

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

First Day

Tuesday, May 2, 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; County Administrative Services Director Kristy Heitzman, Administrative Assistant Morgan Baird, County Disaster Services Coordinator Chris Corwin, Human Resources Generalist Justin Highhouse, IT Security/Network Engineer Jon Eaton, IT Enterprise Architect Ben Parker, IT Analyst Josh Maxwell, IT Analyst Garrett Boyle, Grants, Elections and County Services Specialist Deidre Dolce, and 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.

PUBLIC COMMENT –

Present: Quigley Lane resident Lili Simpson, County resident Nina Jonas, North Blaine County Fire District Treasurer Sarah Michael, Andreas Heaphy.

- Quigley Lane residents Lili Simpson is disappointed with the transparency regarding the Quigley Ranch Mediation.
- County resident Nina Jonas would like to continue the discussion regarding a red tagged house out Deer Creek.
- North Blaine County Fire District Treasurer Sarah Michael requested the North Blaine County Fire District to be invited to future ARPA discussions.

PROCLAMATION 2023-03 MAY IS MENTAL HEALTH AWARENESS MONTH, Record #**700063**

Present: Wood River NAMI Executive Director Brittany Shipley, BC First Kelly White, Wood River High School Social Worker Julie Carney.

Brittany Shipley is grateful for the Counties participation and support regarding mental health.

PUBLIC COMMENT –

- Wood River High School Social Worker Julie Carney shared how mental health can affect youth differently.

Mollineaux read Proclamation 2023-03 May is Mental Health Awareness Month.

McCleary moved, seconded by Mollineaux, to approve a Blaine County Proclamation 2023-03. A Proclamation for Mental Health Awareness Month 2023. Motion passed unanimously.

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

Present: Deputy Clerk-Auditor-Recorder Brooke Baird

McCleary moved, seconded by Mollineaux, to go into executive session pursuant to Idaho Code 74-206(1)(d) Indigent - Consideration of records that are exempt from disclosure as provided in Chapter 1, Title 74, Idaho Code. Davis (aye), McCleary (aye) and Mollineaux (aye). Motion carried unanimously.

Open session resumed at 9:22 a.m.

INDIGENT CONSIDERATIONS

McCleary moved, seconded by Mollineaux, to deny case CV2023-1174-1 due to indigency was not established. Motion passed unanimously.

COUNTY DEPARTMENT REPORTS

Present: Blaine County Assessor Jim Williams, Appraiser I Camille Kloer, Blaine County Land Use and Building Services Director Tom Bergin, Tina Lewis, County Certified Building Official Jeff Giese,

Human Resources - Justin Highhouse

- **Employee Recognition**

Land Use and Building Services Department – Tina Lewis

County Land Use and Building Services Director Tom Bergin and County Certified Building Official Jeff Giese would like to applaud Tina Lewis's accomplishments. Lewis completed the International Code Counsel publish codes for cities and counties.

Assessor Department – Camile Kloer

Blaine County Assessor Jim Williams wants to thank Camille Kloer for identifying Yew plants and reporting the plants while performing appraisals. Kloer attended classes on how to identify Yew plants.

IT Department – Entire Department

County Administrator Mandy Pomeroy wants to thank IT Security/Network Engineer Jon Eaton and IT Analyst Josh Maxwell for receiving their NACO Professional Development Academy Cyber Security and Leadership Program. They both attended the 12-week program and received their master certificate while installing new sound equipment in the Blaine County Commissioner's meeting room. She thanked the entire department for completing the Commissioners meeting room renovations.

Administrative Services - Kristy Heitzman

- Earth Day Update

Heitzman and Administrative Assistant Morgan Baird attended the event, it was well attended. They discussed County recycling efforts and noxious weeds.

The Blaine County Soil Conservation District is exchanging yew plants with shrubs.

Clerk - Stephen McDougall Graham

Early Voting starts May 1, 2023, and ends May 12, 2023.

County Administrator - Mandy Pomeroy

- Budget requests from community services organizations are due May 15th. If the Blaine County Commissioners have questions regarding the budget requests Pomeroy will schedule for those agencies to present during a meeting.
- The new Sustainability Manager Andrew Mentzer is working with Former Sustainability Manager Lynne Barker. Mentzer will start full time in person on May 8th.
- Flooding Update – Blaine County Disaster Services Coordinator Chris Corwin
 - The Flood Community Meetings were well attended and provided residents with flood preparation information.
 - The river rose to 5.4 feet; Corwin does not believe there is any imminent danger to county infrastructures.
 - Flat Top Road was closed due to erosion.
- The Forest Service extended the seasonal closures to May 13th.
- COVID-19 sick leave ends May 11th.
- County Administrative Services Director Kristy Heitzman will coordinate with elected officials and department heads to meet with Deb Volare for the Media Communications Training.
- **Additional Discussion Regarding ARCH ARPA Funding Request**

Present: ARCH Community Housing Trust Executive Direct Michelle Griffith

- The County committed ARPA funds for ARCH Community Housing to construct housing in the Sunbeam Development, Cities of Hailey, Bellevue, and Carey. A portion of the units in Sunbeam Development will be for sale.
- ARCH would like for the County to provide guidelines. Griffith provided some examples the County may want to consider.
- The Blaine County Commissioners would like Griffith to present the construction phases.

No motion was made.

- **Additional Discussion Regarding North Blaine County/Sun Valley Fire ARPA Funding Request**

Present: North Blaine County Fire District Treasurer Sarah Michael, Sun Valley Mayor Peter Hendricks, City of Sun Valley Administrator Jim Keating, North Blaine County Fire District Chief Rich Bauer, Sun Valley Fire Chief Taan Robrahn.

Blaine County committed \$350,000 of ARPA funds for The North Blaine County/City of Sun Valley Fire for the Greenhorn Station Housing units. The entire project will cost \$3,200,000, the County funding will fund the infrastructure. Units will be available to City of Sun Valley Fire and North Blaine County Fire District staff first; remaining units will be offered to Blaine County First Responders. The Greenhorn station houses Wood River Fire and Rescue, Sun Valley Fire, Blaine County Sheriff's staff at the station now.

PUBLIC COMMENT –

- North Blaine County Fire District Chair Jed Gray has not been given the opportunity to review the contract and requested for the North Blaine County Fire District Commission Board to be included in conversations regarding the NBCFD.
- North Blaine County Fire District Chief Rich Bauer is thankful for the Blaine County Commissioner's consideration for additional housing for first responders.
- Sun Valley Fire Chief Taan Robrahn would like to thank the Blaine County Commissioners for their efforts in providing housing for first responders in the Wood River Valley.
- City of Sun Valley Administrator Jim Keating is supportive of the changes regarding allowing other first responding agencies apply for available units.

- Sun Valley Mayor Peter Hendricks explained the purchase of the Ellsworth Building. The City of Sun Valley purchased the Ellsworth Building in efforts to create affordable workforce housing. The Ellsworth Building was not intended to only house City of Sun Valley staff.

County Chief Deputy Prosecuting Attorney Tim Graves advised the Blaine County Commissioners to refrain from acting until Graves can review the contract, specifically the indemnification line. No motion was made, the contract will be revised and added to a future agenda for a motion of approval.

CONTRACTS, GRANTS and AGREEMENTS

Present: Grants, Elections and County Services Specialist Deidre Dolce, Blaine County Jail Administrator Captain Jay Davis

- **Request to Apply for FY23 SCAAP Grant**

The State Criminal Alien Assistance Program (SCAAP) awards funding to detention centers that house illegal immigrants that have been charged with felony offences. The amount will be disclosed after the application is submitted.

McCleary moved, seconded by Mollineaux, to approve the request to apply for the FY State Criminal Alien Assistance Program (SCAAP). Motion passed unanimously.

- **Senior Connection CDBG for HVAC project close-out form**

The Senior Connection was awarded funds from the 2021 Community Development Block Grant Program to upgrade their HVAC system. The program is near completion, progress reports and invoices need to be signed by the Blaine County Commissioners Chair.

McCleary moved, seconded by Mollineaux, to authorize the Chair to sign all the close out agreements for the Department of Commerce grant for the Senior Connection. Motion passed unanimously.

ORDINANCE 2023-02-DOG MICROCHIPPING Record #**70000**

The Mountain Humane requested that the County adopt a Microchipping Ordinance. Local law enforcement received a donation to fund microchip readers for all law enforcement vehicles. Law enforcement will be able scan microchips and return lost pets to owners. Dogs tag could still be used if the owner opts to not have their dog microchipped. Microchip will provide owner contact information, vaccination status, medical history. Microchipping may hold pet owners accountable to obtain a proper pet license, keeping their pets' vaccinations up to date.

County Chief Deputy Prosecuting Attorney Tim Graves explained the process of adopting a County Ordinance. Graves will forward amendments to the ordinance to County Clerk Stephen McDougall Graham.

McCleary moved, seconded by Mollineaux, to approve a Blaine County Ordinance 2023-02 pursuant to Idaho Code 25-280. Motion passed unanimously.

BOARD of COUNTY COMMISSIONERS' REPORTS

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

- **Fire Chiefs Meeting**
McCleary and Emergency Communications Director Robin Stellers attended the meeting. They discussed E911 txt alert, vital information paramedics would like to know before arriving at the scene.
- **Sun Valley Economic Development Community Roundtable**
Davis attended the roundtable, they discussed current tourist and vacation trends, projections.
- **Correspondence**
McCleary received a photo of stream in Triumph that looks polluted. The Department of Environmental Quality and the Idaho & League Conservation were alerted.

CONSENT CALENDAR

- Transfer of Beverage License from Zeppler World Industries Inc dba Galena Lodge to Paulymeyer LLC dba Galena Lodge

McCleary moved, seconded by Mollineaux, to approve the Consent Calendar for May 2, 2023. Motion passed unanimously.

BREAK

BLAINE COUNTY AMBULANCE DISTRICT

Present: Wood River Fire and Rescue Chief Ron Bateman, North Blaine County Fire District Chair Jed Grey.

McCleary moved, seconded by Mollineaux, to convene as Blaine County Ambulance District Board. Motion passed unanimously.

- **FY 2024 Budget Discussion**

McCleary, County Clerk Stephen McDougall Graham and Ozzy Gripentrog reviewed previous budgets and budget projections, they are working on the FY24 budget. During the Blaine County Ambulance District Meeting contract holders will be given 20 minutes to present their budgets, joint issues, and general updates. Wolpert Consultant Hillary Fletcher decided to contract ESCI Consulting to perform the fire analysis for the consolidation.

PUBLIC COMMENT –

- North Blaine County Fire District Chair Jed Gray will attend the Ambulance District meeting and provide public comment.
- Sun Valley Mayor Peter Hendricks questioned if the Ambulance District will convene prior to the Consolidation meeting with Wolpert.

Davis reconvened as the Board of County Commissioners.

SOUTH CENTRAL PUBLIC HEALTH DEPARTMENT FY 2024 BUDGET PRESENTATION

Present: SCPHD District Director Melody Bowyer, SCPHD Financial Specialist Principal Jeremy St. Clair, SCPHD Public Health Director Josh Jensen, SCPHD Family and Children’s Health Division Administrator Logan Hudson, SCPHD Environmental Health Director Josh Jensen, SCPHD Environmental Health Safety Specialist Nolan Hamm, SCPHD Community Health Specialist Cody Orchard, SCPHD Board Chair Linda Montgomery.

SCPHD District Director Melody Bowyer introduced staff.

- SCPHD Environmental Health Director Josh Jensen
The Environmental Health Department evaluates sewage disposal, new subdivision sewer, food protection, septic permits. The Environmental Health Department is mandated by the State to conduct food establishment inspections. They have a contract with Idaho Health and Welfare to inspect and evaluate licensed childcare facilities, and the Department Environmental Quality and inspect and ensure landfills, transfer stations are meeting the standards. Nolan Hamm is the new Blaine County Environmental Health Safety Specialist.
- SCPHD Family and Children’s Health Division Administrator Logan Hudson
The Health Division focuses on Infection Disease Control and vaccinations. They work to prevent, track, and control diseases.
- SCPHD Community Health Specialist Cody Orchard
Community Health Department focuses on Tobacco and suicide prevention. Orchard did a two-day vaping workshop with Silver Creek High School students. He is partnered with St. Luke’s, and the Wood River Middle School for the Catch My Breath Program. Orchard is working with 5B Suicide Alliance.
- SCPHD District Director Melody Bowyer
Bowyer went over the pamphlet that includes programs the SCPHD provide, grants that the SCPHD awards, and the proposed FY24 budget.

LOGIC AND ACCURACY TEST

Present: Blaine County Elections Supervisor Hayleigh Simpson, Twin Falls Election Valerie Veradi

The Blaine County Commissioners tested the premade test ballots. No motion was made, the Blaine County Commissioners confirmed the results matched the test ballots.

BREAK

LAND USE and BUILDING SERVICES

Present: County Land Use and Building Services Director Tom Bergin, Land Use Planner Allison Kennedy, Maxwell Structure Design Studio Applicant Architect Jack Swanson, Jeremy St. Clair, *Idaho Mountain Express* staff writer Mike Shultz,

- **Greenhorn Subdivision Lot 28A-Plat Amendment Application: Public hearing and consideration of a Plat Amendment application by Edwin and Nicole Taylor located at 125 Greenhorn Loop for a building envelope modification to accommodate a proposed addition to the existing residence. The 1.76-acre property is within the following zoning districts: Rural Residential (R-10), Residential/Agricultural District (R-5), Avalanche (A) and the Mountain Overlay District (MOD).**

Land Use Planner Allison Kennedy read public notice for this hearing.

McCleary moved, seconded by Mollineaux, that notice for this hearing is adequate.

No disclosures.

New materials were provided to the Blaine County Commissioners.

The applicant representative Galena Benchmark Associates Cinda Lewis presented the building envelope modification to accommodate a proposed garage addition that would be adjacent to the existing house. Applicant Architect Jack Swanson explained the proposed garage will be adjacent to the existing garage.

County Land Use and Building Services Director Tom Bergin informed the applicant if they are delaying the parking construction to a later time, the applicant would need to apply for site alteration permit.

Public Comment – NONE

Deliberation

McCleary does not believe the application meets the plat amendment criteria. McCleary believes a larger envelope in the Mountain Overlay District or hazard area creates a bigger impact. Davis disagreed and believed moving the building envelope out of the 25% MOD meets the standards.

The applicant will revise the size of the building envelope.

McCleary moved, seconded by Mollineaux, to continue this hearing to a date uncertain. Motion passed unanimously.

APPROVAL OF BOARD OF COUNTY COMMISSIONERS MEETING MINUTES

- **March 7, 2023, Regular Meeting**

McCleary moved, seconded by Mollineaux, to approve the Blaine County Commissioner Meeting Minutes for March 7, 2023, as amended. Motion passed 2/0 Mollineaux abstained.

- **March 13, 2023, Special Meeting**

McCleary moved, seconded by Mollineaux, to approve the Blaine County Commissioner Meeting Minutes for March 13, 2023, as amended. Motion passed 2/0 Mollineaux abstained.

- **March 14, 2023, Regular Meeting**

McCleary moved, seconded by Mollineaux, to approve the Blaine County Commissioner Meeting Minutes for March 14, 2023, as amended. Motion passed 2/0 Mollineaux abstained.

LAND USE and BUILDING SERVICES

- **60 Cooper Drive-Plat Amendment: Continuation of a Public hearing held on April 11, 2023. Consideration of an application by Anette Wachter to amend Lot 10, Block 2, Griffin Ranch PUD Subdivision Phase 3, by adding an accessory building envelope.**

Land Use Planner Allison Kennedy read public notice for this hearing.

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

No disclosures.

New comments and material were forwarded to the Blaine County Commissioners. The Blaine County Commissioners reviewed new material.

Applicant representative Josh Glik lowered the building envelope by 20%, the applicant does not want to limit the capacities of the accessory building envelope.

PUBLIC COMMENT –

- **Griffin Ranch Lot 11 William Carr**

Is the adjacent owner, he was not aware of any prior hearings and flew in from California to attend today's hearing. He is not in support of any structures being constructed behind his property and eliminating his view corridor. Carr is concerned that Glik is a member of Griffin Ranch Design Review Committee and is representing the applicant. He suggested it is a conflict of interest.

- **Griffin Ranch Lot 13 Christine Rolf**

Rolf modified her building envelope to incorporate her barn within her building envelope. She received one object from the previous Lot 10 owner, who was concerned with horses grazing in the fenced area adjacent to their property. Rolf provided additional building envelope modifications that have occurred in the Griffin Ranch Subdivision.

Applicant representative Josh Glik

- Glik responded to Carr's comment regarding public notice.
- Glik removes himself from the Griffin Ranch HOA Board, and DRC when he is representing an applicant.
- The Griffin Ranch subdivision CC&Rs does not protect or maintain view corridors. The HOA Board will attempt to maintain view corridors and avoid blocking view corridors but are not obligated to do so.

The Applicant request additional time to review new public comments.

County Land Use and Building Services Director Tom Bergin and Land Use Planner Allison Kennedy both advised the Blaine County Commissioners not to reopen public comments.

Deliberations –

The Blaine County Commissioners were disappointed the applicant did not substantially consider the suggestions the Blaine County Commissioners gave in the previous hearing. Blaine County Commissioners suggested for the applicant to resubmit a new application including the conditions set forth by Land Use & Building Services.

McCleary moved, seconded by Mollineaux, to deny the application by Anette Wachter for a plat amendment to Griffin Ranch PUD Subdivision Phase 3 Lot 10 Block 2 does not meet the applicable criteria. Motion passed unanimously.

EXECUTIVE SESSION - IC 74-206(1)(f) - threatened litigation - Drinkers of the Wind Subdivision, Hiawatha Canal IDWR Application and Simpson mediation request.

McCleary moved, seconded by Mollineaux, to go into Executive Session, pursuant to Idaho Code 74-206 (1)(f) for threatened litigation - Drinkers of the Wind Subdivision, Hiawatha Canal IDWR Application and Simpson mediation request. Davis (aye), McCleary (aye) and Mollineaux (aye). Motion carried unanimously.

Open session resumed at 3:40 p.m.

EXECUTIVE SESSION CONSIDERATIONS

No motion was made.

LAND USE and BUILDING SERVICES

- **Discussion: Floodplain Management Services Contract with the City of Bellevue**

The City of Bellevue does not have floodplain staff or consultant to assist or advise the City of Bellevue on routine or Emergency Stream Alteration Permit. The City of Bellevue is supportive of an MOU agreement for floodplain professional services. Hilt is supportive in providing the City of Bellevue with floodplain services.

The Blaine County Commissioners are supportive of Hilt assisting the City of Bellevue with Emergency Stream Alteration Permit with specific conditions in the MOU agreement. The fee for Hilt's services would include benefit fees and Hilt's hourly rate, strict time limitation, the County will remain a top priority, and a not to exceed amount. County Administrator Mandy Pomeroy would like County Chief Deputy Prosecuting Attorney Tim Graves to review the MOU agreement before the Blaine County Commissioners make a motion.

The Blaine County Commissioners discussed other waterways topics.

- Davis received a complaint regarding small rubber pieces in the waterways. Hilt evaluated Hiawatha and Indian Creek River channel; the source was from an equestrian facility in the Red Devil area. The property owner did not violate stream channel ordinance and is trying to clean up the waste in the water channels. The Blaine County Commissioners requested Land Use & Building Service to develop preventative strategies going forward, and possibly evaluating other equestrian facilities in the Wood River Valley.
- The County received an Emergency Stream Alteration Permit, where Webb Landscaping as the contractor to perform the bank stabilization. Hilt does not believe local landscape companies are equipped or prepared to perform stream alterations.
- Davis suggested Hilt coordinate with the municipalities and organize a procedure to dispose of sandbags.

ADJOURN

At the hour of 4:29 p.m., with no more business before them, the County Commissioners adjourned.

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