

FEBRUARY 2025 TERM
CALDWELL, IDAHO FEBRUARY 3, 2025

No meetings were held this day.

APPROVED CLAIMS

- The Board has approved claims 613356 to 613393 in the amount of \$56,536.55
- The Board has approved claims 613394 to 613423 in the amount of \$28,448.85
- The Board has approved claims 613466 to 613505 in the amount of \$31,968.23

FEBRUARY 2025 TERM
CALDWELL, IDAHO FEBRUARY 4, 2025

APPROVED PURCHASE ORDERS

The Board approved the following purchase orders:

- B&H Photo in the amount of \$5812.90 for the Information Technology department (PO #6192)
- Wilbur-Ellis in the amount of \$5973.85 for the Information Technology department (PO #6139)
- Mountainland in the amount of \$8060.02 for the Facilities department (PO #6138)

APPROVED CLAIMS

- The Board has approved claims 613538 to 613575 in the amount of \$345,720.29
- The Board has approved claims 613506 to 613537 in the amount of \$24,962.81

FILE IN MINUTES

- Claims Compensation Bureau document regarding Visa and/or Mastercard class action lawsuit – document was signed by Commissioner Brooks and submitted by COO Rast.

DETAILED MINUTES TO COME AT A LATER TIME

Meeting with County Attorneys for a Legal Staff Update and Consider Action Items:

- Consider signing a Resolution Authorizing Cancellation of Taxes on Property Owned by Canyon County
- Consider signing a Resolution Appointing A Successor Trustee to the Board of Health Trustees
- Consider signing a Resolution Granting Certain Property of Nominal Value to Computers for Kids, Inc.
- Consider signing Resolution Designating Surplus Personal Property with Nominal Value and Authorizing the Destruction of Canyon County Information Technology Department Equipment

Canyon County Impact Fee Discussion

Public Hearing: KM Engineering, representing Bonnie Vance Vermaas, is requesting a conditional rezone of Parcels R37517 & R37519 from an "A" (Agricultural) Zone to an "R-R" (Rural Residential) Zone subject to a development agreement, Case No. CR2022-0022

FEBRUARY 2025 TERM
CALDWELL, IDAHO FEBRUARY 5, 2025

APPROVED CLAIMS

- The Board has approved claims 613424 to 613465 in the amount of \$204,396.22

APPROVED JANUARY 24, 2025 PAYROLL

- The Board approved the January 24, 2025 payroll in the amount of \$2,305,433.77

DETAILED MINUTES TO COME AT A LATER TIME

Receive Canyon County Board of Community Guardians 2024 Annual Report

Clerk's Year-in-Review Report

EXECUTIVE SESSION REGARDING PERSONNEL MATTER PURSUANT TO IDAHO CODE, SECTION 74-206 (1)(A)AND(D) - CANDIDATE EVALUATION FOR DEPUTY CHIEF INFORMATION OFFICER POSITION AND RECORDS EXEMPT FROM PUBLIC DISCLOSURE

Commissioner Van Beek made a motion to go into Executive Session at 3:30 p.m. pursuant to Idaho Code, Section 74-206(1) (a) and (d) for a candidate evaluation for the Deputy Chief Information Officer position, and records exempt from public disclosure. The motion was seconded by Commissioner Brooks. Commissioner Holton took a roll call vote where he along with Commissioners Van Beek and Brooks voted in favor of the motion to enter into Executive Session. The motion carried unanimously. Present were: Commissioners Brad Holton, Zach Brooks, and Leslie Van Beek, COO Greg Rast, Chief Deputy Sheriff Doug Hart, HR Director Marty Danner, Deputy PA Ben Cramer, Chief Civil Deputy PA Aaron Bazzoli, IT Business Manager Caiti Pendell, and the Deputy CIO candidate. The Executive Session concluded at 4:35 p.m. with no decision being called for in open session.

FEBRUARY 2025 TERM
CALDWELL, IDAHO FEBRUARY 6, 2025

APPROVED CLAIMS

- The Board has approved claims 613328 to 613355 in the amount of \$21,801.62

APPROVED EMPLOYEE STATUS CHANGE FORM

The Board approved an employee status change form for:

- Gino Furiani, Lead Shop Technician – promotion to vacant PCN

DETAILED MINUTES TO COME AT A LATER TIME

Meeting with County Attorneys for a Legal Staff Update and Consider Action Items:

- Action Item: Consider signing Notice of Intent to Award Contract for the HRIS and/or Payroll System *POSTPONED TO A LATER DATE*
- Action Item: Consider ballot for appointment of Washington County Commissioner Jim Harberd to the SWDH Board of Health
- Action Item: Consider signing Resolution Authorizing the Acceptance of State Criminal Alien Assistance Program (SCAAP) Grant Funds
- Action Item: Consider signing Resolution Classifying Records of the Canyon County Clerk and Authorizing the Destruction of Certain Records
- Action Item: Consider signing Financial Software Agreement
- Action Item: Consider signing Business Services Agreement with Sparklight

DSD General Business

Continuation of Public Hearing: Appeal by Matt Wilke, representing Richard and Lorna Penner, regarding the Denial of AD2024-0001 for Non-Viable Land Divisions of Parcel R37792, Case No. AD2024-0001-APL

Meeting with Director of Human Resources to discuss general issues, set policy and give direction

FEBRUARY 2025 TERM

CALDWELL, IDAHO FEBRUARY 7, 2025

APPROVED PURCHASE ORDER

The Board approved the following purchase order:

- Troy Products in the amount of \$39,436.00 for the Fleet Department (PO #6181)

APPROVED EMPLOYEE STATUS CHANGE FORMS

The Board approved an employee status change form for:

- Elizabeth Costa, Customer Service Specialist - Assessor's Reappraisal Dept. (New Hire)
- Gerreson Spencer, Deputy Sheriff - Patrol (Transfer)

- Cory Ray Kondeff, Deputy Sheriff - Patrol (Transfer)
- William Kinghorn, Corporal - Inmate Control (Promotion)
- Garret Ray Prochaska, Deputy Sheriff - Inmate Control (New Hire)
- Muamer Hasanovic, Deputy Sheriff - Inmate Control (New Hire)

DETENTION CENTER INSPECTION CONDUCTED

The Board conducted a quarterly inspection of the detention center. Present were: Commissioners Brad Holton, Zach Brooks and Leslie Van Beek, COO Greg Rast, and Captain Harold Patchett. The Board evidenced proper care and security and the inmates' welfare throughout the facility. General grievances were filed and have been processed in accordance with standard procedures. A copy of the completed tour/inspection form is on file with this day's minute entry.

MEETING TO CONSIDER MATTERS RELATED TO INDIGENT SERVICES

The Board met today at 10:36 a.m. to consider matters related to Indigent Services. Present were: Commissioners Leslie Van Beek and Brad Holton, Director of Indigent Services Yvonne Baker, Case Manager Kellie George, and Deputy Clerk Jenen Ross.

Case no. 2020-453: The Board recently accepted a reduced final amount in order to receive a lump sum payment. The debt has now been satisfied and Indigent Services is requesting a release of lien. Upon the motion of Commissioner Van Beek and second by Commissioner Holton the Board voted unanimously to sign the release of lien.

Commissioner Holton made a motion to adjourn the meeting. The motion was seconded by Commissioner Van Beek and carried unanimously.

The meeting concluded at 10:39 a.m. and an audio recording is available in the Commissioners' Office.

IT TRAINING ON FINANCIAL WORKFLOW APPLICATION

The Board met today with employees from the Auditor's Office and the IT Department for training on the Financial Workflow application. Present were: Commissioners Brad Holton, Zach Brooks, and Leslie Van Beek, COO Greg Rast, Controller Kyle Wilmot, Auditing Supervisor Sarah Winslow, IT Programmer Analyst II Ryan Cronrath, other IT employees, and Deputy Clerk Monica Reeves. The new application is designed to allow purchase orders and claims to be filled out and submitted electronically which will increase efficiency and accuracy as well as create a standard process across the County. The new program will go into effect on March 17, 2025. No Board action was required or taken as part of today's meeting. Upon the motion of Commissioner Van Beek and the second by Commissioner Brooks, the Board voted unanimously to adjourn at 2:15 p.m. An audio recording is on file in the Commissioners' Office.

FEBRUARY 2025 TERM
CALDWELL, IDAHO FEBRUARY 10, 2025

APPROVED PURCHASE ORDERS

The Board approved the following purchase orders:

- ERS, Inc., in the amount of \$16,858.40 for the Fleet Department (PO #6228)
- Federal Signal in the amount of \$82,021.56 for the Fleet Department (PO #6180)
- Tischler Bise/Galena Consultants in the amount of \$8,772.00 for the Constituent Services Department (PO #6267)

ATTEND GRAND OPENING OF NEW ELECTIONS BUILDING

The Board attended the grand opening of the new Canyon County Elections Building today at 2:00 p.m. The new building is located at 5801-B Graye Lane in Caldwell.

FEBRUARY 2025 TERM
CALDWELL, IDAHO FEBRUARY 11, 2025

MEETING WITH COUNTY ATTORNEYS FOR A LEGAL STAFF UPDATE

- Action Item: Consider signing Resolution Amending Resolution No. 24-220 to Refund and/or Credit Property Taxes with Judicial Interest to Idaho Power Company and Avista Electric Company
- Action Item: Consider the Treasurer's tax charge adjustments by PIN for January 2025

MONTHLY MEETING WITH THE ADMINISTRATIVE DISTRICT JUDGE AND THE TRIAL COURT ADMINISTRATOR

PUBLIC HEARING: REQUEST BY TRADITION CAPITAL PARTNERS FOR APPROVAL OF A PRELIMINARY PLAT FOR FALCON RIM SUBDIVISION, CASE NO. SD2022-0047

The Board met today at 1:31 p.m. to conduct a public hearing in the matter of a request by Tradition Capital Partners, represented by KM Engineering, LLP, for approval of a preliminary plat for Falcon Rim Subdivision, Case No. SD2022-0047. Present were: Commissioners Brad Holton, Zach Brooks, and Leslie Van Beek, DSD Principal Planner Dan Lister, DSD Planner Supervisor Carl Anderson, Interim DSD Director Jay Gibbons, Stephanie Hopkins, Tyler Hess, Spencer Kofoed, other interested citizens, and Deputy Clerk Monica Reeves.

Stephanie Hopkins, with KM Engineering, offered testimony on behalf of Tradition Capital Partners. The property consists of approximately 37 acres located near Duff Lane and Galloway Road and they are proposing access to Duff Lane in alignment with the Thoroughbred Estates

Subdivision to the east. The rezone was approved in 2021 to the R-1 zone and there are 26 buildable lots and 2 common lots. They will avoid any slopes larger than 15%; there are some hilly areas and there is a little bit of floodplain in the southeast corner so they will avoid those areas. They are proposing individual wells and septics, and pressurized irrigation will be provided by Black Canyon Irrigation District via a pump station that will be within Lot 3, Block 1 and will be maintained by the homeowners association. Roads will be public and have been designed to comply with Highway District No. 4 requirements. They will dedicate some right-of-way along Duff Lane to the highway district. Following her testimony, the Board had questions for staff and Ms. Hopkins.

DSD Principal Planner Dan Lister gave the oral staff report. The property is located at 25683 Duff Lane in Middleton. The parcel was zoned to "CR-R-1" (Conditional Rezone -Single Family Residential) in 2021 which limited the development to 26 lots, required an ag disclosure be added to the development, landscaping commensurate with the Thoroughbred Estates frontage, and also served by pressurized irrigation. On November 21, 2024, the P&Z Commission recommended approval subject to 16 conditions. The development will be served by individual wells and septics. Staff has been in communication with the applicant about community systems and how they should be recommended for the project. They reached out to DEQ who said it's not required, and although they do recommend it the code does not require a community system. There was no condition at the rezone hearing to add a requirement for a community system so the developer believes it should be fine with individual wells and septics based on the findings made at that time; however, the Canyon County Code does allow the Board to add services if there is a nexus to it. Planner Lister reviewed the technical aspects of the plat and responded to questions from the Board. Irrigation will be served by Black Canyon Irrigation District and will be delivered to individual lots via the proposed pressurized system. The gravel access road is provided to the pump station which is a 20-foot wide easement. The HOA or underlying property owner is responsible for maintaining any and all amenities, lawns, sprinklers, sidewalks, pathways, etc., approved by the district to be within the public right-of-way. (This language comes from the plat provided by the applicant.) Commissioner Holton wants the HOA to be able to deal with somebody upstream rather than it fall on the property owner who happens to have the drain on their property. Planner Lister said there were agency concerns but the applicant was able to address them throughout the process and there are conditions related to some of those concerns. One comment was received from a neighbor who wants to make sure the landscaping matches what Thoroughbred Estates has. There was a review of the recommended conditions.

Tyler Hess testified that he is one of the developers working with the owners and the engineers, and they have met all requirements and addressed the concerns. They have done 10-12 developments in the area which are similar in size and they take pride in doing quality work. They have given the highway district the right-of-way needed for the turn lane and have widened the road. One of the reasons they bought this project is because it was approved for individual wells and septics. He believes more investigation needs to be done on the possibility of placing community wells in future developments, but for now he believes individual wells and septic is the best option. He spoke about the requirements of the health district, and the concerns that have been addressed in the CCR's. Following Mr. Hess' testimony, he responded to questions from the Board.

Spencer Kofoed testified that the development community has done research and hired water professionals to do studies, and it was found that 95% of the individual wells go back into the groundwater through the septics. He had a community well system in Willow Tree Estates in Nampa and it was a disaster. It had trace amounts of arsenic where on an individual well it would have been fine, but because it served 15 homes it cost hundreds of thousands of dollars in cleanup costs with DEQ and the EPA. It has been so much better to have individual wells and individual accountability. A lot of research has been done on individual septics and the high nitrate septics are far better at cleaning up than a community septic. Regarding fire flow, they have worked with the fire district and if they have to put in fire sprinklers they will. All septics and wells are designed with a very robust NP study, and when they are installed the health district will make sure there are proper distances. The lots and landscaping will be similar to Thoroughbred Estates. The Kelly Family Revocable Living Trust was his partner on this project, but it's taken so long they had to exit because it took much longer than anyone thought it would. He would appreciate any help the Board can provide in trying to streamline the processes and improve timelines.

Stephanie Hopkins offered rebuttal comments by stating they are excited to start on the construction documents to build the project. In response to a question from Commissioner Holton, she said they have not had any recent discussion with the school district; they commented on the rezone application and there was a requirement that the developer provide a space for them to do a drop-off for the school bus, but nothing outside of that as far as capacity is concerned. Upon the motion of Commissioner Van Beek and the second by Commissioner Brooks, the Board voted unanimously to close public testimony.

Commissioner Van Beek said Spencer Kofoed builds quality projects and she is in favor of approving the application as presented with the conditions and recommendations of the P&Z Commission. Commissioner Brooks said the applicant answered questions regarding spacing for wells and septics and fire flow, and he has no issues with the P&Z Commission's recommendations. Commissioner Holton agreed and said his concerns were answered, and the Board has not received any public comments or concerns that would lead him to a different conclusion. It is a well-planned project, and they are aware of the high nitrate area. He agrees with the P&Z Commission's findings and with staff's recommendation and the 16 individual conditions. Irrigation is the lifeblood to this area and we understand the fact that Black Canyon Irrigation District supplies it, but he wants it on the record that the developer is doing everything within their power to be amenable to the irrigation district's concerns and he wishes there was a better way for the Board to put that one condition in rather than what is stated, but at this point he doesn't know how else to do it. Principal Planner Lister said they will provide a final drainage plan with notes that staff will review prior to it coming to the Board for signature. Commissioner Holton hopes it goes well for them and they can reach an agreement with the highway district. He wants the motion to refer to staff's enumerated recommended conditions, and to reference the P&Z Commission's FCO's. In response to a question from Commissioner Brooks about the conditions the P&Z Commission reviewed, Principal Planner Lister said he put a strikethrough through Condition No. 4C because even though it was recommended by the P&Z Commission, it's a redundant condition because Condition No. 13 talks about how if there is any hillside development

the applicant will have to come back with a hillside development plan. Commissioner Holton made a motion to approve Case No. SD2022-0047, and accept the FCO's of the P&Z Commission and amend their Condition No. 4 and delete Condition No. 4C. The motion was seconded by Commissioner Van Beek and carried unanimously. Upon the motion of Commissioner Holton and the second by Commissioner Brooks, the Board voted unanimously to adjourn the hearing at 2:34 p.m. The findings will be brought back at a later date. An audio recording is on file in the Commissioners' Office.

FEBRUARY 2025 TERM

CALDWELL, IDAHO FEBRUARY 12, 2025

APPROVED EMPLOYEE STATUS CHANGE FORM

The Board approved an employee status change form for:

- Nicole Blakeslee, Customer Service Specialist - Assessor's Reappraisal Dept. (New Hire)

DETAILED MINUTES TO FOLLOW

EXECUTIVE SESSION PURSUANT TO IDAHO CODE, SECTION 74-206 (1) (D) AND (F), RECORDS EXEMPT FROM PUBLIC DISCLOSURE AND TO COMMUNICATE WITH LEGAL COUNSEL REGARDING PENDING/IMMINENTLY LIKELY LITIGATION

FEBRUARY 2025 TERM

CALDWELL, IDAHO FEBRUARY 13, 2025

APPROVED EMPLOYEE STATUS CHANGE FORMS

The Board approved an employee status change forms for:

- Brianna Krause, Interpretive Ranger, Parks Cultural & Natural Resources (New Hire)
- Mark Masek, Interpretive Ranger, Parks Cultural & Natural Resources (New Hire)
- Emily McMahon, Interpretive Ranger, Parks Cultural & Natural Resources (New Hire)
- Anna Lowry, Interpretive Ranger, Parks Cultural & Natural Resources (New Hire)
- Hilaire Goodnight, Interpretive Ranger, Parks Cultural & Natural Resources (New Hire)
- Trasie Hogin, Interpretive Ranger, Parks Cultural & Natural Resources (New Hire)

APPROVED PURCHASE ORDERS

The Board approved the following purchase order:

- ECCO in the amount of \$4,500 for the Sheriff's Office (PO #6205)

- The Hartwell Corporation in the amount of \$40,771.00 for the Facilities Department (PO #6243)

FEBRUARY 2025 TERM

CALDWELL, IDAHO FEBRUARY 14, 2025

APPROVED PURCHASE ORDERS

The Board approved the following purchase order:

- Tischler Bise/Galena in the amount of \$75,548.00 for the Constituent Services Dept. (PO #6268)

APPROVED EMPLOYEE STATUS CHANGE FORMS

The Board approved an employee status change form for:

- Isac Leshchinsky, Deputy Sheriff – new hire

DETAILED MINUTES TO FOLLOW

Action Items: Consider Casualty Loss Applications

- Kimberly MacKinnon, PIN 25677502
- Hill Family Trust, PIN 25081010A0
- Gina Marez, PIN 2305801A0

Elected Officials Joint Meeting

FEBRUARY 2025 TERM

CALDWELL, IDAHO FEBRUARY 18, 2025

APPROVED EMPLOYEE STATUS CHANGE FORMS

The Board approved employee status change forms for:

- Olivia R. Rodriguez, Deputy Coroner – new hire
- Hailey C. McAdams, Deputy Coroner – new hire

DETAILED MINUTES TO COME AT A LATER TIME

Meeting with County Attorneys for a Legal Staff Update

- Action Item: Consider signing a legal notice regarding the submittal of the Final Design Report by Canyon County for the Pickles Butte Sanitary Landfill Lateral Expansion Project
- Action Item: Consider signing Consulting Agreement with Gallagher Benefit Services, Inc.
- Action Item: Consider signing Point and Pay E-Payment Services Agreement
- Action Item: Consider signing a Resolution to Adopt Public Integrity in Elections and Use of County Property or Resources Policy
- Action item: Consider signing second amended intergovernmental and joint powers agreement with the Nampa Fire Protection District for the collection and expenditure of impact fees

Public Hearing to Take Comments Regarding Fee Increase for Participating in the Canoe Science Camp:

- Action Item: Consider Signing Resolution Increasing the Participation Fee for the Canoe Science Camp

Action Item: Consider Resolution of the Canyon County Board of County Commissioners Authorizing the Distribution of funds into the Employee Health Benefit Trust Fund

Public Hearing: Request by LWD Development, Inc., for a Conditional Rezone of Approximately 72.8 acres from an "A" (Agricultural) Zone to a "CR-R-1" (Conditional Rezone - Single Family Residential) Zone, Case No. CR2022-0003

The Board will consider the following:

- Findings of Fact, Conclusions of Law, and Order
- Ordinance Amendment
- Development Agreement

Action Item: Consider Approving the Adoption of Job Title, and Position Control Number of Twelve (12) Positions across Canyon County

FEBRUARY 2025 TERM

CALDWELL, IDAHO FEBRUARY 19, 2025

PUBLIC HEARING - REQUEST BY GREG PAYNE FOR A CONDITIONAL REZONE, CASE NO. CR2022-0007

The Board met today at 1:34 p.m. to conduct a public hearing for Case No. CR2022-0007, a request by Greg Payne for a conditional rezone of approximately 21.84 acres from an "A" (Agricultural) Zone as follows: the northmost 7+/- acres will be zoned "CR-C-1" (Conditional Rezone - Neighborhood Commercial) and restricted the use to a mini storage/RV storage facility and quasi-public uses; and the remaining 14+/- acres will be zoned to "CR-C-2" (Conditional Rezone - Service Commercial) with limited uses. The request includes a development agreement with conditions limiting uses and site impact to adjacent properties. The subject vacant property, Parcel R34456,

is located adjacent to 13768 Highway 44 in Caldwell. Present were: Commissioners Brad Holton, Zach Brooks, and Leslie Van Beek, Interim DSD Director Jay Gibbons, DSD Principal Planner Dan Lister, DSD Principal Planner Josh Johnson, Alan Mills, Greg Payne, Connor Gray, other interested citizens, and Deputy Clerk Monica Reeves.

Alan Mills testified on behalf of the applicant, and stated they agree with the findings and conclusions from the P&Z Commission and with the staff report although he has a couple of changes to the proposed conditions. There is a neighbor to the north who did not get full coverage from tree screening, and their road is on the canal company's right-of-way and they want it widened due to gopher and rock chuck problems and so the Paynes have agreed to allow cleaning from the southside only and the spoils will start building up the road width and bank for the canal company. Mr. Payne is willing to give them more right-of-way when it gets to that point, and they see no purpose for landscaping on the north boundary along the canal. They have worked with the canal company to enhance the neighbors to the north who had unusable sections along their area, and they have allowed them to put in a retaining wall and be able to utilize that ground, and they have further allowed the Paynes to not fully plant along the right-of-way along the north side, but to do some plantings as long as they leave room for spray equipment. They will meet with ITD about their design options for access. Following his testimony, Mr. Mills responded to questions from the Board.

Principal Planner Dan Lister gave the oral staff report. In March of 2022 the applicant submitted an application to amend their property from Agriculture and C-1 to a C-2 zone. The P&Z Commission recommended denial because there were so many uses that were not addressing some of the unknown impacts. On October 2, 2024, the applicant requested the following amendment to the application: (1) Northmost 7+/- acres of the subject parcel be zoned "CR-C-2" and restricted to mini storage/RV storage uses and quasi-public uses; (2) Middle 7+/- acres of the subject parcel to be zoned to "CR-C-2" with limited uses; and (3) Southern 7+/- acres currently zone "C-1" will not be changed. The Board of Commissioners found the request to be a substantial change and remanded the request back to the P&Z Commission. The applicants amended their application and on November 21, 2024, the P&Z Commission recommended approval as amended subject to the development agreement conditions. The 2020 Canyon County Comprehensive Plan designates the parcel and parcels south and north of Highway 44 as "commercial". The subject parcel is located within the Middleton Area of City Impact. Middleton designates the parcel and the parcels south and north of Highway 44 as "commercial" and "mixed use". Seven acres are currently zoned "C-1" (Neighborhood Commercial) at the front of Highway 44, and the remainder of the property is zoned "A" (Agricultural). Of the 25 uses proposed:

- In the Ag zone, 8 uses are prohibited, 12 require a CUP
- In the C-1 zone, 4 uses are prohibited, and 4 require a CUP

The property has best and moderately suited soils and is in agricultural production. Within a one-mile radius there are 30 subdivisions with a 1.73-acre average lot size. Future development will require well and septic systems or what is required by SWDH, IDWR and DEQ based on the use. Adequate services will be addressed at the time of use by the appropriate agencies. Middleton

city jurisdiction and city services are located over 4,400 feet east of the subject parcel. The property is not located in a nitrate priority area. The parcel has surface water rights from Middleton Mills/Middleton Irrigation Association. The parcel has frontage on Canyon Lane, a local road maintained by Canyon Highway District #4, and Highway 44, a principal arterial highway maintained by the Idaho Transportation Department. Existing agricultural/field access appears to be from Highway 44. Effects on traffic will be addressed at the time of use by the appropriate agencies. The request reduces future commercial uses to 24 uses. Effects on schools and services will be addressed at the time of use by the appropriate agencies. Public comment letters received were concerned about water and traffic impacts, as well as the inundation of RV storage facilities along Highway 44. There was a review of agency comments, no major concerns were noted. Planner Lister reviewed the draft conditions. The applicant is requesting landscaping not be required on the northern boundary. The FCO's will be brought back later with the development agreement and the ordinance amending the zoning map. Following his report, Planner Lister responded to questions from the Board.

Greg Payne testified that he has farmed the land for 50 years, and the traffic and growth have been a big concern with the liability of moving farm machinery around and they cannot function the way they would like to which is why they are seeking a rezone. They are not looking for residential use, they are trying to create a place for commercial use for business, better taxation for schools, and to give the people in the community a place to work. He will continue to farm the property and said it will develop in phases although he doesn't have an end user yet and that is why they are being vague about what they are doing. Mr. Payne explained the irrigation and drainage on the property. He has two field accesses to the property; they do not access off of Canyon Lane because of the cement ditch, which is where their water comes from.

Connor Gray testified about why they are asking for an amendment to the landscaping plan on the northern portion so they can work out a solution for the neighbor. They will abide by submitting plans and making sure the County approves the landscaping plan. Commissioner Holton wants to make sure there is a written agreement for what has been negotiated for the land in the event the adjacent property is sold. Mr. Gray said they will do everything to make sure the contract stays with the private parties but continues with the land. Planner Lister said they could use a water users' maintenance agreement that gets recorded between all parties. If there are any encroachments into an easement by the irrigation district, they have to work on an agreement with that jurisdiction. There are mechanisms in place, but if the Board wants to make sure there is a recorded agreement staff can add that as a condition. Commissioner Holton would like it added as condition.

Rebuttal comments were offered by Alan Mills who spoke about the lack of commercial and industrial zoning and said they would agree to a condition that they provide disclosures and make it a condition of any sale of the property.

Commissioner Holton asked staff for suggestions on the applicant's proposal to remove the landscaping requirement on the north boundary. Planner Lister said he could add a bullet on the landscaping section that says it's not required on the north boundary adjacent to the canal.

Upon the motion of Commissioner Van Beek and the second by Commissioner Brooks, the Board voted unanimously to close public testimony. Commissioner Van Beek is in favor of approving the application as presented with the change to the language omitting landscaping along the canal border. The Paynes are generational farmers and are givers to the community and Mr. Payne works in a niche market and has a family business with kids involved and they need the commercial aspect. She appreciates that they have omitted some of the uses in C-2 zoning that may not fit even next to that northern border and have alleviated some of that pressure by limiting the C-1 zoning. It's a good project and it shows their commitment to their community to develop a piece of ground that is difficult to farm because of the logistics. Commissioner Brooks supports the request and the proposed FCO's and amendments that were discussed. Commissioner Holton wants a condition for disclosures. Planner Lister asked what language the Board wants regarding disclosure of easements or water. Commissioner Holton would like it to be generic to give them the most ability to deal with it. Planner Lister said he will review the record for discussion and make sure he captures the intent and it can be reviewed by the Board when the documents are considered. Commissioner Holton said the applicant should review the draft language as well. He asked if there should be language about the irrigation easement or will the disclosure cover it? Planner Lister said the letter was part of the findings reviewed by the P&Z Commission so he doesn't think it needs to be added, but it's up to the Board if it wants to add it to the criteria. The condition would address the disclosure to be provided by the property owner at the time of sale. Commissioner Van Beek agrees with having a disclosure particularly if this is a slow buildout and there is a change in property. The language should say it is prohibited and structures will be removed if they are built in the easement. Planner Lister said Condition #1 has a list of letters from Black Canyon Irrigation District so they already have that jurisdictional review. He believes the Board's concern is more about the future property owners or adjacent owners who have access to it but do not understand the rights. Commissioner Holton is comfortable with the disclosures as discussed. Upon the motion of Commissioner Holton and the second by Commissioner Van Beek, the Board voted unanimously to approve the application and direct staff to finish the FCO's and schedule a future meeting to review the FCO's and the ordinance and have the conditions delineated for review and approval. Upon the motion of Commissioner Holton and the second by Commissioner Brooks, the Board voted unanimously to adjourn at 2:32 p.m. An audio recording is on file in the Commissioners' Office.

FEBRUARY 2025 TERM

CALDWELL, IDAHO FEBRUARY 20, 2025

APPROVED EMPLOYEE STATUS CHANGE FORMS

The Board approved employee status change forms for:

- Kent Chivington, Juvenile Probation Officer I – new hire
- Britney Perez, Juvenile Probation Officer I – new hire
- Jeremy Cucco, Deputy CIO – new hire
- Scott Moore, Housekeeper – filling vacant PCN

- Elizabeth Roberts, Part-time Administrative Specialist – new hire

APPROVED PURCHASE ORDERS

The Board approved the following purchase orders:

- Langmuir Systems in the amount of \$6517.55 for the Facilities department (PO #6246)
- Dell in the amount of \$16,099.13 for the Information Technology department (PO #6193)
- Garrett Metal Detectors in the amount of \$7,710.00 for the Facilities Department (PO #6137)

DETAILED MINUTES TO COME AT A LATE TIME

DSD General Business

Meeting to consider matters related to Indigent Services

- Action item: Consider approval/denial of indigent decisions and signing of liens

Supporting Documents:

Action Item: Consider Resolution to Approve Canyon County Print Shop Services to Specified Organizations

Supporting Documents:

Action Item: Consider Final Plat for Osprey #2, Case No. SD2022-0027

Continuation of Public Hearing: Appeal by Matt Wilke, representing Richard and Lorna Penner, regarding the Denial of AD2024-0001 for Non-Viable Land Divisions of Parcel R37792, Case No. AD2024-0001-APL

The Board will consider the following:

- Findings of Fact, Conclusions of Law, and Order

FEBRUARY 2025 TERM

CALDWELL, IDAHO FEBRUARY 21, 2025

No meetings were held this day.

FEBRUARY 2025 TERM

CALDWELL, IDAHO FEBRUARY 24, 2025

APPROVED PURCHASE ORDERS

The Board approved the following purchase orders:

- Overhead Door in the amount of \$5969.00 for the Facilities department (PO #6266)

APPROVED EMPLOYEE STATUS CHANGE FORMS

The Board approved an employee status change form for.....

DETAILED MINUTES TO COME AT A LATER TIME

Meeting with Sheriff's Office regarding Pod 6

FEBRUARY 2025 TERM

CALDWELL, IDAHO FEBRUARY 25, 2025

APPROVED EMPLOYEE STATUS CHANGE FORMS

The Board approved employee status change forms for:

- Steve R. Onofrei, Chief Deputy Treasurer – promotion, specialty pay and transfer
- Diana Capistran, Administrative Specialist – new hire

APPROVED PURCHASE ORDERS

The Board approved the following purchase orders:

- Hurricane Butterfly Law Enforcement in the amount of \$5618.45 for the Sheriff's Office (PO #6208)

DETAILED MINUTES TO COME AT A LATER TIME

Meeting with County Attorneys for a Legal Staff Update

- Action Item: Consider Legal Notice of Noncompliant Local Governing Entities
- Action Item: Consider Signing Resolution Increasing the Participation Fee for the Canoe Science Camp
- Action Item: Consider signing Amendment No. 1 to Professional Consulting Service Agreement with Tetra Tech, LLC; Agreement No. 18-197

Workshop Meeting with the Sheriff's Office regarding the Canyon County Emergency Operations Plan and the Canyon County Type-3 Incident Management Team

FEBRUARY 2025 TERM

CALDWELL, IDAHO FEBRUARY 26, 2025

FEBRUARY 2025 TERM

CALDWELL, IDAHO FEBRUARY 27, 2025

APPROVED EMPLOYEE STATUS CHANGE FORM

The Board approved employee status change form for:

- Jay Gibbons, Director of Development Services - Appointed Director (Previously Interim Director)

FEBRUARY 2025 TERM

CALDWELL, IDAHO FEBRUARY 28, 2025