

CATERING PERMITS

The Board approved Idaho Liquor Catering Permits for:

- Sportsman's Hideout LLC dba Sportsman's Hideout to be used 7/11

FY2027 BUDGET WORKSHOP #2

The Board met today at 9:32 a.m. for a FY2027 budget workshop. Present were Commissioners Leslie Van Beek, Brad Holton, and Zach Brooks; Controller Kyle Wilmot; Auditing Supervisor Sarah Winslow; Director of IT Steve Webb; Development Manager Ryan Conrath; Business Manager Caitlin Pendell; additional IT staff; Trial Court Administrator Benita Miller; additional court staff; and Deputy Clerk Diana Hoffman.

Information Technology:

Director Webb was hoping to be able to have an update with the Microsoft triannual agreement, as there is a potential of \$20,000 in savings. Unfortunately, that is yet to be finalized. There is also the possibility to utilize a server for VEEAM that will save \$20,000. Nothing is solidified just yet. Phase 1 of the public meeting room upgrade is underway, with a potential cost savings of approximately \$15,000 anticipated for Phase 2. General discussion was held regarding software contracts. Implementation processes were discussed. Controller Wilmot noted that the potential cost savings have not been accounted for in the budget. Once they are solidified, they can be reflected within the budget. Director Webb noted that confirmation should be received before the end of July. Commissioner Holton inquired about open positions within IT. Director Webb explained that currently there is one vacant position for a GIS Analyst.

Commissioner Holton noted that the Board would take this information under advisement.

Upon a motion by Commissioner Holton and a second by Commissioner Van Beek, the Board voted unanimously to recess the meeting at 9:45 a.m. An audio recording is on file in the Commissioners' Office.

9:57 a.m.

Trial Court Administrator:

Commissioner Holton explained the considerations for the budget workshop, based on needs, and then the Board will make decisions based on financial availability. Ms. Miller explained that this is the largest budget request she has presented. She provided the department's requests as follows:

- Staff Attorneys
 - Requesting \$90,000 – same as the state

- Current salaries are \$73,000
 - All state-based statutes
- Judicial Assistants
 - Have not received a response from HR
- Marshals
 - 7 full-time
 - Currently in grade 13
 - Move up 2 grades

The above requests are not part of the department's priority items.

- Part-time/Temp Marshals
 - 7 part-time
 - 3 temporary
 - Pay ranges from \$23.96 - \$25.33
 - Would like to have competitive pay
 - Asking for \$35/hour starting
- Administrative Supervisor/Attorney/Court Budget Analyst
 - Staff Attorney
 - 14 years of service
 - Request \$99,800 per HR
 - Court Budget Analyst
 - 25 years' experience in finance
 - Market adjustment
 - Administrative Supervisor
 - 23 years of service

Discussion was held regarding salaries with Canyon vs. Ada for these similar positions. Ms. Miller discussed what she has presented to HR.

Praise was provided to Ms. Miller for her career and she was congratulated on her upcoming retirement.

Upon a motion by Commissioner Holton and a second by Commissioner Van Beek, the Board voted unanimously to take this information under advisement and adjourn the meeting. The meeting concluded at 10:22 a.m. An audio recording is on file in the Commissioners' Office.

ACTION ITEMS

The Board met today at 10:31 a.m. to consider action items. Present were Commissioners Leslie Van Beek, Brad Holton, and Zach Brooks; Principal Planner Dan Lister; Recording Supervisor Emily Howell; Controller Kyle Wilmot; Auditing Supervisor Sarah Winslow; Assessor Brian Stender; Chief Deputy Assessor Roger Craig; Administrative Property Appraiser Supervisor Holly Hopkins;

Business Manager Lisa Walker; Motor Vehicle Supervisor Kimbra Asqueta; Director of HR Marty Danner; and Deputy Clerk Diana Hoffman. The action items were considered as follows:

FCOs and Development Agreement for case no. CR2025-0004, Smith: Mr. Lister explained that this case was heard on April 28, about a rezone from agriculture to a conditional rezone to rural residential. The history of the property and the case were provided. The ordinance will come back for signature once the conditions are met.

Upon a motion by Commissioner Van Beek and a second by Commissioner Brooks, the Board voted unanimously to sign the findings of fact and conclusions of law, as well as the development agreement withholding the ordinance until the conditions have been met, in case no. CR2025-0004 for Smith. (Agreement No. 26-081)

Consider a resolution granting a new alcoholic beverage license to BHNC LLC dba Koenig Distillery: Ms. Howell explained that there is a new bill that was approved and is taking effect today. This bill is SB1258. This bill allows distillers to sell liquor by the drink of their own brand at their location outside of city limits if they are also within five (5) acres. This applicant meets the criteria and has submitted an application to sell liquor by the drink. The fee assessed was explained.

Upon a motion by Commissioner Brooks and a second by Commissioner Holton, the Board voted unanimously to sign the resolution granting the new alcoholic beverage license to BHNC LLC dba Koenig Distillery as presented. (Resolution No. 26-139)

The meeting adjourned at 10:38 a.m. An audio recording is on file in the Commissioners' Office.

2027 BUDGET WORKSHOP #2 CONTINUED

The Board met today at 10:39 a.m. for a FY2027 budget workshop. Present were Commissioner Leslie Van Beek; Commissioner Zach Brooks; Controller Kyle Wilmot; Auditing Supervisor Sarah Winslow; Assessor Brian Stender; Deputy Assessor Roger Craig; Administrative Property Appraiser Supervisor Holly Hopkins; Business Manager Lisa Walker; Motor Vehicle Supervisor Kimbra Asqueta; Director of HR Marty Danner; and Deputy Clerk Diana Hoffman.

Assessor:

Assessor Stender explained that since the last meeting he has met with Director Danner regarding the requested compensation adjustments previously presented. He provided slides from a presentation previously provided by Director Danner. These slides show how employee pay and years of service are currently assigned.

Reappraisal staff have been highlighted to note their status in their grade. This illustration shows that most of the staff appear to be below the recommended placement level within their grade

based on years of service. Specific roles and wages were discussed. Mr. Stender specified that the requested increases to staff and his department members would not receive the countywide wage increase. One position adjustment has been removed from the previous request because the employee received a title change due to training accomplishments.

Motor vehicle staff have been highlighted within Director Danner's previous presentation. The staff highlighted in green primarily have extensive years of service. Assessor Stender believes his Motor Vehicle staff in grade 13 should be in grade 14. The Motor Vehicle Supervisor has given 26 years of service to the County and is in grade 15. He would like to consider moving grade 13 positions to grade 14 and some grade 11 positions to grade 12 in the future, which would better address the hierarchy. In the Motor Vehicle budget there are 15 positions where a pay adjustment is being requested. Mr. Stender is currently working with HR to redescribe the Customer Service Specialist positions and the Motor Vehicle Specialist positions. The current request is to have the available budget capacity to adjust wages based on employee improvement in FY2027. These positions routinely navigate new and complex customer issues with ease. There are five (5) PCNs that would move to the mid-point of their grade once they meet the established metrics. The next group is ten (10) staff with a higher metric. The operating "B" budget for Motor Vehicle is minimal. Staff make up most of the budget, and adjusting wages could help with retention. It was stated that the remaining nine (9) staff members would be provided with the general County wage increase that would not be provided to the previous 15 staff mentioned.

Upon a motion by Commissioner Van Beek and a second by Commissioner Brooks, the Board voted unanimously to take this information under advisement as presented.

Assessor Stender noted that his initial request for three (3) additional positions has been reduced to two (2) new positions.

Upon a motion by Commissioner Van Beek and a second by Commissioner Brooks, the Board voted unanimously to adjourn the meeting at 10:57 a.m. An audio recording is on file in the Commissioners' Office.

FY2027 BUDGET WORKSHOP #2 – SOLID WASTE/LANDFILL

The Board met today at 1:35 p.m. for FY2027 Budget workshop #2 with the Solid Waste/Landfill department. Present were: Commissioners Leslie Van Beek, Brad Holton and Zach Brooks, Controller Kyle Wilmot, Auditing Supervisor Sarah Winslow, Solid Waste Director David Loper, Assistant Solid Waste Director Daniel Pecunia, Other interested citizen, and Deputy Clerk Jenen Ross.

Director Loper requested the following adjustments to the B budget:

B budget

- 531103, Idaho Power – reduce to \$30,000

- 532205, Tire Removal – reduce to \$70,000
- 534407, Misc. Rental – increase to \$15,000
- 548480, Condensate transport – increase to \$55,000
- 554422, Safety supplies – increase to \$20,000
- 684110, Machinery – increase to \$50,000

A budget

- 412035, Overtime - increase to \$75,000
- Compensation: A compensation packet was reviewed by Director Loper and Assistant Director Pecunia. A copy is on file with this day's minutes.

Commissioner Van Beek made a motion to take under advisement the budget request under advisement. The motion was seconded by Commissioner Brooks and carried unanimously.

The meeting concluded at 2:18 p.m. An audio recording and supporting documents are on file in the Commissioners' Office.

BOARD OF EQUALIZATION – TAX ASSESSMENT PROTEST HEARING FOR NAMPA 1510 MP WRK7 LLC, PROTEST NO. 26095

The Board of County Commissioners, sitting as a Board of Equalization, met today at 2:29 p.m. to conduct a property tax assessment protest hearing for Nampa 1510 MP WRK7 LLC, protest no. 26095. Present were: Commissioners Leslie Van Beek, Brad Holton and Zach Brooks, Chief Deputy Assessor Roger Craig, Administrative Property Appraisal Supervisor Holly Hopkins, Certified Property Appraiser Supervisor Mike Cowan, Sr. Certified Property Appraiser Darryl Speiser, Other Assessor's Office staff, Holly Henson, Michael Boyle, and Deputy Clerk Jenen Ross. Michael Boyle offered testimony in support of the protest application. Mike Cowan and Darryl Speiser offered testimony on behalf of the Assessor's Office. Following testimony and Board questions, discussion and deliberation, Commissioner Brooks made a motion to uphold the Assessor's value. The motion was seconded by Commissioner Van Beek and carried unanimously. The hearing concluded at 2:54 p.m. and an audio recording is on file in the Commissioners' Office.

BOARD OF EQUALIZATION – TAX ASSESSMENT PROTEST HEARING FOR STEVE & KELLY HARMSSEN, PROTEST NO. 26155; DALTON HYDRO LLC, PROTEST NO. 26154; AND HFLP LC, PROTEST NO. 26152

The Board of County Commissioners, sitting as a Board of Equalization, met today at 2:54 p.m. to conduct a property tax assessment protest hearing for Steve & Kelly Harmsen, protest no. 26155; Dalton Hydro LLC, protest no. 26154; and HFLP LC, protest no. 26152. Present were: Commissioners Leslie Van Beek, Brad Holton and Zach Brooks, Chief Deputy Assessor Roger Craig, Administrative Property Appraisal Supervisor Holly Hopkins, Certified Property Appraiser Supervisor Mike Cowan, Sr. Certified Property Appraiser Darryl Speiser, Other Assessor's Office staff, and Deputy Clerk Jenen Ross. Mr. Harmsen was unable to attend today's hearing and requested values be upheld. Commissioner Holton made a motion to uphold the Assessor's value. Commissioner Van Beek amended the motion to include protest numbers 26155, 26154, and 26152. The motion was

seconded by Commissioner Brooks and carried unanimously. The hearing concluded at 2:55 p.m. and an audio recording is on file in the Commissioners' Office.

BOARD OF EQUALIZATION – ASSESSOR ADJUSTMENTS TO 2026 CERTIFIED VALUES NOS. 3 & 4

The Board of County Commissioners, sitting as a Board of Equalization, met today at 2:55 p.m. to consider the Assessor's Adjustments to 2026 Certified Values nos. 3 & 4. Present were: Commissioners Leslie Van Beek, Brad Holton and Zach Brooks, Chief Deputy Assessor Roger Craig, Administrative Property Appraisal Supervisor Holly Hopkins, Certified Property Appraiser Supervisor Mike Cowan, Sr. Certified Property Appraiser Darryl Speiser, Other Assessor's Office staff, and Deputy Clerk Jenen Ross. Ms. Hopkins explained that adjustment #3 is for homeowner exemptions that have been applied. Adjustment no. 4 contains about 52 adjustments which include the land valuation adjustments from the River Walk Subdivision hearing yesterday; additionally, all bare lots in that subdivision were adjusted based on the decision. Commissioner Van Beek made a motion to approve the adjustments to certified values no. 3 for equalization as presented for the applied homeowner exemptions for the two parcels. The motion was seconded by Commissioner Brooks and carried unanimously. Commissioner Van Beek made a motion to approve adjustments to certified values no. 4. The motion was seconded by Commissioner Brooks and carried unanimously. Upon the motion of Commissioner Van Beek and second by Commissioner Brooks the Board voted unanimously to adjourn at 2:57 p.m. An audio recording is on file in the Commissioners' Office.

JULY 2026 TERM

CALDWELL, IDAHO JULY 2, 2026

EMPLOYEE STATUS CHANGE FORMS

The Board approved employee status change forms for:

- Nancy Giles, Prosecutor's Office
- Justin Hambley, CCSO
- Cristina Martinez, IT

MEETING WITH COUNTY ATTORNEYS FOR A LEGAL STAFF UPDATE AND TO CONSIDER ACTION ITEMS

The Board met today at 9:33 a.m. for a legal staff update and to consider action items. Present were Commissioners Leslie Van Beek, Brad Holton, and Zach Brooks; Chief Deputy PA Aaron Bazzoli; Deputy PA Ben Cramer; Deputy PA Trent McRae; Chief Doug Hart; Sheriff Kieren Donahue; Emergency Manager Christine Wendelsdorf; Director of Constituent Services Steve Cushman; Controller Kyle Wilmot; Associate Planner Amber Lewter; Principal Planner Dan Lister; Director of Juvenile Probation Jose Orozco; additional members of the public; and Deputy Clerk Diana Hoffman. The actions items were considered as follows:

Consider Extension to the Declaration of Local Disaster Emergency (Flood Damage): Commissioner Holton noted that currently all the information on the damage has not yet been received. He requested the Board extend the emergency declaration by 30 days to collect data and analysis on the damage and submit that to the State IOEM. Thankfully, the Sheriff's Office had just moved to their new building and out of the area that received damage. Ms. Wendelsdorf explained they are in the process of collecting information. Surveys have been distributed to public entities as well as individuals needing assistance based on the various levels of flood damage that occurred. There are many entities involved and this is a large undertaking. Commissioner Van Beek gave a summary of what has occurred to date. Commissioner Holton requested clarification on how far out the declaration can be made. Clarification was provided by Mr. Bazzoli.

Upon a motion by Commissioner Van Beek and a second by Commissioner Brooks, the Board voted unanimously to extend the local disaster emergency declaration as presented by legal, that was drafted last week to a specified date of Tuesday, August 4th for reevaluation at that time.

Consider the request for reconsideration and revised FCOs for case no. CU2025-0011-APL, Knife River Corp. - Mountain West: Mr. McRae explained that this is an application for a conditional use permit from Knife River. They want to establish an additional gravel pit area north of the City of Greenleaf. They currently have another pit just west of this site. They argue that there are multiple gravel pits in the area, so this is a use that should be allowed. The Board reviewed this application and denied it, as the property is near several residential homes. The Board wanted to see a traffic impact study prior to the application being approved. Mr. McRae stated he shared this reason with the appellant. Commissioner Holton corrected the location of the site in the application; the site is to the east.

Upon a motion by Commissioner Van Beek and a second by Commissioner Brooks, the Board voted unanimously to approve the revised FCOs for Case No. CU2025-0011-APL, an appeal case for Knife River Corporation.

Consider Monitoring and Associated Services Agreement between Track Group and Canyon County Juvenile Probation Department: Director Orozco explained that this is a contract directly with the electronic monitoring company. Currently, the contract is with a third party. This updated contract would save the County roughly 37%. This new contract would allow guardians to be charged to support some reimbursement to the County. There has been a consistent increase in use and cost for electronic monitoring. Commissioner Van Beek requested clarification regarding insurance. Mr. McRae stated he would verify with the County's insurance provider. He stated that this will reduce the overall liability for the County with the new provider.

Upon a motion by Commissioner Van Beek and second by Commissioner Brooks, the Board voted unanimously to approve the monitoring and associated services agreement as presented between Track Group and Canyon County Juvenile Probation Department as presented.

(Agreement No. 26-082)

Consider Acceptance of Idaho Department of Juvenile Corrections JCA and Cigarette/Tobacco Tax Passthrough Funds Recipient Agreement for Canyon County:

Consider Acceptance of Idaho Department of Juvenile Corrections Community Based Alternative Services and Substance Use Disorder Services Passthrough Funds Recipient Agreement for Canyon County

Mr. McRae stated that the following two action items can be considered at once. Director Orozco explained that these are both funding agreements. Annually, Juvenile Probation receives projected revenue funds from the State for juvenile services. Payment distribution dates have been adjusted to match the State's fiscal year. The other fund is for any drug and alcohol treatment services or programs requested for high-risk juveniles. Commissioner Van Beek verified the total for the two funding agreements. Director Orozco explained that his department is diligent about spending the allocated funds within the timeframe provided.

Upon a motion by Commissioner Van Beek and a second by Commissioner Brooks, the Board voted unanimously to approve the passthrough funds receipt agreement for the States SUDS program for the period of July 1, 2026, through June 30, 2027, in the amount of \$339,481, as well as approving the passthrough funds receipt agreement for quarter one (1), which will be September 26, for both Juvenile Corrections Act and the Cigarette/Tobacco Tax. The amounts are \$105,200 and \$148,600 respectively, for a total of \$253,800 as presented.
(Agreement Nos. 26-083 & 26-084)

A request was made to go into Executive Session as follows:

EXECUTIVE SESSION – REGARDING RECORDS EXEMPT FROM PUBLIC DISCLOSURE AND TO COMMUNICATE WITH LEGAL COUNSEL REGARDING PENDING/IMMINENTLY LIKELY LITIGATION

Upon a motion by Commissioner Van Beek and a second by Commissioner Brooks, the Board voted unanimously to enter into Executive Session pursuant to Idaho Code § 74-206(1)(d) and (f), regarding records that are exempt from public disclosure and to communicate with legal counsel regarding pending/imminently likely litigation at 9:59 a.m. The Executive Session concluded at 10:16 a.m. with no decisions being made and no business being brought forward.

Upon a motion by Commissioner Holton and a second by Commissioner Van Beek, the Board voted unanimously to adjourn the meeting at 10:17 a.m. An audio recording is on file in the Commissioners' Office.

FY2027 BUDGET WORKSHOP #2 – FACILITIES & WEED AND PEST

The Board met today at 1:39 p.m. for a FY2027 budget workshop #2 with the Facilities & Weed and Pest department. Present were: Commissioners Leslie Van Beek, Brad Holton and Zach Brooks, Clerk Jess Urresti, Controller Kyle Wilmot, Auditing Supervisor Sarah Winslow, Facilities Director Rick Britton, Assistant Facilities Director Carl Dille, Parks Director Nicki Schwend, Assistant Parks Director Michael Farrell, and Deputy Clerk Jenen Ross.

Facilities

- **A budget**
 - PCN 993: This person holds a multitude of certifications; Director Britton would like to increase their salary by \$6249.90.
 - Other personnel requests: Two (2) housekeepers and one (1) maintenance technician.
- **B budget**
 - No changes since the last budget workshop
- **C budget**
 - Camera project for the Juvenile Detention Center: Cameras have been purchased so this project can be removed from FY27. Budget line 682250 will be reduced by approximately \$151,690.
 - The Board is in favor of leaving \$300,000 in the budget for asphalt paving of the track at the gun range.
 - Budget line for a washer will be moved to Intermountain Gas.

Weed and Pest

- No changes since the previous budget workshop

Commissioner Holton made a motion to take this information under advisement. The motion was seconded by Commissioner Van Beek and carried unanimously.

The meeting adjourned at 2:05 p.m. and an audio recording is on file in the Commissioners' Office.

FY2027 BUDGET WORKSHOP #2 – PROSECUTOR'S OFFICE

The Board met today at 2:23 p.m. for FY2027 budget workshop #2 for the Prosecutor's Office. Present were: Commissioners Leslie Van Beek, Brad Holton and Zach Brooks, Controller Kyle Wilmot, Auditing Supervisor Sarah Winslow, Prosecutor Chris Boyd, Sr. Chief Deputy Ingrid Batey, Chief Deputy P.A. Aaron Bazzoli, Chief Deputy P.A. Alana Minton, Administrative Supervisor Melinda Longoria, Paralegal Marci Guzman, Paralegal Angel Blazina, Paralegal Vicky Ramirez, and Deputy Clerk Jenen Ross.

Prosecutor Boyd spoke to the increased cost of living and the important services his office is obligated to provide. In order for his office to provide the high level of service in protecting the community and the county, it is essential to retain skilled attorneys and staff. As part of his presentation, a memorandum has been prepared and presented to the Board providing a salary comparison – peer agency analysis. Ms. Batey and Mr. Boyd reviewed the data with the Board.

Commissioner Holton appreciates the work that has gone into the report and understands the need but expressed his frustration in trying to set a balanced budget and meet all the needs of the county.

Controller Wilmot asked about updating revenue and expense numbers related to the renewal of a grant.

Commissioner Van Beek made a motion to take the information under advisement for further consideration. The motion was seconded by Commissioner Brooks and carried unanimously.

Upon the motion of Commissioner Holton and second by Commissioner Van Beek the Board voted unanimously to adjourn the meeting at 3:07 p.m. An audio recording and supporting documents are on file in the Commissioners' Office.

BOARD OF EQUALIZATION – TAX ASSESSMENT PROTEST HEARING FOR ASTEGOS INC., PROTEST NO. 26002

The Board of County Commissioners, sitting as a Board of Equalization, met today at 3:47 p.m. to conduct a property tax assessment protest hearing for Astegos Inc., protest no. 26002. Present were: Commissioners Leslie Van Beek, Brad Holton and Zach Brooks, Deputy P.A. Laura Keys, Chief Deputy Assessor Roger Craig, Administrative Property Appraisal Supervisor Holly Hopkins, Business Manager Lisa Walker, Tim Flaherty, Martin Flaherty, and Deputy Clerk Jenen Ross. Roger Craig gave a brief history of where this case left off on June 29, 2026. Tim Flaherty offered testimony in support of the protest application and answered several questions posed by Ms. Keys. Ms. Keys then provided an explanation of why she does not believe Astegos meets the criteria to be granted the exemption. The Assessor's Office said they concur with the analysis by legal. Commissioner Brooks made a motion to uphold the Assessor's value on protest no. 26002. The motion was seconded by Commissioner Van Beek and carried unanimously. The hearing concluded at 4:12 p.m. and an audio recording is on file in the Commissioners' Office.

MATTERS RELATED TO THE BOARD OF EQUALIZATION

The Board met today at 4:13 p.m. to consider matters related to the Board of Equalization. Present were: Commissioners Leslie Van Beek, Brad Holton and Zach Brooks, Deputy P.A. Laura Keys, Chief Deputy Assessor Roger Craig, Administrative Property Appraisal Supervisor Holly Hopkins, Business Manager Lisa Walker, and Deputy Clerk Jenen Ross.

Holly Hopkins presented the Assessor Adjustments to 2026 Certified Values #5. Adjustments were made prior to hearing on the following:

Appeal #	PARCEL ID	OWNER	MAIL ADDRESS	CITY	STATE	ZIP	CATE- GORY	2026 CERT. VALUE	2026 ADJ. VALUE	DIFFERENCE	REASON
26120	30994100 0	TVM CENTERCAL OWNER LLC	2194 SNAKE RIVER PKWY STE 300	IDAHO FALLS	ID	83402	42	4,032,400	3,483,690	(548,710)	RECEIVED FINANCIALS
26124	30994106 0	TVM CENTERCAL OWNER LLC	2195 SNAKE RIVER PKWY STE 300	IDAHO FALLS	ID	83402	42	3,255,100	3,226,750	(28,350)	RECEIVED FINANCIALS
26125	30994107 0	TVM CENTERCAL OWNER LLC	2196 SNAKE RIVER PKWY STE 300	IDAHO FALLS	ID	83402	42	2,218,790	1,990,940	(227,760)	RECEIVED FINANCIALS
26126	30994108 0	TVM CENTERCAL OWNER LLC	2197 SNAKE RIVER PKWY STE 300	IDAHO FALLS	ID	83402	42	3,186,700	2,881,540	(305,160)	RECEIVED FINANCIALS
26127	30994109 0	TVM CENTERCAL OWNER LLC	2198 SNAKE RIVER PKWY STE 300	IDAHO FALLS	ID	83402	42	3,010,800	2,759,490	(251,310)	RECEIVED FINANCIALS
26131	30994113 0	TVM CENTERCAL OWNER LLC	2202 SNAKE RIVER PKWY STE 300	IDAHO FALLS	ID	83402	42	6,803,100	5,588,330	(1,214,770)	RECEIVED FINANCIALS
26135	30994125 0	TVM CENTERCAL LLC	2204 SNAKE RIVER PKWY STE 300	IDAHO FALLS	ID	83402	42	7,398,290	6,621,150	(777,050)	RECEIVED FINANCIALS
26139	30994129 0	TVM CENTERCAL LLC	2205 SNAKE RIVER PKWY STE 300	IDAHO FALLS	ID	83402	42	18,435,600	18,034,300	(401,300)	RECEIVED FINANCIALS
26140	30994131 0	TVM CENTERCAL OWNER LLC	2206 SNAKE RIVER PKWY STE 300	IDAHO FALLS	ID	83402	42	6,995,800	6,629,890	(365,910)	RECEIVED FINANCIALS
	33938162 0	TRADITION CAPITAL PARTNERS LLC	PO BOX 448	STAR	ID	83669	20H	447,040	379,980	(67,060)	BOE LAND ADJ
	29015000 0	SPANGLER FRED AND LINDA LIVING TRUST	4412 N SANDY DR	FEATHERVILLE	ID	83647	41H	441,090	301,490	(139,600)	HOME GONE FIRE
	32668100 0	CHICKASAW SUBDIVISION HOA INC	3858 N GARDEN CENTER WAY STE 200	BOISE	ID	83703	25H	88,580	0	(88,580)	HOA NAME CHANGE
TOTALS								55,783,440	51,596,060	(4,187,380)	

*AA = Assessor Adjustment Recommendation

Commissioner Van Beek made a motion to approve the Assessor Adjustments to 2026 Certified Values #5 for the 9 accounts listed as presented. The motion was seconded by Commissioner Brooks. Before a vote was taken, Ms. Hopkins acknowledged the 3 additional accounts to be included.

An amended motion was made by Commissioner Van Beek to include all 12 parcels as read into the record. The amended motion was seconded by Commissioner Brooks and carried unanimously.

Upon the motion of Commissioner Van Beek and second by Commissioner Brooks the Board voted unanimously to adjourn the meeting at 4:17 p.m. An audio recording and supporting documents are on file in the Commissioners' Office.

JULY 2026 TERM

CALDWELL, IDAHO JULY 6, 2026

No meetings were held this day.

JULY 2026 TERM

CALDWELL, IDAHO JULY 7, 2026

MEETING WITH COUNTY ATTORNEYS FOR A LEGAL STAFF UPDATE AND TO CONSIDER ACTION ITEMS

The Board met today at 9:31 a.m. for a legal staff update and to consider action items. Present were Commissioner Leslie Van Beek; Commissioner Brad Holton; Prosecuting Attorney Chris Boyd; Chief Deputy PA Aaron Bazzoli; Deputy PA Ben Cramer; Deputy PA Trent McRae; Director of Juvenile Detention Sean Brown; Chief Doug Hart; Director of Constituent Services Steve Cushman; and Deputy Clerk Diana Hoffman. The action items were considered as follows:

Consider Detention Clinician Passthrough Funds Agreement with Idaho Department of Juvenile Corrections: Commissioner Van Beek noted that these grant funds are an important asset to the Juvenile Corrections Department. This agreement is for \$103,000 and runs July 1 through June 30, 2027. Director Brown explained this has been going on for many years. Having access to a clinician to support the mental health needs of youth is important.

Upon a motion by Commissioner Van Beek and a second by Commissioner Holton, the Board voted unanimously to approve the passthrough funds recipient agreement in the amount of \$103,000 for a detention clinician, passthrough funds received by the State of Idaho. (Agreement No. 26-085)

Consider Supplemental Services Addendum with Forensic Logic for CrimeTracer Maintenance: Mr. Cramer explained that this is identical to previous year's agreement, with an increase of \$500 but identical terms and conditions. Chief Hart noted that this is reimbursed by a grant at 100%.

Upon a motion by Commissioner Van Beek and a second by Commissioner Holton, the Board voted unanimously to sign the supplemental service addendum with Forensic Logic for CrimeTracer maintenance as presented. (Agreement No. 26-086)

A request was made to go into Executive Session as follows:

EXECUTIVE SESSION – REGARDING ACQUISITION OF INTEREST IN REAL PROPERTY, RECORDS EXEMPT FROM PUBLIC DISCLOSURE AND TO COMMUNICATE WITH LEGAL COUNSEL REGARDING PENDING/IMMINENTLY LIKELY LITIGATION

Upon a motion by Commissioner Van Beek and a second by Commissioner Holton, the Board voted unanimously to enter into Executive Session pursuant to Idaho Code § 74-206(1)(c), (d), and (f), regarding acquisition of interest in real property, records that are exempt from public disclosure and to communicate with legal counsel regarding pending/imminently likely litigation so the Board may receive an update on certain properties. The Executive Session began at 9:37 a.m. and concluded at 10:10 a.m. with no decisions being made and no business being brought forward.

Upon a motion by Commissioner Van Beek and a second by Commissioner Holton, the Board voted unanimously to adjourn the meeting at 10:10 a.m. An audio recording is on file in the Commissioners' Office.

MEETING TO CONSIDER MATTERS RELATED TO BOARD OF EQUALIZATION

The Board met today at 10:30 a.m. to consider matters related to Board of Equalization. Present were: Commissioners Leslie Van Beek and Brad Holton, Assessor Brian Stender, Administrative Property Appraiser Supervisor Holly Hopkins, and Deputy Clerk Jenen Ross.

Ms. Hopkins said this is adjustment no. 6 which is 24 homeowner exemptions that have been applied. Upon the motion of Commissioner Van Beek and second by Commissioner Holton the Board voted unanimously to approve Assessor Adjustments no. 6.

Commissioner Van Beek motioned to adjourn the meeting. The motion was seconded by Commissioner Holton and carried unanimously. The meeting concluded at 10:32 a.m. and an audio recording is on file in the Commissioners' Office.

JULY 2026 TERM

CALDWELL, IDAHO JULY 8, 2026

EMPLOYEE STATUS CHANGE FORMS

The Board approved employee status change forms for:

- Savanna Safley, Juvenile Probation
- Rachelle Hafen, Juvenile Detention
- Bradley Bank, Facilities
- Kellie Ternenyi, PA's Office
- Dan Lister, DSD

DETENTION CENTER INSPECTION CONDUCTED

The Board conducted a quarterly inspection of the detention center. Present were: Commissioners Brad Holtan and Leslie Van Beek, Lt. Travis Engle, Lt. Jordan Hammond, Lt. Russell Donnelly, and Deputy P.A. Ben Cramer. 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 minutes.

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

Commissioner Van Beek made a motion to go into Executive Session at 10:03 a.m. pursuant to Idaho Code, Section 74-206(1) (d) and (f) regarding records exempt from public disclosure and to communicate with legal counsel regarding pending/imminently likely litigation related to security, operations, and treatment/conditions of the jail & inmates. The motion was seconded by Commissioner Holton. Commissioner Holton took a roll call vote where he, along with Commissioner Van Beek, voted in favor of the motion to enter into Executive Session. The motion carried unanimously. Present were: Commissioners Brad Holton and Leslie Van Beek, county legal staff, and other participants. The Executive Session concluded at 10:44 a.m. with no decision being called for in open session.

A motion was made by Commissioner Holton to adjourn the meeting at 10:45 a.m. The motion was seconded by Commissioner Van Beek and carried unanimously.

JULY 2026 TERM

CALDWELL, IDAHO JULY 9, 2026

EMPLOYEE STATUS CHANGE FORMS

The Board approved employee status change forms for:

- Robert Villegas, TCA

MEETING WITH COUNTY ATTORNEYS FOR A LEGAL STAFF UPDATE AND TO CONSIDER ACTION ITEMS

The Board met today at 9:32 a.m. for a legal staff update and to consider action items. Present were Commissioner Leslie Van Beek; Commissioner Brad Holton; Chief Deputy PA Aaron Bazzoli; Deputy PA Laura Keys; Deputy PA Trent McRae; Deputy PA Ben Cramer; Director of Canyon County Fair Diana Sinner; Director of Landfill David Loper; Emergency Communications Officer Roxanne Wade; Captain Chuck Gentry; Controller Kyle Wilmot; Director of Constituent Services Steve

Cushman; Sheriff Kieren Donahue; Realtor Ryan Brodien; Realtor Luke Brown; and Deputy Clerk Diana Hoffman. The action items were considered as follows:

Consider Canyon County Dispatch Services Agreement with Nampa Fire Protection District: Mr. Bazzoli explained that Mr. Cramer has reviewed and negotiated the contract over the last several months. Commissioner Van Beek explained that this contract runs through the end of the Canyon County fiscal year then rolls into renewal. Specific terms within the contract were discussed. The County has carried the cost of dispatch services and now there are contributions from other municipalities. Commissioner Van Beek explained that this contract is valued at \$103,000. Ms. Wade discussed staffing of dispatch services. Captain Gentry noted that Canyon County dispatches for every emergency response team in Canyon County besides the Nampa Police Department.

Upon a motion by Commissioner Van Beek and a second by Commissioner Holton, the Board voted unanimously to sign the dispatch services agreement between Canyon County and Nampa Fire Protection District, valued at \$103,000 as presented. (Agreement No. 26-087)

Consider a Resolution Granting a New Alcoholic Beverage License to The Smoky Pickle LLC dba The Smoky Pickle: Commissioner Holton noted that he has reviewed the application and the application is complete. Mr. Bazzoli noted that he reviewed the State website, which shows this application is approved. There appears to be changes to the State's processes.

Upon a motion by Commissioner Holton and a second by Commissioner Van Beek, the Board voted unanimously to approve the new license for Smoky Pickle LLC dba the Smoky Pickle. (Resolution No. 26-140)

A request was made to go into Executive Session as follows:

EXECUTIVE SESSION – REGARDING ACQUISITION OF INTEREST IN REAL PROPERTY, RECORDS EXEMPT FROM PUBLIC DISCLOSURE, AND TO COMMUNICATE WITH LEGAL COUNSEL REGARDING PENDING/IMMINENTLY LIKELY LITIGATION

Upon a motion by Commissioner Van Beek and a second by Commissioner Holton, the Board voted unanimously to enter into Executive Session pursuant to Idaho Code § 74-206(1)(c), (d), and (f), regarding acquisition of interest in real property, records that are exempt from public disclosure, and to communicate with legal counsel regarding pending/imminently likely litigation so the Board may receive an update on certain properties in the County. The Executive Session began at 9:43 a.m. and concluded at 10:50 a.m. with no decisions being made and no business being brought forward.

The meeting was adjourned at 10:51 a.m. An audio recording is on file in the Commissioners' Office.

MEETING WITH DSD FOR GENERAL BUSINESS AND TO CONSIDER ACTION ITEMS

The Board met today at 10:51 a.m. with DSD for general business and to consider an action item and to discuss budget revenue. Present were Commissioner Leslie Van Beek, Commissioner Brad Holton, Director of DSD Jay Gibbons, Assistant Director of DSD Joshua Johnson, Office Manager Jennifer Almeida, Controller Kyle Wilmot, Clerk Jess Urresti, and Deputy Clerk Diana Hoffman. The action items were considered as follows:

Consider a Resolution Granting a Refund to Manuel Ortiz Baeza, Case No. ZV2026-0002: Mr. Johnson explained that a variance was received, and the planner realized that the project could use City of Nampa setbacks. The refund amount of \$1,012.50 compensates for the work that was completed.

Upon a motion by Commissioner Van Beek and a second by Commissioner Holton, the Board voted unanimously to grant the refund to Manuel Ortiz Baeza; Case No. ZV2026-0002 in the amount of \$1,012.50 as recommended. (Resolution No. 26-141)

FY2027 Budget Workshop: Mr. Gibbons stated that two weeks ago was the second workshop and DSD was asked to return with revenue projections against current revenues as well as budget impacts for the two requested field staff. The information received from HR puts the expense at \$91,135.06 per position, roughly \$182,000. In the last 11 days, revenue has increased by around \$100,000. DSD is still behind projections by 26%. If the trend from the last 11 days continues, DSD will exceed their projections for fiscal year 2026. This increased revenue would justify the additional requested staff. Mr. Johnson explained that the workload of code enforcement is growing. The case complexity has also increased. The other requested position would be for an additional building inspector to provide support to the public. We have over-budgeted many line items over the last several years. The DSD budget has been scaled back and more accurately budgeted to again provide justification for the new positions. Discussion was held regarding spending, specifically regarding software contracts. It was explained that some larger expenses are likely to be possible property abatements as well as the comprehensive plan RFQ.

Mr. Wilmot requested clarification on the requested positions. Mr. Johnson provided the following information.

- Code Enforcement Officer #2
 - Salary: \$91,135
- Building Inspector
 - Salary: \$91,135

Mr. Johnson noted that these numbers are different than what was entered into the budget. The current figures were provided by HR. There is also a wage increase in the budget. This would fix a current discrepancy between the Code Enforcement Supervisor and the Officers. Commissioner Holton deferred them back to HR for support of requests.

Upon a motion by Commissioner Van Beek and a second by Commissioner Holton, the Board voted unanimously to adjourn the meeting at 11:05 a.m. An audio recording is on file in the Commissioners' Office.

TAX DEED HEARING

The Board met today at 1:34 p.m. for the tax deed hearing. Present were: Commissioners Leslie Van Beek and Brad Holton, Deputy P.A. Laura Keys, Deputy P.A. Trent McRae, Treasurer Jennifer Watters, Deputy Treasurer Tonya May, Angela Sotelo, Marcos Sotelo, Other interested citizens, and Deputy Clerk Jenen Ross.

Treasurer Watters gave a summary of where they started with tax deed properties and the process they've followed to get to today's hearing. Today there are 12 properties being taken for tax deed due to a lack of property tax payment for tax year 2022. Following today's hearing and the signing of the resolution by the Board, the properties will transfer into Canyon County's name. There will be a 6-month redemption period where the previous owner may redeem their property, but all taxes must be brought current – 2022, 2023, 2024, 2025, and estimated for 2026. If the property is redeemed it will transfer back into the owner's name. A property tax auction will be held on November 3, 2026 for any properties that have not been redeemed; once a property goes to auction it will be too late to redeem.

Angela Sotelo offered testimony explaining their situation. She acknowledged that they've received the letters but didn't respond and that they planned to start paying on the back taxes at the end of this year. Ms. Sotelo took full responsibility for not acting sooner.

Based on a question from Commissioner Holton related to allowing a 30-day reprieve to the Sotelo's, Ms. Keys advised the Board to follow statute. The Sotelo's will be allowed until the end of today to bring the 2022 taxes current which will stop the tax deed process.

Commissioner Holton noted that there was a hardship application received from the Robinson's, however, it appeared to be incomplete and lacked specificity and enough evidence for him to consider it.

Commissioner Van Beek made a motion that in regard to PIN 31793387 0, the Board grant and extension of time for the 2022 taxes to be paid by the close of business today. A secondary motion was made that the tax deed process continue to move forward for the remaining PINs: 02061000 0, 04450503 0, 05855000 0, 08205000 0, 08806000 0, 17256000 0, 19878000 0, 27213000 0, 27368100A0, 29263011 0, and 37532000 0 as there were no comments received and the taxes are delinquent from 2022 to current. Commissioner Holton seconded both motions which carried unanimously.

Upon the motion of Commissioner Holton and second by Commissioner Van Beek the Board voted unanimously to adjourn the meeting at 1:56 p.m. An audio recording is on file in the Commissioners' Office.

MEETING TO CONSIDER MATTERS RELATED TO BOARD OF EQUALIZATION

The Board met today at 2:00 p.m. to consider matters related to the Board of Equalization. Present were: Commissioners Leslie Van Beek and Brad Holton, Deputy P.A. Laura Keys, Deputy P.A. Trent McRae, Administrative Property Appraiser Supervisor Holly Hopkins, and Deputy Clerk Jenen Ross.

Ms. Hopkins presented the Assessor adjustments to 2026 certified values #7 to the Board. There are 20 parcels that homeowner exemptions have been applied for a total of \$2,355,125 in adjustments. Upon the motion of Commissioner Van Beek and second by Commissioner Holton the Board voted unanimously to approve the Assessor adjustments to 2026 certified values #7.

Commissioner Van Beek motioned to adjourn at 2:02 p.m. The motion was seconded by Commissioner Holton and carried unanimously. An audio recording is on file in the Commissioners' Office.

JULY 2026 TERM

CALDWELL, IDAHO JULY 10, 2026

No meetings were held this day.

JULY 2026 TERM

CALDWELL, IDAHO JULY 13, 2026

EMPLOYEE STATUS CHANGE FORMS

The Board approved an employee status change form for:

- Robert Shirts, TCA

MEETING TO CONSIDER MATTERS RELATED TO THE BOARD OF EQUALIZATION

The Board met today at 4:33 p.m. to consider matters related to the Board of Equalization. Present were: Commissioners Brad Holton and Zach Brooks, Assessor Brian Stender, Chief Deputy Assessor Roger Craig, Business Manager Lisa Walker, Administrative Analyst Ebony Ferreira, and Deputy Clerk Jenen Ross.

Assessor Stender presented the adjustments to 2026 certified values #8 to the Board. There are 20 homeowner exemptions being applied for a total of \$2,274,775 in adjustment.

Upon the motion of Commissioner Brooks and second by Commissioner Holton the Board voted unanimously to approve and sign the adjustments to the 2026 certified values #8.

Upon the motion of Commissioner Holton and second by Commissioner Brooks the Board voted unanimously to adjourn the meeting at 4:38 p.m. An audio recording is on file in the Commissioners' Office.

JULY 2026 TERM

CALDWELL, IDAHO JULY 14, 2026

CATERING PERMITS

The Board approved Idaho Liquor Catering Permits for:

- Legends Sports Pub & Grill to be used 8/1/26
- Legends Sports Pub & Grill to be used 8/8/26
- Legends Sports Pub & Grill to be used 8/14/26
- Legends Sports Pub & Grill to be used 8/5/26
- Legends Sports Pub & Grill to be used 8/22/26
- Legends Sports Pub & Grill to be used 8/29/26
- Legends Sports Pub & Grill to be used 9/5/26
- Legends Sports Pub & Grill to be used 9/12/26
- Legends Sports Pub & Grill to be used 9/18/26
- Legends Sports Pub & Grill to be used 9/19/26
- Legends Sports Pub & Grill to be used 9/26/26
- Legends Sports Pub & Grill to be used 10/2/26
- Legends Sports Pub & Grill to be used 10/3/26
- Legends Sports Pub & Grill to be used 10/10/26
- Legends Sports Pub & Grill to be used 10/16/26
- Legends Sports Pub & Grill to be used 10/17/26
- Legends Sports Pub & Grill to be used 10/18/26
- Legends Sports Pub & Grill to be used 10/24/26
- Legends Sports Pub & Grill to be used 11/7/26

FILE INTO MINUTES:

The Board approve minutes for the February 2026 term

MEETING WITH COUNTY ATTORNEYS FOR A LEGAL STAFF UPDATE AND TO CONSIDER ACTION ITEMS

The Board met today at 9:31 a.m. for a legal staff update and to consider action items. Present were Commissioner Brad Holton; Commissioner Zach Brooks; Deputy PA Trent McRae; Deputy PA Ben Cramer; Director of Facilities Rick Britton; Director of Solid Waste David Loper; Chief Deputy of Solid Waste Daniel Pecunia; Controller Kyle Wilmot; Director of Constituent Services Steve

Cushman; Realtor Ryan Brodien; Realtor Luke Brown; Realtor Norm Brown; Director of Human Resources Marty Danner; Treasurer Jennifer Watters; Chief Deputy Treasurer Steve Onofrej; additional members of the public; and Deputy Clerk Diana Hoffman. The action items were considered as follows:

Consider a Resolution to Change the Job Title and Pay Grade of One (1) Position in the Treasurer's Office: Director Danner explained that this adjustment is the result of a long-term employee retiring. It is necessary to return the PCN to an entry-level role to support the needs of the Treasurer's Office.

Upon a motion by Commissioner Brooks and a second by Commissioner Holton, the Board voted unanimously to sign the resolution to change the job title and pay grade of one (1) position in the Treasurer's Office as presented. (Resolution No. 26-142)

Consider a Resolution Granting a New Alcoholic Beverage License to Moras LLC dba Taqueria Birrieria El Semaforo: Commissioner Brooks noted that, upon review, the application is in order.

Upon a motion by Commissioner Brooks and a second by Commissioner Holton, the Board voted unanimously to approve and sign the resolution granting a new alcoholic beverage license to Moras LLC dba Taqueria Birrieria El Semaforo. (Resolution No. 26-143)

Consider Purchase and Sale Agreement for Property Located at 15503 SH-44, Caldwell: Director Loper noted that today's discussion concerns the purchase agreement for property located adjacent to the 55 acres previously purchased on Highway 44. *An aerial visual was provided via Google Earth.* The property in question is approximately 2.2 acres and includes a home. Mr. Brown explained that he met with the current owner and advised her that the County was likely interested in the property and would like to provide an appraisal based on the property as it exists, without added commercial development nearby, in order to give the highest value. The appraisal has since been completed. Mr. Brown drafted a purchase and sale agreement based on that appraisal. The contract includes up to a year for the owner to vacate, with 60 days' notice. He recommends including six (6) months guaranteed occupancy. To make the offer more appealing. Director Loper noted that the purchase and sale agreement totals \$634,000, which matches the appraisal amount. The previously purchased 55 acres are currently zoned Agriculture; work is underway to rezone the property to M1 – Commercial. The highway district has also asked to participate in that rezone. Commissioner Brooks stated that it is likely best not to have a neighbor next to a transfer station. Commissioner Holton agreed and noted that the offer is a fair resolution for the property owner.

Commissioner Holton noted that representatives from SWAG (Solid Waste Advisory Group)/Landfill Board were present. One Board member provided comments, stating the over the

years the County has passed up good properties that could have been beneficial. He added, “*Buy land; they aren’t making any more of it.*” This proposal aligns with long-term plans.

Director Loper also noted that the State has plans to develop the overpass near the subject property. The intent is a five (5)-lane interchange, which aligns with the County’s development plans.

Commissioner Brooks motioned to approve the purchase and sale agreement for the property located at 15503 State Highway 44 in Caldwell as presented, with the amendment that the County will guarantee six (6) months of occupancy and possibly up to a year for the seller to remain in the residence. He further amended the motion to include delegating signing authority to the Solid Waste Director for the purchase of this property. Commissioner Holton seconded the motion. The motion carried unanimously. (Agreement No. 26-088)

A request was made to go into Executive Session as follows:

EXECUTIVE SESSION – REGARDING PERSONNEL MATTERS, RECORDS EXEMPT FROM PUBLIC DISCLOSURE, AND TO COMMUNICATE WITH LEGAL COUNSEL REGARDING PENDING/IMMINENTLY LIKELY LITIGATION

Upon a motion by Commissioner Brooks and a second by Commissioner Holton, the Board voted unanimously to enter into Executive Session pursuant to Idaho Code § 74-206(1)(b), (d), and (f), regarding personnel matters, records that are exempt from public disclosure, and to communicate with legal counsel regarding pending/imminently likely litigation at 9:49 a.m. The Executive Session concluded at 10:16 a.m., with no decisions being made and no business being brought forward.

Upon a motion by Commissioner Holton and a second by Commissioner Brooks, the Board voted unanimously to adjourn the meeting at 10:16 a.m. An audio recording is on file in the Commissioners’ Office.

PUBLIC HEARING TO CONSIDER A REQUEST BY KENNETH & LISA SHELTON FOR PRIVATE ROAD NAME CHANGE, CASE NO. RD2026-0008

The Board met today at 10:30 a.m. for a public hearing to consider a request by Kenneth & Lisa Shelton for a private road name change, case no. RD2026-0008. Present were: Commissioners Brad Holton and Zach Brooks, Deputy P.A. Trent McRae, Principal Planner Dan Lister, and Deputy Clerk Jenen Ross.

No members of the public were present for today’s hearing.

Mr. Lister explained this is an existing private road that serves three parcels which are all owned by the same party. Kenneth and Lisa Shelton have requested to change the road name from High Haven Lane to Legacy Ridge Lane.

Commissioner Brooks made a motion that based upon the findings of fact and conclusions of law contained herein for case no. RD2026-0008, that the Board of County Commissioners approve the road name change per CCCO §06-05-13(11), changing the private road name from “High Haven Lane” to “Legacy Ridge Lane”. The motion was seconded by Commissioner Holton and carried unanimously.

Commissioner Holton moved to adjourn the hearing at 10:33 a.m. The motion was seconded by Commissioner Brooks and carried unanimously. An audio recording and supporting documents are on file in the Commissioners' Office.

FY2027 BUDGET WORKSHOP

The Board met today at 11:01 a.m. for a budget workshop. Present were Commissioner Brad Holton; Commissioner Zach Brooks; Controller Kyle Wilmot; Clerk Jess Urresti; Auditing Supervisor Sarah Winslow; Director of Human Resources Marty Danner; Lieutenant Martin Flores; additional County employees; and Deputy Clerk Diana Hoffman.

Commissioner Holton noted that the Board will be working through the budget with the Clerk to draft an initial budget. Clerk Urresti began with new positions and market, line by line.

Market Comp Adjustments:

Commissioner Holton had the following questions:

Commissioner Holton asked the following questions:

- How many departments have worked with HR to get these numbers?
 - Director Danner: Everyone has been in to discuss
- How many of the proposed market adjustments have been reviewed by HR and are supported by HR?
 - Director Danner: 85% of them
- Of the 15% that didn't align with HR review, are they the higher numbers?
 - Director Danner: Yes
- Clerk, would you say that you were involved or just notified?
 - Clerk Urresti: Was aware of some of the early thoughts on A Budgets
 - Mr. Wilmot: Received discussion on budget questions from many departments.

Commissioner Brooks recommended going through the new position requests and making decisions on the ones that are aligned with information available at this time. He provided the following recommendations:

- Sheriff's Office:
 - Corporal & 2 - Jail Tech

- Commissioner Brooks approves of those requests.
- County Agent:
- Fair:
- Treasurer:
 - Commissioner Brooks approves of the County Agent, both Fair positions, and the Treasurer's temporary position.
- Reappraisal:
 - Commissioner Brooks believes he approves of these positions but will go back and check the information.
- Misdemeanor Probation:
 - Commissioner Holton stated he is in favor of adding an officer position

Commissioner Brooks explained that last year there were one (1) or two (2) positions added. Canyon County is a service organization, and it is hard to provide service without people, especially with exponential growth.

- PA Office:
 - Both Commissioners approve of both requested positions
 - Commissioner Brooks noted that he would not want the Public Affairs positions to start until February.
- Fleet:
 - Commissioner Holton noted that fleet explained how they could provide compensation with other savings.
- Housekeeping/Facilities:
 - Commissioner Holton noted that this is necessary based on the additional office space that has opened.
- DSD/Code Enforcement:
 - Commissioner Holton noted that this is a need to reflect growth
 - Commissioner Holton noted that this does not align with the continuous growth
 - Commissioner Brooks noted that he would need to review these further

It was agreed to remove the Maintenance Tech with Facilities and keep the Maintenance Tech from the Fair.

- Emergency Management:
 - Planning Position: Commissioner Holton stated that position could start mid-year
- Compensation:
 - Commissioner Brooks noted that different departments cannot have separate compensation plans
 - The Board agreed that if each department and office designated their own compensation plan it will create competing interests within the County.
- Market/Compensation Adjustments:
 - Field Services & Security Services

- Have been approved
 - Waterways are included in the approval
- Average requested market/compensation adjustment:
 - Just over \$7,000 per PCN
 - \$6,200 When including Landfill & Pest
 - These increases include benefits

Conversation was held regarding how these requests are being presented and how there is likely inconsistency within the requests.

- Coroner:
 - Commissioner Brooks approves of the reclassification of the Deputy Coroner positions from grade 12 to grade 13
- Reappraisal:
 - Seven (7) positions
 - Commissioner Brooks approves six (6) of the position adjustments
 - PCN 583 Commissioner Brooks does not approve of
- TCA:
 - Commissioner Brooks supports the request for the staff attorney
 - Some of the requests would require changes
 - Commissioner Holton agrees
- Facilities:
 - Maintenance Tech 993 is a market adjustment request for a specific current position
 - The Board is in support of Facilities and Weed requests as presented
- Fleet:
 - One market adjustment request
 - Includes moving a position to exempt status
 - Commissioner Brooks is in support of that request as presented
- Juvenile Probation
 - The Board agrees with the requests as presented
- IT:
 - Will need to review again
- Juvenile Detention:
 - Commissioner Brooks is in support of the request as presented
- Auditing:
 - Supervisor: Marketing adjustment
 - Due to historical staff retiring
- Treasurer:
 - Market adjustments and Reclassification requests
 - Will need to review later
- IT:
 - Four (4) market adjustments
 - The Board is in support of three (3) of the requests
- Security Services:
 - Will need to review later

- PA:
 - Commissioner Brooks is in favor of the Criminal Legal Assistant position request
 - Commissioner Brooks can't support the wholesale 2.5% to the office
 - Further discussion is needed on the remaining requests
- DSD:
 - Code Enforcement:
 - Supervisor reclassification
 - Current officers
 - Will need to review later
- Motor Vehicle:
 - Grade 11 to grade 12 increase for Customer Service Specialists
 - Will need to review later
 - Need to understand the justification for the grade change
 - Director Danner stated that she has been sent criteria that would be used for the justification and she is reviewing it
- Pest:
 - Certification achievement increases
 - The Board agrees with these requests as presented
- Landfill:
 - Could create a field for competition within the County
 - The Board does not support these requests currently
 - They will be allotted the blanket market adjustment provided by the County

Commissioner Brooks explained that the current pay structure was put in place by former HR administrators. There is no key to providing guidance on how this information was reached. Director Danner explained that it is important to work with what the County has established to keep things equitable and fair. A review will be coming in FY2026.

- HR:
 - PCN 529 has taken on a lot of added responsibilities in the HR department
 - Will need to review later

Clerk Urresti noted that all of the decisions made in this meeting would be notated and included in an updated document.

Upon a motion by Commissioner Holton and a second by Commissioner Brooks, the Board voted unanimously to continue the meeting at 2:00 p.m. The meeting recessed at 12:04 p.m.

The meeting resumed at 2:00 p.m.

- Emergency Management:
 - Commissioner Brooks feels that this position should be funded six (6) months into the fiscal year

- Civil Attorney:
 - Fund for six (6) months into the fiscal year
- DSD:
 - Code Enforcement Officer II
 - New Position that would provide internal promotion
 - Hire a new code enforcement officer
 - Create salary separation between officer I & II pay grades
 - Director Danner believes the department's size doesn't justify creating position grades
 - Director Danner believes the supervisor's pay aligns with the department size and the duties
 - The Board supports this new position
 - The Board does not support the restructuring
 - Building Inspector
 - This would be a new position
 - The Board supports this new position
- Security Services:
 - Reclassification for when the new jail facility is constructed.
 - Ad-Tech – is on a jail team
 - Currently serving in a customer service role during booking
 - Now running security & control
 - New facility will expand this role further
 - From a grade 11 to grade 12 – based on market
 - It was discussed that Lt. Flores would return with additional information
- Treasurer:
 - Requesting a general 5% increase for those positions not receiving a market adjustment
 - The only position the Board can support is the temporary customer service
 - The Board does not support the other five (5) requests
- HR:
 - Business Partner compensation adjustment
 - The Board is in favor of this request as presented
- PA:
 - The Board is in favor of the 2.5% general wage increase
 - The Board is in favor of the market adjustments for the Legal Assistants-Criminal Division
 - The 2.5% general increase is not included in the market adjustment requests
 - The Legal Assistants have promotion levels within their positions
 - Level promotions will only occur during the budget time to allow Board oversight

Discussion was held regarding promotion processes. Director Danner specified what departments she completed market analysis for. Director Danner elaborated on the intent behind the title and grade changes requested by the Assessor. Mr. Wilmot provided clarification on current salary costs based on the decisions made in the meeting.

Commissioner Brooks inquired about the status of the health trust for FY2027. Director Danner specified that the Board had agreed to allocate all funds for every eligible employee, not just those

enrolled. That will increase the fund by roughly \$500,000. This is in lieu of an employee and employer increase. Mr. Wilmot noted that the fund will be reviewed quarterly to maintain accountability.

Lt. Flores noted that during Sheriff's Office initial budget presentation and the follow-up, the Chief and Sheriff requested a 2% adjustment to the current scale. This would bring the current scale closer to market with neighboring agencies. According to the data, the Canyon County Sheriff's Office is currently behind 20% in all positions. The 2% takes a small step to closing the gap. This comes out to the following dollar amounts:

- 410 Budget: \$142,562
- 510 Budget: \$172,087
- Total: \$314,649 (2% steps adjustment)
- Step increase: 763,857
- Total 2% plus steps: 1,078,506

Mr. Wilmot mentioned that all specialty pay is now delineated appropriately within the budget. That adds roughly \$300,000 to \$400,000 to the budget. This provides more accurate record keeping.

Clerk Urresti stated that they will continue to comb over the B budget. Additional commentary will be presented on 7/16. Once the Clerk's suggested budget is presented next Tuesday there will be additional time before submitting the tentative budget.

The paving of the gun range is a larger budgetary item. Lt. Flores stated that the Chief does have news regarding the gun range, he will have the Board briefed on that Thursday.

Discussion was held regarding possible software purchases. Mr. Wilmot noted that he believes there may be some contracts with savings coming from Director Webb.

Commissioner Holton noted that there are 44 Counties in Idaho. The goal is to work collaboratively with the Clerk. A draft budget will be announced on Tuesday. He listed some of the services funded through property taxes, noting that these services require sufficient funding. He provided commentary on what can happen if funding is not provided but using Canyon County Ambulance district as an example. Canyon County has 54 different budgets, representing 54 different services provided to the public.

Upon a motion by Commissioner Holton and a second by Commissioner Brooks, the Board voted unanimously to adjourn the meeting at 3:05 p.m. An audio recording is on file in the Commissioners' Office.

EMPLOYEE STATUS CHANGE FORMS

The Board approved employee status change forms for:

- Kathy Lopez Vallin, PA's Office
- Jennifer Buettner, PA's Office
- Jessica Forkner, Court Clerks

PUBLIC HEARING TO CONSIDER A REQUEST FROM GIEDRIUS AND VIKTORIJA MARTINAITIS FOR A PRELIMINARY PLAT AND IRRIGATION PLAN FOR THE MARTINAITIS ESTATES SUBDIVISION; CASE NO. SD2022-0023

The Board met today at 1:33 p.m. for a public hearing to consider a request by Giedrius and Viktorija Martinaitis for a preliminary plat and irrigation plan for the Martinaitis Estates Subdivision, case no. SD2022-0023. Present were: Commissioners Brad Holton and Zach Brooks, Principal Planner Dan Lister, Viktorija Martinaitis, Giedrius Martinaitis, and Deputy Clerk Jenen Ross.

Mr. Lister gave the staff report and reviewed a PowerPoint presentation which addressed the following:

- Preliminary plat for a 3 lot subdivision with 1 private road lot
 - Requesting a waiver of City of Caldwell improvements
- Background and history
- Summary
 - 3.99 total acres
 - 1.18 acre average lot size
 - Gravity irrigation
 - Individual wells and septic
 - Drainage would be maintained on site
- Comments
 - Southwest District Health
 - Caldwell Fire
- Recommendation
 - P&Z and DSD Staff recommend approval

- P&Z recommended conditions

- 1) All subdivision improvements (public or private roads, irrigation, and drainage swales/basins) and amenities shall be bonded or completed prior to the Board of County Commissioners' signature on the final plat.
 - a. Construction plans/drawings shall be submitted per CCZO Section 07-17-11. Construction plans/drawings are to be reviewed and approved by the County Engineer prior to construction beginning.
- 2) Finish grades at subdivision boundaries shall match existing finish grades. Runoff shall be maintained on subdivision property unless otherwise approved.
- 3) Development shall comply with the requirements of the local highway district. Evidence shall include the highway district's signature on the final plat.
- 4) Development shall comply with Southwest District Health requirements. Evidence shall be Southwest District Health's signature on the final plat (See Exhibit 4.a).
- 5) Development shall comply with Fire District requirements. Evidence shall include written correspondence from the Fire District before the Board of County Commissioners' signature on the final plat. *(Can be removed per fire letter, Exhibit 4.b)*
- 6) All exterior lighting shall be shielded downward and directed away from adjacent properties. A note shall be added to the final plat.
- 7) No secondary dwellings are permitted on Lots 2 and 3, Block 1. A note shall be added to the final plat.
- 8) Update Preliminary Plat with requirements noted on DSD Review (Exhibit 3.C.8 of staff report) prior to Board of County Commissioners hearing. *(Can be removed. These corrections were made.)*
- 9) Per CCCO 09-01-19(5), the County will require on the face of each final plat a certification line for execution by the City of Caldwell 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.
- 10) Add a note or callout on the preliminary plat that the approach is to be improved per SD-106 and add a plat note "No direct lot access to Dorman Avenue allowed." to comply with HD4 requirements.
- 11) A Water Users Agreement shall be created for Lots 1, 2 and 3 of Block 1 of Martinaitis Estates subdivision prior to the Board's Final Plat signature.
- 12) The Road User's Maintenance Agreement for Sunny Valley Lane shall be amended to add Lots 1, 2, and 3 of Block 1 of Martinaitis Estates subdivision prior to the Board's Final Plat signature
- 13) Development shall comply with irrigation district requirements. A letter from Wilder Irrigation District/Boise Project Board of Control approving the final plat shall be submitted prior to the Board of County Commissioners' signature on the final plat.
 - a. The final plat must show the gravity irrigation (GI) line serving each lot.



Viktorija Martinaitis offered comments noting that they are not developers, they are just trying to improve the property and plan for the future of their family. They would likely sell one of the lots and then invest the money in improving their home and property. She reiterated that they would like to have the City of Caldwell improvements waived as it just doesn't seem to make sense.

Upon the motion of Commissioner Brooks and second by Commissioner Holton the Board voted unanimously to close public testimony.

The Board is in favor of proceeding with the FCOs as were presented with the elimination of conditions 5, 7, 8, and 10. They are in favor of adding condition no. 13.

Commissioner Brooks made a motion that based upon the findings of fact, conclusions of law contained herein for case no. SD2022-0023, that the Board of County Commissioners approve the preliminary plat for Martinaitis Estate Subdivision subject to the conditions of approval as enumerated herein with conditions 5, 7, 8, and 10 removed and the addition of condition 13. The motion was seconded by Commissioner Holton and carried unanimously.

Upon the motion of Commissioner Holton and second by Commissioner Brooks the Board voted unanimously to adjourn the hearing at 1:50 p.m. An audio recording and supporting documents are on file in the Commissioners' Office.

MEETING WITH MISDEMEANOR PROBATION TO DISCUSS THE COST OF SUPERVISION

The Board met today at 2:20 p.m. with Misdemeanor Probation to discuss the cost of supervision. Present were: Commissioners Brad Holton and Zach Brooks, Director of Misdemeanor Probation Jeff Breach, Deputy P.A. Trent McRae, and Deputy Clerk Jenen Ross.

Director Breach gave a brief review of cost of supervision year-to-date revenues as follows:

- YTD: \$492,000
- FY26 Projected revenue: \$448,000

Much of the higher collection is attributed to tax intercept season, however, it is unknown if this year is an anomaly or if revenues will remain this high.

A worksheet was provided to the Board outlining the fee charged by other Idaho counties; statutorily the maximum amount that can be collected is \$75 per month. Director Breach's recommendation would be to increase to the full \$75 so that there won't need to be another evaluation next year.

Discussion ensued regarding some of the logistics surrounding increasing the fee such as fewer people being able to pay and judges waiving the fee.

Commissioner Holton made a motion directing legal and Director Breach to work together towards noticing for a public hearing for a fee increase. The goal is to have this ready to be enacted October 1. The motion was seconded by Commissioner Brooks and carried unanimously.

Upon the motion of Commissioner Holton and second by Commissioner Brooks the Board voted unanimously to adjourn the meeting at 2:43 p.m. An audio recording is on file in the Commissioners' Office.

CONSIDER THE TREASURER'S TAX CHARGE ADJUSTMENTS FOR JUNE 2026

The Board met today at 2:47 p.m. to consider the Treasurer's tax charge adjustments for June 2026. Present were: Commissioners Brad Holton and Zach Brooks, Deputy P.A. Trent McRae, Treasurer Jennifer Watters, Assessor Brian Stender, Finance and Banking Manager Melissa Tucker, Administrative Property Appraiser Supervisor Holly Hopkins, and Deputy Clerk Jenen Ross.

Several of the adjustments for the month of June stemmed from the Assessor's Office so Treasurer Watters invited them to speak on those. Ms. Hopkins explained that the 2024 and 2025 adjustment for Brighton Development is the applied site improvement exemption which had been missed. There was also an adjustment for Thueson S. Lance, this was a commercial building that the Assessor's Office applied an occupancy to, however, after speaking with the owner and the city it was determined that occupancy was not granted until May of this year. Several of the other adjustments are homeowner exemptions being applied. The grand total being removed from the tax roll is \$40,625.49.

Upon the motion of Commissioner Brooks and second by Commissioner Holton the Board voted unanimously to approve and sign the Treasurer's tax charge adjustments for June 2026 as presented.

The meeting concluded at 2:50 p.m. and an audio recording is on file in the Commissioners' Office.

JULY 2026 TERM

CALDWELL, IDAHO JULY 16, 2026

EMPLOYEE STATUS CHANGE FORMS

The Board approved employee status change forms for:

- Sasha Villagomez, Recorder
- Anne Grayson, Juvenile Probation
- Halleigh M. Beckham, Coroner's Office
- Amber Matthews, PA's Office
- Allison (Ari) Adams, Parks

MEETING WITH COUNTY ATTORNEYS FOR A LEGAL STAFF UPDATE

The Board met today at 9:32 a.m. for a legal staff update. Present were Commissioners Brad Holton and Zach Brooks; Deputy PA Trent McRae; Deputy PA Laura Keys; Director of Constituent Services Steve Cushman; Director of HR Marty Danner; and Deputy Clerk Diana Hoffman.

Director Danner explained that during the Human Resources budget meeting, a request was made for \$30,000 for a compensation classification third-party audit. Gallagher has returned with a scope of work totaling \$50,000. The County currently has a \$20,000 credit with Gallagher that can be applied toward this cost. This audit would cover 100 job classifications. The County has over 200 job titles, but auditing 100 of those titles can encompass a large share of duties. It could be considered next fiscal year to audit the remaining job titles. The initial audit would review the 100 most used job classifications across all departments for evaluation. This discussion is an initial communication with the Board and Human Resources; Legal has not reviewed the scope of work.

Commissioner Brooks inquired about the scope of work. Director Danner clarified that it includes compensation benchmarking and market analysis of the job classifications. She noted that the benefit of a third-party analysis is access to more comprehensive data. Commissioner Brooks asked about the projected timeline. Director Danner stated that this is a four (4)- to five (5)-month project. If work could begin in October, then results would be available when planning for the FY2028 budget cycle. Commissioner Brooks noted that, given the timeline, his preference would be to begin the analysis now rather than waiting until October 1, 2026, and the FY2027 cycle. Commissioner Holton agreed. Discussion was held regarding next steps.

A request was made to go into Executive Session as follows:

EXECUTIVE SESSION – REGARDING RECORDS EXEMPT FROM PUBLIC DISCLOSURE AND TO COMMUNICATE WITH LEGAL COUNSEL REGARDING PENDING/IMMINENTLY LIKELY LITIGATION

Upon a motion by Commissioner Brooks and a second by Commissioner Holton, the Board voted unanimously to enter into Executive Session pursuant to Idaho Code § 74-206(1) (d) and (f), regarding records that are exempt from public disclosure and to communicate with legal counsel

regarding pending/imminently likely litigation regarding updates on pending and active litigation as well as cattle and gravel mining at 9:38 a.m. The Executive Session concluded at 10:13 a.m., with no decisions being made and no business being brought forward.

The meeting adjourned at 10:14 a.m. An audio recording is on file in the Commissioners' Office.

DSD GENERAL BUSINESS

The Board met today at 10:33 a.m. for a DSD general business meeting. Present were Commissioner Brad Holton, Commissioner Zach Brooks, Director of DSD Jay Gibbons, Assistant Director of DSD Joshua Johnson, and Deputy Clerk Diana Hoffman.

Director Gibbons stated that he wanted to provide the Board with an update regarding the Admin Ordinance that has been scheduled for August 20. Preliminary hearing information is available on the land hearing website under ordinances. An announcement was sent out to over 100 people, as well as being listed in the paper. It will go before P&Z first. Follow-up dates have been reserved for the BOCC.

There is currently an opening for an associate planner. Human Resources has narrowed the applicant pool to six (6) candidates for interviews. The planning supervisor's job description is being updated. The primary priority is filling the planning positions.

Commissioner Holton noted that the Board encountered a hurdle during the budget workshop regarding the Code Enforcement budget request. Overall, there have been too many department-specific position description breakouts. He noted that another meeting is scheduled for that afternoon for additional discussion on position requests. He explained that Legal is currently reviewing a contract for a third-party audit of common positions within the County.

Director Gibbons noted that there is a single opening on the P&Z Board. Discussion was held regarding possible ways to solicit volunteers to apply for the P&Z Board. Mr. Gibbons noted that he will attend the P&Z meeting this evening and intends to have discussions with the Chairman. Further discussion was held regarding the P&Z Board's term schedule.

Discussion was held on IT projects that are in the development stage.

The meeting was adjourned at 10:44 a.m. An audio recording is on file in the Commissioners' Office.

MEETING TO CONSIDER LIENS AND LIEN RELEASES RELATED TO THE WEED AND PEST DEPARTMENT

The Board met today at 11:18 a.m. to consider liens and lien releases related to the Weed and Pest Departments. Present were Commissioner Brad Holton, Commissioner Zach Brooks, Director of Facilities Rick Britton, and Deputy Clerk Diana Hoffman.

Consider Liens and Lien Releases Related to the Weed and Pest Department:

Lien Releases:

- 1408 Lake Lowell Ave, Nampa – Parcel no. R3201900000
- 2703 E. Chicago St., Caldwell – Parcel no. R3532400000
- 16947 W. Linden St., Caldwell – Parcel no. R3559500000
- 0 Old Hwy 30, Caldwell – Parcel no. R34639010A0
- 11834 Bonnie Lane, Nampa – Parcel no. R2015600000
- 5903 Oak St., Nampa – Parcel no. R2087800000
- 0 Rim Rd., Nampa – Parcel no. R30101011C0
- 0 Rim Rd., Nampa – Parcel no. R30101011C0
- 0 Rim Rd., Nampa – Parcel no. R30101011C0
- 0 Rim Rd., Nampa – Parcel no. R30101011C0
- 0 Deer Flat Rd., Nampa – Parcel no. R3011301000

Director Britton explained that the listed 11 liens are available to be released. They have all been paid in full, and all funds have been submitted to Auditing. For those reasons, Director Britton is requesting that the liens be removed. The total amount of liens to be released is \$10,301.05.

Commissioner Brooks made a motion to approve and sign lien releases related to the Weed and Pest Department as presented with the addresses and parcel numbers enumerated on the Commissioners' agenda.

Commissioner Holton noted that for those interested in specific amounts per lien release, those are public documents and maybe requested through a public record requested.

Commissioner Holton seconded the motion. The motion passed unanimously.

Commissioner Holton addressed an issue that has arisen over the last couple of weeks regarding weed concerns in Canyon County. He explained that people may have certain expectations about weeds on active agricultural fields and what they should look like. Canyon County is a rural, farming area. He recommended speaking with your neighbor before filing a complaint, as many issues can be resolved without involving County Weed staff. He also noted that the same principle applies regarding pests.

The meeting adjourned at 11:23 a.m. An audio recording is on file in the Commissioners' Office.

FY2027 BUDGET WORKSHOP

The Board met today at 1:33 p.m. for a FY2027 budget workshop. Present were: Commissioners Brad Holton and Zach Brooks, Clerk Jess Urresti, Controller Kyle Wilmot, Auditing Supervisor Sarah Winslow, Assistant Parks Director Michael Farrell, Parks Director Nicki Schwend, HR Director Marty Danner, Facilities Director Rick Britton, Chief Deputy Sheriff Doug Hart, Lt. Martin Flores, Chief Deputy Treasurer Steve Onofrei, Assessor Brian Stender, Chief Deputy Assessor Roger Craig, Business Manager Lisa Walker, CCSO PIO Joe Decker, Other CCSO personnel, and Deputy Clerk Jenen Ross.

The following items were discussed:

CCSO

- There was a request to reclassify 11 ad-tech positions; instead, they would like to add premium pay of \$120.75 per pay period which would reduce the cost to approximately \$34,000.
- There was a request for three new positions related to a new women's detention facility, however, due to the timeframe these will not be necessary positions for fiscal year 2027. Removal of the positions will reduce the budget request by \$80,286.
- B budget: Had originally included AI software, but the prosecutor has expressed concerns based on other agencies' use of the software. This budget request will be removed for FY2027 which will be a \$53,000 reduction.
- Gun range: The Sheriff's Office has been in discussions with another entity regarding a long-term partnership. The funding request is looking positive but has not yet been fully approved.
- In response to a question from an earlier meeting regarding a 1% COLA, Chief Hart indicated that would equate to \$187,126 for commissioned deputies within the step scale.
- The Board would like to pull the Emergency Management position.
- In regard to the professional staff (non-commissioned), the Board would like to follow the same tiered COLA as the rest of the county.

PA

- Discussion regarding promotions vs. additional responsibilities; Commissioner Brooks is comfortable with the promotions; however, Commissioner Holton is not comfortable making a decision at this time.

The Board would like to have further discussion with the Prosecutor on Monday, July 20th.

Assessor

- Motor Vehicle: Adjustments to Customer Service Specialist positions

The Board would like the Assessor and HR to have continued discussions and to come back to the Board next week with additional information.

In response to a question from the Clerk, as of today, the Board is okay working with the numbers provided based on 3.5% and 2.5% COLAs.

Commissioner Brooks is open to the Controller's suggestion regarding fund balance; Controller Wilmot said he is comfortable at 20-30% in fund balance.

Commissioner Holton adjourned the meeting at 2:39 p.m. An audio recording and supporting documents are on file in the Commissioners' Office.

JULY 2026 TERM

CALDWELL, IDAHO JULY 17, 2026

No meetings were held this day.

JULY 2026 TERM

CALDWELL, IDAHO JULY 20, 2026

EMPLOYEE STATUS CHANGE FORMS

The Board approved employee status change forms for:

- Seth Reisbeck, CCSO
- Shawn Weigelt, CCSO
- David Puga, CCSO

CATERING PERMITS

The Board approved an Idaho Liquor Catering Permit for:

- The Hop House to be used 7/24/26

FY2027 BUDGET WORKSHOP

The Board met today at 1:32 p.m. for a FY2027 budget workshop. Present were: Commissioners Brad Holton and Zach Brooks, Clerk Jess Urresti, Controller Kyle Wilmot, Auditing Supervisor Sarah Winslow, P.A. Chris Boyd, Assessor Brian Stender, Chief Deputy Assessor Roger Craig, Business Manager Lisa Walker, HR Director Marty Danner, Director of Constituent Services Steve Cushman, Parks Director Nicki Schwend, Assistant Parks Director Mike Farrell, Lt. Martin Flores, Chief Deputy Treasurer Steve Onofrei, Facilities Director Rick Britton, and Deputy Clerk Jenen Ross.

Discussion items were as follows:

Assessor

Assessor Stender explained that although he met with Director Danner, they were not able to come to an agreement as to what should be done with the Motor Vehicle Customer Service Specialists. He reviewed a worksheet he prepared, giving a breakdown of the requested wage changes (a copy is on file with this day's minutes). The Board appreciates the work Assessor Stender has put into this; at this time, they are supporting the 3.5% COLA as applied to all other county employees.

CCSO

Lt. Flores confirmed the 1% applies only to commissioned/sworn staff. The Board supports the 1% market adjustment plus the steps.

PA

Commissioner Brooks said he is in support of PCN554, and the criminal legal assistants market adjustments.

A request was made to go into Executive Session as follows:

EXECUTIVE SESSION – RECORDS EXEMPT FROM PUBLIC DISCLOSURE AND TO COMMUNICATE WITH LEGAL COUNSEL REGARDING PENDING/IMMINENTLY LIKELY LITIGATION

Commissioner Brooks made a motion to go into Executive Session at 1:54 p.m. pursuant to Idaho Code, Section 74-206(1) (d) and (f) regarding records exempt from public disclosure and to communicate with legal counsel regarding pending/imminently likely litigation. The motion was seconded by Commissioner Holton. Commissioner Holton took a roll call vote where he, along with Commissioner Brooks, voted in favor of the motion to enter into Executive Session. The motion carried unanimously. Present were: Commissioners Brad Holton and Zach Brooks, county legal staff, and other participants. The Executive Session concluded at 3:21 p.m. with no decision being called for in open session.

Following the executive session, Commissioner Brooks explained the Prosecutor's Office has prioritized some positions and based on the information received he is in support of the following:

- PCNs 970 and 835 –promotion to grade 17, step 9
- PCN 971 – promotion due to increased responsibility

Commissioner Holton concurs with these recommendations.

Appreciation days:

Director Danner said that in previous years the appreciation days have been the days surrounding the holidays such as the day after Thanksgiving and before/after Christmas. However, generally 1/3 of county employees end up flexing these days due to offices being unable to close. Her suggestion for this year is to move from 24 hours of appreciation time to 40 hours. She noted there are some stipulations that would come with the 40 hours of appreciation time such as: appreciation days would only be applied to fulltime eligible employees as of 8/1/26, the awarded appreciation time must be used in FY2027 (it will not carry over), there is no cash value so if an employee separates there is no pay out, and scheduling of the appreciation time off must be based on the needs of the department and the employee must work with their manager/director to schedule time off.

Discussion ensued between the Board and the other Elected Officials. Clerk Urresti is in full support of the suggestion. Assessor Stender supports the suggestion but does like the idea of two fixed days as is reinforces the closure of his offices. PA Boyd is also in support and agrees with the Assessor in regard to the two fixed days. The Board supports the suggestions made by Assessor Stender and PA Boyd and noted the appreciation days would be Friday, November 27, 2026 and Thursday, December 24, 2026.

Commissioner Brooks motioned to adjourn the meeting at 3:36 p.m. The motion was seconded by Commissioner Holton and carried unanimously. An audio recording and supporting documents are on file in the Commissioners' Office.

JULY 2026 TERM

CALDWELL, IDAHO JULY 21, 2026

EMPLOYEE STATUS CHANGE FORMS

The Board approved employee status change forms for:

- Tayla Pruitt, Coroner's Office
- Dolan Adams, CCSO
- Garrett Kaufer, CCSO

MEETING WITH COUNTY ATTORNEYS FOR A LEGAL STAFF UPDATE AND TO CONSIDER ACTION ITEMS

The Board met today at 9:30 a.m. for a legal staff update and to consider action items. Present were Commissioner Brad Holton; Commissioner Zach Brooks; Chief Deputy PA Aaron Bazzoli; Deputy PA Trent McRae; Deputy PA Ben Cramer; Director of Solid Waste David Loper; Chief Deputy Director Daniel Pecunia; Realtor Norm Brown; Realtor Luke Brown; Realtor Ryan Brodien; Chief Doug Hart; Emergency Manager Christine Wendelsdorf; Director of IT Steve Webb; Business Manager Caitlin Pendell; Business Manager Micki Schlapia; Assistant Director Scott Phillips; Director of Constituent Services Steve Cushman; Controller Kyle Wilmot; Clerk Jess Urresti; and Deputy Clerk Diana Hoffman. The action items were considered as follows:

Consider Idaho Office of Emergency Management Performance Grant Program 2025 Subrecipient Agreement: Ms. Wendelsdorf stated this is the new emergency management performance grant application. The amount has decreased slightly from previous years. There were some additional stipulations for the grant. Those have been worked out with the Idaho Office of Emergency Management prior to today. Mr. Cramer noted that this is a renewal of a grant application. The terms for all federal grants have changed substantially in the last few years, such as the requirements but also in terms of the consequences of failing to follow the requirements. This has been reviewed fully before considering the grant. Legal's position is that it is appropriate to sign. Commissioner Brooks inquired as to whether the match amount has been budgeted. Ms. Wendelsdorf confirmed that it has been budgeted.

Upon a motion by Commissioner Brooks and a second by Commissioner Holton, the Board voted unanimously to sign the Idaho Office of Emergency Management performance grant program 2025 subrecipient agreement as presented. (Agreement No. 26-089)

Consider Insight Renewal Agreement for Microsoft 365: Director Webb noted that this is a renewal. This is a triannual renewal. This locks in pricing. The IT team has worked hard to reduce the license count where applicable. This contract allows licenses to be added but not reduced for three (3) years. Mr. Phillips noted that this contract does include an eight percent (8%) increase from Microsoft. Mr. Phillips expressed his admiration for the hard work of Jairo and the operations team for their hard work to get the price down on this.

Upon a motion by Commissioner Brooks and a second by Commissioner Holton, the Board voted unanimously to sign the Insight renewal agreement for Microsoft 365 as presented.
(Agreement No. 26-090)

Consider Donating Certain Information Technology Department Property of Nominal Value to Computers for Kids, Inc.: Ms. Pendell explained that this resolution lists equipment that has outlived the life cycle allotted by the County. The standard life span of a computer is five (5) years. Canyon County IT tries to keep them for six (6) years when able. IT removes the hard drives before donating the equipment to Computers for Kids. They rebuild and install new hard drives for their users. Commissioner Holton noted that this practice has occurred for many years.

Consider Designating Certain Information Technology Department Property as Having Nominal Value and Authorizing Its Destruction: Ms. Pendell noted that this resolution is designating surplus property with nominal value and authorizing the destruction of Canyon County Information Technology equipment. This includes PCs and Print Shop equipment that no longer have value. This includes network switches, access points, phones, and TVs, that no longer work or are broken. This allows IT to properly discard the items without destroying assets that belong to Canyon County inappropriately.

Discussion was held regarding the value listed with the list of donation items for Computers for Kids.

Upon a motion by Commissioner Brooks and a second by Commissioner Holton, the Board voted unanimously to sign the resolution designating certain IT department property as having nominal value and authorizing its destruction, and to sign the resolution donating certain IT department property of nominal value to Computers for Kids Inc., as presented. (Resolution Nos. 26-144 & 145)

Consider Updated Purchase and Sale Agreement for Property Located at 15503 SH-44: Mr. Brown stated that he met with the owner of the property. They brought in their own residential agent. The agent felt it was a good appraisal. The husband felt it was worth more. Discussion was held with the homeowners regarding ITD's future plans. The broker representing them felt that no closing costs or other fees should be incurred by the property owner. That has been updated in the contract in an attempt to accommodate the seller. Director Loper reiterated that this updated

contract has the County covering all fees. This contract allows them to take any items from the property that do not impede the structural integrity of the buildings. It states they can stay at the property for up to 12 months for \$1 a month, with six (6) months guaranteed and after the six (6) months, a minimum of 90 days' notice must be given by the County.

Discussion was held regarding ITD projects and how they will impact this specific property. Director Loper believes future projects in the area proposed by ITD will benefit the County.

Mr. Brown stated that the seller's agent had requested a moving allowance. Mr. Brown explained that this is not an allowable request. All requests, beyond a moving allowance, have been granted.

Upon a motion by Commissioner Brooks and a second by Commissioner Holton, the Board voted unanimously to sign the updated purchase and sale agreement for property located at 15503 State Highway 44 as presented. Commissioner Brooks agreed to initial the individual pages of the agreement. (Agreement No. 26-091)

Discussion was held regarding how long the sellers should have allotted to respond.

Upon a motion by Commissioner Holton and a second by Commissioner Brooks, the Board voted unanimously to extend what is in the document and change it to seven (7) days to respond.

Commissioner Holton stated that they will have Director Loper sign and initial the agreement to be consistent, but the Board would sign the final page.

A request was made to go into Executive Session as follows:

EXECUTIVE SESSION – REGARDING ACQUISITION OF AN INTEREST IN REAL PROPERTY, RECORDS EXEMPT FROM PUBLIC DISCLOSURE, AND TO COMMUNICATE WITH LEGAL COUNSEL REGARDING PENDING/IMMINENTLY LIKELY LITIGATION

Upon a motion by Commissioner Brooks and a second by Commissioner Holton, the Board voted unanimously to enter into Executive Session pursuant to Idaho Code § 74-206(1)(c), (d), and (f), regarding acquisition of an interest in real property, records that are exempt from public disclosure, and to communicate with legal counsel regarding pending/imminently likely litigation at 9:55 a.m. The Executive Session concluded at 10:16 a.m., with no decisions being made and no business being brought forward.

The Meeting adjourned at 10:32 a.m. An audio recording is on file in the Commissioners' Office.

Following the meeting: Realtor Norm Brown received a counteroffer from the property owner, prior to today's signed offer being presented to the seller. The offer was rejected because the offer price of \$700,000 exceeded the appraised value.

MEETING TO RECEIVE THE CLERK'S FY2027 SUGGESTED BUDGET

The Board met today at 1:30 p.m. to receive the Clerk's FY2027 Suggested Budget. Present were: Commissioners Brad Holton and Zach Brooks, Clerk Jess Urresti, Controller Kyle Wilmot, Auditing Supervisor Sarah Winslow, HR Director Marty Danner, Assessor Brian Stender, Lt. Martin Flores, CCSO Sr. Finance Specialist Bree Ann Kilbourne, CCSO PIO Joe Decker, Other CCSO personnel, Chief Deputy Treasurer Steve Onofrei, Parks Director Nicki Schwend, Assistant Park Director Mike Ferrell, Outdoor Recreation Planner Aaron Johnston, Director of Misdemeanor Probation Jeff Breach, Director of Constituent Services Steve Cushman, Facilities Director Rick Britton, and Deputy Clerk Jenen Ross.

Clerk Urresti explained the suggested budget being presented today is a culmination of the budget workshops, meetings, and decisions that have happened over the past couple of months.

Controller Wilmot provided a brief review of the suggested budget worksheet noting the total tentative budget amount of \$149,775,316.22. A copy of the worksheet is on file with this day's minutes.

Upon the motion of Commissioner Holton and second by Commissioner Brooks the Board voted unanimously to adjourn the meeting at 1:41 p.m. An audio recording is on file in the Commissioners' Office.

JULY 2026 TERM

CALDWELL, IDAHO JULY 22, 2026

EMPLOYEE STATUS CHANGE FORMS

The Board approved employee status change forms for:

- Landon Johnson, Weed & Pest
- Trayton Meyers, CCSO

PUBLIC HEARING TO CONSIDER CHARLES CUPP, SIERRA CUPP, MARK MORGAN, MICHELLE MORGAN, MARK FLITTON, DEBRA FLITTON, DUSTIN HAMMONS, AND AMBER SWAIN APPEALING THE DECISION BY DEVELOPMENT SERVICES DIRECTOR TO CHANGE FOUR (4) ADDRESSES ON CHICKEN DINNER ROAD; CASE NO. ADR2026-0001-APL

The Board met today at 1:30 p.m. for a public hearing to consider Charles Cupp, Sierra Cupp, Mark Morgan, Michelle Morgan, Mark Flitton, Debra Flitton, Dustin Hammons, and Amber Swain appealing the decision by development services director to change four (4) addresses on Chicken Dinner Road; case no. ADR2026-0001-APL.

The applicants and DSD have agreed to table the hearing to August 18, 2026 at 1:30 p.m. Commissioner Holton made a motion to table the hearing as requested. The motion was seconded by Commissioner Brooks and carried unanimously. The meeting concluded at 1:31 p.m. and an audio recording is on file in the Commissioners' Office.

PUBLIC HEARING TO CONSIDER A REQUEST FROM SERGEY LUDAN FOR A REZONE OF APPROXIMATELY 2.92 ACRES FROM AN "RR" (RURAL RESIDENTIAL) ZONE TO A "R1" (SINGLE FAMILY RESIDENTIAL) ZONE; CASE NO. RZ2025-0008

The Board met today at 2:30 p.m. for a public hearing to consider a request by Sergey Ludan for a rezone of approximately 2.92 acres from an "RR" (rural residential) zone to "R1" (single family residential) zone; case no. RZ2025-0008. Present were: Commissioners Brad Holton and Zach Brooks, Deputy P.A. Laura Keys, Deputy P.A. Trent McRae, DSD Director Jay Gibbons, Principal Planner Deb Root, Sergey Ludan, Renee Kelley, Tina DeBoer, and Deputy Clerk Jenen Ross.

Mr. Ludan offered testimony in support of his application stating that his property has 2 homes with separate addresses. His mother lives in the small home and would like to have her own legal parcel and he would like to divide the property meeting the minimum lot size requirements for the R1 zone. This rezone is not for high density development or additional housing; it is simply for him and his mother to individually own their homes. He spoke about the importance of being able to live nearby so he can be of assistance as his mother gets older. He explained that based on the surrounding parcel pattern, 34 nearby properties average about 2.6 acres and his 2.92 acre parcel is consistent with the pattern. Dividing his parcel into two 1.45 acre lots would maintain a low-density residential pattern consistent with the surrounding neighborhood. The property has a private road that safely serves both homes, so this split won't create traffic or access problems. He noted that the property to the west of his is an active tree product business that creates noise and commercial activity. Rezoning to R1 would provide a more appropriate residential transition while preserving the low-density character of the neighborhood.

Deb Root said that this property was zoned rural residential with the adoption of the 1979 zoning map, therefore the majority of the properties to the east, west, and north of the subject property are rural residential and the property to the south is primarily agricultural. The current zoning map identifies the property as residential, as well. The Nampa Municipal Airport is to the west of the property, but it does not lie within the overlay area. The tree service is located to the west and immediately adjacent in the northwest corner of the subject property. It was approved in approximately 2012 with a CUP. At that time, the residential parcels that are adjacent to it did not exist; it was a rural field at the time the tree service was approved. The comprehensive plan is consistent with the residential request, so it's generally consistent with a comprehensive plan. The Planning and Zoning Commission indicated that the proposed zone change from RR to R1 was not more appropriate than the current zoning designation. The 2.92-acre parcel is consistent with the 34 notified properties with an average parcel size of 2.68 acres. The area is essentially residential so dividing the property into two R1 parcels would provide the owners the opportunity to build a secondary residence at some point in time which would double the density on this property. The

proposed zoning map is generally compatible with the surrounding land use. The rezone to R1 would not necessarily have a negative effect on the character of the area. The property has adequate facilities, one home is served by a well and septic, and the other is served by Nampa City water and a septic system. Legal access exists to the property by a private road that is paved and has met the requirements of the ordinances. Public street improvements are not required at this time. The request to split the property into two pieces is not anticipated to negatively impact public services.

In its analysis, staff did not find a strong argument for either approval or denial but is leaning more toward denial due to the character of the area with the average lot sizes being 2.68 acres vs. 1-acre and the tree service being immediately adjacent. The Planning and Zoning Commission recommended denial as they did not believe that an amendment to the zoning map was more appropriate than the current zoning of rural residential.

Renee Kelley offers testimony in opposition expressing her concern about the applicant's ability to subdivide. She would like to ensure there is a limit to the property being subdivided and available building permits. Or she'd like to see this delayed until the property can be annexed into the City of Nampa as she feels the city has stronger code enforcement and quicker police response.

Tina DeBoar read a statement into the record as follows: : '*... I respectfully ask that you uphold the Planning and Zoning Commission's decision and deny the applicant's request to rezone this property. P&Z carefully considered the evidence and testimony presented by both the applicant and neighboring property owners before reaching its decision. I believe that decision was well supported and should be upheld. The existing rural residential zoning reflects the long-established character of the area. Our community consists of primarily acreage, hobby farms, open space livestock, the things that you guys have heard from us over and over, I'm sure. Many of us intentionally chose to live here because of the rural lifestyle and because the current zoning provides reasonable protection for that way of life. I don't believe the proposed R1 zoning is more appropriate than the existing rural residential designation, nor do I believe it's compatible with the surrounding land uses. As you are aware, our area is struggling with safety due to traffic issues impacting our quality of life. Growth should be managed in a way that protects the people who already live here. None of us want higher density zoning in our areas that will gradually change the character of our neighborhood. I'm also concerned about the precedent this decision could establish. Approving this rezone would make it more difficult to preserve the rural character that has defined this area for many years, and that current residents reasonably relied upon when purchasing their homes and investing in their properties. After reviewing Canyon County's criteria for zoning amendments, I respectfully believe the applicant has not demonstrated that this request is more appropriate than the existing zoning, that it is compatible with the surrounding land uses or that it avoids negatively affecting the character of the area. For those reasons, I respectfully ask you to uphold the Planning and Zoning Commission's decision and deny the requested rezone.*'

Upon the motion of Commissioner Holton and second by Commissioner Brooks the Board voted unanimously to close public testimony.

Board discussion and deliberation ensued. The discussion mainly focused on setting a precedent in regard to ADUs. However, simply dividing this one property so each home can be their own parcel does not cause any change. Following the discussion, Commissioner Holton noted he would like more

of staff's recommendations to be included in the FCOs vs. the findings from P&Z and the Board reviewed the evaluation criteria as follows:

A. Is the proposed zone change generally consistent with the comprehensive plan?

The Board found in the affirmative.

B. When considering the surrounding land uses, is the proposed zone change more appropriate than the current zoning designation?

The Board does not believe the proposed zone is more appropriate than the current zoning designation.

C. Is the proposed zoning map amendment compatible with surrounding land uses?

The Board feels this change could potentially increase the density no longer making it compatible with the surrounding land uses.

D. Will the proposed zoning map amendment negatively affect the character of the area? What measures will be implemented to mitigate impacts?

The Board feels the criteria has been met and does not feel there is a negative impact to the character of the area.

E. Will adequate facilities and services including sewer, water, drainage, irrigation and utilities be provided to accommodate the proposed zoning map amendment?

The Board agrees with the proposed findings.

F. Does legal access to the subject property for the zoning map amendment exist or will it exist at the time of development?

Legal access currently exists.

G. Does the proposed zoning map amendment require public street improvements in order to provide adequate access to and from the subject property to minimize undue interference with existing or future traffic patterns created by the proposed development? What measures have been taken to mitigate road improvements or traffic impacts?

The criteria has been met as there is already access.

H. Will the proposed zoning map amendment impact essential public services and facilities, such as schools, police, fire and emergency medical services? What measures will be implemented to mitigate impacts? (Ord. 16-007, 6-20-2016)?

No, because structures already exist.

Ms. Root will revise the findings to reflect the discussion amongst the Board.

Commissioner Brooks made a motion that based upon the findings of fact, conclusions of law and order contained herein and with what has been put on the record today, that the Board of County Commissioners denies case no. RZ2025-0008, a zoning amendment of 2.92 acres from RR to R1.

Commissioner Holton amended the motion to include that staff will bring back the fully written FCOs for approval in the next 2-6 weeks. The amendment was accepted and the motion was seconded by Commissioner Holton. The motion carried unanimously.

Commissioner Holton closed and adjourned the hearing at 3:26 p.m. An audio recording and supporting documents are on file in the Commissioners' Office.

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

Commissioner Brooks made a motion to go into Executive Session at 3:33 p.m. pursuant to Idaho Code, Section 74-206(1) (d) and (f) regarding records exempt from public disclosure and to communicate with legal counsel regarding pending/imminently likely litigation. The motion was seconded by Commissioner Holton. Commissioner Holton took a roll call vote where he, along with Commissioner Brooks, voted in favor of the motion to enter into Executive Session. The motion carried unanimously. Present were: Commissioners Brad Holton and Zach Brooks, county legal staff, and other participants. The Executive Session concluded at 4:51 p.m. with no decision being called for in open session.

Commissioner Holton noted that this executive session will be continued to 4:00 p.m. tomorrow, July 23rd and then made a motion to adjourn the meeting at 4:51 p.m. The motion was seconded by Commissioner Brooks and carried unanimously.

JULY 2026 TERM

CALDWELL, IDAHO JULY 23, 2026

EMPLOYEE STATUS CHANGE FORMS

The Board approved employee status change forms for:

- Estefany Alvarez, Misdemeanor Probation

MEETING WITH COUNTY ATTORNEYS FOR A LEGAL STAFF UPDATE

CLERK/COMMISSIONERS FY2027 TENTATIVE BUDGET WORKSHOP

PUBLIC HEARING TO CONSIDER A REQUEST FROM KAREN DESIMINI FOR A CONDITIONAL REZONE OF PARCEL R14970202, APPROXIMATELY 2.6 ACRES, FROM AN "A" (AGRICULTURAL) ZONE TO AN "R-1" (SINGLE-FAMILY RESIDENTIAL) ZONE; CASE NO. CR2025-0006

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

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

The Board met today at 4:02 p.m. for an executive session. Present were Commissioner Brad Holton, Commissioner Zach Brooks, Chief Deputy PA Aaron Bazzoli, Deputy PA Trent McRae; Deputy PA Ben Cramer; Director of Facilities Rick Britton; Sheriff Kieren Donahue; Chief Doug Hart; and Deputy Clerk Diana Hoffman.

Commissioner Holton noted that this was a continuation of the Executive Session yesterday, Wednesday, July 22. Upon a motion by Commissioner Brooks and a second by Commissioner Holton, the Board voted unanimously to enter into Executive Session pursuant to Idaho Code § 74-206(1) (d), and (f), regarding records that are exempt from public disclosure and to communicate with legal counsel regarding pending/imminently likely litigation at 4:03 p.m. The Executive Session concluded at 5:02 p.m., with no decisions being made and no business being brought forward.

The meeting adjourned at 5:03 p.m. An audio recording is on file in the Commissioners' Office.

JULY 2026 TERM

CALDWELL, IDAHO JULY 24, 2026

No meetings were held this day.

JULY 2026 TERM

CALDWELL, IDAHO JULY 27, 2026

CATERING PERMITS

The Board approved an Idaho Liquor Catering Permit for:

- Swirl Wine Shop and Lounge LLC to be used 8/01

CLERK/COMMISSIONERS FY2027 TENTATIVE BUDGET WORKSHOP

JULY 2026 TERM

CALDWELL, IDAHO JULY 28, 2026

PUBLIC HEARING TO CONSIDER A REQUEST BY MIDDLETON 187 LLC, REPRESENTED BY TODD CAMPBELL CUSTOM HOMES, FOR A CONDITIONAL REZONE FROM "A" (AGRICULTURAL) ZONE TO "CR-R1" (CR-SINGLE FAMILY RESIDENTIAL) ZONE; CASE NO. CR2025-0012

The Board met today at 1:36 p.m. for a public hearing to consider a request by Middleton 187 LLC, represented by Todd Campbell Custom Homes, for a conditional rezone from "A" (agricultural) to "CR-R1" (conditional rezone – single family residential), case no. CR2025-0012. Present were: Commissioners Leslie Van Beek, Brad Holton and Zach Brooks, Principal Planner Deb Root, Assistant DSD Director Josh Johnson, Attorney Heath Clark, Cassondra Harig, Shirley Hoffman, Daniel Richards, Kim Takagi, Rose Vargason, Denise Rhodes, Allen Colson, James Griggs, Ted Todd, Dean Waite, Mike Wedman, Lyle Zufelt, Sharon Griggs, Barbara Burkhardt, Donna Dougan, Jan Rice, Angela Anderson, Frank Rice, Greg Baker, Carla Slater, Sadie Miller, Joe Roth, Lacy Schank, Tamara Slowiaczek, Kimberly Roth, Mark Press, and Deputy Clerk Jenen Ross.

Heath Clark presented on behalf of the applicant reviewing a PowerPoint presentation and providing the following information on the application:

- Property is located between Duff Lane and Lansing Lane, just north of Middleton city limits
- Planning supports this conditional rezone
 - The property is designed residential in the 2030 comprehensive plan
 - The existing conditions support the conditional rezone including significant residential development on all sides, the proposal matches the size of the R-1 development
 - Proper conditions have been included
- This is on the same property as a previous project (Farmington Heights/Hills); however, this is a different project
 - A brief review of the previous project was provided.
 - The main difference between the two applications is that the current application has 'county sized' lots vs. the previous application which had 'city sized' lots.
- Process
 - Due to the county's process a plat cannot be brought forward with a rezone which means that a TIS cannot yet be completed.
- Conditions
 - Density capped at 1.3 acre minimum lot size
 - Community well system
 - Well system would be for indoor use only; there is an irrigation right of outdoor use
 - Sprinkling of all homes
 - Contribution to Middleton School District
- ITD and Highway District No. 4 have both reviewed the project and have not provided any comment of objection
 - Highway District 4 identified the intersections of Duff Lane and Lansing Lane as areas of concern.
 - ITD has indicated that for the foreseeable future there will be no improvements; improvements will have to be by private participation.
 - P&Z proposed a condition that both intersections would need to be improved before a final plat would be issued; the applicants are in agreement with this condition.
- Evaluation Criteria
 - Criteria was reviewed with reasoning as to why this application meets the criteria.

- o The applicant agrees with staff's conditions of approval including condition no. 4 requiring the improvement of Duff Lane and Lansing Lane intersections, and condition no. 12 requiring 1.3-acre minimum lots.

Mr. Clark addressed several questions from Commissioners Van Beek and Holton related to the impact on Middleton schools, Purple Sage Road/area improvements, topography issues on Foothills Road, and irrigation being put onto common lots.

Deb Root gave the staff report presentation which reviewed the following:

- Request is a conditional rezone from "A" agricultural to "CR-R1" conditional rezone – single family residential
- Subject property is located between Duff Lane and Lansing Lane north of Foothill Rd. and south of Purple Sage.
- At the time of application, the subject parcel was in the impact area and legal has indicated that for the purposes of the application it should still be considered in the impact area. The applicants did not enter into a pre-annexation agreement with the City of Middleton based on the direction provided at the previous hearing for Farmington Hills (Heights).
- At this time, there is no opportunity to connect to Middleton city services. The city does not want lots of this size.
- Planning and Zoning forwarded this application with a recommendation of denial finding that criteria 2, 3, 4, 6, and 8 were not met.
- Conditions provided by staff required a community water system, and lot sizes must be 1.3 acres.
- In regard to the Lansing Lane and Duff Lane intersections, those improvements are to be made at the Hwy 44 intersections, not at the building site.
- Highway District No. 4 will evaluate their TIS at the time of preliminary plat where additional conditions could be added if necessary.
- Impact fees generated from this development could be used for improvements north of Hwy 44 at Lansing Lane, Duff Lane and at Purple Sage. Not necessarily to build the intersection but to improve the roadway.
- The application is consistent with the 2030 Comprehensive Plan and has been identified for residential for many years. The plan aligns with multiple goals and policies.
- The future land use map for the City of Middleton also identifies this area as residential.
- On January 4, 2026 this area was removed from the area of impact by the Board of County Commissioners.
- There is a fair amount of density surrounding the subject property. There are 13 platted developments in the immediate vicinity with an average lot size of 1.6 acres. There are some larger lots to the west which were created by a conditional use permit and continue to be zoned ag.
- This is a bowl shaped parcel with drainage running downhill from east to west.
- Site photos were reviewed which show this is an agricultural property but with limitations due to slope, topography and surrounding development.
- Within a ¼ mile there are 16 platted subdivisions, approximately 250 lots and three subdivisions in the platting or build out phases; within a ½ mile there are 33 platted subdivisions and 558 lots.
- The proposed application, with 1.3 acres lots, is very consistent with development in the area with some agricultural properties to the north and west of the subject property.

- A community water system will ensure that water remains quality and consistent; prior to preliminary plat, there will be a review by Southwest District Health.
- Staff finds that this area is residential and has been transitioning to residential since 1979.
- The character of the area continues to change as R1 residential development is approved. There are large estate type homes being built in the area; they're not agricultural. There are larger agricultural type properties to the north and west.
- Water will be provided by community well and individual septic. Pressurized irrigation will be provided by Black Canyon Irrigation.
- Williams Northwest Gas pipeline, as indicated by Mr. Clark, will be in an easement that is owned and maintained by the homeowner's association.
- Meadow Park and Willis Road are collector roadways, and the developer will be required to build out their half section of Meadow Park and the whole Willis Rd. section as a collector within the development.
- Highway District No. 4 has indicated that a TIS will be required, and mitigation measures and conditions will be addressed at the time of platting.
- Duff Lane is a minor arterial, Lansing Lane, Meadow Park, and Willis Road are collector roadways – the development must comply with Highway District 4 requirements at the time of platting.
- The fire district did not comment due to the lack of a plat. They will need to review accesses, turnaround, etc. The fire district will work with the applicant at the time of preliminary plat as to whether fire hydrants are required. The applicant has committed to putting sprinklers in homes, however, that is a proposed condition so it will need to be added if the Board chooses to approve the application.
- Canyon County Sheriff's Office, Canyon County Paramedics, Idaho Power, and Intermountain Gas were all noticed but did not respond.
- A response was received from Middleton School District addressing the first phase of funding for a new elementary school which should be open by the fall of 2027 or sometime in 2028. In an effort to help mitigate some of the initial costs, the developer has offered to contribute \$1500 per residential lot. Bus stops and pathways connections should be provided with the development.
- The developer has agreed to ensure the intersections of Duff Lane and Lansing Lane intersections with Hwy 44 are built out prior to the final plat being signed. No lots will be eligible for construction until those intersections are operational.
- Staff is recommending approval; Planning and Zoning recommended denial.

Ms. Root addressed several questions from Commissioner Van Beek mainly related to the school capacity. She also addressed Commissioner Brooks's question regarding the development of the intersections and exactly what that entails. Ms. Root confirmed that the intersections are planned to be signalized. This will be included as a condition in the development agreement. Additionally, the developer is working with ITD and the highway district so that as the Hwy 44 widening project someday moves forward the lights will not need to be removed and reinstalled.

Testimony was offered as follows:

Cassondra Harig expressed her concerns regarding traffic and emergency services.

Daniel Richards expressed his concerns regarding traffic and said he would like to see a building moratorium.

Shirley Hoffman said she agrees with what has already been stated.

Kim Takagi has concerns about building on good ag land, wildlife, and quality of life.

Rose Vargason agrees with those that have previously spoken.

Denise Rhodes expressed her concerns about building on soil of state importance, school overcrowding, ensuring conditions are enforced and Meadow Park being used as a collector.

Allen Colson has concerns about traffic, too much development already, the homes being built pricing him out of his home, school overcrowding, and emergency services.

Ted Todd offered comments expressing concerns about this being the same project as before with the same problems from two years ago, the water/aquafer, \$1500 to the schools is not sufficient, lack of fire hydrants, lack of a sanitation agreement, storm water run-off, overcrowding in schools, and people/senior citizens not being able to afford the growth.

Dean Waite said he works for the applicant. He is frustrated by what seems to be moving goal posts. Two years ago, they were told by neighbors that if the lot sizes were increased the project would be supported. In regard to traffic, they have committed to improving two of the most problematic intersections before the development is even started. He feels that \$1500 per lot to the schools is significant, it's more than anyone else has ever committed.

Mike Wedman feels the applicant didn't give any real details, and that there is conflicting information. He has more questions than answers at this time.

Lyle Zufelt wants to help ensure quality of life for county residents and future residents. He doesn't believe you can expect a developer from another county to care about residents in this area. He has concerns about the limited water table/aquafer.

Donna Dougan agrees with all the previous concerns and expressed her concerns about increased property taxes and insurance. She especially agrees with concerns about the traffic issues.

Angela Anderson appreciates that they've increased the lot size but is concerned about struggling to support schools and the cutting of programs within the schools.

Greg Baker is concerned traffic will continue to get worse with increased development; he wants to ensure the agreement is ironclad.

Carla Slater doesn't know how lights at the intersection could be improved when it is unknown when Hwy 44 will be widened. She feels there are a lot of unknown details and is concerned about traffic.

Sadie Miller agrees with all previous concerns. Her biggest concern is with the school overcrowding, when considering all the other development in the area. She doesn't think moving kids around is the solution.

Joe Roth has the same concerns about traffic, mainly Lansing and doesn't see any path to improvement but feels that this development will help the intersections.

Lacy Schank is mainly concerned about the schools and overcrowding; she doesn't feel the new school is going to alleviate the issues.

Tamara Slowiaczek expressed her concerns about the preservation of ag land and traffic.

Kimberly Roth is thankful that the developer has been thoughtful in their design and building homes that will be fitting to the area. She is a teacher and knows that a developer giving money to the schools is a big deal. She appreciates that they are going to install intersection lights and are working to provide solutions.

Mark Press is concerned about traffic at Duff Lane and Hwy 44 and provided his own statistical numbers of cars waiting to turn off Duff onto Hwy 44. He believes additional infrastructure is necessary with this development.

The Board recessed from approximately 3:53 p.m. to 4:09 p.m.

Following the recess, rebuttal testimony was provided by the applicant's representative.

Mr. Clark provided rebuttal testimony as follows:

- Process: They are following the county process. A preliminary plat cannot be considered at the time of rezone, however, there will still be a public hearing for the preliminary plat process. Answers will be provided as they follow the county process and the project makes its way through the phases.
- Septic: They've worked with SWDH. SWDH had no issue with the concept 160 lot plan, which has now been reduced closer to 120 due to the larger lot size.
- Fire: Pressurized hydrants are planned.
- Conditions regarding the intersections of Duff Lane and Lansing Lane were read into the record as follows:
 - Condition number four, *While the intersections at State Highway 44 at Duff and Lansing are found to be operating at a level D or F during peak traffic hours, the BOCC shall not sign a final plat for any phase of development until the intersection of Duff and Highway 44 and the intersection of Lansing and Highway 44 have been improved with traffic signal lights or alternative improvements as indicated by Highway District 4 and the Idaho Transportation Department.* The developer has committed to fixing these intersections very early in the process, likely 8-9 months before anyone would be coming in or out of the subdivision. In regard to the design, ITD has indicated that they are not interested in a roundabout at this location so it is expected to be a light which will be sized and dimensioned to account for future Highway 44 widening if that hasn't already occurred.
- The proposed 1.3 acre lots are consistent with R1 projects in area.
- Within the county's plan, this area is planned for residential development and is very much going that direction.

In response to a question from Commissioner Holton, Mr. Clark spoke about improvements to intersections on Purple Sage. To the best of his understanding, those intersections are planned within the Capital Improvements Plan and would be eligible to use Mid-Star impact fees. This is something that would be more clearly defined at the preliminary plat stage with a TIS.

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

Board discussion and deliberation ensued as follows:

Commissioner Van Beek said Middleton is somewhat in crisis with its road infrastructure and needs to catch up. There needs to be long-term planning with infrastructure that matches the needed level of service, whether that be emergency services, schools, roadways, all of it. She likes the custom homes in this plan. She has concerns about the topography in the area and the lack of staffing of emergency services and agrees with everyone's concerns about traffic and the dangerous intersections on Hwy 44. She said she is missing information on the proportion of share, the cost of construction, the offset amount, impact from City of Middleton entitlements and how that'll impact schools.

Commissioner Brooks is in favor of this application with there being a developer who is willing to improve 2 intersections, and install neighborhood fire hydrants, and sprinklers in houses. He noted that additional details will come in the preliminary plat phase.

Commissioner Holton spoke about the significant difference in the reduction of lots from the original proposal of 400 down to 120-160. There will be a marked difference in the quality of the of life, quality of homes and vehicle trips between the two applications. Farming in this area has passed, and that happened when farmers in the area started selling their ground to developers. He expressed his frustration with each small subdivision that's been approved that never had to do a traffic study because they were too small, but all of them have contributed to the overall impact. He addressed the differing opinions between P&Z and DSD staff – P&Z is focused on preserving ag; however, this area is slated as rural residential and this application meets that criteria. Even though the land is still being farmed, and it has a great viewshed, the developer bought it and is taking the legal steps to develop the property. He addressed all those who testified about the traffic issues, all agreeing that the intersections of Duff Lane and Lansing Lane at Hwy 44 where the biggest issues, and now there is a developer willing to make the improvements, it's almost too good to be true. He feels that for the quality of life, this may be the best alternative as long as there are conditions with reinforcement.

Commissioner Van Beek asked about sewage migration considering the slopes of the property. Commissioner Holton explained this is something that the developer will need to work through with Southwest District Health to ensure the drainfields don't have the potential of migrating downhill. Commissioner Van Beek also asked about streets and roadways which will be under the purview of Highway District 4.

Evaluation Criteria

1. Is the proposed conditional rezone generally consistent with the comprehensive plan? The Board agrees the criteria has been met.
2. When considering the surrounding land uses, is the proposed conditional rezone more appropriate than the current zoning designation? Commissioners Holton and Brooks agreed that the criteria has been met. Commissioner Van Beek does not agree that the criteria has been met.
3. Is the proposed conditional rezone compatible with surrounding land uses? Commissioners Holton and Brooks agreed that the criteria has been met. Commissioner Van Beek does not agree that the criteria has been met.

4. Will the proposed conditional rezone negatively affect the character of the area? What measures will be implemented to mitigate impacts? Commissioners Holton and Brooks agreed that the criteria has been met. Commissioner Van Beek does not agree that the criteria has been met.
5. Will adequate facilities and services including sewer, water, drainage, irrigation and utilities be provided to accommodate the proposed conditional rezone? Ms. Root said this criterion may need to be updated to reflect the conditions that have been agreed to.
Commissioners Holton and Brooks agreed that the criteria has been met with the conditions. Commissioner Van Beek is unable to answer the question, so by default she does not agree the criteria has been met.
6. Does the proposed conditional rezone require public street improvements in order to provide adequate access to and from the subject property to minimize undue interference with existing or future traffic patterns? What measures have been taken to mitigate traffic impacts? Commissioners Holton and Brooks agreed that the criteria has been met. Commissioner Van Beek does not agree that the criteria has been met.
7. Does legal access to the subject property for the conditional rezone exist or will it exist at the time of development? The Board agrees the criteria has been met.
8. Will the proposed conditional rezone amendment impact essential public services and facilities, such as schools, police, fire and emergency medical services? Commissioners Holton and Brooks agreed that the criteria has been met. Commissioner Van Beek does not agree that the criteria has been met.

Commissioner Holton asked Ms. Root to ensure there is specificity in the written FCOs, including minimum lot size, fire hydrants/suppression systems per the Fire Marshal's review and recommendation, and that hillside development criteria must be met.

Commissioner Brooks made a motion to approve CR2025-0012, Middleton 187, finding the application meets the criteria for approval under article 07-06-07(6) of the Canyon County Zoning Ordinance with the proposed conditions listed in the initial staff report as presented by Ms. Root to P&Z and the additions that have been discussed on the record today. Commissioner Holton added an amendment that the FCOs will be presented for Board consideration in the next few weeks; the amended motion was accepted by Commissioner Brooks. The motion was seconded by Commissioner Holton. A vote was taken with Commissioners Brooks and Holton voting in favor and Commissioner Van Beek voting in opposition. The motion carried in a 2-to-1 split vote.

Upon the motion of Commissioner Holton and seconded by Commissioner Van Beek the Board voted unanimously to adjourn the hearing at 5:37 p.m. An audio recording and supporting documents are on file in the Commissioners' Office.

JULY 2026 TERM

CALDWELL, IDAHO JULY 29, 2026

CATERING PERMITS

The Board approved Idaho Liquor Catering Permits for:

- Moad LLC dba O'Michael's Pub & Grill to be used 8/14/26, 8/15/26, 8/21/26, 8/22/26, 8/28/26, and 8/29/26

EMPLOYEE STATUS CHANGE FORMS

The Board approved employee status change forms for:

- Daniel Patterson, CCSO
- Flor Woodland, Prosecutor's Office
- Bridget Kernan, Prosecutor's Office
- Landon Johnson, Weed & Pest
- Priscilla Adamson, Juvenile Probation
- Haven Hartley, Court Clerk
- Justin Carlock, Court Clerk

CLERK/COMMISSIONERS FY2027 TENTATIVE BUDGET WORKSHOP FOR PUBLICATION

MEETING TO RECEIVE CLERK'S QUARTERLY REPORT

MEETING TO CONSIDER MATTERS RELATED TO CODE ENFORCEMENT

- Action Item: Consider release of Certificate of Non-compliance for property located at 16990 Star Road, Nampa; Parcel No. R20632500
- Action Item: Consider release of Certificate of Non-compliance for property located at 246 N Robinson Boulevard, Nampa; Parcel No. 30590011
- Action Item: Consider release of Certificate of Non-compliance for property located at 9127 Randolph Drive, Nampa; Parcel No. 26026

MEETING TO CONSIDER MATTERS RELATED TO DSD AN ACTION ITEMS

- Action Item: Consider a Resolution Granting a Refund to Connor Gray; Case No. AD2026-0115
- Action Item: Consider a resolution for a plat vacation to vacate an easement for Case No. VAC2025-0001

JULY 2026 TERM

CALDWELL, IDAHO JULY 30, 2026

MEETING WITH COUNTY ATTORNEYS FOR A LEGAL STAFF UPDATE AND TO CONSIDER ACTION ITEMS

The Board met today at 9:33 a.m. with county attorneys for a legal staff update and to consider action items. Present were: Commissioners Leslie Van Beek and Zach Brooks, Prosecutor Chris Boyd, Deputy P.A. Trent McRae, Assistant Solid Waste Director Daniel Pecunia, EOM Christine Wendelsdorf, IT Director Steve Webb, Assistant IT Director Scott Phillips, IT Business Manager Caiti Pendell, Lt. Bryce Moore, Director of County Assistance Yvonne Baker, Case Manager Kellie George, Director of

Constituent Services Steve Cushman, Norm Brown, Luke Brown and Ryan Brodien with NAI Select, and Deputy Clerk Jenen Ross. The action items were considered as follows:

Consider School Resource Officer Agreements with Melba School District, Notus School District, and Vallivue School District: These agreements are basically the same as in previous years with a 3% increase. The agreements have been reviewed by legal. Upon the motion of Commissioner Van Beek and second by Commissioner Brooks the Board voted unanimously to approve school resource officer services to the Notus School District No. 135 (agreement no. 26-093), Melba Joint School District No. 136 (agreement no. 26-092), and Vallivue School District No. 139 (agreement no. 26-094).

Consider Resolution Approving Award of Duty Badge and Weapon for Captain Ray Talbot: Captain Talbot has served for 31 years with the Canyon County Sheriff's Office.

Consider Resolution Approving Award of Duty Badge and Weapon for Detective Patricia "Patsy" Mathis: Detective Mathis has been a law enforcement officer for 24 years, serving 12 years with the Canyon County Sheriff's Office.

Upon the motion of Commissioner Van Beek and second by Commissioner Brooks the Board voted unanimously to sign the resolution approving and awarding the badge and duty weapon to Captain Ray Talbot (resolution no. 26-149) and Detective Patricia "Patsy" Mathis (resolution no. 26-148).

Prior to consideration of the action item, discussion ensued regarding the wildfire response in Owyhee County. Ms. Wendelsdorf has indicated she will have more of an update following an incident command meeting later this morning.

Consider Extension to the Declaration of Local Disaster Emergency (Flood Damage): Ms. Wendelsdorf explained the reason for extending this declaration for 6 months vs. a shorter timeframe. Information has been submitted to FEMA in an effort to get a federal declaration of emergency, but the process can take 1-2 months. Upon the motion of Commissioner Van Beek and second by Commissioner Brooks the Board voted unanimously to sign the extension to the Declaration of Local Disaster Emergency (Flood Damage) to February 4, 2027.

Consider Insight Cisco Duo Subscription Renewal: This service helps protect user accounts. Legal has reviewed the contract. Upon the motion of Commissioner Van Beek and second by Commissioner Brooks the Board voted unanimously to approve the Insight Cisco Duo subscription renewal (agreement no. 26-095).

Consider NAI Select RE-14 Buyer Representation Agreement: Agreement is the same as previous years; it just needs to be renewed annually. Upon the motion of Commissioner Van Beek and second by Commissioner Brooks the Board voted unanimously to sign the NAI Select RE-14 Buyer Representation agreement (agreement no. 26-096).

Consider Addendum #1 RE-11 Addendum to the Purchase and Sale Agreement dated July 21, 2026, ID # 155044: Clarification to provide minor corrections/revisions. Upon the motion by Commissioner Van Beek and second by Commissioner Brooks the Board voted unanimously to sign Addendum #1 RE-11 Addendum to the Purchase and Sale agreement dated July 21, 2026, ID#155044.

The lease agreement was not provided with 48-hour notice in order to be added to today's agenda and was going to be added to the legal staff update for Tuesday, August 4th. However, per Mr. McRae, this could fall under an emergency exception as the county could be subject to an immediate financial loss.

Commissioner Van Beek stated that this transaction has been worked on for a number of meetings and strategy of the county being able to obtain this property, it would be best to wrap this up now that there is a closing date vs. continuing to extend is in the best interest of the county. Commissioner Brooks noted there is a fair chance the county could lose the sale if it's not completed soon which could cause financial loss to the county.

Commissioner Van Beek made a motion, with the authority granted under Idaho Code §74-204 where there would be injury or damage to persons or property, and immediate financial loss, that the Board approve the action item to sign the lease agreement. The motion was seconded by Commissioner Brooks. Commissioner Brooks took a roll call vote where both he and Commissioner Van Beek voted in favor of the motion.

Property lease agreement between Canyon County and Dustin and Angela Mori for property located at 15503 SH44, Caldwell, ID 83607: Mr. Brown reviewed the terms of the lease agreement. Upon the motion of Commissioner Van Beek and second by Commissioner Brooks the Board voted unanimously to sign the lease agreement between Canyon County and Dustin and Angela Mori for property located at 15503 SH44, Caldwell, ID 83607 (agreement no. 26-098).

The Board recessed from 10:00 a.m. to 10:07 a.m.

Once back on the record, the following items were discussed:

- Board of Community Guardians: Mr. McRae explained that they are struggling with attendance and having a quorum at the meetings causing cases to languish. A background of the BOCG was provided by Ms. Baker. Currently, according to the bylaws, Clerk employees cannot be voting members of the Board. In some of their brainstorming discussions, some of the considerations would be to change the resolution and bylaws to allow for at least one county vote, and/or changing the quorum number. The Board is supportive of revising the bylaws and making changes to allow the program to work.
- Misdemeanor Probation Cost of Supervision: There was previous discussion about increasing the fee from \$55 to \$75. It has since been discovered that there is an administrative order capping Canyon County at \$60. The Board will need to speak with the ADJ about this fee and administrative order.

The meeting concluded at 10:25 a.m. and an audio recording is on file in the Commissioners' Office.

DSD GENERAL BUSINESS

The Board met today at 10:34 a.m. for a DSD General Business meeting. Present were: Commissioners Leslie Van Beek and Zach Brooks, DSD Director Jay Gibbons, and Deputy Clerk Jenen Ross.

Director Gibbons updated the Board on the following:

- A neighborhood meeting will take place next Monday for the landfill property; Director Gibbons will be there in support of the landfill.
- The RFP for the comprehensive plan update will be going out soon.
- Interviews were conducted yesterday for an open Associate Planner position; three people were interviewed and a selection was made.

- Director Gibbons is continuing to work with HR on the Planning Manager job description so it can go to market.
- Planners will be attending several different conferences later this year.
- Logistics of collecting the fire impact fees is continuing to be worked through.

The meeting concluded at 10:45 a.m. and an audio recording is on file in the Commissioners' Office.

MEETING TO CONSIDER MATTERS RELATED TO COUNTY ASSISTANCE

The Board met today at 11:36 a.m. to consider matters related to County Assistance. Present were: Commissioners Leslie Van Beek and Zach Brooks, Director of County Assistance Yvonne Baker, Case Manager Kellie George, and Deputy Clerk Jenen Ross. The following cases were presented for Board consideration:

Case no. 2026-25: The decedent passed on July 19, 2026 and an application from the funeral home was received on July 23, 2026. The next of kin did complete an interview but have indicated they do not have the funds to pay for cremation. The decedent had lived in their current residence for 9 years and has been determined to be a Canyon County resident. Through the investigation, potential assets of a registered vehicle and a financial account were discovered; these assets exceed \$1000 so the decedent has not been found indigent, and Canyon County is not the payer of last resort. Upon the motion of Commissioner Van Beek and second by Commissioner Brooks the Board voted unanimously to deny case no. 2026-25 as Canyon County is not the payer of last resort and there are assets available.

Case no. 2026-26: An application was submitted on July 27, 2026 for a decedent who passed on July 23, 2026. The application was submitted by the daughter who also participated in an interview on July 28, 2026. The decedent is/was married with both parties' receiving social security. Based on their income vs. expenses, the decedent is determined to be indigent, and Canyon County is the obligated county. Director Baker noted there is a vehicle but since there is a surviving spouse that is not considered as asset. Upon the motion of Commissioner Van Beek and second by Commissioner Brooks the Board voted unanimously to approve case no. 2026-26 as they are found to be indigent.

Case no. 2026-24: The decedent passed on June 27, 2026 and a request was submitted on July 20, 2026 from the Ada County Coroner. The decedent's last known address was Nampa, and they are considered a Canyon County resident. A sister in California has been identified as next of kin, but she is unable to assist with the burial cost. Under Idaho Code § 31-2802, the decedent is considered unclaimed and abandoned. Ada County indicated there is a Key Bank account, however when they were contacted by the county they declined to provide any information. The decedent owned a 2016 Mazda CX-5; however, the vehicle has since been repossessed. A request for public administration was made to the Treasurer's Office on July 23, 2026 but it was denied as it did not meet the criteria for public administration because it appears the decedent does not have assets requiring public administration. At this point it does appear that the decedent is indigent.

Discussion ensued regarding public administration; Ms. Baker believes that the Treasurer's Office, as the ex-officio public administrator, would have the authority to gain access to the bank records. Another possible option would be to work with the Prosecutor's Office to obtain an affidavit in order to gain access to the bank account to seek reimbursement. Commissioner Van Beek made a motion to approve case no. 2026-24 with the caveat that the county will pursue obtaining an affidavit for access to the bank account and any funds to reimburse. The motion was seconded by Commissioner Brooks and carried unanimously.

Ms. Baker indicated that she would initiate a conversation with the Prosecutor's Office regarding the affidavit process.

Commissioner Van Beek motioned to adjourn the meeting at 11:51 a.m. An audio recording is on file in the Commissioners' Office.

PUBLIC HEARING TO CONSIDER A REQUEST BY SHELLEY WHITING REGARDING A REZONE OF APPROXIMATELY 3.17 ACRES FROM THE "R-R" (RURAL RESIDENTIAL) ZONE TO THE "R-1" (SINGLE-FAMILY RESIDENTIAL) ZONE; CASE NO. RZ2025-0005

The Board met today at 1:31 p.m. for a public hearing to consider a request by Shelley Whiting to rezone approximately 3.17 acres from "R-R" (rural residential) to "R-1" (single-family residential), case no. RZ2025-0005. Present were: Commissioners Leslie Van Beek, Brad Holton and Zach Brooks, Deputy P.A. Trent McRae, Principal Planner Emily Bunn, DSD Director Jay Gibbons, Associate Planner Amber Lewter, Joe Sweet, Renee Kelley, Shelley Whiting, Tina DeBoer, and Deputy Clerk Jenen Ross.

Joe Sweet spoke on behalf of Ms. Whiting, providing the following information:

- Requesting a rezone of 74 N. Pit Lane, Nampa
- Provided general property information
- Feels the request fits the comprehensive plan and surrounding land uses/surrounding properties
- Each lot will have individual wells and septic
- Irrigation will be provided via the ditch on the southern border of the property
- Access would be by the existing lane with a road users maintenance agreement; no additional access to Pit Lane would be necessary
- Minimal to no impact on public safety services

Emily Bunn gave the staff report/PowerPoint presentation which addressed the following:

- Requesting a rezone of approximately 3.17 acres from "R-R" (rural residential) to "R-1" (single-family residential)
- P&Z recommended approval
- General Background information on the parcel
- Review of the rezone evaluation criteria

Testimony was provided as follows:

Renee Kelley said she doesn't understand what the intention is and wondered if they are wanting to put more houses on the property. She has concerns about limited county resources specifically related to code enforcement and law enforcement. She said there is a business connected to the address and wants to see the BOCC hold the property as it is currently zoned until it's annexed by the city.

Tina DeBoer read the following statement into the record: *I respectfully ask that you deny the request to rezone the property from rural residential to R1. The existing zoning is consistent with the long established character of our area. Our neighborhood consists primarily of acreage properties, open space, hobby farms, livestock, and lower density residential uses. Many of us intentionally chose to live here because of the rural lifestyle and the protections that rural residential zoning provides. This request is about preserving the integrity of our neighborhood and ensuring that zoning decisions remain consistent and predictable. Recently, this commission denied another request to rezone a nearby acreage in order to split property containing a primary residence and an ADU. One of the concerns expressed during that hearing was that approving the request could establish a precedent for similar rezonings throughout our rural neighborhood; that same concern exists here. If this application is approved, it becomes increasingly difficult to explain why future requests for similar rezonings should be denied. Property owners throughout our area may reasonably expect the same treatment resulting in incremental conversion of rural residential land into higher density zoning, fundamentally changing the character of the community. Approving R1 zoning in this location would introduce a zoning designation that is not consistent with the existing rural residential pattern and would contribute to the gradual erosion of the rural character that residents have relied upon and invested in. And I would like to note the planning and zoning that the vote was split when this was brought before them. We had several neighbors who are opposing this as well, who unfortunately weren't able to attend today. Finally, I would respectfully ask the county to verify that all ownership interests in the property have been properly disclosed and included in this application, so the public record is complete. For these reasons, I respectfully ask that you deny this rezone request and preserve the rural residential character of our neighborhood.*

The following rebuttal testimony was provided by Joe Sweet and Shelley Whiting:

- They have gone through all the proper channels and met all the requirements
- There is going to be growth in this area, and they don't believe their plan is outside of what is already happening in the neighborhood
- Intent is not to have high density; they would just like to have more options and to utilize the land for things they may want to do in the future
- Ms. Whiting clarified that there is no other owner of the property

Upon the motion of Commissioner Brooks and second by Commissioner Van Beek the Board voted unanimously to close public testimony.

Board deliberation and discussion ensued.

Commissioner Brooks said that he does not feel that this case is similar to last week's case and the precedent discussed in last week's case is not the same as today's case. He feels this application is straightforward. As this is, and as it is supported by Planning and Zoning, he is in favor.

Commissioner Holton said that each application has its own characteristics and specificity. He doesn't feel this is precedent setting or like last week's case. He is okay with moving forward with this. He is aware the remaining approximate 2 acres has the potential for an ADU but acknowledged there are severe restrictions because of the septic and drainfield.

Commissioner Van Beek thinks there is some work to be done by the County in evaluating how subdivisions that are granted entitlements on a rural residential and then later splitting those. She expressed her concerns about potential future uses.

The Board considered the evaluation criteria as follows:

A. Is the proposed zone change generally consistent with the comprehensive plan?

The Board found the criteria has been met.

B. When considering the surrounding land uses, is the proposed zone change more appropriate than the current zoning designation? The Board found the criteria has been met.

C. Is the proposed zoning map amendment compatible with surrounding land uses? The Board found the criteria has been met.

D. Will the proposed zoning map amendment negatively affect the character of the area? What measures will be implemented to mitigate impacts? The Board found the criteria has been met.

E. Will adequate facilities and services including sewer, water, drainage, irrigation and utilities be provided to accommodate the proposed zoning map amendment? The Board found the criteria has been met but requested that the finding be expanded to note that the pictures provided demonstrated that there are irrigation facilities that are in operation and that the Board is relying upon the applicant's presentation of those facilities to be functional in the division of land.

F. Does legal access to the subject property for the zoning map amendment exist or will it exist at the time of development? The Board found the criteria has been met.

G. Does the proposed zoning map amendment require public street improvements in order to provide adequate access to and from the subject property to minimize undue interference with existing or future traffic patterns created by the proposed development? What measures have been taken to mitigate road improvements or traffic impacts? The Board found the criteria has been met but requested the 4th paragraph of the analysis be removed as it is no longer relevant.

H. Will the proposed zoning map amendment impact essential public services and facilities, such as schools, police, fire and emergency medical services? What measures will be implemented to mitigate impacts? (Ord. 16 007, 6-20-2016) The Board found the criteria has been met.

Commissioner Brooks made a motion that based upon the findings of fact and conclusions of law and order contained herein, that the Board of County Commissioners approve case RZ2025-0005 zoning map amendment for parcel R27949 from the rural residential zone to the single family residential zone. The motion was seconded by Commissioner Van Beek. Commissioner Brooks agreed to the amended motion clarifying that this is for one lot. Commissioner Van Beek seconded the amended motion. The motion carried unanimously.

Upon the motion of Commissioner Holton and second by Commissioner Van Beek the Board voted unanimously to adjourn the hearing at 2:25 p.m. An audio recording and supporting documents are on file in the Commissioners' Office.

PUBLIC HEARING TO CONSIDER A REQUEST BY KEVIN OLINGER, WHO IS APPEALING THE DECISION OF THE P & Z COMMISSION TO APPROVE A CONDITIONAL USE PERMIT FOR A SLAUGHTERHOUSE WITHIN AN "A" (AGRICULTURAL) ZONING DISTRICT; CASE NO. CU2025-0031-APL

The Board met today at 2:37 p.m. for a public hearing to consider a request by Kevin Olinger appealing the approval of a conditional use permit for a slaughterhouse within an "A" (agricultural) zone, case no. CU2025-0031-APL. Present were: Commissioners Leslie Van Beek, Brad Holton and Zach Brooks, Deputy P.A. Trent McRae, Associate Planner Amber Lewter, DSD Director Jay Gibbons, Kevin Olinger, and Deputy Clerk Jenen Ross.

Commissioner Holton expressed concern regarding the 600' noticing – this property is on a county line and not all the neighbors within a 600' radius were notified. Ms. Lewter provided an explanation stating that for the P&Z hearing notice was sent to residents within a 1000' radius on April 16th. It was then realized that the notice was not sent to residents in Payette County, so those notices were sent on April 28th which still met the statute for noticing.

Commissioner Holton wants to ensure that all procedures are followed and defensible. Additionally, Commissioner Holton and Commissioner Van Beek have noted metrics within the findings that do not appear to be consistent.

Commissioner Holton would like to remand back to P&Z with re-notification at the county's expense.

Commissioner Van Beek doesn't feel this is a complete application; for her there are questions that have not been answered.

Specifically, the areas the Board noted needed additional attention are the noticing, more defined matrix including the number of head to be processed each week, a cap on the number of head processed each week, and a breakdown/analysis of the information that's been provided and what is being requested from power, water, and SWDH, crash data, and clarification on CAFOs as this is not a CAFO.

Ms. Lewter offered clarification on several of the questions raised by the Board. In regard to the number of head processed, the applicant indicated it would be approximately 10 head per week, but the permit approved by DEQ and SWDH allowed for 36 for the month, so that is the reason for the slight discrepancy. P&Z wanted to condition for a specific number a week or month, but it was decided that it would be nearly impossible for Code Enforcement to enforce the condition, instead they chose to condition the square footage for the slaughterhouse and retail space so the business couldn't grow any further. There was no crash data as ITD said it was a relatively small-scale request, and they weren't concerned about any additional traffic. In regard to the CAFO question, the staff report does specify that this is not a CAFO, but the county doesn't have an odor ordinance so a CAFO was the closest they could find when considering setbacks for waste or considering odor.

Commissioner Holton motioned to remand case no. CU2025-0031 (not the appeal by Mr. Olinger) back to P&Z to reconsider the conditional use permit. The motion was seconded by Commissioner Van Beek and carried unanimously.

The meeting was concluded at 2:58 p.m. and an audio recording is on file in the Commissioners' Office.

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

Prior to entering into executive session, Commissioner Van Beek made a motion to amend the agenda to include an executive session. The motion was seconded by Commissioner Brooks and carried unanimously.

Commissioner Van Beek made a motion to go into Executive Session at 3:31 p.m. pursuant to Idaho Code, Section 74-206(1) (d) and (f) regarding records exempt from public disclosure and to communicate with legal counsel regarding pending/imminently likely litigation. 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, and county legal staff. The Executive Session concluded at 4:10 p.m. with no decision being called for in open session.

CALDWELL, IDAHO JULY 31, 2026

No meetings were held this day.

THE MINUTES OF THE FISCAL TERM OF JULY 2026 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 _____, 2026.

CANYON COUNTY BOARD OF COMMISSIONERS

Commissioner Leslie Van Beek

Commissioner Brad Holton

Commissioner Zach Brooks

ATTEST: JESS URRESTI, CLERK

By: _____, Deputy Clerk