

**OFFICE OF THE BOARD OF COUNTY COMMISSIONERS
OF BLAINE COUNTY
REGULAR MEETING OF THE APRIL 2023 SESSION**

Sixth Day

Tuesday, April 25, 2023

Pursuant to Statutory Provisions, the Board of Blaine County Commissioners (BCC) met this day at 9:00 a.m. Present were Chair Muffy Davis, Vice-Chair Angenie McCleary, Commissioner Lindsay Mollineaux,

County Administrator Mandy Pomeroy Director County Administrative Services Director Kristy Heitzman, Administrative Assistant Morgan Baird, County Chief Deputy Prosecuting Attorney Tim Graves County Road and Bridge Manager Steve Thompson, IT Enterprise Architect Ben Parker, IT Analyst Josh Maxwell, IT Analyst Garrett Boyle, Human Resources Generalist Justin Highhouse, Deputy Clerk-Auditor-Recorder Joana Guerrero. County Clerk Stephen McDougall Graham was present for the morning session.

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

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

BLAINE COUNTY COMMISSIONER SWEARING IN

Present: Blaine County Treasurer John David Davidson, Blaine County Prosecuting Attorney Matt Fredback, Blaine County Assessor Jim Williams, Deputy Assessor Melissa Fry, Deed Processing Specialist Angelica Cenarrusa, Appraiser Gretchen Stinnett, Appraiser Camille Kloer, Appraiser David Vanderpool, Appraiser Alyssa Cenarrusa, County Land Use and Building Services Director Tom Bergin, Land Use and Building Services Administrative Assistant Sonia Lopez, Wood River Fire and Rescue Chief Ron Bateman, WRRFR Operations Chief Bass Sears, Brett Stevenson, Bob Mollineaux, Barb Mollineaux, David Mollineaux, Kingsley Murphy, Sarah Michael,

Blaine County Clerk Stephen McDougall Graham read Idaho Code Section 59-401 The Oath of Office.

Lindsay Mollineaux recited the Oath of Office.

"I do solemnly swear that I will support the Constitution of the United States, and the Constitution of the State of Idaho, and that I will faithfully discharge all the duties of the Office of Blaine County Commissioner District 1 according to the best of my ability."

Public Comment –

- IT Enterprise Architect Ben Parker welcomed new Blaine County Commissioner Lindsay Mollineaux

PUBLIC COMMENT –

Present: Quigley Lane Resident Lili Simpson

- Lili Simpson requested mediation regarding the Quigley Farms application. Simpson submitted a letter describing the impacts Quigley Farms will have on the surrounding wildlife and residents to the Blaine County Commissioners and Blaine County Land Use & Building Services.

The Blaine County Commissioners will respond to the public comment after Executive Session this afternoon.

CONSENT CALENDAR

- Claims Date: April 19, 2023
- Beverage License Transfer: Headly Ventures LLC dba Caf, Della to Landerson, Inc dba Caf, Della
- Junior College Certificate of Residency forms
 - College of Southern Idaho: Fall 2023 & Spring 2024
Kyle Gollon
Shery Quinones
 - College of Western Idaho: Spring 2023
Colton Whitesell

McCleary moved, seconded by Mollineaux, to approve the Consent Calendar for April 25, 2023. Motion passed unanimously.

COUNTY DEPARTMENT REPORTS

Road and Bridge - Steve Thompson

- **Flying Heart Parking Areas Quote**

In the settlement between Blaine County and the Flying Heart Homeowners Association, the County agreed to construct two parking lots. The County only received one bid from Joe's Backhoe Service of

\$39,000. If the County were to accept the bid, Joe's Backhoe Service would construct the parking lots, and Benchmark Associates would provide surveying services. All the associated fees and costs will be funded through Contingency.

McCleary moved, seconded by Mollineaux, to accept the proposal from Joe's Backhoe Service to construct two parking areas at the Flying Heart ranch and the proposal from Benchmark Associates for professional services with both amounts to be paid from Contingency and directs staff to continue with the project. Motion passed unanimously.

Assessor's Report - Jim Williams

- The Assessor's Department is reappraising and will send assessment notices June 1st.
- Idaho House Bill 292 increased the income qualifications for property tax reductions.
- Idaho Assessors are determining if homeowner exemption should be prorated or not prorated. Two counties prorated late applicants and the Idaho State Tax Commissioner alerted the counties they were not authorized to determine if an applicant will be prorated. A judge then alerted the Idaho State Tax Commission they overstepped their authority.
- The Drivers License and Motor Vehicle Department is currently being funded with property tax funds. The Idaho Department of Transportation is now collecting online title fees. The DMV will increase administrative fees to recuperate lost revenue.
- Williams informed Mollineaux that the Idaho State Tax Commission will send a tax officer to help prepare a new commissioner for the Board of Equalization hearings.

Human Resources - Justin Highhouse

- The County has filled seven employee vacancies in 2023.
- Highhouse has scheduled staff and elected officials' leadership workshops, gardening workshop, CPR and First Aid training, and active shooter training. The County will host a blood drive on July 7th. Highhouse requested to reschedule the County's annual BBQ to a date in June.
- Highhouse questioned if the County was interested in participating in the City of Hailey's Fourth of July Parade.
- The Specialty Court Coordinator position will be restructured and categorized. The job descriptions and responsibilities will be amended to include both court and social services.

Facilities - Pat Boyle

- **Request for approval to proceed with bidding for Recycle Center upgrades.**

County Chief Deputy Prosecuting Attorney Tim Graves advised the Blaine County Commissioners to proceed with a competitive bidding process.

If County Commissioners contemplate an expenditure over \$150,000, they are required to notice that the county is accepting bids, typically it attracts more contractors. The Board of Blaine County Commissioners could choose to delay the project until funds are available.

- **Request to Accept the highest bid for County Surplus Property Auction**

Blaine County Facilities Manager Pat Boyle requested to accept the highest bid for the Ford Escape that he posted on a government auction site. Once the bid is accepted the funds will be available in ten days and the purchaser can pick up the vehicle.

Blaine County Chief Deputy Prosecuting Attorney Tim Graves explained the requirement of selling, gifting, or trading surplus equipment or property with a value of \$250 or higher.

McCleary moved, seconded by Mollineaux, to accept the highest bid for the 2006 Ford Escape. Motion passed unanimously.

Clerk - Stephen McDougall Graham

- The Gannett/Picabo Cemetery District is not fully functional with the resignation of two board commissioners. The district has not been able to report their finance to the Idaho Tax Commission, the deadline to submit annual reporting is April 30th. The Idaho Governor's Office is expected to appoint two new commissioners to the Gannett/Picabo Cemetery District before the deadline.
- Budgets are due on Monday, May 1st. Ozzie Gripentrog is still working with elected officials to finalize their FY24 budgets.

BREAK

BOARD of COUNTY COMMISSIONERS' REPORTS

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

- **South Central Public Health District Board Meeting**
The South-Central Public Health District: Blaine, Lincoln, Camas, Minidoka, Cassia, Jerome, Gooding, and Twin Falls County are working on finalizing the FY24 budget. The contribution is based on assessed value and population. The SCPH Executive Director will present the budget to the Blaine County Board of Commissioners once approved.
- **State Behavioral Health Planning Council**
The Governor appointed McCleary to represent 44 counties around the State of Idaho. At the next discussing behavioral health, drug treatment and education, opioid and overdoses issues.
- **Blaine County Recreation District-Community Recreation Needs Meeting**
The Cities of Carey, Hailey, Ketchum and Sun Valley, Blaine County School District, attended a meeting held by the BCRD. The BCRD reserved funds for an accessibility study projecting how much recreational space will be needed as the Wood River Valley continues to grow.
- **Sawtooth National Forest-Outfitter and Guide Resolution Meeting**
The SNRA invited individuals who submitted objection letters to the resolution meeting. They discussed the proposal, objections, and resolutions, but no decision was made during the meeting.
- **Correspondence**
 - Mollineaux will attend the Idaho Farm Bureau conference.
 - Mental Health Awareness and H.O.P.E Week Proclamations will be presented next month.

BREAK

IDAHO CONGRESSIONAL DELEGATION OUTREACH

Present: Mike Mathews, Idaho Deputy Chief of Staff for U.S. Senator Jim Risch, Samantha Marshall, Regional Director for U.S. Senator Mike Crapo, Linda Culver, Regional Director for U.S. Congressman Mike Simpson.

Linda Culver, Regional Director for U.S. Congressman Mike Simpson

- They have access to a variety of resources allowing them to help answer or refer constituents to the appropriate office or answers.
- When Congress is in session, they will send out newsletters every Tuesday.
- Provide social services and benefits available for veterans.
- They can help coordinate special capital tours.
- They can assist with visas and passports.

Idaho U.S. Senator Mike Crapo's Regional Director Samantha Marshall

- Crapo's office will inform the appropriate office of any legislative issues that need to be reviewed or addressed. They will also forward issues or questions to other offices.

US Senator James Risch's Idaho Deputy Chief of Staff Mike Mathews

- His office works mostly with small businesses.
- They assisted with PPP loans during COVID.

They discussed possible grants and funding resources for infrastructure, sustainability, broadband, and housing. The delegation office can provide the County with support letters for federal grant opportunities.

APPROVAL of BOARD of COUNTY COMMISSIONERS MEETING MINUTES

- February 28, 2023, Regular Meeting

McCleary moved, seconded by Mollineaux, to approve the Blaine County Commissioner Meeting Minutes for February 28, 2023, as amended. Motion passed unanimously.

- March 1, 2023, Special Meeting

McCleary moved, seconded by Mollineaux, to approve the Blaine County Commissioner Special Meeting Minutes for March 1, 2023, as amended. Motion passed unanimously.

- March 6, 2023, Special Meeting

McCleary moved, seconded by Mollineaux, to approve the Blaine County Commissioner Special Meeting Minutes for March 6, 2023, as amended. Motion passed unanimously.

BREAK

LAND USE and BUILDING SERVICES HEARINGS

Present: Blaine County Chief Deputy Prosecuting Attorney Tim Graves, County Land Use and Building Services Director Tom Bergin, Zoning Specialist I Rachel Martin, Land Use Planner Allison Kennedy, Zoning Specialist Crystal Rigby, Applicant representative Galena-Benchmark Associates David Patrie, John Kendall, Architect Nicole Ramey, Charlie Stuart, Jake Lane, City of Hailey Jessica Parker, *Idaho Mountain Express* staff writer Mike Shultz.

- **234 Timber Lane Plat Amendment and Mountain Overlay Site Alteration: Public hearing and consideration of a plat amendment and Mountain Overlay District Application by John W. Kendall on Lot 1, Block 1, Timber Gulch Subdivision to relocate the non-motorized**

public access easement to the north side of the property from the south side and amend the building envelope to reflect new avalanche study conclusions. Located at 234 Timber Ln, the applicant/owner of this 5.78-acre property is also applying for a Mountain Overlay Site Alteration to construct a single-family residence within the Mountain Overlay District.

Rachel Martin read published notice for today's hearing.

McCleary moved, seconded by Mollineaux, that the notice for hearing is adequate. Motion passed unanimously.

No disclosures

New comments provided to the commissioners for review.

Benchmark Associates David Patrie presented the plat amendments. The applicant is requesting to move a partition of the building envelope out of the red avalanche zone and relocate the 12-foot non-motorized public access easement. The proposed easement would follow the actual trail, the public would not be required to cross the applicant's property to access the existing trail.

Public Comment –

- Idaho Fish and Game made no comment regarding the relocation of the 12-foot public access easement.
- Timber View Gulch Homeowner Association President Jack Lane
 - The HOA is supportive in relocating the 12-foot public accesses easement.
 - The gates issues should be discussed between the Applicant John Kendall, Mr. and Mrs. Milk adjacent neighbor and the Timber View HOA.

Deliberation

- The Blaine County Commissioners are supportive of removing the building envelope from the red avalanche zone and moving the public access easement to the north.

McCleary moved, seconded by Mollineaux, to approve the plat amendment by applicant John William Kendall Timber Gulch Lot 1 Block 1, to relocate a pedestrian/equestrian access easement as proposed, and amend the building envelope with conditions finding that the application complies with the applicable criteria set forth under Title 10 Subdivision Regulations and applicable criteria of Title 9 Zoning Regulations. Motion passed unanimously.

- **Located at 234 Timber Ln, the applicant/owner of this 5.78-acre property is also applying for a Mountain Overlay Site Alteration to construct a single-family residence within the Mountain Overlay District.**

Notice for this hearing was posted with plat amendment.

No disclosures

New comments provided to the commissioners for review.

Architect Nicole Ramey will present the Mountain Overlay. The residence will be a single story with two guest suites and a three-car garage. The landscape will contain native grasses, evergreens, shrubs, and aspens.

Public Comment –

- Timber View Gulch Homeowner Association President Jack Lane questioned if the County had any illuminating codes, requirements, or restrictions on Mountain Overlay? He stated the lights would be visible from East Fork Road and may obstruct the applicants' neighbors view corridors.

Applicant John Kendall provided photos from East Fork Road. He stated that the lighting on his property was not visible from East Fork Road.

County Land Use and Building Services Director Tom Bergin confirmed that the property is visible from East Fork Road and was noted in the original plat. Evaluation photos have been taken during the day. Bergin suggested having window film be a requirement, in the past the Planning and Zoning Committee has reviewed window reflections, and window lighting and required a sort of shading as a condition.

Deliberation

- McCleary requested for Land Use & Building Services staff evaluate the landscape and vegetation within 1 year, and again after 3 to 5 five years.

McCleary moved, seconded by Mollineaux, to approve the proposed Mountain Overlay District Site Alteration permit application as presented and discussed at this public hearing, finding there is adequate evidence that the proposed development meets the design reviews stands of evaluations. Motion passed unanimously.

LAND USE and BUILDING SERVICES

- Findings of Fact: Driftwood Ranch Sub, Lot 8 - Plat Amendment

McCleary moved, seconded by Mollineaux, to approve the Finding of Facts Conclusions of Law and Decision finding Dirk Zondag to amend Driftwood Subdivision Lot 8. Motion passed 2/0. Mollineaux abstained.

EXECUTIVE SESSION - Idaho Code Section 74-206(1)(f) Threatened Litigation, Quigley Ranch Mediation Update

McCleary moved, seconded by Mollineaux, to go into Executive Session, pursuant to Idaho Code 74-206 (1)(f) - Idaho Code Section 74-206(1)(f) Threatened Litigation, Quigley Ranch Mediation Update. Davis (aye), McCleary (aye) and Mollineaux (aye). Motion carried unanimously.

No action will be taken.

ADJOURN

At the hour of 2:36 p.m., with no more business before them, the County Commissioners adjourned.

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