

1 **OFFICE OF THE BOARD OF COUNTY COMMISSIONERS**
2 **OF BLAINE COUNTY**
3 **REGULAR MEETING OF THE APRIL 2023 SESSION**
4
5

6 **Fifth Day**

Tuesday, April 18, 2023

7 Pursuant to Statutory Provisions, the Board of Blaine County Commissioners (BCC) met this day at
8 9:00 a.m. Present were Chair Muffy Davis, Vice-Chair Angenie McCleary; County Administrator Mandy
9 Pomeroy, County Administrative Services Director Kristy Heitzman, Administrative Assistant Morgan
10 Baird, Human Resources Generalist Justin Highhouse, County Chief Deputy Prosecuting Attorney Tim
11 Graves, IT Security/Network Engineer Jon Eaton, and Deputy Clerk-Auditor-Recorder Joana Guerrero.
12 County Clerk Stephen McDougall Graham was present for the morning session.

13
14 Some participants in this meeting were by web conference or teleconference.

15 Chair Muffy Davis called the meeting to order at 9:00 a.m.

16
17 Davis requested to amend the agenda and postpone the Gallagher Insurance update to a date
18 undetermined.
19

20 **McCleary moved, seconded by Davis, to continue the Gallagher Insurance update to a date**
21 **uncertain. Motion passed 2/0.**

22
23 **PUBLIC COMMENT** –

24 Present: County Floodplain Manager Kristine Hilt, Planning and Zoning Commission Chair Stephanie
25 Eisenbarth, Planning and Zoning Commission Members: Lori Nakaoka, Susan Giannettino, Michael
26 O’Farrell, Ted Stout; Jeff Anderson, Bob Fallowfield, Former Idaho State Senator Michelle Stennett,
27 Former Blaine County Commissioner Larry Schoen, Quigley Lane resident Lili Simpson, Alec Barfield,
28 Sarah Michael, Jim Laski, Keller Associates Director of Engineering Brandon Keller, Wood River Fire
29 and Rescue Chief Ron Bateman, Idaho Power Local Area (Blaine County) Energy Advisor Amber
30 Perkes, Daniel Ryan.
31

32 Planning and Zoning Commissioner Chair Stephanie Eisenbarth informed the Blaine County
33 Commissioner that the Planning and Zoning Commission was present to make public comments
34 regarding former Blaine County employee Kathy Grotto.
35

36 Davis clarified that the Blaine County Commissioners will not discuss any personnel matters regarding
37 a former employee.
38

- 39 • P&Z Commission Chair Stephanie Eisenbarth praised former County employee Kathy Grotto’s
40 extensive land use knowledge, and how efficient the Land Use & Building Services Department
41 ran prior to Grotto’s forced retirement. She is disappointed in the lack of communication
42 regarding the incident. She is upset that the County had Grotto removed from the Annex
43 building.
- 44 • P&Z Commissioner Member Susan Giannettino submitted two letters expressing her
45 disappointment regarding Grotto’s forced retirement. She believes the County failed Grotto by
46 not following County policy and allowing Grotto to respond to any allegations made against her.
47 Giannettino questioned what the County accomplished by firing Grotto?
- 48 • P&Z Commissioner Member Ted Stout is questioning if he should continue to serve on the P&Z
49 Commissioner after he became aware of the situation.
- 50 • P&Z Commissioner Member Michael O’Farrell has served the P&Z Commission Board since
51 2011. O’Farrell is finding it difficult to accept the actions that were taken against Grotto.

- 1 • O'Farrell read a letter from P&Z Commissioner member Derek Wofley. Wofley shared how great
2 it has been working with Grotto. Wofley wants the County to provide an explanation regarding
3 Grotto's forced retirement.
- 4 • Former P&Z Commission Member Robert Fallowfield submitted his resignation after he was
5 made aware of the actions taken against Grotto. He submitted a letter that stated "He could not
6 with a good conscious continue to be associated with an organization that treats its employees
7 in such a negative and thoughtless manner." Fallowfield is disappointed that no explanation has
8 been provided.
- 9 • P&Z Commission Member Lori Nakaoka stated that the County Commissioners could create a
10 positive workplace that values its employees or create a negative workplace that will drive
11 talented employees away. The Blaine County Commissioners should examine the actions taken
12 and avoid repeating this mistake.
- 13 • Kathy Grotto's husband Jeff Anderson stated that he was not here to avenge his wife, who only
14 had 40 days left before retirement. He questioned what motive the County had to escort an
15 employee out of the building. He questioned if the employee had committed fraud for such an
16 action to be taken? He believes the Blaine County Commissioners failed Grotto.
- 17 • County Code Compliance Specialist/Floodplain Manager Kristine Hilt is saddened by Grotto's
18 departure. She would like the Department to move forward in a positive direction.
- 19 • County Road and Bridge Manager Steve Thompson described a time when the Road and
20 Bridge Department was perceived as unproductive, and unreliable. After a Department
21 restructuring the Department was able to regain the community's trust. Thompson understands
22 that change can be difficult, and hopes this change makes the Department stronger going
23 forward. Thompson is supportive of the County handbook, and the disciplinary protocols.
- 24 • IT Security/Network Engineer Jon Eaton commends the County Administrator and the Blaine
25 County Commissioners for making the tough decisions. The County Administrator is responsible
26 for many County Departments and supportive of all her staff.
- 27 • Hailey resident Daniel Ryan is not supportive of the Quigley Ranch development.
28

29 County Chief Deputy Prosecuting Attorney Tim Graves requested for comments regarding a pending
30 application be added in the Land Use permanent record.
31

- 32 • Quigley Lane resident Lili Simpson supports the comments made by the Planning & Zoning
33 Commission.
- 34 • Former Blaine County Commissioner Larry Schoen questioned why the newly appointed
35 Commissioner was not present. Schoen questioned why they were reviewing employee policy
36 during the April 17th Executive Session – Idaho Code Section 74-206(1)(b) meeting. Schoen
37 insinuated that the Blaine County Commissioners and the County Administrator are breaking
38 open meeting law and violating employee county policy.
39

40 The Blaine County Commissioners thanked the P&Z Commission for their comments. McCleary
41 clarified, that the Blaine County Commissioners did not review employee policy during the Executive
42 Session of April 17th.
43

44 **CONTRACTS, GRANTS and AGREEMENTS**

45 Present: Grants, Elections and County Services Specialist Deidre Dolce, Keller Associates Director of
46 Engineering Brandon Keller.

- 47 • **Kilpatrick Bridge Stage 2 Agreement**

48 Keller Associates finalized the environmental study phase one and prepare to begin designing phase
49 two of the contract. The County will pay a total of \$289,470; the state will reimburse the County.
50

51 **McCleary moved, seconded by Davis, to approve the Idaho Transportation Department Local
52 Professional Services Agreement for the Kilpatrick Bridge project in the amount of \$289,470.
53 Motion passed 2/0.**

1
2 **COUNTY DEPARTMENT REPORTS**

3 Present: Emergency Communications Director Robin Stellers, Emergency Communications Training
4 Supervisor Courtney McKinley, Blaine County Facilities Manager Pat Boyle, IT Enterprise Architect Ben
5 Parker.
6

7 **Emergency Communications - Robin Stellers**

- 8
- 9 • Emergency Communications Director Robin Stellers introduced Emergency Communications
10 Training Supervisor Courtney McKinley. McKinley has worked for Blaine County Emergency
11 Communications for over five years. She is working on a training manual that will be available
12 for staff online. McKinley explained the hiring process, 26 weeks of training that is broken into 4
13 phases.
 - 14 • Blaine County Emergency Communications has two public service announcements.
 - 15 ○ Residents should verify their 911 service address is accurate. 911 surcharges vary from
 - 16 state to state.
 - 17 ○ Emergency SOS instructions for the Android operating system will be available online.
 - 18 • The radio study is still in process, Stellers estimated having a master plan at the end of the year.
 - 19 • Stellers is working with Ozzie to determine the best approach for future capital expenses,
20 outlining areas that need improvement.
 - 21 • G2 digital is operational and functions well. Blaine County Emergency Communications can
22 send information via text messages to first responders. Blaine County Emergency
23 Communications and emergency service agencies are working together to synchronize
24 reporting.
 - 25 • Blaine County Emergency Communications is finalizing the installation of the Zetron Dispatch
26 Consoles. This system will allow for dispatch to patch different agencies on different frequencies
27 together.

28 Public Comments – Carey Rural Fire EMT Ben Parker praised the Department’s performance.
29

30 **Facilities – Facilities Manager Pat Boyle**

- 31
- 32 • The electric charging station is averaging 50 to 60 charges a month. In the Summer the average
33 increases to 80 to 90 charges a month.
 - 34 • Boyle suggested having critical equipment replacements on hand. COVID impacted
35 manufacturing companies, resulting in production delays and supply chain issues. Replacing
36 crucial equipment could be challenging with production delays.
 - 37 • The Facilities Department received ARPA funds to replace the carpet and flooring at the Public
38 Safety Facility and Annex Building. They also received ARPA funds to upgrade all the buildings
39 lighting to LED lights. LED lights will lower energy costs by approximate \$4,000 to \$5,000
40 annually.
 - 41 • Boyle anticipates a 20% increase to utilities, 5% increase to janitorial services.
 - 42 • The Facilities Department was able to execute several projects in-house.
 - 43 • A Facilities Department senior maintenance technician resigned; Boyle was able to fill the
44 vacant position with a HVAC certified technician.
 - 45 • Boyle posted a Ford Escape that is no longer needed on a government auction site. The
46 minimum bid is \$2,000. Boyle would like to accept the highest bid. County Chief Deputy
47 Prosecuting Attorney Tim Graves advised the Blaine County Commissioners how to properly
48 dispose of surplus property.

49 **BREAK**

50
51 Present: Blaine County Disaster Services Coordinator Chris Corwin,

52 **IT - Jon Eaton and Ben Parker**

1 • **Domain Name Update**

2 The Department of State has requested to change the Country's domain. The Blaine County
3 Commissioners will need to choose and submit the domain name to the Department of State.
4 Once the domain is approved, emails will transition to the new domain.

5
6 County Treasurer John David Davidson and County Administrator Mandy Pomeroy would like
7 for the domain to include ID since there are other Blaine Counties. The Blaine County
8 Commissioners agreed on Blainecountyid.gov. The Blaine County Commissioners directed staff
9 to prepare a contract agreement for review.

10
11 **Clerk - Stephen McDougall Graham**

- 12 • Governor Little is expected to appoint two board members to the Gannett/Picabo Cemetery
13 District the following week.

14
15 **County Administrator - Mandy Pomeroy**

- 16 • Ketchum Mayor Neil Bradshaw questioned if the county would be participating in the Lease to
17 Locals in FY24?
18 • Former Sustainability Manager Lynne Barker will assist the new Sustainability Manager Andrew
19 Mentzer settle into the position.
20 • Flooding Update
21 ○ The Cities of Ketchum, Hailey and Carey are hosting a flood prevention meeting. Blaine
22 County Floodplain Manager Kristine Hilt and Blaine County Disaster Services
23 Coordinator Chris Corwin will attend to provide county flood information.
24 ○ Corwin does not believe the county needs to order additional sandbag supplies. It would
25 only take three days for a pallet to be delivered.
26 ○ Corwin will contact the different municipalities for sandbag distribution location, and if
27 there are any restrictions.

28
29 **BOARD of COUNTY COMMISSIONERS' REPORTS**

30 The Commissioners reported on issues and committees they were involved in:

- 31 • **South Central Behavioral Health Board Meeting**
32 The South-Central Behavioral Health Board is conducting grant compliance reviews.
33 • **City Tour**
34 Local leaders, and other county leaders attended a city tour hosted by Teton County officials.
35 They exchange information on sustainability goals, regional collaboration, economical and
36 development growth, support for young entrepreneurs, workforce housing.
37 • **Correspondence**
38 ○ 5B Suicide will be having their annual suicide awareness event at the Limelight Hotel in
39 Ketchum.
40 ○ Idaho Association of Counties celebrates National County Government Month every
41 April. IAC is showcasing hidden gems in Idaho. Davis would like County Administrative
42 Services Director Kristy Heitzman to post a social media campaign inviting the
43 community to share "Hidden Gems in Blaine County".
44 ○ Wood River NAMI Executive Director Brittany Shipley will give the Blaine County
45 Commissioners an update the same day as the Mental Health Proclamation.
46 ○ Sawtooth Forest Ketchum Ranger Zack Poff is temporally overseeing the Fairfield
47 District and would like to park his forest service vehicle overnight in a county parking lot.
48 Mandy Pomeroy will alert Blaine County Facilities Manager Pat Boyle that Poff will be
49 temporarily parking his service vehicle overnight in the judicial parking lot.

50
51 **CONSENT CALENDAR**

- 52 • New Beverage License for Cutthroat Club LLC dba Cutthroat Club

- Junior College Certificate of Residency forms
 - College of Southern Idaho Fall 2023 & Spring 2024
- Lisa M Gonzalez

McCleary moved, seconded by Davis, to approve the Consent Calendar for April 18, 2023. Motion passed 2/0.

APPROVAL of BOARD of COUNTY COMMISSIONERS MEETING MINUTES

- May 2, 2018, Special Meeting

McCleary moved, seconded by Davis, to approve the Blaine County Commissioners Special Meeting Minutes for May 2, 2018, as amended. Motion passed 2/0.

- May 7, 2018, Special Meeting

McCleary moved, seconded by Davis, to approve the Blaine County Commissioners Special Meeting Minutes for May 7, 2018, as amended. Motion passed 2/0.

- July 9, 2018, Special Meeting

McCleary moved, seconded by Davis, to approve the Blaine County Commissioners Special Meeting Minutes for July 9, 2018, as amended. Motion passed 2/0.

- July 16, 2018, Special Meeting

McCleary moved, seconded by Davis, to approve the Blaine County Commissioners Special Meeting Minutes for July 16, 2018, as amended. Motion passed 2/0.

The Blaine County Commissioners will approve the remaining minutes before Executive Session.

BREAK

LAND USE and BUILDING SERVICES

Present: County Land Use and Building Services Director Tom Bergin, Zoning Specialist I Rachel Martin, County Code Compliance Specialist Kristine Hilt, Galena-Benchmark Associates Matt Smithman and David Patrie, Lindsay, and Dirk Zondag.

- **Lot 8 Driftwood Subdivision-Plat amendment: Public hearing and consideration of a Plat Amendment application by Dirk and Lindsay Zondag to shift the existing building envelope (BE) west and add an additional BE at Lot 8 of Driftwood Ranch Subdivision, also known as 1309 Glen Aspen Drive.**

County Code Compliance Specialist / Floodplain Manager Kristine Hilt read public notice.

McCleary moved, seconded by Davis, that notice is adequate for this hearing. Motion passed 2/0.

No disclosures.
No new materials.

Galena-Benchmark Associates Matthew Smithman, representative for the applicant presented the application. The applicant would like to split the building envelope into two smaller envelopes. The new envelopes would be slightly smaller than the current envelope. The applicant requested to modify Plat Note 8 allowing voice control for pets.

Public Comment – NONE

1
2 **McCleary moved, seconded by Davis, to approve the application by Dirk and Lindsay Zondag**
3 **for a plat amendment to amend Lot 8 Driftwood Ranch Subdivision, finding the application**
4 **complies with the applicable criteria set forth under Title 10 Subdivision Regulations and**
5 **applicable criteria Title 9 Zoning Regulations subject to the conditions of approval. Motion**
6 **passed 2/0.**
7

- 8 • **Airport Vicinity Overlay District Text and Map Amendments: Public hearing on and**
9 **consideration of county-initiated amendments to Blaine County Code, Title 9, Zoning**
10 **Regulations, Chapter 18, Airport Vicinity Overlay District (AV), replacing the chapter in its**
11 **entirety, and amending the overlay district boundaries (Chapter 4).**
12

13 Present: County Chief Deputy Prosecuting Attorney Tim Graves, County Land Use and Building
14 Services Director Tom Bergin, County Engineer Jeff Loomis, Friedman Memorial Airport Manager Chris
15 Pomeroy, Nathan Cuvala, Friedman Memorial Airport Legal Counsel Jim Laski, Eccles Ranch Marc
16 Reinemann.
17

18 County Land Use and Building Services Director Tom Bergin informed the Blaine County
19 Commissioners that notice for this hearing was not published correctly and this hearing should be
20 handled like a workshop. County Chief Deputy Prosecuting Attorney Tim Graves advised the Blaine
21 County Commissioners to allow public comments but refrain from making a motion.
22

23 Laski clarified the proposed amendments only impacts unincorporated Blaine County.
24

25 Friedman Memorial Airport Manager Chris Pomeroy explained restricted airspace, danger zones,
26 critical zones, height restrictions.
27

28 Nathan Hall proposed the County adopt an ordinance protecting airspace and airport zones. Some of
29 the proposed amendments would prohibit future developments that may impact airspace or airport
30 zones.
31

32 If the County adopted an ordinance, Land Use & Building Services staff would review new development
33 applications using new guidelines and conditions. Laski suggested local title companies include
34 disclosure statements, in addition to a county ordinance.
35

36 Public comment –

37 Eccles Flying Heart Ranch Marc Reinemann is concerned a county ordinance will affect his annexation
38 application with the City of Bellevue. Eccles flying Heart Ranch submitted an annexation application in
39 2016 to annex 227 acres. The subdivision would be on the east side of Highway 75 it would include
40 light industrial and residential zoning. Reinemann questioned the impacts a county ordinance would
41 have for Bellevue residents.
42

43 The City of Hailey and the County are co-owners with the Friedman Memorial Airport, the City of
44 Bellevue is not. Therefore, the City of Bellevue does not have the same requirements. The County is
45 required to ensure that airspace remains hazard free.
46

47 The Blaine County Commissioners continued this hearing to a date to be determined.
48

49 **LAND USE and BUILDING SERVICES**

- 50 • **Findings: Glendale Bridge Flood District #9 Bank Stabilization Stream Alteration Permit**
51 **and Drinkers of the Wind Short Plat Subdivision**
52

1 **McCleary moved, seconded by Davis, to approve the Finding of Facts, Conclusions of Law &**
2 **Decision regarding application by the Flood Control District #9 for a Stream Alteration Permit on**
3 **the Big Wood River. Motion passed 2/0.**

- 4
- 5 • **Fee waiver request for two Stream Alteration Permits submitted by Flood Control District**
6 **#9**
- 7

8 The Flood Control District #9 requested two Stream Alteration Permit fee waivers. The fee waiver does
9 not include administrative fees, or County engineering fees.

10
11 **McCleary moved, seconded by Davis, to waive fees for the Flood Control District #9 for two**
12 **Stream Alteration Permits in the amount of \$1,050 and to retain \$150 for administrative fees, and**
13 **any additional costs. Motion passed 2/0.**

14
15 **PZ Discussion Item: Emergency Stream Alteration Process Discussion**

16 Also present: Emergency Communications Director Robin Stellers

- 17 • Flooding summary
 - 18 ○ County Floodplain Manager Kristine Hilt provided the Blaine County Commissioners with
 - 19 a Flood Resource Binder. Hilt presented a brief slideshow of eroded riverbanks and site
 - 20 visits from the 2017 flood.
 - 21 ○ Idaho statute requires one county commissioner to perform an onsite inspection for
 - 22 emergency stream alteration permits. If a commissioner was unable to perform an onsite
 - 23 inspection Hilt could provide drone footage.
 - 24 ○ Staff performing onsite inspections are required to use safety equipment.
- 25 • Emergency Stream Alteration applications and procedures.
 - 26 ○ Emergency stream alteration applicants are required to apply for a routine stream
 - 27 alteration permit within three months, following all the terms and conditions of a routine
 - 28 SAP application.
 - 29 ○ Emergency stream alteration applications need to be signed, and include a scope of
 - 30 work, site photos, and payment.
 - 31 ○ Non-emergency stream alteration permits will continue following routine procedures.
 - 32 ○ Land Use and Building Services will perform site inspections to ensure applicants
 - 33 remove materials used and restore the site.
- 34 • Emergency flood contact list.
 - 35 ○ Blaine County Emergency Communications will follow life threatening call protocols for
 - 36 emergency flood calls.
 - 37 ○ County Floodplain Manager Kristine Hilt will be the initial contact for non-emergency
 - 38 flood calls. Hilt will provide Blaine County's Emergency Communications Department
 - 39 with her on-call contact information.
 - 40 ○ Hilt will coordinate appropriate staff for site visits, and flooding procedures.
 - 41 ○ Hilt will notify Idaho Mountain Express Editor Mark Dee for emergency meetings.
 - 42

43 **APPROVAL of BOARD of COUNTY COMMISSIONERS MEETING MINUTES**

- 44 • February 14, 2023, Regular Meeting
- 45

46 **McCleary moved, seconded by Davis, to approve the Blaine County Commissioners Meeting**
47 **Minutes for February 14, 2023, as amended. Motion passed 2/0.**

- 48
- 49 • February 16, 2023, Special Meeting
- 50

51 **McCleary moved, seconded by Davis, to approve the Blaine County Commissioners Special**
52 **Meeting Minutes for February 16, 2023, as amended. Motion passed 2/0.**

- 53
- 54 • February 21, 2023, Regular Meeting

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McCleary moved, seconded by Davis, to approve the Blaine County Commissioners Special Meeting Minutes for February 21, 2023, as amended. Motion passed 2/0.

EXECUTIVE SESSION – §74-206

Executive Session was cancelled.

ADJOURN

At the hour of 4:30 p.m., with no more business before them, the County Commissioners adjourned.

Attest: _____ Approved _____
Stephen McDougall Graham Muffy Davis
County Clerk Chair