



January 16, 2007, Emmett, Idaho

Pursuant to a recess taken on January 9, 2006, the Board of Commissioners of Gem County, Idaho, met in regular session this 16th day of January, 2007, at 8:00 a.m.

Present:	Michele Sherrer	Chairman
	Sharon Pratt	Commissioner
	Lan Smith	Commissioner
	Shelly Gannon	Clerk

Whereupon the following proceedings were had, to-wit:

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Pledge of Allegiance was said.

PANDEMIC MEETING: Commissioners Sherrer and Smith attended a Pandemic meeting at City Hall.

Local Emergency Planning Council Meeting: Commissioners and Sherrer and Smith attended a Local Emergency Planning Council meeting held at City Hall.

Commissioner Pratt attended a Shadow Butte Development Corporation meeting.

Commissioner Smith was absent from the meeting while attending the Pandemic meeting.

A motion was made by Commissioner Pratt to add the HDR Engineering Contract for the Meadows at Sand Hollow as item H. to the consent agenda. It was seconded by Commissioner Sherrer and carried unanimously.

LYNDA VISTA SUB - FINAL PLAT: Brad Hawkins-Clark reviewed the final plat with the Commissioners and Developer, Bryce Walker. He presented a letter from Focus Engineering indicating suggested wording for the plat. Brad stated that the open space and landscaping issues have been complied with. The gravity flow irrigation system would need to be reviewed.

Bryce Walker stated that the gravity flow irrigation was addressed by PipeCo. He said there are two separate systems, the gravity system goes from the canal to the four lots to be served by it and the dual system will go through the pump for the remaining lots.

Brad asked if the covenants have been amended to include protection of the bank of the Black Canyon Canal.

Bryce stated that the amendment had been made and a final draft including that change had been submitted.

Brad asked if a new deed had been prepared for the 42 acre parcel to the east incorporating .8 acres.

Bryce said that it had been prepared, he will verify it has been recorded.

Brad referenced a letter from Keller regarding pressure irrigation.

Bryce responded that a slope easement is planned.

Brad stated that should be approved by the engineer prior to final approval by the Board. He indicated that the same letter from Keller asked for a layout of all the irrigation ditches within a half mile around the development that show the historic flow and routes. He suggested Keller do a site visit to ensure there is flow coverage to prevent flooding.

Bryce stated that Black Canyon is the only canal on the property. He said there aren't any small ditches that don't belong to an irrigation company, there is only one pipe, shown on the plat, that runs across his own property to a neighbor.

Brad asked Bryce to write that as a statement of response addressing that issue as well as Keller's other comments.

Commissioner Pratt asked what property is directly north of the subdivision. She asked if he anticipates any water to flow, including swales, onto that property.

Bryce said the natural flow would run off but it is being caught in a drainage pond. Everything would be intercepted except what comes off of lot 3.

Brad has reviewed the landscape plan and it appears to comply with the ordinance. He recommended that the Board continue the final plat review for a week to allow issues to be addressed.

Commissioner Sherrer asked for John Henderson's comments to be reviewed also.

Commissioner Pratt questioned wording for the placement of shade trees.

The discussion was continued to January 22nd at 9:00am.

HIGH VISTA SUB - FINAL PLAT: Brad Hawkins-Clark stated the final plat does comply with the preliminary plat, having 32, 5-acre buildable lots. Final plat review comments from the engineer have been provided by phone. He stated that payment of delinquent taxes would satisfy the comments from Connie Goins, Treasurer. John Henderson recommends final review be postponed due to errors in submittal. A letter of approval hasn't been received for the public roads construction drawings.

Terrill Bunden with Homeland Development will deliver a set of construction plans to the engineer today.

Mike Homan, developer, understands that prep work can begin.

Brad responded that moving dirt and basic grading is allowed. Construction, installation, and cutting into the right-of-way is not allowed until the final plat is approved.

Brad stated that he hasn't received the required amendments to the CC&Rs. The Road & Bridge department is asking that right-of-way, to include slope easements, be within the new public right-of-way which would require losing a few building lots. He recommends allowing permanent slope easements in the case. Future fence locations should be added to the CC&Rs.

Mike Homan stated that fences going to the easement line are in the current CC&R revision.

Commissioner Pratt asked if John Henderson's comments have been addressed.

Mike Homan stated having just received John's letter he

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would review the comments.

Brad stated that one of John's comments indicates that Carlos & Laura Post's deed refers to Washington County rather than Gem County.

It was verified that this will be a single phase project. Vacating an existing easement for public right-of-way was discussed.

The discussion was continued to Monday January 22nd at 9:30am.

Commissioner Smith returned to the meeting.

CONSENT AGENDA: A motion was made by Commissioner Pratt to remove items C. Certificate of Residency-Beatrice Rowton, D. Certificate of Residency-Robert Pratt, E. Certificate of Residency-Barb Morris and H. HDR Engineering Contact for the Meadows at Sand Hollow, adding them to the consent agenda for January 22nd, and to approve items A. Roadway Capital Improvement Program, B. Certificate of Residency-Kimberly Torres, F. Gem Island Sports Complex Application for Payment #1, and G. Extrication Agreement. It was seconded by Commissioner Smith and carried unanimously.

INDIGENT APPLICATIONS: Deputy Clerk Tiffani Sulgrove discussed options for collection services for delinquent indigent accounts.

BUDGET REVIEW: This discussion was continued to January 23rd.

STARFISH GRANT DISCUSSION: Melissa McDaniel, Norma Diaz, Angela Corrill and Greg Himes with the Starfish Promise Coalition met with the Commissioners regarding current projects and upcoming events.

FLAG PRESENTATION: Jim Olson with the American Legion introduced Paul and Jan Ficuit, their daughter Sandy and her children. Sandy's husband is a United States Marine serving in Iraq. Sandy presented the Commissioners with a flag that was flown over Iraq in honor of Gem County.

MINUTES READ AND APPROVED: The minutes of January 8 & 9, 2007, were reviewed. A motion was made by Commissioner Smith to approve the minutes of January 8 & 9, 2007, as read and corrected. It was seconded by Commissioner Pratt and carried unanimously.

The Board recessed at 5:00 p.m. to 8:00 a.m. on January 22, 2007.

Approved: _____
Chairman

Attest: _____
Clerk