

**OFFICE OF THE BOARD OF COUNTY COMMISSIONERS
OF BLAINE COUNTY
SPECIAL JOINT MEETING OF THE
BLAINE COUNTY COMMISSIONERS
and
BLAINE COUNTY PLANNING & ZONING COMMISSION**

Fifth Day

Thursday, February 20, 2020

Pursuant to Statutory Provisions, the Board of Blaine County Commissioners (BCC) met this day at 5:00 p.m. Present were Chairman Jacob Greenberg, Vice-Chair Angenie McCleary, and Commissioner Dick Fosbury; Planning & Zoning Chairman Rachel Martin and Planning & Zoning Commissioners Susan Giannettino, Ned Hamlin, Nancy Mendelsohn, Mike O'Farrell, and Mark Pynn; Land, Water and Wildlife Levy Advisory Board (LAB) members Lili Simpson and Denise J. Ford; Blaine County Land Use Administrator Tom Bergin; County Land Use and Building Services Deputy Director Kathy Grotto; County Zoning Specialist Nancy Cooley; County Code Compliance Specialist / Certified Floodplain Manager Kristine Hilt; County Planner Allison Marks; and P&Z Recording Secretary Jessie Parker.

P&Z Commissioner Stephanie Eisenbarth was absent.

County Commissioners Chairman Greenberg called the meeting to order at 5:15 p.m.

County Planning & Zoning Commission Chairman Martin called Planning and Zoning to order.

Session Introduction (purpose and goals)

Bergin explained the reason for priority session meeting and goals for tonight's session.

Commissioner Greenberg asked if he was restricted in expressing an opinion on any certain topic, such as a project underway. Bergin stated these issues are more policy related. Bergin explained that everyone would rank their high, medium and low priorities at the end of the session.

Presentation of planning topics – Land Use & Building Services

Staff explained items from the 2017 priority list that are being carried over to the 2020 list; and then explained new items to potentially be included in the 2020 priority list. Subjects to prioritize, as mentioned, are:

- Avalanche studies topics.
- Amendments to the Airport Vicinity Overlay District.
- Stream alteration issues, including in-lieu fees. Greenberg would like to wait for the Cardno study to be available.
- Educational program for riverfront landowners, service companies and the public, explaining the importance of the river and ramifications and unintended consequences of one landowner altering the river.
- Who owns the riverbed, and importance of floodplain and floodway. Flood control, and interplay of the biological, hydrological and geological systems all working together. They are being undermined by distinct projects being undertaken by disparate groups with questionable interests or benefits to themselves. The river is a community asset. Riparian areas, when functioning in their optimal condition, serve to protect against flooding.
- Transferable Development Rights program.
- Home occupation ordinance is complete, and should be explained to the BCC.
- Should wildlife feeding be on the list of topics?
- E-bikes ordinance.
- Road impact fees.
- Zoning, including potential density increase allowance, for tiny homes.
- Accessory Dwelling Units; and the Agricultural Short Plat Ordinance that allows families to split their agricultural land to allow family members to build homes.
- Central water systems new technology.
- Sewer systems on a separate drainfield parcel; and LSAS (large soil absorption system) sewer systems.
- Park Models.
- Concentrated Feeding Animal Operation (CAFO) and compliance with State Statute.
- Comprehensive Plan Update.
- Land, Water and Wildlife Levy Advisory Board members Lili Simpson and Nancy Linscot want to see more Planning and Zoning technical review of projects that are submitted to LWW LAB.

Commissioner Greenberg closed public comment.

The BCC would like to have joint sessions more often, about every six months.

ADJOURN

At the hour of 6:34 p.m., with no more business before them, the County Commissioners adjourned.

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