

COMMISSIONER MEETING OF July 25, 2022

The Caribou County Commissioners met in regular session on July 25, 2022 at 9:00 a.m. Those in attendance were:

Mark Mathews, Commissioner
Bryce Somsen, Commissioner
Marty McCullough, Commissioner
Denise Horsley, Clerk
Jill Stoor, Deputy Clerk
Kim Spencer, Road & Bridge Dept.
Brett Barfuss, Road & Bridge Dept.
Rowdy Larkins, CCBD
Adam Mabey, Sheriff
Clay Gummersall

JoAnna Ashley, Planning & Zoning
Stephanie Rindlisbaker
Blair Rindlisbaker
Babe Myers
Shalayne Bartschi, CC Senior Center
Aaron Cook, Assessor
Nellie Askew
Cassie Collins
Erin Appleby

The meeting opened with Marty McCullough leading the pledge of allegiance and prayer.

Kim Spencer, Road and Bridge:

- The work on the ITAFOS bypass road near Lanes Creek will begin in the next few weeks and will be tied in in the early fall.
- Government Dam Road is completed to the cattle guard. The Lund Road is completed and they do have a paint crew scheduled for the end of August. The work on Turner Road will be done tomorrow and they will move to River Road.
- They will begin running millings again on August 3rd when the state project on Highway 34 begins. The ITD Transportation meeting is this Thursday, July 28th; Kim had another appointment and will not attend; Commissioner Somsen will be able to.
- Kim informed the board that they will not be able to get the anticipated truck this year. There are not any available that fit their needs.
- The Lago Cemetery requested a few loads of dirt to build the southwest corner up. Mark asked Kim if it would be possible for the county to provide it. Kim has dirt available at Alexander and will deliver it to the cemetery if they will be able to spread it themselves.

J. Adam Maybe, Sheriff:

- Sheriff informed the commissioners that they have taken care of an issue with horses in the Freedom area in case they hear reports. They did a check on the animals and found that they have food and water provided and appear to be healthy.
- They discussed potential new signs to place in the Freedom area regarding access, private roads and maintenance.
- Sheriff presented bids on a new van and transport insert from the local dealership. It is a 2021-22 Ford Van. The insert would slide into the back and have access from the back as well as the side doors. It also has a maximum-security spot that could also be used to separate genders during a transport. It includes a camera system. He stated that the number seems high but it would keep the county safe from liability issues. The van could also be used for law enforcement purposes when needing to transport group as well as federal inmates if the need arises. He is requesting that the \$81,223.41 purchase be made with ARPA funds.
- Discussion was held on the possibility of moving the dispatchers to the law enforcement rule of 171 hours for overtime since they have been moved to the rule of 80 for PERSI retirement. House Bill 499 changes them to the same rules as law enforcement for retirement purposes only. The clerk's office consulted with the county attorney and he recommended a change to the Sheriff's Office personnel manual changing them to the same overtime rules that law enforcement must abide by. This would allow them to change schedules to the 12 hour shifts and eliminate their 4-hour shift on Thursdays. All will need to sign the new personnel manual as recommended by the county attorney.
- The sheriff has been researching wages for the dispatchers and requested that their salary be raised. He stated that they are lower than other dispatchers in the area and he is worried about retention. Several of our dispatchers will be filling in at Bear Lake County to help cover several empty positions. He requested that the commissioners consider raising the dispatch wage beginning in the new fiscal year to \$21.50.

Jacob Farnes, IT / GIS:

- Jacob has reviewed the Computer Arts contract for the upcoming year; the contract came in at \$42,369.29. The question was asked if there was any reduction for the Indigent portion of the contract. Jacob will research and present the contract at a later date
- The ESRI quote was received to add the extra tool license that was previously presented. The initial purchase price is \$2250 and the annual renewal cost for maintenance including technical

support and software updates is \$500. He stated that he has the funds in capital outlay to cover the cost and simply needs the contract signed.

Commissioner Somsen motioned to accept the ESRI quote at \$2250 for the license and \$500 for annual maintenance fee. Commissioner McCullough seconded the motion. Motion passed.

- Jacob is concerned with time restraints and his ability to look at issues with Laserfische. He has been contacted by 2 groups that could help with our Windows domain. Jacob will be presenting a quote to have a 3rd party work on that so he can focus on Laserfische.
- They are experiencing issues with the new plotter and have contacted Valley Office Systems where they purchased it along with a maintenance contract.

JoAnna Ashley, Planning & Zoning, Public Hearing:

- **Commissioner Somsen motioned to convene a public hearing to hear Conditional Use Permits for Ron Sharp and Clay Gummersall at 10:01 a.m. Commissioner McCullough seconded the motion. Motion passed.**
- The Ron Sharp conditional use permit is for a short-term rental located at 5556 Weber Lane in Freedom. The home is located in a low-density zone of the county and would be used as a rental for up to 8 occupants at a time. It was determined that the application met the standards of approval and the Planning and Zoning board recommended approval of the application.

No public comment was heard.

Commissioner Somsen motioned to approve the conditional use permit for Ron and Diane Sharp for their property at 5556 Weber Lane, Freedom, Idaho because it is compatible with the standards of a conditional use permit. Commissioner McCullough seconded the motion. Motion passed unanimously.

- JoAnna gave an overview of the application for a conditional use permit for the establishment of a campground by Clay Gummersall. The permit would allow the establishment of a Campground with 8 dry RV spots, 10 teepees, tent spots and future shower and restroom facility. The campground would be located at 1668 Lloyd Road in the Bancroft area. The Planning and Zoning board recommended approval with the following conditions: 1) a fence be installed around the perimeter, 2) it is only available to rent between the dates of June 1st and August 31st, 3) no fire pits are allowed – propane stoves only, 4) liability insurance is resolved, and 5) there must be an employee on the premises 24 hours a day when the camp is in use.

Public Input:

Clay Gummersall, 946 Park Ln. Pocatello, ID stated that the purpose is to establish a spot for family reunions and in order to break even, he would like to be able to rent the facility to the public. Their purpose is to provide a place for family gatherings and they would eventually list it through Airbnb.

John Jenkins, 4815 Impressario Court, Las Vegas, NV, spoke in opposition to the permit. He has concerns with old building and machinery near the location and the potential for theft. He feels there are enough locations available for camping in Grace, Lava, and Soda Springs.

Stephanie Rindlisbaker, 1751 Jorgensen Rd, Bancroft, addressed criteria in the code that she feels are conflicts. Her concern is that the location is surrounded by farms and it would conflict with agricultural operations in the area. She stated that there was no benefit to the county in allowing the campground.

Blair Rindlisbaker, 1751 Jorgensen Rd, Bancroft, stated that this campground would be only ¼ mile away from their potato cellars, shops, tools, tractors and other equipment. He stated that it is a quiet area and they do not want people roaming in the area. He is concerned with the increased potential of fire issues. He stated that he doesn't understand why we are not allowed to build a house on less than 40 acres, yet we would allow 50 plus people on one small spot. He would like to keep their community the way it currently is.

Christine Boyd, 1668 Lloyd Rd., stated that the concerns listed have already been addressed. They have agreed to condition set by the planning and zoning board. She stated that they have done everything asked and simply want to create a family friendly safe place that does not disrupt the way of life.

Rachel Jenkins, 4815 Impressario Court, Las Vegas, NV, addressed concerns with trespassing and theft. She is concerned with the chemicals sprayed on crops in the area. She does not believe this permit fits the criteria of the county's comprehensive plan. She also has concerns with the liability created for the surrounding homeowners.

The board discussed the location of the proposed campground and its proximity to two major agricultural facilities. Protecting the agricultural zone is a top priority as stated by Commissioner Mathews. Commissioner McCullough agreed with the location being the biggest issue. Commissioner Somsen expressed concerns with going against the planning and zoning board's recommendations. He stressed that landowner rights need to be considered.

Commissioner McCullough made a motion to deny the Conditional Use Permit for a campground by Clay Gummersall based on standard #1 that the campground would

adversely affect the surrounding properties and #3 siting safety or general welfare within its vicinity. Commissioner Mathews seconded the motion. Commissioners Mathews and McCullough voted aye with Commissioner Somsen voting nay. Motion passed and the Conditional Use permit was denied.

- Commissioner Somsen motioned to close the public hearing at 10:45 a.m. Commissioner McCullough seconded the motion. Motion passed

Barley Meadows Subdivision:

- JoAnna presented the final plat for the Barley Meadows Subdivision in anticipation of its approval at the next commissioner meeting. The looked specifically at project notes concerning the waiver for electricity, wells and septic systems, storm water retention, and road design plans. The only addition needed is to add a clause stating that if for any reason the subdivision did not proceed into future stages, the temporary roads would be adopted as permanent roads after road standards are met. They do have the CC&Rs prepared. Hayley Myers and Connie Lakey will serve on the board for the homeowner's association until home owners are able to take over. There is also a provision to pay funds to cover road maintenance until the occupancy rate is high enough for the county to take over maintenance. Short term rental use is restricted and animals are limited to 3 head for a 5-acre lot with 1 addition animal per acre over 5. Doug Wood has received copies for his review as well as Kim Spencer. Conditions to accept the bond resolution would include an inspection of the road and drainage system by an engineer.

Commissioner Somsen motioned to approve the final plat for the Barley Meadows Subdivision Phase I as drafted with the revision to the notes that the temporary loop becomes permanent if additional phases are not completed. Commissioner McCullough seconded the motion. Motion passed.

Shalayne Bartschi, Caribou County Senior Center:

- Shalayne presented the Income / Expense Report for the quarter ending June 30 with overall revenues at \$53,729.98 and expenses at \$58,995.09.
- She presented a bid from Caribou Exteriors for new siding and some window and door replacements at a cost of \$49,574. She stated that although they have funds available, the board is looking for donations on the project. They requested half, if possible, but would appreciate any donation to the project. The work will take place in October and take approximately 6 weeks. She will approach the City of Soda Springs for donations as well.

Commissioner Somsen motioned to make a contribution to the Caribou County Senior Center for the siding project in the amount of \$25,000 to be expended from ARPA funds. Commissioner McCullough seconded the motion. Motion passed.

- They are beginning to sell tickets for a gun raffle. The rifle was donated by Caribou Ford at a \$2000 value and asked if tickets could be made available at the Courthouse. The tickets will be made available in the Clerk's Office and the raffle will be held on September 30th.
- The county truck being used for the Meals on Wheels program is getting worn out and Shalayne suggested keeping that in mind if any other county vehicles become available.

Susan Cronquist (by Zoom):

- Susan met with the board via ZOOM and requested that the county proclaim a World Elder Abuse Awareness Day. The request is coming in late with the paperwork requesting July 25, 2022 as the declared date. She stated that some counties have changed it to another month or proclaimed a whole month. The state campaign's purpose is to bring awareness and help communities investigate and create plans on how to prevent abuse. She asked that the board support the program and sign the declaration. After discussion on dates and wording, the board agreed to sign the declaration with revisions.

Commissioners / Planning and Zoning Interviews:

- **Commissioner Somsen motioned to convene and executive session at 1:15 p.m. pursuant to I.C. 74-206(a). Commissioner McCullough seconded the motion. Motion passed.**

Commissioner Somsen suggested ending the executive session at 2:22 p.m.

Commissioner Somsen made a motion to offer the Planning and Zoning Administrator position to Nellie Askew. Commissioner McCullough seconded the motion. All voted aye.

Aaron Cook, Assessor:

- Aaron presented the option of changing the DMV administration fee. He has researched fees in the neighboring counties and we are the lowest at \$3.50 with other fees as high as \$6.00. He questioned if they were interested in increasing that fee to help offset property taxes. After discussion it was decided to leave the fee as currently established.

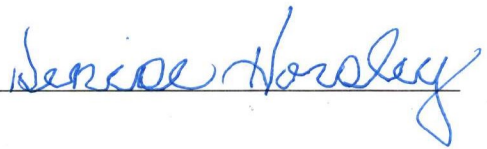
Other:

- Commissioner Somsen moved to approve the minutes of the July 11, 2022 meeting as presented, payroll claims approval in the amount \$196,541.91 and claims approval report including remittances in the amount of \$1,670,665.92 for Fiscal Year 2022. Commissioner McCullough seconded the motion. Motion carried.
- Commissioner McCullough motioned to adopt Resolution 2022-07, a resolution to adopt a policy regarding the establishment of homesites on large tracts of land and the lender's right to split a homesite from the larger tract of land and take possession of a homesite, separate from the remaining land in the event of a foreclosure. Commissioner Somsen seconded the motion. Motion passed unanimously.
- The meeting adjourned at 2:29 p.m. The Caribou County Board of Commissioners will meet again on August 8, 2022 at 9:00 a.m. for regular meeting.

Signed: Mark Mathews, Commissioner Chairman



Attested: Denise Horsley, Clerk



CARIBOU COUNTY COMMISSIONER'S AGENDA

Date: 7/25/2022

ACTION ITEMS / BUSINESS

Time	Name of Person/Party	Concerning
9:00 AM	Bills & Minutes	
9:15 AM	Kim Spencer	Road & Bridge
9:30 AM	J. Adam Mabey / Russ Roper	Sheriff - Transport Van ARPA
9:45 AM	Jacob Farnes	IT / GIS
10:00 AM	P&Z Public Hearings	Ron Sharp CUP Short Term Rental Weber Lane Clay Gummersall CUP Campground Lloyd Rd
10:15 AM		
10:30 AM		
10:45 AM	P&Z Barley Meadows Subd.	Final Plat - Proposal for adoption Res. 2022-08
11:00 AM	Caribou County Senior Center	Quarterly Report
11:15 AM	Susan Cronquist (via Zoom)	Area Agency on Aging - World Elder Abuse Month Proclamation Signed
11:30 AM	Jail Inspection	
11:45 AM		
Noon	LUNCH BREAK	
1:00 PM		
1:15 PM	P&Z	Interviews
1:30 PM		
1:45 PM		
2:00 PM		
2:15 PM	P&Z	Executive Session 74-206 (a)
2:30 PM	Aaron Cook	Admin. Fee Change
2:45 PM		
3:00 PM		
3:15 PM		
3:30 PM		
3:45 PM		
4:00 PM		
4:15 PM		
4:30 PM		
4:45 PM		
5:00 PM		

OTHER BUSINESS: Executive Session I.C. 74-206

BOE

Resolution 2022-07 Homesites for Lender Collateral - Resolution 2022-08 Terms of Bond for Barley Meadows

Sadie Somsen - P&Z Induction, Aug. 3 P&Z Mtg.

Anyone needing special assistance to attend the above noticed meeting should contact the Clerk's Office at (208)547-4324.

Approved Payment of Bills

		Claims	Payroll
Current Expense	07/25/22	\$ 22,289.39	
Indigent		\$ 350.43	
Road & Bridge		\$ 239,265.10	
Special Highway		\$ 35,653.72	
Justice		\$ 23,996.49	
Weed Control		\$ 18,333.26	
Solid Waste			
Reappraisal		\$ 18,975.00	
Health		\$ 1,157.25	
Hospital M&O			
Ambulance		\$ 1,272.63	
Parks & Recreation		\$ 338.46	
Tort			
County Fair			
County Court Facility			
District Court		\$ 718.47	
Court Services		\$ 5,481.33	
Juvenile Justice		\$ 1,355.57	
Veteran's Memorial			
Mineral Leasing			
PILT		\$ 1,194.26	
Water District			
TV Translator			
Landfill			
Bailey Creek Fire District			
Freedom Fire District			
Auditor's Trust		\$ 200.00	
Adult Probation Fee			
Diversion Education Trust			
Juvenile Housing Trust			
Range Improvement Trust			
Court Trust			
Centennial Trust			
College Trust			
Treasurer's Trust		\$ 11,160.00	
ID Trust			
Concealed Weapon's Trust			
Motor Vehicle Trust			
911 Trust			
Public Safety Trust			
Weed Control Trust			
Drug Court Trust			
Youth Court Trust			
Remittances		\$1,288,924.56	\$ 196,541.91
Grand Total		\$1,670,665.92	\$ 196,541.91