

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

Seventh Day

Tuesday, June 27, 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, County Road and Bridge Manager Steve Thompson; County Chief Deputy Prosecuting Attorney Tim Graves, *Idaho Mountain Express* staff writer Kari Dequine Harden 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 Davis called the meeting to order at 9:00 a.m.

PUBLIC COMMENT –

Present: Wood River Fire and Rescue Chief Ron Bateman, Kelly White, Cox Communications Market Representative Guy Cherp.

- Wood River Fire and Rescue Chief Ron Bateman read a letter asking the Blaine County Commissioners to consider using funds for BCFIRST a mental health program for first responders.
- Cox Communications Market Representative Guy Cherp informed the Blaine County Commissioners that Cox Communication intends to pursue a broadband grant to provide broadband access to residents south of Bellevue. They would like Blaine County to provide a supportive letter to include in the grant application.

CONSENT CALENDAR

- Claims dates June 22, 2023
- Beverage License Renewals for Johnny G's Subshack by TNT dba Johnny G's Subshack by TNT; Davinci's in Hailey LLC dba Da Vinci's; The Gardens LLC dba Taylor'd Events; Atkinson's Market Inc dba Atkinson's Market (Giacobbi Square); Atkinson's Market Inc dba Atkinson's Market (Hailey); Atkinson's Market Inc dba Atkinson's Market (Bellevue); A New Life LLC dba Nourish Me; Rojas Greenberg Inc dba Shorty's Diner; The Casino 2 LLC dba The Casino 2 & Casino Caf.; Wood River Gun Club Inc dba Wood River Gun Club; Oasis Stop 'N Go LLC dba Base Camp River Run; Oasis Stop 'N Go LLC dba Base Camp Hailey; Oasis Stop 'N Go LLC dba Base Camp Warm Springs; Oasis Stop'N Go LLC dba Guffy's; Oasis Stop 'N Go LLC dba Oasis Stop N Go #27; Oasis Stop N Go LLC dba Oasis Stop N Go #31; Oasis Stop 'N Go LLC dba Oasis Stop N Go #29; Burita LLC dba Cookbook Restaurant; Cutthroat Club LLC dba Cutthroat Club; Flip & Pour Inc dba The Wicked Spud; Dirty Birds LLC dba Wiseguy Pizza Pie (Ketchum); 3 Dummies LLC dba Wiseguy Pizza Pie (Hailey); Hailey Ice Inc dba Hailey Ice Park; West Magic Resort LLC dba West Magic Resort and Warfield Brewing Company LLC dba Warfield Distillery & Brewery.

McCleary moved, seconded by Mollineaux, to approve the Consent Calendar for June 22, 2023. Motion passed unanimously.

CONTRACTS, GRANTS and AGREEMENTS

- **Contract for Services - ARPA/SLFRF Reimbursement Men's Second Chance Living.**
..... Record #**700898**

The Blaine County Commissioners earmarked \$125,000 of ARPA funds for the Men's Second chance Living to purchase a second sober living facility.

McCleary moved, seconded by Mollineaux, to approve the contract for services between Blaine County and Men's Second Chance Living using SLRF/ARPA funds for a second sober living house. Motion passed unanimously.

COUNTY DEPARTMENT REPORTS

Road and Bridge Steve Thompson

- **Strategic Initiatives Grant Program**
 - The FY24 Local Transportation Project Grant Program has \$50,000,000 available for smaller rural communities' transportation projects. Blaine County Road and Bridge Manager Steve Thompson would like to apply for the grant and suggested choosing one of the top roads on the priority list: Broadford Road, South section of Gannett Road, or Buttercup Road.

The Blaine County Commissioners directed staff to prepare an application for Buttercup Road.

- **Indian Creek Road Update**

The Blaine County Commissioners are supportive of using \$500,000 from the Capital Improvement Budget intended for the Colorado Gulch Bridge project for the Indian Creek Road repairs. The Road and Bridge have \$150,000 in their budget that could be used for the Indian Creek Road repairs, for a total of \$650,000 for the Indian Creek Project.

Blaine County Disaster Services Coordinator Chris Corwin reminded the Blaine County Commissioners of associated costs for engineering services for the Colorado Gulch Bridge project could increase and suggests having a \$100,000 place holder.

Blaine County Land Use and Building Services Director Tom Bergin informed the Blaine County Commissioners of a side street that is being developed on Indian Creek Road and if it would cause any impacts to the Indian Creek Road Project.

The Blaine County Commissioners would like for the Road and Bridge Department and the Homeowners Association to coordinate. The County may require the HOA to carry a construction bond holding the HOA liable for any damages made to Indian Creek Road during their street construction.

No motion was made, County Road and Bridge Manager Steve Thompson will prepare contracts for presentation.

Clerk - Stephen McDougall Graham

- Blaine County Clerk Stephen McDougall Graham will submit a request to replace a printer.
- Contract for services with former Chief Deputy Clerk to provide end of year financial services.
- The Blaine County Recorder's office, and IT Department would like to proceed with Tyler Recording Software. IT Department has earmarked funds to migrate to a new software and will use their reserved funds for this transition. There are currently no software suites that provide all the services CAI offers, but CAI announced its end of life.

County Administrator - Mandy Pomeroy

- **Job Description Approval-Land Use and Building Services Department Manager**

The position was amended to include additional responsibilities which will not impact on the budget.

McCleary moved, seconded by Mollineaux, to approve the job description for Land Use and Building Services Department Manager. Motion passed unanimously.

- **FY 2023 Contingency Budget Request Considerations and Approvals**

Emergency Communications Department one time budget request to upgrade the office chairs in the amount of \$10,000. Facilities Department submitted a one-time budget request to replace an HVAC unit at the Judicial Court roof top in the amount \$25,000. The County Coroner one time budget request for a Coroner cold storage in the amount of \$15,000 plus \$1,000 for associated costs. Blaine County Commissioners directed staff to prepare contracts to be presented.

- Woolpert Hilary Fletcher and ESCI met with all the fire stations except for Smiley Creek and West Magic. They provided a list of documents they would like to review.
- Development Impact Fee Committee consultant met with the committee and questioned what, and why they are setting development fees. They are going to research questions asked during their meeting.
- The Road and Bridge tour and Road and Bridge Levy workshop is scheduled to take place in September.

BOARD of COUNTY COMMISSIONERS' REPORTS

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

- **5B Suicide Prevention Alliance** – They discussed the 5 signs program the Alliance is currently using and what program they would like to adopt.
- **Cox Communication Broadband Project** – The Blaine County Commissioners are supportive in submitting a letter of support.
- **Trout Unlimited** – Trout Unlimited Executive Director Chris Wood would like to continue a discussion with the County regarding the Big Wood River Atlas, posting flooding and drone footage.
- **Southern Idaho Solid Waste** – The County may have a higher revenue than predicted for the Solid Waste budget due to higher tipping fees. Mollineaux believes the Solid Waste budget is in good standing.

BREAK

BLAINE COUNTY HOUSING AUTHORITY UPDATE

Present: Blaine County Housing Authority Board Chair Keith Perry, St. Luke's Community Health Director Sarah Seppa, Current Hunger Coalition Resource Coordinator Jennifer Rangel,

Consideration for Approval-two new BCHA Board Members (Sarah Seppa and Jenny Rangel)

- The City of Ketchum and Blaine County Housing Authority have successfully created a one stop shop for community services. The County approved the BCHA's FY23 \$150,000 budget request.

- City of Ketchum Housing Director informed the Blaine County Commissioners they would like to hire a Housing Coordinator to assist the BCHA Program Administrator and expand their services. They may make an additional funding request for community outreach, marketing, translation, and strategic services.
- The BCHA/City of Ketchum is going to apply for a grant that would help fund a shelter. The BCHA and City of Ketchum asked if the County would be interested in committing additional funds, a local match for a shelter.
- Blaine County Housing Authority Board Chair Keith Perry presented the two nominees St. Luke's Community Health Director Sarah Seppa and Former City of Bellevue Council Member and Current Hunger Coalition Resource Coordinator Jennifer Rangel.
- Jennifer Rangel has been able to see firsthand how the housing crisis directly affected the community serving on the Bellevue City Council and working at the Huger Coalition. She believes it would be beneficial to have bilingual staff to assist applicants. St. Luke's Community Health Director Sarah Seppa recognizes the cost of living and housing crisis has made it difficult for St. Luke's to attract medical staff, even medical professionals who are earning more than \$100,000 per year.

The Blaine County Commissioners are supportive of the BCHA Board nominees.

McCleary moved, seconded by Mollineaux, to appoint Sarah Seppa and Jenny Rangel to serve on Blaine County Housing Authority Board for a term to be determined. Motion passed unanimously.

IDAHO FISH AND GAME: US HIGHWAY 20 PRONGHORN AND MULE DEER INTERACTION STUDY UPDATE

Present: IF&G Wildlife Regional Biologist Sierra Robotcek, IF&G Environmental Staff Biologist Bradley Dawson.

- IF&G Wildlife Regional Biologist Sierra Robotcek presented the Pronghorn and Mule Deer migration data.
- Future IF&G projects include private homeowner fencing collaboration, Sage Grouse migration monitors.
- IF&G expressed to Idaho Department of Transportation the negative impacts the Tomcat Hill Curves project would have on wildlife.

BREAK

LAND USE and BUILDING SERVICES

- **100 & 110 Lee's Gulch Road-Short Plat Subdivision & Plat Amendment: Public hearing and consideration of an application by Chase Gouley to subdivide FR NWNE (Lot 2) TL 7408 T1N S2 R18E; dividing the tax lot into two lots (9.24 & 7.91 acres) to be re-platted as Golden Willow Gulch Subdivision. In addition, Lees Gulch Subdivision Lot 1 Block 1 is reducing the lot line and creating a smaller 17.80-acre lot.**

Land Use Planner Allison Kennedy read publish public notice.

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

McCleary and Mollineaux have no disclosures.

Davis was contacted by the application regarding a separate issue but did not respond to the applicants.

Kennedy provided new materials to the Blaine County Commissioners. Kennedy explained the process for two application hearings. The applicant is requesting to subdivide their property into two lots and a variance that would allow them to move a road.

Chase Gouley presented his application along with letters of support from neighbors.

Public Comment:

- Applicant neighbor Mike Bower suggested the applicant is utilizing their residential property for commercial purposes. Bower also questioned who would be responsible for the maintain the fenced area by the mountain overlay.
- Applicant neighbor Jim Laski is supportive of the application.
- Property owner Kathy Gouley is supportive of the application. Gouley clarified her husband cuts logs on their property as a hobby, not for financial gain. Gouley stated Blaine County Code Compliance Specialist / Floodplain Manager Kristine Hilt approved replacing the barbwire fence along the mountain and they maintained the mountain for fire prevention.
- Applicant neighbor Chris Haugh is supportive of the application.

Chase Gouley clarified that Hilt did not approve replacing the fence however they did discuss replacing the fence.

Deliberation:

The Blaine County Commissioners required additional plat notes and conditions of approval. The riparian setback and mitigation would need to be re-noticed and the applicant would need to be present.

McCleary moved, seconded by Mollineaux, to approve this short plat subdivision application by Richard and Kathy Gouley to subdivide Tax Lot 7408 into two lots, to be renamed Golden Willow Gulch Subdivision Lot 1 & 2, 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 additional play notes discussed today. Motion passed unanimously.

McCleary moved, seconded by Mollineaux, to approve application by Richard and Kathy Gouley to replat Lot 1 Lee's Gulch Subdivision to be renamed Lot 1A Lee's Gulch Subdivisions reducing the lot from 19.7 acres to 17.8 acres and increasing Tax Lot 7408 to 17.15 acres from 14.698 acres as depicted on the Exhibit A, finding the application complies with the applicable criteria set forth under Title 10 Subdivision Regulations and applicable criteria for Title 9 Zoning Regulations subject to the additional conditions discussed today. Motion passed unanimously.

LAND USE and BUILDING SERVICES

Present: Blaine County Land Use and Building Services Director Tom Bergin, Blaine County Chief Deputy Prosecuting Attorney Tim Graves, Airport Legal Counsel Jim Laski, Friedman Memorial Airport Manager Chris Pomeroy, Eccles Attorney Evan Robertson.

- **Title 9 Zoning Regulations Text and Map Amendments related to Airport Vicinity Overlay District: Public hearing on and consideration of county-initiated text amendments to Blaine County Code, Title 9, Zoning Regulations, Chapter 18, Airport Vicinity Overlay District (AV) and amending the Airport Overlay District Map boundaries (Chapter 4).**

Blaine County Land Use and Building Services Director Tom Bergin provided the revised text amendments. Friedman Memorial Airport Manager Chris Pomeroy and Airport Legal Counsel Jim Laski presented the revisions that were made regarding future residential and commercial developments, FAA standers, FAA mandates.

Public Comment:

- Eccles Attorney Evan Robertson shared he is disturbed that the Blaine County Commissioners would approve text amendments being made during an open meeting and not allowing the public sufficient time to review the amendments.

Blaine County Chief Deputy Prosecuting Attorney Tim Graves advised the Blaine County Commissioners can choose to approve amendments made during an open meeting or choose to postpone consideration and allow the public time to review amendments. The Blaine County Commissioners are considering a judicial matter.

- Airport Legal Counsel Jim Laski suggested Robertson is only raising an issue to postpone the amendments.
- Friedman Memorial Airport Manager Chris Pomeroy clarified they are only amending zoning regulations set forth by the FAA.
- Eccles Ranch has submitted an annexation application to the City of Bellevue, the application has not been approved due to the City of Bellevue being a charter city. The City elects new staff every year and their application has been pending for over six years. Robertson is concerned the text amendment may delay the annexation application even longer.

Deliberation –

The Blaine County Commissioners are supportive of text amendments, however they agreed to postpone this hearing.

McCleary moved, seconded by Mollineaux, to continue this hearing to July 11th. Motion passed unanimously.

BOARD of COUNTY COMMISSIONERS' REPORTS

- **Other**
 - The Transportation Committee will be hosting a Highway 75 Project workshop that will allow public comments. McCleary will contact Idaho Transportation Department District 4 Engineer Jesse Barrus with additional questions they have, or the public has asked.
 - Sun Valley Economic Development 2nd quarter round table discussion focused on community health and wellness, employee retention, and hiring issues.
 - The Blaine County Commissioners will need to determine how to distribute the SRS funds. This will be added to the July 11th agenda for further discussion.

EXECUTIVE SESSION – §74-206 (1)(b) - Evaluation, Dismissal or Disciplining of Employees or Public Officers.

McCleary moved, seconded by Mollineaux, to go into Executive Session, pursuant to Idaho Code 74-206 (1)(b) for Evaluation, Dismissal or Disciplining of Employees or Public Officers. Davis (aye), McCleary (aye) and Mollineaux (aye). Motion carried unanimously.

No action to be taken.

ADJOURN

At the hour of 4:08 p.m., with no more business before them, the County Commissioners adjourned.

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