

BLAINE COUNTY PLANNING & ZONING COMMISSION  
REGULAR MEETING

Thursday, February 11, 2021, at 6:00 pm

*Main Meeting Room in the Old County Courthouse  
206 First Avenue South, Hailey, Idaho*

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MEMBERS PRESENT

Rachel Martin  
Mark Pynn  
Mike O'Farrell  
Susan Giannettino  
Stephanie Eisenbarth  
Nancy Mendelsohn

MEMBERS ABSENT

Ned Hamlin

STAFF

Kathy Grotto  
Tom Bergin

On Thursday, February 11, 2021, Blaine County Planning & Zoning Commission Chairman Susan Giannettino called the meeting to order at 6:00 pm.

- I. **ACTION ITEM:** Comprehensive Plan - Chapter 8, Land Use. Public hearing and consideration of proposed amendments to Title 8, Comprehensive Plan. The proposed Chapter 8, Land Use, would replace two sections of the current plan: Section 9, Land Use and Section 12, Property Rights. The chapter also covers Community Design. These are required elements of a comprehensive plan per Idaho Code Section 67-6508.

Kathy Grotto – Legal Notice was published in the Idaho Mountain Express on January 27, 2021; PAS on January 25, 2021; sent to all Blaine County political subdivisions on January 25, 2021; posted in 5 public places on January 25, 2021, as evidenced by affidavit in file; sent to cities pursuant to Area of City Impact Agreements on January 11, 2021; and posted on the Blaine County web site January 27, 2021.

Mark Pynn – I move that notice is adequate.

Stephanie Eisenbarth – I second.

All in favor, 6-0.

Susan – any disclosures? None

Kathy – begins the presentation. She reviews the draft with a few edits. All key guiding principles have been vetted in other chapters.

Stephanie – on page 3, other appropriate uses, clean and light industries, what does that mean?

Kathy – it means non-polluting - not heavy manufacturing.

Nancy Mendelsohn – in the same area, is the Valley Club public? I didn't think it was.

Kathy – it has very limited public tee-times. I would not be opposed to deleting it.

Mark – the Bigwood Golf Course is public. I would like to see the Valley Club deleted.

Kathy – the Bigwood Golf Course is in the City of Ketchum.

Nancy – wildland might want to be better explained.

Kathy – I can add a footnote.

Mike O'Farrell – I think we should list the superfund site under hazard areas.

Kathy – I'm pretty sure it's under the natural disasters chapter.

Mike – if you could just add it here too.

Mark – maybe in the paragraph in the first line?

Lisa Horowitz – reviews the Land Use Framework section.

Mark – when I read this I was taken back by the word “fuzzy”. I understand the borders are, but indistinct sounds better.

Lisa – next we have Land Use Categories, she reviews these.

Susan – mobile home parks, I'm thinking they are in urban transitional. Did we mention them?

Kathy – I think that would be a good thing to add there.

Susan – I'm wondering if where we are working on ADU's if we need to find a place to add that.

Lisa – we can do that. Continues the review of the section.

Rachel Martin – the industrial paragraph, I would like to say something about how the industrial areas in the Cities are diminishing. That increases the need for industrial within the County.

Kathy – we can add that.

Lisa – continues to Zoning Regulations, Subdivisions, Other Land Use Tools.

Kathy – the highlighted text shows the changes to the timeline for the Areas of City Impact with Hailey and Bellevue. I was being very hopeful that they would be adopted by the end of 2020!

Lisa – continues the review.

Nancy – regarding conservation easements. Those easements don't have to be just a land trust. I can send you some info showing it can be other jurisdictions. I would also add “into perpetuity” to the deed language.

Lisa – continues to TDR's, Development Impact Fees, Local Improvement Districts.

Nancy – should we say as of 2021? I like to have a date listed.

Kathy – good catch.

Mike – local improvement districts, how do those work?

Lisa – a geographic boundary has to be determined to create a taxing district for making improvements. They then agree on them based on the percentage.

Mark – I think Tim Graves should add a few sentences explaining them. I think it's a good tool to use.

Kathy – we can look into that.

Nancy – Is the Buildout Analysis a land use tool?

Kathy – I too struggle with this. I feel like Buildout Analysis is a type of planning tool, but the direction for growth is not really a tool but a policy.

Mark – maybe it could be called “Planning Issues” and make it a new topic.

Kathy – yes, maybe something with a bigger heading. Let's just go through these for now and I can work on the headings. This is the order we find to be most to least appropriate for growth. Are you okay with the order?

Steph – I think it makes sense.

Mark – does it make any sense to put community housing before housing district?

Kathy – it is an established overlay area, so I would be inclined to shift that.

Susan – I like that idea.

Kathy – reviews buildout summary tables.

Mark – in the summary regarding growth, after growth maybe add where “growth is encouraged to go”.

Kathy – we had Kelly in our GIS Department create a story map showing subareas and growth. It's not entirely finished, but I wanted you to see.

The Commission thinks this is a great tool.

Kathy – I will send the link out to you for your comments and suggestions.

Lisa – reviews the Sustainability Chapter.

Nancy – I see no value in stating what citizens think sustainability was.

Kathy – if you don't see value we can reduce this paragraph.

Susan – I'm okay with narrowing it down, but I think we need to show we asked the question.

Mark – I think it's an important concept especially for what I do.

Nancy – the part that didn't have meaning to me is what citizens stated they think it is.

Kathy – almost everyone who responded to the survey had something to say about this. We can maybe add numbers of respondents.

Mark – with response to Responsible Regionalism, I think we need something here with regards to our history. We do celebrate our traditions and I think that is an important aspect.

Lisa – we can add a sentence about that. Next is Subareas and our public outreach process. Next is section on Community Design, Rural Resort Landscape.

Kathy – reviews Property Rights, this is required for all comp plans in Idaho. We had Tim Graves write this for us.

Lisa – reviews “Our Past at a Glance” table.

Kathy – we had some people on our Comp Plan steering committee who wanted to make sure we were able to look back at past plans and add what our goals were then and tie in the work that has been done with those goals.

Susan – I almost blew by this, but when I reviewed it again the accomplishments were interesting. I think I would make it more clear with an “accomplishments” heading, all of the things that have been done.

Steph – I think that’s a good idea.

Mark – on #8 have there been any new parks? If so we should list them.

Kathy – there is a park in Picabo, we could add that. I will check with Tom he will know.

Susan – easement’s for open space in the county are a bit like parks.

Mike – the BMX and motocross tracks were approved since the 90’s.

Lisa – next is the Challenges section.

Kathy – this is where we have listed ADU’s and our working with SCPHD.

Lisa – continues the Challenges section.

Susan – I think when you are talking remote mining claims they are patented claims and I think that needs to be stated.

Mark – technology is one of the tools that has allowed for more people to move here too and I think that needs to be stated.

Susan – climate migration is going to be happening too, maybe a sentence on that too.

Kathy – we are seeing people moving here to avoid the large California wildfires already.

Lisa – continues the review.

Rachel – under regulatory challenges I think we need to say something about staff time or lack of personnel.

Susan – I think one of the challenges is also the fact people don’t want to pay for enforcement.

Rachel – yes, all of the codes we adopt have to be regulated and the ability to enforce them is important.

Kathy – I can add something about that here.

Mark – these are good points, I think the wording needs to be very careful not to let the “fox know the hen house is not guarded.”

Steph – I agree we need to be very careful with the language.

Mark – Tim Graves may have some thoughts on that.

Lisa – continues with Challenges.

Break –

Lisa – reviews Desired Outcomes.

Mark – with regard to A-6 did we define “amenity migration” earlier?

Kathy – we will look into that, and mention climate migration.

Nancy – what can we do about that with regards to housing?

Lisa – we had a conference call this week with Lake Tahoe planners and they have a program in which second home owners are connected with locals who live in their homes the rest of the year or in ADUs.

Susan – protect rivers and streams, should we add public lands to that?

Kathy – we can.

Lisa – reviews Sustainability and Land Use.

Susan – under B-5 what about incentives for alternate energy sources here.

Mark – when you are planning for growth and water quality, septic systems don’t enhance that.

Rachel – that is one thing that was really important to Dick Fosbury, having septic inspections.

Lisa – we do have that in the Public Services chapter.

Kathy – quality is as important and quantity when you are talking about sustainability.

Lisa – reviews Property Rights. This is pretty straight forward. Congratulations for making it through the end of this chapter.

Susan – I will open public comment. Seeing none I will close public comment.

Kathy – given the changes, I think we should continue this and we can review it quickly.

Rachel – I move that we continue this chapter to the February 25<sup>th</sup> meeting.

Nancy – I second the motion.

All agree, 6-0.

II. **Reports & Business - ACTION ITEMS:**

- A. Findings to discuss: Picabo Fly-In Subdivision Final Plat
- B. **Next meeting dates:** Feb 25; March 11; March 25
- C. Updates:
- D. Discussion:

Susan – moving to the Findings. We have a memo from Allison Marks with the draft Findings. Have you had a chance to look at that?

Steph – I want to say thanks to staff who went out to look on site and answer our questions.

Kathy – of course, we always like to get out of the office and it was a beautiful day and we saw lots of wildlife.

Rachel – I move to approve

Steph – I second.

All agree, 5-0. (Ned is absent and Nancy abstains - wasn't at the first meeting)

Kathy – our next meeting is February 25 and we will continue the review of changes of the Land Use chapter and we will be looking at the ADU chapter. On March 11<sup>th</sup> we will be reviewing the airport overlay district chapter and map amendment. Right now we don't have anything for March 25<sup>th</sup>.

Mark – I will be here in March, but not in April.

Susan – I will still be away March 25<sup>th</sup>.

Susan – at a time to be determined, Dick Fosbury stuck his head in here and asked if we would like an update on the transmission line from Idaho Power. All agree would like an update.

III. **Adjourn**

Mark – I move to adjourn

Rachel – I second.

All agree, 6-0.

The meeting adjourned at 7:58 pm.

Respectfully submitted by:

Michele Johnson  
Recording Secretary