

**OFFICE OF THE BOARD OF COUNTY COMMISSIONERS
OF BLAINE COUNTY
REGULAR MEETING OF THE JANUARY 2020 SESSION**

First Day

Tuesday, January 7, 2020

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 (by phone morning session and in person afternoon session), and Commissioner Dick Fosbury; County Administrator Derek Voss; County Administrative Services Manager Mandy Pomeroy; and Recording Secretary Sunny Grant. Boise State University Practicum Student John Inman was present for the afternoon session.

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

**A MOMENT OF SILENCE TO HONOR A MAN
WHO VOLUNTEERED HIS TIME FOR THE PUBLIC GOOD**

The BCC hosted a moment of silence in Steve Mill's honor.

Steve Mills was CEO of Webb Nursery and a co-founder of Wood River Economic Partnership (WREP), the first economic development organization in Blaine County, which subsequently merged with Sustain Blaine, which became Sun Valley Economic Development, with Mills as its president.

Mills assisted Greenberg in the effort to create the Veterans Tribute on County Courthouse grounds.

PUBLIC COMMENT - None

BOARD OF EQUALIZATION - I.C. 63-501A

There were no BOE issues.

COUNTY DEPARTMENT REPORTS

• **Land Use & Building Services** - Tom Bergin

▫ **Community Informational Meeting on Undergrounding Transmission Line Funding**

Also present: Blaine County Chief Deputy Prosecuting Attorney Tim Graves; County Land Use Administrator Tom Bergin; County Planner Allison Marks; and Carl Massaro.

Land Use asked the BCC if they wanted to schedule a tentative community meeting with Idaho Power.

The BCC reviewed and discussed possible funding options to underground redundant power lines from the Hailey substation to the north valley Sun Valley substation. After much discussion, the BCC decided to first invite power executives to site visit the Wood River Valley's scenic corridor with them. Then the BCC wants to meet with local stakeholders in an open or workshop session to decide how to partner with Idaho Power on the project. If necessary, a meeting could follow to discuss funding with the Public Utilities Commission, Idaho Power, and state agencies that offer various funding mechanisms.

Greenberg will send revised language on a Local Improvement District to Idaho legislators.

County Administrator - Derek Voss

Also present: Blaine County Chief Deputy Prosecuting Attorney Tim Graves; and County Land Use Administrator Tom Bergin.

- Idaho Transportation Department (ITD) wants to schedule a meeting to discuss work it plans to do on Highway 75 north of Elkhorn to River Street in Ketchum.
- ITD is trying to schedule road work on State Highway 75 around Galena Summit, but it's going to be difficult to close the road without interfering with local and tourist travel to and from Stanley.
- West Magic residents want the County Attorney to help them create a highway district.
 - Attorney Graves said his job is to advise and represent the BCC, not outside people and groups.
- County Leadership team will review draft updates to the Employee-Manager Handbook
- Human Resources is recruiting for a new Assistant to the Deputy Prosecuting Attorney.
- Attorney Graves and Administrator Voss have gotten a non-appropriations clause included in the Computer-Aided Dispatch financing agreement. The Administrator will work with the Clerk and Treasurer to pay about \$120,000 unbudgeted in FY2020, and budget or finance the remainder of about \$500,000 over a five-year term.
- The BCC wants to initiate a Blaine County Office of Sustainability. Greenberg and Voss met with representatives of Conservation Voters of Idaho to discuss the community's energy needs and county's carbon footprint.

CONTRACTS, GRANTS, AND AGREEMENTS

• **Indemnification Agreement between Blaine County and Rotarun Ski Club, Inc.**

Graves related the history of Rotarun Ski Club, including the existing 99-year lease that was only signed by the BCC's attorney, so its legality is questionable. The Sun Valley Ski Education Foundation is now managing Rotarun. This Indemnification Agreement, which names the County as an additional insured, is a first step to at least getting a handle on the risks of being involved with a ski hill.

Fosbury moved, seconded by McCleary, to approve the Indemnification Agreement between Blaine County and Rotarun Ski Club, Inc., as presented. Motion carried unanimously.

CONSENT CALENDAR

- **Transfer of State Liquor License #5278, County License #60, Castle's Corner to Oasis Stop N Go #29**

Fosbury moved, seconded by McCleary, to approve Commissioners Consent Calendar for January 7, 2020. Motion carried unanimously.

STATE TAX COMMISSION UPDATE - George Brown

Also present: Blaine County Assessor Jim Williams and Chief Deputy Assessor Melissa Fry; Idaho State Tax Commission Property Tax Administrator George Brown, along with STC Consulting Appraiser Supervisor Matt Virgil and Consulting Appraiser Jase Cundick.

Assessor Jim Williams said his department works closely with the Idaho State Tax Commission and constantly trains staff to be sure County assessments are accurate.

George Brown said his department has a GIS department to map the entire state, and a large IT department to support and provide programming to enable assessors, clerks and treasurers to get correct appraisals and proper assessments in order to produce correct tax bills. The State Tax Commission has an Operating Property division that appraises utilities, railroads, interstate businesses, etc.; a Policy section that manages the Circuit Breaker program; and consulting appraisers who help counties when needed.

The BCC advised Brown of local problems, particularly with affordable housing. Greenberg suggested a real estate transfer tax could help Blaine County. Greenberg and Brown agreed that one statewide problem is "creative" parcel descriptions. Greenberg said this particularly impacts emergency communications.

FRIEDMAN MEMORIAL AIRPORT AUTHORITY MEETING PREVIEW

Also present: Airport Manager Chris Pomeroy and Airport Contracts/Finance Administrator Lisa Emerick.

Pomeroy reviewed tonight's FMAA meeting agenda with the BCC. The auditor and accountant will be present and audit will be presented.

The BCC have received numerous phone calls about long delays for incoming aircraft, private and commercial, during heavy traffic times; and planes with low fuel have to be diverted. One resident's juvenile son had to be picked up in Twin Falls due to an airline policy to not bus underage minors.

- *Pomeroy said the airport is governed by FAA first come first serve rules. He agreed that there needs to be better outreach and communication.*

BREAK

Commissioner McCleary was absent until about 2:00 p.m.

LAND USE and BUILDING SERVICES HEARINGS

- **Valley Club Subdivision, Lots 17 & 18; Plat Amendment. Public hearing and consideration of an application by Grahame Clark and Nancy Cameron to amend Lots 17 & 18, Valley Club Subdivision. The property, located at 131 & 154 Valley Club Drive, is zoned Planned Residential (R-2).**

Also present: Also present: Blaine County Land Use Administrator Tom Bergin and County Planner Allison Marks; applicant Nancy Cameron and applicant's representative Bruce Smith; neighbor Bernard "Woody" Friedlander; Jason Sigmund; and Sarah Michael.

Marks read public notice.

Fosbury moved, seconded by Greenberg, that notice is in compliance with applicable regulations, specifically § 10-4-7 of the Subdivision Ordinance. Motion carried 2/0.

No disclosures.

Bruce Smith said the original plat lot line was in the creek easement. They didn't want to run the creek into the road, so water features were added after the plat was recorded. The applicant later realized one corner of the building envelope was in the creek. The applicant is requesting a plat amendment to move the building envelope away from the creek, and center the creek maintenance easement on the creek. Public utility easements will be noted on the lot line.

Public Comment: Neighbor Bernard "Woody" Friedlander supports this application.

Marks suggested Condition 8 be revised to Show 10' wide utility easement centered on all interior lot lines and adjacent to all street right-of-way boundaries (Plat Note 4 from Valley club subdivision PUD, 1994 Plat) on final plat.

Fosbury said this complies with the ordinance and was mostly a housekeeping project

Fosbury moved, seconded by Greenberg, to approve subdivision application by Grant Clark and Nancy Cameron to amend Lot 17 and 18 Valley Club Subdivision by amending an existing building envelope on Lot 18 and the waterway easement on Lots 17 and 18, finding the application complies with applicable criteria set forth under Title 10 Subdivision Regulations and applicable criteria with Title 9 Zoning Regulations, subject to the eight conditions listed in the staff report. Motion carried 2/0.

Comprehensive Plan - Chapter 6, Public Services, Facilities, and Utilities. Public hearing and consideration of proposed amendments to Title 8, Comprehensive Plan. The chapter also covers School Facilities & Transportation and National Interest Electric Transmission Corridors. All are required elements of a comprehensive plan per Idaho Code Section 67-6508. The Planning & Zoning Commission recommended approval of the chapter on February 23, 2017.

Also present: Blaine County Land Use Administrator Tom Bergin; Deputy Director Kathy Grotto; Blaine County Comprehensive Plan Update Consultant Lisa Horowitz; Idaho Power Business and Community Development Advisor Dan Olmstead and Planning Engineer Jordan Scott; and Sun Valley Institute Executive Director Aimée Christensen.

Grotto read public notice.

Greenberg moved, seconded by Fosbury, that notice was adequate. Motion carried 2/0.

Commissioner McCleary arrived at this time.

Comprehensive Plan update discussions included:

- More information on Recycling and the percentage of solid waste tipping fees that goes to Recycling.
- The BCC and Dan Olmstead discussed Idaho Power's plans for the Wood River Valley.
- Christensen encouraged a County Energy or Sustainability program and fund to use for energy efficiency audit and retrofit, community solar, affordable housing, etc. Incentivize future subdivisions to be energy self-sufficient with their own microgrids. Encourage extra-energy users, such as snowmelt, to require onsite renewable energy or contribute to a community fund.
- Idaho National Laboratory is eager to work with local governments and local utilities to identify more localized distributive generation opportunities.
- Explore opportunities to electrify transportation system.
- Christiansen suggested it was urgent for the County to do a systematic assessment of critical loads and to research on-site backup systems.
- Lisa Horowitz said there is currently talk nationally about reducing dependence on natural gas.
- The BCC and staff discussed wildland fire mitigation and prevention.
- Fosbury suggested monitoring septic drain fields and collecting data from community water systems and big wells.
- Research recycling gray water.
- Research recycling sludge and/or green waste at Ohio Gulch.
- Internet services—cable, satellite, etc.—can be unreliable in areas of Blaine County.

Public Comment:

- Sarah Michael reiterated her written comments. She especially suggested actually listing the "guiding documents" or removing the reference to them; and thought the County's Goals and Policy Statements were too broad and vague.

McCleary moved, seconded by Fosbury, to continue Comprehensive Plan Chapter 6 to January 28, 2020, at 2:00 pm. Motion carried unanimously.

LAND USE and BUILDING SERVICES

• **Findings of Fact: Wood River Community Association/Gimlet #13/Short Plat**

Also present: Blaine County Land Use Administrator Tom Bergin; and County Planner Allison Marks.

McCleary moved, seconded by Fosbury, to approve Findings of Fact, Conclusions of Law and Decision regarding an application of the Wood River Community Association, Inc., to resubdivide Gimlet Subdivision No. 13 Parcel C into two parcels to be named C1 and C2 Gimlet Subdivision No. 13. Motion carried 2/0; Greenberg abstained because he was not present.

• **Findings of Fact: Engh/Lot 1, Block 1, Henslee Ranch Sub./Plat Amendment**

Also present: Blaine County Land Use Administrator Tom Bergin; County Zoning Specialist Nancy Cooley; applicant's attorney Fritz Haemmerle and representative Garth McClure.

Public Comment:

Fritz Haemmerle asked to be notified when the Findings are signed.

- *Bergin said signed copies of the findings would be made available to the applicant, their attorney and representative.*

The BCC suggested minor revisions to clarify the Findings. The Findings will be revised and resubmitted to the BCC for review on January 14, 2020.

- **Draft Recommended Findings of Fact & Decision, Minor Plat Amendment: Granite Springs Subdivision/BOWETA LLC**

McCleary moved, seconded by Fosbury, to approve Findings of Fact, Conclusions of Law and Decision regarding the application of BOWETA, LLC, for a minor plat amendment to eliminate Lots 1 through 3 and Parcel A of Granite Springs Subdivision to create Boulder Moon Subdivision, Lots 1 and 2. Motion carried unanimously.

- **Building Services: Building Permit fee refund request of Building Permit #2019-122 for Michael Blash**

Also present: Blaine County Land Use Administrator Tom Bergin.

The applicant submitted an application, then decided to not proceed. The requested refund is the building permit fee minus \$61.40, retained by the County for work done on the application.

Fosbury moved, seconded by McCleary, to refund the remainder of the building permit application fee in the amount of \$245.94 to Michael Blash on Permit #2019-122. Motion carried unanimously.

EXECUTIVE SESSION - Pending Litigation IC 74-206(1)(f) - Tidwell v Blaine County

Fosbury moved, seconded by McCleary, to go into Executive Session, to consider pending litigation under Idaho Code 74-206 (1)(f), Tidwell v. Blaine County. Fosbury (aye), McCleary (aye) and Greenberg (aye). Motion carried unanimously.

ADJOURN

At the hour of 4:30 p.m., with no more business before them, the County Commissioners adjourned.

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