

**OFFICE OF THE BOARD OF COUNTY COMMISSIONERS  
OF BLAINE COUNTY  
REGULAR MEETING OF THE AUGUST 2016 SESSION**

**Fourth Day**

**Tuesday, August 23, 2016**

Pursuant to Statutory Provisions, the Board of Blaine County Commissioners (BCC) met this day at 9:00 a.m. Present were Chairman Jacob Greenberg, Vice-Chair Angenie McCleary, County Administrator Derek Voss; County Clerk JoLynn Drage; Chief Deputy Assessor Martha Heuston; Recording Secretary Sunny Grant; and *Idaho Mountain Express* reporter Madelyn Beck.

Commissioner Schoen was absent from today's meeting.

Chairman Greenberg called the meeting to order at 9:00 a.m.

Chairman Greenberg noted that Blaine County resident Linda Thorson passed away yesterday. Meeting attendees reflected on Thorson's service over the years for the Blaine County Housing Authority, Blaine County Comprehensive Plan, and other community endeavors.

**PUBLIC COMMENT**

- Kiki Tidwell submitted a 2010 report on Energy Security by Karen McCall to the BCC. Tidwell had written a letter to the BCC regarding West Valley Club Nine Parcel C. She is concerned about fire danger with a "shop" and workbench, and some abandoned cars on the lot. The owner of the lot, the Blaine County Housing Authority (BCHA), has been made aware of her concerns and has not addressed them. Tidwell said Ketchum P&Z recently discussed another BCHA property, the Lift Tower Lodge, that is supposed to be used for housing local people in need of temporary housing. Neighbors complain that BCHA Executive Director David Patrie has reportedly contracted with builders of the new hotel to use many of the Lift Tower rooms to house out-of-town construction workers during the week.

**AMEND AGENDA**

**McCleary moved, seconded by Greenberg, to amend today's August 23, 2016 agenda to add a Memorandum of Understanding between Blaine County and Friedman Memorial Airport for 7MHz P25 Compliant Radio System under Contracts, Grants and Agreements. Motion carried 2/0.**

**COUNTY DEPARTMENT REPORTS, Discussion and Consideration**

**Claims** – Chief Deputy Clerk Leslie Londos

**McCleary moved, seconded by Greenberg, to approve Claims dated August 18, 2016, plus two additional claims for Western Records for \$25 each presented today. Motion carried 2/0.**

**County Administrator** - Derek Voss

- Idaho Department of Environmental Quality has removed the fuel tank from underground at the Blaine Manor site. Electric power lines around the tank have been removed, and will be replaced once the tank area has been filled and compacted. DEQ has taken over 200 samplings of materials in the building, and will report to the BCC on any environmental contamination.
- The County is recruiting for an Administrative Services Manager.

**Road and Bridge** - Steve Thompson

Also present: Blaine County Engineer Jeff Loomis.

- **ITD Local Road Inventory** indicates two roads that don't meet State ITD criteria. Road and Bridge will upgrade them this fall and ITD will re-evaluate them next year.
- **Liquidation of Equipment**
  - Road and Bridge proposes transferring a Caterpillar IT loader that is used around county buildings to the Buildings and Grounds department. County Buildings and Grounds Manager Patrick Boyle is agreeable.
  - Road and Bridge proposes selling a truck with snowplow to the City of Carey for a reasonable price.
  - Two road graders will go on trade-in on the Western States Caterpillar Lease Agreement. The BCC agreed to all three of the proposed recommendations.
- There have been a few complaints about rough roads. Road and Bridge is trying to keep up with weather-caused problems.
- Road and Bridge continues the Hulen Meadows chip sealing project.
- Road and Bridge invited the BCC to tour county roads to see upcoming projects and needs.

**CONTRACTS, GRANTS and AGREEMENTS, Discussion and Consideration**

- **Sales Lease Agreement between Blaine County Road and Bridge and Western States Caterpillar**

This sales agreement is not ready for consideration.

- **Blaine Manor Purchase & Sale Agreement**

The BCC had no additional changes to the Agreement.

**McCleary moved, seconded by Greenberg, to approve Real Property Purchase and Sale Agreement and Escrow Instructions for the Blaine Manor property between Blaine County and Alpine Investment Group LLC. Motion carried 2/0.**

- **Community Choice Grant Update - Hospital Drive Sidewalk**

Also present: Blaine County Grants Manager Michele Johnson; County Engineer Jeff Loomis; County Deputy Land Use Administrator Kathy Grotto; County Road and Bridge Manager Steve Thompson; Social Media Services Provider Bronwyn Nickel.

Blaine County Grants Manager Michele Johnson presented an aerial map and photos of the Hospital Drive area. The initial estimate to extend a sidewalk to the southern end of the Nichols Landscape property was \$120,000, but County Engineer Jeff Loomis now estimates cost to do the project within ITD grant requirements at \$225,000.

County Deputy Land Use Administrator Kathy Grotto presented a new plan for a sidewalk to be privately installed by Thornton Heating and Nichols Landscaping, both of which were required to bond for installed sidewalks per their approved Community Housing Planned Unit Development agreements. Bond funds currently held by the County would be returned to them prior to their doing the sidewalk installation. The County would use grant funds to install sidewalk in the remaining area.

Grant Manager Johnson presented two options for the sidewalk:

Option 1: Install remaining portion of the sidewalk and replace entire curb and gutter, which is not a requirement for the two businesses; and install a solar beacon at the hospital/bus stop crosswalk. The beacon, estimated at about \$15,000, is not needed today, but will probably be needed in the future, with the Community Housing Overlay. Estimated cost \$165,273; with the County's share about \$55,000.

Option 2: Leave existing curb and gutter. Put in the sidewalk and the crosswalk beacon. Estimated cost \$115,708; with the County's share \$8,000.

Land Use will confirm that landowners will maintain their sidewalks. Grant Manager Johnson will ask ITD to recraft grant documents to complete the sidewalk and repair curb and gutter, and re-present to the BCC for approval.

- **2016 State Homeland Security Program Grant EMW-2016-SS-0028-S01**

Also present: Blaine County Disaster Services Coordinator Chuck Turner.

This is a standard yearly grant application. Grant is effective October 1, 2016. The Idaho Bureau of Homeland Security is now named the Idaho Office of Emergency Management. County Administrator Derek Voss cautioned the BCC that federal grant awards come with an ominous number of requirements, and the County does its best with limited resources to assure compliance with every provision.

**McCleary moved, seconded by Greenberg, to approve and accept a FY2016 State Homeland Security Grant Program grant in the amount of \$38,569 from the Idaho Office of Emergency Management for the purpose of equipment purchases and training and exercise program costs. Motion carried 2/0.**

**McCleary moved, seconded by Greenberg, to approve Memorandum of Understanding between the State of Idaho Office of Emergency Management and Blaine County regarding state use of the 2016 State Homeland Security Grant Program Funding. Motion carried 2/0.**

- **Lease Agreement between Blaine County and Friedman Memorial Airport Authority**

..... Record #637632

Also present: Friedman Memorial Airport Manager Chris Pomeroy.

The antenna which provides Wi-Fi access for the airport terminal building resides on the Public Safety Facility. The lease agreement has been in effect for over five years for an annual \$200 payment.

**McCleary moved, seconded by Greenberg, to approve the lease agreement between Blaine County and Friedman Memorial Airport Authority for the use of Blaine County exterior antenna located on the Public Safety Facility for broadband infrastructure. Motion carried 2/0.**

- **Memorandum of Understanding between Blaine County and Friedman Memorial Airport for 7MHz P25 Compliant Radio System** .....

Record #637525

This is a standard agreement template approved by the BCC that is executed by each partner entity.

**McCleary moved, seconded by Greenberg, to approve the Memorandum of Understanding between Blaine County and Friedman Memorial Airport Authority for 700MHz P25 Compliant Radio System, allowing for use of each radio unit in the amount of \$240.00 per year. Motion carried 2/0.**

**CONSENT CALENDAR**

- **Resolution 2016-25 Extension Budget Adjustment** ..... Record #637536

- **Resolution 2016-26 Ketchum Police Department Budget Adjustment** ..... Record #637537

- **Resolution 2016-27 Road & Bridge Budget Adjustment** ..... Record #637538
- **Resolution 2016-28 Election Consolidation Budget Adjustment** ..... Record #637539
- **Beverage license renewals for Irving's Red-Hots, and Headwaters.**
- **New liquor license** for Hailey Ice Park.
- **Junior College Residency forms:** College of Southern Idaho, Fall 2016: Mary Brown, and Carol Taglio.  
College of Southern Idaho, Fall 2016 – Spring 2017 term: Yolanda Arriaga; Chandra A Barney; Morgan L Blaine; Kevin Blas; Gail Brennan; Betty Brooks; Morgan Buckert; Jose Cayeros-Adame; Virginia Clement; Brooke Degn; Suleima Diaz Romero; Daniela Estrada; Gianinna S Fajardo; Judith Ferris; Guillermo Flores; Laddie Ann Fuller; Esmeralda Garcia; Naeoming Nyshell George; Susan Giannettino; Rocio Gil; Nancy Harakay; Maria Juarez; Scott Kelly; Raylin Lyons; Kevin Martinez; Shelby McFarland; Cherie McLennand; Marisa Mendez; Krisen Olenick; Daniel Parker; Lane Payette; Evelyn Phillips; Carole Punnett; Carlos Romero; Cynthia Salas Palomera; Claire Sauerbrey; Cara Sheehan-Johnston; Heidi Shelton; Osiel Silva-Valencia; Brittany Shipley; Denise Simone; Jerry Smith; Celia Strobos; America Cassandra Tamayo; Kendrick Villavicencio; Gail Wenger; Sonya Wilander; Anthony Pina; and Anna Koleno.

**McCleary moved, seconded by Greenberg, to approve Consent Calendar dated August 23, 2016. Motion carried 2/0.**

**BOARD of COUNTY COMMISSIONERS REPORTS, Discussion and Consideration**

**Sun Valley Economic Development (SVED) – Greenberg**

- SVED offers mentorship programs through the Ketchum Innovation Center (KIC). They discussed if SVED members of one organization can access membership amenities in the other organization, especially since both organizations are partially funded with public money.
- Projects in progress include the athletic training air barn and culinary institute.
- Affordable and middle income housing is needed.

**Public Workshop on Idaho Power Hailey to Ketchum Redundant Transmission Line - Greenberg and McCleary.** Also present: Blaine County Land Use Administrator Tom Bergin; and Kiki Tidwell.

Commissioners Greenberg and McCleary reported that they attended the workshop, as noticed and disclosed, but did not comment at the workshop and cannot report on the workshop because Idaho Power has submitted a Conditional Use Permit for the redundant power lines. Commissioners will submit any public comment they've received to Blaine County Land Use department for the application.

**Camp Rainbow Gold Conditional Use Permit – Greenberg**

Camp Rainbow Gold correspondence sent to the BCC has been forwarded to Land Use.

**The University of Idaho and Sun Valley Institute for Resilience – McCleary**

The University of Idaho and Sun Valley Institute for Resilience are discussing the possibility of hosting a spring workshop on how communities respond and adapt to natural disaster. They are looking for input for the workshop agenda.

**BREAK**

**EXECUTIVE SESSION – §74-206 1(d) INDIGENT** - Consideration of records that are exempt from disclosure as provided in Chapter 3, Title 9, Idaho Code

Present were: Blaine County Indigent Services Director Brooke Baird.

**McCleary moved, seconded by Greenberg, to convene in Executive Session pursuant to Idaho Code 74-206 1(d) to consider indigent medical applications. McCleary (aye), and Greenberg (aye). Motion carried 2/0.**

**OPEN SESSION RESUMED**

**McCleary moved, seconded by Greenberg, to deny Case #2016-49 Medical Indigent Application for Assistance, based on staff recommendation. Motion carried 2/0.**

**McCleary moved, seconded by Greenberg, to approve Case #2016-54 Medical Indigent Application for Assistance, with a \$50 monthly repayment to begin January 2017, based on staff recommendation. Motion carried 2/0.**

**LAND USE and BUILDING SERVICES HEARINGS**

- **Rock Creek Ranch Stream Alteration Permit:** A public hearing on and consideration of a stream alteration permit application by the Wood River Land Trust and the Nature Conservancy to restore Rock Creek to address fish passage barriers (culverts/irrigation control structures), stabilize and plant 19 eroding banks, and reconnect to 3 abandoned channels. The project site is Rock Creek Ranch, located near milepost 173 on US Highway 20. The property is zoned both Productive Agricultural A-40 and Rural Remote RR-40 with areas of Wetlands Overlay, Mountain Overlay and Riparian Setback Districts.

Also present: Blaine County Land Use Administrator Tom Bergin; County Code Compliance Officer Kristine Hilt; Blaine County Land, Water and Wildlife Levy Advisory Board Coordinator Clare Swanger;

LAB Member Jim Phillips; Blaine County Road and Bridge Manager Steve Thompson; Wood River Land Trust Director of Conservation Keri York; Trout Unlimited Big Wood River Project Director Chad Chorney; Biota Research Fluvial Morphologist / Fisheries Biologist Ryan Colyer; and The Nature Conservancy / Wood River Land Trust Stewardship Technician Cameron Parker.

Hilt read notice.

**McCleary moved, seconded by Greenberg, that notice is adequate. Motion carried 2/0.**

**DISCLOSURES:**

- Greenberg visited the site on August 8 with Wood River Land Trust Director of Conservation Keri York, Blaine County Land, Water and Wildlife (LWW) Levy Advisory Board (LAB) Coordinator Clare Swanger, and a couple LAB members.
- McCleary visited the site over a year ago regarding a previous LWW project that was withdrawn.

**NEW MATERIALS:** County Code Compliance Officer Kristine Hilt added a public agency comment from Idaho State Historical Society stating there is no adverse impact on subject properties; and nothing agricultural or cultural that would jeopardize any of the activities proposed for the project.

The application is for a Stream Alteration Permit. Intermountain Aquatics was contracted for engineering and design by The Nature Conservancy (TNC) and Wood River Land Trust (WRLT). TNC and WRLT own most of the ranch, with the remainder being public land managed by the BLM. The application includes bank reconstruction, reconnecting stream channels (historic channels were abandoned at one time), riparian and wetland habitat, removal of fish passage barriers, etc.

The University of Idaho has a Memorandum of Understanding with its Rangeland Research Center for Joint Venture for Management, Research and Education on the Ranch, which allows current grazing.

Biota Fisheries Biologist Ryan Colyer and Trout Unlimited Big Wood River Project Director Chad Chorney related history of the area and river channels, and proposed diversion structure.

Rock Creek was historically an important spawning tributary for the lower Big Wood River, but there is little fisheries data currently available. Restoring the bank and reconnecting stream channels to improve fish passage and collecting data is a main goal. Blaine County Engineer Jeff Loomis submitted a written comment that grazing management and off-channel livestock watering should be a high priority in the stated goals of the project. Much of the work to be done is to repair the stream from past grazing; and the University of Idaho wants to identify and use grazing management strategies to protect it for stream restoration, wildlife habit, and recreation in the future. Funding for the project is from a number of sources, in addition to the request of the Land, Water and Wildlife Levy fund.

Existing beaver activity will help restoration efforts. If necessary to remove existing beaver dams for restoration, the beavers can easily relocate.

An archeology survey was done for the Army Corps of Engineers (ACE) permit, and an archeologist will monitor construction. ACE also has jurisdiction over any discharge of materials into wetlands or waterways.

**PUBLIC COMMENT:** None.

Colyer explained how an irrigation ditch will be used east of the diversion point.

Staff read the list of recommended conditions in the staff report, which were acceptable to the applicant. Rock Creek agreed to a security bond of \$2,500, at least part of which won't be held for the entire four project phases; and to provide a weed management plan.

McCleary started to make an initial motion, but aborted it.

**McCleary moved, seconded by Greenberg, to approve application by the Wood River Land Trust for a stream alteration permit to Rock Creek, finding that the proposal complies with applicable criteria set forth under Title 9, Chapter 17, Floodplain Overlay District and Riparian Setback District, with the following conditions, which include nine conditions presented in the staff report, with a change to Condition 4 to set financial security at \$2,500; and with two additional conditions: Condition 10 to submit a weed management plan and Condition 11 to minimize impact of removing any beaver dams during project work. Motion carried 2/0.**

**ADJOURN**

**At the hour of 2:38 p.m., with no more business before them, the County Commissioners adjourned.**

Attest: \_\_\_\_\_ Approved \_\_\_\_\_  
JoLynn Drage County Clerk Jacob Greenberg Chairman