

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

Ninth Day

Tuesday, June 28, 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; Recording Secretary Sunny Grant; and *Idaho Mountain Express* reporter Andy Kerstetter.

Commissioner Schoen was absent until 1:13 p.m.

Chairman Greenberg called the meeting to order at 9:02 a.m.

PUBLIC COMMENT - NONE

COUNTY DEPARTMENT REPORTS, Discussion and Consideration

Claims – Schar Boyd

Deputy Auditor Schar Boyd presented two batches of claims, plus one new one from Gary Brower for passport training.

McCleary moved, seconded by Greenberg, to approve Batch 1 and Batch 2 of the claims dated June 22, 2016, plus Gary Brower per diem claim for a passport training class, as presented today. Motion carried 2/0.

County Administrator – Derek Voss

Also present: Blaine County Land Use Administrator Tom Bergin, and County Code Compliance Officer Kristine Hilt.

• **Right-of-Way Management Plan Discussion**

County Administrator Derek Voss asked the BCC for feedback on the most recently-edited document.

- The County Attorney advised that there are specific statutes that direct certain actions that the County must follow.
- The Right-of-Way Management Plan is written to be fair to everyone.
- Commissioner McCleary suggested the ROW Management Plan include language about bike safety infrastructure, such as “bike lane”.
- Commissioner McCleary asked if the second Guiding Principle, which says “Blaine County shall ensure public safety on and access to all County roads and bridges in all seasons.” should be tempered a bit to allow for winter weather conditions.
- The County Engineer is currently integrating technical information and requirements into the ROW Management Plan.

The BCC discussed the Right-of-Way appeal process.

The BCC supported the up-to-date draft of the Right-of-Way Management Plan.

- The Idaho Department of Environmental Quality will commence Brownfields work on the Blaine Manor facility on August 15.

• **Draper River Preserve Festival**

County Code Compliance Officer Kristine Hilt updated the BCC on the Draper River Festival. The Sheriff and Wood River Fire Protection District Chief have approved security, a traffic plan, fire restrictions and a first aid station. The applicant has an approved catering permit. Due to high water in the river, there will be no in-river activities. The City of Hailey is regrading and cleaning the Lions Park area.

County Assessor - Valdi Pace

Also present: Blaine County Assessor Valdi Pace and Chief Deputy Assessor Martha Heuston.

The Assessor’s 15-year-old plotter is defunct, and parts are difficult to get. The Assessor can use the GIS plotter to the end of the fiscal year. Chief Deputy Assessor Martha Heuston received quotes from three vendors, and suggests accepting the lowest bid from Bonneville Blueprint. Bonneville will remove the old plotter. County IT will assemble the plotter to save money; and recommended Integrated Technology to maintain the machine. The County won’t purchase Bonneville’s warranty since it doesn’t include a service warranty. The BCC agreed to purchase a new plotter out of contingency fund.

McCleary moved to approve purchase in the Assessor's office for a photo plotter and one extra set of ink cartridges from Bonneville Blueprint Supply in the amount of \$4,311.40, to be paid from Contingency. Chairman Greenberg questioned if the lowest bid would change if the warranty cost was considered, so the motion was withdrawn while the bids were reviewed.

McCleary moved, seconded by Greenberg, to approve a photo plotter for the Blaine County Assessor's office, to be paid from the Contingency Fund, in an amount not to exceed \$4,311.40. Motion carried 2/0.

CONTRACTS, GRANTS AND AGREEMENTS, Discussion and Consideration

- **FY16/17 Department of Commerce Rural Idaho Economic Development Professional Program pass-through grant for Sun Valley Economic Development**

Also present: Blaine County Grants Manager Michele Johnson.

This is a pass-through grant from the Department of Commerce to benefit Sustain Blaine, which is now Sun Valley Economic Development (SVED). SVED Executive Director Harry Griffith and Membership Director Doug Brown have verified the matching funds are secured. SVED will do a monthly report to the Department of Commerce, with copies forwarded to Blaine County. The County has a big responsibility to be sure the grant is properly administered, and would normally add a 3% pass-through administration fee. County Administrator Voss said the County supports SVED as a community service agency, and doesn't collect the administration fee.

McCleary moved, seconded by Greenberg, to accept a FY16-17 Economic Development Professional (EDPRO) program grant for Sun Valley Economic Development from Idaho Department of Commerce in the amount of \$26,000. Acceptance is in accordance with Blaine County grant agreement with Idaho Department of Commerce. Motion carried 2/0.

- **Affirmation of Certain Aspects of Our Relationship with Piper Jaffray**

This is a standard affirmation agreement, required by new rules of the Municipal Securities Rulemaking Board, for brokers to clearly notify clients of certain responsibilities.

McCleary moved, seconded by Greenberg, to approve affirmation of certain aspects of Blaine County's agreement with Piper Jaffray to add clarity to our contract and to authorize the Chairman of the Board to sign, indicating affirmation of certain aspects of the relationship. In discussion, it's an acknowledgment of receipt of that document. **Motion carried 2/0.**

CONSENT CALENDAR

- **New beverage license** for Bob Dog Inc., dba South Valley Pizzeria.
- **Beverage license renewals** for Starbucks Coffee; A Taste Of Thai; Sun Valley Wine Company; Hailey Chevron; Valley Car Wash; CK'S; Bigwood Golf Course; Michel's Christiania; West Magic Resort; Elkhorn Springs Restaurant; Evergreen Restaurant; Splash and Dash; Globus Restaurant; Castle's Corner; Burger Grill Ketchum; and Valley Club.
- **Resolution 2016-18 Sheriff Budget Adjustment** [Record #636054](#)
- **Resolution 2016-19 Probation Budget Adjustment** [Record #636053](#)
- **Resolution 2016-20 Weeds Budget Adjustment** [Record #636056](#)
- **Resolution 2016-21 Organizational changes for Blaine County Departments** .. [Record #636055](#)
- **Junior College Residency forms** for College of Southern Idaho, Fall 2016 term: Courtney Bowman; Laureen Lee Edgerton; Cara Johnston; Anthony C Mitma; Gavin Shipley; and Julisa A Vega Escobedo. College of Southern Idaho, Fall 2016 – Spring 2017 term: Crystal A Oliphant; Stephanie Shaltz; and Christine M Hansen.

McCleary moved, seconded by Greenberg, to approve the Consent Calendar for June 28, 2016. Motion carried 2/0.

UNITED STATES FOREST SERVICE UPDATE

Also present: Sawtooth National Forest (SNF) / Sawtooth National Recreation Area (SNRA) Supervisor Kit Mullen; SNF Public Affairs Officer Julie Thomas; United States Forest Service (USFS) Interdisciplinary Team Leader Emily Simpson; SNRA Ranger Kirk Flannigan; SNRA Recreation Program Manager Susan James; Blaine County Land Use Administrator Tom Bergin; County Planning Assistant Michele Johnson; County Code Compliance Officer Kristine Hilt; *Idaho Mountain Express* reporter Andy Kerstetter; Len Harlig; and John Kelley.

- **Hemingway-Boulder/White Clouds Wilderness Planning Effort**

SNF / SNRA Supervisor Kit Mullen introduced Emily Simpson, USFS Interdisciplinary Planning Team Lead responsible for the planning process for the new wilderness areas—White Clouds Wilderness, Hemingway-Boulders Wilderness, and Jim McClure-Jerry Peak Wilderness—established August 7, 2015 by President Obama. White Clouds and Hemingway-Boulders are almost entirely within the SNRA, with a little bit of White Clouds in the BLM. The interdisciplinary planning team, under the National Environmental Policy Act, will review and analyze existing information, based on issues, including issues suggested by local stakeholders such as the BCC.

The analytical team drafts a Purpose and Need document with a range of alternatives, including a probable effective proposed action, that moves up to the decision makers, who are supervisors of the Sawtooth National Forest, Salmon-Challis National Forest, and the BLM. The Scoping Document will be developed as they solicit ideas and issues that the public believes are important, including things of historic or cultural importance. The Environmental Assessment will be available for public comment next spring. They hope the final plan will be ready in early 2018.

The team is closely analyzing the new wilderness map to designate areas for Congress to clarify. A survey group will then establish a legal description of the boundaries, to enable enforcement. The USFS will partners with non-profits to make and maintain trails, campgrounds, signage, etc.

- Grazing is grandfathered in wilderness areas, but a grazing allotment can be donated or waived, or its owner compensated for the allotment by a third party. New grazing allotments cannot be established on wilderness land; and a former grazing allotment cannot be re-established.
- The Sawtooth National Recreation Area was established in 1972 and was closed to new mineral entry at that time. The Wilderness Act strengthens that.
- Motorized vehicles are not permitted in wilderness except in emergencies. The state has motorized access to the wilderness for certain things, such as maintaining wildlife collars and predator control, and the USFS will discuss these needs with the state.
- Big Wood Travel Management Team Leader Susan James said the SNRA is currently receiving comment on their proposed action for the network of roads from Galena Summit to the SNRA boundary north of Ketchum. Routes are being reviewed for 2-wheel, ATV and full-size cars; as well as parking areas, especially winter parking; and designated dispersed camping.

The BCC expressed concern about how recreation interacts with sensitive areas that should remain in a natural state.

PUBLIC COMMENT:

- Resident John Kelley suggested there be public participation prior to the scoping process to lend observation and input before biases are formed.
USFS SNRA Ranger Kirk Flannigan said he would pass this suggestion on to decision-makers.
- Len Harlig asked if the areas were in fact wilderness, or just recommended for wilderness.
USFS SNRA Ranger Flannigan said the 2012 Forest Plan recommended wilderness areas. It became wilderness on August 7, 2015.
- Harlig asked if public comment prior to designation was included in analysis of the management plan, or if it should be restated.
USFS personnel will not search out public comment prior to the wilderness designation. Flannigan suggested the public should restate their comments during the comment period.

**PRESENTATION BY ALPINE INVESTMENT GROUP, LLC
TO PURCHASE BLAINE MANOR PROPERTY, Discussion and Consideration**

Also present: Blaine County Chief Deputy Prosecuting Attorney Tim Graves; County Land Use Administrator Tom Bergin; County Chief Deputy Assessor Martha Heuston; County Buildings and Grounds Manager Patrick Boyle; Alpine Investment Group principals John Sofro and Michael Page; Hailey City Administrator Heather Dawson; Wood River Fire Commissioner Jay Baitlet; Wood River Fire Protection District Assistant Chief of Fire and Emergency Services / Hailey Fire Chief Craig Aberbach; Wood River Fire and Rescue Captain Paramedic Rich Bauer, and WRFPD volunteers José Avila and Jake Chaney; WRFPD volunteer firefighter / Hailey Fire Inspector Christian Ervin; James Frehling; and Len Harlig.

Alpine Investment Group representative John Sofro said their revised letter of intent was the same as the original letter of intent, except it was now an all-cash offer for \$1,750,000. The offer expires June 30, but Alpine Investment amended the Letter of Intent to expire July 19. They have about six months for due diligence: to execute a Purchase & Sale Agreement to memorialize all the terms, for the design and application process with the City of Hailey, and to clarify mitigation of environmental issues. Alpine Investment believes zoning would permit this type of family entertainment center to exist on this property.

County Administrator Voss said DEQ currently expects to remove the fuel tank in mid-August; and assess the building for possible contaminants by mid-September.

The BCC discussed Blaine Manor's appraised value of \$3 million, adjusted for environmental contamination to \$2.8 million. Recent local sales seem to justify the \$2.8 value. Negotiations on the property will be in public to maintain transparency. Sofro said their offer was based on best information for making a successful family entertainment center. The property was on the market for over a year; and the lot presents certain challenges.

PUBLIC COMMENT:

- Hailey Fire Chief / WRFPD Assistant Chief Craig Aberbach said Hailey and the Wood River Fire Protection District need a consolidated fire service building in the southern part of the County to house three different fire departments, with all their various equipment, to facilitate community emergency response, lifesaving and airport safety.
- Chairman Greenberg read a letter from Hailey Mayor Fritz Haemmerle, who asked the County to consider a proposal to exchange the Blaine Manor property for current Hailey Fire Department and Wood River Fire and Rescue properties, or the proceeds from the sale of the two properties, with the goal to improve services and reduce expenses. Hailey proposes that any conveyance of land by deed or lease be done with proof that the entity has the funds to construct a public safety facility, which will take about two years.
- A letter from Tom Blanchard said the Blaine Manor property was donated to the County by the City of Hailey to be used as a hospital in 1958. The County has an ethical obligation to use the property for public benefit, such as for a joint operational fire station with consolidated services.
- Hailey City Administrator Heather Dawson said the Blaine Manor property was appraised for \$2.8 million. Alpine offered \$1.7 million. The City of Hailey paid \$50 to W.T. Riley in 1903 for the property that stretches from Elm Street and Third Avenue to the highway, and has been used for many public purposes, including the Hailey Grange, the Senior Center, a school and the Sawtooth Rangers. The

City of Hailey encouraged the County to adopt a far-reaching community vision for the property and not settle for short-term gain.

The BCC said they are considering both offers, and any other offers that may come before July 19. The BCC is balancing the public benefit of all County infrastructure needs with a joint Hailey City-WRFPD proposal. The BCC asked Hailey for a definitive proposal so they can compare the offers; but cautioned that it would be fiscally irresponsible to hold on to the property for two years while Hailey explores their options. The BCC will look for a response from Hailey by July 12.

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.

McCleary moved, seconded by Greenberg, to convene in Executive Session pursuant to Idaho Code 74-206 1(d) to consider indigent medical applications. McCleary (aye), and Greenberg (aye). Motion carried 2/0.

OPEN SESSION RESUMED

McCleary moved, seconded by Greenberg, to approve Case #2016-34 Medical Indigent Application for Assistance, with a \$25 monthly reimbursement, based on staff recommendation. Motion carried 2/0.

McCleary moved, seconded by Greenberg, to deny Cases #2016-36 and 2016-37 Medical Indigent Application for Assistance, based on staff recommendation. Motion carried 2/0.

LETTER TO FAA RE: AIP 3-16-0016-040 GRANT AMENDMENT REQUEST

Also present: *Idaho Mountain Express* reporter Andy Kerstetter.

This amendment increases the FAA grant amount for Friedman Memorial Airport, per Change Orders 18 and 20.

McCleary moved, seconded by Greenberg, to approve AIP-3-16-0016-040 grant amendment request, changing the previous grant amount from \$9,253,125 to \$9,279,125, and authorize the Chairman of the Board of County Commissioners to sign. Motion carried 2/0.

SOLAR FEE WAIVER FOR JULY AND AUGUST, Discussion and Consideration

Also present: Blaine County Land Use Administrator Tom Bergin; County Planning Assistant Michele Johnson; Sun Valley Institute for Resilience clean energy expert Katie Bray; and Len Harlig.

Sun Valley Institute for Resilience clean energy expert Katie Bray asked the BCC to consider waiving the County's \$75 solar permit fee during the Institute's Solarize Blaine program. Solarize Blaine is a local campaign through July 31, to help homeowners, businesses, farms, etc., understand solar and make it easier to install solar at a discount for the next month. Solar installers, equipment and warranties have been pre-vetted with local banks and financing options.

Commissioner Schoen arrived at this time.

County Land Use Administrator Tom Bergin expressed concern that reducing a fee for a special promotion or reason could set a precedent. The BCC recently reduced the solar permit fee to \$75 and streamlined the permitting process. Commissioner McCleary supported waiving the fee temporarily; but the majority of the BCC did not agree to reduce the County's solar application fee at below the minimum for all fees.

ORDINANCE 2016-05 Septic Security Ordinance Record #636068

- **Findings to be signed: Septic Security Ordinance 2016-05**

McCleary moved, seconded by Schoen, to approve Findings of Fact, Conclusions of Law and Decision amending Blaine County Code Section 4 Additional Requirements to assure compliance with approved design and construction methods of Idaho Department of Environmental Quality Technical Guidance Manual, adding \$1,000 to be paid by lot owner or authorized agent to County Building Department, and to provide severability clause and effective date and adopt Blaine County Ordinance 2016-05. Motion carried unanimously.

LAND USE and BUILDING SERVICES HEARINGS

- **Comprehensive Plan - Chapter 5, Natural Environment: Resources, Hazard Areas, and Conservation. Public Hearing** and consideration of proposed amendments to Title 8, Ch. 1, Comprehensive Plan. The proposed Natural Environment chapter would replace Section 5, Hazardous Areas, and Section 10, Natural Resources, of the current Plan. Hazardous Areas and Natural Resources are required elements of a comprehensive plan per Idaho Code Section 67-6508. The Planning and Zoning Commission recommended approval of the chapter on March 31, 2016.

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 Comprehensive Plan Steering Committee member Len Harlig.

Grotto read legal notice.

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

County Comprehensive Plan Update Consultant Lisa Horowitz and County Deputy Land Use Administrator Kathy Grotto invited Commissioners' comments on the Natural Environment chapter:

- Commissioner Schoen said the critical County concern was balancing development and other important economic and growth decisions with conservation and stewardship of the natural environment. He liked that the key guiding principles were incorporated into the context of the chapter.
- Schoen thought there were a lot of "water" terms that were too technical for this chapter. The BCC will further discuss terminology in the water section later.
- Commissioner McCleary said it was important to partner with local jurisdictions to raise awareness and devise strategies on how to deal with climate change issues.
- Chairman Greenberg asked if the Land, Water and Wildlife protection of natural resources meant to indicate the view corridor, and suggested it be clarified.
- The Comp Plan states that "Cottonwoods and willows along water courses, including irrigation ditches, are an iconic landscape feature and play an important biological role." Commissioner Schoen said cottonwoods along irrigation ditches are controversial, since irrigation ditches are not wetlands or riparian setbacks. He suggested the phrase, "including irrigation ditches" be deleted. Staff agreed that mention of irrigation ditches is inappropriate in this section on riparian and wetlands.
- Bergin said natural channels (such as the Broadford Slough) with wetlands and a riparian setback can act as irrigation ditches and be called a ditch.
- The BCC and staff agreed that the focus on Heart Rock Ranch could be spread among the many landowners who have done at least as much stream restoration.

PUBLIC COMMENT:

- Comp Plan Steering Committee member Len Harlig said the term "balancing" could have different interpretations for different people, i.e., economic benefit to a developer vs. right of the public to enjoy an environmental feature. What is "reasonable"? Is it 50/50? How will future commissioners interpret "balance" in this Comp Plan? Harlig thought the chapter could be clearer. An alternate word might be "weigh". The Comp Plan says, "Growth is desired, but should not be at the expense of healthy wildlife habitat, clear air, water, hillsides or any of our natural assets." The BCC will reconsider this later, after moving through the chapter.

McCleary moved, seconded by Schoen, to continue discussion of the Natural Environment Resources Hazard Area and Conservation chapter of the Comp Plan to July 12, 2016. Motion carried unanimously.

DISPOSITION OF BLAINE MANOR PROPERTY, CONTINUED FROM EARLIER IN THE MEETING

Chairman Greenberg said County Attorney Tim Graves is researching how to best discuss the possible sale of Blaine Manor property.

UNITED STATES SENATE CANDIDATE JERRY STURGILL

Also present: US Senate candidate Jerry Sturgill; Sturgill Campaign Manager Joel Coon and Political Director Luke Henken.

US Senate candidate Jerry Sturgill told the BCC what is important to him:

- Stimulate economic activity in Idaho and create jobs.
- Improve educational opportunities, which is a social and economic issue.
- Idaho has the lowest percentage of people over 25 with bachelor's degrees; and the highest number of minimum wage jobs in the country.
- Protect the wild places in Idaho. The environment is hugely important. Sturgill is a past Board member of the Idaho Conservation League.
- The State Legislature is embarrassing and needs to be better balanced with more progressive and thoughtful leadership.

The BCC expressed issues important to them:

- Medicaid expansion or redesign.
- Education.
- Equal pay and increasing the minimum wage.
- Friedman Memorial Airport is the second busiest airport in Idaho. BCC supports an increase in the passenger facility charge and continuation of the contract tower program.
- Blaine County is the only county in Idaho that opposes transfer of federal lands to state ownership; and wants to see good management of public lands. Blaine County is comprised of almost 82% public lands, 79% of which are federal.
- The BCC supports funding for Payment in Lieu of Taxes (PILT) and continuation of funding for Secure Rural Schools.
- The BCC wants to support more local planning in the beginning of federal processes, such as the travel management planning process, and as has been proposed in BLM 2.0.
- Transportation funding. Mountain Rides is the most robust public transit system in Idaho. The State does not provide a funding mechanism for local transit.
- County needs funding for affordable workforce housing. The State provides very limited funding options.

LAND USE and BUILDING SERVICES HEARINGS, CONTINUED

- **Lot 1 Grove Creek, Plat Amendment 102 Grove Ck. Ct. Bldg. Envelope Shift**, CONTINUED: Public hearing on and consideration of a Plat Amendment submitted by Brandon & Dixie Williams to amend the existing bldg. envelope on Lot 1, Grove Ck. Sub. by extending it 170 feet to the north and remove an easement for the Cramer Ditch. The lot address is 102 Grove Ck. Ct. and is zoned Low Density Residential

Also present: Blaine County Chief Deputy Prosecuting Attorney Tim Graves; County Land Use Administrator Tom Bergin; Brandon and Dixie Williams and their representatives Garth McClure and Layne Thompson; Cindy Ward; Jim Laski, representing property owner Jack Flammer; Chuck Corwin and his representative Deborah Vignes; and neighbor Paul F. McCarthy.

This public hearing is continued and did not need additional notice.

NEW MATERIALS:

- Letter from Benchmark Associates dated June 23.
- Grove Creek CC&Rs.
- Email from Grove Creek Homeowners Association dated June 22 that indicates their approval of the plan that was presented to the BCC.
- Grove Creek 2016 plan as presented to the BCC.
- Grove Creek Subdivision Lot 1A June 2016 plan, received June 23, that modifies the extension of the building envelope down to 135 feet to the north (original proposal was to extend 170 feet to the north). The new proposed size of the building envelope is 22,428sf, or lot coverage of about 34.7%.
- Bergin's prepared response to a question about some comparables was sent to applicants' representatives. This is the westernmost lot in the subdivision, and only relates to Tax Lot 1 and lots to the east.

Garth McClure, representing applicants Brandon and Dixie Williams, met with his clients after the last BCC meeting to discuss comments from the BCC and neighbors. The new proposed building envelope cuts 35 feet off the north end, meets the 30ft setback from the BLM on the south end, and is set back 200 feet from the north property line and 20 feet on each side. This is a long, narrow lot, and the applicants don't yet know the ideal location for their house. The house design will be controlled by Grove Creek CC&Rs and the Grove Creek design review process. A plat note makes buyers aware that the CC&Rs limit any structures, including garages, to 30% of the total lot area.

Cindy Ward, representing the applicant, reiterated that the Grove Creek Homeowners Association limits the size of the house to 30% of the lot size.

Commissioner Schoen said a building envelope limits where a house can be located, provides separation between houses and affects the character of the neighborhood.

McClure said the lot is long and narrow. The 95ft-wide building envelope can't be reduced on the sides, including the north side where the existing berm and trees are.

PUBLIC COMMENT:

- Corwin representative Deborah Vignes said this proposed expanded building envelope is more than double the size of the existing building envelope; and the building envelope is on the berm, which suggests the berm could end up being modified. Once the building envelope is platted, someone could build a structure to the building envelope line, which could be on the berm.
- Neighbor Chuck Corwin said his second story office looks right at the proposed building envelope.
- Jim Laski, representing Jack Flammer, said the width of the lot varies.
- Cindy Ward showed photos of neighboring lots, and said one house can barely be seen by the other through the trees. Lot 1 is the most narrow lot in Grove Creek Subdivision, made even narrower by the Grove Creek fisherman easement and the berm.

Commissioner McCleary feels the design standards are being met; and didn't feel this expansion of the building envelope, as presented today, will change the character of the neighborhood.

Schoen disagreed, and questioned the applicant's unwillingness to reduce the size of the building envelope. He was concerned that the County would see applications by owners who wanted to modify a building envelope prior to purchasing a lot. He said the goal of the building envelope is to facilitate neighbors to respect each other.

County Attorney Tim Graves suggested the meeting be continued to consider modified plans.

Schoen moved, seconded by McCleary, to continue to July 19, time to be determined. Motion carried unanimously.

BOARD of COUNTY COMMISSIONERS REPORTS, Discussion and Consideration

Wood River Valley Groundwater Flow Model – Schoen

The groundwater flow model is a joint Idaho Department of Water Resources and United States Geological Survey study of how water moves underground. This will show how water is used in the Wood River Valley, and if there is common groundwater supply to downstream areas. The study is essential to conjunctive management of water rights.

South Central Public Health Board Meeting – McCleary

The Public Health District Board meeting was last week. BCC should review the minutes.

Rock Creek Ranch Field Day – Schoen

The Nature Conservancy of Idaho, the Wood River Land Trust and University of Idaho signed a Memorandum of Understanding to do multifaceted rangeland research on Rock Creek Ranch, to include rangeland animal husbandry and nutrition, invasive weeds and impacts of rangeland utilization; and conservation, along with riparian function and sage grouse habitat.

Blaine Manor Proposal – Greenberg

Chairman Greenberg related the details of the revised Alpine Investments proposal to purchase Blaine Manor to Commissioner Schoen, who was not present for the Blaine Manor proposal. The County Attorney is researching how the BCC can best negotiate the sale fairly and in an open forum.

ADJOURN

At the hour of 5:26 p.m., with no more business before them, the County Commissioners adjourned.

Attest: _____	Approved _____	
JoLynn Drage County Clerk		Jacob Greenberg Chairman