

**OFFICE OF THE BOARD OF COUNTY COMMISSIONERS  
OF BLAINE COUNTY  
REGULAR MEETING OF THE JULY, 2021 SESSION**

**Sixth Day**

**Tuesday, July 20, 2021**

Pursuant to Statutory Provisions, the Board of Blaine County Commissioners (BCC) met this day at 9:00 a.m. Present were Chairman Dick Fosbury, Vice-Chair Angenie McCleary, and Commissioner Jacob Greenberg; Blaine County Chief Deputy Prosecuting Attorney Tim Graves; County Administrator Mandy Pomeroy; Emergency Communications Director Robin Stellers; Deputy Public Defender Cheri Hicks; Administrative Services Supervisor Stephanie Carlson; Land Use and Building Services Deputy Director Kathy Grotto; County Floodplain Manager Kristine Hilt; County Appraiser Tammy Robison; Recording Secretary Sunny Grant; Wood River Fire and Rescue Chief Ron Bateman; Idaho Power Local Area (Blaine County) Energy Advisor Amber Larna; and Tisa June McCombs. County Clerk JoLynn Drage was present for part of the morning session.

Due to the continuing COVID-19 pandemic, many participants in this meeting were by webconference or teleconference.

Commissioner Fosbury called the meeting to order at 9:00 a.m.

**PUBLIC COMMENT:**

- Bellevue resident Jay Coleman asked if any of the BCC had ever lived on, or was living on, or interested in a 2½-5+ acre residential parcel. Fosbury said he currently lives on 20 acres; and Greenberg has lived on a parcel greater than 2½ acres. Coleman said just before the Transferable Development Rights (TDR) Ordinance was adopted in July 2006, properties adjacent to Glendale Road East became TDR receivables. He asked why the landowners made the change and if they were pressured to make the change.
  - *Fosbury was on the County Planning and Zoning Commission, but not present when TDR sending and receiving zones were designated. He said he would ask the Land Use Department. The BCC discussed non-profit organizations, conservation easements, and TDRs.*

**EXECUTIVE SESSION – §74-206 (1)(d) INDIGENT** - Consideration of records that are exempt from disclosure as provided in Chapter 1, Title 74, Idaho Code

Also present: Blaine County Services Manager Brooke Baird and County Indigent Services Assistant Hayleigh Simpson.

**Greenberg moved, seconded by McCleary, that the BCC convene in Executive Session, pursuant to Idaho Code 74-206 (1)(d), to consider indigent medical records that are exempt from disclosure. Roll call: Greenberg (aye), McCleary (aye), and Fosbury (aye). Motion carried unanimously.**

**OPEN SESSION RESUMED**

**INDIGENT CONSIDERATIONS - Board of County Commissioners Action**

**Greenberg moved, seconded by McCleary, to deny request 2021-1135-1, finding that indigency has not been established. Motion carried unanimously.**

**Greenberg moved, seconded by McCleary, to approve request 2021-1134-1, for non-medical assistance, with no reimbursement required. Motion carried unanimously.**

**BLAINE COUNTY AMBULANCE DISTRICT**

- **Ambulance Bill Settlement Request**

**Greenberg moved, seconded by McCleary, to convene as the Ambulance District Board, Motion passed unanimously.**

Greenberg said he had heard about the incident requiring ambulance transport, and knew the family had large medical bills. He said the BCC couldn't consider it as a hardship case because they didn't know the details. McCleary said the family's insurance paid half the ambulance bill. County Clerk JoLynn Drage said the collection company was willing to arrange payment plans; and Fosbury felt the family could pay a small amount for four years. The BCC decided to forgive the amount.

**Greenberg moved to write off the \$457.77 ambulance bill for Sheila Naghsh. Motion passed unanimously.**

**Greenberg moved, seconded by McCleary, to reconvene as the Board of Blaine County Commissioners. Motion passed unanimously.**

**CONTRACTS, GRANTS AND AGREEMENTS**

- **Request to Apply - FY22 IPSCC Dedicated Enhanced Emergency Communications Grant**  
Emergency Communications Director Robin Stellers requested permission to apply for a grant of \$30,938.06, to be used to update Higher Ground data recording system. Blaine County Grants and Procurement Specialist Stephen McDougall Graham supported the request. There is no match; and

Blaine County Emergency Communications would be responsible for ongoing maintenance.

**Greenberg moved, seconded by McCleary, to approve the Request to Apply for the FY22 Idaho Public Safety Communications Commission (IPSCC) Dedicated Enhanced Emergency Communications Grant in the amount of \$30,938.06. Motion passed unanimously.**

- **Request to Accept - FY22 Idaho Commerce EdPro Sun Valley Economic Development (SVED) Grant**

Blaine County Grants and Procurement Specialist Stephen McDougall Graham said this is basically a pass-through annual grant request from Idaho Department of Commerce, with a 50% match of \$24,200.

**Greenberg moved, seconded by McCleary, to accept Request to Accept grant funding for the FY22 EdPro Rural Development program in the amount of \$24,200, which requires a 50% grant paid by Blaine County. Motion passed unanimously.**

### **CONSENT CALENDAR**

- **Beverage License Renewals** for Zinc & Ketchum Convention Center; Base Camp Warm Springs; Base Camp River Run; West Magic Resort, LLC; Sun Valley Brewing; The Covey at Kith & Kin; Pioneer Saloon; Whiskey Jacques; Sawtooth Brewery Hailey; Sawtooth Brewery Ketchum; Zynergy At Thunder Spring; Jhony's Peruvian Cuisine; Smiley Creek Lodge; That's Entertainment; Wildflour Cafe; The Mint; Dang's Thai Cuisine and Bigwood Bread Cafe.
- **Junior College Certificate of Residency forms:**
  - College of Southern Idaho, Fall 2021: Susana Rangel Vargas; and Alexandra Vallejo.
  - College of Southern Idaho, Spring 2021: John Stark.
  - College of Southern Idaho, Fall 2021-Spring 2022: Sergio Flores; Christine M Hansen; Karen Inga-Aranda; Erica Kreczkowski; and Sheena Perron.
  - College of Western Idaho, Fall 2021-Spring 2022: Emma K Madsen.
  - North Idaho College, Fall 2021: Zachary Mickelson.
  - North Idaho College, Fall 2021-Spring 2022: Christopher G Manning.

### **BUDGET DELIBERATIONS for FY2022**

Also present: Blaine County Sheriff Steve Harkins; and Wood River Fire and Rescue Chief Ron Bateman. County Clerk JoLynn Drage said the Commissioners' current tentative budget was about \$36,665,500, arguably within 5% of expenses and 5% revenue. The BCC mentioned a couple items not included in the budget. Drage said Road and Bridge was still a concern. Greenberg suggested grants could help offset costs. Drage felt the County really needed 15% reserve in the event of emergency.

The BCC discussed a 7% cost of living increase.

County Administrator Mandy Pomeroy said she had done basic research on hiring a consultant to set up and manage a housing program for employees.

**Greenberg moved, seconded by McCleary, to approve the tentative FY2022 County Budget of \$36,665,513. Motion passed unanimously.**

### **BREAK**

### **LAND USE and BUILDING SERVICES HEARINGS**

- **Rock Creek Ranch Phase II - Guy Canyon Restoration Project - Land, Water & Wildlife Funding Request - The University of Idaho, as the long-term lessee of the Rock Creek Ranch, requests from the Land, Water & Wildlife Levy Funds \$21,525.00 (or 23%) of the total estimated project cost of \$92,000.00 for a tributary restoration in Guy Canyon. The proposed restoration project would restore approximately 1500 yards of creek and an associated 20 acres of riparian vegetation and provide stock water during the grazing season. The Levy Advisory Board recommends approving this request.**

Also present: Land, Water and Wildlife Levy Program Coordinator Wendy Pabich; University of Idaho Rinker Rock Creek Ranch Operations Manager Cameron Packer; and Uofl Rangeland Center Associate Director Eric Winford.

Bergen said notice was adequate.

Disclosures:

- McCleary met with Uofl Rock Creek Ranch Operations Manager Cameron Packer earlier this year to talk generally about Rock Creek Ranch.

This is Phase II of the Rinker Rock Creek Ranch restoration and research project on a main Rock Creek tributary in the upper end of Guy Canyon. A primary goal of the Ranch is to develop best practices for a sustainable ranch in a wildland interface.

Packer and Winford presented an overview of the RRRCR conservation easement located in a wildlife corridor, public access, and education and outreach program. The Ranch created an Advisory Board and issued a Memorandum of Understanding to guide their work on the Ranch. The University has a 99-year lease on the ranch. The BCC discussed water rights and proposed budget.

**Greenberg moved, seconded by McCleary, to approve acceptance of the application by the University of Idaho for a Land, Water and Wildlife Program funding in the amount of \$21,525. Motion passed unanimously.**

**Public Comment:** None.

- **12531 State Highway 75; Skiers Edge Subdivision.** Public hearing and consideration of an application by Steve Boone for a Short Plat, to be named Skiers Edge Subdivision. It would re-subdivide Lot 1, Block 1, Morse Subdivision (2.51-acres in size), into two lots.

Also present: Galena Engineering Survey Manager Mark Phillips.

Grotto read public notice.

**Greenberg moved, seconded by McCleary, that notice was adequate. Motion passed unanimously.**

**Disclosure:** Commissioner Fosbury did the original Morse Subdivision 30 years ago. He has no relationship with this project.

**New Materials:** Grotto suggested a plat note noticing future property owners that they are located within the Community Housing Overlay District.

Applicant's representative Mark Phillips said the application is comparable to zoning in the area. Fosbury confirmed existing accesses onto the highway with the applicant. He also confirmed with the applicant that the property doesn't have surface rights, and is restricted to irrigating a half-acre. Phillips said the rest of the lot will probably be left natural.

**Public Comment:** Tisa McCombs, speaking for the owner of 12529 Highway 75, said she believed the access to the south of their property belonged to their property, and asked how the other access over the bike path to the east would work. Phillips said they weren't sure about the easement on the 1991 plat, and if the access was shared or a 40ft utility access easement solely to benefit Lot 2 Morse Subdivision. Phillips didn't think there was any problem with shared access along the 40ft private driveway. He said there is no access or disturbance across the trail system. The BCC agreed the application should be postponed until access easements are determined. Blaine County Land Use and Building Services Director Tom Bergin said the application wouldn't meet Standards of Evaluation if they didn't have access.

**Greenberg moved, seconded by McCleary, to continue this application to August 10, 2021 at 2:30 p.m. Motion passed unanimously.**

### **COUNTY DEPARTMENT REPORTS**

**County Administrator** - Mandy Pomeroy

- Most employees have completed phishing cybersecurity training.
- H.R. is updating the Employee Performance Evaluation template.
- County staff are organizing the County Common J drive to organize projects by topic.

**Recycle Center** - Pat Boyle

Blaine County Facilities Manager Pat Boyle confirmed that the FY2022 budget included a new full-time employee at the County Recycle Center, starting at \$22.65 per hour. Boyle asked the BCC to consider starting the new employee immediately, to cover for current employees' accrued vacation and compensatory time. The County Clerk supports the request, and said funds could be transferred from Recycle Reserves to the Salaries and Benefits line item.

**McCleary moved, seconded by Greenberg, to approve a new full-time employee in the Recycle Center, funded [in FY2021] from the Recycle Center Reserves, and direct Human Resources to pursue the position as soon as possible. The FTE is included in the FY2022 budget. Motion passed unanimously.**

### **LAND USE and BUILDING SERVICES**

- **Findings of Fact: Lot 20 Stonegate Subdivision Plat Amendment**

**Greenberg moved, seconded by McCleary, to approve the Findings of Fact, Conclusions of Law and Decision regarding an application to modify the building envelope of Lot 20 Stonegate Subdivision Plat Amendment. Motion passed unanimously.**

### **ORDINANCE ADOPTION**

**Ordinance 2021-12 Title 9 Zoning Regulations**

**Chapter 17 Floodplain Text Amendments**..... Record # **684689**

Also present: Blaine County Land Use and Building Services Director Tom Bergin'; and Floodplain Manager Kristine Hilt.

**Greenberg moved, seconded by McCleary, to approve Ordinance 2021-12 Floodplain Text Amendments, an ordinance of Blaine County, Idaho, amending Title 9 Zoning Regulations Chapter 17 Floodplain Overlay District and Riparian Setback District, providing Severability Clause and effective date. Motion passed unanimously.**

**EXECUTIVE SESSION** – §74-206 (1)(b) Evaluation, Dismissal or Disciplining of employees, and (1)(f) Tidwell et al vs. Blaine County.

McCleary moved, seconded by Greenberg, to go into Executive Session, pursuant to Idaho Code 74-206 (1)(b) Evaluation, Dismissal or Disciplining of employees; and (1)(f) to consider pending litigation, Tidwell et al vs. Blaine County. Greenberg (aye), McCleary (aye) and Fosbury(aye). Motion carried unanimously.

**ADJOURN**

At the hour of 3:45 p.m., with no more business before them, the County Commissioners adjourned.

Attest: \_\_\_\_\_ Approved \_\_\_\_\_  
Stephen McDougall Graham Dick Fosbury  
County Clerk Chairman