

OWYHEE COUNTY COMMISSIONERS AGENDA  
October 20, 2025  
OWYHEE COUNTY COURTHOUSE MURPHY, IDAHO

*Times Posted are Subject to Change and the Agenda may be Amended by a Quorum of the Board.*

*ZOOM: <https://us06web.zoom.us/j/87671696607?pwd=vnuXaG1zsvHbblCRqKFckOglYaBgYs.1>*

9:00 A.M. \* ADMINISTRATIVE MEETING

Departmental Updates

Public Comment – Limited to Agenda Items Only

Old Business:

Emergency Management – New Job Description

\* ACTION ITEMS

Pay Bills

Board Minutes for the October 13<sup>th</sup> Meeting

Catering Permit - The Depot Grub & Pub - Pumpkin Patch located at Luna's Ranch

County Resolution 2025-43 – Winter Employee Work Hours – Amended

Alcohol Liquor License Transfer – Fisher's Saloon to The Ranch

Certificates of Residency

10:00 A.M. \* PUBLIC HEARING FOR County Comprehensive Plan and approval of capital improvement plans, new impact fees, and proposed ordinances for the Marsing Ambulance EMS District, Marsing Fire District, and Homedale Fire District

\*Special Hearing Notice Attached\*

**\*\*ACTION ITEM**

11:00 A.M. \* **Postponed Due to Government Shutdown**\* BOISE DISTRICT BLM COORDINATION MEETING

-Battery storage presented by Volley

12:30 P.M. \* LUNCH

2:00 P.M. \* PRESENTATION – BIG GAME POPULATION AUGMENTATION PROJECTS  
Idaho Department of Fish & Game- Nampa Regional Office

EXECUTIVE SESSION Idaho Code 74-206(1)(a)(b)(c)(f)(j) Personnel, Acquiring Interest in Real Property, Possible Litigation, To Consider Labor Contract

**October 21, 22, 23, & 24, 2025**

9:00 A. M. \* COUNTY ADMINISTRATIVE STAFFING via Teleconference

- Ministerial and administrative tasks such as but not limited to: New Hire Requests, Salary Adjustments, Purchase Orders, Claims for Payment, Indigent Matters, Alcohol Licenses and Liquor Catering Permits.

***At any time during the Meeting, the County Commissioners may hold Executive Sessions on the authority of Idaho Code 74-206. The purpose of such sessions shall be announced at the time the sessions are called.***

**OWYHEE COUNTY BOARD OF COMMISSIONERS  
MEETING AGENDA NOTICE**

**PLEASE TAKE NOTICE:** The Owyhee County Board of Commissioners, will conduct a Meeting on the following date, time and location:

| DATE                                       | TIME       | LOCATION                                                                     |
|--------------------------------------------|------------|------------------------------------------------------------------------------|
| 20 <sup>th</sup> day, of October<br>, 2025 | 10:00 a.m. | Owyhee County Courthouse located at<br>20381 State Highway 78, Murphy, Idaho |

Action  
Item

**Action Item Notation:** Any agenda item that may have a vote is identified with the appearance of “Action Item” in the left column of this Meeting Agenda.

1. **Call to Order, Roll Call and Approval of Board Meeting Agenda Notice Postings:**
  - Report of the County Clerk report on all agenda notice postings and public hearings publication reports.
  - Motion to receive County Clerk’s agenda notice posting report, and set agenda.

2.

**Public Hearings (Hearings 1,2,3 & 4):** Conduct the following public hearings No. 1, 2, 3 &4 to receive comments regarding the County Commissioners intent to consider:

**Hearing 1 Comprehensive Plan Amendments/ Owyhee County Commissioners:**

To receive comments regarding the Owyhee County Commissioners intent to consider an amendment to Part J. Public Services and Facilities of the Owyhee County Comprehensive Plan by adding the following:

EMS and ambulance transport services are provided within the boundaries of each of the following Districts: Homedale Rural Fire Protection District, Grand View Rural Fire Protection District, Marsing Ambulance EMS District. EMS and fire protection services are provided by Murphy-Reynolds- Wilson Fire Protection District within its boundaries. Fire protection services are provided within the boundaries of each of the following Districts: Homedale Rural Fire Protection District, Marsing Rural Fire District, Murphy Reynolds-Wilson Fire Protection District, Grand View Rural Fire Protection District, and the Bruneau Fire Protection District. The following nonprofit rangeland fire protection associations, non-profit corporation, and department provide fire protection service within their service areas: Silver City Fire & Rescue, Inc., Owyhee Rangeland Fire Protection Association, Saylor Creek Rangeland Fire Protection Association, Three Creek Rangeland Fire Protection Association, and the Sho-Pai Fire Department of the Duck Valley Indian Reservation. It is important that fire district and ambulance district agencies are able, within Owyhee County to continue their level of service when impacted by growth and development. The County has the authority to enter into intergovernmental agreements with fire districts and ambulance districts (for the purpose of agreeing to the collection and expenditure of development impact fees to assure that new development pays for its impact on fire district and ambulance district facilities and services) as authorized by Idaho Code Section 67-8204A.

By the addition of a new appendix A-1, A-2 and A-3 to read as follows:  
Appendix A - Intergovernmental Agreement Capital Improvements Plans:

- CAPITAL IMPROVEMENTS PLAN

- The following Capital Improvements Plan are the basis of development impact fees set forth in Title 11 Development Impact Fee Ordinance of the Owyhee County Code.
- A-1 Homedale Rural Fire Protection District Capital Improvement Plan and Development Impact Fee Study January 27, 2025
- A-2 Marsing Ambulance EMS District Capital Improvement Plan and Development Impact Fee Study April 30, 2025
- A-3 Marsing Ambulance EMS District *Capital Improvement Plan and Development Impact Fee Study April 30, 2025*

**Hearing 2 Homedale Rural Fire Protection District and Marsing Rural Fire District Capital Improvements Plans/Owyhee County Commissioners:** To receive comments regarding the Owyhee County Commissioners intent to consider adoption of the *Homedale Rural Fire Protection District Capital Improvement Plan and Development Impact Fee Study January 27, 2025*, the *Marsing Rural Fire District Capital Improvement Plan and Development Impact Fee Study January 13, 2025*, and the *Marsing Ambulance EMS District Capital Improvement Plan and Development Impact Fee Study April 30, 2025* (the “Capital Improvements Plans”).

**Hearing 3 Homedale, Fire Protection District, Marsing Rural Fire District, and Marsing Ambulance EMS District new Development Impact Fees:**

To receive comments regarding the Owyhee County intent to impose the below described **new development impact fees**:

- **New fee summary – Owyhee County:** The Fire District Board of Commissioners intend to have the Owyhee County Commissioners establish the following new Homedale Rural Fire Protection District Development Impact Fees within the unincorporated area within Owyhee County that is also within the boundaries of the Homedale Rural Fire Protection District:

**Residential**

| Housing Type                          | Maximum Supportable Fee |
|---------------------------------------|-------------------------|
| <b>Residential (per housing unit)</b> |                         |
| Single Family                         | \$1,349                 |
| Multifamily                           | \$769                   |

**Nonresidential**

| Development Type                              | Maximum Supportable Fee |
|-----------------------------------------------|-------------------------|
| <b>Nonresidential (per 1,000 square feet)</b> |                         |
| Retail                                        | \$1,362                 |
| Office                                        | \$985                   |
| Industrial                                    | \$472                   |
| Institutional                                 | \$971                   |

- **New fee summary – Owyhee County:** The Fire District Board of Commissioners intend to have the Owyhee County Commissioners establish the following new

Marsing Rural Fire District Development Impact Fees within the unincorporated area within Owyhee County that is also within the boundaries of the Marsing Rural Fire District:

**Residential**

| Housing Type                          | EDUs per Housing Unit | Maximum Supportable Fee |
|---------------------------------------|-----------------------|-------------------------|
| <b>Residential (per housing unit)</b> |                       |                         |
| Single Family                         | 1.00                  | \$1,500                 |
| Multifamily                           | 0.48                  | \$720                   |

**Nonresidential**

| Development Type                              | EDUs per 1,000 Sq. Ft. | Maximum Supportable Fee |
|-----------------------------------------------|------------------------|-------------------------|
| <b>Nonresidential (per 1,000 square feet)</b> |                        |                         |
| Retail                                        | 0.99                   | \$1,485                 |
| Office                                        | 0.72                   | \$1,080                 |
| Industrial                                    | 0.34                   | \$510                   |
| Institutional                                 | 0.71                   | \$1,065                 |

- **New fee summary – Owyhee County:** The Ambulance District Board of Commissioners intend to have the Owyhee County Commissioners establish the following new Marsing Ambulance EMS District Development Impact Fees within the unincorporated area within Owyhee County that is also within the boundaries of the Marsing Ambulance EMS District:

| Housing Type                          | EDUs per Housing Unit | Maximum Supportable Fee |
|---------------------------------------|-----------------------|-------------------------|
| <b>Residential (per housing unit)</b> |                       |                         |
| Single Family                         | 1.00                  | \$594                   |
| Multifamily                           | 0.53                  | \$315                   |

| Development Type                              | EDUs per 1,000 Sq. Ft. | Maximum Supportable Fee |
|-----------------------------------------------|------------------------|-------------------------|
| <b>Nonresidential (per 1,000 square feet)</b> |                        |                         |
| Retail                                        | 1.10                   | \$653                   |
| Office                                        | 0.80                   | \$475                   |
| Industrial                                    | 0.38                   | \$226                   |
| Institutional                                 | 0.79                   | \$469                   |

**Hearing 4 Fire District and Ambulance District Development Impact Fee Ordinances/ Owyhee County Commissioners:** To receive comments regarding the Owyhee County Commissioner's intent to consider the adoption of the Owyhee County Fire Districts Development Impact Fee Ordinance for the purpose of imposing development impact fees for the Homedale Rural Fire Protection District, the Marsing Rural Fire District,

and the Marsing Ambulance EMS District systems improvements as identified in each of their Capital Improvements Plans.

3.

Action  
Items

**Owyhee County Board of Commissioners New Business:**

- 1) **Consider approval** of Resolution of the Owyhee County Board of Commissioners for the Purpose of Approving the *Homedale Rural Fire Protection District Capital Improvement Plan and Development Impact Fee Study January 27, 2025*; Directing the County Clerk; and Setting an Effective Date.
- 2) **Consider approval** of Resolution of the Owyhee County Board of Commissioners for the Purpose of Approving the *Marsing Rural Fire District Capital Improvement Plan and Development Impact Fee Study January 13, 2025*; Directing the County Clerk; and Setting an Effective Date.
- 3) **Consider approval** of Resolution of the Owyhee County Board of Commissioners for the Purpose of Approving the *Marsing Ambulance EMS District Capital Improvement Plan and Development Impact Fee Study April 30, 2025*; Directing the County Clerk; and Setting an Effective Date.
- 4) **Consider approval** of Findings of Fact, Conclusions of Law, Decision amending Part J. *Public Service and Facilities* of Section II Planning Components of the *Owyhee County Comprehensive Plan*.
- 5) **Consider approval** of a Resolution Part J. *Public Service and Facilities* of Section II Planning Components of the *Owyhee County Comprehensive Plan*
- 6) **Consider enacting** the *Owyhee County Development Impact Fee Ordinance*