



ONEIDA COUNTY COMMISSIONERS

Bill Lewis, Chairman – Ken Eliason – Brian Jeppsen

459 South Main St, Malad, ID 83252

Commissioner's Meeting
24 FEBRUARY 2025 – 9:00 AM

REGULAR

* RECORDING# 250224-0114 & 250224-0115*

IN ATTENDANCE: Commissioner Chair Bill Lewis, Commissioner Jeppsen and Commissioner Ken Eliason.

Commissioner Lewis opened the meeting and Commissioner Jeppsen led everyone in the pledge and a prayer.

Consent Agenda, Payment of Claims, and Approval of Meeting Minutes

Commissioner Eliason motioned to accept the agenda as presented. Seconded by Commissioner Lewis. All ayes. Motion carried.

Commissioner Eliason motioned to accept the consent agenda, to include the payment of claims and the approval of meeting minutes. Seconded by Commissioner Lewis. All ayes. Motion carried.

# of Claims	Fund Description	Amount Paid
63	GENERAL FUND/CURRENT EXPENSE	\$18,039.31
16	ROAD AND BRIDGE	\$ 9,282.13
2	AIRPORT	\$ 224.65
1	AMBULANCE	\$ 889.30
3	DISTRICT COURT	\$ 619.29
34	JUSTICE FUND	\$17,470.02
1	PARKS & RECREATION	\$ 7.94
3	REVALUATION	\$ 529.56
1	TORT	\$ 6,194.65
4	WEEDS	\$ 510.35
3	CONSOLIDATED ELECTIONS	\$ 565.37
1	E-911	\$ 4,180.00
1	DRUG COURT/SPC.CT. COORDINATOR	\$ 44.70
1	LATCF FUNDING	\$ 1,418.50
TOTAL:		\$59,975.77

David Martinez, District 6 Public Defender – Update on the Transition of Public Defense from County to State

David Martinez is the State Public Defender who leads District Six. Mr. Martinez addressed the Board of Commissioners to provide an update on the transition of public defense from county to state. According to Mr. Martinez, District 6 has experienced less disruption during this transition compared to other districts and is performing well overall. Attorney Mike Morrissey, who is managing cases for Oneida County, is the primary contact for any questions or concerns the commissioners may have.

In order to ensure adequate funding, the statewide budget was increased by thirty-million dollars, a necessary adjustment after using outdated 2021 figures to set the original budget. Additionally, the pandemic year saw fewer trials, travel, and other expenses typically seen in a normal year, which contributed to the budget discrepancy.

Board of Equalization

No board of equalization was needed.

Robyn & Ronnie Gamble Property in St. John

Robyn Gamble returned to the commissioner meeting to continue discussions regarding the property owned by her and her husband, Ronnie under the name RRT, LLC. Mrs. Gamble said she had reviewed minutes from 2006-2008 but found no mention of land splits.

Commissioners shared insights after researching the matter individually. Commissioner Lewis emphasized removing emotions from the discussion and avoiding negativity. There was a brief recap of the developer's issue, explaining that the developer's 2007 survey did not result in lot splits, as no plat map was recorded. Promises made in 2007 may no longer be applicable due to the transfer of property ownership in 2012 and 2018. The current development code makes it impossible for the county to honor these past promises. In 2018, an inquiry about the subdivision's status confirmed it did not meet subdivision requirements. Commissioner Lewis concluded the summarization by stating that the county cannot approve lot splits without going through the proper planning and zoning application process.

When questioned why the Gambles didn't apply for subdivision approval, Mrs. Gamble explained that their attorney advised against filing an application, as it could undermine their case. She also cited conflicting advice and requirements from county officials at the time. They believed they were acting within the law, as permits were granted and no issues were raised at the time of property sales.

Commissioner Jeppsen noted that the development code had minimal changes from 2007 to 2021, and the Gambles were misidentified as non-compliant when a land purchaser and the new inspector mistakenly referred to the property as a subdivision. The situation escalated as the Gamble's were viewed as violators when they were acting based on prior guidance.

Planning and Zoning administrator Rhonda Neal expressed understanding and compassion for the Gambles, acknowledging that the issue had been ongoing for years, before the current officials were in place. She confirmed that the property was never officially considered a subdivision.

Commissioner Lewis made a motion to deny the Gamble's development request on the land located at approximately 3284 North 3900 West. No second. Motion died.

Clarification was given that the parcels to the east should not be part of the discussion.

Commissioner Jeppsen motioned to approve moving forward with RRT, LLC's development of parcel numbers RP0230403, RP0230501, and RP0230604 based on the code that was in place in April 2021. Seconded by Commissioner Eliason. Ayes from Commissioner's Jeppsen and Eliason. Nay from Commissioner Lewis. Motion carried by two-thirds vote.

After the deputy clerk requested clarification on the motion, further discussion followed and Commissioner Jeppsen made a second motion to clarify the matter.

Commissioner Jeppsen motioned to approve RRT, LLC's development of parcel numbers RP0230403, RP0230501, RP0230604 to be developed as land splits as per the 2018 version of the Oneida County Development Code (Building Ordinance). Seconded by Commissioner Eliason. Ayes from Commissioner's Jeppsen and Eliason. Nay from Commissioner Lewis. Motion carried by two-thirds vote.

P&Z – Randy Gamble Minor Subdivision Plat Map Approval

Darla Tombaugh and Rhonda Neal from Planning & Zoning presented the Randy Gamble Minor Subdivision Plat Map, located at 1331 North Highway 36, Malad, ID, for commissioner approval. Mrs. Neal confirmed the property has direct highway access, doesn't require permitting from Oneida County Road &

Bridge, and that Mr. Gamble submitted all necessary documents. Mrs. Neal added that after the splits, the remaining farm land will remain agricultural and must be rezoned for further development.

Mrs. Neal further clarified that minor subdivisions are classified as Administrative Actions and don't require a public hearing or planning & zoning commission approval unless public concerns arise, which have not occurred.

Commissioner Jepps motioned to approve the final minor subdivision plat map for the Randy Gamble Subdivision. Seconded by Commissioner Eliason. All ayes. Motion carried.

P&Z – Proposal to Update the Oneida County Comprehensive Plan

The Oneida County Comprehensive Plan is an advisory document meant to act as a blueprint for shaping the county's future by aligning policies, coordinating goals and strategies for land use, infrastructure, housing, transportation, environmental protection, and more. The comprehensive plan and development code are closely linked but serve different purposes (the "what" and "why" versus the "how" and "where"). It is recommended to update the comprehensive code periodically. Attorney Lyle Fuller mentioned that minor updates can be handled in-county, but for major updates it would be best to use an outside legal help.

During the budget planning sessions last year, Planning & Zoning Administrator Rhonda Neal requested ten-thousand dollars to be reserved for the costs related to updating the comprehensive code based on information presented by MSBT Law. Updates to the comprehensive plan would include updating demographics, a transportation study, a water study, identifying areas in the county that are rural residential, and a few visits to the county to complete some of the work required to update the plan.

Mrs. Neal and Darla Tombaugh, also with planning and zoning, reviewed the estimate for updating the comprehensive plan submitted by MSBT Law. In the course of the discussion, it was noted that Oneida County is connected with two additional resources that might be considered for assistance:

- Southeast Idaho Council of Governments (SICOG):
An organization that provides "cost-effective solutions to area-wide needs in our communities" (sicog.org).
- Four County Alliance of Southeast Idaho (4CASI):
A non-profit organization that "promotes economic growth and improved standards" in the counties it serves (fourcasi.org).

Commissioner Jeppsen was tasked with gathering additional information regarding costs and potential grants through SICOG or from Molly Besaric with 4CASI in the hope of obtaining assistance or in identifying any grants that might reduce the county's out-of-pocket costs. This discussion will continue at a future meeting.

P&Z – Codification for County Codes

In addition to the proposed updates the comprehensive plan, Planning & Zoning Administrator Rhonda Neal proposed having county codes and ordinances codified for clarification and to make it easier to find information. Several quotes were obtained and the one most favored was from American Legal Publishing for five-thousand-nine-hundred-ninety dollars (\$5,990) plus an annual fee of four-hundred-ninety-five dollars (\$495). This quote includes two-hundred-fifty pages of codification and an additional twenty-dollars (\$20) per page above that amount.

Commissioners would like more than just the documents from planning and zoning included in the codification project. The topic will be revisited at a future meeting after more information is gathered.

Department Updates & Highlights

- Law Enforcement
Sheriff Doug Williams stated the biggest challenge in his department right now is burnout from being short-staffed. Although there has been an effort to hire, there have been no applicants due to the lower wage that is offered. Sheriff Williams' community focus for the foreseeable future will be drugs, DUI's, and protecting children. The internal focus will be addressing burnout in the department, reviewing current policies, establishing weekly meetings, and holding monthly trainings.

The number of incident reports for the Sheriff's department during the past three months include:

- 262 (County)
 - 216 (City)
 - 25 (Schools)
- Planning & Zoning
Administrator Rhonda Neal began by expressing appreciation and respect for county departments. Mrs. Neal communicated numbers from Planning & Zoning for the past three months:

- 7 Conditional Use Permits (CUP) submitted. These do not come before the board of commissioners unless there are strong concerns
 - 3 in-process, 2 completed, 1 withdrawn, and 1 is being updated
- 1 Rezone request asking for a change to the zoning map, which would come before the board of county commissioners
- 5 Minor Subdivision requests (0-4 lots) is an administrative action and only goes before the commission if there is public concern
 - 1 approved, 2 in review, and 3 awaiting concept plans
- 2 Full Subdivisions (0-40 lots)
 - 1 is a 2-phase
 - 1 is in the second phase of a current subdivision
- 2 violations are being reviewed
 - Non-conforming conditional use permit applications

- County Fair

Fair Board member Ken Moss was present to discuss the board with county commissioners. The County fair buildings need to have values assessed for proper ICRMP insurance coverage. Mr. Moss will work with county building inspector Tory Richardson to accomplish this.

The summer maintenance position is normally advertised in the springtime and is part-time through the summer months. The fair supplies tools and the employee is considered an independent contractor rather than a county employee (a necessary distinction with regards to workers comp and ICRMP coverage). The water shut off for the drip system was briefly mentioned and plans to extend the current barn building are moving forward. The fair board will be advertising for a builder in the near future and the board of commissioners have allotted up to thirty-nine-thousand dollars (\$39,000) in the fair budget this year for the project.

Commissioners took a brief five-minute recess before continuing the meeting.

- Prosecuting Attorney

Attorney Lyle Fuller presented information on the prosecutor's office from January and February, as of the time of the commissioner meeting:

- There have been 62 cases:
 - 40 county cases
 - 20 city cases (Fuller & Fuller has a separate contract with the city).
- A lawsuit filed by a former county employee is currently pending. Briefs have been filed, and response briefs may be submitted as the case progresses through the legal system.

Mr. Fuller also addressed the process surrounding stays in the juvenile detention center in response to questions from the commissioners.

- Probation

Gabe Jimenez with Oneida County Probation will report at the next meeting

R&B – Road Maintenance Agreement with Pilot Gold

The current road maintenance agreement with Pilot Gold is similar to the one from three years ago and includes one-time blading of the road each spring, with the option to do more if needed. Work is done by Bryce Campbell, who is paid an hourly rate.

Commissioner Eliason motioned to accept the road agreement between Oneida County Road & Bridge and Pilot Gold with the amendment of the word "on" so the line now reads "one-time grading in the spring" instead on "on time". Seconded by Commissioner Jeppsén. All ayes. Motion carried.

R&B – Replacement for Damaged Shed

Road and Bridge Supervisor Dianna Dredge requested authorization to replace the old 1950's era shed that was damaged when the roof blew off. Insurance gave the county six-thousand-five-hundred dollars (\$6,500) less the three-thousand dollars (\$3,000) deductible to cover the damages. When assessing the building in anticipation for replacing the roof, it was determined the entire shed is showing a great deal of wear and a replacement shed was proposed. An adequately sized fourteen-gauge metal shed (40 x 20 x 12) was located through EMB Metal Buildings, and the company is offering a twenty-percent discount for a limited time. This would bring the final cost down to fourteen-thousand-five-hundred-thirteen dollars (\$14,513).

Commissioner Eliason motioned to accept the bid from EMB Metal Buildings LLC for a new Road & Bridge shed for the discounted price of fourteen-thousand-five-hundred-thirteen dollars (\$14,513). Seconded by Commissioner Jeppsén. All ayes. Motion carried.

Cloud Seeders

Oneida County has twelve cloud seeders that are currently not in use. Franklin County Commissioner Robert Swainston expressed interest in six of these seeders; however, it was unclear at the time of the meeting whether his interest was on

behalf of Franklin County or the Consolidated Irrigation Company, with which he is affiliated. Commissioner Eliason reached out to former Oneida County Commissioners for information and to the Soil & Water Conservation, but none expressed interest in the remaining cloud seeders. Before a final decision can be made, clarification is needed regarding which entity will receive the six cloud seeders that Commissioner Swainston is interested in.

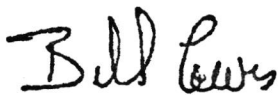
Oneida Crisis Center Letter

Commissioner Bill Lewis shared a thank you letter from the Oneida Crisis Center for the six-thousand-dollar annual donation that was recently given to the center by Oneida County.

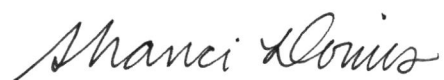
Phone System Update

The county needs an updated phone system, as the current one will soon be obsolete. Previously, the commissioners reviewed quotes from ATC Communications and Business Phone Systems (BPS). After a brief discussion, the commissioners decided to contact both companies for clarification on their quotes and to request a more detailed, side-by-side comparison in order to move forward with a decision.

***** Meeting adjourned by 1:30pm*****



Bill Lewis, Chairman



Shanci Dorius, Deputy Clerk