

**OFFICE OF THE BOARD OF COUNTY COMMISSIONERS  
OF BLAINE COUNTY  
REGULAR MEETING OF THE FEBRUARY 2012 SESSION**

**Sixth Day**

**Tuesday, February 28, 2012**

Pursuant to Statutory Provisions, the Board of Blaine County Commissioners (BCC) met this day at 9:00 a.m. Present were Chairman Angenie McCleary, Vice Chairman Tom Bowman, Commissioner Lawrence Schoen; County Administrator Derek Voss; County Clerk JoLynn Drage; Operations Director Char Nelson; Recording Secretary Sunny Grant; and Mickey Garcia.

Chairman McCleary called the meeting to order at 9:06 a.m.

**PUBLIC COMMENT**

**COUNTY DEPARTMENT REPORTS, DISCUSSION and CONSIDERATION**

**Claims – Schar Boyd**

Deputy Auditor Schar Boyd presented the claims.

**Bowman moved, seconded by Schoen, to approve claims dated February 28, 2012. Motion carried unanimously.**

**MOUNTAIN RIDES MID-YEAR UPDATE**

Also present: Mountain Rides Executive Director Jason Miller.

- Mountain Rides ridership for 2012 was very strong. Valley route ridership was up 23% overall, with the best year ever in total ridership
- Continue to look for funding opportunities. Mountain Rides recently received an additional \$500,000 federal funding to purchase one bus and do some facility projects.
- Planning stage of a Ketchum Transit Plaza hub in downtown Ketchum for all bus routes.
- Plan to improve the East Fork Road northbound bus stop. If there is enough funding, the southbound East Fork Road bus stop will be improved as well.
- Accumulated grant funds from previous years are available to purchase and build/remodel a South Valley facility for bus maintenance, bus storage, route terminal and park and ride.
- RouteMatch GPS software is working better on the buses.
- RouteMatch is currently installing digital signage with realtime bus schedules.
- The Federal Transportation omnibus bill is now in Congress. The first House version of the bill completely eliminated all dedicated transit funding. The newer bill is better, but local funding is still questionable.
- Fuel prices are rising, which also tends to increase ridership.
- Future budgets will specify contributions from funding partners, and connect their contribution to the provision of free and fare service, and service routes and times.
- A Mountain Rides bus was recently involved in an accident on the highway north of Hailey. There is no accident report yet.
- Mountain Rides will check into having a service agreement (separate from the Joint Powers Agreement) to include a liability clause.

The BCC suggested Mountain Rides further investigate contracting for fuel. A key limitation is storage capacity.

**PUBLIC COMMENT**

Mickey Garcia said he was a former bus driver. Bus drivers are always under pressure.

**AIRPORT PROJECT UPDATE, DISCUSSION and CONSIDERATION**

Also present: Friedman Memorial Airport Manager Rick Baird; Sun Valley Board of Realtors Government Affairs Director Bob Crosby; Tom Mikesell; Jim Kuehn; and Mickey Garcia;

- **Airport Project Guiding Principles and Blaine County Airport Strategic Plan**

The BCC made additional minor revisions to the updated Guiding Principles and Strategic Plan. The Blaine County Airport Strategic Plan calls for an airport layout plan (ALP) for Friedman Airport; and development of a master plan and airport layout plan for the replacement airport.

**Bowman moved, seconded by Schoen, to approve the Blaine County Airport Strategic Plan dated February 28, 2012, as amended.** In discussion, Schoen commended the BCC and staff on developing a user-friendly document. **Motion carried unanimously.**

**SENIOR CARE DISCUSSION** – continued

Also present: Blaine County Chief Deputy Prosecuting Attorney Tim Graves, and Blaine County Operations Director Char Nelson; Blaine Manor Administrator Gail Goglia, Finance Director Stephanie

Jaskowski, and Blaine Manor Board member Marsha Riemann; Blaine Manor representatives Margaret Gartner, Vonnie Rasmussen, Lois Jean Heagle, Ursula Hulbert, and Linda Haavik; Croy Canyon Ranch Foundation (CCRF) Board President Jeanne Cassell, Executive Director Kathleen Eder, CCRF Campaign Chairman Anita McCann, and CCRF Board member Jed Gray; CCRF representatives Vonnie Olson, Kathryn Gardner, Gregory Cappel, Lyman Drake, Bill Cassell, Patsy Nickum, and Anne Jeffery; Greystone Partners CEO Mike Lanahan; Blaine County Senior Connection representative Dale Ewerson; Hospice of the Wood River Valley Executive Director Carolyn Nystrom; Safe Haven CEO Scott Burpee and Safe Haven representative Bonnie Nichols; BRP Health Management Services CFO Rob Deloach, COO Lewis Chandler, and Board Member Roy Prescott; BRP facility Desert View Care Center Administrator Cindy Riedel; Carey Dondero; Linda Van Der Meulen; Jim Kuehn; Mickey Garcia; Paul Kenny; and *Idaho Mountain Express* reporter Kate Wutz.

- **Greystone Presentation**

CEO Mike Lanahan said Greystone Partners is a senior care consultant/developer, with expertise in everything from marketing and business plans to construction to management. The Lanahans have a home here and know the community well. The most important part of a consultant's job is planning. Croy Canyon Ranch Foundation wants to provide a continuum of care, from independent living through skilled nursing care.

A non-profit can operate and be competitive at lowest possible cost because revenues stay in the organization. CCRF's goal is to be a community non-profit and serve the needs of the community. CCRF anticipates operation as a separate nonprofit, but could be operated as a hospital district or in some kind of public-private partnership with the County. When CCR opens, Blaine Manor will be sold and the proceeds used to benefit CCR.

Schoen expressed concern that Blaine County's subsidy of Blaine Manor was restricting senior care/skilled nursing care proposals by for-profit entities.

The BCC has already committed to the importance of senior care, but doesn't promise continued financial support. They strongly encouraged Blaine Manor and Croy Canyon Ranch Foundation to work together on a proposal for a solution. In the meantime, the private sector has come forward with a proposal for an assisted living facility.

- **Options and Next Steps**

In the last couple weeks, the BCC has studied its strategic objectives as they align with senior care. This is a business decision, but senior care in Blaine County is about people's lives. The BCC does not want skilled nursing care for patients of all ages to fall below Blaine Manor's award-winning care.

The BCC debated public-private partnerships vs. privatization and market-driven options. Options may change and the BCC's focus may change as different options present themselves. Skilled nursing care must be holistic, and there must be a continuum of all levels of senior care in Blaine County. Solutions must be sustainable, not temporary, and not interfere with the open market.

The BCC agreed to leave an extension of the 2-year override levy up for discussion as a possible solution. A permanent levy continues to be a possibility, but is not the preferred option. The current BCC cannot strictly dedicate future permanent levy funds to senior care.

The BCC invited proposals from any organization with a potential option or solution for senior and skilled nursing care.

## **PUBLIC COMMENT**

Citizens expressed feelings that a local organization was best qualified to care for people within the community. Several citizens expressed concern that for-profit groups may be more interested in a profit than the individuals they cared for.

Citizens encouraged the BCC to ask people who are currently running facilities to make proposals.

Safe Haven presented their proposal to the BCC. Safe Haven is currently looking at local sites, and expects to have a 30-bed assisted living/50 bed nursing home facility open next year. The facility will provide dementia care, and have a therapy gym and pool. BRP and Safe Haven are primarily Medicaid providers, with 80% of their patients on Medicaid.

Al Stevenson, former hospital and nursing home administrator, said the County had to assess its risk. With community control, there was minimal risk. The Medicare population is growing. Medicaid patients are guaranteed 100 days of Medicare coverage per incident. Many middle class families will exhaust their assets and be eligible for Medicaid in the future.

The BCC agreed with public comment that this is a collaborative process, and more attention should be given to in-home care.

## **BREAK**

## **LAND USE AND BUILDING SERVICES HEARINGS**

- **Mountain Overlay District (MOD) refinements – text amendment:** A public hearing on and consideration of: AN AMENDMENT TO BLAINE COUNTY CODE, TITLE 9, ZONING REGULATIONS; BY DEFINING PUBLIC BENEFIT IN CHAPTER 2, DEFINITIONS; and CHAPTER 21, MOUNTAIN OVERLAY DISTRICT; PROPOSING TO AMEND: TEXT RELATED TO THE PREVIOUSLY RECOMMENDED MOD MAP REFINEMENTS, NON-JURISDICTIONAL LANDS WITHIN THE MAPPED BOUNDARY, APPLICATION SUBMITTAL REQUIREMENTS, AND ADMINISTRATIVE DETERMINATIONS; STATING FINDINGS AND REASONS FOR THE ORDINANCE; and providing a severability clause and an effective date. On January 26, 2012 the Planning & Zoning Commission recommended text amendments to Title 9, Chapter 2 and Chapter 21.

Also present: Blaine County Chief Deputy Prosecuting Attorney Tim Graves, Land Use Administrator Tom Bergin, Zoning Specialist Nancy Cooley; Nancy Thurston; Florence Blanchard; Terry Hogue representing Michael Engl; Jim Phillips representing Deer Creek; Sheila Liermann representing the Animal Shelter; Deborah Vignes; Bruce Smith; Gloria Carlton; Lanette McDermott; Janet Carter; Jo Lowe; Dave Hennessy representing Quigley Creek; Linda Haavik; Julie Cord representing Gardner-Drashner property; Jan Mason; William Hughes; Garth McClure; Len Harlig; Geoff Moore; and Ron Taylor.

Cooley read posted notice.

**Schoen moved, seconded by Bowman, that notice is adequate. Motion carried unanimously.**

Cooley described new revisions made to the Mountain Overlay District text amendment. The BCC suggested a couple more revisions:

- The definition of “Public Benefit” as “a use providing essential government services, either directly by a unit of government or by an agency acting under contract as a unit of government.” Public benefit should not describe a recreational use or business use open to the public for fee. The public benefit exclusion paragraph could be revised to “provided there is no other functional (or usable) available area on the subject property.”
- How to handle transfer of public lands, all of which are in the Mountain Overlay District, to private ownership.

### **PUBLIC COMMENT:**

Several citizens agreed that Public Benefit exclusion language should be specific and limiting:

- “public benefit” could be deemed by the government to be anything. Language should be “overriding” public benefit.
- “but are not limited to” is a concern.
- “available area on the subject property” because of potential of moving the area outside the MOD. Language should be very narrow.
- Public benefit exclusion language may be out of order in the ordinance. Maybe under General Exclusions, or a section by itself.

### **Other comments:**

- Should be additional language to refer to “other maps as duly adopted by the County”.
- Inholdings are often surrounded by public lands. How does ordinance affect the ability to develop a residence in inholdings in public land.
- Basing land use on computer software will incur anomalies, which Administrator should be able to fix.

- **Mountain Overlay District (MOD) Map Revisions, continued**

Cooley delivered new public comments received to the BCC.

Indian Creek – BCC agreed with proposed adjustments to include more area in the MOD boundary.

Warm Springs area – Modifications around north and south sides of Warm Springs Canyon to follow jurisdictional boundaries and remove areas within Ketchum city limits.

Lower Board Ranch – BCC agreed with modifications on the foot of the slope, based on topography and floodplain data.

Frenchmen’s Bend – BCC okay with changes.

Mid Warm Springs/Upper Board Ranch – BCC supported minor adjustment consistent with 25% slope. Boundary line follows road with hillside on west and homestead/meadow on the east. The knob should remain in the MOD.

Warm Springs Cord Subdivision – BCC agreed with minor line change to follow roadway.

Streambank along Big Wood River – Streambank picked up the slope. Local areas are in Scenic Corridor 1, but staff will verify it is not visible from Highway 75. BCC agreed with staff proposal to move to back of bench and expand to include width of Osborne Gulch. Applicant submitted similar proposal.

Owl Rock Road area – Landowner requested site visit. All is Scenic Corridor 1, but parts are not visible from highway. Map should be in accord with previous decision made by Administrator on what was visible from Broadway Run and/or the highway.

