

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

Fourth Day

Tuesday, May 10, 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

- Hulen Meadows resident Sarah Michael talked to Road and Bridge Manager Steve Thompson and hopes the County will be able to chipseal the Hulen Meadows subdivision this summer.

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 May 5, 2016. Motion carried unanimously.

Road and Bridge Report - Steve Thompson

- Hulen Meadows Chip Seal Project

Also present: Blaine County Administrative Specialist Andrea Walton; and Social Media Services Provider Bronwyn Nickel.

Road and Bridge is coordinating their chip seal work schedule with the Hulen Meadows utility contractor. Blaine County Engineer Jeff Loomis and Road and Bridge Manager Steve Thompson suggest the County try a 3/8 fine chip and fog seal to put a good bike friendly surface on north valley roads. Road and Bridge will go out to bid for the chips this week.

Thompson will present a chip bid proposal to the BCC in a couple weeks.

Clerk's Report - JoLynn Drage

- Position Reclassification - Payroll

County Clerk JoLynn Drage said Blaine County currently has one payroll clerk, whose duties have expanded considerably in recent years. Drage, Administrative Services (HR) Manager Henry Brown and County Administrator Derek Voss have discussed expanding Payroll to three positions, as needed—payroll clerk, payroll specialist and payroll analyst—to provide a career path for payroll personnel. At this time, staff propose promoting the current Payroll Clerk to Payroll Analyst, with an annual budget impact of \$4,500. The BCC's FY2016 budget includes funds for job reclassification. No additional employees are anticipated at this time. Job descriptions will be completed when the HR Manager returns from medical leave. The BCC supported the position reclassification and promotion of the current Payroll Clerk to Payroll Analyst.

- Election day is next week.

County Administrator - Derek Voss

Also present: Blaine County Land Use Administrator Tom Bergin; and Sarah Michael.

- Blaine County Emergency Communications Director Robin Stellers notified staff that Dispatch's first emergency Text to 911 was recently received. The ability to text was crucial to a good outcome in this emergency.
- The Adams Gulch Bridge project is slated to begin construction in the fall. If the BCC is ready to commit up to \$150,000 to the bridge project, Voss will contact ITD to see if Local Highway Technical Assistance Council (LHTAC) funds are available. The BCC supported beginning the project.
- The upcoming Leadership Team meeting will focus on discussions of the County's FY2017 budget process.
- An Outcome-Based Budget process has served the County well for the last seven years. Departments have shown how they support the County organization, provide better customer service, and lend long-term value to the community. For FY2017, the County Administrator proposes allowing department heads to present their budget requests in a more creative, less structured format for FY2017, if they wish to do so.

CONSENT CALENDAR

- **Junior College Residency forms:** College of Southern Idaho, Fall 2016-Spring 2017 term, for Rachel H Lee and Andrew Mallea.

McCleary moved, seconded by Schoen, to approve the Consent Calendar for Tuesday, May 10, 2016. Motion carried unanimously.

BOARD REPORTS - Other, Discussion and Consideration

Democrat Gulch Road

Schoen moved, seconded by McCleary, to amend agenda to include discussion of Democrat Gulch Road. Motion carried unanimously.

Also present: Neighboring Sweet Potato Ranch caretaker Justin Sheffield and attorney Brian Barsotti; and BLM Shoshone Field Office Outdoor Recreation Planner John Kurtz.

Democrat Gulch Road was closed to vehicular traffic during and after the 2013 Beaver Creek Fire. At the BCC's direction in a prior meeting, County Road and Bridge graded and prepared Democrat Gulch Road to reopen to the public as soon as the roadbed dries and settles.

The BCC agreed to delay reopening Democrat Gulch Road for the present and revisit the issue in early June.

TAX DEED HEARINGS

- **E. J. Moulton** – RP004000040340 – Magic Sub #1, Lot 34 & 35, Block 4, West Magic, Idaho
RP04000040310 – Magic Sub #1, Lot 31, 32 & 33, Block 4, West Magic, Idaho
RP00400004007A – Magic Sub #1, Lot 7 thru 11, Block 4, West Magic, Idaho
Taxes on the Moulton properties have been paid and are not subject to tax deed.
- **Paula Holland** - RPK09200000070 – Snow Run Condo, Unit 7, 104 Jane Lane, Ketchum, Idaho
The 2012 taxes of \$1,321.46, calculated with interest to June 20, 2016. The Treasurer's office has tried multiple times to contact the individual, with no success. Mail has been returned.

Schoen moved, seconded by McCleary, with respect to Parcel RPK09200000070, to take tax deed due to the fact that taxes, late fees and interest due and owing remain unpaid for this parcel since tax year 2012. In discussion, the BCC notes the treasurer's assertions that he has made multiple attempts to contact the owner and has been unsuccessful. **Motion carried unanimously.**

- **Kimberly Sesnon** – RPH0000058013A – Hailey, Lot 13 & 14, Block 58, Hailey, Idaho
The Treasurer has made multiple attempts to contact the individual regarding outstanding 2012 taxes in the amount of \$8,012.78, calculated out to June 20, 2016. Certified mail is unclaimed and has been returned.

Schoen moved, seconded by McCleary, with respect to Parcel RPH0000058013A, to have Blaine County take tax deed on this parcel due to the fact that property taxes, fees and interest owing remain unpaid since 2012. The amount is \$8,012.78. The BCC wishes to acknowledge the treasurer's report that numerous attempts were made to contact the owner. **Motion carried unanimously.**

BLAINE COUNTY HOUSING AUTHORITY MID-YEAR UPDATE

Also present: Blaine County Housing Authority Executive Director David Patrie; and Blaine County Land Use Administrator Tom Bergin.

- Local rental market prices in both north and south valley continue to increase and availability continues to decline. Family home rental prices in the north valley average about \$2,400, and south valley prices average about \$1,500. Rentals in Hailey and Bellevue are extremely limited, and are frequently lower quality units.
- Single family home prices in Hailey have a median price of almost \$350,000. The only affordable single family homes are the Hailey-Bellevue condo market.
- At a Strategic Planning Retreat, BCHA Board and staff reviewed succession planning strategies, a BCHA annual master calendar and ownership-rental policies. BCHA will work with Sun Valley Economic Development to develop a housing policy based on the County's ideal economy.
- Lift Tower Lodge is available for short-term 30-day bedroom rentals. Rentals include cleaning fee and damage deposit.
- Affordable housing will probably not grow until there is a dedicated source of funding. Sun Valley, Ketchum and Hailey collect local option tax, but it is not currently used for affordable housing. Hailey and Ketchum have temporary levies on the upcoming election, and apparently consider sidewalks and a new city hall higher priorities than affordable housing.
- Patrie suggests perhaps County tax deed properties could be considered for housing.

PUBLIC ASSEMBLIES ORDINANCE, Blaine County Code 2-2-3-F License Requirements, Location, Discussion and Consideration

Also present: Blaine County Chief Deputy Prosecuting Attorney Tim Graves; County Land Use Administrator Tom Bergin; County Code Compliance Officer Kristine Hilt; County Sheriff Gene Ramsey; Wood River Fire Protection District Chief Bart Lassman; Hailey City Administrator Heather Dawson; Wood River Land Trust Board Member Dan Smith and Community Engagement Coordinator Mike McKenna.

The Hailey Chamber of Commerce plans to host a Draper Preserve River Festival on July 4. The BCC is considering amending Blaine County Code Title 2 Section 2, which currently prohibits public assemblies within ¼ mile of any waterway.

County Attorney Tim Graves said Blaine County Code 2-2-3 F strictly prohibits the ability to get a permit for an event within 1/4 mile of a waterway. 2-2-3 G also prohibits any public assembly farther than two

miles from a city jurisdiction unless conditions are imposed that provide for health, safety and welfare. The proposed amended language eliminates the 1/4 mile prohibition and retains the two-mile language. It is important that environmental impacts be considered in approving a location for an event.

County Code 2-2-3 G states that a location within a certain area—stadium, athletic field, etc.—can be considered an exception to a permit requirement. The proposed amended language would add “park” to the list of exceptions. There is a condition to the exceptions that requires approval be obtained from the appropriate fire agency and any other affected government agencies.

County Administrator Derek Voss said 2-2-3 G basically approves any place for any number of people without a permit or evaluation. Graves suggested the County could eliminate G as long as 2-2-3 F requires a permit and evaluation.

PUBLIC COMMENT:

- Hailey City Administrator Heather Dawson asked if the river festival was exempt from permit because there is an athletic field in Lions Park.
- Wood River Land Trust representatives Dan Smith and Mike McKenna thanked the BCC for considering the language revisions.
- Wood River Fire Protection District Chief Bart Lassman said his concern is fire protection when a property owned by one jurisdiction is located in another jurisdiction.

County ordinances currently do not give the County any regulation over locations within city limits. The Draper Preserve River Festival has approval from the City of Hailey; but part of the proposed location is located within Blaine County. Graves said that property located in Blaine County is regulated by Blaine County, even if the City owns the property. Graves suggested the applicant apply for a permit using the Blaine County Public Assemblies Ordinance to describe their plans to meet each requirement for the event, i.e., parking, sanitation, garbage, etc.

EXECUTIVE SESSION - Idaho Code 74-206 1(d) Indigent - Consideration of records that are exempt from disclosure as provided in Chapter 3, Title 9, Idaho Code

Schoen moved, seconded by McCleary, to enter Executive Session, pursuant to Idaho Code 74-206 1(d) to consider records exempt from disclosure, in this case indigent medical. Roll call: Schoen (aye), McCleary (aye), and Greenberg (aye). Motion carried unanimously.

OPEN SESSION RESUMED

Schoen moved, seconded by McCleary, with respect to Medical Indigent Case #2016-19, to deny the application based on staff recommendation. Motion carried unanimously.

Schoen moved, seconded by McCleary, based on Medical Indigent Application #2016-23, to approve the application, based on staff recommendation, and order reimbursement at the rate of \$25 per month. Motion carried unanimously.

Schoen moved, seconded by McCleary, with respect to Indigent Application #2016-26, to approve the application for rental assistance and allowing for payment of three months' rent ... the three months being April, May and June, 2016. Motion carried unanimously.

BALLOT COUNTING DEVICE LOGIC AND ACCURACY TEST

(Elections office, Old Blaine County Courthouse)

All processes were accurate and approved.

BREAK

LAND USE and BUILDING SERVICES HEARINGS

- **Croy Creek Ranch Subdivision and Bullion Creek Sub.** Plat Amendment: Public hearing on and consideration of a Plat Amendment submitted by Preston Ziegler to shift the lot line between Lot 1, Croy Creek Ranch Sub. (owned by Yard Bird LLC) and Lot 7, Bullion Creek Subdivision (owned by Preston and Janet Ziegler) to create Lots 1 and 2 of the new Camp Creek Sub. Lot 7, Bullion Creek, also known as 20 McAtee Lane, is zoned Productive Agricultural District (A-40), Mountain Overlay District (MOD) and includes possible Wetlands (W). Lot 1, Croy Creek Ranch, also known as 622 Croy Creek Road, is zoned Productive Agricultural District (A-40), Rural Remote District (RR-40) and includes Riparian Setback District (R).

Also present: Blaine County Land Use Administrator Tom Bergin; Zoning Specialist Nancy Cooley; applicant Luke Macdonald and applicant's representative Brian Yeager; and neighbor Kent S. McAtee.

Cooley read notice.

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

DISCLOSURES: None.

Applicant's representative Brian Yeager said this is basically a lot line shift. It is being presented as a subdivision plat because the request is to shift the lot line between Lot 7 Bullion Creek Subdivision and Lot 1 Croy Creek Subdivision. The building envelope on Lot 1 Croy Creek will be eliminated. Cooley explained that a lot line shift is basically a plat amendment, subject to Title 9 Subdivision Regulations.

A subdivision plat triggers increased riparian setbacks in Blaine County's Subdivision Ordinance to 100ft. The two Class C streams on the property are basically intermittent snowmelt drainage areas, and don't really fit the definition of a Class 3 stream; their riparian area is not biologically important. Schoen agreed that the area was more of a wash or drainage that appears to appear lack riparian vegetation. Yeager asked the BCC to consider a Condition of Approval to administratively approve a Riparian Management Plan and subsequently reduce the riparian setback from 100ft to 25ft.

Yeager suggested the County revisit their stream classifications in the County Zoning Ordinance. Cooley agreed that the streams on this property don't fit the definition of Class 3 streams, and has no problem with administrative approval of a Riparian Management Plan. She agreed that the County should look at its stream definitions in the Subdivision Code.

PUBLIC COMMENT: None.

Yeager explained the Mountain Overlay area on the application.

The BCC directed a Plat Note to state any structure shall be set back from wetlands 75 feet and set back 30 feet from public land.

Schoen moved, seconded by McCleary, in the application of Preston Ziegler, to shift the lot line between Lot 1 Croy Creek Ranch Subdivision and Lot 7 Bullion Creek Subdivision, to create Lots 1 and 2 of the new Camp Creek Subdivision, to approve the application based upon the Findings that this application is in compliance with the standards of Blaine County Code Titles 9 and 10, the applicable criteria, with the conditions and plat notes as amended in the hearing. Motion carried unanimously.

- **Comprehensive Plan - Recreation.** Continuation of public hearing and consideration of proposed amendments to Title 8, Ch. 1, Comprehensive Plan. The proposed Chapter 3, Recreation, would replace Section 14, Recreation, of the current Plan. Recreation is a required element of a comprehensive plan per Idaho Code Section 67-6508. The chapter was recommended for approval by the Planning & Zoning Commission on August 27, 2015. This is a continuation of the Board's hearings on January 12 and 26, 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 Comp Plan Steering Committee members Len Harlig and Dick Fosbury.

Grotto read notice.

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

The BCC were given additional comments from Lili Simpson.

Blaine County Comprehensive Plan Update Consultant Lisa Horowitz reviewed sub-area maps with the BCC. The BCC suggested language revisions throughout the chapter.

PUBLIC COMMENT:

- Comp Plan Steering Committee member Len Harlig asked the BCC to consider if Jo Murray's editing skills were still needed.
- Harlig suggested additional considerations and language revisions.
- Harlig cautioned the BCC to always be very careful when reducing setbacks.

Schoen moved, seconded by McCleary, to approve the Recreation chapter of the Blaine County Comprehensive Plan, in concept, as amended in today's hearing; and direct staff to draft a resolution to reflect the adopted chapter as a part of the revised comprehensive plan. Motion carried unanimously.

BOARD of COUNTY COMMISSIONERS REPORTS, Discussion and Consideration

Patient Request to Reduce Ambulance Fee - McCleary

The County received a request from an individual who tried to refuse ambulance service and asked that his ambulance fee be reduced. The Clerk frequently gets this kind of request. The Chairman will write a letter to the individual stating that County policy is to not reduce ambulance service fees.

ADJOURN

At the hour of 4:41 p.m., with no more business before them, the County Commissioners adjourned.

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