

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

Second Day

Tuesday, July 12, 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, Commissioner Lawrence Schoen; County Administrator Derek Voss; County Clerk JoLynn Drage; Chief Deputy Assessor Martha Heuston; Recording Secretary Sunny Grant; 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

Claims – Schar Boyd

- Deputy Auditor Schar Boyd presented the claims.

McCleary moved, seconded by Schoen, to approve claims dated July 6, with additional claims presented via email yesterday for:

Nate Norris for trackhoe rental and restroom maintenance at East Magic for \$232.50;

Lamar Waters for various services June 2016 for \$545.00;

Gem State Paper for West Magic restrooms for \$90.83;

M&J Motors for missed April invoices for \$347.90;

EXXONMobil for fuel purchases for Weeds for \$ 355.46; and

Evans Plumbing for another bill missed in April for work done at the Annex for \$350.32

Motion carried unanimously.

County Administrator - Derek Voss

- Voss asked if the BCC wants to renew the 6-month agreement for communications with Social Media Services Provider Bronwyn Nickel. County Administrative Services Manager Henry Brown has been out of the office on medical leave, so Nickel has been keeping up with social media and the website. The BCC directed staff to draft a renewal agreement.
- Administrative Services Manager Henry Brown hopes to be back in the office next week.

Treasurer - John David Davidson

- **Appeal of Treasurer's Decision for Late Charge and Interest on Parcel RPK04690010010**

Blaine County Treasurer John David Davidson said Mr. Green had postmarked his property tax payment on June 23, three days after the postmark deadline, and incurred a 2% late fee and 1% per month interest, accrued daily since January 1. Green said he paid his property tax bill late due to illness; and requested that late fees and interest be removed. Interest and late fee as of today total \$386.33. Property taxes are due on December 20, but have a six-month leniency period. When late taxes are paid, the amount is first applied toward interest and late fee, which can leave some property tax unpaid. Treasurer Davidson rejected Green's request because of Idaho Code. Idaho Code allows for leniency due to hardship, but simple "illness" is probably not an acceptable hardship. The BCC agreed that they had to follow Idaho Code.

Schoen moved, seconded by McCleary, to deny appeal of Ronald Green related to late fees and interest in payment of property taxes for Parcel RPK04690010010. Motion carried unanimously.

Recycling - Blaine County Administrative Specialist Andrea Walton

- **Review of Recycling Brochure**

Commissioner Schoen and Andrea Walton have revised the 5B Recycling brochure, which provides thorough information about Blaine County's recycling and diversion program.

- The BCC decided to promote Christmas tree recycling during the Christmas season, with education about where and how to recycle the trees without decorations, and there is some confusion over this issue.
- Commissioner McCleary suggested separate basic instructions be created for the Smiley Creek Recycling Facility.

**LETTER SUPPORTING DISASTER DECLARATION
FOR CROP LOSS, Discussion and Consideration**

Commissioner Schoen said Farm Service Blaine County Executive Director Tom Snow was gathering information about fields with crop loss due to a recent hailstorm, but BCC has not received a letter of support for disaster declaration.

CONSENT CALENDAR

- **Beverage license renewals** for Silver Dragon; Dollar Cabin; River Run Lodge; Sun Valley Inn; Sun Valley Lodge; Galena Lodge; Wise Guy Pizza Pie - Hailey; Wise Guy Pizza Pie - Ketchum; Wood

River Gun Club; Seasons Steakhouse; DiVine; Wicked Spud; Grumpy's; Bellevue's Silver Dollar Saloon; Shorty's; Veltex Market; Guffy's; Valley Country Store; East Side Magic; Beaver Creek Store; Mama Inez; Power House; Albertson #130; La Parrilla; Smokey Mountain Pizzeria Grill; Zou 75; Uptown Mini Mart; Rico's Pizza & Pasta; Warfield Distillery and Brewery; Java on Fourth; Nexstage Theatre; and China Panda Chinese Restaurant.

- **Junior College Residency forms** for College of Southern Idaho, Fall 2016 term, Parker Brown. College of Southern Idaho, Fall 2016 – Spring 2017 term: Kevin Blas; John Brittingham; and Maria Juarez.

McCleary moved, seconded by Schoen, to approve the Consent Calendar for Tuesday, July 12, 2016. Motion carried unanimously.

BOARD of COUNTY COMMISSIONERS REPORTS, Discussion and Consideration

Bike-Pedestrian Committee Meeting – McCleary

- The Blaine County Recreation District (BCRD) is receiving requests for rules and restrictions on electric bikes. Blaine County has a motorized vehicle ordinance that prohibits motorized vehicles on designated rights-of-way, and some of the bike path is a designated right-of-way. Sun Valley has an ordinance, and some jurisdictions do not have an ordinance, so this subcommittee of the Blaine County Regional Transportation Committee is discussing formulating a comprehensive countywide policy for electric bikes.
- The Bike-Pedestrian Committee discussed how the community can celebrate the Wood River Valley's League of American Bicyclists Gold Standard designation.
- Commissioner Schoen said bicyclists need to be educated on the basic rules of the road for bicycles. Bicyclists can dismount and use crosswalks as pedestrians; but if they are riding their bike, they are considered a vehicle and must follow rules of the road. Commissioner McCleary said law enforcement officers are involved in bicycle discussions.

Southern Idaho Solid Waste Regular Meeting – Schoen

- Update on landfill gas to energy project. Idaho Power figures will be available at the July meeting.
- Twin Falls County is increasing their tipping fees to facilitate employee raises.
- Southern Idaho Solid Waste (SISW) is trying to get tipping and drop-off fees uniform across the district.
- Blaine County is one of two transfer stations that have scales, which ensures trucks are full when they leave Ohio Gulch. The County's biggest solid waste expense is hauling to the landfill.
- Blaine County's waste stream is decreasing, thanks to a robust recycling and diversion program.

Fish and Game Appointment – McCleary

- Dean Hovencamp asked if the BCC would consider endorsing or supporting him for appointment to the Fish and Game Board of Directors. His main focus is open communication and desire for collaboration. Hovencamp would like Fish and Game to focus more on fish, particularly in Blaine County. The BCC said they are bothered by the politicizing of Fish and Game, and would prefer that Commissioners individually support Hovencamp if they wish to do so.

Wood River Wolf Project – Schoen

Schoen asked the BCC if they would like to receive the Wood River Wolf Project's newsletter and if the newsletter can name Blaine County as a collaborator and provide a link to the Blaine County website. The BCC agreed.

DISPOSAL OF BLAINE MANOR PROPERTY, Discussion and Consideration

Also present: Blaine County Chief Deputy Prosecuting Attorney Tim Graves; County Legal Assistant Tammy Wilson; County Buildings and Grounds Manager Patrick Boyle; County Assessor Valdi Pace and Chief Deputy Assessor Martha Heuston; Alpine Investment Group principals John Sofro and Michael Page; Wood River Fire Commissioner Jay Baille; Wood River Fire Protection District Assistant Chief of Fire and Emergency Services / Hailey Fire Chief Craig Aberbach; WRFPD volunteer / Hailey Fire Inspector Christian Ervin; WRFPD firefighter Seth Margin; Hailey City Administrator Heather Dawson; Hailey Fire Department firefighter Mike Buledge; Charlotte Page; Ron Taylor; Stephy Smith; Nanuza Head-Wallace; and Len Harlig.

Blaine County received an offer of from Alpine Investment Group on May 23, 2016. The offer was subsequently extended to July 19, 2016.

Commissioner Schoen disclosed that he has been a supporter of fire protection consolidation for decades; and that he recently spoke with Hailey Fire Chief Aberbach, Hailey's Mayor and some Wood River Fire Protection District Commissioners about consolidation between WRFPD and the City of Hailey Fire Department.

Chairman Greenberg presented a spreadsheet that included the original appraisal of the Blaine Manor property, local real estate sale comparisons, and a summary explanation of the estimated market value of the property. Greenberg included two current real estate comps, both on Main Street in Hailey, for \$21.50sf and \$25.00sf. One was a pending sale that has since consummated. Greenberg feels a fair price for the Blaine Manor property is \$2,586,000 and provided his rationale.

Commissioners McCleary and Schoen agreed that Alpine Investment's offer to develop a community entertainment center on the Blaine Manor site has considerable merit to the community.

PUBLIC COMMENT:

- The BCC received four letters in support of a community entertainment center.

Commissioners Schoen and McCleary said that Blaine County has significant capital needs and, at this time, the offer from Alpine Investment is the only cash offer. Schoen said the County was currently engaged with Idaho Department of Environmental Quality for site clean-up of the Blaine Manor property, and intends to deliver the property post remediation.

County Attorney Tim Graves said he had included a provision in the counteroffer to extend the six month due diligence period if environmental remediation is not complete or if the purchaser had not yet completed governmental approvals. County Administrator Voss said this is just a counteroffer; and not a binding Purchase and Sale Agreement. DEQ will do some site remediation but doesn't guarantee to remove all contaminants from the building.

The Blaine Manor property is a citizen asset; and the BCC expressed reservations about selling the property without a contingency requiring it be used for community benefit. This is only a counteroffer and not a purchase and sale agreement. The BCC directed staff to prepare a counteroffer for \$2.5 million.

FRIEDMAN MEMORIAL AIRPORT AUTHORITY MEETING PREVIEW

Also present: Friedman Memorial Airport (FMA) Manager Chris Pomeroy; FMA Finance Administrator Lisa Emerick; and Blaine County Assessor Valdi Pace.

New FMA Manager Chris Pomeroy said 367 operations took place last Tuesday at the beginning of the annual Allen & Company Conference in Sun Valley. Seventy aircraft parked at the airport, 40 of which were large size aircraft. Several international dignitaries arrived with security details. The Friedman tower worked with Salt Lake City tower to direct traffic arrivals and departures as necessary, but Friedman's airspace was saturated at about 13 arrivals per hour on Tuesday night, and several flights were diverted to other airports in Idaho. The airport was closed to all activity on Tuesday and Wednesday nights; and aprons were closed to itinerant parking Tuesday night to Thursday night. Pomeroy acknowledged that this is an inconvenience for pilots and a reduction in airport revenue.

Tonight's FMAA discussions will include reopening Master Plan Update Chapter D: Existing Airport Site Alternatives and perhaps Chapter E: Siting Evaluation for a Replacement Airport. Pomeroy said the FMAA needed to work with Mead & Hunt to start finalizing the Master Plan layout plan and capital improvement plan, including a runway protection zone and areas that could be potential future general aviation parking or facilities. Landrum & Brown will present potential solutions to noise and air quality issues.

FISCAL YEAR 2017 BUDGET, Discussion and Consideration

Also present: Blaine County Chief Deputy County Clerk Leslie Londos; County Sheriff Gene Ramsey; County Chief Deputy Sheriff Steve Harkins; County Emergency Communications Director Robin Stellers; County Court Supervisor Andrea Logan; County Assessor Valdi Pace and Chief Deputy Assessor Martha Heuston; County Prosecutor Jim Thomas; County Indigent Services Manager Brooke Baird; County GIS Manager Sam Young; and County Administrative Specialist Andrea Walton.

Blaine County Budget Officer JoLynn Drage said the County has \$3.5 million in available reserves.

Chairman Greenberg suggested the County increase its community service agency funding allocation to Sun Valley Economic Development (SVED). Greenberg disclosed that he is an ex officio member of the SVED Board of Directors. SVED requested \$25,000 for FY2017 and the BCC approved \$20,000. Greenberg said SVED plays the part of the County's business development department, and now is a good time to promote new business and growth. Commissioner Schoen asked that SVED coordinate better with local jurisdictions, starting with workforce housing. The BCC agreed to allocate \$25,000 to SVED.

Schoen said Blaine County departments have survived a difficult recessionary period through frugal management, including reducing staff and programs, and reducing funding for community service agencies. The County now has enough money to begin to maintain infrastructure and make improvements that have been deferred for a number of years. Schoen supported the suggested 1% salary increase and 3% merit pool increase, but stressed that this is for 2017 and not to be considered an automatic annual practice. Commissioner McCleary agreed with the 3% merit pool, saying that 2% merit is meager for a performance-based system. Greenberg said there is a limited labor pool in Blaine County, and it is difficult to attract people to this high-cost area for less money.

DEPARTMENT COMMENTS:

- Sheriff Gene Ramsay said it is difficult to recruit and retain quality employees when there are other market areas with better wages and/or working environment.
- County Emergency Communications Director Robin Stellers and County Assessor Valdi Pace agreed.

The Ambulance District will increase the budget for jurisdictions by 3%; but rejects the City of Ketchum's request for a 10% increase.

Budget Officer Drage will present the final tentative budget to the BCC on July 26. She will notify employees that benefits will remain unchanged and there is a 1% salary increase.

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.

Schoen moved, seconded by McCleary, 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 approve Case #2016-28 Medical Indigent Application for Assistance, with a \$25 monthly reimbursement, based on staff recommendation. Motion carried unanimously.

Schoen moved, seconded by McCleary, to deny Case #2016-25 Medical Indigent Application for Assistance, based on staff recommendation. Motion carried unanimously.

Schoen moved, seconded by McCleary, to deny Cases #2016-38 and 2016-41 Medical Indigent Application for Assistance, based on staff recommendation. Motion carried unanimously.

APPROVAL OF BCC MEETING MINUTES

- **May 23, 2016 Special Meeting**
- **June 21, 2016 Regular Meeting**

Schoen moved, seconded by McCleary, to approve the Commissioner meeting minutes for Monday, May 23, and Tuesday, June 21, 2016, as amended. Motion carried unanimously.

BREAK

LAND USE and BUILDING SERVICES HEARINGS

- **Public hearing on and consideration of a short plat subdivision application** by The Valley Club, Inc. to divide Parcel G, an open space golf course parcel, into two parcels. Parcel G1, 9.9 acres, is to remain an open space golf course parcel. Parcel G2, 0.68 acre, is to be a separate open space parcel with no residential development rights. The property is zoned Planned Residential Development (R-2) with areas of Elk Winter Range, and is located within Section 23, T3N, R18E, BM, Blaine County.

Also present: Blaine County Land Use Administrator Tom Bergin; County Deputy Land Use Administrator Kathy Grotto; Applicant Jack Levin and representative Brian Yeager; Debra Levin; The Valley Club General Manager Barry Bevers; The Valley Club Owners Association (VCOA) attorney Ed Lawson and VCOA Manager Karl Nichols; Bernard I. Friedlander; and Carol Pintler.

Grotto read notice.

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

One additional public comment was received by email.

DISCLOSURES: None.

The application is to remove an undeveloped, unlandscaped part of Parcel G of The Valley Club and create an undevelopable/unbuildable Parcel G2; so current Valley Club homeowner Jack Levin, whose Lot 97 property is adjacent to proposed new Parcel G2, can acquire Parcel G2 from The Valley Club, install irrigation and landscape it at his expense. Grotto said she originally suggested Parcel G2 be included in Lot 97 through a lot line adjustment, but the applicant chose to submit a Short Plat to split Parcel G into G1 and G2.

The owner/applicant of Parcel G is The Valley Club, Inc. Jack Levin, with cooperation of The Valley Club, Inc., hired Brian Yeager to present the application. The Valley Club, Inc. General Manager Barry Bevers was present to support the application.

The Valley Club Owners Association (VCOA) (also referred to as The Valley Club Homeowners Association), represented in a letter from attorney Ed Lawson, requests that G2 be incorporated into Lot 97, but if not, then requests that a plat note be added that G2 is for open space and landscaping only, and no structures, which can be added to Note 2. Lawson explained that this open space parcel was originally platted to be used as part of the golf course property; and CC&Rs applicable to the Valley Club Owners Association do not include the golf course property. The VCOA is concerned that transfer of ownership of this parcel from The Valley Club, Inc. (golf course and related facilities) to Mr. Levin will make it private property and beyond the VCOA's ability to preserve property values through its design review process. The VCOA is concerned that "open space" and "landscaping" are ambiguous terms, and would prefer that this property, if subdivided, be added to the adjoining lot and annexed into the Declaration. If that doesn't happen, the VCOA would like a deed restriction that minimizes future potential development and prohibits structures. Lawson said the VCOA is not trying to obstruct the application, but wants to protect the common interests of the members of the VCOA in forever preserving the aesthetics of the area. Lawson said he has discussed a possible plat note with Mr. Levin.

COMMISSIONER COMMENTS:

- Schoen said this .6 acre is a substandard size in the R-2 zoning district. Yeager said the application is to create Parcel G2 for other than residential use, so it can be smaller than required for a residential parcel in R-2. Grotto concurred that there is no minimum size for an open space parcel.
- The VCOA is requesting a plat note, which is appropriate under the circumstances, for Lot G2, but it was asked if Lot G2 is proposed to become part of Lot 97, which will then need a plat amendment. Yeager clarified that there is no current proposal for G2 to become part of Lot 97.
- Schoen is concerned that this parcel has been allowed to grow noxious weeds for twenty years, according to applicant statements.
- Schoen said the parcel hasn't been irrigated for 20 years, so the water right is used elsewhere. The water right owners will have to dry up a water right elsewhere in order to transfer it to this parcel. Yeager said an entity called Dry Lot, Inc. purchased 27½ acres of water rights from Old Cutters a number of years ago. Those surface water rights were offered to all members of The Valley Club Owners Association. Most were sold and those that were sold were transferred through the Idaho Department of Water Resources (IDWR) transfer process. The water is delivered through The Valley Club system and, according to the applicant, can be used anywhere within the map, which includes Parcel G. Levin acquired two of those additional water rights, which are currently being used elsewhere in The Valley Club. One of Levin's water rights would be transferred and dedicated to Lot G2.

PUBLIC COMMENT:

- Bernard Friedlander, past president of The Valley Club Owners Association, explained that Levin has two water rights that can be used on his property, or he can offer them to anyone else in VCOA, which he has done. Levin has now received permission from IDWR, through The Valley Club's water rights attorney, to use his water rights on parcel G2 if he purchases the property. The water rights are currently being used, and will just be moved from one place to another.
- Lawson said he was hired by the president of The Valley Club Owners Association, who has the authority to represent The Valley Club VCOA. Friedlander said the VCOA Board members he had contacted were unaware of the VCOA. President's decision to engage attorney Lawson in this application.
- Lawson said there is an issue about the ability of the association to allow use of this delivery system to transport water to property that is not in its permitted place of use, without some agreement with Mr. Levin. Friedlander said VCOA members he had spoken with did not express an interest in bringing this piece of property under the VCOA.
- A Valley Club neighbor supported having someone enhance the look of The Valley Club at their own expense. She also has a Dry Lot water right, and thinks using one of the additional water rights on the open space lot makes sense. She added that this lot isn't part of the VCOA and doesn't need to be. Schoen disputed applicant's assertions about how dry lots water rights may be used and moved around.

County Attorney Tim Graves will review IDWR water law for any conflicts with this application. He said a non-conforming parcel in this area could cause some future development pressure because it is big enough for a small house; and a plat note has to be very clear about what kind of landscaping and structures may be permitted, and enforcement. Graves thinks a lot line shift would be much cleaner, today and in the future, but that is a different application.

Commissioner Schoen said the BCC needs to be careful to act within the County's water rights policy and local public interest policy.

McCleary moved, seconded by Schoen, to continue the hearing to August 9, 2016. Motion carried unanimously.

- **Reconsideration of Conditions, Little Wood Headwaters Ranch:** A public hearing and consideration of removing Condition Number 7 from the previously approved, but not finalized, Mountain Overlay District site alteration permit and Stream Alteration permit applications. Condition Number 7 states: The access and easement issues as stated in the

Idaho Dept. of Lands comments (B3) shall be resolved prior to the Board signing the Findings of Fact, Conclusions of Law and Decision and shall be demonstrated in letter form from IDL. The subject 560 acre parcel is located approximately 1-2 miles north of the intersection of Muldoon Canyon Ranch Rd. and High Five Rd. in S3, T2N, R20E & S34, T3N, R20E.

Also present: Blaine County Chief Deputy Prosecuting Attorney Tim Graves; Zoning Specialist Nancy Cooley; applicant's representative John Seiller; and Idaho Department of Lands Program Specialist Ryan Lay.

Cooley read notice. Staff confirmed that notice was posted onsite on July 2.

Schoen moved, seconded by McCleary, that notice was adequate on the consideration of the Condition related to the Headwaters Ranch Mountain Overlay and Stream Alteration Permit application. Motion carried unanimously.

Bergin said this application was noticed as an evaluation of Condition of Approval #7 made by the BCC in 2011. The application was approved, but the Findings were never approved because Condition 7 was never satisfied. The Little Wood Headwaters Ranch is located north of Carey and north of Little Wood Reservoir. The 2011 application also included an after-the-fact Stream Alteration Permit application for a stream crossing and Mountain Overlay Permit application for a road excavation that had been done without permit. Bergin showed the BCC a map of where state land intersects with the subject property.

John Seiller, local counsel for the attorney for the owner of the Little Wood Headwaters Ranch, is representing the applicant. The Little Wood Headwaters Ranch has put an easement on the entire property, in partnership with The Nature Conservancy, that restricts subdivision. Both the stream alteration and road improvement are completely on the ranch; but the road continues past that portion onto state land. The applicant has made numerous efforts to reach some kind of resolution with The Idaho Department of Lands (IDL), who is requesting use of the road across the Little Wood Headwaters Ranch land for "its highest and best use", for whatever purpose IDL deems useful with no restriction. IDL, however, is only willing to give the landowner, Little Wood Headwaters Ranch, access across their road for agricultural use for a limited number of residences. The conservation easement already limits use of the property. The application is to remove Condition of Approval 7.

IDL Program Specialist Ryan Lay said there is a number of local ranches in the area that use the road, and none of them has full legal access to the road. The federal government gave the road to the state to provide revenue for public schools. The State has owned and used the road for over 100 years and would offer full legal access to all landowners if it can maintain full legal access itself. The State has offered compromises in the past, but the Little Wood River and Little Wood Headwaters ranches rejected the offer.

County Attorney Tim Graves said the BCC is required to take the State's plans and needs into account when it considers certain applications; but the Idaho Supreme Court decided 13 years ago that local zoning did not have to take State needs into account because the State can do whatever it wants. Condition 7 provided the opportunity for the landowner and the State to resolve access issues. Since this application has been open for five years, the BCC effectively took the State's plans and needs into account. The applicant doesn't have a final decision until the Findings are signed. Attorney Graves said he didn't think access was a crucial part of a Mountain Overlay District Site Alteration permit; and he didn't think a conservation easement or site alteration permit was the proper form to address access. If the Department of Lands needs administrative access to their lands and limited access across private property, this isn't a public right-of-way and IDL needs to negotiate this with the landowner and/or in court.

Schoen started to make a motion, and withdrew his motion.

Schoen moved, seconded by McCleary, to reconsider Condition 7 of the Blaine County Commissioners' previously heard but not finalized application for Mountain Overlay District Site Alteration Permit and Stream Alteration Permit submitted by Little Wood Headwaters Ranch and the proceedings we have been holding are part of that reconsideration. Motion carried unanimously.

Schoen moved, seconded by McCleary, in light of application, hearing and public comment we just heard on the matter, to approve the request by Little Wood Headwaters Ranch to remove Condition 7 from the previously approved but not finalized Mountain Overlay District Site Alteration Permit and Stream Alteration Permit applications heard and previously conditionally approved on November 15, 2011. In discussion, based upon this Board's Findings, Commissioner Schoen said this condition is not necessary to find compliance with the standards of evaluation required to issue said the permits and we find that, after years of negotiation between parties, this matter is not germane to the said permits and can be resolved by parties outside of this venue. Commissioner McCleary reiterated that, as discussed previously, the BCC has taken into consideration the State's needs in this application. **Motion carried unanimously.**

COMPREHENSIVE PLAN, TITLE 8, NATURAL ENVIRONMENT CHAPTER, CONTINUED

Also present: Blaine County Land Use Administrator Tom Bergin; County Deputy Land Use Administrator Kathy Grotto; Blaine County Comprehensive Plan Update Consultant Lisa Horowitz; and Comp Plan Steering Committee member Dick Fosbury.

This item is continued, so notice is by agenda only.

Staff and the Steering Committee suggested there should be more focus on Desired Outcomes in this chapter. Commissioner Schoen said the whole Desired Outcomes section needs to be simplified and condensed. The BCC agreed that much of the language was broad and vague and some of the lofty statements could be clearer. Schoen was concerned that some of the concepts expressed in the Comp Plan were controversial and presented without any public hearing or supporting evidence. Schoen suggested the Natural Environment chapter of the Comp Plan should direct the County to weigh Land Use decisions and infrastructure decisions against specific and cumulative environmental impacts.

Commissioners began to discuss Desired Outcomes:

- Partnership Planning
 - There should be a clear definition of “conservation”, incorporating old and new land use conservation policies.
 - Adequate staffing is necessary for conservation planning, including the Land, Water and Wildlife levy program.
 - Land Use decisions should always be science-based, which requires good data and monitoring.
 - Funding and capital planning require careful thought, with conservation and environmental issues in mind. Land Use relies on the BCC funding other departments, such as County GIS, for good mapping and monitoring.
 - Areas that should be protected should be removed from the Area of City Impact.
 - The Big Wood watershed and water management are going to be important topics in future land use planning.
- Conservation Opportunities
 - Conservation opportunities almost always involve partnerships.
 - Encourage federal and state environmental opportunities, such as designation of the Boulder-White Clouds wilderness areas, and state grants.

LAND USE and BUILDING SERVICES, Discussion and Consideration

- **Refund of building permit overpayment for James Johnson, 118 Old Mill Road**

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

The applicant accidentally applied twice for the same permit.

McCleary moved, seconded by Schoen, to refund building permit overpayment of \$909.75 to James Johnson of 118 Old Mill Road, Permit #16-046. Motion carried unanimously.

ADJOURN

At the hour of 4:22 p.m., with no more business before them, the County Commissioners adjourned.

Attest: _____ Approved _____

JoLynn Drage
County Clerk

Jacob Greenberg
Chairman