

**OFFICE OF THE BOARD OF COUNTY COMMISSIONERS  
OF BLAINE COUNTY  
SPECIAL WORKSHOP MEETING  
WITH THE BLAINE COUNTY PLANNING & ZONING COMMISSION**

**Ninth Day**

**Thursday, June 27, 2013**

Pursuant to Statutory Provisions, the Board of Blaine County Commissioners (BCC) met this day at 9:00 a.m. Present were BCC Chairman Lawrence Schoen, BCC Vice-Chairman Angenie McCleary, BCC Commissioner Jacob Greenberg; Blaine County Land Use Administrator Tom Bergin; and Blaine County Senior Planner Kathy Grotto; P&Z Commissioners Lili Simpson, Julie Heneghan, Kim Nalen, Chip Bailey, William Ranill, Mike O'Farrell; and P&Z Recording Secretary Michele Johnson.

Chairman Schoen called the meeting to order at 6:30 p.m.

I. **Workshop:** Idaho Power's Redundant Hailey to Ketchum Transmission Line with both Planning and Zoning Commissioners and Blaine County Board of Commissioners.

Larry Schoen - We are all here tonight to learn more about the transmission line that Idaho Power is looking to put in. I have been to many of these meetings and know many of the proposals that have come and gone. Mike, will you please introduce your team.

Mike Pepper – KMP Planning – I am not an employee of Idaho Power, I am a consulting planning professional. This is an informal presentation; we will be presenting the plan that is an accumulation of all of the workshops and meetings we have held. We are looking to you for guidance of the best way to proceed with the paperwork.

Tom Barber – Idaho Power Construction Project Manager.

Mike Barry – Idaho Power Company Facilitator – I will be the one presenting the CUP when it comes to that.

Mike Pepper – I will begin the presentation.

Tom Bergin – before we begin I just want to remind you that this is not yet an application. There is no problem with questions and clarity, but you will be hearing this as an application before a public hearing.

Mike Pepper – this is one of the 3 sessions that we will be doing here in the valley. In terms of the next step in the process, this is informal questions and answers to help you understand it. He begins his presentation.

Mike Pepper – Idaho Power can't pay for the underground cost the PUC won't let them. The City of Ketchum passed an ordinance for no overhead lines and the City of Sun Valley doesn't want them either. So how do we get to the power substation on Sun Valley Road? He continues the presentation. The City of Ketchum will not allow the lines to be overhead, so the residents who receive the benefit will be the ones paying for it. Roughly it will cost \$230 per \$100,000 of property value. Those are onetime costs, once the vote for an LID is began and decided by the County Commissioners. Then it will be passed on to those property owners it directly effects to vote.

Larry – the term assessable property is a strange term, it is a non-assessed property that has an exemption. My understanding is that it is not 2/3 of the property it is 2/3 of the value of the property.

Kim Nalen – how would you get the 2/3 of the votes?

Larry – it would have to be all 3 of the Commissioner.

Mike O'Farrell – who paid for the buried line out Warm Springs that was recently buried?

Mike Pepper – I don't know. Does anyone else know? Nope!

Tom – it was probably a transmission line and that cost is much different than a distribution line.

Mike Pepper – the boundaries are crafted from Gimlet North, properties south would not be affected. The benefit is that to get the project completed it must be buried the City of Ketchum won't allow it, so it can't be provide.

Larry – a number of different factors were addressed. The project is considered as a whole. There were a number of different scenarios that were discussed.

Jacob Greenberg – the benefit, is if the power goes out the area affected it is Gimlet north and so much in the County.

Larry – the other component is the cost component, maybe it should be overhead all the way to the City of Ketchum boundary.

Mike Pepper – the committee looked at lots of options and scenarios. Our plan is based on what all of those people and those meeting produced. The consensus is that this is the most viable plan.

Angenie McCleary – would the Cities of Ketchum and Sun Valley have to have all of their members approve it too?

Mike Pepper – yes. Each entity does have to take a look at it and hold public meetings. If one entity does not want to have the LID then what? We don't know. That is for the lawyers to figure out.

Chip Bailey – from everything I have heard tonight, this is purely for esthetic purposes.

Mike Pepper – yes in general that is true.

Chip – I don't understand if people in the City of Ketchum are assessed for sidewalks in front of their homes and the people out Warm Springs can walk on them for free. This is not fair.

Lili Simpson – how much more property value is in this area that is going into the pie?

Larry – in the Cities will be a higher property value. The purpose of the workshop is to help you understand

the proposal not to get into a debate at this time. When Mike talks about other ways this can get tripped up the 2/3 vote of the jurisdictions is a big one.

Julie Heneghan – is it more difficult to repair underground lines.

Tom Barber – yes, there is less in the way of power outages, but if a line does have to be repaired it can be out for a much longer time.

Jo Lowe – Greenhorn resident - in comparison to the Christmas outage, if the line was underground would of it not failed.

Mike Pepper – we are trying to get you the background information on the funding and the discussions. He continues with his presentation.

Jacob – so there are 4 lines on the existing pole, how many will be on the new poles?

Mike Berry – 7 lines total with an increased height of 7’.

Jacob – what happens to the cable line?

Mike Berry – I think it is Cox Cable and it would have to go underground.

Jacob – you brought up the fact that you had spoke to many people, the people in Northridge have you asked them about that?

Tom – it is all north of Northridge, it goes east and west north along Silver Sage and Sagebrush arena. No lines will be in there direct neighborhoods.

Mike Pepper – we did meet with several of those neighborhoods that will be effected. We met with Mike Goitandia and Rod Kegley and listened to their concerns. The risk of lightening damage is much worse close to the substation than it is away from it. He continues with his presentation.

Jacob – does this go under the river by the bike path bridge?

Mike Pepper – yes. We plan to hold these work sessions to continue to educate the public on what needs to be done and what it will look like. Idaho Power will move forward with the permits it needs starting January 2014, with construction beginning in 2016. We will continue to work with jurisdictions on funding options. We did meet with the mayors of the cities and they know this plan.

Mike Berry – Facility Sighting for Idaho Power – we are looking for advise to 3 different jurisdictions and working to figure out who to begin with first. All jurisdictions must approve this and the denial of any one of them discontinues the process. The second question we have is to request a CUP contingent on funding? If an LID is the way chosen to go what happens and how long will it take to pass? We want to submit this route to the 3 different jurisdictions.

Kim Nalen – what neighborhoods did you reach out to in the county?

Mike Pepper – East Fork, Valley View, Golden Eagle, property owners along the bike path where it would be close, the rec district. I can’t list them all off the top of my head. We did not get lots of participation, but the invitation was extended.

Tom Barber – we spoke with a number of homeowners along the lines if they would be impacted.

Chip – if you go through all of the permitting processes, as I understand property owners can squelch the LID even if you have all the permits in place. I would do the LID before I did the permits.

Mike Berry – on the other hand if we went to the leadership first and one of them said no that to would be the end of the project too.

William Ranill – it seems to me that Ketchum is the sole source of this project being more money. If Ketchum requires that this project needs to go underground then it is them and no one else driving the cost. Having a million dollar home this would greatly impact me and many others.

Larry – I don’t think Ketchum is forcing you to pay more in taxes.

Tom – this is getting too far into the project and I don’t think this is where we need to get into this kind of detail at this workshop. If you have an idea of what jurisdiction should go first that would be helpful.

Mike O’Farrell– if the LID fails, can you still have the line above ground or will that kill the entire project.

Mike Pepper – it needs to get to the Sun Valley Road substation or it won’t work. It would become a different project.

Kim – it seems to me that there is a sub-purpose for the City of Ketchum and that is aesthetic.

Tom – you don’t even get to the doorstep of the Cities unless the County approves the permit. It might have to come back with changes from the Cities and it would require a second review.

Larry – what are the three CUPs?

Tom Barber – Blaine County is height, all three would focus on impacts.

Larry – then you might get in a lot of skiing this year!

Chip – Larry, was the jail put to vote for a bond first and then plans were drawing or were the plans drawn first?

Larry – a substantial portion of the plans were drawn. Then it was a County wide vote. The LID votes have to be held at different times.

Angenie McCleary – there is no election, there is just the 3 of us.

Chip – whatever the major property owners want are the ones that drive the project.

William – primarily 80% of all property values are north of Elkhorn Rd, so if you get past the financing which is the LID then you can go to the permitting.

Mike Pepper – is there anything else we can clarify before we run out of time?

Tom – if the LIDs fail will you still propose a line in the City that would go overhead?

Mike Berry – we would have to build a new substation because the City of Ketchum won't allow it to go through.

\*\*\*\*\*

Larry – in the permitting process the design could change. So let's say now, basically this is okay but the cost is too high. So if we change the route and design then it becomes different, that is what happens in the public hearing process. That is why I said people want to know what they are paying for. So at the end of the day the cost factors are affected by the above or below lines in the County.

Jacob – I think what Mr. Ranill is saying is, is there some mechanism for finding out how voting will go before the process begins.

Mike – what is the cost and is it better to build a new sub-station to feed rather than going through Ketchum?

Mike Berry – basically the planners have said if we place another substation outside Ketchum, it won't serve the same purpose.

Tom Barber – when I first came up and looked at the land, I told the planners that they would never get past the sewer plant. They said if they didn't get to the Sun Valley Rd sub-station the redundancy would not be achieved.

Lili – how many outages have you had that are pointing to the need of Hailey north?

Tom Barber – the north line is more reliable than the south line, but there is just one old wood line. We change a few poles every year.

Tom – if any of you have continued questions after tonight I can forward them for you to Mike and Idaho Power.

William – I was really just wanting to tell them what order to begin with. Ketchum is the one who if they won't bend on the underground line then it is LID. Once we all know that Ketchum is inflexible the decision is almost made.

Larry – this is not a side yard setback this is the Code. It is a text and a comp plan change. I take your point but it is bigger than just approving it.

William – no one has been in my neighborhood, I live along the highway and I would be happy to talk to you about it.

Jacob – 2 points, not the entire County would be affected only Gimlet north and 2 if Idaho Power just wanted to clean up their lines along the way they could.

Chip – it seems to me that you could run the line up the highway up Elkhorn Rd, along Dollar and by-pass Ketchum.

Mike Pepper – what we have heard from Sun Valley is that they don't think an overhead line would be approved up Elkhorn Road. When the committee looked at all the alternatives this is the plan that was chosen.

William – another point, the property valuation base in the City of Ketchum will be great. Whether the homeowners of Sun Valley will receive the benefits is questionable.

Lili – who pays for the King line costs?

Tom Barber – they are common lines and separate funding by all users would apply.

Larry – if any of you have additional questions Tom Bergin can forward them to Idaho Power and there are additional informational sites out there. The only way it comes to the Board is if this (CUP) is appealed. Thank you all for coming up here and for your participation.

Break –

## **II. Reports & Business**

- A. Board Action Update:
- B. Findings to sign: A&T Wireless WCF CUP; Nichols Landscape CUP & CH-PUD
- C. Findings to hand out:
- D. Next meeting dates: July 11, August 8
- E. Determination of notice:
- F. P & Z Process:
- G. Discussion: Comp Plan Update

Tom – we have a couple sets of Findings to review.

Chip – let's begin with the AT&T Wireless CUP, in my review of the Findings I found no changes. Did anyone else have anything?

Nope!

Chip – I make a motion to approve the Findings for the AT&T Wireless CUP. Julie – I second the motion. All agree, 7-0.

Chip – I would like to do the Nichols Landscape CUP first and then the CH-PUD. I did have a couple of things on this, page 6 of 8 under #7, there were conditions placed by staff regarding the wellhead area. The commission felt that should go further and be consistent with DEQ standards, we felt the applicant needed to approach DEQ and let them know what chemicals they were using and follow their direction.

Kathy Grotto – I did get that in condition #8.

Chip – yes, but in #8 it didn't say anything about it being in a wellhead protection district. I would like to see

that sentence added at the end of #7 “reviewed and approved by DEQ” as a wellhead area and under #8 “for a well head protection area”. The other one I had was under Condition of Approval I circled #6 in the conditions, but I don’t recall why. Do any of you remember?

Mike – was it for fire access?

Lili – I remember Dick talked about turning radius for the fire trucks.

Chip – I’m not saying it needs to be changed here, if you are all okay I’m fine.

Kim – I have a reference to additional trees.

William – that would be under the landscaping plan.

Chip – does anyone want to change #6?

William - I don’t.

Everyone is ok with it.

Kim – I think we need to be careful that we are very strict with what we want.

Tom – that is true of any applicant.

Mike – so when we just say maintain does that mean we need to be more specific other than just keeping it from falling down.

Kathy – you didn’t say any of that during the hearing and you can’t change that now.

Chip – that begs the questions maintained how.

Lili – you can’t change things now.

Chip – so I think you can leave #6 and if you have any questions you can refer back to #3.

Chip – the other one I have questioned is on both findings, the security bond for the landscaping plan. Do we want to address it now or at the time the plan is presented.

Kathy – you did discuss security for the landscaping, but when they come in next May you can request it at that time. That is the standard procedure.

Chip – I know no one likes bonding, but how are we as a Board going to let some get by without one and other have to pay one.

Kim – what drives the scope of landscaping? What if they only want to put in two trees?

Kathy – there are standards for the zone that speak to that, not so much a tree for every so many feet.

Tom – we usually don’t go below \$1,500.

Chip – so to recap we are going to add a sentence on #7 and similar but shorter verbiage on #8.

Chip – I make a motion regarding the Findings of Fact for the Nichols Landscaping CUP that we approve them. Lili – I second that. All agree, 7-0.

Chip – the next one is the CH-PUD. All I have is #8 on the conditions that we add the same verbiage on the wellhead conditions. Anyone else have any changes. Nope!

Chip – I make a motion to approve the Findings for the Nichols Landscape CH-PUD that we accept the Findings with the condition. Kim – I second. All agree, 7-0.

Kathy – we have been in discussion with the Board on the Comp Plan Update. We have decided to have a Steering Committee and Component Teams, this Tuesday the Board will appoint those members. Until the appointments are made I won’t tell you who they might be. Then we will be looking to hold a kick off with a meet and greet with them and you. We are looking at July 11 which is a regular meeting for you; this is an invitation and not a paid meeting. Next week I will send you an e-mail with those names and let you know the date for sure. We have worked with the Board for a plan of action. We have been working on the principals that you also had input on. The idea is that the steering committee and this commission will be working with these principals once we begin holding public hearings and asking them “are these still your values”. Finally I have 3 different comp plans that are on loan to me from the City of Ketchum and if any of you would like to stop by and take a look please do so.

Kim – you said that there is a steering and component committee?

Kathy – there are a number of components to the comp plan and some sections will require just a few people like schools and others will require a larger committee.

Kim – the part of economic development that was dropped?

Kathy – there was another committee that we had originally talked about with land use and economic development as a super committee, but we decided that would be an extra layer we didn’t need.

### **III. Adjourn**

William – I make a motion to adjourn. Lili – I second the motion. Motion passed.

### **ADJOURN**

At the hour of 9:00 p.m., the BCC finding no more business before them adjourned.

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