

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

First Day

Tuesday, February 6, 2012

Pursuant to Statutory Provisions, the Board of Blaine County Commissioners (BCC) met this day at 9:30 a.m. Present were Chairman Angenie McCleary, Vice Chairman Tom Bowman, Commissioner Lawrence Schoen; County Administrator Derek Voss; and Recording Secretary Sunny Grant.

Chairman McCleary called the meeting to order at 9:32 a.m.

PUBLIC COMMENT - NONE

EXECUTIVE SESSION – §67-2345 1(d) INDIGENT - Consideration of records that are exempt from disclosure as provided in Chapter 3, Title 9, Idaho Code

• **Case #12-02-015**

Present were: Blaine County Welfare Director Wilma Colter and Assistant County Welfare Director Connie Kacalek.

Bowman moved, seconded by Schoen, to convene in Executive Session pursuant to Idaho Code 67-2345 1(d) to consider indigent medical applications. Schoen (aye), Bowman (aye), and McCleary (aye). Motion carried unanimously.

OPEN SESSION RESUMED

Schoen moved, seconded by Bowman, to deny Case #12-02-015, based on staff recommendations. Motion carried unanimously.

SENIOR CARE WORKSHOP

Also present: Blaine County Chief Deputy Prosecuting Attorney Tim Graves, Chief Deputy County Clerk Leslie Londos; Blaine Manor Administrator Gail Goglia, Finance Director Stephanie Jaskowski; Blaine Manor Board members Stephen Pauley M.D., Marsha Riemann, and Linda Haavik; Blaine Manor Auxiliary members Pat Williams and Leila Angle; Senior Connection Executive Director Kim Coonis; Vital Ink representative Jolyon H. Sawrey; Idaho Home Health and Hospice Gooding/Hailey Team Leader Bonnie Marsh; Hyperbarics of SV representative Phil Rainey; DeSano Place Administrator Terri Pendleton R.N.; In Home Care President Michael V. Hobart; Croy Canyon Ranch Foundation (CCRF) Executive Director Kathleen Eder, and CCRF representatives Jed Gray, Anita McCann, Brack Davis, and Greg Cappel; The Cottages owner Garold Maxfield, and The Cottages representatives Anita Northwood and Justin Yarmark; ARCH Executive Director Michelle Griffith; Don Sammis; Chip Maguire; Peter Candy; R.W. Fife; Joan Davies; Carol Taglio; and *Idaho Mountain Express* reporter Kate Wutz.

This workshop is the first of a series of meetings on senior care. Today's focus is on care and facilities existing in Blaine County and those on the horizon; and Blaine County's role in senior care.

Blaine County currently operates Blaine Manor Nursing Home for senior and critical care; and has an annual contract with the Senior Connection. The Blaine Manor Override Levy, which funds Blaine Manor into 2013, will expire this year.

The Cottages proposed assisted living facility has done feasibility studies, and would share information with the County.

Senior care facilities currently in Blaine County:

- Blaine Manor Nursing Home in Hailey
Blaine Manor Administrator Gail Goglia
- The Senior Connection – provides in-home care and operates the Senior Center in Hailey
Senior Connection Executive Director Kim Coonis
- Hospice and Palliative Care of the Wood River Valley – mostly in-home care
Hospice Executive Director Carolyn Nystrom
- Summit Apartments – federally-subsidized 1BR independent living units for seniors or disabled
Summit Apartments Manager Lori Hansen
- Safe Haven – assisted living in Bellevue
Safe Haven Administrator Designee Marie Humphries
- Idaho Home Health and Hospice
Idaho Home Health and Hospice Gooding/Hailey Team Leader Bonnie Marsh

Senior care facilities also serving Blaine County residents, or planned or potential:

- DeSano Place in Shoshone, Idaho
DeSano Place Administrator Terri Pendleton MS, RN

- Croy Canyon Ranch Foundation – skilled care, assisted living and independent living in outlying Hailey – in the planning stage
Croy Canyon Ranch Foundation Executive Director Kathleen Eder
- River Street Senior Community – independent living in Hailey – under construction
ARCH Executive Director Michelle Griffith
- The Cottages – assisted living and memory care – in the planning stages
The Cottages CEO Garold Maxfield
- Vital Ink potential senior housing facility in Blaine County
Don Sammis and Vital Ink architect Jolyon Sawrey
- Hyperbarics of Sun Valley – hyperbaric oxygen therapy
Hyperbarics of SV representative Phil Rainey

PUBLIC COMMENT:

Several citizens related personal experience having to commute to see loved ones in homes out of the valley. Coonis said home health care is usually less expensive than nursing home care, especially now that Medicare subsidizes home care for those who choose to “Age in Place.”

Residents encouraged the BCC to be sure skilled nursing care remained available in Blaine County, although it will probably have to be subsidized. Skilled nursing care is needed for disabled people of all ages, and could unpredictably become necessary after a serious accident. Coonis reminded everyone that skilled nursing care could be provided for in-home patients if their families chose to keep them at home.

There’s a large senior population in Blaine County, and it’s growing. People are living longer, and their retirement funds run out. The BCC was reminded that local senior care benefitted families, friends and loved ones as well as the seniors. Caregivers also need attention.

The BCC’s options to continue providing skilled nursing care are:

- A new temporary override levy.
- A permanent levy, although legal opinion is that the current BCC could not hold future Commissions to spend the levy revenue on senior care.
- A hospital district.

The BCC drafted these guiding principles for senior care:

- Balance community need and fiscal responsibility.
- Market-based solutions preferred.
- Ensure skilled nursing care for all socio-economic classes.
- Long-term financial viability essential.
- To make partnerships.
- To plan for longer term strategic approach.
- Skilled nursing is an important part of the continuum of senior care.

DEPARTMENT REPORT

Land Use – Administrator Tom Bergin

- Oil and gas field and exploration legislation is moving through the Idaho House. There may be questionable language that will delay implementation if there are health safety welfare concerns.
- Representatives from the Idaho Association of Cities, Idaho Homeland Security, Idaho water organizations and irrigation districts, and FEMA met with Idaho federal Legislature representatives to discuss the persistent problem Meridian is having with irrigation infrastructure in the floodway. New legislation has been introduced that doesn’t consider infrastructure development in the floodway, but FEMA says this is problematic and might be inconsistent with floodplain regulation.
- The BCC will schedule executive session interviews with the two P&Z Commission candidates.
- Mobile Home and Manufactured Homes definitions and provisions of the Ordinance need to be reviewed and amended. Land Use will present the BCC with proposed related text amendments.

BREAK

SOUTH GATEWAY PROJECT DISCUSSION AND CONSIDERATION

Also present: Blaine County Land Use Administrator Tom Bergin, County Planner Kathy Grotto, The Cottages owner Garold Maxfield; Anita Northwood; and Jim Super.

The Blaine County Land Use Department has begun master planning the South Gateway area. The priority is to provide central water and wastewater infrastructure for development, including community housing. The Master Plan map will show general locations for the main sewer line, and potential access points, roads and trails, public park space, and potentially a public facility (daycare, assisted living, etc.).

Land Use is also drafting an amended Community Housing Overlay District Ordinance. Land Use hopes the revised overlay will create a stronger demand for health-care related uses, and serve to encourage existing McHanville LI-type non-conforming uses to find more appropriate locations.

The County wants development in the South Gateway, which is close to two large economic and employment centers. Blaine County will seek grants and federal funding, and work to coordinate a development proposal from all interested parties. Community housing is a significant County priority for the South Gateway, and the primary reason the County is involved in its planning and development.

The Blaine County Housing Authority is the likely manager of the community housing. Market rate units help to pay for the community housing. Developers will have to comply with the Housing Authority, and shouldn't be overregulated by the County. The Conditional Use process is time-consuming and not necessary. Most conditional use criteria are already evaluation standards in the Community Housing Planned Unit Development Ordinance and Master Plan.

Community housing should be integrated into market-rate housing as much as possible to avoid "housing project" feel and problems. The least problematic way to get housing is for a developer or philanthropist to donate land, and let an organization like ARCH, BCHA, or Habitat for Humanity do the development.

PUBLIC COMMENT:

Water has to be available in order to develop, and has to be planned first. One developer is being delayed, waiting for water/wastewater infrastructure. The Meadows may be willing to contract for water/wastewater.

INITIATION OF TEXT AMENDMENT TO AGRICULTURAL BUSINESSES

Also present: Blaine County Land Use Administrator Tom Bergin; and County Planner Kathy Grotto.

The Land Use Department received an inquiry about a greenhouse business that had employees on site, and should require a Conditional Use Permit (CUP). A personal greenhouse, regardless of size, would not require a CUP. Land Use hasn't addressed greenhouses, but may have to set criteria that causes them to be considered an agricultural business.

Nurseries with employees require a CUP. A number of landowners have planted trees on a portion of their property, which doesn't cause problems until they show some indication of being a business, i.e., a FOR SALE sign, employees, trucks leaving with trees or equipment, water usage, etc. Agricultural uses, including farmers, have employees. Neighborhoods may be impacted by increased traffic which may require a road to be paved. The definition of livestock, and boarding, breeding and care of livestock also need definition.

The County doesn't want to discourage agricultural use in an agricultural zone. The Code needs to be clarified about agricultural uses and clear to the public.

Bowman moved, seconded by Schoen, to direct staff to examine and proceed to make modifications to Sections of Title 9 dealing with Agricultural Businesses and Agricultural Purposes. Motion carried unanimously.

CONTRACTS, GRANTS AND AGREEMENTS DISCUSSION AND CONSIDERATION

- **U.S. Dept. of Interior Geological Survey Joint Funding Agreement for Water Resources Investigations** Record #594833

This is the last phase of a project begun in 2006, half-funded by Blaine County and its jurisdictions.

- **Amended Cooperative Agreement between the Blaine County Waterways program and West Magic Recreation Club** Record #594547

This replacement contract corrects dates that were transposed in the original contract.

- **Lease Agreement between Blaine County and Webb Landscaping for 162 Glendale Road** Record #594548

This renewal contract is for land leased next to the County Road and Bridge shop.

- **Cooperative Law Enforcement Annual Operating Plan between the Blaine County Sheriff's Office and the USDA, Forest Service Sawtooth National Forest – Modification of Agreement** Record #595029

This is the Annual Operating Plan to go with the Law Enforcement Agreement already approved.

Schoen moved, seconded by Bowman, to approve the following contracts: U.S. Dept. of Interior Geological Survey Joint Funding Agreement for Water Resources Investigations; Amended Cooperative Agreement between the Blaine County Waterways program and West Magic Recreation Club; Lease Agreement between Blaine County and Webb Landscaping for 162 Glendale Road; and Cooperative Law Enforcement Annual Operating Plan between the Blaine County Sheriff's Office and the USDA, Forest Service Sawtooth National Forest – Modification of Agreement; and authorize the chairman to sign contracts. Motion carried unanimously.

