

**IN THE OFFICE OF THE VALLEY COUNTY BOARD OF COMMISSIONERS  
CASCADE, IDAHO  
November 3, 2008**

**PRESENT: GERALD “JERRY” WINKLE) CHAIRMAN  
FRANK W. ELD) COMMISSIONERS  
GORDON L. CRUICKSHANK)**

**ARCHIE N. BANBURY, CLERK**

This meeting was prefaced by a conference call between the Commissioners and an applicant for the County Engineer’s position.

Meeting was called to order by Chairman Winkle at 9:15 a.m.

David O’Brien appeared to present the Loening Variance (V-2-08) for a shared driveway. Staff report by Cynda Herrick, Planning and Zoning Administrator. Planning and Zoning Commission had approved the variance on 10/9/08. Conditions of approval were read by Cynda.

Commissioner Eld moved to require a 70 foot wide road for any additional splits or residences on these properties in the future, as condition #3, and further as part of that condition that there be a turn around at the second residence. Second by Commissioner Cruickshank and carried.

Jughandle Well. Conflict of interest, Commissioner Cruickshank recused himself, as serving as a consultant for a person or persons having an interest in the outcome of this decision. No ex parte contacts.

Staff report by Cynda Herrick. Planning and Zoning found no issues with the Jughandle Well project and approved the project.

Chairman Winkle asks to hear from the Appellant.

Sal Galucci representing J.J. Southwest LLC, 2041 San Diego, California, 92007. Disclosure issue to interested buyers, with 100 lot Jughandle subdivision going in that it will reduce the quantity of water available to Ashton Ridge Ranch from well servicing it and possibly draining aquifer.

Chairman asks if there are any further questions, then asks for the Applicant.

Warren Drake, Jug Handle, who acts as water master, stated that there is not sufficient water to satisfy needs. A surface water source on the side of the mountain had been used for many years until restrictions precluded using it. They have 6 Wells that are not producing. One test well does produce water, and they now have 70 homes on one 55 gpm well. They have proceeded westward to locate suitable well. They drilled one on Pearson's property, that is successful, and want to continue with it to augment their present water system.

Jug Handle has 104 lots and now services 70 homes, plus water service to lots that are not yet built. Ashton Estates allowed access through his property to drill the subject well.

Bill McMurray, McCall – represents real estate sales for The Willows. Mr. Pearson is the present controller of the Homeowner's Association. He has a lot, and has sold one other. The CCR's have been amended to the favor of Jug Handle for this well. They have a permit from the Army Corps of Engineers to build the well house at the site.

Terry Scanlon, 300 E. Mallard Drive, Suite 350, Boise, ID 83706. He is retained by Jug Handle to help with water shortage. He explained the processes followed and compliance with the rules.

Any opponents. None.

Rebuttal:

Mr. Galucci. For SPF engineering representatives, he questions their advice that water could be easily found at Smith's Ferry.

He relates his conversations with Mr. Pearson. He is owner of the property where well is located. The well as proposed was supposed to be a back-up only, but now it looks like a primary part of the system. If their existing well produces 55 gpm, do they need 85 gpm from the new well? Why?

As to the set back for well on lot 23 – how far?

He added - when Jug Mountain Ranch is built out it will be 335 lots – that will impact the overall water supply. He has not drilled any test holes on his property. There is plenty of water on his property. Mr. Drake had a Mr. Chapman contact him and requested to acquire a parcel upon which a well could be drilled.

Commissioner Eld proposes that Galucci is late in his objection. Could they make a deal so that Mr. Galucci can use the water for his 9 lots.

Mr. Drake refocuses that the decision today should be the building. Whether or not the building should be 50 feet, or 7 1/2 feet (commercial in nature).

Commissioner Eld points out that he is trying to mitigate the situation.

Chairman Winkle points out that we cannot make a decision regarding the water – that is a State of Idaho issue. Wants to decide the building issue. The principals want it tabled to settle the water issue. The building is under civic uses, and is permitted by the Land Use and Development Ordinances. Nothing says they cannot have the building there.

Commissioner Eld added this is a single family residential subdivision. A Conditional Use Permit is required, per Cynda. The building is not allowed with the Conditional Use Permit.

Commissioner Eld adds that landscaping plan needs to include large enough trees to provide a screen of the building.

The issue is not water, but the well house. On motion of Commissioner Eld, second by Commissioner Cruickshank and carried to uphold the Planning and Zoning Commission's decision to approve C. U. P. 08-16 the Jughandle Well Facility and deny the appeal of JJS Southwest, LLC, with the addition of the following condition of approval: "Landscaping needs to provide large enough trees to provide a screen of the building."

Regarding Solid Waste, Jerry Robinson presented needs to keep the Land Fill in operation.

No questions for Mr. Robinson.

Mr. Chaltraw, from Clear Creek.

He previously ran the site for Tony Totorica, formerly of Lakeshore disposal. Agrees with the need for improvements. He agrees fuel charges have increased. The site should be expanded, we can't keep it small, and that was a mistake from the beginning. The landfill is full, and isn't used. The upper hill needs cleaning, still haven't dealt with the tires. Doesn't think an increase for Lakeshore is in order.

Jerry Robinson outlined other needs. Gate shack, recycle and other matters need attention.

Commissioner Eld outlines revenue and expense. A discussion of the various costs and revenues and capital expenditures followed.

Commissioner Eld moved, and Commissioner Cruickshank seconded granting the increases as requested.

Chairman Winkle moved that an executive session as provided by Idaho Code 67-2345 (b) be added to the agenda, second by Commissioner Eld and carried.

Motion to go into executive session by Commissioner Eld, and second by Commissioner Cruickshank.

No decision resulted from this discussion.

Reconvened regular session and the commission agreed to arrange an interview with a candidate on November 17<sup>th</sup>, in the morning, or, if the candidate is unavailable, on the 20<sup>th</sup> or 21<sup>st</sup> of November, as mutually agreeable.

Adjourned at 12:00 noon.

Reconvened regular session at 1:00 p.m. at the American Legion Hall, Cascade for a discussion of topics of interest with the elected officials, including, but not limited to:

- 1) Health Insurance Costs
- 2) Leave policy
- 3) Semi-monthly payroll system
- 4) Implementation of a cafeteria plan if available
- 5) Preparation of a supervisor's manual
- 6) Preparation of an administrative manual
- 7) Vehicle use
- 8) Supervisor's training
- 9) Long range planning
- 10) Future of human resources

These topics were discussed, and no decisions were proposed, reached or agreed upon except that Treasurer Glenna Young agreed to continue on as Human Resources Director. A suitable storage area will be located for the storage of HR records, as well as a private conference area. Finally, the Assessor, Clerk, Sheriff and Prosecutor will render assistance to Glenna as requested, particularly when two management officials must conduct interviews concerning HR matters. This approach was considered superior to the possible hiring of a part-time employee to perform the HR tasks.

It was agreed that the Commissioners and Elected Officials would meet again under similar circumstances following the Special Meeting of the Board to consider Planning and Zoning matters on December 1, 2008.

Meeting was adjourned at 3:00 p.m.

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**GERALD WINKLE, CHAIRMAN**

**ATTEST:**

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**ARCHIE N. BANBURY, CLERK**