

**OFFICE OF THE BOARD OF COUNTY COMMISSIONERS
OF BLAINE COUNTY
REGULAR MEETING OF THE SEPTEMBER 2015 SESSION**

Third Day

Tuesday, September 8, 2015

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; Human Resources Generalist Henry Brown; Recording Secretary Sunny Grant; and Idaho Mountain Express reporter Amy Busek.

Chairman Greenberg called the meeting to order at 9:04 a.m.

PUBLIC COMMENT - NONE

COUNTY DEPARTMENT REPORTS, Discussion and Consideration

Claims – Schar Boyd

- Deputy Auditor Schar Boyd presented the claims.

Boyd asked the BCC to add a claim for \$68.00 for Ketchum Police Officer training.

Schoen moved, seconded by McCleary, to approve claims dated September 3, 2015, with an additional claim for \$68.00. Motion carried unanimously.

County Administrator - Derek Voss

Leadership Team members will discuss what they want to focus on for leadership development in 2016. One suggestion is community impacts, and educating the County on strategic planning and outcome-based budget.

CONTRACTS, GRANTS AND AGREEMENTS, Discussion and Consideration

- **Patterson-Blaine County Security Agreement** Record #629385

Also present: Blaine County Senior Planner Kathy Grotto.

This is a standard security agreement for the minimum \$1,500 to assure revegetation is completed to plan.

Schoen moved, seconded by McCleary, to approve a Security Agreement with Kurt Patterson owner/applicant for revegetation along the Big Wood River in the Little Macawao Subdivision. Motion carried unanimously.

BOARD of COUNTY COMMISSIONERS REPORTS, Discussion and Consideration

5B Restoration Coalition Meeting – McCleary

- Contract between the Blaine County Recreation District (BCRD), Forest Service and BLM to hire a trail coordinator to repair and maintain trails damaged by the Beaver Creek Fire. The National Forest Foundation will help with facilitation in the next year.
- Sun Valley Economic Development Executive Director Harry Griffith talked about local water use and how that affects fires.
- Idaho Conservation League and Forest Service are working on a proposal to the Blaine County Land, Water and Wildlife Levy program to fund work in Deer Creek.
- Schoen is on the Advisory Council of the Sun Valley Institute for Resilience, formed to focus on policy leadership, public education and investments; and currently looking to refine its scope of purpose on energy, water, food, fire and community.

Blaine County Regional Transportation Committee (BCRTC) Meeting – McCleary

- ITD completed part of its Galena Summit project, including striping to narrow the lane to provide a bike lane. Next summer, ITD will install a rumble strip in the center of the highway up to Galena Summit. ITD approved a BCRTC recommendation to put pedestrian warning signs and a suggested 35mph sign at Galena Lodge.
- BCRTC will be prioritizing its annual list of projects so local jurisdictions can apply for Local Highway Technical Assistance Council (LHTAC) funding.
- Hailey updated the BCRTC on its Woodside Blvd. project, which used smaller chips to make the road more accommodating to cyclists.
- Blaine County Recreation District has almost finished its bike path maintenance project.
- ITD has approved \$100,000 for artwork on the bridge south of Ketchum. A RFP is currently out for an artist to do some metal sculptures on the bridge.
- Blaine County Sheriff Gene Ramsey has received a number of calls about the lack of striping on East Fork Road.

Blaine County Community Bicycle-Pedestrian Master Plan Subcommittee Meeting – McCleary

The subcommittee agreed that the document needed to clearly indicate that it is a visionary document and that all projects and routes have not been approved by private or public entities.

Also discussed:

- Neighborhood interest in a path on the east side of Highway 75 in the Weyyakin area.

- Bellevue residents would like to see a couple projects in Bellevue. Bellevue was included in project planning, but was not a funding partner.
- The Subcommittee would like the County to consider wider shoulders, but are concerned with the proposed rumble strips in the fogline area.
- Mountain Rides nominated the Bicycle-Pedestrian Master Plan for an American Planning Association Award.

Public Safety Steering Committee – Greenberg

Also present: Ketchum Fire Chief Mike Elle.

Commissioner Greenberg and Emergency Communications staff attended an E-911 NextGen project meeting. One main topic was proposed amendments to emergency communications legislation that includes the following changes:

- A new combined commission would present a funding plan to the Legislature that counties receiving the \$1 emergency communications fee would be subject to. Counties were not willing to accept the funding plan.
- Counties seemed okay with the Enhanced Emergency Communications Grant 25¢ fee for NextGen, but grappled with the question of whether the five counties that have chosen to opt out of the grant should be allowed to stay out. A letter is going out to counties explaining why all counties should participate in the EEC Grant.
- Counties objected to proposed governance of the new group (six-members appointed by the governor, but no police chiefs, sheriffs or IT), so language will be revised.

Correspondence

- Public input on road topics—road striping, Bicycle-Pedestrian Master Plan, etc.--will be addressed in next week’s BCC meeting.
- Ketchum Director of Planning and Building Micah Austin asked the County to consider closing Democrat Gulch Road. The road was closed during Beaver Creek fire, and its RS-2477 status needs to be reviewed.
- Requests from local attorneys interested in being a Blaine County public defender.

PUBLIC HEARING: BLAINE COUNTY FINAL BUDGET

- **Resolution 2015-35, Adopting Blaine County FY2016 Final Budget**

Also present: Chief Deputy Clerk Leslie Londos; Chief Deputy Assessor Martha Heuston.

PUBLIC COMMENT: None.

The BCC thanked department heads and elected officials for helping them to balance revenue with the strategic priorities of each department.

McCleary moved, seconded by Schoen, to adopt Blaine County Resolution 2015-35, a resolution of the Blaine County Board of County Commissioners adopting the Blaine County budget for FY2016 from October 1, 2015 through September 30, 2016, in the amount of \$24,529,920. Motion carried unanimously. [Record #629402](#)

Schoen moved, seconded by McCleary, to convene as the Blaine County Ambulance District. Motion carried unanimously.

PUBLIC HEARING: BLAINE COUNTY AMBULANCE DISTRICT FINAL BUDGET

- **Resolution 2015-36, Adopting Blaine County Ambulance District FY2016 Final Budget** [Record #629403](#)

Also present: Chief Deputy Clerk Leslie Londos; Wood River Fire Protection District Chief Bart Lassman; and Ketchum Fire Chief Mike Elle.

PUBLIC COMMENT:

- Ketchum Fire Chief Mike Elle and Wood River Fire Protection District Chief Bart Lassman thanked the BCC for their support, which enables them to provide high quality service.
- Elle told the BCC that the Ambulance District has been purchasing its medications from St. Luke’s Medical System. Due to a new State Board of Pharmacy rule that takes effect November 1, Advanced Life Support agencies in the state will have to purchase medications from a wholesaler under an individual Drug Enforcement Agency license. Every paramedic pack carries about 30 different medications, which have to be replaced when they expire.

Greenberg said he would bring this up at the statewide meeting for Medicaid Reimbursement Seminar later this week; and Schoen will introduce the topic to Idaho Association of Counties Justice and Public Safety Committee.

The BCC thanked the Blaine County Ambulance District and EMS service providers for a great partnership and willingness to engage in the challenges they face.

Schoen moved, seconded by McCleary, to approve Blaine County Resolution 2015-36, a resolution of the Blaine County Board of Commissioners, sitting as the Blaine County Ambulance Board, adopting the Blaine County Ambulance District budget for FY2016, which extends from October 1, 2015, through September 30, 2016, in the amount of \$2,531,296. Motion carried unanimously.

Schoen moved, seconded by McCleary, to reconvene as the Blaine County Board of Commissioners. Motion carried unanimously.

CONSENT CALENDAR

- **Resolution 2015-34 Destruction of audio cassette tapes of P&Z and Hearing Examiner Meetings 2009-2012** Record #629401
- **Junior College Residency Forms:**
 College of Southern Idaho, Fall 2015-Spring 2016: David O'Donnell and Thomas White
 College of Western Idaho, Spring 2016: Erik Carrete.

McCleary moved, seconded by Schoen, to approve the Consent Calendar for September 8, 2015. Motion carried unanimously

BLAINE COUNTY PROPERTY CONVEYANCE AND QUIT CLAIM

Also present: Blaine County Chief Deputy Prosecuting Attorney Tim Graves; County Land Use Administrator Tom Bergin; and Robert Hennefer, owner of property near Carey Transfer Station.

Blaine County and the Hennefer family have long disputed ownership of property that includes and surrounds the Carey Transfer Station. Deeds date prior to the 1970s. Results of litigation decades ago were burned in a fire so the results are unverified. Ownership of these parcels is unclear. In 1994, Blaine County and the Hennefers attempted to resolve the dispute, but the Settlement Agreement was never executed. Since then, the property has existed in a quasi joint ownership, but conflict has escalated in recent years between the County's transfer station and the Hennefers' grazing operation. The Hennefer family requested the County finalize the property settlement agreement.

Graves reviewed the 1994 Settlement Agreement and found numerous errors. Blaine County Land Use Administrator Tom Bergin and GIS Analyst Sam Young corrected legal descriptions and produced an updated map as part of the Settlement Agreement.

The corrected Settlement Agreement calls for Hennefer to quitclaim the Carey Transfer Station site and the slightly larger block around it to Blaine County; and for Blaine County to quitclaim the remaining property to Hennefer, which would allow them to continue grazing. The Settlement Agreement provides clarity of ownership to both parties, in line with what was proposed in 1994.

Robert Hennefer thanked the BCC and County staff for all their work to finally resolve this. The BCC will schedule a follow-up hearing to consider the property Settlement Agreement.

PUBLIC HEARING:

PETITION FOR ORGANIZATION OF THE GALENA GROUND WATER DISTRICT

Also present: Blaine County Chief Deputy Prosecuting Attorney Tim Graves; Blaine County Land Use Administrator Tom Bergin; Wood River Land Trust Project Coordinator Patti Lousen; Ketchum Public Works Director Robyn Mattison; Galena Ground Water District attorney Paul Arrington; Chuck Brockway, Jr.; members of proposed Galena Ground Water District Sun Valley Water/Sewer District General Manager Pat McMahan and Dave Bell; Jim Laski; James White; Gilbert L. Farr; and South Valley Ground Water District Chair Sharon Lee.

Recording secretary Sunny Grant read legal notice.

Schoen moved, seconded by McCleary, that legal notice was adequate and according to Idaho law. Motion carried unanimously.

The BCC formally received the petition to form the Galena Ground Water District on July 14, 2015; and scheduled an organization hearing for August 25, 2015. Due to a notice error, the August 25, 2015 organization hearing was postponed to today. As required, the Idaho Department of Water Resources (IDWR) submitted a report to the County on August 8, 2015.

Paul Arrington, on behalf of Galena Ground Water petitioners, said local residents are well aware of the limited water supply. There have been two water calls in the last year from water users south of Blaine County. Local south county water users previously formed the South Valley Ground Water District; and northern local water users are now petitioning the Blaine County Commissioners to form the Galena Ground Water District. Ground water districts allow users to combine efforts and resources to address issues that arise for ground water users.

Idaho Code Chapter 52, Title 42 governs organization of a groundwater district. The petition to form a new district requires signatures of at least 50 petitioners, a designation of the geographic boundary and map, a list of all groundwater users within the boundary of the proposed district, a designation of how many districts are planned to be in the proposed groundwater district and identification of potential directors, all of which were previously given to the Blaine County Clerk. The three proposed divisions are Northern with proposed director Patrick McMahan, Middle with proposed director Karl Nichols, and Southern with proposed director Judd B. McMahan.

Idaho Code requires the groundwater district be mapped so that the northernmost and southernmost wells are no more than 30 miles apart. The petitioners ask the BCC to consider enlarging the boundary

to accommodate a well at Galena Lodge, which is 38.95 miles from the southernmost well and the only well outside of 30 miles. Idaho Code 42-5207 gives the BCC permission to amend the boundary of the district, and make any other changes to the district boundary that seem proper. No one in the proposed district has requested modification of the proposed boundaries or candidates for directors.

Once the BCC is satisfied with the petition, they can enter an order describing the boundary of the proposed groundwater district; dividing it into the three proposed divisions; and provide notice of an election held pursuant to election laws where landowners (with at least .05 acre land) with irrigation water rights within the proposed groundwater district are "qualified electors" who can vote on whether to form the proposed district and proposed directors. Other irrigation users can participate in the election only if they let election judges know they are within the boundaries and want to vote. The proposed date for the election is November 3, 2015.

The County Clerk confirmed that the water rights list was supplied by IDWR. The County Attorney and County Clerk confirmed that the petition met statutory requirements and is valid. The petition has the required number of signatures; and nominations for directors has the requisite number of signatures. This election for formation of the Galena Ground Water District is a modified election procedure that will be by U.S. Mail; with proper notice to the newspaper.

PUBLIC COMMENT:

- Gilbert Farr asked if the names were just those with water rights or included those with five acres or more who are watering without water rights.
IDWR created the list from its records of ground water rights within boundaries of the proposed district. This would not include someone irrigating or using water without a water right. Formation of the groundwater district is not meant to regulate water users or identify misuse. As groundwater districts are formed, the community will likely be more aware of water issues and can bring concerns to the IDWR to address.
- Patti Lousen said the Wood River Land Trust has been helping with logistical and administrative support of the proposed groundwater district, and has received overwhelming support from water users in the area.
- Chuck Brockway, who is not a Blaine County resident but works as a water engineering consultant, encouraged the BCC to approve the application.
- Sharon Lee urged members of the Galena Ground Water District to support formation of the new groundwater district so the two Blaine County water districts can work together.

Schoen moved, seconded by McCleary, to approve the Order of the Blaine County Commissioners, accepting and approving the boundaries of the proposed Galena Ground Water District, allowing the formation to go to election on November 3, 2015, subject to an amendment that the BCC finds that there is good cause to extend the boundaries of the district beyond the 30 mile separation of wells, which amendment will be made by the County Attorney; and authorize the Chairman to sign on behalf of the BCC. Motion carried unanimously

FRIEDMAN MEMORIAL AIRPORT AUTHORITY (FMAA) MEETING PREVIEW

Also present: Friedman Memorial Airport Manager Rick Baird.

Baird outlined the agenda of this evening's Friedman Memorial Airport Authority meeting:

- Revenues are ahead of last year. Parking lot revenue indicates more locals are using the airport.
- Year-to-date Non-Federal Revenue and Expenses will be up this year over last year. Data for July-August-September revenue, which should be up significantly, will be available October.
- A short presentation and public comment on Chapter D of the Master Plan.
- The FAA wants to see options for the relocated tower.

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 and Assistant Amy Rivkin.

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

OPEN SESSION RESUMED

McCleary moved, seconded by Schoen, to deny Cases #2015-59 and 2015-57 Medical Indigent Applications for Assistance, based on staff recommendation. Motion carried unanimously.

BREAK

LAND USE and BUILDING SERVICES HEARINGS

- **Proposal for Platting Board's Upper Ranch:** Continuation of a public hearing on an application by Sun Valley Long Term Holdings, LLC to plat 16 existing leasehold parcels and the balance of the Board's Upper Ranch into 17 lots ranging in size from 1.04 to 29.24 acres. The approximately 146 acres is zoned Rural Remote District (RR-40) and is within the Floodplain Overlay (FP), Riparian Setback (R), Mountain Overlay (MOD),

Wetlands Overlay (W), Seasonal Use Overlay (SU) and Avalanche Overlay (A) Districts. The property is located about 4 1/2 miles west of the City of Ketchum out Warm Springs Road. The Planning and Zoning Commission recommended conditional approval on June 18 and the Chairman signed the recommendation on July 13, 2015.

Also present: Blaine County Chief Deputy Prosecuting Attorney Tim Graves; Blaine County Land Use Administrator Tom Bergin; Zoning Specialist Nancy Cooley; Blaine County Disaster Services Coordinator Chuck Turner; Applicants John Campbell and Steve Brown, applicants' representative Linda Haavik; John Hastings; Bill Campbell; Eltiena Campbell; Andrea Hastings; and Josh Staner.

This is continued from August 17 special meeting. No notice required.

DISCLOSURES: McCleary disclosed her site visit at the previous meeting. Commissioners Greenberg and Schoen individually visited the site on three separate occasions with Bergin and an applicant representative. While onsite, Schoen and Greenberg each met one or two of the leasehold owners.

NEW MATERIALS:

- Letter dated August 24 from applicant's representative Linda Haavik that included a copy of the County's road standards and a spreadsheet summary of setbacks, building envelopes, and future building areas for Upper Board Ranch.
- Letter from the applicant forwarded to the BCC that described the type of private road they plan to construct that will access lots on Sandy Lane.
- Staff received a Notice of Letter Returned from the Pettigrews, owner of a leased lot (proposed Lot 6) on Sandy Lane that includes a current cabin. Staff resent notice to a new address, but have not heard back from Pettigrews.
- Bergin corrected staff statement last week that Lower Board Ranch owners were notified of the August 17 hearing. In fact, notice was sent to owners from Lower Board Ranch to Frenchmen's Bend.
- Bergin submitted note to BCC dated September 3 with two potential conditions related to building area on Lot 12 and a note on proposed Lot 13.

The US Forest Service owns Warm Springs Road, and the County assists in maintaining it through a contract with the USFS. County Attorney Tim Graves told the BCC that the "road mitigation fee" is suggested as a voluntary contribution that a developer can make, along with other types of mitigation, to meet the standards of evaluation, particularly standards concerning impact(s) on public services. If the BCC believes there will be a profound impact on public services, such as roads, sheriff, fire department, the BCC has authority to deny the application.

Linda Haavik, representing the applicant said they had previously submitted a spreadsheet that summarized the three different means to locate new construction on lots: building envelopes, future building area (applies to Lot 12 only) and zoning setbacks of the balance of the lots. They submitted a letter indicating their willingness to comply with road standards, if the project is approved and the road location is acceptable.

County road standards require private roads that may eventually become public or that serve more than four lots to have a 60ft right-of-way; and private roads that serve two to four lots or which will never become public to have 40ft right-of-way. All roads must meet emergency service vehicle requirements set by the local fire chief. The applicant proposes 20ft travel surface with additional shoulder and barrow ditch on each side for Sandy Lane, that serves more than four lots; and 20ft travel surface with barrow ditch area of 2-3ft for the lower road proposed to serve two to four lots and will probably eventually become driveways. County Land Use Administrator Tom Bergin said these proposed road widths seem adequate, with approval of the county engineer and the fire chief.

PUBLIC COMMENT:

- John Hastings said the project would have an adverse impact if there is not a commitment to fund the road, especially if the Forest Service closes the road and the road becomes the responsibility of the County.
- Andrea Hastings said 17 new sites with 10,000sf houses will change the character of the area. She said the Forest Service dumped rock on 1/4 mile of the road, but didn't put road mix on top of it, so people can't walk or bicycle on it, horses can't go on it and there were many car flat tires. The Forest Service contract is up in 2017, and their 7-year plan doesn't include Warm Springs Road. The road isn't to standard, and no one has the money to maintain it. All the original Upper Board Ranch leaseholders are gone, and these are profit-minded developers.

John Campbell said the majority of travel on Warm Springs Road increased when the chamber started promoting the hot springs as a recreation destination. Haavik added that Warm Springs Road was used for a number of uses, including several that went well beyond Upper Board Ranch. Campbell said they would do whatever the County wanted, but would prefer that Sandy Lane be 20ft wide and the two side spurs 16ft wide.

BCC Comments:

- Schoen disagreed with the P&Z Commission that the project as proposed wouldn't alter the character of the subdivision. He said the development as proposed allowed structures up to 9,000sf and would turn the area into Upper Board ranchettes; and the development would have adverse impacts on the County's ability to provide services. Schoen suggested the developer get an updated floodplain study, which might allow more buildable area, possibly cluster development at either end of the ranch, and may allow adequate land for septic. The original application requested community septic, which could

be a good solution if the development were more clustered. Schoen couldn't okay the application as is, but felt he could consider alternatives. Schoen reiterated that he would consider development that is substantially similar to what is there today.

- McCleary was also concerned about the character of the neighborhood, and suggested the BCC consider smaller house sizes. She asked Land Use to clarify the Public Health District's policy on a community septic system; and wasn't sure how she felt about the extent of development on Lots 12 and 13.

McCleary felt the plat note regarding funding of the road needs to remain in place, and be clear that the Forest Service agreement can be cancelled with short notice. Landowners need to know that there is no guarantee that the County is going to maintain the road.

- Greenberg said the original intent to give leaseholders ownership is great, but he also expressed concern about the proposed project's impact on the existing character of the subdivision. He said homesites are too close to the creek and existing damage to the riparian area and streambank is obvious. Current residents seem to be mostly seasonal, but some houses this size are likely to become permanent residences and County services will be impacted. The County can hardly afford to maintain Warm Springs Road as it is now. Greenberg reiterated that impacts of the proposed development could be significant, in addition to impacting the existing character of the area.
- Blaine County Code doesn't have a provision to limit house size. P&Z wrestled with whether the change altered the character of area, and suggested plat notes voluntarily limiting size of structures as a mitigation. Schoen said he would consider development, to the extent possible, that is substantially similar to what exists there today. This was the intent of the ordinance amendment enabling this plat proposal. The property is zoned RR-40, so it could be subdivided into three large lots, or a ranch building and cluster of three units.

John Campbell said there was really only the physical potential for six 9,000sf "compounds", one of which is existing. Three of the lots are to be moved from their current location adjacent to the river to up in the pasture or on the hillside. Two of the 9,000sf compound lots will be hidden from the road by trees. Campbell said they have to be fair to all leaseholders.

- Plat Note #24 says that Road and Bridge will not clear the road in a hazardous avalanche situation. The BCC said the increase in residences from four to 17 increases the possibility of emergency life safety issues which will cause public responders to put themselves in harm's way; in addition to adding to daily wear and tear of the road as well.

Applicants John Campbell and Steve Brown revised their proposal to keep the majority of the pasture open and concentrate new development in Sandy Lane area:

- No new houses in the pasture. The Baskin compound would remain. Houses would be more clustered on Sandy Lane.
- Lot 1 and Lot 11 would each be divided into two lots.
- Lots 14 and 15 would be removed.
- Applicant will get a new floodplain study.
- Building permit applications on the five relocated lots would require a voluntary \$10,000 fee to County Road and Bridge to help maintain Warm Springs Road.

Schoen considered this an improvement. He suggested the new Floodplain Study include Lots 1 and 11 to get the best configuration for the lots and access to Sandy Lane.

County Attorney Tim Graves suggested the BCC table the discussion until there is a revised plat map and the revised proposal is formally presented so he can research it. The revised application must be noticed to allow public input. Graves questioned whether the "voluntary" road fee passed on to future landowners by the developer was mandatory or voluntary.

Road standards:

- The applicant will comply with Fire Chief Mike Elle's 20ft road width minimum.
- Bergin will discuss the new configuration and how it affects travel lane and road shoulder width with the County Engineer.
- When the new proposal is submitted, Graves will review if the size of structures can be limited under County Code.

Schoen asked the applicant to review the language in Plat Notes #30, 31 and 33 for clarity.

McCleary moved, seconded by Schoen, to continue the public hearing on an application by Sun Valley Long Term Holdings, LLC to plat Board's Upper Ranch to a date uncertain. Motion carried unanimously.

LAND USE and BUILDING SERVICES, Discussion and Consideration

Also present: Blaine County Land Use Administrator Tom Bergin; County Senior Planner Kathy Grotto; County Code Compliance Specialist Diane Shay; and County Zoning Specialist Nancy Cooley.

- **Findings of Fact: Erwin Stream Alteration Permit Five-Year Renewal**
McCleary moved, seconded by Greenberg, to approve the Findings of Fact, Conclusions of Law and Decision on the Erwin Excavation Stream Alteration Permit, Floodplain Conditional Use Permit and Gravel Pit Conditional Use Permit on the Big Wood River. Schoen abstained since he was not present at the meeting. Motion carried 2/0.

• **Findings of Fact: PBFF-Skillern Plat Amendment Building Envelope**
McCleary moved, seconded by Greenberg, to approve Findings of Fact, Conclusions of Law and Decision on an application of PBFF Skillern LLC to amend plat notes, Lake Creek Meadows Subdivision I to allow solar panels outside the platted building envelope. Schoen abstained since he was not present at the meeting. Motion carried 2/0.

• **Findings of Fact: Picabo Willows Short Plat Subdivision**
Schoen moved, seconded by Greenberg, to approve Findings of Fact, Conclusions of Law and Decision on the application of Idaho Department of Fish and Game to subdivide 79.43 acres into a lot and parcel known as Picabo Willows. McCleary abstained since she was not present at the meeting. Motion carried 2/0.

PUBLIC HEARING: RESOLUTION 2015-32 re: Transfer of County-owned parcels within Valley Club West Nine Planned Unit Development, Discussion and Consideration

Also present: Blaine County Chief Deputy Prosecuting Attorney Tim Graves; County Land Use Administrator Tom Bergin; Chief Deputy Assessor Martha Heuston; and Idaho Mountain Express reporter Amy Busek.

The BCC is considering transferring two County-owned lots to the Blaine County Housing Authority (BCHA) for the purpose of community housing development. Idaho Code 31-808(9) authorizes the County Commissioners to transfer property to another political subdivision with or without compensation, if the BCC determines that the transfer is in the public interest. No notice is required before considering the resolution.

Recording Secretary Sunny Grant read notice.

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

Graves said the Blaine County Housing Authority (BCHA) and Valley Club neighbors are working together on the BCHA's Request for Qualifications. The BCC determined the transfer was in the public interest and authorized the resolution and quitclaim deed transferring the parcels, and directed Graves to make a few revisions to the draft Resolution.

Later in the meeting, Graves presented the revised Resolution to the BCC.

Schoen moved, seconded by McCleary, to approve Blaine County Resolution 2015-32, pursuant to Idaho Code 31-808(9), declaring the transfer of certain property to the Blaine County Housing Authority is in the public interest, and allowing for that conveyance. Motion carried unanimously.

..... Record #629404

Schoen moved, seconded by McCleary, to authorize the Blaine County Commission Chairman, on behalf of the Commission, to execute quitclaim deed conveying the subject property, as addressed in Blaine County Resolution 2015-32. Motion carried unanimously.

Quitclaim deed transferring property from Blaine County to BCHA Record #629405

APPROVAL OF BOARD OF COUNTY COMMISSIONERS MEETING MINUTES

• **September 1, 2015 Regular Meeting**

McCleary moved, seconded by Greenberg, to approve minutes Board of County Commissioners meeting of September 1, 2015, as amended. Schoen abstained since he was not at the meeting. Motion carried 2/0.

EXECUTIVE SESSION – §74-206 1 (b) Personnel

Schoen moved, seconded by McCleary, to go into Executive Session, pursuant to I.C. 74-206 1(b) to consider the evaluation of a public employees. Schoen (aye), McCleary (aye), and Greenberg (aye). Motion carried unanimously.

ADJOURN

At the hour of 4:47 p.m., with no more business before them, the County Commissioners adjourned.

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