

**OFFICE OF THE BOARD OF COUNTY COMMISSIONERS
OF BLAINE COUNTY
REGULAR MEETING OF THE DECEMBER 2015 SESSION**

Third Day

Tuesday, December 15, 2015

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, Commissioner Lawrence Schoen; County Administrator Derek Voss; County Clerk JoLynn Drage; Administrative Services Manager Henry Brown; Recording Secretary Sunny Grant; citizen Bill Rae; and *Idaho Mountain Express* reporter Andy Kerstetter.

Chairman Greenberg called the meeting to order at 9:01 a.m.

PUBLIC COMMENT - NONE

COUNTY DEPARTMENT REPORTS, Discussion and Consideration

Treasurer's Report - John David Davidson

Also present: Blaine County Assessor Valdi Pace; and Chief Deputy Assessor Martha Heuston.

- Blaine County property tax payments are due Sunday, December 20, so Treasurer's office will be open all day Friday, December 18; and payments will be accepted on Monday, December 21, without late fees. The BCC suggested the Treasurer's office request a radio Public Service Announcement and put a notice in the newspaper that the Treasurer's office is open on Friday.
- Customers who pay with a credit card pay the credit card transaction fee.
- There are 123 new signups for e-notice program.

Clerk's Report - JoLynn Drage

- Staffing Concerns

County Clerk JoLynn Drage told the BCC during early FY2016 budget hearings that she could reduce her department budget by eliminating one full-time employee (FTE). Later, the BCC changed the Recorder department to be open on Fridays, an extra 10 hours a week. At that time, Drage stated she was uncertain she could reduce staff and increase hours. There's only one employee to do each Clerk/Auditor (Accounts Payable and Accounts Receivable)/Elections/Payroll job, with no extra employees, and current staff is inadequate to cover all departments and the extra service hours. When cross-trained staff do an alternate job, the main job doesn't get done. Drage requested her one FTE be restored.

Schoen and McCleary were generally supportive of the request for a FTE, although it will have a budgetary impact; and asked for a job description of the requested FTE. The proposed FTE will probably be a recorder who would back up payroll, both of which are highly technical positions. The financial impact will be about \$55,000/year, depending on the person's qualifications and family-related benefits.

Greenberg was reluctant to give up budgetary gains saved through attrition. He asked if the Clerk's staffing schedule was situational and problematic in allowing people to take extended vacations and accumulate an inordinate amount of time off and sick leave. He thought Friday staffing should only require a Recorder in the office, and he didn't see a problem with just shifting one or two staff from Monday to Friday. Drage said Accounts Payable and Receivables staff must be present on Mondays to work with other County departments to meet Accounting deadlines. Clerk's office staff continue to provide excellent customer service. Some employees have accumulated maximum vacation days because they've been considerate of the public and their co-workers and not taken vacations that were due them.

County Administrative Services Manager Henry Brown will provide a job description of the Clerk's requested hybrid Recorder-Payroll position.

Blaine County Assessor Valdi Pace said the Recorder's extra day of recordings causes the County's Deed Processor to be backed-up on Mondays, due to processing both Thursday and Friday's deeds.

County Administrator - Derek Voss

- Human Resources is actively interviewing for the GIS analyst position.
- The former Blaine Manor building has been winterized.
- The online auction for the Blaine Manor building ended today at 10:00. There were no bids.
- Chairman Greenberg said local realtors are upset that the building was placed with an auction company instead of a local real estate firm.
- Voss will work with the County Clerk/Budget Officer on a First Quarter FY2016 Budget update.
- **Local Highway Safety Improvement Program (LHSIP) grant application**

Also present: Blaine County Grants Manager Michele Johnson.

LHTAC (Local Highway Technical Assistance Council) representatives keep the Blaine County Regional Transportation Committee aware of upcoming Idaho Transportation Department (ITD) grants. Blaine County is eligible for a Local Highway Safety Improvement Program (LHSIP) grant to do improvements recommended by the Gannett Road Safety Audit. The BCC agreed to request the grant, up to \$50,000,

for a dynamic messaging sign to warn drivers on Gannett Road of potential wildlife danger, plus additional signage or possible striping on Gannett Road. The grant match would be up to \$4,000. The BCC agreed to pay Keller Associates civil engineers \$500 for grant application and management.

This item was updated at the end of this meeting.

TAX CANCELLATIONS

Also present: Blaine County Assessor Valdi Pace; Chief Deputy Assessor Martha Heuston; and Blaine County Treasurer John David Davidson.

- **Friedman Memorial Airport Authority - Five Airport Hangars**

Property tax amounts to be canceled have been verified by the Treasurer:

RPH0200000E010 (\$969.84); RPH0200000E020 (\$963.28); RPH0200000E030 (\$759.82); RPH0200000E040 (\$779.60), and RPH0200000E090 (\$888.56).

Idaho Code §63-602A, Exemptions Government Property (Hangars demolished).

Schoen moved, seconded by McCleary, to cancel taxes on five Friedman Memorial Airport parcels for 2015 Tax Year, as read into the record by the Treasurer. The properties have been demolished and are not subject to taxation. Motion carried unanimously.

- **ARCH Community Housing Trust, Inc. - 521 N. River St. Hailey - RPH0000066003A**

Exempt per I.C. 63-602C & 63-602GG.

Also present: ARCH Community Housing Trust Executive Director Michelle Griffith.

Parcel RPH0000066003A is land and a fourplex on River Street that ARCH acquired for affordable housing. Renters lease three of the units at below market rate. Property tax to be cancelled is \$971.68.

Schoen moved, seconded by McCleary, to cancel tax on Parcel RPH0000066003A, as read into the record by the Treasurer, since the property is affordable housing owned by a non-profit affordable housing agency. Motion carried unanimously.

- **ARCH Community Housing Trust, Inc. - 3821 Woodside Blvd - RPH04750380030**

Exempt per I.C. 63-602C & 63-602GG. Parcel RPH04750380030 is land on Woodside Blvd. that is owned by ARCH. The land was vacant in 2014, until a house was moved onto the property and rehabilitated. Vacant land and improvements are taxable when not used for the purpose intended. The house is now sold and occupied as part of the ARCH affordable housing plan. ARCH, a non-profit, retains ownership of the land, and is exempt from paying property taxes as of the date of the sale of the improvements. The homeowner pays property tax on the structure only.

McCleary moved, seconded by Schoen, to cancel taxes for ARCH Community Housing for RPH04750380030, land only, for \$229.45, based on the Finding that ARCH is a non-profit affordable housing agency and there is now affordable housing on the property. Motion carried unanimously.

- **Joseph W. or Stephanie Flora - 1910 Winterhaven Dr. - RPH04770050160**

McCleary moved, seconded by Schoen, to cancel \$814.90 taxes for Joseph W. or Stephanie Flora for Parcel RPH04770050160, per I.C. 63-602G, due to a Homeowner Exemption error in the Assessor's office. Motion carried unanimously

- **White Clouds Townhomes Owners Association - RPS03950010000**

This is common area, exempt from taxation.

Schoen moved, seconded by McCleary, to cancel taxes of \$4,810.46 for 2015 Tax Year for White Clouds Townhomes Owners Association Common Area. Motion carried unanimously.

AMEND AGENDA

McCleary moved, seconded by Schoen, to amend the agenda to add a beverage license for Buxman Enterprises to the Consent Calendar. Motion carried unanimously.

CONSENT CALENDAR

- **Junior College Residency forms:**

College of Southern Idaho, Fall 2015-Spring 2016: Rebecca Paucer and Anggy Verano.

College of Southern Idaho, Spring 2016: Megan Lube and Sonja Wilander.

- **New beverage license for Buxman Enterprises, Ltd. dba Village Market.**

McCleary moved, seconded by Schoen, to approve the Consent Calendar for December 15, 2015. Motion carried unanimously.

CONTRACTS, GRANTS AND AGREEMENTS, Discussion and Consideration

- **Temporary Construction Easement Agreement between John E. McCaw Jr., Grantor and Blaine County, Grantee**

This agreement is with the landowner for a temporary easement during construction of the Adams Gulch Bridge. The landowner has donated use of his land. The agreement commences when construction begins and lasts for one year.

McCleary moved, seconded by Schoen, to approve temporary construction easement agreement between Blaine County and John E. McCaw, who has donated value of construction easement to the County, to provide access to construction crews for work to be done on Adams Gulch Bridge, when that occurs. Motion carried unanimously.

Voss said the property to the west of the bridge will be more impacted, with a permanent retaining wall and maintenance. County staff and attorney are working with the landowner's attorney on terms of a permanent encroachment easement.

BOARD of COUNTY COMMISSIONERS REPORTS, Discussion and Consideration

Hailey Main Street Project

The City of Hailey used grant funds to hire a consultant to get public comment on how to make Main Street more user friendly. The consultant met with groups of people last week to get ideas and walk Main Street and visit several intersections. Hailey does not have funds to do the improvements at this time.

Local Emergency Planning Committee (LEPC) – Greenberg

- LEPC discussed how to spend grant money that is still available. LEPC will probably have Blaine County CAD Administrator Chris Corwin take some emergency communications radio classes when he attends an upcoming radio-related conference.
- Local stakeholder agencies and individuals explained their respective emergency preparedness.
- The National Weather Forecast Service Pocatello presented a new program on their website that gives travelers weather along their planned route.
- The local Avalanche Center's website helps to plan backcountry trips.
- SIRCOMM in Twin Falls has an ACU that allows people on different radio bands to communicate. Local emergency personnel are working to get SIRCOMM's ACU operational; and also Blaine County's emergency communications system cross-band operational. Voss said it can be difficult to get good communications in Blaine County's rural and remote areas.

Associated Taxpayers of Idaho 69th Annual Conference – McCleary and Greenberg

In addition to presenting a good perspective of Idaho's current tax policies, other topics included:

- Tax policies in other states.
- Tax impacts on a state's competitiveness in the marketing place, such as a flat tax, or a cap on income tax rate.
- Poll of 600 Idahoans indicated their most important issues are education and healthcare. Taxes were very low on the list, but Idahoans who responded about taxes think that lower and middle class are overtaxed, and wealthy and corporations are undertaxed, vs. Idaho Legislators, who support reducing taxes for corporations and higher-income individuals.
- There is little interest statewide in a real estate transfer tax.
- The BCC wants to work with local jurisdictions to boost affordable housing. Schoen has looked into Idaho Code's 63-602 NN Property Tax Exemption statute as it relates to County Commissioners' ability to forgive property taxes on workforce housing for a limited period of time.

Blaine County Precipitation Gauges Update – McCleary

The USGS and Homeland Security installed five precipitation gauges three years ago to monitor seasonal precipitation that would keep local emergency services prepared for flooding potential. Homeland Security will cover maintenance cost for the third year; but the County will need to determine the need and funding for the precipitation costs in the future.

US Forest Service Special Use Permit Amendment for Recycling at Smiley Creek Update – McCleary

The Amendment is executed by all parties and is in place. The recycle bins are under construction.

Idaho Association of Counties (IAC) – Schoen

The IAC Legislative Committee failed to make a decision on a preferred option for state and county changes to public defender requirements in Idaho, and asked Counties for their input. Blaine County submitted its preferred option.

Wood River Water Collaborative – Schoen

The Wood River Water Collaborative is a new local grassroots effort to address declining water resources in Blaine County and the Wood River Basin through adaptive management and techniques, within the constraint of Idaho water law. Presentations at the last meeting included a mapping system that defines different water user areas based on delivery; and a satellite survey system that uses evapotranspiration to measure the amount of water being used in an area.

Wood River Wolf Project – Schoen

The State of Washington Department of Fish and Wildlife's Wolf Advisory Group invited Wood River Wolf Project representatives to share their experiences in non-lethal wolf control.

The BCC received a letter asking the County to reinstate the electric sign on the highway alerting motorists to wildlife. ITD places the sign as priority dictates.

A letter regarding the proposed Deer Creek project was received from Len Harlig. It will be included with public comment when that project is on the agenda.

Healthy Idaho – McCleary and Greenberg

The IAC Legislative Committee / Idaho Legislature doesn't plan to address Medicaid Redesign or Expansion this year.

Chairman Greenberg asked if County Indigent services could have an insurance "retainer" for indigents who didn't have their own health insurance. County Clerk JoLynn Drage said the County isn't able to make a person take advantage of health insurance available to them; and County Indigent Services is a last resource to cover expenses for that kind of person. Penalties for non-enrollment are increasing; but insurance coverage is not retroactive.

AIRPORT NOISE ABATEMENT SUBCOMMITTEE

The BCC discussed candidates to serve on the Airport Noise Abatement Subcommittee. The BCC supported Hailey businessman Patrick Buchanan and Chairman Greenberg.

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 and Assistant Amy Rivkin.

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

OPEN SESSION RESUMED

McCleary moved, seconded by Schoen, to accept cancellation of hearing and final determination of denial in Application for Assistance #2015-49. Motion carried unanimously.

McCleary moved, seconded by Schoen, to approve Case #2015-69 Medical Indigent Application for Assistance, with a \$25 monthly reimbursement, based on staff recommendation. Motion carried unanimously.

McCleary moved, seconded by Schoen, to deny Cases #2015-66, #2015-67, and #2015-68 Medical Indigent Applications for Assistance, based on staff recommendations. Motion carried unanimously.

BREAK

LAND USE and BUILDING SERVICES HEARINGS

- **70 Desperado Dr. Plat Amendment.** Public hearing and consideration of a plat amendment application by Thomas and Cheri Watson to amend the plat of Sundance Subdivision by shifting and reducing in size the building envelope on Lot 7, also known as 70 Desperado Dr., to accommodate a new garage. The lot is 1.09 acres, is zoned Planned Residential Development (R-2) and is within the Avalanche Overlay District.

Also present: Blaine County Land Use Administrator Tom Bergin; Zoning Specialist Nancy Cooley; applicant Thomas Watson and applicant's representative Bruce Smith.

Cooley read notice.

Schoen moved, seconded by McCleary, that notice was adequate. Motion carried unanimously.

DISCLOSURES: None.

The applicant proposes to reconfigure the existing building envelope on Lot 7 Sundance Subdivision to accommodate a new garage. The new building envelope is less net area than the original. The plat shows an easement, which is actually a "dry wash" drainage channel that is between two slopes and only has water when snow melts into it. There is a plat note that references an intermittent stream. Staff suggest the plat and plat note be changed to indicate a drainage channel.

The application includes a riparian mitigation plan that specifies no disturbance in the channel or the 25ft setback. The property is not visible from the highway and not subject to Mountain Overlay District regulations.

PUBLIC COMMENT – None.

Staff suggested notes on the original plat be referenced as Condition #1 in the amendment. Condition #3 will be revised to "No structure shall encroach on the drainage channel."

Schoen moved, seconded by McCleary, to approve the application by Thomas and Sheri Watson for a plat amendment to Sundance Subdivision Lot 7, shifting and reducing the size of the building envelope, based upon a Finding that this amendment meets applicable criteria of Blaine County

Code, subject to conditions in the staff report, as amended, and amended and added plat notes as discussed in the hearing today. Motion carried unanimously.

LAND, WATER AND WILDLIFE LEVY ADVISORY BOARD RECOMMENDATIONS from its consideration of the Land, Water and Wildlife Program Working Group recommendations

Also present: Blaine County Land Use Administrator Tom Bergin; Land, Water and Wildlife (LWW) Levy Advisory Board (LAB) president Ben Sinnamon, Coordinator Clare Swanger; LAB members Alan Reynolds, Lili Simpson, Rob Santa and Jim Phillips; and Idaho Conservation League (ICL) Central Idaho Associate Dani Mazzotta.

In May and November, Commissioner Schoen convened a LWW Working Group to address concerns and ideas for the LWW program suggested by all stakeholders and program partners. The Working Group included County staff, representatives of the two non-governmental organizations and several LAB members. Subsequently, the LAB considered recommendations from the Working Group, one by one, and suggested they be put forth to the BCC.

The LAB supported four administrative recommendations—use Dropbox software, standardize document dating, standardize the due diligence procedure, and set workable deadlines for complete review by all parties. These administrative changes have been made.

The LAB supported an additional recommendation that all parties would agree on a list of due diligence documents required for each project. The LAB would allow the County to require additional documents at any time; but TNC and WRLT want to limit documentation to what is agreed upon at conceptual approval. LAB member Alan Reynolds said application details can change after conceptual approval, such as the property appraisal value. ICL Associate Dani Mazzotta agreed that issues come up. Swanger said it was important at conceptual approval to set a framework and expectations for both a schedule and required documentation, so the applicant doesn't worry about the County later requiring something that the applicant doesn't want to acquire or provide. Alan Reynolds suggested there could be a midpoint where any sticking points can be discussed, with public input if it exists, before a final decision.

Other recommendations from the LAB Working Group:

- The LAB recommends that new issues be presented to the BCC as soon as possible.
- The LAB recommends the County decide its proposed post project and funding roles in each project as early as possible.
- The BCC doesn't want to set a minimum match that might preclude some applicants who aren't as well funded.
Mazzotta said Blaine County has a program that can fund meaningful conservation and restoration projects without a set threshold that could preclude an average citizen from presenting a project. The actual levy, as approved by Blaine County citizens, does not state an exact funding requirement. Lili Simpson said one asset of the program is the range of projects possible.
- Swanger will draft LAB guidelines for the use of subcommittees for LAB review.

Mazzotta suggested the BCC consider an updated public information outreach of the Land, Water and Wildlife Levy program. The BCC agreed.

Land Use staff will revise the document, per comments made today, and present to the BCC for final edits.

LAND USE and BUILDING SERVICES, Discussion and Consideration

- **Findings of Fact: Minor Plat Amendment Draft Recommended Findings & Decision, Carr, Lot 11A, Gimlet #1 Revised**

Minor plat amendments do not require a public hearing. This minor plat amendment, which combines two lots into one, eliminates a lot line. The resulting lot meets all standards of evaluation.

Grotto said surrounding property owners and lots within the subdivision were advised that this minor plat amendment application was before the County. No comments were received on this application.

Schoen moved, seconded by McCleary, to approve administrative Findings of Fact, Conclusions of Law and Decision in the application of Greg Carr to combine Lots 10 and 11, Gimlet Subdivision No. 1, subject to conditions and plat notes in the Administrator's Report. Motion carried unanimously.

- **Solar Permit Fee Draft Resolution**

Blaine County Land Use Administrator Tom Bergin; Sagebrush Solar owner Billy Mann; and Sun Valley Institute for Resilience Executive Director Aimée Christensen.

The BCC wanted to keep the basic permit fee at a minimal amount, with a \$65/hour fee if more than one building inspection is necessary.

PUBLIC COMMENT:

- Billy Mann, Sagebrush Solar owner, thanked the BCC for incentivizing solar. He suggested streamlining the process, especially structural engineering requirements, and approving standard

equipment and installation methods to meet Blaine County's snowload requirements. The current Blaine County Building Code's minimum snowload requirement is 100lbs/sq.ft., which should be considerably more than adequate, and solar equipment is unlikely to add more than 5lbs/sq.ft.

The Building Department is meeting with engineers and drafting a checklist for designers/builders to meet installation and engineering requirements.

- Aimée Christiansen said it's important for Blaine County to accelerate adoption of a solar energy policy while tax credits are available. Local energy incentives will contribute to jobs and reduced power bills. Local energy creation is important since the grid in north and south Wood River Valley is unreliable.

- **North Griffin Loop Transfer**

Also present: Blaine County Land Use Administrator Tom Bergin; and applicant Robb Peck.

The BCC previously discussed Carey's potential annexation of Lot 1 and Lot 3, Redhawk Subdivision, bounded by Highway 26/93 and Highway 20. The BCC discussed vacating Griffin Loop at that meeting, which would result in Griffin Loop being under one jurisdiction, but County Attorney Tim Graves suggests transferring Griffin Loop through annexation as a more appropriate, less-involved option. The BCC suggested annexation should extend down to the intersection of Lava Lane.

Landowner Robb Peck said Carey water and sewer systems were put in before it was known that the City of Carey was incorporated, and water and sewer districts don't follow Carey's boundaries. The proposed annexation would include almost all water and sewer district land into the City.

McCleary said transferring the road seemed to be the simplest way to get the street under one jurisdiction, which is in the public interest. The County Attorney dissuaded the BCC from vacating the road, which is complete relinquishment of a public right.

Staff will begin the process of annexation and transferring North Griffin Loop and notice all properties involved.

APPROVAL OF BOARD OF COUNTY COMMISSIONERS MEETING MINUTES

- **December 8, 2015 Regular Meeting**

McCleary moved, seconded by Schoen, to approve minutes of December 8, 2015, as amended. Schoen abstained since he was not present for the meeting. Motion carried 2/0.

Local Highway Safety Improvement Program (LHSIP) grant application REVISITED

The BCC agreed to apply for \$50,000 for a dynamic messaging sign and other signage recommended for Gannett Road that can be purchased with the total funds awarded; and pay Keller Associates \$500 to manage the grant.

ADJOURN

At the hour of 4:30 p.m., with no more business before them, the County Commissioners adjourned.

Attest: _____ Approved _____
JoLynn Drage County Clerk Jacob Greenberg Chairman