

**OFFICE OF THE Board of County Commissioners  
OF BLAINE COUNTY  
REGULAR MEETING OF THE APRIL 2023 SESSION**

**First Day**

**Tuesday, April 4, 2023**

Pursuant to Statutory Provisions, the Board of Blaine County Commissioners (Board of County Commissioners) met this day at 9:00 a.m. Present were Chair Muffy Davis, Vice-Chair Angenie McCleary; County Administrator Mandy Pomeroy; Administrative Services Director Kristy Heitzman, Administrative Assistant Morgan Baird, Blaine County Clerk Stephen McDougall Graham, Human Resources Generalist Justin Highhouse, IT Enterprise Architect Ben Parker, IT Security/Network Engineer Jon Eaton, County Elections Supervisor Hayleigh Simpson, and Deputy Clerk-Auditor-Recorder Joana Guerrero.

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

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

**PUBLIC COMMENT** –

Present: Blaine County Housing Authority Board Interim Executive Director Sarah Michael, Lili Simpson, Alec Barfield.

- Hailey Resident Alec Barfield and other concerned County residents launched “Save Quigley Canyon” website. The website supplies information on the proposed residential development Quigley Ranch. The website includes a link to send public comments to the Blaine County Commissioners. The website has had over six hundred views and received over one hundred comments opposing the residential development. Barfield asked that there be another public hearing, and for the process of this application to be transparent.
- Quigley Lane resident and wildlife advocate Lili Simpson requested for Executive Sessions about Quigley Ranch be open to the public. Simpson is disappointed with the lack of transparency, and zero media coverage. She asked the Board of County Commissioners to think about how this development would affect “our kids, and future generations.”
- Blaine County Housing Authority Board Interim Executive Director Sarah Michael is supportive of the Fair Housing Month Proclamation. The BCHA completed the Blaine County Resource Guide. They will post the guide on their website and email copies to social services providers. The guide includes general contact information for housing assistance, local resources, and specific needs. They will not be printing the guide; they plan to update information as needed.

**DESIGNATION OF POLLING LOCATIONS**

County Elections Supervisor Hayleigh Simpson presented the polling locations for May 16, 2023, Election.

BLAINE COUNTY POLLING PLACES MAY 2023		
PRECINCT #	PRECINCT NAME	POLLING PLACE
002	Sun Valley	Sun Valley City Hall 81 Elkhorn Road, Sun Valley ID
003	North Ketchum	The Community Library 415 Spruce Ave N, Ketchum ID
004	South Ketchum	The Community Library 415 Spruce Ave N, Ketchum ID
007	NW Hailey	Community Campus 1050 Fox Acres Road, Hailey ID
008	NE Hailey	Community Campus 1050 Fox Acres Road, Hailey ID
009	SW Hailey	Community Campus 1050 Fox Acres Road, Hailey ID
010	NW Woodside	Community Campus 1050 Fox Acres Road, Hailey ID
011	SE Woodside	Community Campus 1050 Fox Acres Road, Hailey ID
	Absentee / Early Voting	Blaine County Courthouse & Mail 206 1 <sup>st</sup> Ave South, Hailey ID

**McCleary moved, seconded by Davis, to approve the Blaine County Polling locations for the May 16, 2023, Election. Motion passed 2/0.**

**PROCLAMATION 2023-01 FAIR HOUSING MONTH**

**McCleary moved, seconded by Davis, to approve Proclamation 2023-01 a proclamation of the Board of County Commissioners of Blaine County, Idaho to recognize Fair Housing Month Motion passed 2/0.**

**COUNTY DEPARTMENT REPORTS**

**Human Resources - Justin Highhouse**

- Employee Recognition
  - Land Use Planner Allison Kennedy and Zoning Specialist I Rachel Martin  
The Land Use and Building Services department was short staffed due to COVID. Kennedy and Martin worked together to keep the department operational.

- Administrative Assistant Morgan Baird  
The IT Department wants to recognize Baird's effort and support during the meeting room's conversion. Baird went the extra mile by testing equipment, creating an instruction manual for the new equipment.
- Probation Department  
County Administrative Services Director Kristy Heitzman would like to recognize the entire department for its incredible work and managing the influx of cases.

**Clerk - Stephen McDougall Graham**

- Monday April 10<sup>th</sup> the Board of County Commissioners will be reviewing the remaining internal ARPA requests and having a budget kickoff meeting.

**County Administrator - Mandy Pomeroy**

- The shelter closed its doors on April 3<sup>rd</sup>. The case workers and service providers were able to arrange housing for the remaining families. Ketchum Housing Strategist Carissa Connelly coordinated crews to help with restoring the facility to its original condition, delivering miscellaneous items to local thrift stores, and storing and returning cots.
- Pomeroy is meeting with the Cities of Hailey, Ketchum, and Sun Valley to discuss sharing a building inspector. The Cities of Hailey and Ketchum do not have a building inspector, they use the state's building inspector. McCleary would like Pomeroy to include the Cities of Bellevue and Carey in these discussions.
- Pomeroy cancelled the Ambulance District meeting. Woolpert's consultant Hilary Fletcher planned to bring all the partners together for a first touch meeting. However, the data collection agency AP Triton declined Woolpert's proposal. Fletcher will be contracting ASCI Fire and EMS consulting Firm to perform the data collection. The Board of County Commissioners would like to schedule a meeting to discuss the preliminary budget for FY24.
- Pomeroy suggested having identification/access badges for staff. The badges would help County residents verify staff who may be working in the field, or poll workers on election day.
- Administrative Services Director Kristy Heitzman, Floodplain Manager Kristine Hilt, Road, and Bridge Manager Steve Thompson, and Chief Deputy Sheriff Will Fruehling had a first touch flood preparation meeting. Pomeroy will add Flood Preparation to the April 11<sup>th</sup> agenda.
- Governor Brad Little declared March 27<sup>th</sup> Richard "Dick" Fosbury Day in the State of Idaho, the County will receive a signed proclamation. Fosbury's late wife Robin Tomasi will inform the County of any memorial services.

**BOARD of COUNTY COMMISSIONER REPORTS**

**Wood River Water Collaborative**

Davis would like Floodplain Manager Kristine Hilt to attend the quarterly meetings. The Wood River Water Collaborative received a grant from Boise State University to perform a water modeling quality study.

**Wood River Wolf Project**

They will distribute their 2022 accomplishment and updates report.

**Local Emergency Planning Committee Meeting**

County Disaster Services Coordinator Chris Corwin attended the State of Emergency Planning meeting. They discussed flood preparedness, state recourses, local government requirements.

**5B Suicide Prevention Alliance**

They will be having their annual Suicide Awareness event at the Limelight Hotel. County Administrative Services Director Kristy Heitzman provided 5B Alliance with the County logo.

**ICLEI Cities of the America's Summit**

The International Council for Local Environmental Initiatives (ICLEI) is hosting a series of sustainability resilience workshops.

**Correspondence**

- McCleary, Davis and Pomeroy received emails about the Quigley Ranch mediation. They will forward emails to Land Use staff.
- Pomeroy, Human Resources Generalist Justin Highhouse, Former Sustainability Manager Lynne Barker, City of Ketchum, and City of Hailey will be taking part in the interviews for a new Sustainability Manager.
- Volare Communications will be doing a media training exercise to prepare staff for in-person media interviews.

**BREAK**

**APPROVAL OF BOARD OF COUNTY COMMISSIONER MEETING MINUTES**

- December 6, 2022, Regular Meeting

**McCleary moved, seconded by Davis, to approve the Blaine County Commissioners Meeting Minutes for December 6, 2022, as amended. Motion passed 2/0.**

- December 13, 2022, Regular Meeting

**McCleary moved, seconded by Davis, to approve the Blaine County Commissioners Meeting**

**Minutes for December 13, 2022, as amended. Motion passed 2/0.**

- December 20, 2022, Regular Meeting

**McCleary moved, seconded by Davis, to approve the Blaine County Commissioners Meeting for December 13, 2022, as amended. Motion passed 2/0.**

January 17, 2023, Regular Meeting

**McCleary moved, seconded by Davis, to approve the Blaine County Commissioners Meeting for January 17, 2023, as amended. Motion passed 2/0.**

**EXECUTIVE SESSION - I.C. Section 74-206(1)(f) Threatened Litigation, Quigley Ranch Mediation Update, IC Section 74-206(1)(c) - Acquiring an interest in real property not owned by the County and Idaho Code Sections 74-206(1)(b) - Evaluation, Dismissal or Disciplining of Employees or Public Officers.**

**McCleary moved, seconded by Davis, to go into Executive Session, pursuant to Idaho Code 74-206 (1)(b) for Evaluation, Dismissal or Disciplining of Employees or Public Officer. Davis (aye), McCleary (aye). Motion passed 2/0.**

The board reconvened at 11:45 a.m.

**REQUEST TO PLACE SPECIAL ASSESSMENT FOR NUISANCE PROPERTY ON TAX ROLL**

Present: County Chief Deputy Prosecuting Attorney Tim Graves, Blaine County Treasurer John David Davidson, Carey City Council Alyssa Cenarrusa, Carey City Clerk Tess Cenarrusa.

- **Parcel RPC1S210222980 - 20546 N Main St, Carey - FR SWSE TL 7517 SEC 22 1S 21E**

There was a structure fire in the City of Carey. The fire caused extensive damage to the structure. The Carey Chief recommended that the City of Carey declare the property a public nuisance. The City of Carey notified the property owner to vacate the property. The City of Carey had the structure demolished and received donations that covered a part of the demolition fee. Carey City Clerk Tess Cenarrusa forwarded a bill for the remaining balance to the property owner. The City of Carey has not received any payment from the owner.

County Chief Deputy Prosecuting Attorney Tim Graves explained that the Board of County Commissioners would need to approve placing the bill on the Tax Roll.

County Treasurer John David Davidson explained how the special assessment would appear on the 2023 Tax Roll and on the property owner's tax bill.

**McCleary moved, seconded by Davis, to place a Special Assessment for Nuisance Property on the 2023 Tax Roll for Parcel RPC1S210222980, 20546 N Main St, Carey FR SWSE TL 7517, SEC 22 T1S R21E in the amount of \$8,615 pursuant to Idaho Code Section 63-902 (11). Motion passed 2/0.**

**BREAK**

**LAND USE and BUILDING SERVICES**

Present: County Road and Bridge Manager Steve Thompson, Jeff Loomis, County Land Use and Building Services Director Tom Bergin, Land Use Planner Allison Kennedy, Zoning Specialist I Rachel Martin, County Floodplain Manager Kristine Hilt, Wood River Land Trust Lands Program Manager Keri York, Opal Engineering Samantha Stahlnecker, Brooke Bonners, Judith Wells, Jane Rothschild, Heidi Pietsch, Jim Laski, Benchmark Associates David Patrie, the Bjerke's, the Creedon's, Big Wood River District #9 Commissioner Bryan Dilworth.

- **Drinkers of the Wind Subdivision Public hearing and consideration of an application by Drinkers of the Wind c/o Brooke Bonner, for a Short Plat Subdivision consisting of 4 lots on 66.7 acres; re-subdividing Lots 1 and 2, Block 1, Bouttier-Williams Subdivision and Tax lot 7516 & 7515.**

Land Use Planner Allison Kennedy read public notice.

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

No disclosures.

New Material – Updated plat changing Parcel A as one triangle.

Public Comment – NONE

Opal Engineering Samantha Stahlnecker presented the application for Brooke Bonner. The applicant requested to subdivide two lots into four lots. The County Floodplain Manager requested for the applicant to revise the plat and to include the building envelopes outside the floodplain. Bellevue City Council

requested to convert tax lot 7516 to Parcel A with an access easement.

Applicant Brooke Bonner shared that she does not agree with plat notes “H” a recreational access easement along the Big Wood River, and “I” dedicating a fraction of Parcel A to the Howard Preserve Park.

**PUBLIC COMMENT** –

- Broadford resident Jane Rothschild questioned the process of removing properties from the floodplain. Rothschild shared that the land has flooded in the past. If the applicant were to install a riprap barrier, would it affect the neighboring properties.
- Lower Broadford resident Judith Wells asked where the two fisherman access points are and why are they not marked. Wells is also concerned with the effects the riprap barrier will have.
- Wood River Land Trust Lands Program Manager Keri York expressed that the WRLT would like for the application to meet the cities and County’s goals for public access. York shared that surrounding subdivisions on Broadford Road who have donated to the County to secure public access.
- Broadford resident Jim Laski questioned where the two fisherman access points are. He is not in favor of adding more parking lots on Broadford Road.
- Broadford resident Heidi Pietsch questioned if the riprap barrier would push the river towards the East. Pietsch questioned if there was anything in the code to prohibit large parcels from subdividing.

Stahlnecker responded to public comments.

The Board of County Commissioners agreed to modify plat notes G, remove notes D and I and added two conditions.

**McCleary moved, seconded by Davis, approve this short plat subdivision application by Drinkers of the Wind c/o Brooke Bonner, to subdivide 66.7 acres into 4 lots and Parcel A to be named Drinkers of the Wind Subdivision, finding the application complies with the applicable criteria set forth under Title 10, Subdivision Regulations and applicable criteria of Title 9, Zoning Regulations, subject to the conditions of approval. Motion passed 2/0.**

- **Hyndman Peak Subdivision Lot 28 Continuation of a public hearing and consideration of an application by Jennifer Hoey-Smith and Cory Wesslund Smith, to amend Lot 28, Block 2, Hyndman Peak Subdivision to modify or eliminate the platted building envelope.**

No notice was needed for this hearing.

Benchmark Associates David Patrie representative for the Smith’s is now representing the Creedon’s. The Smith’s sold Hyndman Peak Lot 28 Block 2 on April 3 to Creedon’s. The new owners would like to have their design team review the building envelope and meet with the Bjerke before continuing this application.

**McCleary moved, seconded by Davis, to continue this hearing to a date uncertain. Motion passed 2/0.**

- **Glendale Road Bridge -Big Wood River-Stream Alteration Permit Public hearing and consideration of an application by Flood Control District #9 for work within the Big Wood River. The proposal includes the removal of gravel upstream and directly under the bridge to increase water conveyance and decrease pressure to an actively eroding streambank.**

Floodplain Manager Kristine Hilt read public notice.

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

No new materials or disclosures.

**PUBLIC COMMENT** –

- Wood River Land Trust provided a letter supporting the project along with recommendations.

The application includes removing gravel upstream and under the bridge to decrease pressure to the eroding streambank. The Idaho Department of Water Resources approved the project proposal. Any additional stream alterations will need to be resubmitted for approval. County Road and Bridge Manager Steve Thompson has begun removing snow and gravel blocking access to the project site.

**PUBLIC COMMENT** –

- Big Wood River District #9 Commissioner Bryan Dilworth would like to begin the project while the waters are cooperating.

McCleary moved, seconded by Davis, to approve with conditions the application by the Flood Control District #9 for a Stream Alteration Permit (SAP) on the Big Wood River adjacent to the Glendale Road Bridge within Township 1 North, Range 18 East, Section 13, finding the proposal complies with the applicable criteria set forth under Title 9, Chapter 17, Floodplain Overlay District and Riparian Setback District, subject to the listed conditions. Motion passed 2/0.

**LAND USE and BUILDING SERVICES**

- **P&Z Discussion: Federal Emergency Management Agency (FEMA) - Repetitive Loss Information Request.**

The Repetitive Loss letter is a request to obtain federally protected information on property owners in Blaine County who have filed more than one flood claim. This information would allow Floodplain Manager Kristine Hilt to provide specific property owners with general flooding information, flood notices, emergency flood warnings.

No action was needed.

**EXECUTIVE SESSION - I.C. Section 74-206(1)(f) Threatened Litigation, Quigley Ranch Mediation Update, IC Section 74-206(1)(c) - Acquiring an interest in real property not owned by the County and Idaho Code Sections 74-206(1)(b) - Evaluation, Dismissal or Disciplining of Employees or Public Officers.**

No action will be taken.

McCleary moved, seconded by Davis, to go into Executive Session, pursuant to Idaho Code 74-206 (1)(b) for Evaluation, Dismissal or Disciplining of Employees or Public Officer and IC Section 74-206(1)(c) to Acquiring an interest in real property not owned by the County. Davis (aye), McCleary (aye). Motion passed 2/0.

**ADJOURN**

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

Attest: \_\_\_\_\_ Approved \_\_\_\_\_  
Stephen McDougall Graham Muffy Davis  
County Clerk Chair