had a problem would have a finding in this report. An example would be if the bank accounts were not being reconciled. Look to make sure there are controls of accepting cash. At the back of the report this is where they have the most detail. This is based on their books at the end of the year. This would show any adjustments. This would be accruals of accounts

payables or receivables. Have a number of smaller funds and this is where they can see those funds. On page thirty-one this shows the long-term debt. Can see approved absences this is leave. These are not anything they can control. Have to reflect their current PERSI rates.

[11:44:32 AM](#) Farrell said this looks good the county is in good shape.

[11:44:51 AM](#) Rebecca said they are having issues with their internet connectivity for anyone that had been joined is trying to get this back on. Colleen thanks Farrell and Thane for working with them.

[11:45:34 AM](#) Sheriff Anderson asked if they have given the Sheriff's Office the ability to levy higher. Chairman Hancock does not believe this has been approved yet.

[11:46:37 AM](#) Colleen said they have provided the bill for the audit is \$32,000 which is exactly what was budgeted.

[11:47:10 AM](#) **Motion by Commissioner Clark to accept the audit for year ending September 30, 2020. Second by Commissioner Young. Roll call taken. Commissioner Clark – aye, Commissioner Young – aye, Chairman Hancock – aye. Motion passed.**

[11:47:44 AM](#) **Motion by Commissioner Clark to approve payment to Searle Hart & Associates for doing the audit for year ending September 30, 2020 for \$32,000. Second by Commissioner Young. Roll call taken. Commissioner Clark – aye, Commissioner Young – aye, Chairman Hancock – aye. Motion passed.**

[11:49:13 AM](#) Recess until 1:00

**Open session 1:00**

## **COMMISSIONERS – PLANNING & ZONING**

### **• PUBLIC HEARING –SUBDIVISION ORDINANCE**

[1:00:46 PM](#) Chairman Hancock said they have a sign-up sheet. This is for comments. Want the necessary comments regarding the subdivision ordinance and make any necessary corrections they may want. They will discuss these as a commission then will go to Planning & Zoning to make changes to the subdivision ordinance. This is to receive comments from the public to use these constructively. Have several that have submitted comments to them. Wants to assure everyone that all of these comments will be taken into consideration will not read all of these letters. Will assure everyone that these letters and comments will be taken into consideration by the Planning & Zoning Commission for any recommended changes. Will go into a public hearing. Will follow necessary protocol. First they have Mr. Belnap 2021 N 3900 E in Rigby and wants to testify has some changes that have been submitted. Cautions that they do not need to read everything that has been presented. Mr. Belnap asked a time limit. Chairman Hancock said this will be five minutes.

[1:03:40 PM](#) Ty Belnap said he will have a summary of what he submitted on the letter. Had a correction on the first three pages. In January of 2020 the Planning & Zoning Commission unanimously recommended approval for the Jefferson County Subdivision Ordinance. This was culmination of many years of effort with involving input from several county and municipal leaders, construction contractors, county residents and training/instruction from the foremost legal expert on land-use law in the State of Idaho. I strongly feel that you should hold to the Subdivision Ordinance language as submitted to you for approval by the Planning & Zoning Commission. Doing so is one step of many that is needed to manage infrastructure challenges associated with the current growth facing the County. Domestic water supply, septic-sewer management, and road construction within subdivision development. In October 2010 an Idaho Land Use Steering Committee was formed to assess infrastructure development within the state. Included in this committee was Boise State University, University of Idaho, Idaho Smart Growth, Idaho District Council of the Urban Land Institute and Idaho Chapter of the American Planning Association. Some of their finding which are not all inclusive stated that development applicants have too much influence on the process and receive more time to testify in public hearings than other citizens. Second said unincorporated land is an easy target for out-of-state developers and should be regulated to ease the burden on cities and counties when development occurs. Developer should be held responsible for additional infrastructure. Impact fees are not useful and discouraged because these are not enough. Have encouraged urban sprawl. In Idaho Code 67-6502 to encourage protection of prime agricultural lands as well as the economic benefits they provide to the community. Under 67-6537 covers the use of surface and groundwater. All applicants proposing to make land use changes shall be required to use surface water where reasonably available as the primary source of irrigation. In the adopted comprehensive plan there are twenty-two specific references that specifically address preservation of agricultural land, domestic water, septic water management and road construction to support traffic. Has included specific language to strengthen the subdivision ordinance. Need to establish trust within the cities and had discussed that the subdivision ordinance be strengthened. This was to prevent urban sprawl. Need to manage the growth or accept the inevitable of infrastructure collapse that will come at some time. Similar to the unfortunate collapse off domestic and septic water infrastructure in Island Park, Idaho, this collapse will adversely affect all citizens in the County. Believe that as a County they face a "Hinge Point" decision. With respect to our exploding population will they continue doing what they have been doing for the past decades, hoping for things to just work out for the best; or do we take control of our collective destiny. You are the undisputed and duly elected leaders of this county. Pleads that they look to and protect the most precious natural resource clean, pure plentiful water. Chairman Hancock asked if Sandra will speak. Ty said she has the same comments.

[1:08:52 PM](#) Joe Arrowsmith 4707 E 200 N off of Archer Highway. Wanted to go on note that they are against the rezoning of this. The whole reason they are out where they are is to have acreage and not have neighbors on top of them and have country type living.

[1:09:40 PM](#) Brooke Farmer is against but does not wish to comment.

[1:09:46 PM](#) Jed Denning 3606 E 100 N in Rigby. "We appreciate this opportunity that we have to voice our opinions on a matter that affects all of us in this room and many more who are not aware of this issue. We are normal working class people. We live in Jefferson County, we work in Jefferson County, we pay taxes here, shop here and love living in the great state of Idaho and in particular in Jefferson County. For many of us this will directly affect our lives and families and the communities that we love. Please understand first and foremost that we want this area to continue to be the Rigby and Jefferson County that we have grown to love and appreciate. We came here to live because many of us did not want to live big city life with many houses packed into tight spaces. We like the country feeling here in Jefferson County and we like the people who want to have

gardens and grass and trees and beautiful one-acre lots. We would like to voice a few of the concerns that have surfaced surrounding Ordinance Section 110-92 which prohibits new subdivisions from having lots smaller than three acres with single family residential wells. We have been told that part of the reason that this ordinance passed was that there are water contamination concerns in the north part of Rigby where the water table is high and sewer systems are disposing of sewage directly into the upper aquifer. We want to make it clear that we at Denning Well Drilling and all other drilling companies are regulated by the State of Idaho. Each well that is drilled is required by law to have a minimum 38' surface seal around the casing to endure that surface water never migrates down the side of a well and contaminates the aquifer. Wells are not and should not ever be a conduit for contamination. We have a vested interest in keeping the Snake River Plain aquifer clean and pure for many years to come. Our very livelihood depends on keeping our water clean. Tapping into the groundwater resource is one of the most important economic factors in the development of our area. Where there is water there are people, business and recreation. If a well is found to have contamination there are protocols already in place that will remedy the situation. All drillers are licensed and bonded so that if there is a problem the Department of Water Resources and Department of Environmental Quality can be involved in fixing any issues and abandoning any problematic wells. If an area is proved to have contamination and wells have a part to play in that contamination then an area can be designated as an "Area of Drilling Concern". Island Park is currently designated as an "Area of Drilling Concern" and now requires long form drilling permits and full length bentonite and cement surface seals. The work that the Department and the drilling community have jointly done there has reversed the trends of contamination from any wells drilled since Island Park designation. We continue to drill wells, sealed from top to bottom on many small lots with sewers at least 100' away from wells, Development has not been curtailed and the groundwater resource has been protected. A win for all. If Rigby ever sees contamination issues we should be using the framework that is already in place to manage the groundwater resource. Wells could be required to be deeper and sealed to a depth that would protect the water underground. Septic systems could be enhanced and better systems installed. We as a company are very aware of contamination issues that come up in Jefferson County. When a well is tested, which usually happens when a home is sold, we are often asked to come do a water quality test. The test results usually come back as clean and safe. If a test comes back with high levels of coliform or nitrates it is usually something that is an isolated case and not a blanket problem. The biggest issue that we have noted is that if the well cap is not in place living organisms can enter the well and cause contamination and the well water can be jeopardized. It is common sense to have a well with a cap over the well so that your drinking water stays clean. Homeowners, by law, are required to keep the well head up to code. If a problem arises, which seldom does we have many different site specific ways to clean the well and all components of the water system. These are to date, no problems with wells and sewers that are separated by 100' of distance. In fact, in Jefferson County, according to Merrill Hemming the Senior Environmental Health Specialist in East Idaho for over ten years there are no contamination issues at all in the county today. Merrill handles the regulatory oversight for over 300 public water systems in Eastern Idaho which is the most by any jurisdiction in the State of Idaho. Merrill covers all of Jefferson County. Vincent at the Rigby Health & Welfare Office is similarly not aware of any contamination issues in Jefferson County. The claims that we are having contamination issues due to individual septic systems are false and unfounded." Chairman Hancock asked Jed to submit the rest of his letter.

[1:15:41 PM](#) Kip Salas 4091 E 600 N. "Thank you for taking the time to listen to us today. I can appreciate the intent of these ordinances which is to promote the public health. I want to discuss how these ordinances cover all subdivisions and how they will affect commercial developments. It says in section 110-92 community wells: All subdivisions that contain a lot which is three acres or less shall be connected to a community well. Also, community wells located in "AOI" shall require a design to allow for connection to the Municipality in the future. This ordinance creates a significant burden both financially and logistically on developers of commercial properties for little net benefit to the end-user of the property. Because these end-users are not households but are businesses that will have limited water usage and possibly even none. We are talking flushing toilets, washing hands and occasionally washing a work vehicle. Some of these tenants might not even want water to the building if they are going to be used for warehouses or storage. This new ordinance would add twenty to thirty thousand dollars in cost to each lot just to develop 1.5 acre commercial building lots. This will likely make the cost too high for most small business owners, who are already financially struggling due to the ongoing COVID-19 situation. Also, this just seems wasteful for someone who only wants a warehouse, office and maybe a bathroom. This is a massive overreach for commercial development and we ask that you give consideration based upon use. It makes more sense to develop the property with the understanding that every lot is responsible for their own water and waste, meeting all the legislative requirements set for by the State of Idaho."

[1:18:17 PM](#) Jim Bernard 4500 E 337 N. It is no secret he is a developer. Has also lived in the county for a long time. Managed Pepperwood Water and Sewer. These systems are not always easy. Can be an ongoing problem with meters and generators. Still have to assess this money. . Reads through the ordinances and it is meant to push everyone to the city for sewer and water. People that move out here do not want people to live next to them. If they do this they will not have one acre lots it will be fifty foot wide lots. When they force a developer to put everything in they have to widdle down the size of lots to get a return back. That is what is being approved in Rigby. Believes the Annis Highway lots are fifty feet wide. Instead of 147 homes could be looking at 450 homes. As a long term resident the city needs to stop and they need to protect the rural feeling. Want the city to grow they have great employees. Does not want to see Rigby, Lewisville and Ririe be city blocks. Have issues like problems with Kip's is they are nowhere near sewer and water from the city. People have twenty, forty or fifty acres scattered close to the impact area but are nowhere near the city. This went from being developable to not worth anything. Cannot buy something if the rule is anything with three acres or less. If they are not in the area of impact why can't they go down even further? Has handled the Pepperwood for eighteen years now. If he can provide sewer and water can make land valuable within the county. Need to have checks and balances. If they want to do a one acre with well and septic they could do an NP study. This would certainly tell them. Could go further they could do a level two study dig the wells and drawings. Then at least they have a reason behind them on why they are doing this. Not sure of any issues on any one acre lots or even .60 acres. The rocks help filter the water. The water table moves fast. Is not an engineer. Has some items that could make this clearer for development. Will present this. Have a lot up in here that is up to discretion. Thinks they need to put the qualifications in this rather than getting themselves into problems. Things could be firmed up in places. Chairman Hancock asked that he get his information and provide that to them.

[1:23:42 PM](#) Justin Farmer 12632 N Yellowstone. “The three acres required for subdivision owners to have private wells will force developers to have high density developments to pay for city water and city sewer. This creates subdivisions like Ammon, Iona and Idaho Falls where roads are inadequate for traffic demand. Schools are overrun for class sizes forcing city or counties to pass exorbitant bonds to improve schools and roads. Try going to work on Crowley or Iona roads before 8:00 in the morning dealing with hundreds of cars and school kids trying to get to work and school. Rigby or Jefferson County’s sewage system is already out of compliance with DEQ. Recently the county asked for a 4.6 million dollar loan to bring the ammonia discharge into compliance. Not to mention another 13.4 million to upgrade existing facilities from deterioration and wear on an already overloaded system. Expanding this treatment plant will require a lot more monitoring of down gradient wells. Idaho Falls is already dealing with this on several city wells south of town. The high volume of water a city well draws causes a cone of depression on the aquifer like a funnel underground, pulling any surface contamination towards it. A private well uses about twenty gallons per minute for a short time and turns off, averaging about 500 gallons per day. A city pumps about 2,000 gallons per minute, sometimes 24 hours a day. Texas recently became contaminated with no power to filter or chlorinate the water causing a boil order. The private wells don’t need chlorinated. Living a country life style is what attracts people to this area, not city living. Taxes are already high, don’t make a resolution that will surely drive taxes and fees through the roof and drive new residents away. Listen to the patrons and keep Jefferson County a peaceful, beautiful place to live.”

[1:26:20 PM](#) Thomas O’Reiley 16 N 3192 E. Feels it is interesting to hear these statements. Fact of the matter they have spent years having a Planning & Zoning Commission review this. Know that ordinances are influx. They made good recommendations. These issues should be reviewed as well. Has a gentleman over here is from a well drilling company. Talked about this not having any influence. When they drilled a well two hundred feet away it dropped the water table. Cannot be an ostrich and stick their heads in the sand. These are long-term things. Want to live here for the country lifestyle but do not want three acre lots. It is about money and infrastructure. If they are a developer they can do their due diligence and they will either buy this or not. Would rather they take the Planning & Zoning Commissioner’s recommendation and make changes as necessary. All of this cutting out deals for this guy or that guy. Thinks they are doing a good job.

[1:28:36 PM](#) Jody Denning 4084 E 129 N. Is not sure what the previous individual is talking about on a well being drilled a few hundred feet. Drill wells all over this country. May catch him after the meeting. Thinks that what Jim was saying is right after talking to the Rigby Health & Welfare Office they are not aware of any contaminations. Nothing has been found. Every time a septic permit is obtained there is a hole dug and the soils are tested to ensure proper disposal of the sewage. Every septic system in Jefferson County has been inspected and found to comply completely with the Department of Environmental Quality’s stringent requirements. Building permits are only issues to places that have adequate room for the septic system and a replacement area for future use if needed. Those who install these systems are professional and also meet the required standards. Those who own these septic systems do not pay a monthly fee to any entity. They pay for, maintain and use their own septic system and that just feels right to those of us that live in Idaho. In the Magic Valley, the areas surrounding Twin Falls studies have been done to determine the cause of alarming nitrogen and phosphorous contamination levels in the water. From the 2020 groundwater report we learn that groundwater quality in the Magic Valley is being degraded as a result of contamination, primarily by the over application of fertilizers and animal waste across the Snake River. Nitrates can cause a myriad of problems, colorectal cancer, blue baby syndrome and other birth defects. Fortunately, we are not dealing with this issue today in this meeting. Wells and sewer systems, properly designed and constructed are not the cause of contamination plain and simple. We understand that contamination is real and scary but individual septs are not the problem they are the solution. A single family domestic well permit allows the owner to irrigate half an acre of lawn and garden from their well or use 13,000 gallons per day. This works out perfect when each one acre lot has the house, driveway, flowerbed and sidewalks that make up about half an acre and the lawn and garden can be the other half. With three acre lots there will either be a surface water irrigation system or a big weed patch around those homes. Homeowners will all need surface water rights and they will need to take turns with their neighbors at irrigating their lawns and gardens every two weeks or so. Also, did you know that community wells cannot be used to irrigate your lawn and garden without a water right? Water rights can be expensive. Surface water rights are not able to be converted to ground water rights. There is currently a moratorium on drilling new irrigation wells in Idaho. Go and ask those individuals who live in Jefferson Greens near the Rigby Golf Course how upset they are that they can’t irrigate their lawns with their community well. It is very difficult for them to be compliant. We get many calls from individuals within city limits who want their own wells so they can be independent. They are usually not able to do so due to city ordinances. Single family domestic well permits have a legal exception to this rule and allow irrigation and home use from one individual well. It is perfectly suited for Jefferson County. Community well pumping equipment is also not readily available. Those who live in these subdivisions can be out of water for many days waiting for those large pumps to be assembled, shipped and installed. This delay can cause many problems that have serious consequences.” Have people that want to have individual wells. They want to be self-reliant. They want to store food and water. As a community this prepares them to have more community wells. Very much in favor of having individual wells to supply their water and keep them safe.

[1:34:06 PM](#) Steve Stringham 3747 E 38 N. Is as not as prepared does not have a statement or letter. Just wants to thank the commissioners for listening and going down this path. It is a challenge to take this role. It is not an easy path and will never make everyone happy. Watching when Mr. Bernard was talking and heard this from the opposite side that had just heard about this. Does kind of like some of the things in here. As a community it is difficult to understand one another and what will work for everyone. Not originally from here lived in West Jordan has been here almost three years. Has a different experience living there versus here. Here is so much better. What they have here is great. Saw a lot of passing the buck. Leaders were letting things slide instead of taking the hard line on what is important for the community. Down the road they had financial issues because things were not established early on. Had services that were not provided to everyone. Concerned now used to be on city water but knew they have safeguards. Currently has his own well and septic and it is not monitored by anyone. Knows what he does can affect others. Having some community guidelines will allow them to make sure things are good years down the road. Make this a balanced environment. Doesn’t think anyone wants tiny lots. Personally likes having the room on one acre lots. Is concerned on the growth and maintaining infrastructure. Has not had time to look at the budget. Have roads that are not as maintained as they should be. How will the new developments impact this? Have the state government looking at how the county can spend this money. General thought thinks this is good to review this and come back and review certain

items. Think they can move forward with what is already on the table and then make adjustments. May have to sit on this and get it right first. Sitting on this too long impacts a lot of people. Realizes that a delay has costs but having issues down the road would also have costs.

[1:38:41 PM](#)

Landon Thurgood 130 N 4080 E moved here thirty-two years ago from Davis County, Utah. The farm land they used to play in is now houses, Walmarts or churches. Have seen a lot of development really fast. Grateful they have commissioners that are trying to look forward. Strongly suggest they speak with local people and business that have been in the area. These people know the facts in Idaho. See what happens in Texas but he lived in Texas for two years they are completely different. Need to adapt this to how they do things here in Idaho. Used to ride his bike from Labelle to Harwood Elementary and beat the bus. Now you would not dare have kids ride on this due to the traffic. Live where they have a projected new school. The growth and development out there who is going to pay for the improvement on the roads? Already have Highway 48 and 4100 people turn around to get onto Highway 48. May need an Environmental Study. Need to do proper planning. Everyone wants dialogue with compromise. This requires people to take uncomfortable positions and they need to understand everyone's perspective. Live in Rocky Mountain Estates Subdivision and the city wants to annex this after fourteen years. This is his perspective that the city is drilling a well outside of the city limits and wants to annex them in. How does this benefit him where he will have to pay higher taxes? Lived here thirty-two years. Is a business owner and pays taxes. Pleads with everyone to try and understand the other person's perspective. There is always room for them to come together. Want to raise their kids here and possibly their grandkids. Idaho is what America once was. That is why they see people moving here. On Amazon Prime they have an Idaho movie. There is some beautiful areas that people come to see. Work together and compromise understanding everyone's perspective. People want to live here and commute to Idaho Falls. Need to realize this is rural area and do not have commercial area or a high tax base to pay for the infrastructure.

[1:43:25 PM](#)

Jerry Mathews 78 N 3700 E. A couple things is surface water rights that farmers use. Shares water with Chairman Hancock and has 900 inches of water at the head gate. By the time it gets to the lower end it is pretty tough to get across the farm fields even with this amount of water at the beginning of the canal. Concerned that with a lot of these areas being subdivided and language saying that surface water being used for watering some of those subdivisions is concerned they will not understand how the water works currently in the ditch. Have three different sections. With five days at the top, four days in the middle and five at the bottom. However because they have less water at the bottom due to sink holes and other things they have about two-thirds of the water that he has on the upper end. If the amount of water is cut from those 900 inches is afraid the farms on the bottom end will suffer severely. Other things first and foremost wants to say that developers are businesses just like he owns a business they are trying to make the most money with the least amount of money. The latest travesty is Auburn Heights Subdivision this was recommended to the County by the Planning & Zoning Commission that two community wells would be used because they are less than one acre. What came of this somehow without public input the County Commissioners went beyond the Planning & Zoning Commission recommended and they allowed private wells and septic even those these are .60 to .80 acres. Is not against doing one acre lots or three acre lots. Is against doing less than one acre lots and allowing individual wells and septic systems. Creates issues in the future depending on what the neighbors do may not be able to replace this septic system. These are concerns they should have. Looking down the road when they are gone. What is their posterity going to do with the problems they create today? Commercial building lots is not sure on commercial building lots. Know that one business will come in and chances are they will have different owners in the future. Traffic problems they have quite a few. Biggest concerns are 3800 and County Line Road, Highway 20 Interchange, Yellowstone Highway. All of that trying to get on or off right around 5:00 is almost dangerous. Chairman Hancock asked if he has written comments please present those.

[1:49:17 PM](#)

Vic Rounds said he is not as prepared. Has some concerns on following the existing rules in place. Wants to stay consistent. Feels these are changing after preliminary approval is in place. Concerned about the contamination of water they are under rocks. Not sure how cesspool water does not mix with drinking water. How are they going to handle additional growth? What is this going to do to the contaminations? Thinks the plans that Planning & Zoning has proposed that they need to have the capability to connect. Who foots this bill? Thanks Commissioners and everyone for preparing for this meeting.

[1:50:38 PM](#)

Lane Steel 3850 E 800 N. Shared his thoughts last week. Maybe for education purposes being on the Planning & Zoning Commission the reason some of the stringent things are put in place outside of the area of impact is not to promote the growth outside of the area of impact. People talk about how they like the space. Understands he lives out himself. If they make this one acre lot without any restrictions why would they want to build in the area of impact and pay for curb and gutter and everything else required when they can go into the county without these restrictions and be more profitable.

[1:52:00 PM](#)

Sharon Parry is the City Planner for City of Ririe. Appreciate them spending time on this and asking for comments. Is here on the request by Mayor Lovell. Look forward to speaking to the commissioners and commissions about an area of impact to a degree that the subdivision ordinance are inline closer to what had been passed in December of last year. As a city encourages them to continue the more stringent ordinances. Look forward to having discussions on their comprehensive plan map being the chief guide in their area of impact because this is the city's future. To have a misplacement of commercial areas is not in the best interest in the cities. Would suggest they follow their comprehensive plan. Would like to follow the comprehensive plan that says they will promote and encourage mini cities being attached to current cities. Cities have an efficiency within density. These need to be nearer to the city for the infrastructure that is available. It is important to consider the water quality. Encourage them to follow the comp plan especially regarding water. Higher quality is never bad. The City of Ririe is interested in discussions after having a higher subdivision standard and not to go back on those.

[1:55:05 PM](#)

Nancy Hansen 30 N 3700 E. Has seen firsthand the circumstance of not bypassing restrictions that were given. Auburn Heights is R-5 zoning but was approved years before. Planning & Zoning recommended this be platted based off of a community well and septic. Mr. Bernard gave his comment there was a public hearing with Planning & Zoning and was not able to be rescinded due to previous approval even though it was an R-5 zone. But was supposed to have a community well. Went forward to the Commissioners without public knowing and this all went to private well and sewer. Now they have water and sewer problems. The road is very busy have a lot of traffic problems. Every day that she drives by the sign is bent over or broken off. There has been no improvement to the road and only have six or seven homes living in right now. But

more homes are popping up significantly. There needs to be a long-term plan. Need five and ten years. Not appease the builders to make this most profitable. Need a plan and stick with this. Remembers when Mr. Bernard had discussed Auburn Heights brought up Pepperwood at that time on the community well with the expenses and labor. Understands the comments today that the community well is working well. Thinks she may have misunderstood. Need to look at the infrastructure trying to get off on the exit for County Line it is a hazard. This needs to be addressed. Recommend they consider what Planning & Zoning has submitted. Need to stay at the lot size recommendations.

[1:58:42 PM](#) Chairman Hancock would like everyone to realize they need to keep on task with what they are hearing today. Asked for any other comments.

[1:59:17 PM](#) Landon Thurgood wants to bring up protective covenants. Need to keep this in mind when they have subdivisions is how are they going to uphold the covenants. Who is responsible for these? As they have these who is responsible to keep these things enforced. Chairman Hancock checks on Zoom and sees no comment so will close this public hearing. Wants to allow the commissioners to speak.

[2:00:18 PM](#) Commissioner Clark appreciates everyone's willingness to be here today to comment on the things going on in the county. Hear that they enjoy things they have right now. If they could leave this just the way it is they would. Need to realize this is not going to happen. Need to look toward the future on what is taking place. The county even though it looks a lot the same there are areas that have a lot of gravel and other areas that have five or six feet to groundwater. Will try to address this and knows that Planning & Zoning has done a good job trying to meet these needs. May not work for everyone individually but try to benefit them all.

[2:01:56 PM](#) Commissioner Young appreciates them all coming in. Know that Jefferson County is not a one size fits all. This is not the place he grew up in since he was born here and this is not the same place. As a youngster always knew that. There were some good comments here today things that help them that may not have been considered. Do they want high density? Starting to see some of that. Probably need some help with the road issues in the county. Need to be prepared with the impact of developments that come. Thinks they will be able to work with Planning & Zoning. Make sure everyone pays attention to this. They will be having more meetings on this. Will be helpful if they can stay connected.

[2:03:42 PM](#) Chairman Hancock appreciates everyone. They are working on developing some specific guidelines for commercial development within the county. So this is not tied directly to residential since these are different. Working on additional studies as they move forward with traffic studies, impact fees to make sure they have adequate studies to plan for the necessary increase traffic. Have several bottle neck areas. Have to realize they are limited by the funds they have. Have to operate within the budget. Does not believe anyone wants to pay more taxes. Trying to operate with what they have. Concerned due to the growth. They will work and try to get something in place to look at the long term. Appreciates their comments. Will be used and taken by the Planning & Zoning Commission and will go back through their ordinance.

[2:06:06 PM](#) **Motion by Commissioner Clark to adjourn at 2:06. Second by Commissioner Young. All in favor – aye. Motion passed.**

\_\_\_\_\_  
*Chairman of the Board*

\_\_\_\_\_  
*Date*

\_\_\_\_\_  
*Clerk of the Board*

\_\_\_\_\_  
*Date*

\_\_\_\_\_  
*County Clerk*

\_\_\_\_\_  
*Date*