

**OFFICE OF THE BOARD OF COUNTY COMMISSIONERS
OF BLAINE COUNTY
REGULAR MEETING OF THE SEPTEMBER 2019 SESSION**

First Day

Tuesday, September 3, 2019

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, and Commissioner Dick Fosbury; County Administrator Derek Voss; County Administrative Services Manager Mandy Pomeroy; Boise State University Practicum Student John Inman; and Recording Secretary Sunny Grant. County Clerk JoLynn Drage and *Idaho Mountain Express* reporter Mark Dee were present for part of the morning session.

Chairman Greenberg called the meeting to order at 9:01 a.m.

PUBLIC COMMENT – None

- Kiki Tidwell said Idaho Power told Wood River Valley residents that their original transmission lines were old and decrepit, but had done nothing to repair them; and instead promoted redundant lines. Tidwell said Idaho Power could run power off now cost-effective batteries and repair the original lines within a fairly short timeframe.
Tidwell said Idaho National Laboratory has solutions and grants available for the Wood River Valley and is waiting for the BCC to engage with them.
Tidwell said there are real-world smart solutions to Blaine County citizens' power needs instead of paying \$35 million to underground lines that will transport more coal-powered energy.
- Kiki Tidwell implored the BCC to not give away the Blaine Manor asset that the County could use to help balance its budget.

EXECUTIVE SESSION – §74-206 (1)(d) INDIGENT - Consideration of records that are exempt from disclosure as provided in Chapter 3, Title 9, Idaho Code

Also present: Blaine County Indigent Services Assistant Hayleigh Simpson.

McCleary moved, seconded by Fosbury, 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, as provided in Chapter 3, Title 9, Idaho Code. Roll call: Fosbury (aye), McCleary (aye), and Greenberg (aye). Motion carried unanimously.

OPEN SESSION RESUMED

INDIGENT CONSIDERATIONS - Board of County Commissioners Action

McCleary moved, seconded by Fosbury, to deny Request #2019-1041-1 due to the fact that the applicant is not medically indigent. Motion carried unanimously.

TAX CANCELLATION / REFUND

- **126 Canyon Dr., Blaine County, ID - RP000300020150 - Homestead I.C. 63-602G**

Also present: Blaine County Assessor Jim Williams; and County Treasurer John David Davidson.

The property had an out-of-town mailing address, so the Homeowners Exemption was removed for tax years 2015 through current. The resident was in fact living in Blaine County, but did not update the Assessor's office with their local mailing address.

McCleary moved, seconded by Fosbury, to cancel taxes on Parcel #RP000300020150 for \$2,217.05 for period of 2015 through 2018 due to an error in the homeowner's exemption not being applied. Motion carried unanimously.

COUNTY DEPARTMENT REPORTS

Clerk – Blaine County Clerk JoLynn Drage

The Clerk's office has included purchase of a new plat scanner in the budget for a number of years, and was told it would be purchased out of Contingency when necessary. The scanner is inefficient and wastes staff time. County IT Specialist Jon Eaton chose a scanner with local support.

Fosbury moved, seconded by McCleary, to approve purchase of HPSD 44" flatbed scanner with a 5-year Service Care Pack for the Recorder office, for cost not to exceed \$13,500, to be paid out of Contingency. Motion carried unanimously.

County Administrator – Derek Voss

- Deputy Public Defender interviews in process.

CONTRACTS, GRANTS AND AGREEMENTS

- **Broker of Record Authorization for Blaine County**
- **Letter of Authorization for Cindy Tealey**

Fosbury moved, seconded by McCleary, to approve the Broker of Record Authorization for Blaine County to appoint Cindy Tealey with Gallagher Benefit Services as its exclusive consultant Insurance Broker of Record in all matters of benefit programs. Motion carried unanimously.

- **Amendment to Memorandum of Understanding between Blaine County and City of Hailey relating to Della View Subdivision Improvements**

Also present: Grants and Procurement Specialist Lyn Drewien.

McCleary moved, seconded by Fosbury, to approve Amendment #1 to Memorandum of Understanding between Blaine County, Idaho, and the City of Hailey for Idaho Water Resources Board Flood Management Grant regarding the Heagle Park side channel activation and Della View Subdivision improvements and maintenance of existing drainage infrastructure to extend the timeline to March 30, 2020. Motion carried unanimously.

CONSENT CALENDAR

- **Resolution 2019-42 Fair Budget Adjustment Record #662895**
McCleary moved, seconded by Fosbury, to approve the Commissioners’ Consent Calendar for September 3, 2019. Motion carried unanimously.

BOARD of COUNTY COMMISSIONERS REPORTS

The BCC reported on issues and committees they were involved in:

National Child Passenger Safety Week Proclamation – Greenberg

Also present: Blaine County Sheriff Steve Harkins.

Fosbury moved, seconded by McCleary, to approve Proclamation 2019-03 the National Child Passenger Safety Week Proclamation, recognizing September 15 through 21, 2019, as National Child Passenger Safety Week for Blaine County. Motion carried unanimously.

Blaine County Commissioners Draft Letter of Recommendation to the BLM to Pursue a Trail and Wildlife Closure Environmental Assessment (EA) – McCleary

The BCC supports a draft letter encouraging the BLM to pursue an environmental assessment.

Fosbury moved, seconded by McCleary, to approve the letter drafted to send to BLM Shoshone Office with regard to development of the Environmental Assessment Study for trails in Blaine County. Motion carried unanimously.

Southern Idaho Solid Waste Board Meeting – Fosbury

- Southern Idaho Solid Waste District Executive Director Josh Bartlomé will review Blaine County Recycle Center to look for a way to make recycling more efficient with limited human resources.
- Idaho State Senator Michelle Stennett is looking for ways to recycle usable household goods that are being dumped at the landfill.

RESOLUTION 2019-40 TO SET FISCAL YEAR 2020 BLAINE COUNTY AMBULANCE DISTRICT

Public Comment: None.

Also present: Blaine County Chief Deputy Clerk Leslie Londos; County Assessor Jim Williams; County Road and Bridge Manager Steve Thompson; Sheriff Steve Harkins; County Outreach and Education Specialist Colleen Clark; and *Idaho Mountain Express* reporter Mark Dee.

McCleary moved, seconded by Fosbury, to convene as Ambulance District. Motion carried unanimously.

McCleary moved, seconded by Fosbury, to approve the Blaine County Ambulance District budget for FY2020, commencing October 1, 2019 and ending September 30, 2020, in the amount of \$2,964,981.00.

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

McCleary moved, seconded by Fosbury, to approve Blaine County Resolution 2019-40, a resolution of the Blaine County Board of County Commissioners, adopting the Blaine County Ambulance District budget for Fiscal Year 2020, beginning October 1, 2019 and ending September 30, 2020, in the amount of \$2,964,981. Motion carried unanimously. Record #662894

RESOLUTION 2019-41 TO SET FISCAL YEAR 2020 BLAINE COUNTY FINAL BUDGET

Public Comment:

- Kiki Tidwell said that giving \$500,000 to a non-governmental private entity is not fiscally responsible; plus the BCC should keep the Blaine Manor property asset and earn income from it instead of giving it away.

McCleary moved, seconded by Fosbury, to approve Resolution 2019-41, a resolution of the Blaine County Board of County Commissioners, adopting the Blaine County budget for Fiscal Year 2020, commencing on October 1, 2019 and ending on September 30, 2020, in the amount of \$31,501,246.00. Motion carried unanimously. Record #662894

FRIEDMAN MEMORIAL AIRPORT AUTHORITY MEETING PREVIEW

Also present: Airport Manager Chris Pomeroy.

Friedman Airport Manager Chris Pomeroy reviewed tonight’s FMAA meeting agenda with the BCC.

BREAK

LAND USE and BUILDING SERVICES HEARINGS

- **Zoning Regulations 'Small Unit Residential' Text Amendment:** Continuation (from July 23, 2019) of public hearing and consideration of an application by Sun Valley Economic Development to amend Blaine County Code, Title 9, by adding a new chapter, Small Unit Residential District (SUR). The Planning and Zoning Commission recommended denial of this application on March 14, 2019.

Also present: Blaine County Land Use Administrator Tom Bergin; County Land Use and Building Services Deputy Director Kathy Grotto; Sun Valley Economic Development (SVED) Executive Director Harry Griffith, SVED Outreach Director David Patrie and SVED Board Member Linda Haavik; Citizens for Responsible Development (CRD) members Donn Wonnell, Wally Huffman, Larry Bauman, Jeffra Syms, Laine Meyer, and Kitty Willard; Sun Valley Institute staff member Erica Linson; Sun Valley Board of Realtors Government Affairs Director Bob Crosby; Harry Rinker; Bart Rinker; Joe Scott; Lawrence Schoen; Michelle N. Lacuse; Doug Brown; Sarah Michael; and *Idaho Mountain Express* reporter Mark Dee.

Grotto read public notice.

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

Greenberg disclosed that he is a non-voting member of Sun Valley Economic Development.

Grotto reviewed the rezone process.

Griffith said the purpose of the amendment is to develop housing in the \$275-450,000 price range for middle-income professionals; and encourage the construction of smaller more efficient units in today's market. He presented proposed filters to set parcel minimum size, geographic limits, distance from municipal boundaries and Highway 75. Code limitations imposed by Mountain Overlay, Scenic Highway Floodplain Overlay, CC&Rs, or Conservation easements will not change.

Public Comment:

- CRD members said they supported housing, in the South Gateway area, that utilizes existing infrastructure and protects the water and water rights in that area. CRD thinks SUR development might work in a number of locations in Blaine County. Members were against high density development on the entire 75 acres next to Broadway Run.
- Density should be near the cities and Areas of City Impact, jobs and services. Cooperation between the County and cities is necessary when planning for growth.
- Laine Meyer asked if central water and sewer and public are the same.
Fosbury explained central vs. public sewer systems.
Harry Griffith said centralized Large Soil Absorption System (LSAS) sewer systems were currently in use at several locations in the Wood River Valley.
- Blaine County seriously needs housing for workers and managers; and traffic from out of County can be bumper to bumper during commute times.
- One local employee said she and co-workers had difficulty finding housing; and their employer has issues finding employees due to lack of housing.
- Linda Haavik, former Blaine County Planning Director 1978-1992, couldn't find affordable housing 40 years ago. Lack of affordable housing has been around a long time.

Fosbury reminded folks that this amendment only enables a rezone. All applications must go through an extensive P&Z Rezone process, most likely with a Development Agreement, and provide infrastructure, access requirements and healthy water systems. There are large parcels just outside of Hailey and Bellevue that could work for housing and density; but Fosbury felt some small half-acre parcels could be rezoned to work well mixed in with other property.

Fosbury shared concern that this rezone did not meet the needs of permanently deed restricted properties with Blaine County Housing Authority guidelines, but felt it could be part of the solution. The current Planned Unit Development Ordinance provided for public beneficial developments. Most development agreements are done as part of a subdivision application, with all details worked out, step by step.

McCleary said the proposed deed restriction was negligible. She supported smaller size units; but was concerned that this amendment would undermine the whole community housing overlay.

Greenberg thinks SUR development belongs on bigger parcels and as part of a mixed-use parcel; and is suited to the Planned Unit Development (PUD) process. The BCC discussed minimum size parcel and if an SUR development could be done in a Community Housing-Planned Unit Development area.

The BCC asked staff and the applicant to continue to work on alternative proposals.

ADJOURN

At the hour of 3:17 p.m., with no more business before them, the County Commissioners adjourned.

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