

**OFFICE OF THE BOARD OF COUNTY COMMISSIONERS  
OF BLAINE COUNTY  
REGULAR MEETING OF THE MARCH 2022 SESSION**

**Fourth Day**

**Tuesday, March 22, 2022**

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 Muffy Davis; Administrative Assistant Morgan DeWitt; Recording Secretary Sunny Grant and Deputy Clerk-Auditor-Recorder Joana Guerrero, Blaine County Administrator Mandy Pomeroy and County Clerk Stephen McDougall Graham was present for part of the morning session. Human Resources Generalist Justin Highhouse, Enterprise Architect Ben Parker, D. Dolce, John David Davidson, Daniel Garipey.

Some participants in this meeting were by webconference or teleconference.

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

**PUBLIC COMMENT:**

Elizabeth Lili Simpson (web conference)

Requested transparency in regards to The Master Bike Plan and also requested minutes from the Bike PED Master Plan Committee from Blaine County Administrator. Fosbury said he would look into get those minutes to Simpson.

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

**McCleary moved, seconded by Davis, 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: McCleary (aye), Davis (aye), and Fosbury (aye). Motion carried unanimously.**

**OPEN SESSION RESUMED**

**INDIGENT CONSIDERATIONS**

Also present: Indigent Services Assistant Hayleigh Simpson, County Services Manager Brooke Baird

**McCleary moved, seconded by Davis, to deny request 2022-138-1, due to fact that indigency has not been established. Motion passed unanimously.**

- **Establish Election Precincts Boundaries**

No amendments to Election Precinct Boundaries.

**Davis moved, seconded by McCleary, to approve the Election Precinct Boundaries as presented. Motion passed unanimously.**

- **Designation of Polling Places and Mail Ballots Precinct**

Precinct #1 N. Blaine County, #3 N. Ketchum, #4 S. Ketchum polling location will be at The Community Library in Ketchum. Precinct #2 Sun Valley polling location will be Sun Valley Hall in The City of Sun Valley. Precinct #5 Quigley, #6 Deer Creek, #7 N. Hailey, #8 NE. Hailey, #9 SW. Hailey, #10 NW. Woodside, #11 SE. Woodside polling location will be at The Community Campus in Hailey. Precinct #12 Poverty Flats, #13 Bellevue #15 Gannett/Picabo polling location will be at Bellevue Elementary School in Bellevue. Precinct #14 Carey polling location will be at The Carey School in Carey. Precinct #16 Yale will be mail in ballot and Absentee and Early Voting polling location will be at The Blaine County Court House in Hailey.

**McCleary moved, seconded by Davis, to approve The Blaine County Polling Precincts as read into the record. Motion passed unanimously.**

**CLAIMS** -Gretchen Stinnett

**McCleary moved, seconded by Davis to approve the claims for March 16, 2022 as submitted. Motion passed unanimously.**

**PROCLAMATION 2022-01 FAIR HOUSING MONTH PROCLAMATION,**

Fosbury would like to edit were it say “fundamental goal of our Nation, State and City to say Nation, State and County”.

**McCleary moved, seconded by Davis, to approve Proclamation 2022-01 Fair Housing Month Proclamation for April, 2022 as amended. Motion passed unanimously.**

**CONTRACTS, GRANTS AND AGREEMENTS**

- **Independent Contractor Agreement with Quigley Map Studio-Public Access Trailhead Signage**

Also Present: County Land Use Director Tom Bergin, Floodplain Manager Kristine Hilt.

Quigley Map Studio Owner Evelyn B. Phillips accepted the offer to collaborate with Kristine Hilt on designing the maps for the Public Access Trailhead Signage. Hilt and Phillips are working on elven signs and would like for the contract to end on September 31, 2022. Signage will have a QR code that will provide public with a master map, fishing guides, road ways, public access areas and private restricted areas. The BCC asked Hilt to present final signage demo before ordering.

**Davis moved, seconded by McCleary, to approve the contract between Evelyn Philips Quigley Map Studio with Blaine County for professional services related to public access and signage in the amount of \$3,300 and not to exceed \$75 per hour and to be completed by September 31, 2022. Motion passed unanimously.**

- **Request to Apply - FY22 WaterSMART Cooperative Watershed Management Program Phase 1 Grant**

Also present: Wood River Land Trust Restoration Specialist Ryan Santo, Wood River Land Trust Deputy Director Amy Trujilo, Wood River Land Trust Restoration Specialist Cory McCaffy  
This is a federal planning grant with 100% funding up to \$200,000 and would be awarded in January, 2023 This grant would support river management and watershed planning. Wood River Land Trust is eager collaborate and work with Blaine County on this application. The application is not complete but the documents presented to The BCC has finalized goals withan illustrative budget. Hilt wants work with BSU's Hazard and Climate Resilience Institute to create a community outreach program to raise public awareness and engagement regarding flood mitigation, watershed, and flood issues. Hilt wants to create a Watershed Action Plan for restoration projects on The Big Wood River. She plans to apply for another grant in the future for construction projects on The Big Wood River. Blaine County would be the primary grant recipient; WRLT would be subrecipient and BSU would be a contractor. The BCC did not have time to review the documents thoroughly. County Clerk Stephen McDougall Graham is going to work with Hilt to revise and finetune the application to meet federal standards. Clerk McDougall Graham mentioned that the application is requesting for the maximum amount of \$200,000 and advised commissioners to state it may not exceed \$200,000. The BCC all support the application and are in agreement for Fosbury to sign on their behalf.

**McCleary moved, seconded by Davis, to approve the request to apply for The Bureau of Reclamation WaterSMART Cooperative Watershed Management Program Phase 1 Grant proposal in the amount not exceed \$200,000 and to authorize the chairman to sign any necessary documents to submit the grant. Motion passed unanimously.**

- **CompuNet, Inc. Firewall Replacement**

Also present: Blaine County Network Engineer Jon Eaton  
Eaton provided firewall contract last month for review. Nothing was amended. The contract is for professional services to install and finetune a new firewall and equipment for Blaine County. This firewall is used to project Blaine County's online servers.

**Davis moved, seconded by McCleary, to approve the contract with CompuNet, Inc in the amount of \$27,000 through September 30, 2022. Motion passed unanimously.**

- **FY 2022 Blaine County CWMA Cost Share Agreement Award**

Also present: Department Head John Cenarrusa, Administrative Services Support Specialist Kay Draper  
The Noxious Weeds Department applies for the Cooperative Weed Management Area (CWMA) Cost Share Agreement Award every year although they were not able to apply the last two years due COVID-19 complications. There are two mistypes that need correction. The first correction is the projected start date will be April 16, 2022, and second correction is the cost match is \$7,491.75. The department requested a lesser amount from previous years due to fewer cost of material and supplies, and fewer projects are planned for 2022.

**McCleary moved, seconded by Davis, to approve request to accept grant funding for FY22 Blaine County Cooperative Weed Management Area Cost Share Agreement in the amount of \$7,491.75 and to provide the required match \$7,491.75 to be paid from The Blaine County Weeds Fund. Motion passed unanimously.**

## **COUNTY DEPARTMENT REPORTS**

### **Assessor's Report - Jim Williams**

- **State of Idaho Ratio Study**

Williams reported in his last report that they did not pass one of the ratio studies with the State of Idaho by one tenth of a percent. They did a rerun and got a passing score, therefore Blaine County is in compliance and they are valuing properly.

- **Five Year Appraisal Cycle**

There are five hundred out of twenty thousand parcels left to be physically inspected and Williams believes that they should be completed by the end of next month. The department is working on finalizing values and assessment notices.

- **DMV**

The department is using a new system that allows public to check themselves in when they arrive. The system allows for individuals who don't have an appointment to check in and still be assisted in-between scheduled appointments. This will also help determine if the department should allow more

walk-ins or stick to appointments only.

- **Legislators**

The bill that is being reviewed by the Idaho State Legislators will not affect Blaine County Assessor's Office as they are already appraising storage facilities as stated in the bill.

**County Administrator - Mandy Pomeroy**

- **Ambulance District Work Shop**

The workshop is scheduled for this Thursday. Unfortunately, Medical Director Dr. O'Connor will not be attending. The BCC will meet with local Fire Chiefs and stake holders, and could convene in the future when Dr. O'Connor is available.

The Carey Rural Fire Department is requesting to allocate one of The Ketchum Fire Department's ambulance units. Pomeroy requested an inventory catalog to present to the board.

- **ARPA funds**

Pomeroy and County Clerk Stephen McDougall Graham are working on finalizing contracts and reviewing new applications.

- **Agenda**

Pomeroy will send a reminder to all Blaine County employees to remind them of the agenda deadline being the Wednesday before the next BCC meeting and the deadline for documents to be reviewed by the BCC on Thursday at 10:00 am.

- **Agnew Beck**

Pomeroy will meet with Agnew Beck to discuss Blaine County's interest in partnering with them on the housing crisis. Fosbury may attend the meeting. The BCC still agrees Agnew Beck should work directly with BCHA and The City of Ketchum.

- **Imagine Idaho Contract**

Fosbury would like to work with Pomeroy and the County Clerk to possibly engage Non-Profit Imagine Idaho for a contract. The scope of work would include surveying broadband service gaps in Bellevue and South Valley, to determine any weaknesses. The survey would give an accurate map of service strengths and would help with applications for broadband grant funds in the future. Fosbury is meeting with a COX representative to discuss in more detail.

**BLAINE COUNTY FAIR BOARD APPOINTMENT**

Danny Simpson has been serving on the board and was elected to this position previously and has agreed to serve a three-year term to start on January, 2022 and end January 20, 2025.

**Davis moved, seconded by McCleary, to appoint Danny Simpson to The Blaine County Fair Board for a three-year term commencing January, 2022 and ending January 20, 2025. Motion passed unanimously.**

**COVID UPDATE, ACTION ITEMS**

- **Blaine County COVID-19 Risk Level Plan**

Blaine County is currently at the "Moderate Level" and still decreasing. The number of reported cases has dropped and South-Central Public Health District is advancing on their backlog cases.

- **Covid-19 Mayor's Meeting**

The mayor's meeting is now convening on a monthly basis due to decrease of cases within Blaine County.

- **Updates**

The BCC is curious if the number of COVID case will rise after spring break and if the new variant will affect Blaine County.

**BOARD of COUNTY COMMISSIONER'S REPORTS**

**Sun Valley Air Service**

LOT revenue is increasing and booking and reservations are in good standing. The airport will be closing on April 18<sup>th</sup> for a month to undergo renovations.

**Sun Valley Economic Development**

SVED discussed how they can aid the housing crisis in Blaine County. They are pleased with the number of weddings and corporate events that are being scheduled for this upcoming summer. Sun Valley Market Alliance is transitioning to Sun Valley Tourism Alliance and they are also changing their mission. They will be focusing on how to support tourists who are here so they can stay longer and return in the future. Their main focus won't be attracting new tourists. Fosbury was invited by Harry Griffith to give a presentation to The Idaho Economic Development Association on April 19, 2022 at Sun Valley Resort to report on how Blaine County is recovering from the pandemic.

**Fly Sun Valley Alliance**

The alliance is discussing if they want to continue with LOT of 1% or lower the percentage. They have not made any decisions and still deliberating.

**South Central Public Health District Board Meeting**

McCleary met with SCPHD board last week and approved a new handbook and reviewed this year's audit and budget for next year. McCleary is concerned with the employee salaries being low and not being able to fill certain positions or retain employees. The SCPHD is losing Environmental Health Specialist Matt Wildhagen and have not been successful due to low wages. McCleary suggested raising employee wages and also received a suggestion that Blaine County could supplement the

Environmental Health Specialist's salary, Fosbury was questioning if this could be covered under ARPA funds to keep that department operational.

### **Blaine County Community Bike Pedestrian Subcommittee**

City of Hailey contacted McCleary asking if there were any updates on the Bike Pedestrian Plan. The City of Hailey can apply for a Bike Pedestrian Grant if they have an updated Regional Bike Pedestrian Plan. McCleary invited staff from the City of Hailey, Sun Valley, Ketchum and Mountain Rides and The Blaine County Recreation District to attend a meeting to discuss the Regional Bike Pedestrian Plan. They had a productive meeting and each entity agreed that they can contribute funds for this cause. McCleary asked Harmony Design and Engineering for a proposal to present to the BCC.

### **Blaine County Housing Authority Meeting**

- **Lift Tower Lodge**

Fosbury met with Sarah Michael and new board members of the Blaine County Housing Authority, their main focus right now is to hire a new Executive Director. City of Ketchum is considering investing ARPA funds in a new sewer line; they found breaks and roots clogging the line. John Lloyd is examining electrical wiring in the existing building to ensure it is up to code.

- **Hailey Housing**

Fosbury contracted John Lloyd to evaluate a vacant home and assess the needs to make it habitable. Property owner Judd McMann is willing to install Tiny Homes on Wheels on his property if the City of Hailey allows it. Fosbury is working with The City of Hailey's Administrator Lisa Horowitz to enable the THOW's and finding more housing.

### **Correspondence**

- **Stanley**

City of Stanley contacted McCleary regarding the legislators not passing the resolution on the 50<sup>th</sup> Anniversary of The Establishment of The Sawtooth Nation Recreational Area. The City of Stanley is going to pass their own resolution and asked if Blaine County would also pass a similar resolution to support the SNRA. McCleary believes it's a good idea, and is going to connect with LUBS Deputy Director Kathy Grotto and Sawtooth Society Executive Director Katherine Grohusky for guidance on creating the resolution.

- **HWY 75**

Fosbury is working with Land Use and Building Services to respond to land owner on the southern end of the heavy industrial zone in South Bellevue, who wants to gain access to highway 75. Blaine County Land Use and Building Services and the Blaine County Engineer is working with ITD to determine if a road could be constructed.

- **BCHA**

Fosbury was contacted by the Meadows's Trailer Park owner who reported that they have unit space available for some of the McConville families to relocate.

- **City of Bellevue**

The City of Bellevue is working an annexation and zoning agreement to develop. The applicants are focusing on affordable workforce housing.

- **HR Meeting**

The BCC received an invitation for The Leadership Development meeting on May 19 from The Blaine County's Human Resource's Department.

### **Other**

Davis is going to meet with Patty Tobin and Luis Alberto Lecanda to discuss The Safe Community Resolutions and Ordinances. Davis mentioned that they would like for The BCC to pass an ordinance's not a resolution. After Davis meets with Lecanda and Tobin she will fill in the BCC on the reasoning behind their suggestion. The BCC will then discuss with Blaine County Sheriff Steve Harkins and Blaine County Prosecuting Attorney Matt Fredback on the suggestions brought before them.

### **CONSENT CALENDAR**

- Resolution 2022-06 Sheriff Budget Adjustment
- Resolution 2022-07 Public Defender Budget Adjustment
- New Retail Alcohol Beverage License for Kith & Kin LLC dba The Covey
- Junior College Certificate of Residency form  
College of Southern Idaho, Summer 2022: Shery L Quinones.

**McCleary moved, seconded by Davis, to approve the Consent Calendar for March 22, 2022. Motion passed unanimously.**

### **BREAK**

### **LAND USE and BUILDING SERVICES HEARINGS, ACTION ITEMS**

- **Loving Creek (18433 US Hwy 20) - Stream Alteration Permit. Public hearing and consideration of an application for a five (5) year stream alteration permit by WLCR LLC/Fery LC Ranch LLC c/o Loving Creek Ranch (Keith Jones) to remove muds and silts using a floating silt pump dredge on Loving Creek. Existing permit authorizations for a similar scope of work expire at the end of 2022.**

Also Present: Floodplain Manager Kristine Hilt, Blaine County Land Use Director Tom Bergin, Keith and Wendy Jones, Idaho Fish and Game Environmental Staff Biologist Bradley Dawson, Idaho Mountain Express Mike Shultz.

**Disclosures:** No Disclosures

Blaine County Land Use Director Tom Bergin said they provided five public notices and read off each notice.

**McCleary moved, seconded by Davis, that notice for this hearing is adequate. Motion passed unanimously.**

Floodplain Manager Kristine Hilt alerted the BCC that this is a routine Stream Alteration Permit request that has been requested for over twenty years. The applicant Keith Jones asked if the stream alteration permit could be for five years? Hilt does want to add additional monitoring if the application is approved for five years. Idaho Fish and Game also proposed new conditions on monitoring the silt in the stream. Jones does not have any objections regarding the modification on the agreement. He will meet with Fish and Game to discuss any concerns and time lines. Jones will work on the floating dredge and use pumps and a siltation fence between the field and creek to minimize siltation. He will use any water with debris like compost on the farming land. Jones will contact all stakeholders when he will be doing any work on the stream as a term of conditions.

#### **PUBLIC COMMENT**

IF&G Environmental Staff Biologist Bradley Dawson said the proposal sounded good and is in agreement with Jones's plan.

The Nature Conservancy of Idaho and The Silver Creek Alliance both sent letters in support of this project.

**McCleary moved, seconded by Davis, to approve The Stream Alteration Permit with the nine conditions listed in the staff report, WLCR LLC/Fery LC Ranch LLC c/o Loving Creek Ranch with the nine conditions to dredge accumulated sediment and silt within The Loving Creek, finding that the proposal complies with applicable criteria set forth under Title 9 Zoning Regulations Chapter 17 Floodplain Overlay District and Riparian Set Back District, for a five-year term. Motion passed unanimously.**

- **Loving Creek (18450 US Hwy 20) - Stream Alteration Permit. Public hearing and consideration of a stream alteration permit application by Stephen Barnard c/o Jeanne McFall of RIVHAB, for stream restoration activities within Loving Creek. Activities include reducing channel width and sediment sources, capturing and retaining fine sediments, increasing channel complexity and improving the riparian vegetation.**

Also Present: Floodplain Manager Kristine Hilt, County Land Use Director Tom Bergin, Idaho Fish and Game Environmental Staff Biologist Bradley Dawson, Idaho Mountain Express Mike Shultz, Stephen Barnard, RIVHAB Design Service's Licensed Engineer Jeanne McFall.

**Disclosures:** No Disclosures

Blaine County Land Use Director Tom Bergin said they provided five public notices and read off each notice.

**McCleary moved, seconded by Davis, that notice for this hearing is adequate. Motion passed unanimously.**

Floodplain Manager Kristine Hilt, has received several proposals from different entities of similar restoration projects on streams and rivers. Hilt is extremely happy to have received this application and is pleased that others are wanting to restore waterways as well.

Land owner Stephen Barnard hired RIVHAB Design Service's Licensed Engineer Jeanne McFall to create a proposal the object of which is to restore Loving Creek to its original 1946 condition. Fish and Game did establish conditions for this project. There is a restricted start date and end date they must abide by. The creek has been degrading and therefore harming the stream and surrounding environment. The plan is to restore the creeks natural width and remove sediment this will also increase the wetland channels. This renovation will reduce downstream problems. They will contain silt and any debris from the construction with silt curtains and filtration pumps. The project also includes reconstructing the wetlands and surrounding plant life and will get plant material locally and re-harvest any salvageable Willows. Reconstruction of the plant life and wetlands won't be until the following year. The BCC was very interested in this project and is excited to see the finished results.

#### **PUBLIC COMMENT**

IF&G Environmental Staff Biologist Bradley Dawson is in agreement with proposal.

The Nature Conservancy of Idaho and The Silver Creek Alliance both sent letters in support of this project.

**McCleary moved, seconded by Davis, to approve the application by Stephen Barnard for a Stream Alteration Permit within Loving Creek with the ten conditions listed in staff report finding that proposal complies with applicable criteria under Title 9 Zoning Regulations Chapter 17 Floodplain Overlay District and Riparian Set Back District. Motion passed unanimously.**

**LAND USE and BUILDING SERVICES HEARINGS**

- **P&Z Discussion: Next steps to transfer County-owned property at 8 Punkin Center Rd. to the Blaine County Housing Authority.**

Also Present: Land Use Planner Allison Kennedy.

Land Use Planner Allison Kennedy asked for guidance on how to approach the transfer process of county owned property 8 Punkin Center Road in Bellevue. The property is in Gannett it is 0.82 acres and is part of the Byington subdivision parcel A. The property is to be transferred to The Blaine County Housing Authority in March. This property will need a plat amendment to make it from a parcel to a lot and will need a variance or a rezoning. Kennedy’s recommendation is to transfer it BCHA and have them gift it to ARCH. ARCH would then be the applicant for the amendment and variance. ARCH could ask for reduced application fees for the amendment and variance. Fosbury mentioned that the BCHA wants to Blaine County to indemnify them on any properties that are transferred to them. They are suffering from the current lawsuit with Tidwell. The BCC agreed on transferring as is best. County Land Use Director Tom Bergin will begin the process and provide public notice regarding property.

- **Findings of Fact: Draft Recommended Findings & Decision, Minor Plat Amendment: Lot 10, Block 7 Cold Springs Subdivision and Tax Lot 8617; application by Daniel Gariepy and Drew Nosworthy**

**Also present:** Galena Engineering, Drew Nosworthy.

Land Use Planner Allison Kennedy said they provided five public notices.

Land Use Planner Allison Kennedy recommended approval with conditions on this minor plat amendment. Tax Lot A 8617 will shrink to 0.59 acres and Lot 10 will convert to Lot 10A and increase from 0.259 acres to 0.43 acres.

**McCleary moved, seconded by Davis, to approve the application by Daniel Gariepy and Drew Nosworthy for a Minor Plat Amendment to be named 10A block 7 Cold Springs Subdivision and Revise Tax Lot 8617 with Conditions Finding it Complies with the Applicable Notice Requirement and Applicable Title 9 Zoning Regulations and Title 10 Subdivision Regulations Standard and to Adopt the Finding of Facts Conclusions of Law and Decision. Motion passed unanimously.**

**APPROVAL OF BOARD OF COUNTY COMMISSIONERS MEETING MINUTES**

- February 24, 2022 Special Meeting

**McCleary moved, seconded by Davis, to approve the Minutes of The Board of County Commissioners for a Special Meeting February 24, 2022 as amended. Motion passed unanimously.**

- March 1, 2022 Regular Meeting

**McCleary moved, seconded by Davis, to approve the Minutes of The Board of County Commissioners for Regular Meeting on March 1, 2022 as amended. Motion passed unanimously.**

- March 8, 2022 Regular Meeting

**McCleary moved, seconded by Davis, to approve the Minutes of The Board of County Commissioners for a Regular Meeting on March 8, 2022 as amended. Motion passed unanimously.**

- March 14, 2022 Special Meeting

**McCleary moved, seconded by Davis, to approve the Minutes of The Board of County Commissioners for a Special Meeting on March 14, 2022**

**ADJOURN**

**At the hour of 4 p.m., with no more business before them, the County Commissioners adjourned.**

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