

**JEFFERSON COUNTY COMMISSIONER MEETING MINUTES
APRIL 18, 2022**

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

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ELECTIONS – HOLLY RICKS

• **DESIGNATION OF POLLING LOCATIONS – MAY 17, 2022 – (ACTION ITEM)**

[9:02:14 AM](#) Chairman Hancock said they have the designating of polling locations for May 17, 2022. Holly said these are the same. Colleen said they did this last week if she wants to explain this. Holly said a few were missing off the list last week but there are no changes from previous years.

[9:02:56 AM](#) **Motion by Commissioner Young to approve the designated polling locations for the May 17, 2022 Primary Election. (Exhibit A) Second by Commissioner Clark. Roll call taken. Commissioner Clark – aye, Commissioner Young – aye, Chairman Hancock – aye. Motion passed.**

ASSESSOR – JESSICA ROACH

• **TAX EXEMPT APPLICATIONS – (ACTION ITEM)**

[9:04:02 AM](#) Jessica said Friday was the deadline for the tax exempt applications. Have two that were submitted. Chairman Hancock said they have had these in the past.

[9:04:23 AM](#) **Motion by Commissioner Clark to approve the tax exemption for RPD0221013004A for the Roberts Senior Citizen Center. Second by Commissioner Young. Roll call taken. Commissioner Clark – aye, Commissioner Young – aye, Chairman Hancock – aye. Motion passed.**

[9:04:59 AM](#) **Motion by Commissioner Clark to approve the tax exemption for RPA00000182347 for Rigby Senior Citizen Center. Second by Commissioner Young. Roll call taken. Commissioner Clark – aye, Commissioner Young – aye, Chairman Hancock – aye. Motion passed.**

[9:05:28 AM](#) **Prosecutor Mark Taylor is in room**

[9:05:28 AM](#) Jessica said Enterprise Canal and Mud Lake Water Users did not apply. Chairman Hancock knows they are both still there. Commissioner Young said they haven't changed any. Jessica said a reminder letter was sent in March. Chairman Hancock said they usually have volunteers on these board and things are sometimes not taken as serious as they should. Can they go ahead and tentatively approve these. Prosecutor Mark Taylor clarifies that they did not apply for tax exempt status but we know they should be tax exempt. His inclination would be they need to apply to get this. Sees their point but thinks they need to ask for this. Jessica said Idaho Code 63-602 requires these be an annual application. They follow this more than other counties. Commissioner Young remembers correctly they have approved these if they apply. Jessica said after this date they would go to a Board of Equalization. Jessica said that they have filled out a long forms and submitted in the past. Mark said this is an annual exemption. Thinks they will have to come as a Board of Equalization once they realize they did not fill out this exemption. Jessica said the Board would have to send a letter and her office would have to determine a value. Maybe specify in the letter. Can go into a Board of Equalization before June. Will have to go out and determine a value for these. Chairman Hancock said he wants to avoid that work. Jessica said that everything has to be entered by May 1, 2022.

[9:09:08 AM](#) Jessica asked if they are going to make a decision. Chairman Hancock said where they haven't applied there is no decision. Does not think there is a decision because they did not apply.

NOXIOUS WEEDS & INVASIVE SPECIES – MITCH WHITMILL

• **ISDA – UPPER SNAKE RIVER CWMA DISBURSEMENT AGREEMENT – (ACTION ITEM)**

[9:10:12 AM](#) Mitch said with their ISDA cost share they signed the award a few weeks ago. Now has the disbursement agreement. With the ISDA they accepted the reward now has the disbursement agreement for the same grant. Sent this over for them to look at a week or so ago. This is for RC&D to disburse the funding for the appropriate grants. Chairman Hancock said this is the same thing as every year. Mitch said they have done this as long as he has been here. Grant was \$58,660.35. High Country RC&D manages these funds these go to them and they disburse these for the two projects for CWMA.

[9:11:56 AM](#) **Motion by Commissioner Young to approve the ISDA Upper Snake River CWMA Disbursement agreement for \$58,660.35. Second by Commissioner Clark. Roll call taken. Commissioner Clark – aye, Commissioner Young – aye, Chairman Hancock – aye. Motion passed.**

[9:12:28 AM](#) Chairman Hancock asked how they are coming with chemicals. Mitch said there are products up 300%. Have allocations on this so the suppliers know that the ag industry is priority. Will only be allowed to get so much this year. Not sure what the quantity will be. Most of the stuff they use will be a challenge. They will try and manage through for the season.

EMERGENCY MANAGEMENT – REBECCA SQUIRES

- **RESOLUTION #2022-10 – DROUGHT DECLARATION – (ACTION ITEM)**

[9:13:58 AM](#) Rebecca said Butte, Madison and Bonneville have already declared drought emergencies. This is a drought declaration. They are aware of the steps that take place. They change points of diversions and financial assistance for farms and ranches and businesses connected to the ag industry. Chairman Hancock knows the USDA has already put out a drought program. Rebecca said for further information they have an LEPC planning committee tomorrow at 1:00 that the National Weather Service will be at to look at the outlook for the year. Chairman Hancock said the storms they got this last week were wonderful. Rebecca is interested to know if this helped. Commissioner Clark thinks it raised this back up to eighty-two percent and they had been down to seventy-four percent Commissioner Young thinks they are safe from floods this year. Rebecca said they skipped flood talks this year. Chairman Hancock said he spoke to people in the higher country snow machining they had up to three feet of snow. Rebecca said that really increases avalanche danger. Chairman Hancock said they didn't want to get on anything steep because they could watch this slide. They are just joining in with the rest of the counties in the area. Can take the decree rights and assign these out to another canal that may have larger need.

[9:17:17 AM](#) **Motion by Commissioner Clark to approve resolution #2022-10 for a drought declaration. Second by Commissioner Young. Roll call taken. Commissioner Clark – aye, Commissioner Young – aye, Chairman Hancock – aye. Motion passed.**

[9:17:39 AM](#) Rebecca said this goes to Department of Water Resources, Governor and Office of Emergency Management. Gets this rolling. Will watch USDA Farm Service to look at loans. Chairman Hancock asked if these have been approved yet. Rebecca said these have been approved as they have come in. Chairman Hancock said the reservoirs are still looking very low.

COMMISSIONERS

- **COMMUNITY IMPROVEMENT - PARK & RECREATION DISCUSSION**

[9:18:52 AM](#) Commissioner Clark said that Mickey wanted to be here and does not see her yet. Chairman Hancock said they can move on and come back to this.

- **APPROVE ALCOHOLIC BEVERAGE LICENSE – (ACTION ITEM)**

[9:19:20 AM](#) **Motion by Commissioner Clark to approve an alcoholic beverage license for Family Dollar. Second by Commissioner Young. Roll call taken. Commissioner Clark – aye, Commissioner Young – aye, Chairman Hancock – aye. Motion passed.**

- **COMMUNITY IMPROVEMENT - PARK & RECREATION DISCUSSION**

[9:20:08 AM](#) Chairman Hancock said this is not regarding the lake. This is more countywide for facilities and accommodations for the residents. Been brought to his attention that activities such as Rigby Youth softball and baseball have over 550 participants. Majority of these are county residents. Have the lake, a small park in Mud Lake and area in Roberts along the river. The City has a proposal for some assistance on maintaining their facilities. In the long-term this discussion is to look at what they can offer on a county basis. The impact fees have a portion for Park & Recreation. There has not been any new development in many years. After the fee was established they have not created new development. Need to look down the road at what they can do for the county citizens by creating some parks they can utilize with the school districts. This is important and needs looked at. They are over 32,000 residents in the county now. Looking for some ideas and thoughts from the Board and public.

[9:23:17 AM](#) Commissioner Young said the taxes they pay go toward services. If they are not keeping up with the population increase with these services. Does not think they have kept up on Park & Recreation as a county. Commissioner Clark said if they look at the impact the lake has and the people that attend this. On a hot day it is hard to get into. The other parks by the Rodeo Grounds these are full and constantly being used. As far as the county they do not have much to offer the citizens to do things.

[9:24:33 AM](#) Chairman Hancock said a thought he had was to work with the school district to work together to be used for multiple events. Could be used for sports as well as have citizens use these. Not fair for the city to have to provide all of these services when there are less that live in the city. Commissioner Young said the city residents pay extra taxes for these services while county residents are using these. Chairman Hancock said this is discussion to try and come up with some ideas he is going to work on. Would like to participate with the schools so that they can use these as well. Would be expanding their Park & Recreation Department. Chairman Hancock asked Mickey's input. Cannot hear her over Zoom. Asked her to add input in the chat or she can call in.

[9:27:12 AM](#) Chairman Hancock said they are just starting discussions. Have areas where they do not have anything in the county to utilize.

[9:27:34 AM](#) Mickey did think about this during the weekend. Did speak to a City Council member and realizes that City of Rigby does want more ballparks. There are still these ballparks at the schools and churches that could be used. Not sure they have gone and used these areas. When her kids played they would play at elementary schools and at the church ball diamonds. Chairman Hancock said they have talked to them and are using all of the schools they can. The churches have frowned on this due to liability issues now so they do not use these like they used to. When they have ten to eleven kids a team that makes about fifty teams. That's twenty-five games going on at a time. Mickey understands that and heard from City Council that they do not have that many kids. Commissioner Clark said this is more than just baseball. Mickey said that there is a need. Some of the impact fees was set aside to have vaulted bathrooms at the lake. These will last over ten years. Chairman Hancock said what they have for impact fees there are certain things they cannot do with these. Mickey said she spoke to an ordinance person. Chairman Hancock said they will have to discuss this later. Looking down the road that they want to do something. Would be two years before they could have any facilities ready. Mickey agrees this is something they need to look at. Have growth within the county.

[9:31:15 AM](#) Colleen said currently Park & Recreation is not a tax levying entity. Would they change this? Chairman Hancock said they would have to look at their needs then do some estimating if they would have to levy this. They have impact fees specific for new development. Mickey knows they take in the money for the lake and this money goes back into the lake. Have people that may not be happy to see those fees used elsewhere. Thinks they would have to add a tax base if they want to expand. Chairman Hancock said these are just ideas they are exploring. Commissioner Clark said they do have some small parks that could use the funds as well.

[9:33:00 AM](#) Mickey said the park out in Mud Lake they want some playground equipment. Will have to be a point where the county will need to pay for the items at parks. Chairman Hancock asked for other discussion. Will keep bringing this up. Has some things he wants to discuss with other individuals and bring this back. Would like the input from the community. Commissioner Young said they have a lot of options they can look at.

[9:34:13 AM](#) Michelle Gordon 4238 E Blackstone. Runs a community based Facebook page. This year knows that they did have some issues with finding people to run the youth programs and find fields. Does not have any authority. They did say how many more youth are in the program. Previous people were trying to find something to work. Based on that information from City Council and a couple people running the programs thinks it is a good idea.

[9:35:59 AM](#) Commissioner Young said seventy percent of the county live outside of the city. Most of the residents are outside city limits. Chairman Hancock said they talk about youth programs and anything they can help promote something for the youth to do. People may not realize the county pays \$530,000 for the detention center in St. Anthony for a few youth that use this. Would like to spend money for kids that are trying to do things right. Need to help the youth. Thinks the activities are good. Commissioner Young thinks they need to keep their youth busy. Commissioner Clark said this goes beyond the ballparks. Just having a park available to have a get together. Chairman Hancock said this is just the starting of this discussion.

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

[9:41:42 AM](#) **Motion by Commissioner Clark to approve commissioner meeting minutes from February 28, 2022 and March 7, 2022 with noted changes. Second by Commissioner Young. Roll call taken. Commissioner Clark – aye, Commissioner Young – aye, Chairman Hancock – aye. Motion passed.**

[9:42:46 AM](#) Recess until 10:00

Open session 10:00

MARK HEATH – BENJAMIN DAVIS

- **PLANNED UNIT DEVELOPMENT - DISTRIBUTED WASTEWATER TREATMENT FOR IRRIGATION**

[10:00:31 AM](#) Benjamin Davis 419 N 4th W, Rigby. Mark Heath 677 N 4100 E, Rigby.

[10:00:59 AM](#) Benjamin thanks them for the time. Tried to put together a planned unit development to meet the need for continuing agriculture land and affordable housing. Over the last three months have met with Idaho Department of Environmental Equality, Public Health, Irrigation, Central Fire Chief, Planning & Zoning and County Attorney. Understands this process takes time and there are things that need to be done. Would specifically like to look at the project they were proposing is in the Lorenzo area and according to the county ordinances it does not allow a PUD (Planned Unit Development). PUD will only be allowed in areas of impact within Jefferson County. Looking at areas where they want to increase density. If they have a landowner who wants to develop outside the impact area the only way they can do this is put whatever zoning is on that land. Seeing farms that get plowed under acre lots and they all have their own septic systems. Shows an example of what they were trying to do. Would like to see the ordinances changed. This is a five and a half acre parcel. Proposing a Blue Garden Neighborhood. This in their minds is a self-contained planned development. Everything in green would be farmed. Have 120 trees in an orchard. The other would be raised garden beds and greenhouses. This would be self-contained and environmentally friendly.

[10:04:03 AM](#) Blue Garden Neighborhood would have a PUD for multi-generational farm land. The power would be wind and solar. Heating would be with domestic water and solar power and cooling would be done with geo thermal. Looking at fresh water well. Looking to eliminate the cost to transfer water to the facility. Most instances they have farmland with a road through this and have house lots. State does not allow for watering of the one acre lots with pumped water. However the current zoning said the maximum density is one acre. People may or may not understand this. Looking at treating the wastewater both gray and black water onsite in a sewage water treatment plant. Treat this to a Class B so this water could be used for irrigation for the trees and plants. Ordinance the county has does not take into consideration that they treat this and use it again. This reduces the water that has to be pulled from the aquifer. Everyone they meet with say they have a great design. Trying to conserve all of the water they can. The ordinances do not allow for this type of system. Developers since this is in an impact zone they get a bonus for those that are already on this system. They have to pay for a new bond to increase water. They did not increase the density coming in but they have to pay for this. Developers do not have to pay for the upgrade of the treatment plan. Tried to demonstrate here PUD take the technologies they already have without impacting and creating additional fees. Would like them to be aware that this ordinance is on the books. This land is Ag10 it is right off of 4100 E and the Lorenzo Highway. Have the Long Island Business Park on one side then have Advanced Plumbing and FedEx. Have big trucks up and down this road all day. Their parcel just happens to be on the wrong side of the road. Unable to proceed with the Planned Unit Development. Spent some money to get this all together. Was given some assurances this would work. Told they had to go different places. Have done this. Put in test holes onsite to monitor water levels. Spent several thousand. The current ordinance states if they have a developer with a Planned Unit Development before going through an NP study they can have a preliminary or work meeting with the Planning & Zoning Commission before they file an application. Like they know this would be \$1,100 just to get a meeting. Would be several more thousand just to get a meeting with Planning & Zoning. At this point they can say yes or no. Would like to formally set up an informal meeting and was told they could not do this that it was illegal. There is an ordinance on the law but after meeting with the attorney they cannot do this because they cannot make a decision on a preliminary proposal. Would like to see some changes made for PUD specifically in the ordinances. There would be an opportunity for areas outside of impact. Even if they have conditions. If they are treating all of their waste onsite. If they need to meet the DEQ requirements. Mark Heath is the owner of the property. Has engineered wetlands in Saudi Arabia and has done other consulting work. Would like the opportunity to treat their own waste on their own property while not impacting other residents. Would like a potential way for the people to come before Planning & Zoning without paying thousands of dollars to just get an idea if this would work.

[10:12:44 AM](#) Mark said with all the areas he has lived in the world feels there are better ways for this development to be done. They have been advised of three PUD systems being used in the Boise area. State of the art in wastewater treatment. Can use this for irrigation with no risk for

the population. Seventy percent of a septic sewer plant is the transmission. If they expand their city limits. If they have a developer come in have to make them part of the district. The fees they pay do not cover the transmission. The fourth generation Idahoans get to pick up the tab for the developer. Thinks this is the wrong decision. Developer should cover their own costs. Live in a desert and this water should be reused for irrigation. There is no good reason when they have a developer they need to be able to treat their waste locally. Need to start to recycle. Not putting this on the homeowners. PUD can only be done in the city but there is a lot of better ways to expand.

[10:15:44 AM](#) Commissioner Clark asked when they recycle the water what happens in the winter when they cannot irrigate. Do they put this back in the ground. Benjamin said in meeting with DEQ this is treated to a class B. Has a ditch coming into the property would be used along the ditch back to the canal. Any excess water could be used to recharge. Knows there are permits and regulations that are required with DEQ. Could be recharging the aquifer without any contaminates. Mark said they can do this all winter long. Commissioner Clark asked about this freezing. Mark said their discharge is a sub surface drip so if they put this under the ground so it would drip all winter long. Benjamin said it would be put into a lined pond and that pond would draw water. Subservice piping would be along the orchard to water about four feet down. May need another pond to hold additional water that comes through. This is something they need an environmental engineer to work on the water they would have to pay for something they are not sure they can do with Planning & Zoning. Without a go they cannot really answer the question.

[10:18:20 AM](#) Mark said he was a participant in a project in Wyoming where this was done on a golf course and was drip drained into the aquifer all winter long. Knows it freezes every year and the project continues. There are multiple ways to address the frost.

[10:19:12 AM](#) Commissioner Clark said there is a cost to get the Planning & Zoning Commission together with posting and publishing. There will always be a cost associated with meeting. Mark said the criteria to have the meeting is they would have to expand the \$20,000 for engineering fees. If this was just \$1,100 for a work meeting they could cover that.

[10:20:17 AM](#) Commissioner Young said they have a small community here how do they deal with water rights. Mark said the entire community is an HOA and HOC. With DEQ they would have a third party monitor that would make regular checks. Benjamin said the fifty-two shares would stay as property of the HOA. If the water requirements are too much would be discharged into the ditch. Commissioner Young asked where they pump the water from. Mark said they will have wells. That is part of the HOA and HOC. Chairman Hancock asked if DEQ will allow them to use this by pumping from a well. Knows that cities are allowed to do this. Benjamin does not know the specific answer to that. There would be water rights downstream that would need to be taken care of. All the water they are pumping would use this wastewater irrigation. If they decrease the amount of water they will probably be okay. Chairman Hancock said the biggest issue is a city is allowed to use surface water for mitigation of a well. Department of Resources want subdivisions to maintain this and hoping to allow subdivisions having the same right. Mark said they have some in the Boise area now two are operational. Chairman Hancock said currently under law they are not allowed to mitigate surface water. Knows that has been an issue. Does not think there should be a difference between a subdivision and a city. Mark said that DEQ knows that most surrounding areas around them do this around them now. Realize this has to become more normal with the aquifer dropping dramatically. Commissioner Young sees the advantages of recycling. Worried about state laws. Really need to look at the zoning map and what is allowed.

[10:24:40 AM](#) Mark said that PUD are only allowed in cities. Chairman Hancock said also recreation areas. It's not just impact areas. Mark said the concept of the PUD could do something that is not otherwise available. Want to show them a better way to treat sewage. Regulations now make them be in the impact area.

[10:25:38 AM](#) Chairman Hancock thinks this is a wonderful plan and idea. Something they need to investigate more. Did look at this carefully when putting the subdivision ordinance together. Benjamin said if PUD might be allowed in other areas if certain conditions were met. Chairman Hancock said in the plan there are some issues. The road is not big enough and they do not have large enough turn around. Mark said the fire chief was okay with this because these are all insulated concrete. Benjamin said they were concerned about how they have enough water. Make the pond large enough. Chairman Hancock said they need this large enough to turn around. Would this be a gated community? Mark said yes they do not want any hard surfaces trying to save water everywhere. Was working in Idaho Falls to put in permeable paving. Now they have amended the code to exclude this paving. Went to them to see why they would do this. Commissioner Young asked how they withstand frost heaves. Mark said they have aggregate underneath. Benjamin said these act like their own French drains. Understands this project could be done on a larger scale in a different area. Have ran into one stop after another. Chairman Hancock said this is something they can look into. To change any of their ordinances it does take hearings. Likes the ideas. Benjamin said they get the same answers from everyone. Chairman Hancock said to change an ordinance they have to go through the proper process which takes time. Commissioner Young said they continually update their ordinances. Chairman Hancock said this is something they can look at. Would love to see how this works. Mark said when he first arrived here was introduced to a farmer whose heirs do not live in the area. When they die knows this will be sold to a developer for houses instead of crops. Trying to show them by putting in affordable housing and changing to organic farming without pesticides they could continue to farm and still have affordable housing.

[10:33:06 AM](#) Benjamin thanks them this is probably the wrong piece of property to do this on. Realizes this will take time to proceed with this. If they would like to talk about this when the ordinances come up. Chairman Hancock said in a recreation area they could. Mark said they just have to find the gentleman that wants to sell this.

PUBLIC WORKS – DAVE WALRATH

• UPDATE

[10:34:03 AM](#) Dave sent a professional copy of the HLE agreement. Will have this ready for approval for the transportation plan update. As far as Road & Bridge they replaced a pipe of 3850 last Thursday. All went well other than the wind. Have a new truck driver that started this morning. Filling the void from Jerry's retirement. Advertising for a mechanic. Did have an employee resign from the landfill this morning. Already advertising out there for a retirement so they will have to hire two. Not sure they heard on the incident in Bonneville County a woman fell into the pit at the transfer station. Is in critical condition this morning. Need to make sure all safety precautions are taken. Has a temporary employee who is not going to come back for the season. Hoping they will be able to fill these positions.

PLANNING & ZONING – JEFF OTTLEY – SAMANTHA FARR

- **FINAL PLAT – SADDLE HILL SUBDIVISION – (ACTION ITEM)**

[10:38:12 AM](#) Jeff said they have the final plats that have been recommended by the Planning & Zoning Commission. Sam said Saddle Hill is a 100 lot subdivision located near 353 N 3800 E. Have submitted a development agreement. Has been recommended for approval by the Planning & Zoning Commission. Turn lane was recommended to be added to the plat. Plats do not cover that portion so they need to put it in the agreement. Chairman Hancock asked the size of the lots. Sam said these are one acre lots and has a two acre common area. Provides the plat for them to look at. Has the irrigation notes a bit different it is on note six. Commissioner Young said they have individual wells. Jeff said it only says they can water half an acre. Sam said that Planning & Zoning Commission stated they wanted the rights to stay together. Chairman Hancock asked if they have any easements for future city hookup for water or sewer lines. Sam said they have the general easements marked out. Chairman Hancock said maybe the maintenance easements might be for that. Have a public utility easement. Sam shows on the map.

[10:42:25 AM](#) Chairman Hancock said that some people know there is a canal set back but do not realize they have an easement to take care of the canal. Jeff said he thought they had this. Chairman Hancock said they have a ditch easement but nothing on the canal. They run into people who want to build their fence right up to the canal. Invites Jim Bernard up who is the developer.

[10:43:42 AM](#) Jim Bernard said they are not right on the line. Generally they put in an easement usually but these are already thirty feet past the property line. Chairman Hancock said that clarifies that. Jim said he bought underground water rights for the park and fire protection with that will have flush hydrants on either side. Chairman Hancock said they have discussed some on the water for the subdivisions rights. Jim said in the middle of this he had to wait because he had bought underground water and the model was changed. Chairman Hancock said that cities can mitigate this with surface water. Jim said usually they let the neighbors water a half acre. Commissioner Young asked if they have a canal for the water now. Jim said they have canals on either side.

[10:45:48 AM](#) Commissioner Clark said along here is there anything mentioned on building basements next to canals. Jim said it is not recommended. Sam said that they have some notes. Jim said as they sell lots they have CCNR and maintenance of the park agreement and in that is not recommended to build basements. They can hire out someone to see how deep they can go. Chairman Hancock asked for any more questions.

[10:47:23 AM](#) Jim said he took the standard development agreement knowing this is a work in progress and just went with this. One is ninety days on acceptance of a road. Cannot imagine it taking that long. Chairman Hancock said to modify this. Mark Taylor said they can negotiate back and forth once they can all live with this they will send it to Planning & Zoning. Chairman Hancock said one thing they have talked about where this is close to the city. If there is any way to hook up to sewer and water. Jim is not against this. Could add something to the development agreement. Does not have any issues with this if they had it available. Need to plan for the future. Trying to make this a buffer between the city and the county. This will have sidewalks and have designed these narrow in the front. Anything they can facilitate this toward the city later he is more than happy to do. Jeff asked if they could add this into the development agreement. Mark said if that is something they want. Chairman Hancock asked lone with City of Rigby.

[10:50:10 AM](#) City of Rigby Planner lone Hansen said that would be a Mitch question. Could put in infrastructure and this could change. Sam said this is outside of the area of impact. Jim said he will get with Mitch to see if there is anything that would need to be done along the way. Knows it is hard to get later and if it's easier to get now.

[10:51:35 AM](#) Mark asked a clarification from lone if this is annexed into the city. lone said no the parcel across the street has been annexed. Cannot say they anticipate this being annexed in. Was not in the 300 feet of services at the time they started this project. Commissioner Young thinks this looks in order. Jeff said they went over this this morning. Everything looks like it is in order. Sam said they have reviewed this and Planning & Zoning Commission recommended approval.

[10:53:05 AM](#) **Motion by Commissioner Young to approve the Saddle Hill Division number one final plat on condition of the acceptance of the development agreement. Second by Commissioner Clark. Roll call taken. Commissioner Clark – aye, Commissioner Young – aye, Chairman Hancock – aye. Motion passed.**

- **FINAL PLAT – PALISADES BUSINESS PARK – (ACTION ITEM)**

[10:55:28 AM](#) Sam said next is Palisades Business Park. This is a thirty-seven lot industrial subdivision zoned for light industrial. Was recommended for approval. Commissioner Young said they had a long list of conditions. Sam said one condition was to label the canals and ditches correctly. Jeff said these have been done now on the actual plat. Sam said they discussed buffering ground. Jeff said there is a note on the first page. Chairman Hancock asked on turn lanes. Sam said this is not part of the plat but will be addressed in the development drawing. Chairman Hancock said looking on 3800. Sam said other conditions have water flow have state statute referenced. Asked on the development agreement. Mark said they are still working on the development agreement. Chairman Hancock said this can be on condition of that agreement. Commissioner Young asked if they need a list of conditions to read. Commissioner Clark said the conditions are listed on the plat so they just have to approve the plat. Chairman Hancock said they discussed the water shares. Have a vinyl fence. Look at water easements. Sam said then to note the canal names and buffering area.

[11:02:51 AM](#) **Motion by Commissioner Clark to approve the final plat for Palisades Business Park on condition of the development agreement being accepted. Second by Commissioner Young. Roll call taken. Commissioner Clark – aye, Commissioner Young – aye, Chairman Hancock – aye. Motion passed.**

- **ZONE MAP AMENDMENT – BO PORTER – ORDINANCE #2022-4 – (ACTION ITEM)**

[11:05:11 AM](#) Jeff said they have a zone map amendment. Sam said this was to change an R-1 to C-1. Is in the Rigby area of impact. Chairman Hancock asked if they have a map. Sam provides the area that is proposed in the orange. Owner is Jesse Peterson and the applicant is Bo Porter. Chairman Hancock said this is not in the city. Sam said this was sent to the city and the sent a letter back which was read into the record.

The joint commission was notified but their joint member was not present at this meeting. Chairman Hancock asked if this was Hunter Estates. Go over the area. Lone said this was the Stowell property.

[11:09:26 AM](#) Bo Porter 3737 E 3434 N in Rigby. This property was from Bart Stowell. Used to own this before Petersons. A lot of this ground has been Stowell property. Chairman Hancock said some of this is farmed. Bo said they have another Peterson that owns the property behind this but there is no relation. Did try and get annexed into the city. Tried to get this going and it did not work out. They are \$250,000 away from hooking into the sewer. Wanted an exception to avoid the \$250,000 fee which they did not get in writing so they stopped pursuing this with the city. Did work with Sam as far as the area of impact. They have three options to develop and none of those required them to annex when they looked through this. Makes more sense to do this than to try and go across Highway 48 with the sewer. One of the landowners is a Stowell daughter who is in support of this. Has worked together to provide a screen with trees. Will not develop some of the property so they can keep the trees. Would rather have this than a bunch of town homes. This is 5.97 acres.

[11:13:09 AM](#) City of Rigby lone Hansen said they did not have knowledge of this until they heard about this and went to Planning & Zoning. May have talked to council on this. What they want to do on this property is not allowed in the city in a commercial zone. Go to Planning & Zoning on the parcel south on June 8, 2021 they did apply for an annexation and conditional use permit for storage units. This was allowed prior to now for Idaho code. Wanted a letter but all she had was a recommendation to council that they would not have to hook sewer because this was not feasible. Mr. Porter withdrew this application. Talked to Kevin on the other property this is contiguous to the city. It is not affordable for one restroom to hook to city sewer. City Code has changed prior to this. No longer allow storage units in the city in a commercial zone. Commissioner Young said this is the area of impact and is not in the city. Jeff said that Planning & Zoning recommended to approve this on the zoning. Did not specify what was going to be built on this.

[11:15:55 AM](#) Mark said this is an application to change the zone. They did not consider what would be built there. Commissioner Clark said in reading the Planning & Zoning minutes they did recommend approval. Commissioner Young does not see anything.

[11:17:21 AM](#) Chairman Hancock reads ordinance. "Ordinance No. 2022-4. An ordinance amending and changing the zoning map of the County of Jefferson, Idaho, and providing that the zoned designation of that certain property hereinafter described, situated in Jefferson County, Idaho, be changed as hereinafter designated; and providing when this ordinance shall become effective. Be it ordained by the Board of County Commissioners of the County of Jefferson, Idaho: Section 1: That the zoning map of the County of Jefferson, Idaho, which if filed with the County Clerk thereof, be, and same is hereby amended and changed to provide that the hereinafter described property situated in Jefferson County, State of Idaho, be zoned as hereinafter set forth. The following described properties located near 3863 E 300 N; Rigby, Jefferson County Idaho, is hereby zoned Commercial 1. Section II: That the new zoning map showing the amendment shall be certified to and declare to be the official zoning map of the County of Jefferson by certificate of the County Commissioners endorsed thereon. Section III: This ordinance shall become effective upon its passage and approval. Passed by the County Commissioners on this 18th day of April, 2022 in witness hereof, I have hereunto set my hand and affix the seal of said Jefferson County."

[11:18:50 AM](#) **Motion by Commissioner Clark to approve the zoning change on ordinance #2022-04. Second by Commissioner Young. Roll call taken. Commissioner Clark – aye, Commissioner Young – aye, Chairman Hancock – aye. Motion passed.**

- **UPDATE**

[11:19:50 AM](#) Jeff said he has been working with the compliance director to get the transition worked out. They have an iPad that was used for compliance in the past. Will allow him to use this. Will plan to sit down and set up how this will work. Will have to set him up on iWorQ. Will get a log in and get familiarized with this. Will make it easier to send to legal counsel and coordinate issues. Chairman Hancock knows they are shorthanded. Jeff said they are handling this. Getting the inspections handled. Phone calls Mondays are always busy. The public has been very understanding. Has one application for the assistant and is hoping to see a few more.

[11:22:25 AM](#) Commissioner Clark said as they speak about compliance on how they can get the information to them. Chairman Hancock said they spoke with Mark on the steps that need to be followed. Mark said just to get some protocol and procedures. Jeff said not having someone in this position it has been bounced around. Will set up a time to get this protocol back into place. Can send the entire reports over.

[11:24:20 AM](#) **Motion by Commissioner Young to adjourn at 11:24. Second by Commissioner Clark. All in favor – aye. Motion passed.**

[Signature]
Chairman of the Board

Audrey Moon
Clerk of the Board

[Signature]
County Clerk



6/6/22
Date

6/6/2022
Date

6/6/22
Date