

Blaine County Board of County Commissioners
Special Meeting
Site Visit Minutes of March 13, 2014
171 Greenhorn Road and 121 Greenhorn Loop

Attendees: Larry Schoen, County Commissioner, Chairman
Angenie McCleary, County Commissioner
Jeff Loomis, County Engineer
Jim Zarubica, Engineer and representative of Thomas Longe, applicant
Blaine County Code Compliance Specialist Diane Shay

171 Greenhorn Road

The special meeting convened at approximately 3:30 p.m. and was held in accordance with Idaho Code, Section 67-2343 (Special Meetings). The purpose of the site visit was to review an application for an Emergency Site Alteration Permit in the Mountain Overlay District (MOD) that was submitted by Jim Zarubica of Galena Engineers for Thomas Longe, applicant on October, 2013. A previous site visit was conducted in October 2013 however the Commissioners took no action to approve or deny the application until engineering was available to support the work that was done. Engineering was received via email on March 10, 2013. The site visit was adequately noticed by the following:

- Posted at the Old County Courthouse on March 12, 2014
- Posted at the Courthouse Annex board on March 12, 2014
- Attempts to contact adjoining property owners were made on March 13, 2014. Voicemails were left for all.

Jim Zarubica described the geo-tech study that was submitted by Womack and Associates, LLC and stated that the owner wishes to increase the size of the channel that comes down the slope to the west of the existing home so it will be able to handle projected flows. A debris basin will be constructed and the concrete blocks will be removed. The two trenches behind the house that were dug last September will be reclaimed and a small contour will be left on the uppermost channel to catch any sheet-wash that may come off the slopes. The concrete blocks that were placed on the property last fall will be removed and a berm will be constructed around the catchment basin. The engineers would like to wait to see how the spring run-off occurs before a final design is submitted. The recent heavy rains have tested the design that is in place now and they seem to be functioning.

Commissioner McCleary asked Jeff Loomis, County Engineer, if the Womack report addressed risk to other properties. Loomis stated that the report only stated that debris was delivered to other properties, and did not address risk to other properties.

Staff commented that letters had been prepared to send out to all required adjacent and down-gradient property owners, informing them of review and approval of the permit.

Commissioners Schoen and McCleary approved the permit and stated that when the permit was applied for last October, there was imminent danger to the subject property, citing that the criteria in Blaine County Code Section 9-21-5 (G)(2)(b), items 1-4 had been met. The site visit concluded at the Longe property and reconvened at 121 Greenhorn Loop, the Shannon property.

121 Greenhorn Loop

The special meeting reconvened at approximately 4:00 p.m. at 121 Greenhorn Loop. The purpose of the site visit was to review an application for an Emergency Site Alteration Permit that was submitted on October 9, 2013 by Jim Zarubica of Galena Engineers for Mike Shannon, applicant. No previous site visit was conducted as there was no firm plan to review. Engineering was received via email on March 10, 2013. The site visit was adequately noticed by the following:

- Posted at the Old County Courthouse on March 12, 2014
- Posted at the Courthouse Annex board on March 12, 2014
- Attempts to contact adjoining property owners were made on March 13, 2014. Voicemails were left for all.

Jim Zarubica described the work that was done last fall and was described in the engineering report. Shannon had some channelization work done on the adjacent property to the east (Huffaker) and on Bureau of Land Management (BLM) property. Zarubica explained that the plan in the future is to reclaim and eliminate the channelization that was done outside of the Shannon property and to build a berm above the house that would then direct flows more westerly, keeping debris on the Shannon property.

Commissioner Schoen reiterated to Zarubica that without permission from Huffaker and BLM the County can't approve the work that was done outside the Shannon property; Commissioner McCleary agreed. The site visit moved uphill to review the trench work and the main channel above the property.

Commissioner Schoen stated that he would only be amenable to approving work that was specifically and solely on the Shannon property. That approval does not imply in any way approval of any work that was done outside the property boundary.

Commissioner McCleary stated that the cleanest action would be to leave the work as it is, to not pursue enforcement at this time recognizing that the work was done under duress. Therefore she does not support approval of the application and Commissioner Schoen agreed. He further stated that Mr. Shannon would need to seek approval of adjacent property owners and pursue a more integrated approach in solving the drainage problem. The application for an Emergency Site Alteration Permit was denied.

Respectfully submitted:
Diane Shay, Code Compliance