

**BLAINE COUNTY BOARD OF COMMISSIONERS
PUBLIC HEARING on December 10, 2019 - at 1:30 p.m.**

**REGARDING A PROPOSAL BY BLAINE COUNTY
TO AMEND ITS COMPREHENSIVE PLAN:**

Chapter 1, Transportation and Chapter 1A: Public Airport Facilities, replacing Section 2, Airport Service System

**Staff Report – Kathy Grotto
Date: November 27, 2019**

**I. REGARDING AMENDMENTS TO THE BLAINE COUNTY COMPREHENSIVE PLAN
INITIATED BY BLAINE COUNTY**

The draft Public Airport Facilities chapter has been prepared with the assistance of the Friedman Memorial Airport Manager, Chris Pomeroy, Land Use staff and primary Comprehensive Plan consultant. The chapter includes an analysis of facility locations, the scope and type of airport operations, existing and future planned airport development and infrastructure needs, and the economic impact to the community. Public Airport Facilities is a required element of a comprehensive plan per Idaho Code Section 67-6508.

Minor edits to Chapter 1, Transportation, are also proposed. These are limited to removing redundant information about public airport facilities.

The Planning & Zoning Commission recommended approval of this chapter on November 7, 2019.

II. APPLICABLE REGULATIONS

- Idaho Code, Title 67, Chapter 65, Local Land Use Planning Act

III. GENERAL INFORMATION

1. **Background:** The Planning and Zoning Commission held a public hearing on the draft chapter on November 7, 2019, recommending approval on that date.
2. **Notice of the December 10, 2019**, hearing was provided as follows:
 - A. published in the Idaho Mountain Express on November 20, 2019;
 - B. public service announcement request to area media sent November 21, 2019;
 - C. sent to all Blaine County political subdivisions on November 18, 2019;
 - D. posted in five (5) public places on November 18, 2019, as evidenced by affidavit in file;
 - E. sent to cities of Hailey, Ketchum and Sun Valley pursuant to Area of City Impact agreements on November 7, 2019.

► **Motion:** Upon motion by Commissioner _____, second by Commissioner _____, and by a vote of ___ to __, the Commission finds notice to be in compliance with applicable regulations in I.C. §67-6509.

3. Exhibits:

Draft Chapter 1A with appendix.

Draft Amendments to Chapter 1 (revised pages only)

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| IV. GOVERNING LEGISLATION |
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A. Idaho Code Title 67, Chapter 65, Local Land Use Planning

§67-6507. The planning process and related powers of the commission. As part of the planning process, a planning or zoning commission shall provide for citizen meetings, hearings, surveys, or other methods, to obtain advice on the planning process, plan, and implementation. The commission may also conduct informational meetings and consult with public officials and agencies, public utility companies, and civic, educational, professional, or other organizations. As part of the planning process, the commission shall endeavor to promote a public interest in and understanding of the commission's activities.

The commission may, at any time, make recommendations to the governing board concerning the plan, planning process, or implementation of the plan.

...

§67-6508. PLANNING DUTIES. It shall be the duty of the planning or planning and zoning commission to conduct a comprehensive planning process designed to prepare, implement, and review and update a comprehensive plan, hereafter referred to as the plan. The plan shall include all land within the jurisdiction of the governing board. The plan shall consider previous and existing conditions, trends, compatibility of land uses, desirable goals and objectives, or desirable future situations for each planning component. The plan with maps, charts, and reports shall be based on the following components as they may apply to land use regulations and actions unless the plan specifies reasons why a particular component is unneeded.

...

(q) Public Airport Facilities -- An analysis prepared with assistance from the Idaho transportation department division of aeronautics, if requested by the planning and zoning commission, and the manager or person in charge of the local public airport identifying, but not limited to, facility locations, the scope and type of airport operations, existing and future planned airport development and infrastructure needs, and the economic impact to the community.

...

§67-6537. Use of surface and ground water. ...

(4) When considering amending, repealing or adopting a comprehensive plan, the local governing board shall consider the effect the proposed amendment, repeal or adoption of the comprehensive plan would have on the source, quantity and quality of ground water in the area.

V. STAFF COMMENTS

The proposed Chapter 1A: Public Airport Facilities would replace Section 2, Airport Service System. Chapter 1, Transportation, would be revised so as to remove redundant information about public airport facilities.

Local governments are given the “duty” to “prepare, implement, and review and update a comprehensive plan...” The County’s first Comprehensive Plan was adopted in 1975, with an update prepared in the late 80s to early 90s and adopted as a package in 1994.

Neither Idaho Code nor Blaine County’s Comprehensive Plan sets forth particular standards of evaluation, other than the provision under 67-6537, which requires consideration of how an amendment may affect “*the source, quantity and quality of ground water in the area.*”

VI. BOARD ACTION

(b) ...Following consideration by the governing board, if the governing board makes a material change in the recommendation or alternative options contained in the recommendation by the commission concerning adoption, amendment or repeal of a plan, further notice and hearing shall be provided before the governing board adopts, amends or repeals the plan.

(c) No plan shall be effective unless adopted by resolution by the governing board. A resolution enacting or amending a plan or part of a plan may be adopted, amended, or repealed by definitive reference to the specific plan document. A copy of the adopted or amended plan shall accompany each adopting resolution and shall be kept on file with the city clerk or county clerk.

(Upon approval, staff will prepare a resolution adopting revisions to Chapter 1 and adopting Chapter 1A.)

Below is a possible motion:

► **Motion:** I move to amend the Blaine County Comprehensive Plan by **replacing Section 2, Airport Service System with proposed Chapter 1A: Public Airport Facilities; and amending Chapter 1, Transportation, as presented OR as revised**, finding that the proposed amendment will not have an adverse effect on ground water or upon the general health, safety and welfare of the public.