

**OFFICE OF THE BOARD OF COUNTY COMMISSIONERS  
OF BLAINE COUNTY  
REGULAR MEETING OF THE MARCH 2013 SESSION**

**Second Day**

**Tuesday, March 12, 2013**

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 Angenie McCleary, Commissioner Jacob Greenberg; County Administrator Derek Voss; County Clerk JoLynn Drage; Operations Director Char Nelson; Recording Secretary Sunny Grant; and *Idaho Mountain Express* reporter Kate Wutz.

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

Vice Chairman McCleary was absent until 9:05 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 Indigent Services Manager Brooke Roberson and Indigent Services Assistant Amy Rivkin.

**Greenberg moved, seconded by Schoen, to convene in Executive Session pursuant to Idaho Code 67-2345 1(d) to consider indigent medical applications. Greenberg (aye), and Schoen (aye). Motion carried 2/0.**

**OPEN SESSION RESUMED**

**Greenberg moved, seconded by Schoen, to deny application for assistance in Case #2013-24, based on staff recommendations. Motion carried 2/0. Vice Chairman McCleary abstained since she was not present in Executive Session.**

**COUNTY DEPARTMENT REPORTS - DISCUSSIONS and CONSIDERATION**

**Claims – Schar Boyd**

- Deputy Auditor Schar Boyd presented the claims.

**McCleary moved, seconded by Greenberg, to approve claims dated March 6, 2013, with two additional \$11.00 per diem claims presented by staff. Motion carried unanimously.**

**Operations Director – Char Nelson**

- Received the State's negative response to request for funding a reach study for the Adams Gulch Bridge SAP and floodplain permit on the Big Wood River.
- Received request from the Sawtooth Relay Race to use the Barlow Road right-of-way in June. The Race has used Barlow Road in the past, and has never elicited any complaints.

The BCC discussed temporary locations during the Old County Courthouse retrofit. Nelson submitted prices for renting office trailers during the renovation. Probation Department originally expressed interest in relocating to the McBride building, but is now declining that option.

**County Administrator – Derek Voss**

- Voss and Greenberg met with Blaine Manor transition representative Linda Haavik and SafeHaven CEO Scott Burpee.
- City of Hailey is apparently forming partnership with cities of Bellevue and Sun Valley to contract with SIRCOMM for non-emergency dispatch calls.

**Land Use and Building Services – Tom Bergin**

Also present: Blaine County Planning Assistant Michele Johnson; Zoning Specialist Nancy Cooley; and Code Compliance Specialist Diane Shay.

**Findings of Fact - Gibson-Grove Creek Subdivision, Lots 4 and 5 Plat Amendment**

**Greenberg moved, seconded by McCleary, to approve Findings of Fact, Conclusions of Law and Decision for Gibson-Grove Creek Subdivision Lots 4 and 5 Plat Amendment. Motion carried unanimously.**

**City of Hailey-Indian Creek Stream Alteration Permit**

**McCleary moved, seconded by Greenberg, to approve the Findings of Fact, Conclusions of Law and Decision for City of Hailey Indian Creek Stream Alteration Permit. Motion carried unanimously.**

**CONTRACTS, GRANTS AND AGREEMENTS - DISCUSSION AND CONSIDERATION**

- **Lease Agreement between Blaine County and Road and Dirt, Inc. .... Record # \_\_\_\_\_**

This is a four-year lease for \$1/year for property out Croy Creek. Voss and Grave confirmed that liability insurance was acceptable.

**McCleary moved, seconded by Greenberg, to approve lease agreement between Blaine County and Road and Dirt, Inc. Motion carried unanimously.**

• **Lease Agreement between Blaine County and Wood River Gun Club ..... Record #607254**  
**Greenberg moved, seconded by McCleary, to approve lease agreement between Blaine County and Wood River Gun Club. Motion carried unanimously.**

• **Request to Accept Grant for Recreational Boating Safety funds ..... Record #**  
The grant award requires 50% matching funds. This program has been in effect for several years, and helps the Sheriff's office meet the needs of waterways users.

**McCleary moved, seconded by Greenberg, to accept grant funds from Idaho Parks and Recreation in the amount of \$10,861. Motion passed unanimously.**

**BOARD REPORTS - DISCUSSION AND CONSIDERATION**

**South Central Public Health Board meeting – McCleary**

- SCPH Board is supportive of smoke-free Idaho initiative. City of Ketchum had its first reading of a smoke-free ordinance that will establish smoke-free places.
- SCPH Board is reviewing district policies and considering the addition of anti-sexual orientation harassment and discrimination language to relevant policies.
- SCPH budget is on track for both revenue and expenses.
- The Public Health District is concerned with potential environmental health legislation regarding wells and contamination.
- SCPH Board has discussed low employee morale at South Central Public Health offices the last few years. McCleary encouraged the SCPH Board to conduct an employee climate survey.
- McCleary encouraged the BCC to nominate a "health hero" from Blaine County.

**Regional Mental Health Board meeting – McCleary**

Lengthy discussions regarding statewide issues and planning challenges related to state and federal managed care contracts, Medicaid expansion, insurance pool, etc.

**Blaine County Regional Transportation Committee meeting – McCleary**

Main topic was initial Sustain Blaine/Blaine County Recreation District trail count data. Data showed around 700,000 one-way or round-trip user trips on the trails in 2012.

The BCRT Wildlife Crossing Subcommittee's first meeting was very well attended by people with divergent perspectives. Subcommittee is looking for short-, mid- and long-term solutions to the wildlife-vehicle collisions on Highway 75 and county roads.

**Blaine Manor Board meeting - McCleary**

Blaine Manor Board members are working with staff to provide the County with information needed for transition to SafeHaven operation.

**Region IV Development Association – Schoen**

The Board voted to change the annual county contribution formula to use 2010 Census data for base rate and per capita rate. Blaine County's 2014 contribution will increase by about 10%. The last rate change was in 1997. The county contribution is an essential component in receiving federal grants, and will be reviewed every two years in the future.

The University of Idaho is writing a comprehensive Statewide Economic Development Strategy for the state. Region IV can submit input on local issues that need to be addressed as part of the study.

**Wood River Wolf Project – Schoen**

- The Wood River Wolf Project is planning and preparing for the 2014 season.
- Schoen was nominated to a national wildlife services advisory committee that will address human-wildlife interaction.

**APPROVAL OF BOARD OF COUNTY COMMISSIONERS MEETING MINUTES**

- **January 22, 2013 Regular Meeting**
- **February 26, 2013 Regular Meeting**

**Greenberg moved, seconded by Schoen, to approve the January 22 and February 26, 2013 regular meeting minutes of the Blaine County Commissioners. Motion passed 2/0.**

**AIRPORT PROJECT UPDATE AND DISCUSSION**

Also present: Friedman Memorial Airport Manager Rick Baird; and Dick Fenton.

Current topics of concern:

- Termination of current Environmental Impact Study: The BCC supports terminating the current Environmental Impact Study. The BCC's primary goal is to cooperate with the City of Hailey in

- moving forward with project formulation, with the focus on runway safety area compliance.
- Potential closure of Friedman Airport control tower: BCC and Hailey will draft a joint memorial resolution to the Idaho legislature to request that Idaho Congressmen suggest the FAA's decision to close the tower is based on national interests instead of safety.

### **INTEROPERABLE COMMUNICATIONS DISCUSSION AND CONSIDERATION**

Also present: Blaine County Emergency Communications Director Robin Stellers; Sheriff Gene Ramsey; Chief Deputy Sheriff Ed Fuller; Disaster Services Coordinator Chuck Turner; Bellevue City Councilman Dave Hattula; Hailey Police Chief Jeff Gunter; Sun Valley City Administrator Susan Robertson; Sun Valley acting Police Chief Walt Femling; Sun Valley acting Fire Chief Ray Franco; Ketchum Fire Chief Mike Elle; and *Idaho Mountain Express* reporter Kate Wutz.

Proposed legislation to increase the statewide E-911 surcharge by \$1.00/month per phone line to fund interoperable communications expenses did not make it to the floor this session.

Blaine County received a bill from Ada County for \$68,800 for software upgrades to repeater sites within Blaine County. The repeater sites connect interoperable radios used by emergency service agencies, prompting discussion about who should be responsible for the bill.

In 2008, Blaine County used Homeland Security grant funds to purchase and install the backbone of interoperable communications. In 2009, a Justice grant purchased portable radios for every law enforcement agency in Blaine County, and two radios for each Blaine County fire department.

An Idaho State Radio Users Group (ISRUG) is forming to coordinate all interoperable radio users to determine capital and upgrades expense, ongoing operating and maintenance expenses, annual fees, etc., and who should pay for what.

Elle said Ketchum Fire/Ketchum Rural Fire have frequently used the interoperable radios in communicating with law enforcement agencies throughout Blaine County. The system and equipment were purchased with grant funds, and the interoperable system works well. Getting all emergency service personnel in Blaine County on 700MHz P25 radios is going to be expensive, and will take several years, but will improve law enforcement, community, citizen and emergency service personnel safety. Elle suggested users pay the fees associated with maintaining each radio in their system.

The BCC discussed forming a small radio users group, comprised of appointees and first responders from every local jurisdiction who know the value of interoperability.

### **BREAK**

### **LAND USE AND BUILDING SERVICES PUBLIC HEARINGS**

- **PICABO ALLEY VACATION APPLICATION:** Public hearing on and consideration of a Petition for Vacation submitted by Dr. Robert R. Franklin to vacate the alley between Lots 1, 2, 11 and 12, Block 9, Picabo Townsite. The section of alley proposed to be vacated is twenty (20) feet wide by one-hundred (100) feet long.

Also present: Blaine County Chief Deputy Prosecuting Attorney Tim Graves; Blaine County Senior Planner Kathy Grotto; Code Compliance Specialist Diane Shay; Randy French and Bill Summers representing the applicant Dr. Robert Franklin; and Kevin Trafford.

Shay read notice.

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

There are no new materials.

DISCLOSURES: NONE.

Randy French, representing the applicant, said this application is for vacation of the alley in Block 9, adjacent to Lots 1, 2, 11 and 12. The alley currently deadends at the south property line of these properties, and the only access is from the west side. The alley is not used for any public purpose, and there are no utilities in the alley. Part of the alley has a fence down the middle, and part is landscaped. If the alley is vacated, the two landowners adjacent to the east and west sides of the alley will take possession of their respective side of the alley.

### **PUBLIC COMMENT:**

Kevin Trafford, nearby neighbor, confirmed that the alley north of Third Street is still a through alley for public use.

**Greenberg moved, seconded by McCleary, to approve petition by Dr. Robert R. Franklin for vacation of a 20-foot-wide by 100-foot-long portion of a public alley, adjacent to Lots 1, 2, 11 and 12, Block 9, Picabo Townsite, property located within T1S, R20E Boise Meridian, Blaine County, Idaho, in accordance with vacation procedures of Title 10, Chapter 4, Section 7A, Idaho Code, 53-11 and 50-1301, etc.** The Findings reflect the BCC's intention that the alley once vacated will be divided equally between adjacent landowners to the east and west. **Motion carried unanimously.**

- **AMENDMENTS TO BLAINE COUNTY CODE, TITLE 9, ZONING REGULATIONS, CHAPTER 35: COMMUNITY HOUSING OVERLAY DISTRICT, continued** revising the chapter in its entirety. Overlay regulations allow for additional density and other zoning modifications within Planned Unit Developments that include Community Housing. The following map changes are proposed: (a) the Meadows Mobile Home Park (Tax Lot 7094) deleted from the overlay district, (b) "Estate", "Light Industrial" and "South" subdistricts combined into a single "South" subdistrict, (c) correcting boundary so as not to include any portion of Rivers Edge Ranch Subdivision, (d) Cold Springs (Gypsy) Mobile Home Park changed from "West" to "South" subdistrict and comprising Tax Lot 7540 only.

Also present: Blaine County Chief Deputy Prosecuting Attorney Tim Graves; Blaine County Senior Planner Kathy Grotto; Code Compliance Specialist Diane Shay; Ketchum Fire Chief Mike Elle; Blaine County Housing Authority Executive Director David Patrie; ARCH Community Housing Trust Executive Director Michelle Griffith; Lili Simpson; Jeanne Catchpole; Gina Macdonald; Jo Lowe; David Woodward; Marc Reinemann; Dennis Hanggi; Pat Hanggi; Ken Sockwell; Michelle McGagna; Joe Scott; Earl Engelman; and Fritz Haemmerle;

Grotto read notice

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

Grotto distributed additional comments from Len Harlig, Steve Wolper and Scott Boettger, all of which recommended that the Cold Springs Gulch bench area be removed from the Community Housing Overlay (and left in the Mountain Overlay District).

Grotto went through recent revisions to the amendments.

- Strike language relating to existing uses. Grotto noted that St. Luke's Hospital and St. Luke's Medical Office Building were approved as conditional uses in the underlying Recreational Development zoning district and the language is no longer applicable.
- Expansion (but not change of use) of an existing non-conforming use up to 15%.
- Minor corrections to the proposed map amendments:
  - remove two very small triangular areas around Sun Tree Hollow and Gypsy Mobile Home Park that were included by mistake.
  - remove Meadows Mobile Home Park from overlay district.
  - combine former South, Light Industrial and Estate into single South subdistrict.

Master Plan considerations:

- Staff recommends Exhibit B water and sewer mainline potential locations and Master Plan right-of-way potential locations be adopted. Water and sewer mainlines would then connect all South Gateway properties down to a wastewater treatment plant on the south end, and connect all properties with a single access road across the bike path to Broadway Run.
- A non-vehicular right-of-way on the CH-West suggests a bike/pedestrian path connection to the Wood River Trails bike path.

City of Ketchum/Ketchum Rural Fire District Chief Mike Elle said the whole South Gateway area is in his fire jurisdiction. The CH-West area is a canyon with one way in and out, and presents serious emergency access concerns. The Blaine County Fire Code requires two ways of access for multi-family housing developments. There are prevailing winds that cause concern for several residential areas west of Highway 75, the hospital, and the entire Bald Mountain which is critical to the economy of the area. The canyon also presents avalanche danger. Running a waterline up the canyon affects the availability of water to the City of Ketchum. Elle recommended the west bench be completely removed from the Overlay and be left as vacant land or estate lots with a maximum of three units per acre; and no development in the avalanche and buffer zones.

Elle added that the County's Hillside Ordinance should remain in effect and be enforced.

Schoen said he had previously supported high density on the bench through years of South Gateway workshops/meetings and the 2009 amendments, but was now changing his mind. He had not heard anything supporting dense development on the west bench; and three units per acre would provide only marginal additional community housing. The BCC agreed to remove the west bench from the Overlay District.

**PUBLIC COMMENT:**

- Jeanne Catchpole, 10-year owner of an affordable housing unit, has been unable to sell her unit because, she says, there are no buyers looking for affordable units. Other comments were that the County has not produced the kind of affordable housing that is actually needed.
- ARCH and BCHA indicated they currently need affordable rental units more than ownership units.
- South Gateway residents expressed concern about losing the rural character of the area and wildlife corridors. They anticipated increased traffic and vehicle-wildlife collisions.
- South Gateway residents were concerned that the County would subsidize development costs and pay for infrastructure.
- South Gateway residents supported Chief Elle's concern about winds in Cold Springs Gulch and agreed that it is important to protect tourist areas and the valley's tourist economy.

