

**OFFICE OF THE BOARD OF COUNTY COMMISSIONERS  
OF BLAINE COUNTY  
REGULAR MEETING OF THE JANUARY 2014 SESSION**

**Fourth Day**

**Tuesday, January 21, 2014**

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

Chairman Schoen called the meeting to order at 9:03 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.

Present were: Blaine County Welfare Director Brooke Roberson and Welfare Assistant Amy Rivkin.

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

**OPEN SESSION RESUMED**

**McCleary moved, seconded by Greenberg, to approve Medical Indigent Application for Assistance Case #2013-98, with no reimbursement, based on staff recommendation. Motion carried unanimously.**

**McCleary moved, seconded by Greenberg, to deny Medical Indigent Applications for Assistance Cases #2013-99, #2013-0100 and #2013-0101, based on staff recommendation. Motion carried unanimously.**

**Greenberg moved, seconded by McCleary, to accept a settlement in Medical Indigent Application Case #1211-151 of 75% or \$1,000 of the outstanding balance from the Church of Jesus Christ of Latter Day Saints. Motion carried unanimously.**

**COUNTY DEPARTMENT REPORTS, DISCUSSION and CONSIDERATION**

**Clerk's Report** – JoLynn Drage

- When Blaine Manor has closed completely and all record-keeping is done, Blaine County Information Technology department will decide where to put Interim Director Stephanie Jaskowski's computer. All paper records will remain in storage at the Blaine Manor building for now.

**Operations Director** – Char Nelson

- Blaine County is in the process of purchasing property in Carey, conditioned on the County getting a Conditional Use Permit for a gravel pit
- Nelson and engineer Brandon Keller met with property owner near Adams Gulch Bridge to look at right-of-way acquisition to realign the road with the bridge.
- The tarp-constructed walls of the Blaine County Recycle Center are being covered with plywood. Tarps have deteriorated over time and are falling down. Buildings and Grounds staff will paint the new walls in the spring.
- Road and Bridge funding options and details of a proposed two-year override levy are now on the Blaine County website. The County's Transportation Plan and a report on the future of the federal gas tax from the Institute on Taxation and Economic Policy will also be on the County's homepage.

**County Administrator** – Derek Voss

- Reviewing the upcoming FY2015 budget process to see how it can be improved.
- Looking for better ways to communicate with the public, including working with Public Information Officer Bronwyn Nickel to use social media to gather public input and information.

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

- **Service Contract by and between FirstCall Network and Blaine County** ..... Record #616253  
Also present: Blaine County Emergency Communications Director Robin Stellers; and GIS Analyst/CAD Administrator Chris Corwin.

This is a new contract with a new company to provide emergency notification system software. The contract is for five years at the same rate.

The Technical Advisory Committee (TAC) discussed a new name for the emergency notification system. Over 50% of the TAC members wanted the name to include the words "community alert" and are looking for some kind of acronym.

**McCleary moved, seconded by Greenberg, to approve a service contract between Blaine County and FirstCall Network for FY2014. The first year price is \$5,500. Motion carried unanimously.**

**• Zions Bank Commercial Credit Card Application**

The BCC previously approved applying for a commercial credit card from Zions Bank.

**Greenberg moved, seconded by McCleary, to authorize the chairman to sign the business loan application with Zions Bank for a commercial credit card and the clerk to submit application to Zions Bank. Motion carried unanimously.**

**CONSENT CALENDAR**

- Resolution 2014-03, Establishing Yale as a mail-out precinct ..... Record #616251**

**Greenberg moved, seconded by McCleary, to approve the Consent Calendar for January 21, 2014. Motion carried unanimously.**

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

**Blaine County Housing Authority – Schoen**

ARCH Community Housing Trust Executive Director Michelle Griffith presented the Quail Creek Community Housing project. Schoen did not attend this portion of the meeting. The BCHA Board then discussed BCHA finances and other business.

**Water District 37 Annual Meeting – Schoen**

District 37 and 37M have merged, creating one new seat and two new members on the Water District Advisory Board. Election to the new Advisory Board seat was challenged. Votes on the follow-up election were individually credentialed, resulting in unseating the first person elected. The Advisory Board now includes groundwater users.

Organizational meetings are taking place in the Big Wood Basin to form a groundwater district.

**BLM Sage Grouse Management Plan Public Meeting, Twin Falls – Schoen**

The BLM is currently hosting meetings on the Sage Grouse Draft Environmental Impact Statement for sub-region management of sage grouse. The BLM asked attendees to review a series of poster boards of the two preferred alternatives and submit questions and comments.

**Highway 75 Reconstruction Project – Schoen**

Areas along Broadway Run are flooding, apparently as a result of culvert restoration and realignment that occurred with highway reconstruction. Clear Creek and Engl Creek flows cross under the highway. Engl Creek used to flow along Broadway Run in a ditch, but the ditch is no longer functional. The water has flooded a field and now threatens to flood houses along Cold Springs Road. ITD is working with an engineer to solve the problem.

**Beaver Creek Fire Recovery Update – McCleary and Schoen**

- A Timber Gulch resident is concerned that nothing is being done in their area to mitigate potential flood risk this spring. Schoen reported that he had visited the site and recommended specific potential solutions. Schoen will send his recommendations in a letter to the resident, who will present them to the Timber View Terrace HOA.**
- The Natural Resources Conservation Service (NRCS) had also reviewed the Timber Gulch area and made recommendations that might help. If Blaine County gets NRCS funding, the County may reevaluate doing some berming in their area**

**Community Bike/Pedestrian Master Plan Update – McCleary**

Several outreach meetings on the Community Bike/Pedestrian Master Plan attracted a lot of interested people and public input. Several members of the Bike/Ped Master Plan Committee are concerned that the base plan may not give all the information that is desired. The committee is starting to consider the value of an extended plan in which the consultant would cost out different potential projects in an attempt to help further set public priorities and get capital improvement project funding.

**Sustain Blaine – Greenberg**

There is a Memorandum of Understanding between Sustain Blaine and local organizations to specify what they would individually provide to develop a human performance laboratory at the YMCA. Ketchum plans a local incubator project in their Light Industrial District; Sustain Blaine will offer mentorship to the businesses and is looking at a funding mechanism to help them grow.

**Fly Sun Valley Alliance – Greenberg**

Fly Sun Valley Alliance Board reviewed financial statements. FSVA is enthusiastically planning for Local Option Tax funding to promote new and existing service; and exploring grants to expand into an East Coast connection.

### **School District Report – McCleary**

The BCC received an email from a citizen concerned about their property taxes. who wants them to explore local taxing districts, especially the School District, and their financial needs. The BCC suggested regular joint meetings with the Blaine County School District.

### **TAX DEEDS to PARCELS, PUBLIC HEARING, Discussion and Consideration**

Also present: Blaine County Assessor Valdi Pace; County Treasurer Vicki Heuett and Chief Deputy Treasurer Gail Peterson; County Land Use Administrator Tom Bergin; and Melissa Johnston.

- **Meriwether Condo Unit 2 RPH0726000020**

Melissa Johnston explained that she'd had a rough year financially, but that she could pay her past-due taxes within a couple weeks. The BCC postponed her tax deed hearing to January 28, 2014. If Ms. Johnston pays the amount owing for 2010, and sticks with her payment plan, the County will not take tax deed on her property.

- **120 Building Condo Unit 2 and Parking Space P4 RPK0832000020**

Several notices have been sent and there has been no communication from the owners, who have had other properties foreclosed on. The Treasurer recommends taking tax deed on the parcel.

**Greenberg moved, seconded by McCleary, to take tax deed on RPK0832000020. Motion carried unanimously.**

- **Silver Sage Sub Lot 8 Blk 2 RP005190000080**

The owner has a Homeowners Exemption in place that does not appear to be appropriate. The unit has apparently been rented in recent years. The owner's husband claims to have filed income tax returns which would establish residency, but the State Tax Commission has not indicated that these returns have been filed. Treasurer recommended taking tax deed.

**McCleary moved, seconded by Greenberg, to take tax deed on RP005190000080. Motion carried unanimously.**

- **Fr SWSE TL 1609 Sec 31 4N 18E RP04N180310080**

There is confusion regarding this parcel. The Treasurer requested the tax deed be postponed while the owner researches the original deed.

- **Magic Sub #1 Lots 25, 26 and 27 Block 4 RP004000040250**

This is a combined three lots. The owner has not returned phone calls.

**McCleary moved, seconded by Greenberg, to take tax deed on RP004000040250 (parcel encompasses three lots). Motion carried unanimously.**

- **Fr SWSE Fr TL 5908, Sec 31 4N 18E RP04N180317560**

This parcel was originally owned by Owen Simpson, but is currently identified as a common parcel. Staff will visit the site and see if it should be common area. Simpson has paid taxes on it until 2010; there have been no communications from them since then. The BCC postponed, pending further review.

### **REQUESTS for CANCELLATION OF TAXES, Discussion and Consideration**

#### **MH1TWSM0020010**

This is solid waste fees for property that has been removed.

**McCleary moved, seconded by Greenberg, to cancel taxes for solid waste fees of \$14.56 on Parcel MH1TWSM0020010 that were mistakenly levied on the mobile home. Motion carried unanimously.**

#### **RPK0822000008B**

The owner's Homeowners Exemption was incorrectly removed. The value of the homeowners exemption needs to be cancelled.

**Greenberg moved, seconded by McCleary, to cancel taxes of \$639.38 on RPK0822000008B. Motion carried unanimously.**

#### **RP004250000180**

Mother and daughter own the property together and each has her own separate home. Staff neglected to manually apply the homeowners exemption to the second residence. The value of the homeowners exemption needs to be cancelled.

**McCleary moved, seconded by Greenberg, to cancel taxes of \$611.58 on RP004250000180. Motion carried unanimously.**

#### **PP1P00000D301D**

These parcels should be exempt.

**Greenberg moved, seconded by McCleary, to cancel taxes of \$63.58 on PP1P00000D301D. Motion carried unanimously.**

**RPSVE0000025C**

This parcel should have been part of Elkhorn’s common area, but the deed was not processed.

**McCleary moved, seconded by Greenberg, to cancel taxes of \$432.52 on RPSVE0000025C. Motion carried unanimously.**

**RPH04500080050**

The homeowners exemption was mistakenly removed from this property before the current owner bought it.

**McCleary moved, seconded by Greenberg, to cancel taxes of \$820.34 on RPH04500080050. Motion carried unanimously.**

**RP000200000020**

The owner uses the parcel to grow hay for their horses. It is part of the ranch’s overall operation.

**Greenberg moved, seconded by McCleary, to cancel taxes of \$8.58 on RP000200000020. Motion carried unanimously.**

**BLAINE COUNTY PROPERTY TAX COLLECTION**

Blaine County Treasurer Vicki Heuett reported the county had collected 59% of property taxes.

**APPROVAL OF BCC MEETING MINUTES**

- July 23, 2013 Regular Meeting
- January 7, 2014 Regular Meeting

**Greenberg moved, seconded by McCleary, to approve July 23, 2013 and January 7, 2014 regular Blaine County Board meeting minutes, as amended. Motion carried unanimously.**

**BLAINE MANOR AUDIT REPORT**

Also present: Blaine Manor Independent Auditor Tom Dingus, CPA; Blaine Manor Interim Director Stephanie Jaskowski; Blaine Manor Board Chairman Marsha Riemann; Blaine Manor Board member Linda Haavik; and *Mountain Express* reporter Greg Moore.

Blaine Manor’s independent auditor Tom Dingus (Dingus, Zarecor & Associates) specializes in healthcare facilities and has audited Blaine Manor for a number of years.

- Statement of Revenue, Expenses and Changes shows Net Resident Service Revenue—revenue earned from patient care—was up because Medicaid paid higher reimbursement.
- Salaries and wages are up due to retention bonuses, severance packages and cost of living adjustment.
- The Auditor’s Report on internal controls over financial reporting indicated no material weaknesses or significant deficiencies.

In its 13 years of operation, Blaine Manor had a total of 102,737 resident days. The average daily census was just under 22, with an average occupancy of 87%. Medicaid patients were about 69%, Medicare patients just under 4%, and 27% private pay patients. The cash balance at close is anticipated to be about \$489,000.

Blaine Manor Interim Director Stephanie Jaskowski read a moving letter of her experiences at Blaine Manor, accompanied by a slide show, recounting her 13 years working at Blaine Manor.

**BREAK**

**LAND USE and BUILDING SERVICES HEARINGS**

- **Goodheart Plat Amendment:** Public hearing on and consideration of a Plat Amendment application by Gary and Jodi Goodheart for Lot 3A, Block 1, Zinc Spur Ranch, Unit 3, also known as 103 Willow Circle. The application is to modify the existing building envelope; 262 square feet would be removed from the building envelope on the southwest side and 262 square feet would be added on the northwest side. The property is zoned R-2 with areas of floodplain, riparian and wetland overlay and is located within Section 20, T3N, R18E, BM, Blaine County.

Also present: Blaine County Land Use Administrator Tom Bergin; County Senior Planner Kathy Grotto; applicant’s representative Bruce Smith and builder Preston Ziegler; and neighbor John Jonas.

Grotto read posted notice.

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

There are no new materials.

The applicants would like to add on to their house. The application is to modify the building envelope by removing 262sf on the SW side and adding 262sf on the NW side. The lot contains areas of floodplain, riparian setback and wetlands, but they do not exist within the proposed new building envelope. This property was in the wetlands when first platted, but there should be no further impact on the wetlands.

**PUBLIC COMMENT:**

Neighbor John Jonas confirmed that he understood the project and had no objection to it.

**Greenberg moved, seconded by McCleary, to approve with conditions the application by Gary and Jodi Goodheart for plat amendments to Lot 3A, Block 1, Zinc Spur Ranch Unit 3, finding the proposed building envelope amendment complies with the applicable criteria set forth under Title 10, Chapters 4 and 5, Subdivision Regulations and applicable regulations of Title 9, subject to conditions attached. Motion carried unanimously.**

**LAND USE and BUILDING SERVICES, Discussion and Consideration**

Also present: Blaine County Land Use Administrator Tom Bergin.

**Comprehensive Plan Update**

Grotto presented the Comp Plan Steering Committee’s preferred logo suggestion to the BCC. The Steering Committee and the BCC suggested the artist consider some minor revisions.

Grotto suggested Voss attend an upcoming Steering Committee meeting and explain the concept of outcomes vs. goals.

**Resolution 2014-04 Winter Wildlife Education Signs** ..... Approved 1/14/14 Record #616252  
Resolution 2014-04 was approved with amendments at the previous BCC meeting. The BCC made a couple more revisions. The twice-amended resolution will be presented to the BCC for signature.

**Land Use and Building Services Department Report**

- Blaine County filed a protest to a water right on the Little Makawao Subdivision in 2002. The protest remains in effect with Idaho Department of Water Resources (IDWR). The application has been taken by a new landowner, and modified to remove the additional water rights originally requested. The applicant would like to expand a small pond on their property and has asked the County to reevaluate their protest.
- The owner of the original Lane Ranch house and 7+ acres lot, which wasn’t included in the Lane Ranch annexation, has applied for annexation with the City of Sun Valley. Annexation into Sun Valley could double the permitted density on the lot, and increase access onto the highway.
- The BCC will schedule a BCC meeting with the City of Sun Valley concerning their Area of City Impact.
- Sagebrush Solar owner Billy Mann emailed the BCC suggesting potential solar amendments to the County Code. Email was forwarded to Land Use; McCleary and Mann subsequently met with Land Use and Building Services to discuss the proposed amendments. Mann will work with Land Use and the County Engineer to get his installations in compliance with the Code as it exists.
- Encourage consistent policy in County and local jurisdictions for construction waste recycling, which is now becoming fairly typical on construction sites.
- Discussed potential Building Code amendments regarding wildland urban interface with local fire chiefs.

**EXECUTIVE SESSION – §67-2345 1(b) 1(c) and 1(f)**

There was no need for Executive Session at today’s meeting.

**ADJOURN**

At the hour of 2:27 p.m., the BCC finding no more business before them adjourned.

Attest: \_\_\_\_\_ Approved \_\_\_\_\_  
                    JoLynn Drage  Lawrence Schoen  
                    County Clerk  Chairman