

JULY 2025 TERM
CALDWELL, IDAHO JULY 1, 2025

APPROVED EMPLOYEE STATUS CHANGE FORMS

The Board approved employee status change forms for:

- Wendy Denise Flechsing, Customer Service Specialist, transfer from Dispatch to Booking

DETAILED MINUTES TO COME AT A LATER TIME

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

- Action Item: Consider Statement of Work with OnePlan Solutions, LLC
- Action Item: Consider Administrative Services Agreement Between GEMPLAN and Blue Cross of Idaho Health Service, Inc - Continued to July 8, 2025 at 9:30 a.m.

Public Hearing to Receive Comments Regarding a Proposed Fee Increase to The Weed and Pest Fee Schedule

- Action Item: Consider a Resolution Authorizing an Increase to the Fee Schedule for the Canyon County Weed and Pest Department

Board of Equalization Hearings and Matters

- AWND Properties LLC, protest nos. 25064 thru 25082, 25084, 25086 thru 25088, 25091, 25093, 25095 thru 25098, 25100 thru 25115

Meeting to consider action items:

- Action Item: Consider the final plat for Flying Arrow Landing Subdivision, case no. SD2024-0008
- Action Item: Consider a release of Certificate of Non-compliance for property located at 28510 Harvey Rd, Caldwell; parcel no. 37813010

JULY 2025 TERM
CALDWELL, IDAHO JULY 2, 2025

No meetings were held this day.

JULY 2025 TERM
CALDWELL, IDAHO JULY 3, 2025

No meetings were held this day.

APPROVED EMPLOYEE STATUS CHANGE FORMS

The Board approved employee status change forms for:

- Timothy S. Kelley, Deputy Judicial Marshal, new hire
- Nate Campbell, Maintenance Technician, returning from USERRA leave

MEETING WITH THE SHERIFF'S OFFICE

The Board met today at 1:31 p.m. with the Sheriff's Office for FY2026 budget workshop no. 3 and for a discussion on the Pond Lane Female Detention Facility. Present were: Commissioners Leslie Van Beek, Brad Holton and Zach Brooks, Clerk Rick Hogaboam, Controller Kyle Wilmot, Auditing Supervisor Sarah Winslow, Chief Deputy Sheriff Doug Hart, Financial Manager David Ivers, Director of Constituent Services Aaron Williams, Chief Deputy Clerk Jess Urresti, Project Manager Desiree Brumley, Cpt. Harold Patchett, Cpt. Chuck Gentry, PIO Joe Decker, Lt. Travis Engle, Chief Deputy Treasurer Steve Onofrei, Cpt. Ray Talbot, Other Sheriff's Office staff, COO Greg Rast, Treasurer's Office Banking and Finance Manager Melissa Tucker (arrived at 2:05 p.m.), and Deputy Clerk Jenen Ross.

FY2026 budget workshop no. 3:

Chief Hart reviewed the following budget items:

- Projects 26-1 thru 26-5 budget has been reduced to \$309,898 which is about a \$125K savings. Costs for project 26-4 are still being finalized and the Sheriff's Office is doing everything they can to reduce costs.
- There are still some B budget savings in FY25 which could be used for projects 26-1, 26-2, and 26-5 or funds could roll to the general fund to be used in FY26. Following comments from the Clerk, COO and Commissioner Holton, it was decided it may be beneficial to purchase items now in order to have known costs vs. waiting where there could be potential cost increases. CCSO will start looking into making purchases and ensuring appropriate storage.

Pond Lane Female Detention Facility

- Chief Hart said there has been a proposal to add \$6.5M to the FY26 budget for construction for a women's facility at Pond Lane. It is estimated that the entire project will be between \$8-10M which includes utility hook up. Following discussion, it was determined that it would be more appropriate to include the female detention facility in the 510 budget and the gun range project in the 410 budget. COO Rast explained that due to timing the facility will likely not be built in FY2026 but planning for a 75-80% burn rate in FY26 with the remaining in FY27. Clerk Hogaboam spoke about fund balance capacity and reviewed a fund balance report which is on file with this day's minutes. Following the discussion and

information provided by the Clerk, it was determined that \$7.5M will be included in the budget with the remainder of \$2.5M. Commissioner Van Beek expressed her support for this action. \$6.5M will be included in the 410 budget.

- COO Rast asked about the market adjustments, Chief Hart confirmed they have been vetted through HR and the total number of \$78,000 has been included in PowerPlan.

Commissioner Holton made a motion, with the one change, to accept what has been presented in the workshop. The motion was seconded by Commissioner Van Beek and carried unanimously.

Upon the motion of Commissioner Holton and second by Commissioner Van Beek the Board voted unanimously to adjourn the meeting.

The meeting concluded at 2:20 p.m. and an audio recording is on file in the Commissioners' Office.

FY2026 BUDGET DISCUSSIONS

The Board met today at 3:02 p.m. for FY2026 budget discussions. Present were: Commissioners Leslie Van Beek, Brad Holton and Zach Brooks, Clerk Rick Hogaboam, Controller Kyle Wilmot, Auditing Supervisor Sarah Winslow, HR Director Marty Danner, Director of Constituent Services Aaron Williams, Chief Deputy Clerk Jess Urresti, Juvenile Probation Supervisor III Elda Catalano, Misdemeanor Probation Supervisor II Jeff Breach, CCSO Financial Manager David Ivers, CCSO PIO Joe Decker, Chief Deputy Treasurer Steve Onofrei, Treasurer's Finance Manager Melissa Tucker, Facilities Director Rick Britton, Lt. Travis Engle, Chief Deputy Sheriff Doug Hart, COO Greg Rast, and Deputy Clerk Jenen Ross. The budget discussions were as follows:

ARPA: Controller Wilmot said he is more comfortable accounting for \$8M which would allow the spending authority to be available if needed. The Board is supportive of this.

Tort: COO Rast said he's spoken with The Hartwell Corporation and it's been determined that a 12% increase will cover new and upcoming acquisitions. Currently this budget is at \$1.6M, a 12% increase will increase it by \$192,000. All other areas will be left as-is.

General:

Following discussion, the reserve amount will be left at \$300,000. \$120,000 the Coroner's Office generator has been accounted for in the Facilities budget and \$30,000 for the proposed quiet-zone has been accounted for in an intergovernmental line.

Controller Wilmot also noted that the cost for the annual audit has increased by \$4000 so that line item was adjusted. The Board would like there to be consideration of an RFP for audit services. Additionally, compilation of the AFCAR information will likely need to be contacted out next year.

COO Rast explained that in FY2023 \$100,000 was received from LATCF and although there are restrictions for how the funds can be spent he recommends it be used for court equipment as there is a pivot to the cloud project with the Idaho Supreme Court. These funds will be added to the Clerk's Court budget.

Commissioner Holton made a motion to accept and move this information forward in the budget process. The motion was seconded by Commissioner Van Beek and carried unanimously.

Compensation proposal:

COO Rast reviewed a PowerPoint which addressed the following:

- Fiscal Year 2026 obligations including contribution to the health trust, Sheriff's administration building construction overrun, and construction of the female detention facility
- Increase in health trust expenses over the past 10 years in comparison to employee contribution

Commissioners Holton and Van Beek expressed their frustration with the state legislature and the effects of HB389.

Director Danner noted that although it's been discussed, she is not presenting merit-based increases today. A worksheet was provided that gave 4 options for possible compensation proposals for FY2026. The options were as follows:

1% COLA & SO Scheduled Comp Increase

572 County Employees = \$ 413,507.28
32 Solid Waste/Enterprise Fund = \$ 21,229.86
210 Sheriff's Office = \$ 775,200.00
Total \$ 1,209,937.14

2% COLA & SO Scheduled Comp Increase

572 County Employees = \$ 827,014.56
32 Solid Waste/Enterprise Fund = \$ 42,459.72
210 Sheriff's Office = \$ 775,200.00
Total \$ 1,644,674.28

\$2000 1- time payment in January

572 County Employees = \$ 1,315,600.00
32 Solid Waste/Enterprise Fund = \$ 73,600.00
210 Sheriff's Office = \$ 483,000.00
Total \$ 1,872,200.00

\$2000 1-time payment & SO Schedule Increases

572 County Employees = \$ 1,315,600.00
32 Solid Waste/Enterprise Fund = \$ 73,600.00

210 Sheriff's Office = \$ 775,200.00
Total \$ 2,164,400.00

At the request of the Board, Chief Hart spoke about the turnover rate when he first started working for the Sheriff's Office, which was about 30% with a cost of about \$3.4M. Currently the turnover is about 3% which is mainly due to retirements. With implementation of the Sheriff's pay scale and scheduled increases, they've been able to hire and retain exceptionally talented personnel. Commissioner Holton would like to see the Sheriff's Office planned pay schedule continue to move forward. Chief Hart spoke about how the pay schedule works as clarification for the Clerk.

Director Danner spoke about how they chose January as the date for the one-time payout. She said that is when the new healthcare premiums will roll out with an anticipated increase to the employee contribution. In order to be eligible for the one-time payout, employees would need to be active and full-time as of August 1st. Mr. Rast also suggested they could be paid out the first paycheck in February in order to see where state revenues come in during January; the Board is more comfortable with this option. At the recommendation of Director Danner, the Board is favorable to doing a separate payroll run for these payouts.

The Board would like to have a more in-depth discussion regarding the health trust and its funding. Director Danner will work with Lt. Flores to collect some information and schedule a meeting.

Commissioner Holton made a motion to take this under advisement, work to get some additional numbers and schedule this workshop to continue on Monday (July 14th) from 1:30 to 3:00. The motion was seconded by Commissioner Van Beek and carried unanimously.

Upon the motion of Commissioner Van Beek and second by Commissioner Brooks the Board voted unanimously to adjourn the meeting.

The meeting concluded at 4:38 p.m. and an audio recording is on file in the Commissioners' Office.

JULY 2025 TERM
CALDWELL, IDAHO JULY 8, 2025

APPROVED EMPLOYEE STATUS CHANGE FORMS

The Board approved employee status change forms for:

- Stephanie Hutchings, Court Clerk III, promotion
- Anita F. Hollis, Admissions Supervisor, rehire
- Matthew Westgate, Clerk Support Specialist, new hire
- Maria Albarran, Court Clerk I, new hire

APPROVED CATERING PERMITS

The Board approved Idaho Liquor Catering Permits for:

- Liberty Lounge to be used 7/12/25 for a Cornhole Tournament
- Acapulco Mexican Restaurant to be used on 8/15/25 for the Puga wedding
- Casa Robles to be used on 8/2/25 for the Corwin wedding
- O'Michael's Pub & Grill to be used on 7/19/25 for the Hagus wedding reception

DETAILED MINUTES TO COME AT A LATER TIME

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

- Action Item: Consider Canyon County Fair Entertainment Agreements with:
 - o Carol Grabner/Balloon Animals and Face Painting clown
 - o Curtis Carlyle/Comedic Juggler-Stilt Walker
 - o Erick Kand/Hypnosis Events LLC
 - o Wilma June Madison/Balloon Animals and Face Painting Clown
- Action Item: Consider Canyon County Fair Talent Buyer Agreement with Lakefront Entertainment, LLC dba Fran Romeo Agency
- Action Item: Consider Administrative Services Agreement Between GEMPLAN and Blue Cross of Idaho Health Service, Inc
- Action Item: Consider Chilitime.com dba Idaho Food Truck Association Food Truck Parking Management Agreement
- Action Item: Consider appraisal agreement *No action taken - postponed to Thursday, July 10, 2025*
- Action Item: Consider Buyer Representation Agreement with Ben Kneadler Broker of NAI Select
- Action Item: Consider Legal Notice for Public Hearing to Consider Adopting Revised Canyon County Recorder Fee Schedules

Consider taking comment on the record for Purchase of John Deere 772G Motor Grader with 6WD

- Action item: Consider Sales Agreement Order with Coastline Equipment

Consider taking comment on the record for Purchase of Motorola Solutions 911 AXS Radio Consoles & Watson Dispatch Furniture

- Action item: Consider Purchase Agreement for Motorola Solutions 911 AXS Radio Consoles & Watson Dispatch Furniture

Executive Session pursuant to Idaho Code, Section 74-206(1)(c) and (d), regarding acquisition of an interest in real property and records exempt from public disclosure

Meeting to consider certificates of noncompliance on the following properties:

- 17665 Upper Pleasant, Caldwell (R35530)
- 0 Willis, Caldwell (R34550011)
- 706 N. Pit, Nampa (R24658)

JULY 2025 TERM
CALDWELL, IDAHO JULY 9, 2025

APPROVED EMPLOYEE STATUS CHANGE FORMS

The Board approved an employee status change form for:

- Regina Vasquez, Training Coordinator, new hire

DETAILED MINUTES TO COME AT A LATER TIME

Matters related to Board of Equalization - Assessor Homeowner Adjustments

JULY 2025 TERM
CALDWELL, IDAHO JULY 10, 2025

APPROVED CATERING PERMITS

The Board approved Idaho Liquor Catering Permits for Liberty Lounge to be used at various events throughout the months of July, August, and September (30 permits were signed).

DETAILED MINUTES TO COME AT A LATER TIME

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

- Action Item: Consider Engineering and Surveying Agreement with Keller Associates, Inc.
- Action Item: Consider Addendum No. 1 to Request for Proposals for the Periodic Household Hazardous Waste Disposal Services Project
- Action Item: Consider appraisal agreement with Bull Appraisal Services for 1325 E. Denver St., Caldwell
- Action Item: Consider assignment, assumption and real estate purchase and sale agreement for 1325 E. Denver St., Caldwell
- Action Item: Consider Idaho State Parks and Recreation Grant Agreement Regarding Phase 2 of the Celebration Park Boater Improvements Cost Increase
- Action Item: Consider a Resolution Designating Surplus Property and Authorizing the Destruction of BWC Pro-Vision Cameras

DSD General Business

Action Item: Consider Canyon County's Trademark/Service Mark Renewal Application for the State of Idaho Secretary of State

JULY 2025 TERM
CALDWELL, IDAHO JULY 11, 2025

APPROVED CATERING PERMITS

The Board approved Idaho Liquor Catering Permits for:

- Capitol Bar to be used 9/1/25 for the Murphy wedding
- Capitol Bar to be used 7/19/25 for the Williams wedding
- The Balcony Club to be used 9/7/25 for a U-pick Flower Farm event
- The Balcony Club to be used 9/6/25 for a U-pick Flower Farm event
- The Balcony Club to be used 8/10/25 for a U-pick Flower Farm event
- The Balcony Club to be used 7/20/25 for a U-pick Flower Farm event
- The Balcony Club to be used 10/11/25 for a U-pick Flower Farm event

DETAILED MINUTES TO COME AT A LATER TIME

Meeting with the HR Director to discuss general issues, set policy, and give direction

Board of Equalization Hearings and Matters

- Boyd Dennis and Neva Family Trust, protest nos. 25157, 25156, and 25155 - WITHDRAWN

JULY 2025 TERM

CALDWELL, IDAHO JULY 14, 2025

DETAILED MINUTES TO COME AT A LATER TIME

Meeting with the Board of Health Trustees

Action Item: Consider a resolution adopting changes to the job title and job description of one (1) position in the Juvenile Probation department

Action Items: Consider resolutions granting new and changed alcoholic beverage licenses

NEW:

- TDG&P LLC dba The Depot Grub & Pub

CHANGE IN APPLICATION:

- Costco Wholesale Corporation dba Costco Wholesale #734 (change/removal of officer)
- Chop Shop LLC dba Chop Shop (additional/expanded address)

Board of Equalization Hearings and Matters

JULY 2025 TERM

CALDWELL, IDAHO JULY 15, 2025

DETAILED MINUTES TO COME AT A LATER TIME

Public Hearing: Request by BCI Real Estate LLC, represented by Katie Burford and Michael Torres for a conditional rezone of approximately 16.49 acres from an “A” (Agricultural) zone to a “CR-RR” (Conditional Rezone –Rural Residential) zone; Case no. CR2023-0003

JULY 2025 TERM

CALDWELL, IDAHO JULY 16, 2025

APPROVED CATERING PERMITS

The Board approved an Idaho Liquor Catering Permit for:

- Craft Lounge to be used on 7/19/25 for a Silo Saturday event

APPROVED EMPLOYEE STATUS CHANGE FORMS

The Board approved employee status change forms for:

- Victoria Allmer-Snooks, Customer Service Specialist, new hire
- Ebony V. Ferreira, Customer Service Specialist, PCN/status change from part-time to fulltime

FY2026 COMPENSATION PROPOSAL FOLLOW-UP MEETING

The Board met today at 9:34 a.m. for a FY2026 compensation proposal follow-up meeting. Present were: Commissioners Leslie Van Beek, Brad Holton and Zach Brooks, Clerk Rick Hogaboam, Controller Kyle Wilmot, Auditing Supervisor Sarah Winslow, HR Director Marty Danner, Chief Deputy P.A. Aaron Bazzoli, Juvenile Probation Supervisor IV Elda Catalano, Juvenile Probation Supervisor III Jose Orozco, Misdemeanor Probation Supervisor II Jeff Breach, CCSO PIO Joe Decker, Cpt. Chuck Gentry, Sr. Finance Specialist Bree Ann Kilbourne, CCSO Financial Manager David Ivers, Cpt. Ray Talbot, LT. Travis Engle, Cpt. Harold Patchett, LT. Martin Flores, Lt. Chad Harrold, Chief Deputy Treasurer Steve Onofrei, Treasurer’s Banking and Finance Manager Melissa Tucker, Treasurer Jennifer Watters, Chief Deputy Sheriff Doug Hart, Assessor Brian Stender, TCA Benita Miller (arrived at 9:41 a.m.), Facilities Director Rick Britton arrived at (10:18 a.m.), and Deputy Clerk Jenen Ross.

Director Danner reviewed the options that were presented during the meeting on July 7th and included 3 additional options as follows:

1% COLA & SO Scheduled Comp Increase

572 County Employees = \$ 413,507.28

32 Solid Waste/Enterprise Fund = \$ 21,229.86

210 Sheriff’s Office = \$ 775,200.00

Total \$ 1,209,937.14

2% COLA & SO Scheduled Comp Increase

572 County Employees = \$ 827,014.56

32 Solid Waste/Enterprise Fund = \$ 42,459.72

210 Sheriff's Office = \$ 775,200.00

Total \$ 1,644,674.28

\$2000 1- time payment in January

572 County Employees = \$ 1,315,600.00

32 Solid Waste/Enterprise Fund = \$ 73,600.00

210 Sheriff's Office = \$ 483,000.00

Total \$ 1,872,200.00

\$2000 1-time payment & SO Schedule Increases

572 County Employees = \$ 1,315,600.00

32 Solid Waste/Enterprise Fund = \$ 73,600.00

Total 1-time cost = \$1,389,200.00

210 Sheriff's Office = \$ 775,200.00

Total \$ 2,164,400.00

Additional options:

\$1500 1-time payment & SO Scheduled Increases

572 County Employees = \$1,029,600.00

32 Solid Waste/Enterprise Fund = \$57,600.00

Total 1-time cost = \$1,087,200.00

210 Sheriff's Office = \$680,000.00

Total \$1,767,200.00

\$1600 1-time payment & SO Scheduled Increases

572 County Employees = \$1,086,800.00

32 Solid Waste/Enterprise Fund = \$60,800.00

Total 1-time cost = \$1,147,600.00

210 Sheriff's Office = \$680,000.00

Total \$1,827,600.00

\$1800 1-time payment & SO Scheduled Increases

572 County Employees = \$1,201,200.00

32 Solid Waste/Enterprise Fund = \$67,200.00

Total 1-time cost = \$1,268,400.00

210 Sheriff's Office = \$680,000.00

Total \$1,948,400

Commissioner Van Beek noted that in the previous meeting regarding health insurance coverage, the employee contribution is going to increase and per Director Danner, depending on the coverage selected, premiums could increase by approximately \$2000 annually.

Director Danner explained that market adjustments requested for FY26 stand apart from these increases; that is a separate review and approval process for Board consideration. With the implementation of the Dayforce program, she hopes to incorporate merit-based increases in FY27 noting that the restrictions with performance review increases are really based more on budgetary constraints vs. implementation of the new system. In response to a question from Commissioner Brooks, she said that market adjustments were to level-set departments/Offices and get personnel to where they should have already been or need to be. COO Rast explained that as part of the budget process, all Offices and departments had the opportunity to work with HR on any market adjustments they felt necessary with 5 Offices and 9 departments making adjustments.

Commissioner Holton feels this Board has attempted to make a much more level playing field, to negate what was done in February with a \$3M infusion into the health plan would be unfair and remiss. There has not been an increase to health plan since 2017. He said that with the change in the CCSO pay scale/steps the turnover rate and lawsuits have significantly decreased. He is good with continuing to stay with the CCSO plan but now needs to figure out what to do for all the other county employees. He is in favor of a one-time payment and keeping CCSO pay scale in place. With revenues being flat, he believes it would be unwise to add on to next year's base cost, the one-time payment is a way to not add on to future years but it is an attempt to not have employees move backwards.

Commissioner Van Beek concurs that the county cannot afford/incur a COLA. She too is in favor of keeping CCSO pay scale in place as she feels it has had beneficial impact on recruiting and retention of quality employees in the Sheriff's Office.

At the request of the Board, Director Danner spoke to the impact the adjusted pay scale has had on retention in the Sheriff's Office. Additionally, she spoke about how communication to employees outside of the sworn officers will be important as she is concerned there will be a perception of lesser importance without a COLA or pay scale adjustment. She wants to ensure that the message is clear that the Board and the county values all of the employees.

Commissioner Van Beek feels the county has done a good job in rewarding and recognizing employees. She hopes that most employees won't feel slighted and are thankful for what Canyon County provides in the way of the culture, the climate, and the environment.

Commissioner Holton expressed his frustration with what he feels were poor decisions made by previous Boards which have severely impacted the financial position the county is in today.

Following Board discussion and deliberation mainly surrounding increased employee health coverage contribution, Commissioner Holton made a motion to include the \$2000 (grossed up to \$2300) 1-time payment & SO Schedule increase (CCSO commissioned deputies will only receive

pay schedule, not the one-time payment) to be paid the first full pay cycle in February and to grant three appreciation days in the budget. The motion was seconded by Commissioner Van Beek and carried unanimously.

A resolution will be prepared for the appreciation days to be considered at a later time.

Commissioner Holton motion to adjourn the meeting. The motion was seconded by Commissioner Van Beek and carried unanimously. The meeting concluded at 10:23 a.m. and an audio recording is on file in the Commissioners' Office.

CONSIDER FINAL PLAT FOR SOLITUDE CREEK SUBDIVISION, CASE NO. SD2021-0023

The Board met today at 11:02 a.m. to consider a final plat for Solitude Creek Subdivision, case no. SD2021-0023. Present were: Commissioners Leslie Van Beek, Brad Holton and Zach Brooks, DSD Director Jay Gibbons, COO Greg Rast, Representatives for Solitude Creek Subdivision, and Deputy Clerk Jenen Ross.

Director Gibbon provided a brief staff report summary noting that all six (6) conditions have been met. County and project engineers have confirmed the final plat is ready for Board signatures.

Upon the motion of Commissioner Van Beek and second by Commissioner Brooks the Board voted unanimously to approve the final plat for Solitude Creek Subdivision, case no. SD2021-0023.

Commissioner Holton motioned to adjourn the meeting. The motion was seconded by Commissioner Brooks and carried unanimously.

The meeting concluded at 11:07 a.m. and an audio recording is on file in the Commissioners' Office.

CONSIDER A RESOLUTION GRANTING A REFUND TO JOSE LEON FOR A FAIR BUILDING RENTAL FEE DEPOSIT

The Board met today at 11:15 a.m. to consider a resolution granting a refund to Jose Leon for a fair building rental fee deposit. Present were: Commissioners Leslie Van Beek, Brad Holton and Zach Brooks, Fair Director Diana Sinner, and Deputy Clerk Jenen Ross.

Director Sinner provided background information of the situation stating that the facility is not able to accommodate the event based on set-up needs. Additionally, Ms. Sinner noted that if Mr. Leon had not cancelled, it was likely the fair would need to due to the lack of parking for large events. Upon the motion of Commissioner Brooks and second by Commissioner Van Beek the

Board voted unanimously to approve the resolution granting a refund to Jose Leon for a fair building rental fee deposit (resolution no. 25-144).

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

PUBLIC HEARING: REQUEST BY MARK JOHNS FOR APPROVAL OF A SHORT PLAT ON PARCEL NO. R37463010A REGARDING SUNSET VIEW SUBDIVISION, CASE NO. SD2023-0001

The Board met today at 1:31 p.m. for a public hearing to consider a request by Mark Johns for approval of a short plat on parcel no. R37463010A for Sunset View Subdivision, Case no. SD2023-0001. Present were: Commissioners Leslie Van Beek and Zach Brooks, Planning Supervisor Dan Lister, DSD Director Jay Gibbons, Mark Johns, and Deputy Clerk Jenen Ross.

Mr. Johns offer testimony stating that he has been working thru the process for 2 ½ years. He would like to divide his property of 2.91 acres in half. He has worked with all the pertinent agencies, has met all their requirements and agreed to all the conditions. The only signatures left to obtain on the mylar are the Treasurer and Board. He feels this will benefit the area and will fit well with other homes already built in the area.

Commissioner Van Beek's questions regarding trees on the property and the driveway access were addressed by Mr. Lister and Mr. Johns.

Mr. Lister gave the staff report stating this request is for a short plat which will result in two lots to be served by a shared access easement. This is consistent with the development agreement that was approved as part of the rezone which changed the property to R-1, staying with a two-lot subdivision with no secondary dwellings.

This is a 2.91-acre property, 2.7 after right-of-way dedication, two lot subdivision approved thru rezoning initially to the R-1 zone in 2024. The following points were briefly addressed by Mr. Lister:

- Access from Kingsbury Rd
- Fire district requirements have been met
- City of Star has signed the final plat indicating they have waived city subdivision requirements
- Parcels to be served by domestic well and septic meeting SWDH requirements
- Irrigation will need to follow IDWR standards
- Stormwater run-off drainage to be maintained on-site

Agency comments were as follows:

- County Engineers review recommending approval (Exhibit 3.B.3)
- Idaho Transportation Department – no comments or concerns (Exhibit 3.C.2)

- Southwest District Health – Subdivision Engineering Study approved for use of septic system (Exhibit 3.C.3)
- Highway District #4 – HWY Board approved final plat (Exhibit 3.C.1).
- Middleton Fire District - The final plat shall be conditioned to comply with the 2018 International Fire Code as administered by Middleton Fire District (Exhibit 3.C4). Fire approved final plat (Exhibit 4).

Planning and Zoning has recommended approval with 8 conditions; Staff is recommending the elimination of 2 conditions and including 2 additional conditions:

- All subdivision improvements (roads, shared access, irrigation, and drainage swales/basins) and amenities shall be bonded or completed prior to the Board of County Commissioners' signature on the final plat.
- Director of DSD approval of the requested easement reduction shall be completed prior to the Board of County Commissioners' signature on the final plat.
- Finish grades at subdivision boundaries shall match existing finish grades. Stormwater runoff shall be maintained on the subject property (Attachment A and Exhibit B.3 of the staff report).
- The development shall comply with Southwest District Health requirements.
- ~~• The development shall comply with Middleton Fire District requirements (Attachment C).~~
- The development shall comply with the requirements of Highway District 4 (Attachment B).
- Per CCCO Section 09-19-09: For subdivisions and planned unit developments applied for in the Star area of city impact, Canyon County will require on the face of each final plat a certification line for execution by the City of Star engineer attesting to the plat's conformance with the city standards set forth above. Also, Canyon County will not sign a final plat or authorize the plat to be recorded prior to the city engineer's signing the plat.
- ~~• Plat corrections to the preliminary plat before going to the Board of County Commissioners for final decision:~~
 - ~~○ Amend the title of the subdivision from "Sunset View Lane Subdivision" to "Sunset View Subdivision".~~
 - ~~○ Per Development Agreement #24-025 (CR2023-0001) Secondary residences, per CCCO Section 07-10-27 and 07-14-25, are prohibited. Amend general note #1 from stating "Lot 2 to have no secondary dwellings per DA24-025" to "No secondary residences on any lot per DA24-025."~~
- Prior to final plat signing by the Board, the final plat shall include a plat note stating, "All lots are subject to Development Agreement #24-025 (CR2023-0001). Per the development agreement, secondary residences are prohibited."
- Prior to building permit issuance on Lot 2, a road user's maintenance agreement shall be recorded per CCCO Section 07-10-03(1)B3.

Mr. Johns stated that he is agreeable to the changes being requested.

Commissioner Van Beek motioned to close testimony. The motion was seconded by Commissioner Brooks and carried unanimously.

Commissioner Van Beek made a motion that, based on the findings of fact and conclusions of law contained herein for case no. SD2023-0001, the Board of County Commissioners approves the preliminary plat for Sunset View Subdivision subject to the conditions of approval as enumerated herein. The motion was seconded by Commissioner Brooks and carried unanimously.

Commissioner Van Beek motioned to adjourn the hearing.

The hearing concluded at 1:46 p.m. and an audio recording is on file in the Commissioners' Office.

CONSIDER A FINAL PLAT FOR BRITTANIA HEIGHTS NO. 8, CASE NO. SD2021-0042

The Board met today at 4:01 p.m. to consider a final plat for Britannia Heights No. 8, Case no. SD2021-0042. Present were: Commissioners Leslie Van Beek and Zach Brooks, DSD Director Jay Gibbons, Representative for Britannia Heights, and Deputy Clerk Jenen Ross.

Director Gibbons gave the staff report summary and stated that the 11 conditions of approval have been met. Additionally, he addressed questions posed by Commissioner Van Beek regarding functionality of waste water treatment and a DEQ document regarding sanitary restrictions.

Commissioner Van Beek made a motion that the Board approve the final plat for Britannia Heights No. 8, Case No. SD2021-0042. The motion was seconded by Commissioner Brooks and carried unanimously.

The meeting concluded at 4:07 p.m. and an audio recording is on file in the Commissioners' Office.

CONSIDER A RESOLUTION GRANTING A NEW ALCOHOLIC BEVERAGE LICENSE TO CALDWELL RAMEN AND SUSHI BAR LLC DBA NARA RAMEN AND SUSHI BAR

The Board met today at 4:18 p.m. to consider a resolution granting a new alcoholic beverage license to Caldwell Ramen and Sushi Bar LLC dba Nara Ramen and Sushi Bar. Present were: Commissioners Leslie Van Beek and Zach Brooks, and Deputy Clerk Jenen Ross.

Commissioner Brooks said he has reviewed the application and everything looks to be in order. Upon the motion of Commissioner Van Beek and second by Commissioner Brooks the Board voted unanimously to approve the new alcoholic beverage license for Caldwell Ramen and Sushi Bar LLC dba Nara Ramen and Sushi Bar (resolution no. 25-145)

The meeting concluded at 4:20 p.m. and an audio recording is on file in the Commissioners' Office.

JULY 2025 TERM
CALDWELL, IDAHO JULY 17, 2025

No meetings were held this day.

JULY 2025 TERM
CALDWELL, IDAHO JULY 18, 2025

No meetings were held this day.

JULY 2025 TERM
CALDWELL, IDAHO JULY 21, 2025

APPROVED EMPLOYEE STATUS CHANGE FORMS

The Board approved employee status change forms for:

- Kiyana Breanne Baird, CCSO
- Sierra Jeppesen, CCSO
- Josh Khamisi, CCSO
- Katie Baniaga, CCSO
- Abigail Gerosin, CCSO
- Hunter Hall, CCSO
- Brett Cretal, CCSO
- Dylan DeJournett, CCSO
- Hilaire Goodnight, Parks
- Andrew Anderson, Juvenile Detention
- Emily McMahon, Parks
- Robyn Foust, Parks

APPROVED CATERING PERMITS

The Board approved Idaho Liquor Catering Permits for:

- Craft Lounge to be used 7/26/25, 8/2/25, 8/9/25, 8/16/25, 8/23/25, 8/30/25, 7/27/25, 10/26/25, and 11/28/25
- The Southern to be used 8/30/25, 9/7/25, and 9/13/25
- Raising Our Bar to be used on 8/2/25, 8/8/25, 8/9/25, 8/12/25, 8/16/25, 8/29/25, and 8/30/25
- The Balcony Club to be used on 8/8/25, 8/15/25, 8/22/25, 8/29/25, 8/23/25, 9/19/25 - 9/21/25, and 10/18/25

RECEIVE CLERK'S FY2026 SUGGESTED BUDGET

The Board met today at 9:30 a.m. to receive the Clerk's FY2026 suggested budget. Present were: Commissioner Leslie Van Beek, Brad Holton and Zach Brooks, Clerk Rick Hogaboam, Auditing Supervisor Sarah Winslow, Cpt. Harold Patchett, Lt. Martin Flores, CCSO Financial Manager David Ivers, Lt. Travis Engle, CCSO PIO Joe Decker, Chief Deputy Clerk Jess Urresti, Chief Deputy Treasurer Onofrei, Chief Deputy Sheriff Doug Hart, Clerk Support Specialist Matthew Westgate, Director of Constituent Services Aaron Williams, COO Greg Rast, Assessor Brian Stender (arrived at 9:35 a.m.), Facilities Director Rick Britton (arrived at 9:35 a.m.), and Deputy Clerk Jenen Ross.

Clerk Hogaboam addressed changes that have been made within the budget as follows:

HR:

- services contracts – requested \$18,000 for ADP and \$10,500 for JobScore
- \$74,000 in revenue was added for CCAD reimbursement
- Decreased miscellaneous revenue by \$5,000

CCSO:

- \$2,038,703 E911 funds will be used to upgrade the radios
- \$411,297 for dispatch office furniture
- Adjustments will be made to more accurately reflect the payroll budget, extended shift under Field Services has been increased by \$263,000 and Security Services has been increased by \$647,000. The clerk noted that in a review of previous years, the Sheriff's Office was fully expending their 'A' budget even when there were vacancies. Generally, they are working more than 2080 hours in a year but PCNs have been budgeted at 2080. Previously, the overage has been absorbed by vacancies but with higher utilization the budget is close to fully spent in the 3rd quarter. The Clerk feels the adjustment will more accurately reflect the budget load and the legal requirement.

Interest budget:

- Adjusted to \$1,589,000 when accounting for general, justice, district court, emergency communications and landfill.

There has been a slight adjustment for departments utilizing part-time/temporary employees to more accurately reflect the social security share.

LATCF fund was added with \$100,000 in revenue and \$100,000 expensed for computer equipment so this line is net neutral.

Occupancy tax:

- \$500,000 was budgeted but at the suggestion of the Assessor this has been adjusted to \$265,000 to be more accurate.

County assistance:

- Following an HR review, there is a net adjustment is \$4300
- The Guardian Ad Litem line was decreased by \$5000 to \$20,000

\$4000 was removed from the Recorder's office for the notification service.

The contribution for dental will likely be decreased to \$250,000

\$120,000 still needs to be added to the Facilities budget for the Coroner's generator.

A brief review of the Fiscal Year 2026 tentative Expenditure Budget:

- FY2026 budget is \$162,606,839 vs.
- FY2025 budget is \$156,913,210

At the request of Commissioner Van Beek, Clerk Hogaboam spoke about how ARPA funds and interest from those funds are accounted for in the budget.

Discussion ensued around the FY2026 budget workbook spreadsheet showing each budget fully loaded. Commissioners Van Beek and Holton offered their comments on the way previous budgets were constructed.

Clerk Hogaboam spoke in-depth about several scenarios that have potential for impacting the budget and what future fiscal years may or may not look like based on numerous factors. He also expressed his concerns about the budget having a \$2M - \$2.5M structural deficit especially moving into FY27 as to whether or not the entire capital load can be afforded.

Commissioner Van Beek wanted it noted for the record that the legislative body is making decisions that is making it exceptionally difficult for city and county governments to fund the services that they are mandated to provide.

Commissioner Brooks stated he is in favor of increasing the property tax levy 3% and using 1% foregone, not the 3% foregone. The Board is in favor of this and asked the Clerk to rerun numbers based on this direction.

Commissioner Holton made a motion to direct the Clerk to make those changes and come back with updated numbers tomorrow. Commissioner Van Beek seconded the motion which carried unanimously.

Upon the motion by Commissioner Holton and second by Commissioner Brooks the Board voted unanimously to adjourn the meeting.

A copy of all the documents reviewed are on file with this day's minutes.

The meeting concluded at 10:40 a.m. and an audio recording is on file in the Commissioners' Office.

JULY 2025 TERM
CALDWELL, IDAHO JULY 22, 2025

APPROVED EMPLOYEE STATUS CHANGE FORMS

The Board approved an employee status change form for:

- Alex Eells, Parks

DETAILED MINUTES TO COME AT A LATER TIME

Ministerial: File in minutes the Treasurer's monthly reports for April, May, and June 2025; and Quarterly report for April through June 2025

Options

Meeting with county attorneys for a legal staff update and to consider action items

- Action Item: Consider Entertainment Agreements for the Canyon County Fair with Ballet Folklorico Yareth de Idaho "Maria Fernanda"; The Orale Band; and Los Fieles De Sinoaloe
- Action Item: Consider JobScore Employer Service Agreement
- Action Item: Consider a Resolution Implementing an Administrative Fee for the Collection of Reimbursements Received under Idaho Code 31-3503
- Action item: Open Proposals received for the Request for Proposals for the Periodic Household Hazardous Waste Disposal Services Project - postponed to July 29, 2025 at 9:30 a.m.
- *AGENDA AMENDED* Action Item: Consider Addendum No. 2 To Canyon County's Request for Proposals Periodic Household Hazardous Waste Disposal Services

* Legal staff update continued to 2:30 p.m. *

Action Item: Consider liens for the following properties

- 5742 Hillview Dr., Nampa (Parcel no. R2604700000)
- 2703 E Chicago St., Caldwell (Parcel no. R3532400000)

Clerk/Commissioners FY2026 Tentative Budget Workshop

Meeting with county attorneys for a legal staff update

* Continued from 9:30 a.m. *

Supporting Documents:

JULY 2025 TERM

CALDWELL, IDAHO JULY 23, 2025

APPROVED EMPLOYEE STATUS CHANGE FORMS

The Board approved an employee status change form for:

- Olivia Harker, Clerk of the Court

DETAILED MINUTES TO COME AT A LATER TIME

Monthly meeting with the ADJ and TCA

Options

Tax Deed Hearing

- Action Item: Consider Findings of Fact, Conclusions of Law, and Order

Public Hearing: Appeal by Dave Erlebach of Erlebach Properties, LP, represented by Todd Lakey and Landon Brown, for a C.U.P. to allow a contractor shop and a staging area within an "A" (Agricultural) zoning district, Case No. CU2023-0024-APL

JULY 2025 TERM

CALDWELL, IDAHO JULY 24, 2025

APPROVED EMPLOYEE STATUS CHANGE FORMS

The Board approved employee status change forms for:

- Toni L. Jones, County Agent

APPROVED CATERING PERMITS

The Board approved an Idaho Liquor Catering Permit for:

- Taqueria Mexico Chiquito 2 LLC to be used on 7/27/25 for a rodeo

DETAILED MINUTES TO COME AT A LATER TIME

Meeting with county attorneys for a legal staff update and to consider action items

- Action Item: Consider Addendum No. 1 to the FY2026 Pickles Butte Sanitary Landfill Monitoring Well Project
- Action Item: Consider Agreement to Provide School Resource Officer Services to Notus School District No. 135
- Action Item: Consider Agreement to Provide School Resource Officer Services to Vallivue School District No. 139
- Action Item: Consider Law Enforcement Services Agreement with Melba Joint School District No. 136

Public hearing to take comment regarding Revised Canyon County Recorder Fee Schedules

- Action Item: Consider Resolution Adopting Revised Canyon County Recorder Fee Schedules

DSD General Business

Public Hearing: Request by Lance Thueson, represented by Becky Yzaguirre of Ardurra, for a vacation of a fire access easement in Lot 10 Block 1 of Castleton Place Subdivision, Case VAC2024-0001

Action Item: The Board will consider whether to approve or deny the request

JULY 2025 TERM

CALDWELL, IDAHO JULY 25, 2025

DETAILED MINUTES TO COME AT A LATER TIME

Clerk/Commissioners FY2026 Tentative Budget Workshop

- Action Item: Consider FY2026 Tentative Budget for Publication

APPROVED EMPLOYEE STATUS CHANGE FORMS

The Board approved employee status change forms for:

- Rachelle A. Oberg, Prosecutor's Office
- Kristin Stone, Parks

JULY 2025 TERM

CALDWELL, IDAHO JULY 28, 2025

APPROVED CATERING PERMITS

The Board approved an Idaho Liquor Catering Permits for:

- The Balcony Club to be used on 7/30/25, 8/2/25, and 8/6/25

CONTINUED PUBLIC HEARING: APPEAL BY DAVE ERLEBACH OF ERLEBACH PROPERTIES, LP, REPRESENTED BY TODD LAKEY AND LANDON BROWN, FOR A C.U.P. TO ALLOW A CONTRACTOR

SHOP AND A STAGING AREA WITHIN AN "A" (AGRICULTURAL) ZONING DISTRICT, CASE NO. CU2023-0024-APL

The Board met today at 3:00 p.m. to reschedule the continued public hearing: appeal by Dave Erlebach of Erlebach Properties, LP, represented by Todd Lakey and Landon Brown, for a C.U.P. to allow a contractor shop and a staging area within an "A" (agricultural) zoning district, case no. CU2023-0024-APL. Commissioner Holton noted that legal has not had sufficient time to review the hearing and provide him with the information he's seeking. Director Gibbons said that after speaking with the applicant's representative, August 6th would work best. Upon the motion of Commissioner Van Beek and second by Commissioner Brooks the Board voted unanimously to continue the hearing to Wednesday, August 6, 2025 at 10:00 a.m.

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

The meeting concluded at 3:02 p.m. and an audio recording is on file in the Commissioners' Office.

JULY 2025 TERM
CALDWELL, IDAHO JULY 29, 2025

DETAILED MINUTES TO COME AT A LATER TIME

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

- Action Item: Consider a Resolution Adopting Updated Health Plan Contribution Rates
*Rescheduled to July 31, 2025 at 9:30 a.m.
- Action item: Consider Addendum No. 1 for the Pond Lane Detention Facility Construction Project
- Action Item: Consider Notice of Online Public Auction for Nine Surplus Fleet Vehicles
- Action item: Open Proposals received for the Request for Proposals for the Periodic Household Hazardous Waste Disposal Services Project

Action Item: Consider FCOs for Hornet Cove Subdivision, Case no. SD2022-0024

Public Hearing: Request by David Hess for a Conditional Rezone from an "A" (Agricultural) zone to a "CR-R-R" (Conditional Rezone-Rural Residential) zone, Case No. CR2022-0027

JULY 2025 TERM
CALDWELL, IDAHO JULY 30, 2025

APPROVED CATERING PERMITS

The Board approved Idaho Liquor Catering Permits for:

- O'Michael's Pub & Grill to be used on 8/16/25 for the Bea wedding
- The Balcony Club to be used on 8/3/25 for a U-pick flowers event

DETAILED MINUTES TO COME AT A LATER TIME

Meeting to Receive the Clerk's Quarterly Report

Meeting with Okland Construction for a Quarterly Update on the Sheriff's Administration Building Construction Project

Public Hearing: Request by Canyon County for a Zoning Ordinance Text Amendment to the Canyon County Code, Chapter 7, Zoning Regulations to improve definitions, remove inconsistencies and insert a summary table of zoning processes, Case No. OR2025-0001

JULY 2025 TERM

CALDWELL, IDAHO JULY 31, 2025

APPROVED EMPLOYEE STATUS CHANGE FORMS

The Board approved employee status change forms for:

- John Khamisi, CCSO
- Mikell B. Torres, TCA

DETAILED MINUTES TO COME AT A LATER TIME

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

- Action Item: Consider a Resolution Designating Surplus Personal Property of Nominal Value and Authorizing the Destruction of CCSO Hard Drives
- Action Item: Consider a Resolution Designating Surplus Personal Property of Nominal Value and Authorizing the Destruction of IT Department Equipment
- Action Item: Consider a Resolution Granting Certain Property of Nominal Value to Computers for Kids, Inc.
- Action Item: Consider Crimestoppers Services Agreement
- Action Item: Consider a Resolution Adopting Updated Health Plan Contribution Rates

PUBLIC HEARING: CONSIDER A REQUEST BY CANYON COUNTY FOR APPROVAL OF AN ORDINANCE AMENDING CANYON COUNTY ZONING CODE (CCZO), SECTION 07-10-03 TO

PROVIDE STANDARDS FOR PRIVATE ROAD AND DRIVEWAY REQUIREMENTS, CASE NO. OR2025-0002

The Board met today at 1:33 p.m. for a public hearing to consider a request by Canyon County for approval of an ordinance amending Canyon County Zoning Code (CCZO), Section 07-10-03 to provide standards for private road and driveway requirements, case no. OR 2025-0002. Present were: Commissioners Leslie Van Beek, Brad Holton and Zach Brooks, Deputy P.A. Zach Wesley, DSD Planning Supervisor Dan Lister, DSD Assistant Director Josh Johnson, DSD Director Jay Gibbons, Director of Constituent Services Aaron Williams, TJ Wellard, David Ferdinand, Joni Payne-Rule, Mike Greiner, Andy Rule, Matt Wilke, Alan Mills, Greg Payne, Pamela Payne, Carl Anderson, and Deputy Clerk Jenen Ross.

Dan Lister gave the oral staff report which is a request by Canyon County for approval of an ordinance amending Canyon County Zoning Code (CCZO), Section 07-10-03 to provide standards for private road and driveway requirements which will:

1. Define application requirements, private road & driveway easement and construction standards, and
2. Requiring improvements to be constructed prior to issuance of building permits (instead of
prior to issuance of certificate of occupancy), certifying of improvements and defining when applicable fire district approvals are required.

Historical context was given for the reasoning behind this request and some of the issues prompting the it.

The following testimony was provided:

TJ Wellard offered testimony in opposition. He expressed his concerns regarding the average daily trips number (ADT) and the timeframe for when a road is required to be built. He feels the county put itself in this position because it is regulating private roads and isn't sure why the county is trying to add fire district standards to the ordinance when fire districts already have their own standards. He wondered why is the county is even requiring people to pave private roads and if it is going to adopt and enforce fire district standards.

David Ferdinand offered testimony expressing his concerns about extensive regulations. He feels the choice should be left to those who choose to live on a non-paved road to decide if they want to pave it. In his opinion, it really just comes down to cost.

Joni Payne-Rule read a statement into the record about how this ordinance would financially affect them if they are required to pave a 50-foot gravel road which is adequately supporting the current traffic, noting that gravel is easier and more cost effective to maintain. She wonders why government is dictating the surface material on roads that don't serve the public. Mr. Lister

said that his understanding is that if the Rules were to submit their application today for a private road, this ordinance wouldn't be retroactive.

Andy Rule said he agrees with has been stated by the people before him and that he is opposed to the amendments, especially the reduction of the ADT threshold and the new road standard which would place excessive costs on private land owners. He supports the suggestions made by Alan Mills (these suggestions can be found in the DSD staff report as exhibit 4e).

Mike Greiner is concerned about the potential for waste and restriction if construction of a road is required prior to a building permit or prior to administrative splits as circumstances can change while developments are constructed. He would like to see it left to the developer to determine the feel of their own development and doesn't feel this is such a large problem in the grand scheme. Concerns were expressed about what this could mean for getting through the review process when DSD seems to already be struggling to get applications through their department. He wants to see the review process done by professionals (outside agencies/contractors).

Matt Wilke concurs with Alan Mills' exhibit 4e and the points made in exhibit 4f. He has concerns about costs, additional burden placed on the county with a county engineer being required to review, construction standards, and that the average daily trip number is too low – he feels 200 ADT would be a better number to trip the paving requirement. He likes the idea of leaving the decision up to the owners and developers. He spoke about his own experience in maintaining a paved roadway vs. gravel and the associated cost.

Alan Mills believes what's being talked about today is families, not developers. He doesn't see a developer not wanting to pave a road if they are going to sell lots and they're in it to make money, they'll take on the extra cost; it's going to hurt families. He said gravel roads work for some people and he hates to see the options taken away. He doesn't think this is really going to affect developers. There are families that have administrative splits and are able to help their kids, adding another burden of cost is not helping that. He is in favor of having the fire district turnaround requirement approved by the fire district and feels that any licensed contractor would be able to certify the road. The difference in suggested road widths based on ADT was addressed, Mr. Mills explained that if the development is anticipated to go over the 100 ADT a 24' road would be ready to be paved whereas with a 20' road there would still be improvements necessary. In his opinion, the RUMA is the key to this as it fully outlines and discloses all the requirements so no one can say they didn't know.

Mr. Lister clarified that the cul-de-sac verbiage as a fire district turnaround has been in the ordinance for many years, it doesn't limit the type of turnaround; the fire district is going to

dictate their requirements. Mr. Lister said the wording could be revised to something similar to *"...meet the fire district and easement standard"*.

In response to a question from Commissioner Van Beek, Mr. Mills explained how he came up with his road construction standards. He also suggested maybe there could be a process for the Board to consider unique situations on individual basis.

Mr. Johnson said that for dimensional items the Director can vary up to 33% by the Director Decision process but anything greater would have to go to the planning commission. His immediate thought would be the CUP process. Mr. Lister said that state law and county code doesn't include a definition for construction standards so that would need evaluation through a variance or CUP process to vet out the issues. He suggested the variance process should probably be vetted out with the stakeholders such as the highway district, fire district, developers and people who have private roads to evaluate the issues to consider. Commissioner Van Beek expressed her desire for very specific standards being defined in order to avoid being inundated with variance requests.

Greg Payne offered testimony in opposition, his opinion is that private roads are private and there shouldn't be government oversight.

Pamela Payne agrees with what everyone before her has testified to, noting she disagrees with the proposed ordinance.

David Ferdinand read Jon Stosich's comments into the record which included points about consistent standards between the county and fire districts, that paving should be determined by the developer, and enforcement needs to be done at the time of application

Mr. Lister offered rebuttal testimony stating that much of the language has been in the ordinance since 2016. He said the only major changes are to the proposed ADT and timing. Wording regarding the RUMA could be evaluated and language about a sign-off by a county engineer could be changed to licensed engineer. In regard to the fire district turnaround language, although the cul-de-sac verbiage has been in the ordinance it can be updated to just state "fire district standards". The largest change is to the timing, changing completion to prior to issuance of the building permit.

Commissioner Holton said that he would like to see RUMA or strong disclosure language within the code and wants minimum RUMA statements with boilerplate language. He is still working through what he feels might be best in regard to the ADT number as this generally causes a large amount to angst for surrounding neighbors.

Mr. Lister reiterated the items for Board consideration are the timing and ADT (which doesn't have to be changed, it was just considered). He explained the ordinance was reformatted for clarity and to be more understandable for the reader, nothing else was changed. Language regarding review by county engineer can be changed back. The revised ordinance also attempts to provide clarification between "shared driveway" and "private road". DSD will review the RUMA section to add some standards.

Mr. Wesley spoke to the logistics of moving the hearing forward without having to re-notice and/or go back to P&Z.

At the request of the Board, DSD staff will prepare information to be forwarded to today's participants for comment.

Commissioner Holton made a motion to leave public testimony open, continue this hearing to a date certain of August 21st at 1:30 p.m. in the Commissioners' meeting room, to continue the draft and making a decision. The motion was seconded by Commissioner Van Beek and carried unanimously.

Upon the motion of Commissioner Holton and second by Commissioner Van Beek the Board voted unanimously to adjourn the hearing. The hearing concluded at 3:49 p.m. and an audio recording is on file in the Commissioners' Office.

THE MINUTES OF THE FISCAL TERM OF JULY 2025 WERE READ AND APPROVED AND FOUND TO BE A PROPER RECORD OF THE PROCEEDINGS OF THE BOARD OF CANYON COUNTY COMMISSIONERS, CANYON COUNTY IDAHO.

DATED this _____ day of _____, 2025.

CANYON COUNTY BOARD OF COMMISSIONERS

Commissioner Leslie Van Beek

Commissioner Brad Holton

Commissioner Zach Brooks

ATTEST: RICK HOGABOAM, CLERK

By: _____, Deputy Clerk