

# Franklin County Commissioners

## December 8, 2025 at 9:00 a.m.

Attendance: Commissioner Chair Robert Swainston, Commissioner Zan Bowles, and Commissioner Zach Stewart, Vic Pearson, County Attorney, and Clerk Camille Larsen.

1. **Pledge of Allegiance**  
3
2. **Adopt Agenda.** Zan Bowles made the motion to adopt the agenda. Zach Stewart second. Vote was unanimous.
3. **Approval of Bills.** Discussed hotel invoices. Zach Stewart made the motion to approve the bills. Zan Bowles second. Vote was unanimous.
4. **Approval of Minutes.** Zach Stewart made the motion to approve the minutes for November 6, November 10, and November 24, 2025. Zan Bowles second. Vote was unanimous.
5. **Review Courthouse Addition/Remodel and Other County Buildings.** Randy Henrie, Building Maintenance, reported that no work has happened at the Courthouse while he is working on the Scale House at the Landfill. They will start framing the Scale House this week. The Event Center is wrapping up with dividers and bleachers arriving this week. Commissioners talked about a curtain down the middle to separate the courts and prevent balls from crossing over. Commissioners wanted to see how the pickleball separators worked. Discussed the new transformer at the Landfill for the Scale House, the cost to provide just enough power for the current needs is \$5,000 while the \$10,000 transformer will allow for growth. Randy Henrie is to meet with Vic Pearson, County Attorney, to get the final layout of the new office for the Prosecuting Attorney. Randy Henrie presented bids for a flat bed trailer \$13,600 Valley Implement, \$13,900 Shelley Sales, \$10,120 Country Sales, and \$8,324 from Hooper. This will be added to the next agenda.  
  
**The Event Center Open House.** Commissioners set the date for the Open House on December 17, 2025 from 6:00 p.m. to 8:00 p.m. Commissioners asked Camille Larsen to get invites out to Mayors and to post on the County Facebook and Website. The Ribbon Cutting will be at 6:00 p.m.  
  
**Purchase Display Equipment.** Lana Jenkins, Fairgrounds Facilities Manager, presented options for new display equipment. PTI cost estimate is \$49,495 and Rod Jones Construction cost estimate is \$46,095. Commissioners will review for next meeting. Lana Jenkins will schedule a demo for a cleaner, specifically to clean the new floor at the Event Center. Lana Jenkins requested to post signage for Rules and Fees at the Event Center. Vic Pearson recommends each person to sign a waiver of liability.
6. **Subdivision Lamont Estates - Final.** Samuel Smith, Property Owner, Brian Allen, Surveyor, Randy Henrie, Planning and Zoning, and Shauna Geddes, Planning and Zoning attended. Samuel Smith presented his final plats for Lamont Estates, Cottonwood Estates II, and Cottonwood Estates III for Commissioner approval. The property is located off of East Oneida by Lamont Reservoir. Samuel Smith explained the Lamont Estates is creating two more lots. It was passed last November contingent for roads to be

completed, he is responsible for the north to the south end of the subdivision lots. Troy Moser, Director, has been negotiating with the current property owners to do the pre-work, from south of the lots to the East Oneida, to improve the road. Samuel Smith is to provide the asphalt for both sides of the subdivision and the County is to bring the road from the lots to East Oneida up to specifications. Samuel Smith has a bid from LeGrand Johnson and would provide a check or certified check for the cost for the County to hold. Samuel Smith understood the he would pay only the materials while the County provided the labor. Otherwise, he said he will hold off on the next phases until the County paves the south half in the next few years. This will be added to the next agenda to allow Troy Moser, time to run the figures. Kevin Larson is concerned about the road with the gravel trucks creating ruts. Robert Swainston told Troy Moser, Director, to get the culverts installed now for the ground to be ready next spring.

**Subdivision - H & J Estates.** Brian Hall, Property Owner, Brian Allen, Surveyor, Randy Henrie, Planning and Zoning, and Shauna Geddes, Planning and Zoning attended. Brian Hall presented the proposed subdivision located in Fairview along South State Street. Three lots are being proposed and the back half as non-developed to get to the 2.5 acres for the zoning requirements. The septic has been approved. Planning and Zoning have approved. The road has approved access and will combine accesses with the property north of the proposed subdivision. Brian Allen proposed that the subdivision adopt CCRs for the water rights to tie to the land and cannot be transferred without written consent. Brian Hall said the culinary water, will be provided by Fairview Water District. Zach Stewart made the motion to approve the H & J Estates Subdivision. Zan Bowles second. Vote was unanimous.

**Setback Variance - Kara and Tyson Burbank.** Tyson Burbank, Randy Henrie, Planning and Zoning, and Shauna Geddes, Planning and Zoning attended. Tyson Burbank presented his setback variance request to the Commissioners. It is located at 4943 East Cub River Road. The County's current setback is 80 feet and Tyson Burbank is requesting a 50 foot setback. The property has a steep hill in the back and cutting back further would demand a greater height retaining wall and potential sluffing off a neighbors fence line. Troy Moser, Director, proposed possible approaches. Zach Stewart said based on everything heard and said, it is a tough situation. Zach Stewart made the motion to deny the setback variance. Zan Bowles second. Vote was unanimous.

7. **Screener Purchase for Road and Bridge.** Troy Moser, Director, and Lance Geddes, Road Supervisor presented bids to purchase a Screener.  
John Deere \$484,995.30  
Power Screening \$339,500  
Century Equipment Company \$364,000

The Road Crew tested both the Power Screening and Century Equipment Company screeners and recommend the Century Equipment Company. It comes with a six year 3000 hour manufactures warranty. The Commissioners asked about the budget. Troy Moser had discussed with Camille Larsen, Clerk, that they would forgo purchasing some of the equipment that was budgeted for and the possibility of using the reserves. Zach Stewart made the motion to approve the Century Equipment Screener for \$364,000. Zan Bowles second. Vote was unanimous.

8. **Parking Signage Behind the Ambulance Building.** Zan Bowles met with the

Ambulance Board and has a picture of the night of the Festival Lights with cars parked illegally, behind the Ambulance building, in spots that are not there. The rodeo weekend is the same. The Commissioners suggested to have cones set out. Zan Bowles will recommend that to the ambulance.

9. **Four County Commissioner Meeting Update.** Two of the counties are using the same engineer as Franklin County and having the same problems and one county is using Keller=s Engineering and they are very happy with them. Discussed the herd districts and the other counties are open range and go with the Idaho Code fencing laws. The animal owner pays for the damages. The other counties are having the same issue of animal owners not fencing their animals. The Memorandum of Understandings will be on their next agenda. Discussed the stipends for the planning zoning and fair board members. One county is having beaver problems.
10. **Retail Alcoholic Beverage License Applications: Wellcome Mart and Papa Jay=s.** Zan Bowles made the motion to approve the Retail Alcoholic Beverage License Applications for Wellcome Mart and Papa Jay=s. Zach Stewart second. Vote was unanimous.
11. **Agreement for Pathology Services Between Franklin County and Ada County.** Commissioners reviewed, it is an annual agreement. Discussed the problem of autopsies are taking from 11 to 12 months to complete. The prices are the same as the previous year=s. Vic Pearson, County Attorney, reviewed. Zach Stewart made the motion to approve the Agreement for Pathology Services Between Franklin County and Ada County. Zan Bowles second. Vote was unanimous.
12. **Resolution for Broadcasting County Commissioner Meeting - Discussion.** Zach Stewart would like to see how the public responds to the broadcasting. It will be added to the next agenda as an action item.
13. **Board of Equalization Training Dates.** Franklin County has been asked to host the Board of Equalization Training on March 18, 2026.
14. **Public Hearing for Juvenile Offenses Ordinance.** The hearing has been set for Tuesday, December 30, 2025 at 6:00 p.m.
15. **Public Hearing for Living in Recreational Vehicles at County Reservoir Areas Ordinance.** The hearing has been set for Tuesday, December 30, 2025 at 6:30 p.m.

Zan Bowles made the motion to adjourn the Commissioner Meeting for December 8. Zach Stewart second. Vote was unanimous.

Meeting adjourned at 11:09 a.m. Next meeting December 22, 2025.

---

Attest, Camille Larsen

---

Robert Swainston, Chair